



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
WORKSHOP MEETING**

**December 4, 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
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:

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

Corey Barnes, Planner
Kirsten Willis, Planner
Mara Mata, Administrative Assistant

Andrew Wright, a member of the Press, was also present.

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. RZ-2025-2538: CF Smith/Harris Tracts

Application by C.F. Smith Property Group LLC and Renewable Energy Development LLC to rezone five parcels totaling 71.1 acres at Hwy 521 and Laurel Hill Rd (TMs 0013-00-067.00, 0013-00-067.01, 0013-00-067.02, 0013-00-067.03, & 0013-00-135.00, A/K/A the Harris Tracts) from Low Density Residential (LDR) to Regional Business (RB District), to develop a commercial site.

Staff Presentation: Kirsten Willis

Discussion:

- Location
- Why this rezoning is not affected by the moratorium
- The specific zoning being requested
- Neighborhood meeting location
- Concern over name of applicant and implications
- What uses are allowed in Regional Business
- Request that Zoning department define what zoning data centers can be used in
- Request that Stormwater discuss wetland buffer
- Traffic accidents on 521
- 521 Highway Corridor Overlay Standards
- UDO meeting and defined data center zoning
- Difference between future use and zoning

b. NRN-2025-2627: December Group Submittal

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

Discussion:

- Similar Names
- How road names (St, Rd, Ave, etc.) are chosen

c. NRN-2025-2663 Hinson Hill Drive

Application by Kristen Hinson to name a private drive at and adjacent to 3733 Hoke Road, Heath Springs, SC. The driveway is located to the south of Hoke Road, approximately 1.4 miles east of the intersection with Greene Road. Application pursuant to pursuant to Sec. 6.11.4.G of the Unified Development Ordinance. The proposed name of the private drive is Hinson Hill Drive.

Staff Presentation: Jennifer Bryan

Discussion:

- Map Attachment

3. Other:

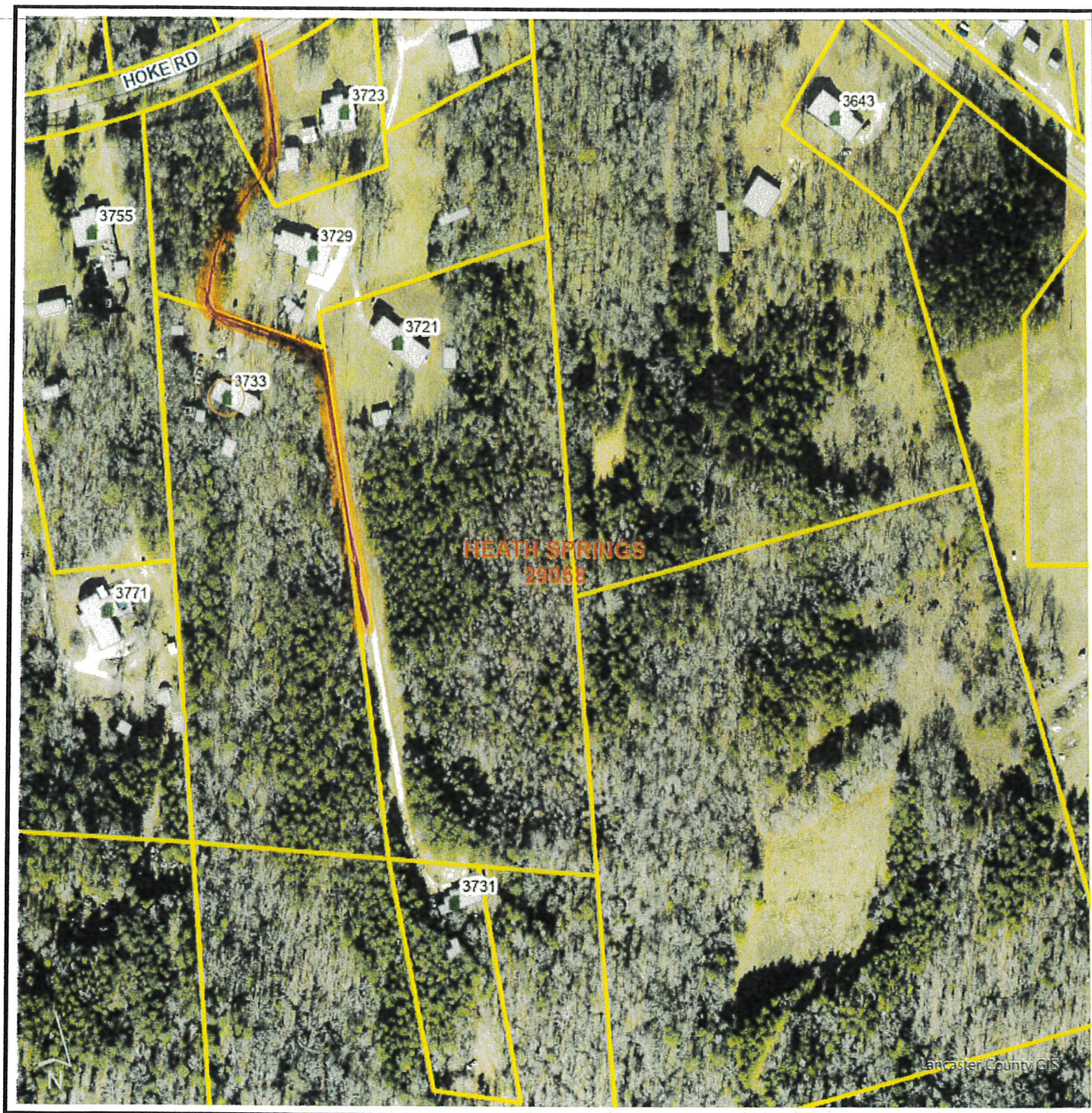
- a. Regular December meeting will have two items. After general public comments there will be an executive session.
- b. There will be training after December's regular meeting.
- c. Elections will be held in January according to Planning Commission's approved rules and procedures.

April Williams and Commissioner Liu discussed a prior comment she had made about County Council allowing abstention.

4. Adjourn

J. Tinklenberg motioned to adjourn, 2nd by S. Hinson.

Meeting was adjourned at **5:43 PM**



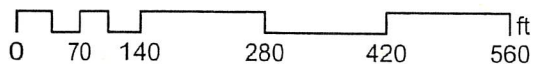
Public Safety Communications

Address Slip



3733 HOKE RD
HEATH SPRINGS, SC 29058

PIN: 0146-00-004.01
Comments:



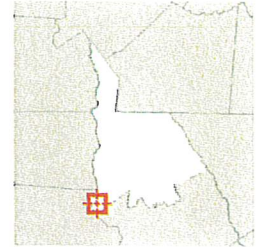
1:2,400

Note: This map is a graphic representation and should only be used for illustrative purposes. In no way should this map be used for exact locations.

Date: 12/1/2025



Overview



Legend

- Parcels
- Roads

Parcel ID	0146-00-004.01	Owner	HINSON KRISTEN	Last 2 Sales			
Class	Qualified Mobile		ETAL	Date	Price	Reason	Qual
Code	Home		3733 HOKE RD	12/12/2017	0	FAMILY SALE	Q
Taxing	County		HEATH SPRINGS, SC	7/21/2015	\$5	SOLD DOES NOT MATCH	Q
District	HEATH SPRINGS		29058			APPRAISAL RECORD	
Land Size	4.94	ACRES	Physical Address				
			Assessed Value				

(Note: Not to be used on legal documents)

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