



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
January 20, 2026, 6:00 p.m.

Chairman Richards called the meeting to order at 6:04 p.m.

1. Roll Call: Quorum is present (6 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: Shelia Hinson

Staff Present:

April Williams, Planning Director
Matthew Blaszyk, Planner
Jennifer Bryan, Planning Technician
Ginny Merck-Dupont, County Attorney

Corey Barnes, Planner
Kirsten Willis, Planner
Mara Mata, Administrative Assistant
Josiah Parke, Budget Analyst

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.

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

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

2. Election of Officers for 2026

Chair yields to Planning Director April Williams to moderate the election of Chair and Vice Chair.

- a. Moderator calls for nominations for the office of Chair:

Yokima Cureton nominates Michelle Richards; Second by Judianna Tinklenberg.

Moderator asks nominees if they are willing to serve if elected.

Michelle Richards is willing.

Commissioners chose to elect by a **show of hands**.

Vote: 5:1 in favor. **Jason Cavalier abstained.**

Michelle Richards is elected as Chair by a simple majority.

b. Moderator calls for nominations for the office of Vice-Chair:

Michelle Richards nominates Judianna Tinklenberg; Second by Lynette Hinson.

Moderator asks nominees if they are willing to serve if elected.

Judianna Tinklenberg is willing.

Commissioners chose to elect by a **show of hands**.

Vote: 5:1 in favor. **Jason Cavalier abstained.**

Judianna Tinklenberg is elected as Vice-Chair by a simple majority.

Moderator yields to the new Chair.

3. APPROVE AGENDA

Chairman Richards called for a motion to approve the Agenda.

Motion to Approve by Y. Cureton; 2nd by J. Tinklenberg.

Vote: 6:0 in favor. Motion approved unanimously.

4. APPROVE MINUTES

a. November 18, 2025 Regular Minutes (Amended)

Chairman Richards called for a motion to approve November 18, 2025 Regular Minutes as written. Motion to Approve by Y. Cureton; 2nd by J. Tinklenberg.

Commissioner Cavalier stated, for the record, "The tabled minutes do not reflect that my written complaint was submitted and received during the November 18th, 2025, meeting after I was recognized by the chair. I object-object to approval of the

amended minutes in their current form and request they be corrected to accurately...accurately reflect the receipt of that submission.”

The County Attorney and Commissioner Cavalier discussed whether he wanted to amend the minutes. Commissioner Cavalier stated he wanted to comment that the record is not accurate. The County Attorney asked again if he wanted to amend the minutes and he declined to make the motion.

The County Attorney explained why the written complaint was left out of the proposed minutes.

Vote: 5:1 in favor. **Motion approved. Jason Cavalier opposed.**

b. December 16, 2025 Regular Minutes

Chairman Richards called for a motion to approve November 18, 2025 Regular Minutes as written. Motion to Approve by J. Cavalier; 2nd by J. Tinklenberg.

April Williams clarified that the December 16th, 2025 minutes were amended with email notice to the Commissioners.

Vote: 6:0 in favor. **Motion approved unanimously.**

c. January 08, 2026 Workshop Meeting Minutes

Chairman Richards called for a motion to approve January 08, 2026 Workshop Meeting Minutes as written. Motion to Approve by L. Hinson; 2nd by J. Cavalier.

Vote: 6:0 in favor. **Motion approved unanimously.**

Chairman Richards summarized the two Citizen’s Comments submitted by email.

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

1. Jeannine Clifton (Indian Land) shared her concerns regarding the Barberville subdivision plans and advertisements.
2. Alan Sparr (Indian Land) shared his concerns on the C.F. Smith project and the lack of supporting infrastructure.
3. Libby Sweat-Lambert (Van Wyck & Lancaster) shared her concerns on the moratorium restricted area and the lack of supporting infrastructure.
4. Barbara Scannell (Indian Land) urged for the UDO to include a master transportation plan and storm water plan.

6. PUBLIC HEARING ITEMS FOR RECOMMENDATION TO COUNCIL

a. **RZ-2025-2810 EMS Facility**

Application by Greg Bass on behalf of Lancaster County for a rezoning of 1.745 acres located at 9070 Van Wyck Rd (TM 0022-00-007.02) from Medium Density Residential (MDR) to Institutional (INS) District, to construct a new EMS Station.

Staff Presentation: Kirsten Willis presented the application consistent with the staff report.

Staff Recommendations: Approval.

Questions To staff:

Commissioner Cureton and Kirsten Willis discussed whether the town of Van Wyck provided feedback for this EMS Facility.

Comment from applicant(s):

The applicant did not have any comment or concerns to share.

Questions from Commissioners:

The Commission had no comments or concerns to share.

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

1. Barbara Scannell (Indian Land) shared a statement regarding her support for this project.

Applicant Rebuttal:

The applicant did not have any comment or concerns to share.

Chairman Richards closed Public hearing and called for a motion on item **RZ-2025-2810 EMS Facility**.

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

Discussion:

The Commission had no comments or concerns to share.

Called vote: 6:0 in favor. **Motion is approved unanimously.**

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

7. PUBLIC HEARING ITEMS FOR PLANNING COMMISSION DECISION

a. SD-2024-1350 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 (a/k/a Riverside Single-Family)

County Attorney Ginny Merck-Dupont reminded the Commission and Public that this item on the Agenda was brought back by court order.

Staff Presentation: Matthew Blaszyk presented the application consistent with the staff report.

Staff Recommendations: Approval.

Questions To Staff:

Commissioner Cureton and Staff discussed the previous denial by the Commission. She shared SC Code A&N 6-20-1130 and stated that the Commission has a statutory duty to deny applications that do not comply with adopted standards. April Williams clarified that at this stage, the project does comply with UDO requirements. Later stages will require different standards.

Commissioner Tinklenberg and April Williams discussed the court order. Commissioner Tinklenberg stated that she agreed with the Commission's previous decision.

Commissioner Liu and County Attorney Ginny Merck-Dupont discussed the consequences of not abiding by the court order. Commissioner Liu reiterated to the Public that the Planning Commission has been court ordered to approve this project as it meets all requirements for the UDO.

Commissioner Cavalier and Matthew Blaszyk confirm that this project meets UDO standards.

Commissioner Tinklenberg states, for the record, "I would like the record to please indicate our concerns for safety. I would also like for the record to indicate the need to update our UDO to include a street buffer yard and the definition of through lots."

Chairman Richards reminds the Commission that this is not the final design, SCDOT will complete another review in later stage.

[The following conversation was requested to be on record by Commissioner Liu]

Commissioner Liu directed a question towards Staff: "And I-may I make one more-well I think I know the answer to this, but I would like clarification for myself and all the residents of the county. If all the requirements of the UDO are met and the schools that

would be affected by this neighborhood are overcrowded and absolutely to capacity, we cannot consider that. Is that correct?”

Matthew Blaszyck: “Since the county currently does not have concurrency standards in the UDO, that is correct.”

Commissioner Liu: “So, for everyone who asks why we approve things when the schools are bursting at the seams, under South Carolina law, we cannot consider that as a factor in turning a neighborhood down. Is that correct?”

Matthew Blaszyck agreed.

[End of verbatim conversation]

Commissioner Cureton stated, for the record, “I would love to have concurrency consideration on the records for a UDO update.” April Williams replied that due to current legislation, she should advocate for concurrency to her council members.

Comment from applicant(s):

Earl Coulston (Indian Land) explained that at the previous hearing for Riverside, the Commission had asked for two turning lanes. He agreed to add one and was denied. He reiterated that this project meets all UDO requirements, and after meeting with DOT, they agreed that turning lanes were not required at this time.

Questions from Commissioners:

Commissioner Liu asked the applicant if he understood the Commission’s concerns. Earl Coulston replied that he appreciates the Commission concerns.

Commissioner Cavalier and Earl Coulston discussed the possibility of adding one turn lane. Earl Coulston stated he would consider it, he also stated the buffer for these homes will be around 100 feet from the road.

Commissioner Cureton and Earl Coulston discussed his children and where they live.

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

1. Barbara Scannell (Indian Land) shared her concerns over dangerous traffic near Sun City and urges the inclusion of plans for operational impacts in the UDO.

Applicant Rebuttal:

The applicant did not have any comment or concerns to share.

Chairman Richards closed Public hearing and called for a motion on item **SD-2024-1350 Riverside Single Family aka Riverside Manor.**

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

Discussion:

The Commission had no comments or concerns to share.

Roll called vote: 4:2 in favor. **Motion is approved.**

Jason Cavalier	For
Yokima Cureton	Against
Lynette Hinson	For
Judianna Tinklenberg	Against
Michelle Richards	For
Francis Liu	For

The Planning Commission has final approval of Sub-Divisions.

8. CAPITAL IMPROVEMENT PLAN Presentation

- a. Information pertaining to the Capital Improvement Plan ("CIP") process, as well as instructions on suggesting new capital projects for consideration by County Council for inclusion in the ten-year Capital Improvement Plan.

Staff Presentation: Josiah Parke presented the CIP via PowerPoint and reviewed the submittal form with the Commission.

Questions To Staff:

Josiah Parke explained that the CI Projects is used to create a thriving community, build and maintain that infrastructure to deliver public services.

Commissioner Cureton and April Williams discussed the process of proposing and vetting projects from the Commission.

The Commission and Staff discussed the possibility of changing the process and deadline. The projects will now be proposed by the Commission before February 5th to allow for discussion at the February workshop and voted on in the regular February meeting. The full list of the County's proposed projects will be presented to the Commission on April 21st, 2026. Staff will send out a list of last year's projects for the Commissioner's to compare with their proposals, along with information of projects that had another source of funding.

9. Status of Items Tabled, Recommitted, Deferred or Held

- a. SD-2023-0867 Catawba Ridge (Edgewater) Application by ESP Associates and Catawba Ridge Holdings LLC for a preliminary plat for 840 acres north of Great Falls Highway (TMs 0128-00-012.00 & 0126-00-048.00), for a residential community of 1,438 lots. The applicant has requested indefinite hold while revisions and Traffic Impact Analysis are completed.

10. Other

- a. Commissioner Liu stated to the Public that all Public Comments are given to the Commission.
- b. Commissioner Cureton stated that cooperation from other entities is needed to make better decisions for the County. Chairman Richards replied that will need time and it is a process.

9. ADJOURN

Motion to adjourn by Y. Cureton; 2nd by L. Hinson.

Motion approved by unanimous consent. Meeting adjourned at 7:28 p.m.

ATTACHMENT:

Sign-In Sheets

SIGN IN ONLY IF YOU WISH TO SPEAK



MB2
1/20/26

**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, January 20, 2026

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

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

PLEASE PRINT

✓	1. Jeannine Clifton
✓	2. Alan Sparr
✓	3. Libby Sweatt-Lambert
✓	4. Barbara Scannery

SIGN IN ONLY IF YOU WISH TO SPEAK



MB2
1/20/26

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

6A

Item 6b: RZ-2025-2810 EMS Facility

Application by Greg Bass on behalf of Lancaster County for a rezoning of 1.745 acres located at 9070 Van Wyck Rd (TM 0022-00-007.02) from Medium Density Residential (MDR) to Institutional (INS) District, in order to construct a new EMS Station.

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PLEASE PRINT

1.	Barbara Scannel
2.	
3.	
4.	

SIGN IN ONLY IF YOU WISH TO SPEAK



YMBL
1/20/26

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

^{7A}
Item ~~6A~~: SD-2024-1350: Riverside Single Family aka Riverside Manor

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PLEASE PRINT

1.	Barbara Scannell
2.	
3.	

ATTACHMENT:

Email Public Comments



Citizen Comment

Lancaster County

Submitted On:

Jan 19, 2026, 11:43AM EST

Agenda Item for Discussion:	More Proposed residential sub-divisions in Indian Land down to Lancaster
Meeting Date:	
Full Name	First Name: Ed Last Name: Cousineau
Phone Number	2676643341
Email	ejcousin@gmail.com
Address:	2835 Mandarin St
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	Like thousands of residents of Indian Land, we understand there is a residential land moratorium, please continue to honor and stop the HIGH density housing in the upper part of the county. This use to be a wonderful place to raise a family or retire, but the explosion of high density housing is destroying our quality of life and it seems like the county commissions are turning a deaf ear because Route 521 is now a parking lot and more and more developments are being developed. Adding a third lane on 521 some day will not help one bit if we still have 25 traffic lights between Indian Land and Ballantyne. People are frustrated the county is not listening to our concerns. Please STOP the high density projects.



Citizen Comment

Lancaster County

Submitted On:

Jan 19, 2026, 06:59AM EST

Agenda Item for Discussion:	continuing the discussion on commercial and residential development
Meeting Date:	
Full Name	First Name: Susan Last Name: Thomas
Phone Number	843-227-2908
Email	scthomas6@comporium.net
Address:	3135 Oliver Stanley Trail, Lancaster
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	As a recent (5 years) resident of Lancaster County, I enjoy the many advantages the County offers. I am however, very concerned about its future. While approval of any one residential or commercial project appears to be thoroughly considered, I don't believe that the greater impact on the County as a whole is often part of the planned development. Age restricted builds do not lessen the impact on roads, services, etc. Lancaster Schools are behind in services and growth planning. The roads (we all complain about 521) are not meeting the needs of the residents now and are getting worse. A 20 year plan, with public input, would be welcome at this time. Please involve citizens in the planning

ATTACHMENT:

Document Provided by Jeannine Clifton

For General Comments

7:21

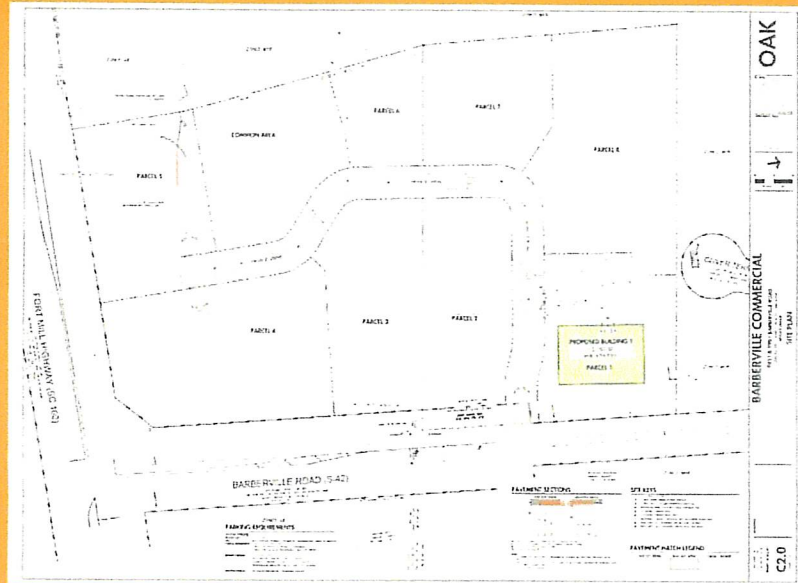
◀ Messages

LTE

*As Advertised
1/17/24*



Featured Developments



9901 & 9831 Barberville Road

This is an 8-parcel subdivision at a signalized intersection of HWY 160 and Barberville Road in Fort Mill, SC. First planned groundbreaking will include a Montessorri School with retail/office availability and an outdoor play area.

AA

moodyhd.com



ATTACHMENT:

Document Provided by Barbara Scannell

For Item 6a

19,897 EMS Service Calls Run Last Year

Data Obtained From a FOIA Request and Staff Presentations
at County Council 2026 Budget Meetings

EMS Service Calls Assigned to EMS Stations 1, 2 and 3 regularly run calls not only in County Council Districts 2 and 5, but also in Districts 1, 4 and 7

EMS Station	Station Name	Station Address	# of EMS Units	# of Calls
1	Pageland	2006 Pageland Hwy	3	3,205
1	Headquarters Supervisor	2006 Pageland Hwy	1	776
1	South End Supervisor	2006 Pageland Hwy	1	6
2	Bypass	1101 Crestfield Dr	1	3,180
3	McIlwain	1305 McIlwain Rd	2	2,487
			8	9,654
4 and 9	Indian Land	9576 Old Bailes Rd	2	2,045
4	North End Supervisor	9576 Old Bailes Rd	1	111
8	Walnut Creek	10209 Walnut Creek Pkwy	2	2,441
			5	4,597
5	Buford	365 Rocky River Rd	2	1,862
6	Kershaw	3855 Fork Hill Rd	2	1,566
7	Heath Springs	309 Hart St	2	486
			6	3,914

The number of calls responded to by EMS Station and Ambulance units on this chart does not reflect all EMS service calls, just those assigned to a specific ambulance. There are also stand by requests for sports and other community events, joint station responses to multiple trauma incidents, special response teams for natural and manmade disasters, and EMS mutual aid in other counties and states.

ATTACHMENT:

Capital Improvement Plan PPT

2022-2031 Capital Improvement Plan (CIP)

FY27 Budget Cycle

January 20, 2026



AGENDA

- Recap: 2022-2031 CIP and Timeline
- Review the Planning Commission's role in the CIP amendment process
- Provide instructions for submitting new CIP projects to the Planning Department for consideration by Council

Capital Planning

WHY

Create a thriving community

Build and maintain infrastructure to deliver public services

WHO

Residents
Council
County Staff

WHAT

10-year plan:
Revised annually

No monetary commitment

Budget
Implications

HOW

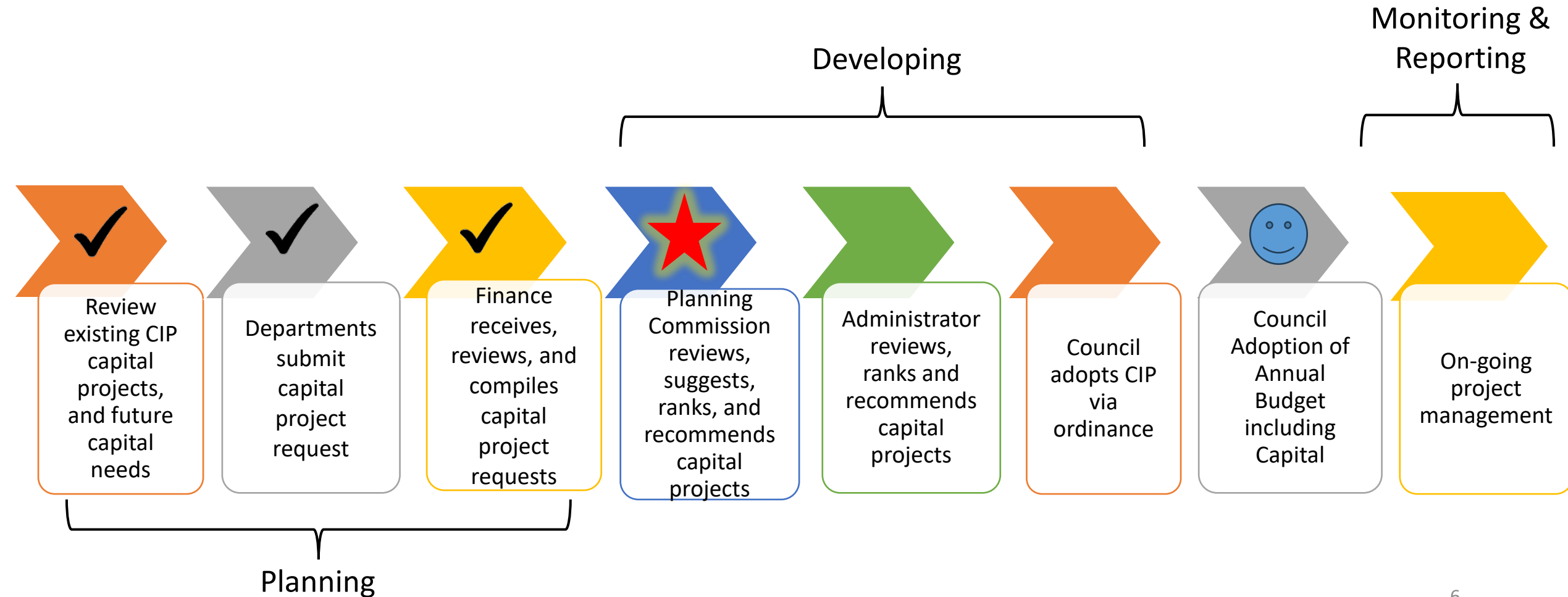
Borrow
(G.O. Bond)
Tax and Fees
(Millage Rate and Impact Fee)

Cash
(Savings)

- A financial planning tool only
 - Assets or projects of \$100K or more
- Various Funding Sources:
 - Capital Project Sales Tax – Special Revenue Tax
 - General Fund Millage
 - Impact Fees
 - Fund Balance
 - Borrow (Ex: General Obligation Bond)

- **January - New this year**, the Planning Commission submits projects for consideration by Council for the CIP
- **February - March** – Planning staff review the Planning Commission's CIP projects, and Finance presents a list of capital projects to the Planning Commission
- **March - April** - Planning Commission ranks, votes on, and recommends a prioritized list of capital projects for Council consideration
- **April - Early May** - County Administrator reviews and recommends a prioritized list of capital projects to Council for consideration
- **June** - Council adopts a revision to the current CIP as part of the budget process for the new fiscal year

CIP Process Steps



CIP Project Recommendations

- Planning Commission members will submit suggested capital project additions to the County's Capital Improvement Plan for Council consideration
- These additions must be submitted to Planning staff for development using the Capital Project Google Request Form by **Thursday, February 5**
- Planning Commissioners will research, price, and submit formalized projects for the ranking exercise in March along with other new or unfunded projects provided by County staff

Staff asks you to do the following:

- Formulate and submit new CIP project requests to the Planning Director for the Capital Improvement Plan, using the Google Form, by close of business on **February 5th**

Recap - Calendar Dates

- January 20 Meeting - Receive information on project submittal process
- **February 5** - Submit new CIP projects to the Planning Director via Google form
- February 20th Meeting - Discuss and narrow project submittals to at most **five** project requests with Planning Staff
- March 17 - Prioritize and rank PC capital project requests
- April 21 - Vote and recommend to Council a prioritized list of all unfunded capital projects for revision to the currently adopted CIP

