



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

JASON CAVALIER, DISTRICT 1
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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
WORKSHOP MEETING**

**November 6, 2025 5:05 P.M.
MINUTES**

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

1. Roll Call:

Commissioners Present:

Jason Cavalier, Dist. 1 (in late)
T. Yokima Cureton, District 2
Lynette Hinson, District 3

Judianna Tinklenberg, Dist. 4
Michelle Richards, Dist. 5
Frances Liu, Dist. 7

Absent: Sheila Hinson, Dist. 6

Staff Present:

April Williams, Planning Director
Matthew Blaszyk, Planner
Jennifer Bryan, Planning Technician

Corey Barnes, Planner
Kirsten Willis, Planner
Admin. Assistant: Mara Mata

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. **DA-2024-1663 Meritage Homes**

Application by Tim Sheehy for Meritage Homes of the Carolinas for a Development Agreement for 355 acres located between Charlotte Highway and Activity Drive (p/o TM# 0044-00-0006.00) to allow development of a single-family residential development.

Staff Presentation: April Williams

Discussion:

- They will have county water and sewer
- School District will be Lancaster, not Buford

- Cohesion of process with the 3 developers
- MPV will be doing commercial tract
- Ad-hoc committee is waiting to meet until after Planning Commission has shared their comments and concerns
- Entrances to subdivisions
- Challenges of access from Activity Rd
- DA wording to not be 55+
- Please also see discussion from RZ-2024-1663 Meritage Homes

b. **RZ-2024-1663 Meritage Homes**

Application by Tim Sheehy for Meritage Homes of the Carolinas to rezone approximately 355 acres located between Charlotte Highway and Activity Drive (p/o TM# 0044-00-0006.00) from Rural Residential (RR) to Medium Density Residential (MDR) District, to allow development of single-family residential development.

Staff Presentation: Matthew Blaszyk

Discussion:

- School donation land
- Roselyn's turning lane, bridge, and traffic reduction effort
- Please also see discussion from DA-2024-1663 Meritage Homes

c. **RZ-2025-1292 MPV Activity Road**

Application by Mike Bilodeau/ MPV Properties for 521 Lancaster LLC to rezone approximately 48.339 acres located at Charlotte Highway near Lewis McAteer Rd (TM# 0044-00-004.00 and p/o 0044-00-006.00) from Rural Residential (RN) to General Business (GB) District, to allow development as a commercial property.

Staff Presentation: Corey Barnes

Discussion:

- Response from Kimley-Horn (TRC)
- New TIA needed
- Chairman Richards stated for the record that, "We are referring to item number RZ-2025-1292 MPV activity road. So we're actually discussing items a, b, and c kind of altogether, because they're all interconnected."

Chairman Richards stated this as all three items (RZ-2024-1663, DA-2024-1663, and RZ-2025-1292) were being discussed together.

- Dooley DA school suggestion from Planning Commission meeting 10/21/2025
- Dooley Tract DA will not be seen again, as Planning Commission has recommended approval

- School donation land and road
- Future planning impacted by these current decisions
- DOT road reviews
- Entrances to subdivisions being limited from 521
- Please also see discussion from both RZ-2024-1663 and DA-2024-1663 Meritage Homes

Commissioner Cavalier arrives at 5:20 PM.

- d. **SD-2023-0867 Catawba Ridge** Applicant has requested deferral indefinitely

Staff Presentation: April Williams explained the deferral.

Discussion:

- Location: Between True Homes area and Hwy 200/Great Falls Hwy
- Why they have deferred: revision of plat and processing TIA

3. **Other:**

- a. Discussion: Proposed dates for tour/workshops
- b. Moratorium Information: List of Exempt Developments
- c. Future training opportunities

Adjourn

Meeting was adjourned at **5:39 PM**