



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

CHAIR: JASON CAVALIER, DISTRICT 1

T. YOKIMA CURETON, DISTRICT 2

LYNETTE HINSON, DISTRICT 3

JUDIANNA TINKLENBERG, DISTRICT 4

VICE-CHAIR MICHELLE RICHARDS, DISTRICT 5

SHEILA HINSON, DISTRICT 6

FRANCES LIU, DISTRICT 7

SECRETARY: AIMEE SHOLAR

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

**March 6, 2025 5:00 P.M.
MINUTES**

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

1. Roll Call:

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

Absent: T. Yokima Cureton, District 2

Others Present:

April Williams, Planning Director

Matthew Blaszyk, Planner

Jennifer Bryan, Planning Technician

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. New Business

a. CU-2024-2612 Cogito Academy

Deferred from 2/18/2025

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

Staff Presentation: Matthew Blaszyk, Planner

Discussion items:

- Matt met with applicants this week, they have submitted a revised plan to resolve TRC items
- Size of wet pond was noted
- Connectivity addressed by adding trail
- A few phone calls were received, information not opposition

b. SD-2024-1745 Silver Run

Deferred from 2/18/2025

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.

Staff Presentation: Matthew Blaszyk, Planner

Discussion:

- Mismatched scale on drawings has been resolved
- A few TRC items still unresolved
- Street stub does not reach property line
- LCWSD notes are still open
- TIA not required
- Steep slope/topography noted as a concern
- Intersection or non-alignment with Rise Lane noted as a concern
- Lack of access to back of dam noted as a concern
- Landscaping chapter of UDO references 3/1 slope requirements

c. RZ-2025-0072 McDonald/Small

Application by Carl Small to rezone 0.488 acres off Airport Road and Great Falls Highway (p/o TM 0086D-0C-001.00) from Medium Density Residential (MDR) to General Business (GB) District, in order to conjoin it to TM 0086D-0C-006.00 to resolve structures crossing boundary line

Staff Presentation: Jennifer Bryan, Planning Technician

[See attachment, aerial view of subject properties color coded]

Discussion:

- rezoning will allow a recombination plat (already submitted and pending approval) that resolves several non-conformities (violations) on property
- adjacent zoning is all GB at Airport Crossroads

d. RZ-2025-0191 Ingram/ Old Carter Road

Application by Kenisha Ingram on behalf of Veterans United Realty of the Southeast LLC to rezone 0.73 acres located at 1754 Old Carter Street (TM 0086C-0M-003.00) from Manufactured Housing (MH) to Medium Density Residential (MDR) District in order to subdivide and build single-family homes.

Staff Presentation: Jennifer Bryan, Planning Technician

Discussion:

- concern about strict application of “spot-zoning”
- MDR zoning within 400 ft to west, south and north
- within the transitional zone around City of Lancaster
- many nearby MH lots are non-conforming in size, and have stick built homes
- the lot is below lot minimum acreage for MH, non-conforming
- served my City of Lancaster water & sewer

e. SD-2024-1442 Shadow Moss

Application by Prestige Development & Site Works LLC and Michael McCarter for a Preliminary Plat for 52.235 acres located off Hilldale Drive (TM-0080-00-033.00) to develop a 100-lot single family residential community

Staff Presentation: Matthew Blaszyk, Planner

Discussion:

- TIA is submitted, but applicants have not paid the consultant’s review fee.
- Multiple significant outstanding TRC comments
- 2 stream crossings noted as a concern,
- Inadequate buffers for stream noted as a concern
- Will need ACOE permits

f. NRN-2025-0375 March 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

Discussion:

Sandra has reviewed, no objections.

-revised list submitted with recent additions

3. Other:

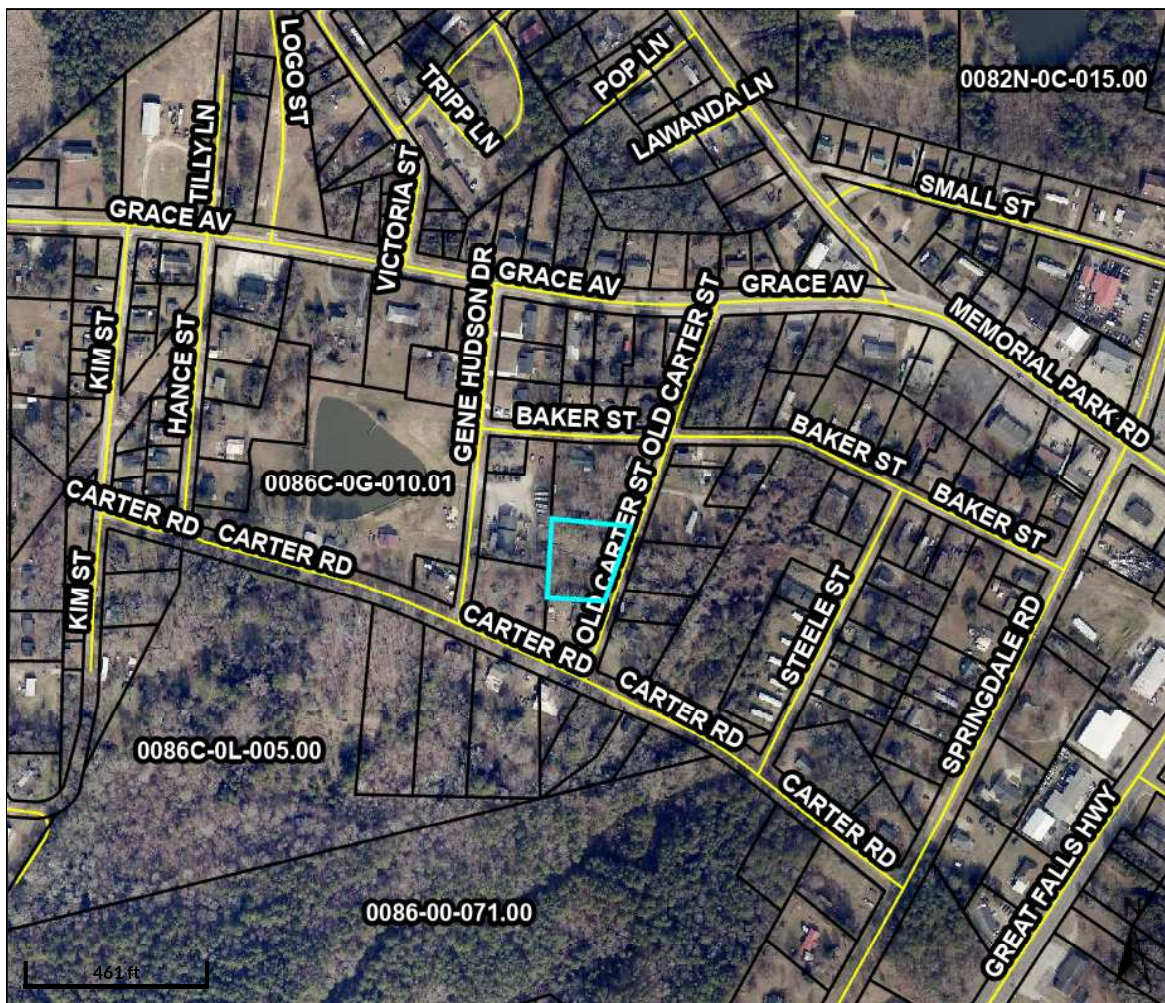
- a. Reminder: UDO Workshop & Luncheon Wednesday March 12, 2025

4. Adjourn

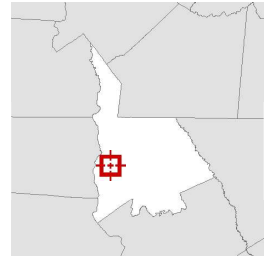
Meeting was adjourned at 5:38 PM



Experiencing Lancaster County, SC through GIS Technology



Overview



Legend

- Parcels
- Roads

Parcel ID	0086C-0M-003.00	Owner	VETERANS UNITED REALTY OF THE SOUTHEAST LLC	Last 2 Sales				
Class	Non Qualified		420 VALLEY SPRINGS RD	Date	Price	Reason	Qual	
Code	Residential		COLUMBIA, SC 29223	12/16/2024	\$31100	TRUE SALE	Q	
Taxing	County		1754 OLD CARTER ST	7/22/2000	\$5	LOVE AND AFFECTION	Q	
District	LANCASTER	Physical Address						
Land Size	196.0	FRONT FEET	Assessed Value					

(Note: Not to be used on legal documents)

Date created: 1/30/2025

Last Data Uploaded: 1/30/2025 3:14:37 AM

Developed by  **SCHNEIDER**
GEOSPATIAL