

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 18, 2025
6:00 PM**

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

AGENDA

1. Call to Order Regular Meeting

- a. Election of Officers: Chair and Vice-Chair

2. Approval of the Agenda

3. Approval of Minutes

- a. 12/17/2024 Regular Minutes
- b. 1/9/2025 Workshop Minutes
- c. 2/6/2025 Workshop Minutes

4. Citizens' Comments

5. Old Business

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

(Discussion 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. **Planning - Allison Hardin**

- b. **RZ-2024-0859: Blackhall/Waxhaw Highway**

(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. **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.

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. **Planning - April Williams**

e. RZ-2024-1732: Cresswind- LDR and RN to 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. **Planning - April Williams**

f. RZ-2024-1733: Cresswind RN to 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. **Planning - April Williams**

g. RZ-2024-1734: Cresswind RN to 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. **Planning - April Williams**

h. SD-2024-0656: Eagles Landing (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). This area is part of the Edgewater community. **Planning - Matthew Blaszyk**

6. New Public Hearing Items for Recommendations to Council

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 K8 charter school ("Cogito Academy") and Early Childhood Center to be located on 22.0 acres off Shiloh Unity Road (TM 0049-00-082.00).

7. Non-Hearing Items

a. 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.

b. 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).

8. Other

- a. Appointment of Planning Commission Representative for UDO Stakeholder Committee
- b. Review of Next Month's Agenda
- c. Other Administrative Announcements

9. 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>