



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

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

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

**October 2, 2025, 5:00 P.M.
MINUTES**

Chairman Richards called the meeting to order at 5:02 p.m.

1. Roll Call:

Commissioners Present:

Jason Cavalier, Dist. 1 (late)	Judianna Tinklenberg, Dist. 4
T. Yokima Cureton, District 2	Michelle Richards, Dist. 5
Lynette Hinson, District 3 (late)	Sheila Hinson, Dist. 6
	Frances Liu, Dist. 7

Absent: Jason Cavalier (arrived later), Lynette Hinson (arrived later)

Staff Present:

Allison Hardin, Development Services Dir.	
April Williams, Planning Director	Corey Barnes, Planner
Matthew Blaszyk, Planner	Kirsten Willis, 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. Approval of the Agenda

Motion to approve the agenda by J. Tinklenberg; second by Y. Cureton

Called Vote: 5:0

3. Items for Discussion and Decision

a. Draft Request for Proposal (“RFP”): Impact Fee Study

Staff Presentation: April Williams explained that this request is to approve a consultant to conduct the county wide impact fee study. Once this is approved, bids will be accepted and presented to the Planning Commission to choose the consultant.

Questions/Comments to Staff:

Chairman Richards will provide an edited version with her changes.

Commissioner Tinklenberg wants clarification on why in 2A, “Update Needs Assessments and Capital Improvement Analysis,” only some services are listed.

April Williams stated an Impact Study only allows a request on certain services. She also stated that in Mr. Marstall’s presentation, the county will be looking at fire separately as they wanted a different source of funding. Allison Hardin added that the school district would be conducting their own. April Williams explained the difference.

Commissioner Tinklenberg asked further questions on the UDO and timeframe. April Williams replied that the timeframe will be discussed in negotiation with the consultant.

[Commissioner Cavalier arrives at 5:11 p.m.]

Commissioner Liu wanted to know why the county would be looking into a different source of funding for fire. April Williams replied that she would ask Mr. Marstall.

Chairman Richards called for a Motion.

Motion to table until the regular October meeting by J. Tinklenberg. Second by Y. Cureton.

Discussion:

Commissioner Cureton and April Williams discussed how long the Commissioners had to add comments and questions to this document.

Chairman Richards, April Williams, and Commissioner Tinklenberg discussed the smaller size of this RFP compared to previous ones, and why it was made from scratch.

Called Vote: 6:0. **Motion is tabled until 10/21/2025 meeting.**

b. **Rules & Procedures:** Amendments

Staff Presentation: April Williams discussed the two changes made to the rules and procedures. The first is in Section 2, amended to clarify the role of the appointed secretary. The second is in Section 5, amended to allow commissioners who were not present at a meeting to abstain from voting on those meeting minutes.

Questions/Comments for Staff:

Commissioner Liu stated her opinion on the second amendment that is being added.

Commissioner Cureton stated what the commissioners learned in their recent training. She also wanted to clarify the first amendment; April Williams and Allison Hardin replied to clarify.

Chairman Richards called for a Motion.

Motion to accept by F. Liu. Second by J. Tinklenberg.

Discussion:

Staff expressed no questions or concerns.

Called Vote: 6:0. Rules & Procedures are approved as amended.

c. **Meeting Dates for 2026 Calendar**

Staff Presentation: Jennifer Bryan, Planning Technician

Questions/Comments for Staff:

Commissioner Liu suggested moving the January 2nd workshop to January 8th.

Commissioners and staff discussed open dates and meeting rooms.

Chairman Richards called for a Motion.

Motion to accept the 2026 calendar with an amendment to move the January 2nd workshop to January 8th and cancel the July 2nd workshop by Y. Cureton. Second by J. Tinklenberg.

Discussion:

Staff expressed no questions or concerns.

Called Vote: 6:0. 2026 Calendar approved as amended.

4. Workshop Items for 10/21/2025 Regular Meeting

- a. **DA-2024-2259 The Haven at North Corner** (aka Dooley Tract)
Application by Lennar Homes for a development agreement for four parcels totaling 604.56 acres located between Highway 521 and Craig Farm Road (TM#s 0032-00-026.00, 0044-00-005.00, 0032-00-028.00, and portion of 0033-00-031.00) to allow development of a Cluster Subdivision residential neighborhood.

Staff Presentation: April Williams, Planning Director. She also added that the Council created an ad-hoc committee to review this Development Agreement.

Discussion:

- Future Development Agreements that will affect The Haven
- Ad-hoc committee
- UDO procedures for Development Agreements
- This community will have county water and sewers.

- b. **RZ-2024-2259 The Haven at North Corner** (aka Dooley Tract)
Application by Lennar Homes to rezone four parcels totaling 604.56 acres located between Highway 521 and Craig Farm Road (TM#s 0032-00-026.00, 0044-00-005.00, 0032-00-028.00, and portion of 0033-00-031.00) from Rural Neighborhood (RN) to Medium Density Residential (MDR) district, to allow development of a Cluster Subdivision residential neighborhood.

Staff Presentation: April Williams, Planning Director

Discussion:

- Land donation from The Haven and the other proposed Development Agreements that will donate

[Commissioner L. Hinson arrives at 5:41 p.m.]

- c. **RZ-2025-1834 Hurley**
Application by Kathy Hurley et al. to rezone parcels totaling 24.1 acres located off Great Falls Highway and Red Hill Road (TM 0103-00-018.00, 0103-00-018.03, & 0103-00-018.04 including newly created parcel depicted on plat 2025/p.332) from Low Density Residential (LDR) to Rural Residential (RR) district.

Staff Presentation: Kirsten Willis, Planner

Discussion

Staff expressed no questions or concerns.

d. RZ-2025-1864 Space Savers/Brackett

Application by Stacy Brackett for Space Saver Storage to rezone 1.0 acre at 2339 Charlotte Highway (p/o TM 0049-00-097.00) from General Business (GB) to Low Density Residential (LDR) district, to allow an existing structure to be remodeled and returned to use as a residential property

Staff Presentation: Corey Barnes, Planner

Discussion:

- Why is the applicant asking for just one acre to be rezoned.
- The applicant will be adding two buildings
- The current residential building is grandfathered in the current zoning

e. RZ-2025-2080 Circle S. Ranch Inc/Blackmon Farm

Application by James Lee and Chad Starnes for Circle S Ranch Inc. to rezone 59.14 acres at 5294 Pageland Highway (TM0057-00-041.00) formerly the Blackmon Farm, from Rural Residential (RR to Agricultural Residential (AR) district, to allow lot line adjustment with respect to existing structures

Staff Presentation: April Williams, Planning Director

Discussion:

- Why the family bought this land

f. SD-2024-11350 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

Discussion:

- The application has remained the same
- The school district's review in the Technical Review Committee
- SCDOT's review in the Technical Review Committee
- This is a by right development, and what that is defined as
- Lack of Fire Department additions
- This subdivision will be serviced by the Van Wyck fire station, which is part of Lancaster County.
- Future residents' safety

- Commissioner Liu and Commissioner Cureton asked if they could receive clarification on what the Fire Marshal and SCDOT approved. Staff will provide their comments from TRC.
- The two entrances for the subdivision and the possibility of SCDOT asking the developer to make minor modifications
- What a major modification would be
- The legal consequences of not approving a by right development
- The appellate process
- Commissioner Cavalier asked Matthew Blaszyk if he could make a list of the emergency services available and approximate response times they would have to this development. Matthew Blaszyk replied he would reach out to the Fire Marshal and provide it later.
- The revision to add a Cul-De-Sac.
- Lack of kick-outs fire trucks
- The buffer requirements to stop vehicles from projecting into private property.
- This is a state road.
- Commissioner Cavalier asked if SCDOT could do another review, Matthew Blaszyk stated he would request it.

g. NRN-2025-2188 October Group Submittal

Application by Lancaster County Planning and Lancaster County E911 Addressing to approve new road names submitted 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.

Staff expressed no questions or concerns.

5. Other:

- a. UDO Update: Allison Hardin discussed the draft the Planning Commission was presented with.

- Dates they were available for meetings to discuss the UDO
- UDO timeline
- Moratorium

6. Adjourn

Chairman Richards called for a motion to adjourn.

Motion to adjourn by J. Cavalier Second by Y. Cureton.

Meeting was adjourned at **6:41 PM**