

Planning Commission Members

District 1: Jason Cavalier
District 2: "Vacant"
District 3: Lynette Hinson
District 4: Judianna Tinklenberg
District 5: Shelly Richards
District 6: Sheila Hinson
District 7: Frances Liu



County Attorney
Ginny L. Merck-Dupont

Secretary to Planning Commission
Aimee Sholar

Planning Director
April Williams

February 6, 2025
5:00 PM

PLANNING COMMISSION
County Council Chambers, County Administration
Building, 101 North Main Street, Lancaster, SC 29720

WORKSHOP AGENDA

1. Call to Order

2. New Business

a. RZ-2024-2690: Lloyds/Dollar General

Application by Greg Googer on behalf of Lloyds Properties Inc/ Dollar General to rezone one parcel of 2.1 acres located at the intersection of Old Pardue and Camp Creek Roads (TM 0060-00-034.00) from Low Density Residential (LDR) to Neighborhood Business (NB) in order to allow development of a convenience store.

b. CU-2024-2612: Cogito Academy

Application by Cameron Gill/True North K12 and Joseph Camposeo for a Conditional Use Permit for a K12 charter school ("Cogito Academy") to be located on 22.0 acres off Shiloh Unity Road (TM 0049-00-082.00).

c. SD-2024-1745: Silver Run

Application by Broadstreet Homes Inc and Jerry Griffin Jr for a Preliminary Plat for 25.25 acres located off Silver Run Road (TM 0006-00-034.00) to develop a 44-lot single family residential community.

3. Old Business

a. TA-2024-2368: Thomas/Retreat Center

(Continued from December 17, 2024) Application by Adam Thomas for a text amendment, creating a new use definition and regulations for "Retreat Center" in the Lancaster County Unified Development Ordinance.
Documents attached to December 17 agenda and January 21 Agenda **Planning - Allison Hardin**

b. RZ-2024-0859: Blackhall/Waxhaw Hwy

(January Agenda) Application by Justin Blackhall/Blackhall Acquisitions to rezone 39.04 acres located at 6872 Waxhaw Highway (TM 0015-00-059.00) from Rural Neighborhood (RN) to General Business (GB) District in order to developed as mixed commercial property.

Documents attached to January 21 agenda. Discussed at January Workshop.

Planning - Matthew Blaszyk

c. CP-2024-1735: Cresswind Comprehensive Plan Amendment

(January Agenda) Application by Kolter Group Acquisitions LLC to amend the Comprehensive Plan/Future Land Use Map designation from Rural to Growth Area for approximately 868.12 acres comprising the following parcels located between Charlotte Highway and Van Wyck Road: TM #s 0019-00-007.02, 0016-00-066.01, 0019-00-018.00, 0019-00-023.01, p/o 0019-00-019.00, p/o 0015-00-047.00, 0016-00-065.00, 0016-00-065.01, 0019-00-019.02, p/o 0020-00-001.00, 0019-00-007.00.

Documents attached to January 21 agenda; discussed at January Workshop

Planning - April Williams

d. DA-2024-1732: Cresswind Development Agreement

(January Agenda) Application by Kolter Group Acquisitions LLC for a Development Agreement for approximately 868.12 acres comprising the following parcels located between Charlotte Highway and Van Wyck Road: TM #s 0019-00-007.02, 0016-00-066.01, 0019-00-018.00, 0019-00-023.01, p/o 0019-00-019.00, p/o 0015-00-047.00, 0016-00-065.00, 0016-00-065.01, 0019-00-019.02, p/o 0020-00-001.00, 0019-00-007.00.

Documents attached to January 21 agenda; discussed at January Workshop.

Planning - April Williams

e. RZ-2024-1732: Cresswind (MDR)

(January Agenda) Application by Kolter Group Acquisitions LLC to rezone 851.50 acres located between Charlotte Highway and Van Wyck Road: Four parcels (TM# 0016-00-065.00, 0016-00-065.01, 0019-00-019.02, 0016-00-066.01) totaling 239.086 acres from LDR (Low Density Residential) to MDR (Medium Density Residential) District, and seven parcels (TM #s 0019-00-007.02, p/o 0020-00-001.00, 0019-00-007.00, 0019-00-018.00, 0019-00-023.01, p/o 0019-00-019.00 , p/o 0015-00-047.00) totaling approximately 612.414 acres from RN (Rural Neighborhood) to MDR (Medium Density Residential) District in order to develop an age-restricted single-family residential subdivision under the Cluster Subdivision Overlay District.

Documents attached to January 21 agenda; discussed at January Workshop

Planning - April Williams

f. RZ-2024-1733: Cresswind (INS)

(January Agenda) Application by Kolter Group Acquisitions LLC to rezone 3.2 acres located between Charlotte Highway and Van Wyck Road (p/o TM # 0015-00-047.00) from RN (Rural Neighborhood) to INS (Institutional) District, as part of a master-planned development incorporating residential and commercial elements.

Documents attached to January 21 agenda; discussed at January Workshop)

Planning - April Williams

g. RZ-2024-1734: Cresswind (GB)

(January Agenda) Application by Kolter Group Acquisitions LLC to rezone 13.42 acres located between Charlotte Highway and Van Wyck Road (p/o TM # 0015-00-047.00) from RN (Rural Neighborhood) to GB (General Business) District, as part of a master-planned development incorporating residential and commercial elements.

Documents attached to January Agenda; discussed ion January Workshop **Planning**

- April Williams

h. SD-2024-0656: Eagles Landing Preliminary Plat (Edgewater)

(January Agenda) Application by True Homes LLC and Lancaster County Forfeited Land Commission for a Preliminary Plat for 65.94 acres located off Edgewater Parkway (p/o TM#0106-00-003.00) to develop a 132-lot single family residential neighborhood. (aka Eagles Landing)

Documents attached to January 21 agenda; discussed at January Workshop).

Planning - Matthew Blaszyk

i. Kershaw Annexation: 213 Neal Street

(January Agenda) Application by Shirley Phillips and Natalie Faulkenberry to annex property at 213 Neal Street (TM 0159A-01-006.00) into the town of Kershaw.

Documents attached to the January 21 agenda; discussed at January Workshop. -

Jennifer Bryan

j. NRN-2024-2744: Long Drive Lane

(January Agenda) Application by Donna Ziegelbauer to name a shared private drive (Long Drive Lane) at and adjacent to 10998 Caroline acres Road, pursuant to Sec. 6.11.4.G of the Unified Development Ordinance.

Documents attached to the January 21 agenda. - **Jennifer Bryan**

k. NRN-2024-0679: Limitless Way

(January Agenda) Application by Joel E. Wood & Associates via Civil Construction Plans to name a private drive (Limitless Way) located at 9364 Old Bailes Road (TM-0007-00-028.00).

Documents attached to January 21 agenda. - **Jennifer Bryan**

4. Other

5. Adjournment

Recommendations made at this meeting are tentatively scheduled for consideration by County Council in the following month. County Council agendas are posted online at <https://lancastercsc.portal.civicclerk.com/>.

Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in advance of this meeting. Lancaster County Council agendas are posted at the Lancaster County Administration Building and are available on the Website: <https://mylancastersc.org/>

Meetings are livestreamed and can be found by using the following link: <https://www.youtube.com/@LancasterCoSCGov/streams>