



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
Lancaster County Planning Commission
October 21, 2025, 6:00 p.m.

Chairman Richards called the meeting to order at 6:04 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

Absent: _____

Staff Present:

Allison Hardin, Development Services Dir.
April Williams, Planning Director
Matthew Blaszyk, Planner
Admin. Assistant: Mara Mata

Corey Barnes, Planner
Kirsten Willis, Planner

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.

2. Prayer and Pledge of Allegiance.....Yokima Cureton

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

3. APPROVE AGENDA

Chairman Richards called for a motion to approve the Agenda.

Motion to Approve by J. Cavalier; 2nd by S. Hinson.

Called vote: 7:0. Motion approved unanimously.

4. **APPROVE MINUTES**

a. **September 16, 2025, Regular Minutes**

Chairman Richards called for a motion to approve September 16, 2025, Regular Minutes as written.

April Williams requested an amendment to the September 16th minutes.

Commissioner L. Hinson would like to table the minutes until she can provide her amendment.

April Williams asked if the Planning Commission would like to table all the minutes or vote on each one individually.

Commissioner Cureton would like all the meeting minutes to be tabled due to wanting clarification on the August 7th minutes within the September 16th minutes.

Chairman Richards clarified that they will be voting to table the minutes she is discussing, so they may vote on the other minutes separately.

Chairman Richards and Commissioner Cavalier discussed the motion to table.

Motion to table until the November meeting by L. Hinson; 2nd by J. Tinklenberg.

Called vote: 7:0. **Motion to table September 16th, 2025 unanimously.**

b. **September 23, 2025, Joint Training Meeting**

Chairman Richards called for a motion to approve September 23, 2025, Joint Training Meeting Minutes as written.

Motion to Approve by L. Hinson; 2nd by J. Cavalier.

Called vote: 5:0. **Motion approved unanimously.** S. Hinson and F. Liu abstained.

c. **October 2, 2025, Special Meeting & Workshop Minutes**

Chairman Richards called for a motion to approve October 2, 2025, Special Meeting & Workshop Minutes as written.

Commissioner Liu requested an amendment for her name to be spelled correctly within the document.

Motion to Approve with the amendment from Commissioner Liu by Y. Cureton; 2nd by J. Cavalier.

Called vote: 7:0. Motion approved unanimously.

Commissioner Cavalier made a statement regarding an amendment made to the July 15th, 2025 minutes in the September 16th, 2025 minutes. Please see attachments for statement.

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

Chairman Richards opened the floor to comments from the public.

Larry Bennet (Indian Land) shared his concern over the Barberville subdivision and the UDO rules that he stated are being violated.

Jeannine Clifton (Indian Land) shared her concern over the Barberville subdivision and pleads for help from the Planning Commission.

6. PUBLIC HEARING ITEMS FOR RECOMMENDATION TO COUNCIL

a. DA-2024-2259 The Haven (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 presented the application consistent with the staff report. She added that County Council has assembled an Ad-Hoc meeting to review this DA.

Staff Recommendations: April Williams had Planning Commission refer to a document provided by staff in the meeting packet that put forth staff recommendations.

Questions to staff:

Planning Commission expressed no questions or concerns.

Comment from applicant(s):

Jon Hardy (Rock Hill) spoke regarding The Haven and previous projects Lennar has added into Lancaster, such as the Roselyn subdivision. He has spoken with businesses throughout the county, and they have expressed excitement over affordable homes near town. He provided details on the proposed subdivision, land donation for the school/fire/EMS station, Impact Fees that are not currently required in this area of the County but will be provided to Public Safety, Lancaster School District, Parks & Recreation, and bond money towards the park with Roselyn.

Chairman Richards and Jon Hardy discussed the number of homes.

Commissioner Cavalier inquired as to whether Jon Hardy has reviewed the language suggestion to the DA. He replied yes, some were taken into consideration and others would be negotiated with the ad hoc committee.

Commissioner Cavalier and Jon Hardy discussed the impact fees he would be paying, as they are less than the current fees within the panhandle.

Commissioner Liu and Jon Hardy discussed the average home price and whether it was affordable for residents of Lancaster County. Jon Hardy said it would be affordable, averaging around 479k, which he stated would be relative to the balance of the county. He believes they'll start at 350k for smaller home sizes.

Commissioner L. Hinson asked Jon Hardy to clarify intended vs proposed. The staff report states "intended to be."

Commissioner L. Hinson and Jon Hardy discussed the phases of the project.

Commissioner Hinson stated that she is a realtor, and 350k plus is what most people are looking for.

Jon Hardy discussed the market analysis his company has done, as well as the increase in the cost of building. He expressed that they wish they could price the homes at a cheaper price point.

Commissioner Cureton and Jon Hardy discussed the proposed school site and land donation.

Commissioner Tinklenberg, Commissioner Liu, and Jon Hardy discussed the wording in the Development Agreement regarding future impact fees.

Commissioner Tinklenberg and Jon Hardy discussed how Roselyn became a 55+ community after the Development Agreement was passed. Jon Hardy clarified that the wording allowed for either traditional family or 55+ or both.

Commissioner Tinklenberg, Commissioner Liu, and Jon Hardy discussed children going to the park in Roselyn.

Chairman Richards and Jon Hardy discussed adding wording to assure that this will not be a 55+ community.

Commissioner Cureton and Jon Hardy discussed common spaces within community.

Commissioner Liu and Jon Hardy discussed that community residents would only have access to the amenities.

Commissioner Liu inquired if the school donation was enough land for the school. Allison Hardin and Jon Hardy confirmed it would need 25 acres.

Commissioner Liu and Jon Hardy discussed the possibility of the school affording the remaining 12.5 acres needed.

Chairman Richards asked if they would have American Dreamline homes, Jon Hardy said no.

Commissioner Liu asked if the county enacted future impact fees if the developer would be open. Jon Hardy stated he would discuss it with the council members in the ad hoc committee.

Commissioner Liu stated that it was the role of the Planning Commission to make a recommendation based on what is presented. Jon Hardy replied that he believes the presented Development Agreement is extremely fair and the ad hoc committee will discuss changes with him.

Chairman Richards, April Williams, and Jon Hardy discussed the road to the proposed school site.

Commissioner Cureton, Chairman Richards, and Jon Hardy discussed the school district for the future residents' children.

Commissioner Cavalier discussed the Term of the Development Agreement with Jon Hardy. April Williams stated that the Term is in line with state code.

Questions from Commissioners:

Planning Commission expressed no questions or concerns.

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

Libby Sweat-Lambert (Van Wyck, Lancaster) raised her concern over the dirt road and the loss of rural areas. She hopes that the Planning Commission will take the current residents into consideration.

Steve Lambert (Van Wyck, Lancaster) raised his concerns over the UDO zonings, small lot areas with the new rezoning, and the proposed school. He is opposed to this development.

Please see Public Hearing for RZ-2024-2256 for more comments and response from the applicant.

Chairman Richards closed Public hearing and called for a motion on item **DA-2024-2256 The Haven (aka Dooley Tract)**

Motion to approve by J. Cavalier; 2nd by L. Hinson.

Discussion:

Commissioner Cavalier stated that this is a recommendation, not a final decision. He goes on to state many of the comments staff have made fulfill the Planning Commission's concerns and any proposals made will also be reviewed by the sub-committee and County Council.

Chairman Richards asked if the Planning Commission has any amendments.

April Williams explained that all the Planning Commission's comments and questions will be put forth to the ad hoc committee. If the PC has any amendments, they can put it forth, but it will be presented to the ad hoc committee and CC either way.

Commissioner Cureton and April Williams discussed a possible amendment.

Commissioner Cureton, April Williams, Chairman Richards, Commissioner Cavalier, and Commissioner Liu discuss the amendment Commissioner Cureton would like to make.

Motion to approve with an amendment to add staff's and Planning Commission's comments by Y. Cureton; second by J. Cavalier.

Vote: 5:2 Motion to amend original motion to add amendment by Y. Cureton. J **approved**. Tinklenberg and F. Liu opposed.

Roll Called vote: 5:2. **Motion is approved**. J. Tinklenberg and F. Liu opposed.

The item will be referred to County Council for final decision, and applicant will be informed of time and date.

b. RZ-2024-2259 The Haven (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: Kirsten Willis presented the applications consistent with the staff report. Staff Recommendations: Approval.

Questions to staff:

Please refer to the previous questions under DA-2024-2259.

Comment from applicant(s):

Please refer to the previous comment under DA-2024-2259.

Questions from Commissioners:

Please refer to the previous questions under DA-2024-2259.

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

Debra Cox (Lancaster) raised concerns over the narrow road she lives on and the already increased roadkill due to people not adhering to the 30mph speed limit, more traffic creating more problems before the current ones are being addressed.

Libby Sweat-Lambert (Van Wyck, Lancaster) stated the infrastructure is already far behind what it needs to be, and how her farm will affect the future residents. Additional safety issues with future children going on to properties that have water.

Steve Lambert (Van Wyck, Lancaster) decided to leave after his previous comment.

Jon Hardy replied that there is adequate infrastructure for this proposed community and this area is designated in the Comp Plan as growth area, where MDR is permitted.

Commissioner Liu and Jon Hardy discussed the future residents' children going to Bufford School District.

Commissioner Liu suggested Jon Hardy pledging the full 25 acres need for a school. Jon Hardy said if the ad hock committee would like to negotiate, should the other developments not go through, they would donate the full 25 acres.

Comm Tinklenberg stated that while the land donation is appreciated, impact fees for the school are also needed to fund a school.

Chairman Richards closed Public hearing and called for a motion on item **RZ-2024-2259 The Haven (aka Dooley Tract)**

Motion to approve by J. Cavalier; 2nd by L. Hinson.

Discussion:

Please refer to the previous discussion under DA-2024-2259.

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

The item will be referred to County Council for final decision, and applicant will be informed of time and date.

c. RZ-2025-1989 Hurley (misabeled RZ-2025-1834)

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 presented the application consistent with the staff report. Staff Recommendations: Approval

Questions to staff:

Planning Commission expressed no questions or concerns.

Comment from applicant(s):

Kathy Hurley (Rock Hill) states this property has been in her family for over 100 years. Her mother is currently living on the property and is giving her son 1 acre of land and he would like to put in a manufactured home. Her son will also be able to check-in and run errands for her mother.

Questions from Commissioners:

Commissioner Liu asks the applicant if the reason for rezoning is to put a manufactured home on the land. Kathy Hurley stated staff suggested all of it to be rezoned as to rezone the 1 acre her son will be given is spot zoning.

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

Perry Schwartz (Lancaster) shared his concerns over where the home will be located as he has hunted near the area and is concerned it will be unsafe. He is also concerned about the possibility of a trailer park.

Wanda McKinny (Lancaster) shared her concerns over the possibility of a mobile home park which will cause traffic and safety concerns. She also questioned the agriculture intent.

Kathy Hurley responded and stated her son is also an avid hunter and is aware of safety measures that need to be taken. There is no intent to build a trailer park, this is simply for her son to have an affordable place to live. They plan to do family farming.

Kirsten Willis clarified that this zoning would not allow a manufactured home park and the zoning they are requesting will allow for less homes than they are currently zoned as.

Commissioner Liu and Kirsten Willis discussed how many manufactured homes this property would allow.

Commissioner Liu inquired if they could just grant the re-zone for the 1 acre to quell the public's concerns over a manufactured home park.

Kirsten Willis stated that it would be spot zoning, and the request to re-zone all 24.1 acres would be more reasonable and have a better chance of being approved than the 1 acre due to spot zoning.

Commissioner Liu and Kirsten Willis discussed spot zoning and amending the application.

Commissioner Cureton inquired as to why that one area is being chosen for the home. Kathy Hurley explained that is where the road access is.

April Williams clarified the application and what this new rezoning will allow the applicant to do. Kathy Hurley explained that the original intent was 1 acre, but she was told rezoning all would have a higher chance of being approved instead of the spot zoning.

Chairman Richards closed Public hearing and called for a motion on item **RZ-2025-1989 Hurley (misabeled RZ-2025-1834)**

Motion to approve by S. Hinson; 2nd by J. Cavalier.

Discussion:

Commissioner Liu would like to amend the motion to only re-zone the 1 acre, with the applicant's approval.

Kathy Hurley stated she is fine with the amendment if it would not hinder her next steps for approval.

April Williams stated that it might as it would be spot zoning.

Commissioner Liu and Commissioner Hinson discussed why spot zoning would cause problems.

Commissioner Liu motions to amend the request by the applicant to only rezone 1 acre, seconded by J. Cavalier.

Discussion:

Commissioner Hinson asked Staff if this amendment will cause problems to the applicant.

April Williams stated it is possible, as this would be spot zoning.

Commissioner Tinklenberg stated that she is hesitant to move forward with spot zoning, but she has no intention of denying the request. This amendment will also deny the applicant the opportunity of agriculture zoning.

Commissioner Cavalier stated that this amendment will intentionally create spot zoning and may harm the county in the future. Commissioner Liu discussed a previous case with Commissioner Cavalier regarding re-zoning to allow manufactured homes.

Vote: 1:6. Motion to amend original motion to add amendment by F. Liu **denied**. J. Tinklenberg, S. Richards, S. Hinson, J. Cavalier, L. Hinson, and Y. Cureton opposed.

Called vote: 6:0. **Motion is approved unanimously**. Y. Cureton abstained.

The item will be referred to County Council for final decision, and applicant will be informed of time and date.

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 presented the application consistent with the staff report. Staff Recommendations: Approval

Questions to staff:

Chairman Richards asks if this would be considered spot zoning.

April Williams clarified that this would not be spot zoning as it has the existing uses of both residential and business. It is currently a non-conforming use, and the county will not allow expansion or renovations on non-conforming lots, so he will need to subdivide. The lot with the home must be zoned residential as that is its use. The parcel is surrounded by both zonings as well.

Comment from applicant(s):

Stacy Brackett (Lancaster) spoke on his business and the home having been there for 75 years. A few years ago, he had the area rezoned to GB so he could build several more buildings for his business. Now, the county is requesting he subdivide and rezone the residence.

Commissioner Liu and Stacy Brackett discussed what he would be building.

Questions from Commissioners:

Planning Commission expressed no questions or concerns.

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

None.

Chairman Richards closed Public hearing and called for a motion on item **RZ-2025-1864 Space Savers/Brackett**

Motion to approve by J. Cavalier; 2nd by Y. Cureton.

Discussion:

Planning Commission expressed no questions or concerns.

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

The item will be referred to County Council for final decision, and applicant will be informed of time and date.

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 presented the application consistent with the staff report. Staff Recommendations: Approval

Questions to staff:

Commissioner Cavalier asked April Williams if this was to clean up the map and she replied yes.

Comment from applicant(s):

James Lee declined to comment.

Questions from Commissioners:

Planning Commission expressed no questions or concerns.

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

No member of the public signed up.

Chairman Richards closed Public hearing and called for a motion on item **RZ-2025-2080 Circle S Ranch Inc/ Blackmon Farm**

Motion to approve by F. Liu; 2nd by J. Cavalier.

Discussion:

Planning Commission expressed no questions or concerns.

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

The item will be referred to County Council for final decision, and applicant will be informed of time and date.

7. NON-HEARING ITEMS

a. 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: Matthew Blaszyck presented the application consistent with the staff report. Staff Recommendation: Approval.

Questions to Staff:

Planning Commission expressed no questions or concerns.

No public hearing is required.

Chairman Richards called for a motion on item NRN-2025-2188.

Motion to approve by J. Cavalier; 2nd by L. Hinson.

Discussion:

Planning Commission expressed no questions or concerns.

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

The Planning Commission has final approval of new road names.

b. Draft Request For Proposal: County-wide Impact Fee Study

Staff Presentation: April Williams presented the application consistent with the staff report. Staff Recommendations: Approval

April Williams discussed the concerns brought up in the workshop regarding the RFP. There was no RFP prior to this one, the initial report was a sole source agreement. This RFP draft also does not include the complete packet; it is just the scope. County Council is investigating other sources for fire services and found it easier to write it later than to exclude it from the draft. County Council has also added a few words to the RFP draft for clarification.

Questions to Staff:

Commissioner Cureton made a comment regarding how uncomfortable she is that they were initially told it was an RFP and now they are told it was sole sourced. She would also like to request that the documents given to citizens, such as FOIA requests, be in legible formats.

April Williams stated she would request wording regarding that.

No public hearing is required.

Chairman Richards called for a motion on item 7b.

Motion to approve with amendments by council by J. Cavalier; 2nd by J. Tinklenberg.

Discussion:

Commissioner Liu and April Williams discussed the timeline and contract of the RFP.

Chairman Richards clarified that this RFP has the scope of the proposal.

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

The Planning Commission has final approval of the County-wide Impact Fee Study.

8. OTHER

a. UDO Update

Committee of the Whole will be creating an ad hoc committee to review the UDO.

b. Moratorium Update to Planning Commission

Approved on 1st reading, came into effect due to the Pending Ordinance Doctrine. Section 8 of the draft has been removed, and developments with vested rights can move forward.

Commissioner Liu has requested a list of developments with vested rights; staff will provide one later.

9. ADJOURN

Motion to adjourn by S. Hinson; 2nd by J. Cavalier. Motion approved by unanimous consent. Meeting adjourned at 8:49 p.m.

Lancaster County Planning Department
101 N. Main Street
Lancaster, SC 29720

10/21/2025

Jason Paul Cavalier
Lancaster County Planning Commission – District 1
Former Elected Chair (Feb 2025 – Aug 2025)
4053 Flagstone Drive
Lancaster, SC 29720

RE: Rebuttal of Defamatory Accusations

To whom it may concern,

This document serves as a rebuttal to statements made in a recorded public meeting that unfairly targeted the former chair of the Lancaster County Planning Commission. This was not the first occurrence of false accusations against the former chair, as well as attempts by certain members of the Planning Commission to coerce, manipulate, and harass the former chair into violation of state law, the rules of parliamentary procedure, or commit to defamation against others. The following sections address specific allegations and add context to clarify the facts.

1. Allegation:

The removal of the election of officers [from the July 2025 PC agenda] suggests some form of outside control or conspiring to mislead the Planning Commission.

Rebuttal:

There is no evidence of illegal outside control or conspiracy involving the former chair. Decisions regarding meeting agendas and the assigned items follow procedural norms and administrative oversight. To imply that the former chair participated in misleading the Planning Commission members is false and damaging to his reputation. The Planning Commission agenda was created and published as required by law by the Lancaster County Planning Department staff.

Any changes would have had to been requested in a specified timeframe, which they were not, and as such the former chair did follow protocol by adhering to the published agenda despite efforts by other Planning Commission members to undermine the rules and procedures set forth. There never was or is any “con” taking place by the former chair.

2. Allegation:

[By withholding information] our prior chair [did not] communicate this change with his fellow commissioners.

Rebuttal:

The former chair acted in good faith with the information available at the time. Any adjustments to the agenda were administrative, not the result of maleficent withholding of information. Suggesting otherwise misrepresents his leadership and dedication to legitimate legal transparency. All communication that was presented to the chair was carefully considered along with any required confidential discretion that was stated in any communication received – i.e. the confidentiality notices at the bottom of any business-related email received by any Planning Commissioner member from staff etc.- was upheld and not shared without explicit permission from the sender or other appropriate county staff. The lack of knowledge or lawful permission to have that knowledge does not justify the public condemnation of the former chair for any conspiratorial and misleading acts. The agenda for that meeting was executed by the former chair as was published, just as the law specifies.

3. Allegation:

The entire meeting was in error, and it ultimately led to more confusion moving forward...

Rebuttal:

That specific meeting was conducted in good faith under the leadership of the former chair. While there may have been procedural disagreements, it is false and defamatory to claim that the meeting itself was fundamentally in error under his guidance. The proper format of the posted Planning Commission agendas and the

required timing were executed by the Planning Department staff to the best of their ability and dutifully administered by the former chair at all meetings according to South Carolina State law. Any discrepancies around precedent were identified prior to public engagement using the best judgment from available resources, which did show that Planning Commission Officer elections were not consistently held at a specific time. At a later date, county staff reviewed the circumstances around the election of officers and decided an election could take place. It was added to a subsequent agenda and held at a public meeting. Rules for the Planning Commission state that the sitting chair remains in place until another election is conducted, so the actions of the former chair were in order. The same rules, reaffirmed by the Planning Commission at the later date, did include language that elections of Planning Commission officers would occur in January of any year – not July.

4. Allegation:

The former chair ignored requests by Planning Commission members to take action.

Rebuttal:

The former chair acted in good faith with all communications to and from the Planning Commission members. Every communication that the former chair received was forwarded, responded to, and/or answered. Every effort was exhausted to ensure the fair and equitable flow of Planning Commission members' communications, but not without regard for the rules and law. Multiple attempts were made by certain members to incite embarrassing, inappropriate, and unethical action by the former chair against county staff and Lancaster County citizens. The former chair would not abide any disreputable requests but did determine a corrective action as effort to promote the well-being of all parties. Insinuating that the former chair did dismiss or ignore any communication from Planning Commission members or the county staff is false and defamatory.

The public statements that were committed regarding the former chair present serious mischaracterizations of his role and actions. Those individuals who have voluntarily committed defamation via a government instrument against the former chair need to be held accountable for their actions. The accusations of conspiracy, misleading conduct, fraud, and

failure to communicate are unfounded. The former chair acted with integrity and in accordance with procedural standards, including communication of any ideas or intent prescribed by the Planning Commission as a whole. This rebuttal demands that anyone making these allegations either immediately present substantiated, clear, and verifiable evidence supporting those allegations -or - withdraw their false claims to prevent further damage to the former chair and issue a public apology to the former chair and the citizens of Lancaster County.

With regards,

Jason Paul Cavalier
Lancaster County, SC
Planning Commission – District 1

SIGN IN ONLY IF YOU WISH TO SPEAK



YMBL
10/21/25

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 6c: RZ-2025-1989 Hurley (mislabelled RZ-2025-1834)

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.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, October 21, 2025

Citizens are allowed 3 minutes per person to speak. Everyone speaking before the Commission will be required to do so in a civil manner. The Commission will not tolerate personal attacks on individual Commissioners, County Staff or any person or group. Racial slurs will not be permitted. The Commission's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

1.	Perry Schwartz	against hunting land
2.	Wanda McKinn	against
3.		

SIGN IN ONLY IF YOU WISH TO SPEAK

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SIGN IN ONLY IF YOU WISH TO SPEAK



MB2
10/21/25

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 6d: 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.

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SIGN IN ONLY IF YOU WISH TO SPEAK



MRZ
10/21/25

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 6e: 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.

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PLEASE PRINT

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SIGN IN ONLY IF YOU WISH TO SPEAK



MSR
10/21/25

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 3: CITIZEN'S COMMENTS

General Comments or comments on matters not on tonight's agenda.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, October 21, 2025

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**THIS SIGN IN IS ONLY FOR MATTERS NOT ON
TONIGHT'S AGENDA.**

PLEASE PRINT

1.	Larry Bennett	Hwy 160 e Barberville
2.	Jeannine Clifton Jeannine Clifton	↓
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SIGN IN ONLY IF YOU WISH TO SPEAK



MR
10/21/25

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 6a: DA-2024-2259 The Haven (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. See also **RZ-2024-2259**.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, October 21, 2025

Citizens are allowed 3 minutes per person to speak. Everyone speaking before the Commission will be required to do so in a civil manner. The Commission will not tolerate personal attacks on individual Commissioners, County Staff or any person or group. Racial slurs will not be permitted. The Commission's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

1.	Libby Sweatt-Lambert	against
2.	James Porter	
3.	STEVE LAMBERT	against

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YMBL
10/21/25

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 6b: RZ-2024-2259 The Haven (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. See also **DA-2024-2259**.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, October 21, 2025

Citizens are allowed 3 minutes per person to speak. Everyone speaking before the Commission will be required to do so in a civil manner. The Commission will not tolerate personal attacks on individual Commissioners, County Staff or any person or group. Racial slurs will not be permitted. The Commission's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

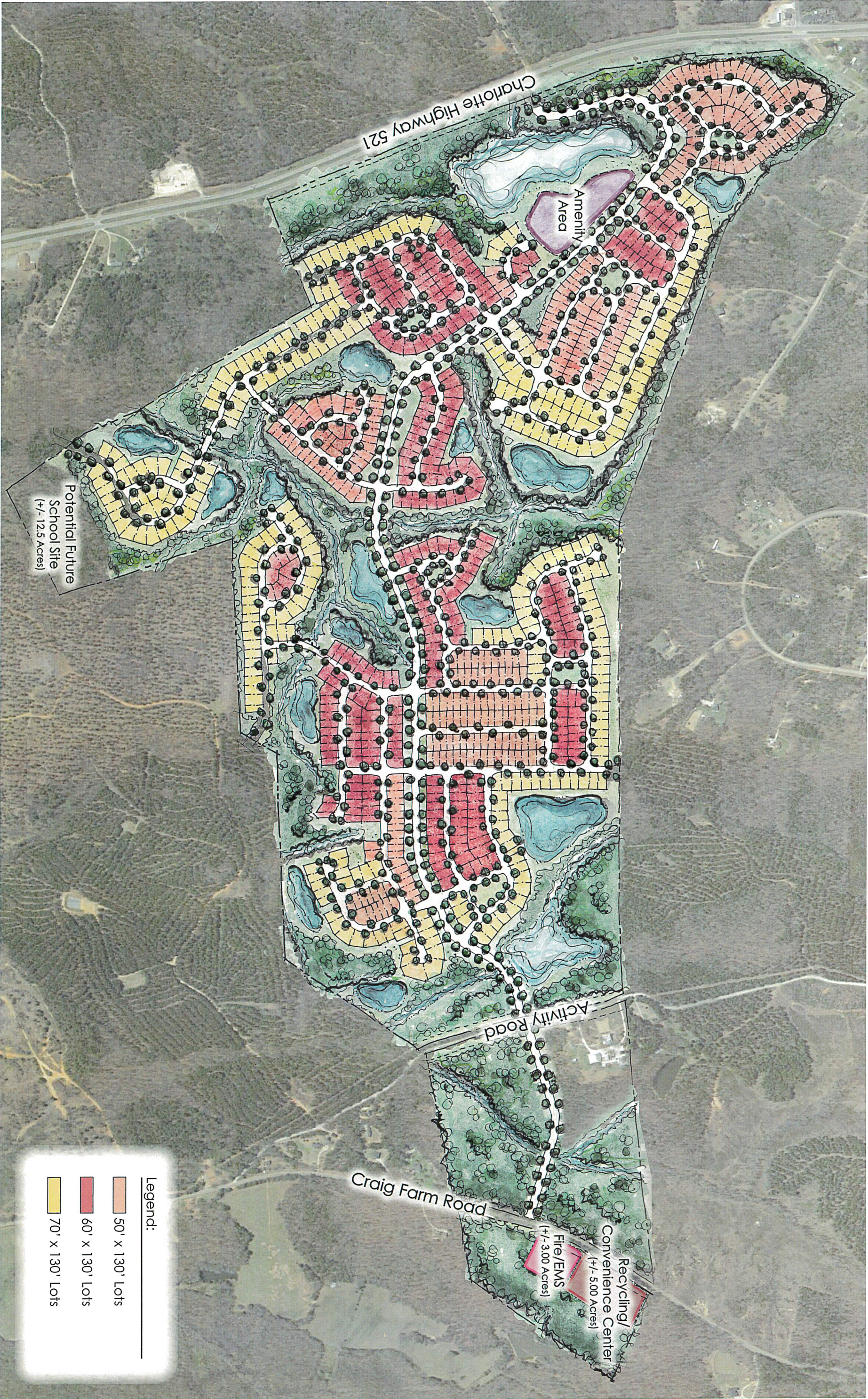
1.	Libby Sweatt-Lambert	against
2.	STEVE LAMBERT	—
3.	Deborah Cox.	against

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The Haven at North Corner

Conceptual Site Plan



Vicinity Map
Not to Scale

Site Data:
Tax Parcels: 0032-00-026.00,
0034-00-025.00,
0035-00-024.00,
& A portion of 0033-00-031.00

Total Acreage: 47.955 Acres (133%)
Prop. School Acreage: Approx. +/- 604.55 Acres
Remaining Acreage: Approx. +/- 12.87 Acres
Location: Lancaster County, SC

Zoning: R1
Subdividing: MBR (CSO)
Waterbody: Lower Catawba River

Watershed: Lower Catawba River
Total Potential Lots: +/- 955 Lots (133%)
60' x 130' Lots: +/- 301 Lots (133%)
70' x 130' Lots: +/- 318 Lots (134%)

Potential Density: +/- 1.57 DU/AC**
Connectivity: 1.30 Link/Block
1.45 (125 Link/ 86 Nodes)

Open Space: +/- 168.30 Acres Min.*
Proposed: +/- 168.30 Acres**
*NOTE: Open Space requirement determined using the following formula: (Prop. Remaining Open Space Percentage (25%) * Primary Conservation Areas (1684) +/- 27.23 Acre(s))

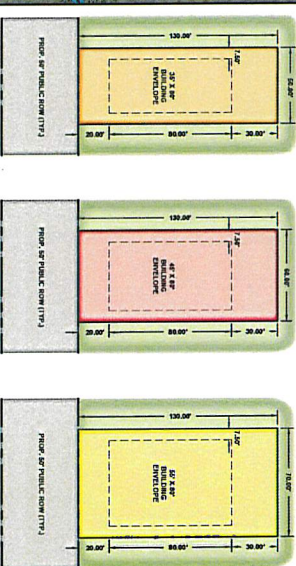
General Notes:
1. All proposed lots shall be subject to the following conditions:
a. All lots shall be subject to the following conditions:
b. All lots shall be subject to the following conditions:
c. All lots shall be subject to the following conditions:

Open Space:
The project is located in an area that is currently undeveloped. The project is located in an area that is currently undeveloped. The project is located in an area that is currently undeveloped. The project is located in an area that is currently undeveloped.

General Notes:
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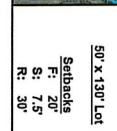


Typical Lot Details
Not to Scale

50' x 130' Lot
Setbacks:
F: 20'
S: 15'
R: 30'

60' x 130' Lot
Setbacks:
F: 20'
S: 15'
R: 30'

70' x 130' Lot
Setbacks:
F: 20'
S: 15'
R: 30'



GRAPHIC SCALE
1 INCH = 300 FT.

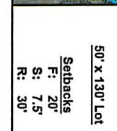
LENNAR
11605 N. Community House Rd., Suite 400
Charlotte, NC 28217

The Haven at North Corner

Rezoning Plan

ESP Job #24-0067
September 3, 2025

ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
803.802.2440
www.espacecharters.com



DRAFT
DO NOT RLY ON THIS DOCUMENT





The Haven at North Corner

Conceptual Amenity Area