



MINUTES
Lancaster County Planning Commission
June 17, 2025, 6:00 p.m.

Chairman Cavalier called the meeting to order at 6:00 p.m.

1. Roll Call: Quorum is present (7 Commissioners)

Commissioners Present:

Jason Cavalier, Dist. 1

T. Yokima Cureton, District 2

Lynette Hinson, District 3

Judianna Tinklenberg, Dist. 4

Michelle Richards, Dist. 5

Sheila Hinson, Dist. 6

Frances Liu, Dist. 7

Staff Present:

April Williams, Planning Director

Matthew Blaszyk, Planner

Jennifer Bryan, Planning Technician

Corey Barnes, Planner

Kirsten Willis, Planner

Allison Hardin, Development Services Dir.

The following press were notified of the meeting by email in accordance with the Freedom of Information Act: The Lancaster News, Kershaw News Era, The Rock Hill Herald, The Fort Mill Times, Cable News 2, Channel 9, and the local Government Channel. The agenda was also posted in the lobby of the County Administration Building for the required length of time and was published on the County website.

THE FOLLOWING IS A SUMMARY OF PROCEEDINGS. IT IS NOT A VERBATIM TRANSCRIPT.

Prayer and Pledge of Allegiance: Commissioner Michelle Richards

1. APPROVE AGENDA

Chairman Cavalier called for a motion to approve the agenda.

Motion to Approve by Y. Cureton; 2nd by S. Hinson

Called vote: 7:0. Motion approved unanimously.

2. APPROVE MINUTES

a. May 20, 2025, Regular Minutes [attached to Agenda]

Chairman Cavalier called for a motion to approve May 20, 2025 Regular Minutes as written. Motion to Approve with correction to page 3 line 6, adding "danger to students" and adding pagination throughout, by S. Richards; 2nd by L. Hinson.

Called vote: 6:0. **Motion approved.** Abstention by L. Hinson

- b. **June 5, 2025, Workshop Minutes** [Distributed to Commissioners prior to meeting, and attached hereto]

Chairman Cavalier called for a motion to approve June 5, 2025, Workshop Minutes as written. Motion to Approve by Y. Cureton; 2nd by S. Hinson.

Called vote: 7:0. **Motion approved unanimously.**

3. CITIZEN'S COMMENTS [see Sign-In sheet attached]

Chairman Cavalier opened the floor to comments from the public.

1. **Barbara Scannell** (Indian Land) opposed to approving new preliminary plats. Provided statistics regarding approved vs. built units and the potential impact on emergency services. Fire and Rescue, EMS, Sheriff and Coroner's office are all struggling to meet the volume of calls on their services. Do not approve any more units until emergency services expansion has taken place.
[see attached handouts]

Y. Cureton: Thanked Ms. Scannell for her efforts and stated it would take all of our efforts to make smart decisions.

4. PUBLIC HEARING ITEMS FOR PLANNING COMMISSION APPROVAL

a. **SD-2024-1350 Riverside Single Family (aka Riverside Manor)**

Application by Coulston Development on behalf of owners B & C Land Farming LLC for a Preliminary Plat for 251.42 acres at and surrounding 4602 Riverside Road (TM 0028-00-038.00) for a single-family residential development of 133 lots

Staff Presentation: Matthew Blaszyk, Planner, presented the application consistent with the staff report. Staff Recommendations: Denial based on outstanding TRC comments from Fire Marshall, Planning and LC School District.

Questions to staff:

Y. Cureton: When will they have these matters resolved?

M. Blaszyk: They have submitted a revised plan, but not in time for TRC to review before this meeting.

Comment from applicant(s):

Claire Folk (Seamon Whiteside): We have submitted revisions and are waiting for the new review comments.

Questions from Commissioners: no additional questions

Public Hearing: (See attachments: Sign-in Sheets)

1. **David Basri** (Riverchase): He does not object to all development, but has the following concerns:
 - a. the lack of turn lanes on Riverside Drive will cause accidents, and even turn lanes will not improve the sight lines
 - b. expects conflicts with the SCDOT timeline for improvements at the Highway 5 intersection- don't add more homes on Riverside until the intersection has been completed
 - c. the property owners have clearcut, so there is no tree buffer remaining
2. **Barbara Scannell** (Indian Land): Reiterates her concerns about the overwhelming demands on emergency services; notes the impact on schools that are at or over capacity.

Chairman Cavalier closed public hearing and called for a motion on item SD-2024-1350
Motion to approve by F. Liu; 2nd by J. Tinklenberg.

Discussion:

F. Liu: can't support the plan; we can only judge by the plan in front of us.

Y. Cureton: Will turn lanes be required?

M. Blaszyk: The applicant's TIA does not require them, but the TIA has been reviewed and is Not Approved.

Y. Cureton: Will the new UDO require tree buffers between residential areas?

A. Hardin: not tree buffers; but we will require a 5-year wait on development after clear-cutting.

M. Richards: I'm also concerned about traffic with the proximity to Highway 5. They need turn lanes and decel [deceleration] lanes.

Jason Cavalier: When was it clear-cut?

M. Blaszyk: We do not have that info

Jason Cavalier called upon Applicants for responses:

Earl Coulston: SCDOT approved our traffic plan; we left some trees screening the road.

Claire Folk: The Traffic Impact Analysis took into account SCDOT's improvements e.g. the new roundabout.

Called vote: 0:7. **Motion is denied unanimously.**

Planning Commission makes the final decision on Preliminary Plats.

5. PUBLIC HEARING ITEMS FOR RECOMMENDATIONS TO COUNCIL

a. **RZ-2025-1025 Kershaw: 532 W. Richland Street** **[Referral to Kershaw Town Council]**

(Tax Map #0156I-0M-017.01) 0.46 acres at 532 W. Richland St Kershaw owned by Robin Smith per deed 870/95, Rezone from unzoned “City” to R-6. One of a group of properties sponsored by the Town of Kershaw Administration to correct undesignated zoning

Staff Presentation: Jennifer Bryan, Planning Technician, presented the application consistent with the staff report. Staff Recommendations: Approval

Questions to staff: none

Comment from applicant(s): [See Robin Smith below at Public Hearing]

Public Hearing: (See attachments: Sign-in Sheets)

1. **Robin Smith:** requested clarification about state regulation vs. county and city regulations. Staff responded.

Chairman Cavalier closed public hearing and called for a motion on item RZ-2025-1025 Motion to approve by Y. Cureton; 2nd by S. Hinson.

Discussion: no additional questions or comments.

Called vote: 7:0. **Motion is approved unanimously.**

The item will go to Kershaw Council for consideration, and applicant will be notified of time and date.

b. **RZ-2024-0367 Old Hickory Rezoning** [Referred to County Council]

Application by G3 Engineering and Old Hickory Hill LLC to rezone 159.64 acres off Old Hickory Road (TM # 0045-00-004.00) from Rural Neighborhood (RN to Medium Density Residential (MDR) District, in order develop a 310-lot single family subdivision. (Concurrent application CP-2024-0367 Comprehensive Plan Amendment)

Staff Presentation: April Williams, Planning Director, presented the application consistent with the staff report.

Staff Recommendations: Neutral recommendation; the underlying reason for Rural designation was water and sewer infrastructure, which is now in place. Other infrastructure and service concerns still apply.

Comment from applicant(s):

Dean Aldrich: Thanks the Commission for their consideration and makes himself available to answer questions. The developer and owner are taking TRC comments under advisement for presentation to Council.

Public Hearing: (See attachments: Sign-in Sheets)

1. **Barbara Scannell** (Indian Land) overburdened emergency services and schools will only get worse if more development is approved. Staffing for emergency services is already below approved national, state and regional standards.

Chairman Cavalier closed public hearing and called for a motion on item **RZ-2024-0367** Motion to approve by L. Hinson; 2nd by Y. Cureton.

Discussion: no additional questions.

Called vote: 0:7. **Motion is denied unanimously.**

Chairman Cavalier stated the item will go to County Council for consideration, and applicant will be notified of time and date.

c. RZ-2025-0857 Pleasant Dale Church

Application by Pleasant Dale Baptist Church to rezone church-owned property at TM# 0069-00-047.00 comprising two parcels at and surrounding #163 and #169 South Potter Road, from Rural Neighborhood (RN) to Institutional (INS) district, to conform with remainder of church property

Staff Presentation: Corey Barnes, Planner, presented the application consistent with the staff report. Staff Recommendations: Approval

Questions to staff:

F. Liu: What other uses are allowed in Institutional?

C. Barnes: Churches and schools

Applicant:

James West for Pleasant Dale Baptist: The church is growing and would like to expand its facilities.

Public Hearing: (See attachments: Sign-in Sheets) None signed in.

Chairman Cavalier closed public hearing and called for a motion on item **RZ-2025-0857** Motion to approve by S. Hinson; 2nd by J. Tinklenburg.

Discussion:

Y. Cureton: Does this nullify the corner store's application for a liquor sales permit

A. Hardin: The state bases the permit on a distance calculation from the main doors of the church.

Called vote: 7:0. **Motion is approved unanimously.**

The item will go to County Council for consideration, and the applicant will be notified of time and date.

d. RZ-2025-1016 Mardany & Norris

Application by Thomas Mardany and Colin Norris to rezone 0.44 acres on Phil Thurman Drive (TM 0081O-0C-014.00) from General Business (GB) to Medium Density Residential (MDR), to allow the construction of a single-family home.

Staff Presentation: Kirsten Willis, Planner, presented the application consistent with the staff report. Staff Recommendations: Neutral. Although the surrounding properties are residential, they are zoned GB.

Questions to staff:

F. Liu: Why wouldn't you recommend approval?

K. Willis: Because there are equal considerations for and against the request. To venture a recommendation would be opinion, not fact.

J. Tinklenberg: How far away is the nearest MDR zoning?

A. Williams: About 300 to 350 feet away.

Applicant comments:

Thomas Mardany: The street is residential; we intend to build a single-family residence.

Public Hearing: (See attachments: Sign-in Sheets) None signed in.

Chairman Cavalier closed public hearing and called for a motion on item RZ-2025-0857 Motion to approve by J. Tinklenberg; 2nd by Y. Cureton.

Discussion: No additional questions.

Called vote: 7:0. **Motion is approved unanimously.**

Chairman Cavalier stated the item will go to County Council for consideration and applicant will be notified of time and date.

e. TA-2024-0344 Satellite Parking

Application by Lancaster County to amend UDO Sec. 7.2.4.D Satellite Parking.

Staff Presentation: Allison Hardin, Development Services Director, presented the application consistent with the staff report. Staff Recommendations: Approval

Public Hearing: (See attachments: Sign-in Sheets) None signed in.

Chairman Cavalier closed public hearing and called for a motion on item TA-2024-0344 Motion to approve by M. Richards; 2nd by J. Tinklenberg.

Discussion:

Y. Cureton: Are we seeing problems with this anywhere else, or just this property?

A. Hardin: This is usually only seen in urban areas. Many jurisdictions will use it to enhance the uses for a venue. Our current rules limit proximity to within 600 feet, which doesn't work for all locations. The proposal addresses liability assignment and cooperative parking.

F. Liu: How is the shuttle provision enforced?

A. Hardin: By the Fire Marshall and Code Enforcement Officers.

Called vote: 7:0. **Motion is approved unanimously.**

Chairman Cavalier stated the item will go to County Council for consideration.

6. NON-HEARING ITEMS

a. NRN-2025-1207 June Submittals

New Road Names from E911 Addressing via Preliminary Plats and Civil Plans, pursuant to Sec. 6.4.11 of the Unified Development Ordinance

Staff Presentation: Jennifer Bryan, Planning Technician, presented the application consistent with the staff report. Staff Recommendation: Approval.

No public hearing is required.

Chairman Cavalier called for a motion on item NRN-2025-1207.

Motion to approve by S. Hinson; 2nd by Y. Cureton .

Discussion:

F. Liu: Finds the name Beaver Place vulgar and would prefer it be renamed.

Called vote: 6:1. **Motion is approved.** F. Liu voted in dissent.

The Planning Commission has final approval of new road names and road name changes.

b. NRN-2025-1277 Sarah Lee Ln

Application by Camille Dudley et al. owners to name a private drive off Lynwood Drive adjacent to TM 0124-00-023.00, pursuant to Sec. 6.11.4.G of the Unified Development Ordinance. Proposed name is Sarah Lee Ln.

Staff Presentation: Jennifer Bryan, Planning Technician, presented the application consistent with the staff report. Notes that an email was received a few hours before the meeting, from the one homeowner that did not respond to the petition. This owner offers an alternate name; however, the name is similar to other county road names and could not necessarily be approved. The alternate name was not part of the original application. [see attached copy of email]

Staff Recommendation: Approval of Sarah Lee Lane, as homeowner has met all statutory requirements.

Questions to Staff:

No public hearing is required. The Chairman invited the homeowners' daughter to speak.

1. **Robin Ghent**, Lancaster resident: her parents do not object to the requested name but suggested the other name in honor of the grandparents who originally owned the lane.

J. Bryan: There is no way forward with the alternate name without going through the application process, getting the necessary signatures. Ms. Dudley has fulfilled all the requirements for the name proposed in her application.

J. Cavalier: The residents could apply to change the name at a later date, correct?

J. Bryan: Yes, they could.

J. Cavalier: Is that expensive?

J. Bryan: It's \$250. That's largely the cost of ordering and placing the signs from SCDOT.

F. Liu: Thanks Robin Ghent for speaking: it's nice to honor the family memory.

Chairman Cavalier called for a motion on item NRN-2025-1277.

Motion to approve by S. Hinson; 2nd by Y. Cureton.

Discussion: No additional questions

Called vote: 7:0. **Motion is approved unanimously.**

The Planning Commission has final approval of new road names and road name changes. A certificate will be prepared and recorded at Register of Deeds.

7. OTHER

- a. Presentation by April Williams: Plaque from County Council acknowledging Commissioner Judianna Tinklenberg's nomination for Board Member of The Year.
- b. Review of Next Month's Agenda
No Workshop in July.
 - TA-2025-1306 MUSC/LOWE'S
 - SD-2024-1442 Shadow Moss
 - SD-2024-1745 Silver Run
 - SD-2023-0677 Edgewater Ph 9

Y. Cureton: I watched the last County Council meeting. While we approved the rezoning for the family on Potter Road, Council did not and I respect the decision. But we all come here with certain biases; as the sole double minority here I cannot let this issue go without comment. It's difficult, it's challenging and intimidating to show up in these spaces, and that may be why the applicant did not show up that night. It was primarily Caucasian men who came to speak up, and we know the applicant was not. I understand as Ms. Liu said, a home is the most expensive investment we'll make in our lives, but that includes every socioeconomic level. As Lancaster continues to grow, from the standpoint of optics, I want us to be balanced, to be respectful and welcoming and not elitist. What I saw was really a turn-off.

F. Liu: When we voted there was the sentiment that "the other side of the street is rural, what's the difference?" I drove out there and looked at the area, I don't think mobile homes would be appropriate. I think if you had seen it you would agree. I totally understand what you're saying about culture, but it's a slippery slope if you start making decisions based on the heart, not the rules. If a Caucasian man makes a request and we turn it down, but the next applicant is a Hispanic man and we grant it in the same situation, that's a problem. On the BZA it was very frustrating when we could not grant what people wanted. I think we do have to look for balance in making the rules, but we have to be careful.

Y. Cureton: I understand, but we need to maintain balance in our discussions. There was a lot of negative language used when reference to trailers as housing units in that area of the county. I have no regard one way or the other about the specific use of trailers throughout the county, except as presented in the UDO according to our Comp Plan.

F. Liu: Is there any way to stop someone from flipping the property to the highest bidder once it's rezoned?

A. Williams: Rezoning is not tied to the proposed use. A lot of times the questions that are asked about use are not relevant. Once rezoned, the owner has the right to any use that is permitted under that district.

Chairman Cavalier: Cautions the commission to remember that decisions are guided by the UDO, not sentiment.

8. ADJOURN

Motion to adjourn by S. Hinson; 2nd by Y. Cureton. Motion approved by unanimous consent. Meeting adjourned at **7:42 p.m.**