



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

VACANT, 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
March 17, 2026, 6:00 p.m.

Chairman Richards called the meeting to order at 6:00 p.m.

1. Roll Call: Quorum is present (4 Commissioners)

Commissioners Present:

Lynette Hinson, District 3	Judianna Tinklenberg, Dist. 4
Michelle Richards, Dist. 5	Frances Liu, Dist. 7

Absent: Yokima Cureton; Sheila Hinson

Staff Present:

April Williams, Planning Director	Corey Barnes, Planner
Matthew Blaszyk, Planner	Kirsten Willis, Planner
Jennifer Bryan, Planning Technician	Mara Mata, Administrative Assistant
Ginny Merck-Dupont, County Attorney	Tracy Rabon, Procurement Manager
Steve Willis, Interim County Administrator	

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.....Michelle Richards

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

2. APPROVE AGENDA

Chairman Richards called for a motion to approve the Agenda.

Motion to Approve by J. Tinklenberg; 2nd by F. Liu.

Called Vote: 4:0. Motion approved unanimously.

3. APPROVE MINUTES

a. February 17th, 2026 Regular Minutes

Chairman Richards called for a motion to approve February 17th, 2026 Regular Minutes as written. Motion to Approve by L. Hinson; 2nd by J. Tinklenberg.

Called Vote: 4:0. Motion approved unanimously.

b. March 5th, 2026 Workshop Meeting Minutes

Chairman Richards called for a motion to approve March 5th, 2026 Workshop Meeting Minutes as written.

Motion to Approve by L. Hinson; 2nd by F. Liu.

Motion to Amend by J. Tinklenberg to remove a discussion point regarding the proximity of Commissioner Tinklenberg's residence to Project Magic; 2nd by L. Hinson.

Commissioner Liu asked staff to clarify a verbatim quote in the minutes.

Motion to approve amended minutes by J. Tinklenberg; 2nd by F. Liu.

Called Vote: 4:0. Motion approved unanimously.

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

No citizens signed up to speak.

5. Executive Session

a. Receipt of legal advice subject to the attorney-client privilege regarding contractual matters related to the Impact Fee Study.

Chairman Richards called for a motion to go into Executive Session for receipt of legal advice subject to the attorney-client privilege regarding contractual matters related to the Impact Fee Study and invited Steve Willis, County Administrator, and Tracy Rabon, Procurement Manager, into the session.

F. Liu motions to begin Executive Session; 2nd by J. Tinklenberg.

Called Vote: 4:0 Motion approved unanimously.

At approximately 6:12 p.m., Planning Commission went into Executive Session.

F. Liu motions to end Executive Session; 2nd by J. Tinklenberg.

Called Vote: 4:0 Motion approved unanimously.

At approximately 6:39 p.m., Planning Commission came out of Executive Session.

County Attorney Ginny L. Merck-Dupont stated, for the record, “The Planning Commission met in Executive Session in regards to one item, the receipt of legal advice subject to the attorney client privilege regarding contractual matters related to an impact fee study. No motions were made. No votes were taken.”

6. PUBLIC HEARING ITEMS FOR RECOMMENDATION TO COUNCIL

a. RZ-2025-2735 Roberts

Application by Charles Roberts to rezone approximately 1.5 acres at 1553 Pageland Highway (TM 0068L-0D-004.00) from General Business (GB) to Low Density Residential (LDR) District, to resolve non-conforming residential Use.

Staff Presentation: Jennifer Bryan presented the application consistent with the staff report.

Staff Recommendations: Approval.

Questions To staff:

The Commission had no questions or concerns to share.

Comment from applicant(s):

The applicant had no questions or concerns to share.

Questions from Commissioners:

The Commission had no questions or concerns to share.

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

No citizens signed up to speak.

Applicant Rebuttal:

The applicant had no questions or concerns to share.

Chairman Richards closed Public hearing and called for a motion on item **RZ-2025-2735 Roberts**.

Motion to approve by F. Liu; 2nd by L. Hinson.

Discussion:

The Commission had no questions or concerns to share.

Called Vote: 4:0. **Motion is approved unanimously.**

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

b. RZ-2026-0152: Project Magic

Application by DPR Design and JPR Investments LLC for a rezoning for 43.61 acres at 9257 Charlotte Hwy (TM 0008-00-069.00), from Low Density Residential (LDR) to Regional Business (RB) district, to allow development as commercial and office space.

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

Staff Recommendations: Approval

Questions To staff:

The Commission and Kirsten Willis discussed the Future Land Use map for this area.

Commissioner Tinklenberg and Kirsten Willis discussed whether the use had been disclosed. Kirsten Willis shared that rezonings focus on land use and due to the nature of Economic Development, additional details not asked for in rezonings may be asked to the Economic Development Director or the applicant, who are both present.

Comment from applicant(s):

Jerry Gronske (Fort Mill) represents the potential occupant, Unique USA Inc., also known as Rugs.com. This project will include a distribution and fulfillment center and medical offices for the hospital. Rugs.com currently has three warehouses and they are looking to consolidate those buildings to this proposed center.

The Commission and Jerry Gronske discussed the possible traffic and business hours.

The Commission inquired as to whether Rugs.com could find a different location.

Questions from Commissioners:

Commissioner Liu and Kirsten Willis discussed if the proposed zoning is the only district that would allow the applicants proposed use.

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

Chairman Richards summarized the two email comments.

1. Chad Boyles (Indian Land) is there on behalf of himself and his neighbors on Lodge Road. He asked for assurances that this proposed development will not negatively impact this privately maintained dirt road.
2. Becky Drodz (Indian Land) shared that the single-family homes on Dogwood Acres Road will be facing this proposed development. She is concerned that this project will make the residents feel they are in a business park.

Chairman Richards closed Public hearing and called for a motion on item **RZ-2026-0152: Project Magic.**

Motion to approve by F. Liu; 2nd by L. Hinson.

Discussion:

Commissioner Liu asked how many homes there are on Dogwood Acres Road, a citizen from the audience replied that there are seven homes.

The Commission and County Attorney Ginny Merck-Dupont discussed re-opening the Public Hearing for a citizen that was unable to sign up.

Commissioner Liu motions to re-open Public Hearing for **RZ-2026-0152 Project Magic**; 2nd by J. Tinklenberg.

Called Vote: 4:0. Motion to re-open Public Hearing for **RZ-2026-0152 Project Magic** approved unanimously.

Public Hearing:

3. Jeannie Seanor (Indian Land) shared her concerns on the loss of residential area, increased traffic, and the negative impact on her farm animals.

Chairman Richards closed Public hearing and re-opened Discussion on item **RZ-2026-0152: Project Magic**.

Discussion:

Commissioner Liu shared her concerns over the surrounding uses and what criteria the Commission can consider when voting.

Commissioner Tinklenberg reminded the Commission that this is not a preliminary plat approval and rezonings are permanent. She finds the uses for this proposed rezoning concerning and does not agree that it matches the 2040 Comprehensive Plan.

Chairman Richards shared her concerns over traffic impeding entry to the hospital that is being built across from this proposed rezoning.

Commissioner Liu clarified a statement from the Economic Development correspondence with Staff that was originally included as an attachment to this Agenda and is now also attached to the March 17th minutes; please see attachments.

Chairman Richards closed Public hearing on item **RZ-2026-0152: Project Magic**.

Roll Called Vote: 0:4. **Motion is denied unanimously.**

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

Roll Call:

Judianna Tinklenberg **Against**
Michelle Richards **Against**

Lynette Hinson **Against**
Frances Liu **Against**

7. PUBLIC HEARING ITEMS FOR PLANNING COMMISSION DECISION

a. SD-2024-1114 The Pointe

Application by Point SC LLC and Raghunadha Kotha for a Commercial Preliminary Plat for 44.25 acres comprising multiple parcels at Charlotte Highway near the intersection of Dogwood Acres Rd (TM 0008-00-071.01, 0008-00-071.10, 0008-00-072.00, 0008-00-072.01, 0008-00-074.00, 0008-00-074.01, 0008-00-074.02 and 0008-00-077.00) in order to create a 12-parcel commercial subdivision.

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

Staff Recommendations: Approval.

Questions To staff:

Chairman Richards and Matthew Blaszyck discuss the proposed entrances and stop light.

Comment from applicant(s):

Brian Rollar (Charlotte) clarifies that the project is not a rezoning. He shares that this project was diligently reviewed and planned for over 2 years when the land was purchased. He empathizes with the surrounding homeowners and shares that only certain portions of the parcel will be developed, leaving wide buffers and the streams. They have taken storm water drainage into consideration and will be implementing off-site traffic and infrastructure improvements. He introduced Clair Folk, Civil Engineering Project Manager, and Patrick Monroe, Traffic Engineer.

Chairman Richards and Brian Rollar discussed the possibility of implementing road improvements on Dogwood Acres to deter heavy public use.

The Commission, Staff, and the applicants discussed Dogwood Acres Road maintenance.

Commissioner Tinklenberg and Clair Folk (Charlotte) discussed the pedestrian area requirement in the Highway Corridor Overlay District for buildings over 40,000 sq feet. Commissioner Tinklenberg suggested the applicant add a notation on the plans to include language regarding the Unified Development Ordinance (UDO) requirements for that overlay district and states they may find language in 4.3.2 Sidewalks and Pedestrian Amenities in the UDO. Brian Rollar discussed the current proposed open space.

Commissioner Liu shared her concerns over the proposed pedestrian amenities regarding emergency vehicles for the approved Hospital across from this project.

Commissioner Tinklenberg shared that this preliminary plat does not comply with the UDO requirement for pedestrian areas. Clair Folk inquired if that requirement applied to this project, Matthew Blaszyck confirmed it did not apply as that requirement only applies to plats with buildings over 40,000 sq ft. Commissioner Tinklenberg requests the applicant add a note that any building over 40,000 square feet will comply with the additional Highway Corridor Requirements outlined in the UDO.

Questions from Commissioners:

The Commission had no questions or concerns to share.

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

No citizens signed up to speak.

Chairman Richards closed Public hearing and called for a motion on item **RZ-2026-0152: Project Magic.**

Motion to approve by L. Hinson; 2nd by F. Liu.

Discussion:

The Commission and County Attorney Ginny Merck-Dupont discussed motioning for potential approval with a condition or making an amendment.

Commissioner L. Hinson and Commissioner Liu withdrew their initial motion.

Commissioner L. Hinson motioned to approve item RZ-2026-0152: Project Magic with the condition that the applicants include the improvements of the Highway Corridor Overlay District in its capacity; 2nd by F. Liu

Commissioner Tinklenberg explains to the public that the Commission's decisions are based on UDO requirements.

Commissioner Liu explains that this is a by-right development and the prior rezoning was not, these projects are in two different development stages.

Roll Called Vote: 4:0. **Motion is approved unanimously.**

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

Roll Call:

Judianna Tinklenberg **For**
Michelle Richards **For**

Lynette Hinson **For**
Frances Liu **For**

County Attorney Ginny Merck-Dupont leaves at 7:43 p.m.

8. Status of Items Tabled, Recommended, 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. Applicant has requested indefinite hold while revisions and Traffic Impact Analysis are completed.

b. SD-2023-1869: Barberville Commercial

Application by Moody Group/Jan Ringeling on behalf of Barberville Developers LLC and Martin Senior and Associates LLC for a Preliminary Plat for six parcels totaling 10.92 acres located at the northwest corner of Barberville Road and Fort Mill Highway (TM #s 0006-00-057.00, 0006-00-058.00, 0006-00-058.01, 0006-00-058.02, 0006-00-058.03), in order to create a multi-parcel commercial development with central shared access.

9. Other

- a. Commissioner F. Liu requests that Planning Commission members reach out to confirm if they will not attend and suggests Staff confirm attendance.

10. ADJOURN

Motion to adjourn by J. Tinklenberg; 2nd by F. Liu.

Called Vote: 4:0. **Motion approved by unanimous consent.**

Meeting adjourned at 7:45 p.m.

ATTACHMENT:

3-5-2026 Planning Commission Workshop Proposed
Amended Minutes with statement regarding
amendment by Judianna Tinklenberg

March 16, 2026

Dear Staff,

For the sake of accuracy and consistency, I would like the Planning Commission Workshop minutes from March 5, 2026, to reflect formal ethics disclosures and official procedural actions rather than informal descriptive commentary regarding a commissioner's residential proximity to a project, unless that same standard is being applied consistently and uniformly across all matters and all commissioners whenever such circumstances arise during meetings.

As we have not previously captured another commissioner's address or residential proximity in this manner, I respectfully request that I receive the same treatment and that the line stating that the project is located "behind my house" be removed. As a potential solution to any recent staff concerns regarding location references, I would be open to adding each commissioner's respective district to agenda items in workshop summaries if that is helpful for record-keeping purposes, provided this practice is applied routinely and uniformly to all items and all commissioners for consistency.

Furthermore, if a recusal is based on the South Carolina Ethics Act, I would prefer the minutes track the formal disclosure process and cite the applicable legal basis. For clarity of the public record, recusals should reflect the statutory disclosure, the stated basis for the recusal, and the procedural action taken by the Commission. I take seriously the responsibility to uphold truth, transparency, and ethical governance in my service on the Planning Commission. As many of you know, I have often raised concerns or asked questions when I believed additional clarity or accountability was necessary, because my goal is always what is best for the residents of Lancaster County.

My intent in raising these matters is to support transparency, accountability, and accurate public records for the benefit of the Commission and the public we serve. Please know that I will continue to ask questions, even when those questions may be difficult for staff or require additional clarification. The Planning Commission cannot make informed decisions on agenda items if necessary information is incomplete or missing. Questions raised during workshop meetings should not be interpreted as an inability to evaluate matters fairly or objectively.

Staff supports the Planning Commission so commissioners can make informed decisions, and commissioners should be able to carry out their duties without needing to defend their character for fulfilling their responsibilities.

For clarity moving forward, recusals under South Carolina law are based on S.C. Code § 8-13-700, which applies when there is a potential conflict of interest involving an economic interest. There is no economic interest for me in these projects. Living in a district where an agenda item takes place is not grounds for recusal. Living in our respective districts and bringing the needs of those communities to the attention of the full Planning Commission is part of the Commission's structure and purpose, as the Commission is composed of one representative from each of the seven districts throughout the County.

I respectfully request that my understanding of these requirements and my commitment to ethical compliance not be questioned. Thank you for addressing this matter promptly and for revising the minutes prior to our meeting tomorrow evening. Please let me know when the revision has been completed. Finally, for the sake of transparency and documentation, I request that this letter be included in its entirety in the official recorded minutes supporting the amendment.

Judianna Tinklenberg, Planning Commissioner, District 4



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SHEILA HINSON, DISTRICT 6
FRANCES LIU, DISTRICT 7
SECRETARY: MARA MATA

**AMENDED MINUTES OF THE LANCASTER COUNTY PLANNING
COMMISSION WORKSHOP MEETING**

**March 5, 2026 5:00 P.M.
MINUTES**

Chairman Richards called the meeting to order at 5:03 p.m.

1. Roll Call:

Commissioner's Present:

T. Yokima Cureton, District 2

Judianna Tinklenberg, Dist. 4

Sheila Hinson, Dist. 6

Lynette Hinson, District 3

Michelle Richards, Dist. 5

Frances Liu, Dist. 7

T. Yokima Cureton was present via phone call.

Staff Present:

April Williams, Planning Director

Matthew Blaszyk, Planner

Jennifer Bryan, Planning Technician

Tracy Rabon, Procurement Director

Corey Barnes, Planner

Kirsten Willis, Planner

Mara Mata, Admin Assistant

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-2025-2735: Roberts

Application by Charles Roberts to rezone approximately 1.5 acres at 1553 Pageland Highway (TM 0068L-0D-004.00) from General Business (GB) to Low Density Residential (LDR) District, to resolve non-conforming residential Use.

Staff Presentation: Jennifer Bryan

Discussion:

- Years of residency

b. RZ-2026-0152: Project Magic

Application by DPR Design and JPR Investments LLC for a rezoning for 43.61 acres at 9257 Charlotte Hwy (TM 0008-00-069.00), from Low Density Residential (LDR) to Regional Business (RB) district, to allow development as commercial and office space.

Staff Presentation: Dr. Kirsten Willis

Discussion:

- Purpose of rezoning
- Economic Development's role with project
- Number of businesses on property
- No site plan review has been done as it is not required in this stage
- Concerns over lack of information and the possible intentions of the developer
- Economic Development will likely announce name at 2nd reading
- Commissioners requested more information from Economic Development
- Front of site is 5-8 feet higher than road
- Uses allowed in RB
- Adjacent property zoning
- Traffic accidents within proposed area
- Proposed streetlights in TIA belonging to projects nearby
- TIA will be needed in further steps

c. SD-2024-1114: The Pointe (Commercial Preliminary Plat)

Application by Point SC LLC and Raghunadha Kotha for a Commercial Preliminary Plat for 44.25 acres comprising multiple parcels at Charlotte Highway near the intersection of Dogwood Acres Rd (TM 0008-00-071.01, 0008-00-071.10, 0008-00-072.00, 0008-00-072.01, 0008-00-074.00, 0008-00-074.01, 0008-00-074.02 and 0008-00-077.00) to create a 12-parcel commercial subdivision.

Staff Presentation: Matthew Blaszyk

Discussion:

- No current uses decided on
- This project has an infrastructure plan, conceptual landscape plan, and they are working on submitting a conceptual lighting plan

Item SD-2024-1114 tabled at 5:21 PM while preliminary site plan was printed for hand-outs, please see in attachments

Item SD-2024-1114 brought back for discussion at 5:41 PM

- Near Project Magic
- Access roads and stub-out

Discussion on item SD-2024-1114 Continued:

- Stub-out to adjacent property
- TIA
- Commissioners requested a comparison of projects nearby on one page
- Dogwood Acres
- Hotel 521

3. Other:

a. Discussion of RFP Applicants for County Impact Fee Study

- April Williams explained that the normal review process was changed to add the Commissioners in, however, Procurement was unaware and continued the process as normal, which does not allow external review. The proposals were graded internally, and she explained the two options moving forward:
 1. Allow procurement to award the RFP based on the internal review and allow the study to begin immediately
 2. Schedule and Executive Session at the March 17th Planning Commission meeting for the Commissioner's to review the RFP's and decide
- Concern over reviewing in Executive Session
- Commissioners would have had to review in Executive Session either way, due to not having access to review system
- Commissioner Liu stated, for the record, "...It sounds to me like Dennis wanted us to be included in this along the way, rather than, at the last moment, "here you go, pick one." And if that's the way it is, I-my feeling right now is, I don't want any part of it."
- April Williams replied that the Commission is being included, and the process would not have changed. This review must be done in Executive Session.
- Tracy Rabon, Procurement Director, explained that external review is against state and county code, and internal reviewers would grade proposals or continue to interviews, but a decision was made to include the Commission.
- Possibility of signing a confidentiality agreement for reviewing outside of Executive Session
- Timeframe in Executive Session
- It is conflict of interest for reviewers to grade the proposals and vote to approve the applicant
- Commission will review the grades and vote on applicants in Executive Session
- Full review process of proposal
- Timeline for RFP study is included in the proposals

4. Adjourn

Chairman Richards motioned to adjourn.

Meeting was adjourned at 6:01 PM

ATTACHMENT:

Sign-In Sheets

SIGN IN ONLY IF YOU WISH TO SPEAK



**PLANNING COMMISSION
Public Hearing Sign In Sheet**

MR2
3/17/26

Item 4: CITIZEN'S COMMENTS

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

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, March 17, 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

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4.

SIGN IN ONLY IF YOU WISH TO SPEAK



**PLANNING COMMISSION
Public Hearing Sign In Sheet**

MB
3/17/26

Item 6a: RZ-2025-2735 Roberts

Application by Charles Roberts to rezone approximately 1.5 acres at 1553 Pageland Highway (TM 0068L-0D-004.00) from General Business (GB) to Low Density Residential (LDR) District, to resolve non-conforming residential Use.

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SIGN IN ONLY IF YOU WISH TO SPEAK



**PLANNING COMMISSION
Public Hearing Sign In Sheet**

MBR
3/17/26

Item 6b: RZ-2026-0152 Project Magic

Application by DPR Design and JPR Investments LLC for a rezoning for 43.61 acres at 9257 Charlotte Hwy (TM 0008-00-069.00), from Low Density Residential (LDR) to Regional Business (RB) district, to allow development as commercial and office space.

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PLEASE PRINT

1.	<i>Chad Boyles</i>	<i>Lodge Rd</i>
2.	<i>Becky Drozelz</i>	<i>Dogwood Acres</i>
3.	<i>Jeannie Seara</i>	<i>180 Dogwood Acres</i>
4.		

SIGN IN ONLY IF YOU WISH TO SPEAK



**PLANNING COMMISSION
Public Hearing Sign In Sheet**

*MR2
3/17/26*

Item 7a: SD-2024-1114: The Pointe

Application by Point SC LLC and Raghunadha Kotha for a Commercial Preliminary Plat for 44.25 acres comprising multiple parcels at Charlotte Highway near the intersection of Dogwood Acres Rd (TM 0008-00-071.01, 0008-00-071.10, 0008-00-072.00, 0008-00-072.01, 0008-00-074.00, 0008-00-074.01, 0008-00-074.02 and 0008-00-077.00) in order to create a 12-parcel commercial subdivision.

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101 N. Main Street, Lancaster South Carolina
Tuesday, March 17, 2026

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PLEASE PRINT

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ATTACHMENT:

Email Comments Regarding

RZ-2026-0152 Project Magic



Planning - Citizen Comment

Lancaster County

Submitted On:

Mar 16, 2026, 10:44AM EDT

Case Number/Item for Discussion	RZ-2026-0152: Project Magic
Date Picker	
Full Name	First Name: Rebecca Last Name: Drozd
Phone Number	
Email	
Address	Address Auto Complete: Dogwood Acres Rd, Fort Mill, SC, USA
Public Comment – Regarding agenda Item:	The documentation for Project Magic describes the surrounding property as follows: Directly across 521 is the MUSC health development. The south border is Lodge Rd with a lodge and single-family homes. The north side of Dogwood Acres is being redeveloped into mixed use. What is missing is that there are single family homes on Dogwood Acres. While the physical one lane road of Dogwood Acres may prevent our homes from meeting the definition of adjacent to this desired development, our front yards look at this property. As noted in this documentation, the north of Dogwood Acres is proposed development The Point. If The Point and Project Magic become reality, our community on Dogwood Acres becomes a group of homes swallowed up sitting in the middle of a business park. I ask the members of the planning commission to sit with the maps and look at the home sites on Dogwood Acres to ensure they fully understand what is proposed with these developments. We do not want to live in a business park.



Citizen Comment

Lancaster County

Submitted On:

Mar 16, 2026, 11:28AM EDT

Agenda Item for Discussion:	Project Magic
Meeting Date:	
Full Name	First Name: Sam Last Name: Beegle
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	[REDACTED] Mill Race Ln Lancaster , SC 29720
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	Would like to hear what the plan is to fix the traffic congestion in Indian Land. Too much growth with poor planning.

ATTACHMENT:

Economic Development Email Regarding
RZ-2026-0152 Project Magic

Please note: This email is attached to the March 17th,
2026, Agenda Documents as an attachment. It is
added here again for ease of viewing.

From: [April M. Williams](#)
To: [Amy Carnes](#); [Brian Fulk](#)
Cc: [Dr. Kirsten Willis](#); [Chanda Kirkland](#)
Subject: RE: Project Magic 521
Date: Friday, March 6, 2026 9:22:08 AM
Attachments: [image001.png](#)
[image002.png](#)
[lanccologo_db3e5d40-7215-4742-ba85-9e0e33ad59e2.png](#)

Amy,

Per the UDO Economic Development can be added as a part of the TRC at the request of the Chair. If you would like to be added to that group, please let me know. The meetings are held every Thursday at 9am. I have copied Chanda on this email as she is the one who manages the TRC.

In response to the rest of the email, I just needed to know the extent of information that we could share publicly. Staff, again, is recommending the project, but the Planning Commission wanted more information. I will have Kirsten copy and paste your information below into our slideshow presentation.

Thank you for your help.

April



April Williams, Planning Director
Planning

Lancaster County Government
P.O. Box 1809
Lancaster, SC 29720

P:(803) 285-6005
amwilliams@lancastercountysc.gov

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NOTICE: All email correspondence to and from this address may be subject to public disclosure under the SC Freedom of Information Act.

From: Amy Carnes <acarnes@lancastercountysc.gov>
Sent: Friday, March 6, 2026 8:55 AM
To: Brian Fulk <bfulk@lancastercountysc.gov>; April M. Williams

<amwilliams@lanastercountysc.gov>

Cc: Dr. Kirsten Willis <kwillis@lanastercountysc.gov>

Subject: RE: Project Magic 521

April.

This Project previously went before the TRC back in July 2025, using the code name **Project Magic 521**. A presentation, site plan and Phase I were submitted. Though I was not in attendance for the actual meeting, it is my understanding that any concerns were addressed and the company felt comfortable moving forward.

The company behind Project Magic 521 is an existing company in Lancaster County that has outgrown their current space and wants to consolidate all their locations into one building. If they are unable to move forward with their plans, they will look to move out of the County. They are a great corporate citizen, they pay their tax bills on time and have already tried to make their existing space work by expanding on the property, but it no longer makes sense.

Moving forward, we would like to propose that **Economic Development be included as a regular resource during your project reviews**. Our goal is to provide the "connective tissue" between confidential recruitment and public planning by:

- **Providing Economic Justification:** Offering high-level data on job creation, tax base diversification, and industry trends that justify specific zoning requests.
- **Bridging the Information Gap:** Translating the needs of a prospective employer into the planning context you require, even when specific names cannot yet be disclosed.
- **Ensuring Strategic Alignment:** Confirming that a project aligns with our long-term regional growth strategy before it reaches the voting stage.

We want to ensure you have the confidence to move forward on these projects, knowing they have been vetted for their economic viability and benefit to the community.

I look forward to working more closely with this Commission to ensure that "Project Magic 521"—and those that follow- are set up for success from the start.

Thank you.

Amy

Amy Carnes,

Business Retention and Expansion Manager

Lancaster County Department of Economic Development

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From: Brian Fulk <bfulk@lanastercountysc.gov>
Sent: Friday, March 6, 2026 8:31 AM
To: Amy Carnes <acarnes@lanastercountysc.gov>
Subject: FW: Project Magic

Brian Fulk,
Director
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From: April M. Williams <amwilliams@lanastercountysc.gov>
Sent: Thursday, March 5, 2026 5:15 PM
To: Brian Fulk <bfulk@lanastercountysc.gov>
Cc: Dr. Kirsten Willis <kwillis@lanastercountysc.gov>
Subject: Project Magic

Brian,

We are sitting in our PC workshop and discussing the rezoning for Project Magic. The commissioners are hesitant to look at this favorably because they don't have a lot of information. I tried to explain the non disclosure part of economic development but they asked if I could get more information for the project.

Is there anything you can send to us??

Thanks,

April
Sent from my iPhone

April Williams, Planning Director
Planning



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