



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

JASON CAVALIER, DISTRICT 1
T. YOKIMA CURETON, DISTRICT 2
LYNETTE HINSON, DISTRICT 3
JUDIANNA TINKLENBERG, DISTRICT 4
MICHELLE RICHARDS, DISTRICT 5
SHEILA HINSON, DISTRICT 6
FRANCES LIU, DISTRICT 7
SECRETARY: AIMEE SHOLAR

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
WORKSHOP MEETING**

**May 1, 2025 5:00 P.M.
MINUTES**

Chairman Cavalier called the meeting to order at 5:00 p.m.

1. Roll Call: All 7 Commissioners were present.

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:

Allison Hardin, Development Services Dir.
April Williams, Planning Director
Matthew Blaszyk, Planner
Jennifer Bryan, Planning Technician

Corey Barnes, Planner
Kirsten Willis, Planner
Admin. Assistant: Aimee Sholar

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.

2. Old Business

a. SD-2024-1442 Shadow Moss Preliminary Plat

(Deferred from 3/18/2025 and 4/15/2025)

No revisions received as of 5/1/2025

Staff Presentation: Matthew Blaszyk, Planner

Discussion:

An email was received on 4/10/2025 from applicant; no revisions have been submitted as of close of business today.

b. CU-2024-1442 Harrisburg Global Academy

Continued from 4/15/2025

No revisions received as of 5/1/2025

Staff Presentation: Matthew Blaszyk, Planner

Discussion:

Staff met with applicant on 4/22/2025; no revisions have been submitted as of close of business today.

3. New Business

a. CP-2024-0367 Old Hickory Comprehensive Plan Amendment

Application by G3 Engineering and Old Hickory Hill LLC for a Comprehensive Plan /Future Land Use Map Amendment for 159.64 acres off Old Hickory Road (TM # 0045-00-004.00) from “Rural” to “Growth Area”, in order develop a 310-lot single-family subdivision. (Concurrent application RZ-2024-0367 Rezoning).

Staff Presentation: April Williams, Planning Director

Discussion:

- Companion to application RZ-2024-0367 Rezoning, which has been continued to June 17, 2025.
- Staff cannot make a clear cut recommendation; there is water & sewer infrastructure that did not exist when the Comp Plan was approved last year.

Commissioners concerns:

- Fire and EMS are still not well covered in this area
- The back entrance to Roselyn still has subpar pavement
- Old Hickory Road is substandard in general
- Director Williams will consult with Lennar about timeline for Old Hickory Road improvements
- Old Hickory will be submitting their own TIA at Preliminary Plat phase.

b. RZ-2025-0636 Morris et al.

Application by Margaret Morris, Gloria Keffe and Wanda Griffin to rezone a 2-acre portion of a larger property located off Green Pond Road (TM-0014-00-024.00,) from Medium Density Residential (MDR) to Rural Neighborhood (RN), in order to conjoin it to adjacent property owned by Margaret Morris (TM-0014-00-023.00)

Staff Presentation: Corey Barnes, Planner and Jennifer Bryan, Planning Technician

Discussion:

- The family has outbuildings on the subject property and wants to conjoin to existing homesite before they market the larger tract.

c. **RZ-2025-0761 Andrade**

Application by Vilma Andrade to rezone 7 acres at and adjacent to 813 Potter Road (TM 0060-00-049.00) from Low Density Residential (LDR) to Rural Residential (RR), to allow future division of tract, and placement of a mobile home.

Staff Presentation: Jennifer Bryan, Planning Technician

Discussion:

- Commissioners request more information about the ratio of stick built vs. mobile homes in the area, and the sizes of homes. Ms. Bryan will provide a map and analysis with the staff report.
- Ms. Bryan will send Commissioners a link to the Assessor's GIS Map and Zoning map

d. **RZ-2025-1017 Robertson/Kershaw**

Application by Jerry Robertson and Town of Kershaw to zone a parcel of 0.51 acres at 606 W. Church Street, Kershaw (TM 0156I-0A-002.00) from unzoned "City" to R-6 Residential District.

Staff Presentation: Jennifer Bryan, Planning Technician

Discussion:

Part of Administrative action by Town of Kershaw. This applicant submitted their wn application as they are waiting on Minor Subdivision approval before they can market their property.

e. **RZ-2025-1025 Kershaw Zonings (6)**

Group of property zonings sponsored by the Town of Kershaw

Administration: 1 property did not receive zoning designation at time of annexation into the Town of Kershaw; 5 were never zoned when Kershaw zoning map was developed.

- **Tax Map # 0156G-0B-002.00:** 2.27 Acres at Gold Mine Hwy near intersection of Kirkland Avenue, owned by Sandhills Medical Foundation. Rezone from PB (Professional Business) to PO Professional Office

- **Tax Map #0156I-0F-001.00:** 1.8 acres at 210 E. Hilton St, Kershaw, owned by Baker Properties LLC. Rezone from unzoned "City" to B-1 Business

- **Tax Map #0159A-0G-005.01:** 0.86 acres at 606 S. Hampton St, Kershaw, owned by The Hawfield Group LLC. Rezone from unzoned "City" to B-3 Business

- **Tax Map #0159A-0G-005.00:** 1.88 acres at 608 S. Hampton St, Kershaw, owned by 521 Filling Station LLC. Rezone from unzoned “City” to B-3 Business
- **Tax Map #0156I-0M-017.00:** 0.28 acres at 530 W. Richland St owned by Howard Mickle et al. Rezone from unzoned “City” to R-6
- **Tax Map #0156I-0M-017.01:** 0.46 acres at 532 W. Richland St Kershaw owned by Robin Smith. Rezone from unzoned “City” to R-6

Staff Presentation: Jennifer Bryan, Planning Technician.

Discussion

- Administrative action by Town of Kershaw to clean up their zoning map with the help of a consultant and their new Zoning Code Enforcement Officer (Elaine Boone).
- There will be additional requests in the coming months. Approval process will be similar to the annexations processed earlier this year.

4. Other:

- June Agenda:
Old Hickory RZ
Silver Run SD
2 Rezoning
2 new Preliminary Plats
(RMX on hold for additional documents/applications needed)
- Scheduling mobile workshop/tours on Wed. May 28th and Thursday June 5th

5. Adjourn

Meeting was adjourned at **6:23 PM**