



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

RICHARD CRANDALL, 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
June 16, 2026, 6:00 p.m.

Chairman Richards called the meeting to order at 6:01 p.m.

1. Roll Call: Quorum is present (6 Commissioners)

Commissioners Present:

Richard Crandall, District 1
Lynette Hinson, District 3
Michelle Richards, Dist. 5

T. Yokima Cureton, District 2
Judianna Tinklenberg, Dist. 4
Frances Liu, Dist. 7

Absent: Sheila Hinson

Staff Present:

Shannon Catoe, Interim Planning Director
Matthew Blaszyk, Planner
Jennifer Bryan, Planning Technician
Jeff Catoe, Public Works Director

Corey Barnes, Planner
Dr. Kirsten Willis, Planner
Mara Mata, Administrative 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. 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..... R. Crandall

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 L. Hinson; 2nd by Y. Cureton.

Called Vote: 6:0. **Motion approved unanimously.**

4. APPROVE MINUTES

a. May 7th, 2026 Workshop Minutes

Chairman Richards called for a motion to approve May 7th, 2026 Workshop Minutes as written.

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

Called Vote: 5:0. **Motion approved unanimously.** F. Liu abstained.

b. May 19th, 2026 Regular Minutes

Chairman Richards called for a motion to amend the May 19th, 2026 Regular Minutes to redact the email on page 76 of the minutes.

Motion to Approve amended minutes by J. Tinklenberg; 2nd by L. Hinson.

Called Vote: 5:0. **Motion approved unanimously.** F. Liu abstained.

Chairman Richards opened the floor to comments from the public.

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

No members of the public signed up to speak.

6. PUBLIC HEARING ITEMS FOR RECOMMENDATION TO COUNCIL

a. TA-2026-1137 Road Acceptance:

Application by Lancaster County Planning Department on behalf of Lancaster County Council for amendments to Unified Development Ordinance Sec. 6.13.1 Acceptance of Roads.

Staff Presentation: Dr. Willis presented the application consistent with the staff report and announced that Jeff Catoe, Public Works Director, was available for questions.

Staff Recommendations: Approval

Questions To Staff:

Commissioner Tinklenberg and Dr. Willis discussed the language of this text amendment and the proposal to accept it now as opposed to adding it to the current UDO re-write.

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

No members of the public signed up to speak.

Chairman Richards closed Public hearing.

Questions To Staff:

Commissioner Cureton and Dr. Willis discussed how the proposed text amendment would affect the current and future UDO.

Commissioner Crandall and Dr. Willis discussed the UDO consultant's involvement in this proposed text amendment. Shannon Catoe shared that County Council considers this proposed text amendment urgent and wording can be added or changed in the UDO rewrite process once the amendment is accepted.

Chairman Richards reiterated that Public hearing had closed and called for a motion to accept item **TA-2026-1137 Road Acceptance** as presented.

Motion to accept as presented by L. Hinson; 2nd by Y. Cureton.

Roll Called Vote: 5:1. **Motion is approved.** Y. Cureton opposed.

Richard Crandall **FOR**
Lynette Hinson **FOR**
Michelle Richards **FOR**

T. Yokima Cureton **AGAINST**
Judianna Tinklenberg **FOR**
Frances Liu **FOR**

The item will be referred to County Council for final decision.

Items 6b. and 6c. were presented and discussed together but voted on separately.

b. CP-2026-1016 Bridge Point Charter School:

Application by Nataliya Panasiuk and LTRR Realty LLC to amend the Comprehensive Plan Future Land Use designation of a 31.89-acre parcel at 11632 Harrisburg Road (TM 0002-00-028) from ECONOMIC DEVELOPMENT to GROWTH, to allow rezoning from LI Light Industrial to INS Institutional (Concurrent application RZ-2026-1016).

c. RZ-2026-1016 Bridge Point Charter School:

Application by Nataliya Panasiuk and LTRR Realty LLC to rezone a parcel of 31.89 acres located at 11632 Harrisburg Road (TM 0002-00-028) from Light Industrial (LI) to Institutional (INS) to redevelop the existing structure as a charter school. Concurrent with CP-2026-1016 Comprehensive Plan Amendment (Future Land Use) advertised 5/16/2026, for Bridge Point Charter School.

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

Staff Recommendations: Denial

Questions To Staff:

Commissioner Liu and Matthew Blaszyk discussed the sign placed by Bridge Point Charter School.

Commissioner Tinklenberg and Matthew Blaszyk discussed economic development's input regarding the potential loss of Light Industrial Zoning.

Commissioner Crandall and Matthew Blaszyk discussed the other rezoning options the applicant could have for their use.

Comment from applicant(s):

Nataliya Panasiuk (Wellford) and Skip Powell (Lake Wylie) introduce themselves. Nataliya Panasiuk presented an application regarding the need for more schools in Lancaster County and shared that the charter school is a state funded tuition-free K-8 school and there is ambition to add a high school.

Skip Powell shared the history of the building and the growth of residential use in the surrounding area. He shared that they spoke to Economic Development and were told that although they would like to keep industrial use, they understand a school is needed.

Questions from Commissioners:

Commissioner Tinklenberg shared that this project is in her district and discussed the recently approved charter school to the north of this project.

Commissioner Tinklenberg and the applicant discussed the proposed school's funding and the impact it will have on the County's public-school budget. They also discussed federal law regarding special education, registration being limited to South Carolina residents, and the impact possible school buses and school traffic will have on the area.

Commissioner Liu inquired about the traffic information provided.

Dan Hendrickson (Rockford) shared that he is an architect and has been working with charter schools for 16 years at Bowman USA. He shared that there has been communication with SCDOT and they provided the stacking lengths that are on the site plan. Commissioner Liu and the applicants discussed having parents adhere to traffic rules for stacking to work. They also discussed traffic from the future high school.

Chairman Richards and the applicants discussed traffic from the future charter school to the north and the Islamic center nearby.

The Commission and the applicant discussed registration being limited to South Carolina residents and enrollment size.

Commissioner Crandall and the applicants discussed the possibility of a different proposed zoning district that would not require a Comprehensive Plan amendment and would allow a charter school.

Commissioner Liu shared concerns over a statement made by the applicant.

The Commission and applicants discussed the possible detriment this project may have on Lancaster County growth and employment.

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

Chairman Richards summarized the email comment by Jim Coates, as well as the letters and poll provided by the applicants that are in support of this project.

Applicant Rebuttal:

The applicant did not have a rebuttal.

Chairman Richards closed Public hearing and called for a motion to deny item **CP-2026-1016 Bridge Point Charter School** as presented.

Motion to deny as presented by L. Hinson; 2nd by F. Liu.

Discussion:

Commissioner Liu shared concerns over the letters provided by the applicant.

The Commission discussed the format of the motion and the possible traffic generated from the current use.

Roll Called Vote: 6:0. **Motion is approved unanimously.**

Richard Crandall **FOR**

T. Yokima Cureton **FOR**

Lynette Hinson **FOR**

Judianna Tinklenberg **FOR**

Michelle Richards **FOR**

Frances Liu **FOR**

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

Chairman Richards closed Public hearing and called for a motion to deny item **RZ-2026-1016 Bridge Point Charter School** as presented.

Motion to deny as presented by Y. Cureton; 2nd by L. Hinson.

Roll Called Vote: 6:0. **Motion is approved unanimously.**

Richard Crandall **FOR**

T. Yokima Cureton **FOR**

Lynette Hinson **FOR**

Judianna Tinklenberg **FOR**

Michelle Richards **FOR**

Frances Liu **FOR**

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

Commissioner Cureton stated, for the record, “If we could get a little more representation from the Lancaster County Cool-School District on...items like this, it would be super helpful.”

Chairman Richards recuses herself.

d. RZ-2026-0977 Sistare:

Application by Tony & Lori Sistare to rezone 8.53 acres at 1001 Lakefront Drive (TM 0089-00-099.04) from RN Rural Neighborhood to AR Agricultural Residential district, to allow a new parcel with a mobile home location.

Staff Presentation: Corey Barnes 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):

Lori Sistare (Lancaster) shares that this will allow her daughter help them as they grow older and to have an affordable home and the surrounding properties are owned by family.

Questions from Commissioners:

Commissioner Cureton and Thomas Sistare (Lancaster) discuss the property, the rezoning request, and surrounding home types.

The Commission and Staff discuss spot zoning, surrounding zoning and home types, and a previous case with a similar request.

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

1. Jodi Honeycutt (Lancaster) shares that her property is adjacent to this land and she supports the rezoning for her niece.

Applicant Rebuttal:

Thomas Sistare also shares that the mobile home will be placed on a brick foundation.

Commissioner Tinklenberg closed Public hearing and called for a motion on item **RZ-2026-0977 Sistare**.

Motion to approve by Y. Cureton; 2nd by R. Crandall.

Discussion:

Commissioner Liu shared concerns setting precedents based on family.

Roll Called Vote: 4:1. **Motion is approved.** F. Liu opposed. M. Richards recused.
Richard Crandall **FOR** T. Yokima Cureton **FOR**
Lynette Hinson **FOR** Frances Liu **AGAINST**
Judianna Tinklenberg **FOR**

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

7. PUBLIC HEARING ITEMS FOR RECOMMENDATION TO HEATH SPRINGS TOWN COUNCIL

a. RZ-2026-0982 Garcia:

Application by Maria T. Cruz Garcia to rezone a parcel of 4.8 acres on Rowland Avenue in Heath Springs (TM 0143-00-037.01) from IND Industrial to R-15 Moderate Density Residential, to allow residential use.

Staff Presentation: Matthew Blaszyk 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 was not present.

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

No members of the public signed up to speak.

Chairman Richards closed Public hearing and called for a motion of approval on item **RZ-2026-0982 Garcia.**

Motion to approve by F. Liu; 2nd by Y. Cureton.

Called Vote: 6:0. **Motion is approved unanimously.**

The item will be referred to Heath Springs Town Council for final decision, and applicants will be informed of time and date.

8. NON-HEARING ITEMS

a. NRN-2025-1373 Compound Way:

Application by Eric Heins to name a private driveway at property located off South Potter Road (TM 0079H-0A-006.02 & and 0079H-0A-006.00), pursuant to Sec. 6.11.4.G of the Unified Development Ordinance. The proposed name of the private drive is Compound Way.

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

Staff Recommendations: Approval

Questions To Staff:

Commissioner Liu and Jennifer Bryan discussed the amended staff report.

No public hearing is required.

Chairman Richards called for a motion to accept item **NRN-2025-1373 Compound Way** as presented.

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

Called Vote: 6:0. **Motion is approved unanimously.**

The Planning Commission has final approval of new road names.

b. NRN-2025-0309 Knox Bailey Lane:

Application by Carson Brandy Baker to name a private driveway off Cimmeron Rd between TM 0070-00-050.09 and 0070-00-050.10, pursuant to Sec. 6.11.4.G of the Unified Development Ordinance. The proposed name of the private drive is Knox Bailey Lane.

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.

No public hearing is required.

Chairman Richards called for a motion to accept item **NRN-2025-0309 Knox Bailey Lane** as presented.

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

Called Vote: 6:0. **Motion is approved unanimously.**

The Planning Commission has final approval of new road names.

c. NRN-2026-1086 New Road Names - June Group:

June 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 presented the applications consistent with the staff report.

Staff Recommendations: Approval

Questions To Staff:

The Commission and Jennifer Bryan discuss street name pronunciation.

No public hearing is required.

Chairman Richards called for a motion to accept item **NRN-2026-1086 New Road Names - June Group** as presented.

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

Called Vote: 6:0. **Motion is approved unanimously.**

The Planning Commission has final approval of new road names.

9. OTHER

a. Comprehensive Plan Update

Dr. Willis and Jennifer Bryan presented the update and discussed the changes to the report from 2025 with the Commission. The Commission will discuss the Comprehensive Plan at the July 21st, 2026 regular meeting. Shannon Catoe shares the update process and how it may change with the new Planning Director.

b. Staff

Shannon Catoe announced that Jennifer Bryan will be moving to Economic Development.

c. Impact Fee Update

The Commission and Staff discuss the company that won the bid, the timeline, and the moratorium.

d. Next Month's Agenda

The Commission and Staff discuss next month's items, as well as Agenda packets.

10. ADJOURN

Motion to adjourn by Y. Cureton; 2nd by L. Hinson. Motion approved by unanimous consent. Meeting adjourned at 8:02 p.m.

ATTACHMENT:

Sign-In Sheets

SIGN IN ONLY IF YOU WISH TO SPEAK



MR
6/16/26

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 5: CITIZEN'S COMMENTS

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

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, June 16, 2026

Citizens are allowed 3 minutes per person to speak. Everyone speaking before Planning Commission will be required to do so in a civil manner. Planning Commission will not tolerate personal attacks on individual Commission members, County Staff or any person or group. Racial slurs will not be permitted. Planning Commission'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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SIGN IN ONLY IF YOU WISH TO SPEAK



MR2
6/16/26

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 6a: TA-2026-1137 Road Acceptance:

Application by Lancaster County Planning Department on behalf of Lancaster County Council for amendments to Unified Development Ordinance Sec. 6.13.1 Acceptance of Roads.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, June 16, 2026

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PLEASE PRINT

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SIGN IN ONLY IF YOU WISH TO SPEAK



MB2
6/16/26

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 6b/6c: RZ/CP-2026-1016 Bridge Pointe Charter School:

Application by Nataliya Panasiuk and LTRR Realty LLC to rezone a parcel of 31.89 acres located at 11632 Harrisburg Road (TM 0002-00-028) from Light Industrial (LI) to Institutional (INS) to redevelop the existing structure as a charter school.

Application by Nataliya Panasiuk and LTRR Realty LLC to amend the Comprehensive Plan Future Land Use designation of a 31.89-acre parcel at 11632 Harrisburg Road (TM 0002-00-028) from ECONOMIC DEVELOPMENT to GROWTH, to allow rezoning from LI Light Industrial to INS Institutional.

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PLEASE PRINT

1. ~~NATALIYA Panasiuk~~

2. ~~Step Panasiuk~~

SIGN IN ONLY IF YOU WISH TO SPEAK



Jun 4.16.2026

PLANNING COMMISSION Public Hearing Sign In Sheet

Item 6d: RZ-2026-0977 Sistare:

Application by Tony & Lori Sistare to rezone 8.53 acres at 1001 Lakefront Drive (TM 0089-00-099.04) from RN Rural Neighborhood to AR Agricultural Residential district, to allow a new parcel with a mobile home location.

Council Chambers
101 N. Main Street, Lancaster South Carolina
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PLEASE PRINT

1.	Lori Sistare
2.	Tony Sistare
3.	Skip PAWT
4.	Jodi Horeycutt

SIGN IN ONLY IF YOU WISH TO SPEAK



U/R
6/16/26

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 7a: RZ-2026-0982 Garcia:

Application by Maria T. Cruz Garcia to rezone a parcel of 4.8 acres on Rowland Avenue in Heath Springs (TM 0143-00-037.01) from IND Industrial to R-15 Moderate Density Residential, to allow residential use.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, June 16 2026

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PLEASE PRINT

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ATTACHMENT:

Email Comment by Jim Coates for Item 6b & 6c

From: [Jim Coates](#)
To: [Mara Mata](#)
Cc: [Jim Coates](#); [RxJim](#)
Subject: RZ/CP 2026-1016
Date: Tuesday, June 16, 2026 4:26:58 PM

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.

—IT Helpdesk, support@lancastercountysc.gov

Statement Opposing the Proposed Charter School Rezoning

Members of the City Council,

My name is **Jim Coates**, and I am a resident of the **Farrington neighborhood**, located directly across from the charter school currently under construction and scheduled to open in Fall 2026.

I respectfully ask that you deny, or at a minimum postpone, approval of the proposed rezoning request for an additional charter school planned for 2027.

My concern is not opposition to education or school choice. Rather, it is that approving a second charter school at this location is premature and may create significant traffic and safety issues before we understand the impact of the charter school that has already been approved and is being built only a few hundred feet away.

As a resident who lives directly across from the school site, I will experience the daily effects of increased traffic, congestion, noise, and safety concerns. The existing charter school has not yet opened, and no one currently knows what the actual traffic conditions will be once hundreds of students, parents, faculty, staff, buses, and service vehicles begin using the road each day.

The proposed second charter school would be located essentially adjacent to the first one, with only a single house separating the two properties. Yet the main road serving this area currently has only **one lane in each direction**. School traffic is concentrated during morning drop-off and afternoon pick-up periods, creating significant spikes in traffic volume.

Before approving another school, the city should first evaluate:

1. The actual traffic impact of the charter school opening in Fall 2026.
2. Whether the existing road infrastructure can safely accommodate additional vehicles.
3. The effect on nearby residents and neighborhoods, including Farrington.
4. The impact on emergency vehicle access and public safety.
5. Whether costly road improvements will be required and who will be responsible for funding them.

Approving a second charter school before the first one has even opened means making a major zoning decision without the benefit of real-world traffic and operational data.

Once a rezoning is approved, it is difficult to reverse course if significant problems arise.

There is also no demonstrated need to rush this decision. A new charter school is already being constructed and will soon provide additional educational capacity to the community. The prudent approach would be to allow that school to open, monitor its impact for at least a full school year, and then determine whether the surrounding road network can safely support another school immediately next door.

The question before the council is not whether charter schools are beneficial. The question is whether it is responsible to approve a second charter school immediately adjacent to one that has not yet opened, without knowing the consequences for traffic, safety, and the surrounding community. I believe the answer is no.

As a Farrington resident who lives directly across from the charter school site, I respectfully ask the council to deny or defer this rezoning request until the impacts of the first charter school can be properly evaluated and objective traffic data can be collected and reviewed.

Thank you for your time and consideration.

Jim Coates

1715 Buckland Ct

Indian Land, SC 29707

Farrington Resident

ATTACHMENT:

Documents and Letters Provided by Applicants for
Item 6b & 6c

COMMUNITY SUPPORT PETITION

We, the undersigned residents, support the rezoning of 11632 Harrisburg Road from Light Industrial to Institutional to allow a STEM-focused Charter School. This change eliminates potential industrial use and supports a more compatible, community-focused development.

Name (Print)	Signature	Address
Jessica Perez	Authorized by phone	1845 Capington Dr.
Cindy Darciano	Cindy	1858 Capington Dr, Indian Land, SC 29175
Ankita	Nandita	1868 Capington Dr,
Denise Harlice	Denise Harlice	3010 Hedrick Ln.
Michelle Smith	MSmith	2085 Grantham Pl Dr Fort Mill SC
Abby Zehn	Abby	7037 Broughton Ln Indian Land
Anika SANDERS	Anika	172 PNEAD ROAD FORT MILL
Victor Jia	Victor Jia	1038 Sugar Creek Rd. Fort Mill,
Krishna Priya	B. Priya	1050 Sugar Creek Rd
CHRIS ENGLISH	Chris English	1032 SUGAR CREEK RD
John Angelo	John	1222 Sugar Creek Rd
NIKHILESH CHEPYALA	Nikhilesh	3471 CALICO BRANCH RD INDIANLAND SC 29707
Patty Bell	Patty Bell	1851 Capington Dr, Indian Land, SC 29707
Tess Tomich	Tess	1857 Capington Dr " "
Jacob Lawrence	Jacob	1069 Sugar Creek Rd
Nick Laczewski	Nick	1121 Sugar Creek Rd " "

Timestamp	Do you support the rezoning of T1632 Harrisburg	Your Full Name	Home Address Your address helps us show local officials that rezoning affects you	What grade level(s) will your child or children be attending	Would you be willing to publicly attend a rezoning hearing
5/3/2026 21:39:22	Yes, I support the rezoning	Anu Miski	4300 Haddington Dr Indian Land, SC 29707	Kindergarten	Yes, I am willing to write a short letter of support (
5/2/2026 11:34:07	Yes, I support the rezoning	Anil Kumar Chempojwala	2219 Indigo Branch Rd, Indian Land, SC 29707	Kindergarten	Yes to both
5/2/2026 13:11:16	Yes, I support the rezoning	Anshul Chohan	1068 Kinship Dr, Lancaster, SC 29720	4th Grade	Yes to both
5/3/2026 12:59:17	Yes, I support the rezoning	Anshuman Khandelwal	1568 loggerhead drive Lancaster	4th Grade	Yes, I am willing to write a short letter of support (
5/1/2026 19:16:37	Yes, I support the rezoning	Balaji Elthirajulu	6235 Artigas dr Indian land SC	4th Grade	Yes, I am willing to attend the hearing
5/2/2026 7:48:58	Yes, I support the rezoning	Chirodeep Mukherjee	2196 Idol Rock Dr, Indian Land, SC	2nd Grade	Not at this time
5/1/2026 19:25:58	Yes, I support the rezoning	Christina Pires	1074 Sugar Creek Rd, Indian Land, SC 29707	Kindergarten	Yes to both
5/6/2026 16:58:02	Yes, I support the rezoning	Christy Maloney	10474 Tintinhull Dr Fort Mill, SC 29707	6th Grade	Yes to both
5/6/2026 17:25:29	Yes, I support the rezoning	Das Opoku-Ware	1240 Sugar Creek Road, Indian Land, SC 29707	Kindergarten, 2nd Grade	Yes, I am willing to attend the hearing
5/2/2026 11:10:12	Yes, I support the rezoning	Cristina Bubunz	3018 Carriage Oak Way, Indian Land, SC 29707	1st Grade, 5th Grade	Yes to both
5/2/2026 17:09:33	Yes, I support the rezoning	Elizabeth Escobar	5611 Regal Way, Indian Land, SC 29707	Kindergarten	Yes, I am willing to attend the hearing
5/1/2026 23:11:05	Yes, I support the rezoning	Francesca Pana	9630 Fire belled Ct	Kindergarten	Yes, I am willing to write a short letter of support (
5/1/2026 19:09:10	Yes, I support the rezoning	Gulnur Armanbaeva	3527 Buster Ln, Apt 202	Kindergarten, 5th Grade, 8th Grade	Yes to both
5/6/2026 16:47:14	Yes, I support the rezoning	Hameetha Yalamanchilli	584 Vine St, Indian land	Kindergarten, 5th Grade	Not at this time
5/1/2026 19:10:29	Yes, I support the rezoning	Heather Yurtkiran	29715	Kindergarten	
5/4/2026 10:20:01	Yes, I support the rezoning	Jasmeen Kaur	6229 Artigas Dr, Indian Land	Kindergarten	Not at this time
5/3/2026 12:59:43	Yes, I support the rezoning	Jayashree Raju	4630 Cava Ct, Fort Mill, SC 29707	4th Grade, 5th Grade, 6th Grade, 7th Grade, 8th Grade	Not at this time
5/6/2026 17:58:49	Yes, I support the rezoning	Jeffrey Holguin	5225 Scotts Creek Rd Indian land sc 29707	Kindergarten	
5/1/2026 19:49:49	Yes, I support the rezoning	Katherine Odukalets	9013 Pembroke Ct., Indian Land, SC	3rd Grade, 5th Grade	Not at this time
5/2/2026 6:55:07	Yes, I support the rezoning	Krishna nair	3713 waverock ct, IndianLand, SC 29707	3rd Grade	Not at this time
5/1/2026 19:50:46	Yes, I support the rezoning	Kristen Conway	331 Millsaps Way Indian Land SC 29707	3rd Grade	Not at this time
5/1/2026 20:21:50	Yes, I support the rezoning	Kaehila Pahzhuu	4344 Tournette dr, Indian Land SC 29707	1st Grade, 5th Grade, 8th Grade	Yes, I am willing to write a short letter of support (
5/1/2026 19:16:21	Yes, I support the rezoning	Leah Constantine	2070 cutter point Dr	Kindergarten	Not at this time
5/1/2026 19:07:16	Yes, I support the rezoning	Linda Okinda Njagoli	1164 Castle Rd, Fort Mill, SC 29707	3rd Grade, 5th Grade	Yes, I am willing to attend the hearing
5/6/2026 16:00:05	Yes, I support the rezoning	Lindsay Brotherton	4695 Selhurst Drive Indian Land, SC	community support (no children to attend)	Not at this time
5/5/2026 9:22:32	Yes, I support the rezoning	Linsley Naaley	3051 Hawick Lane Indian Land SC 29707	3rd Grade, 5th Grade, 8th Grade	Not at this time
5/2/2026 17:37:38	Yes, I support the rezoning	Madukuri Sreenivas	1623 Pendula lane Indian land 29707	Kindergarten	Yes, I am willing to attend the hearing
5/1/2026 22:03:28	Yes, I support the rezoning	Megan Walker	10841 Pettus Road Fort Mill, SC 29707	1st Grade	Not at this time
5/4/2026 10:43:08	Yes, I support the rezoning	Mounisha Ravi	3338 Tabor Ln, Indian Land, SC, 29707	Kindergarten, 3rd Grade	Yes, I am willing to write a short letter of support (
5/2/2026 6:13:40	Yes, I support the rezoning	Nathalie Ferreira	4503 family trail dr Indian land sc 29707	5th Grade	Yes, I am willing to write a short letter of support (
5/1/2026 20:27:24	Yes, I support the rezoning	Nsalima	1223 mooney lane	2nd Grade	Yes, I am willing to write a short letter of support (
5/2/2026 10:03:11	Yes, I support the rezoning	nirav patel	4123 hickory view drive indian land south carolina	2nd Grade	
5/6/2026 16:56:51	Yes, I support the rezoning	Nithyanandam Vanniya Perumal	3471 Friendship St, Indian land, SC, 29707	Kindergarten, 6th Grade	Not at this time
5/6/2026 17:35:45	Yes, I support the rezoning	Petya Petkova	3049 Allendale Drive Indian Land SC 29707	5th Grade	Not at this time
5/6/2026 14:03:17	Yes, I support the rezoning	Praveen Kota	6817 hunts mesa dr, indian land, sc 29707	Kindergarten, 1st Grade	Yes, I am willing to attend the hearing
5/1/2026 19:26:58	Yes, I support the rezoning	Prnya Mathok	5464 Haystack Avenue, Indian Land	8th Grade	Not at this time

Timestamp	Do you support the rezoning of 11632 Harrisburg	Your Full Name	Home Address Your address helps us show local officials that we	What grade level(s) will your child or children be attending	Would you be willing to publicly attend a rezoning hearing
5/18/2026 10:54:17	Yes, I support the rezoning	Neena Aellas	8016 Tricia pointe Pl, Indian land, SC	1st Grade, 7th Grade	
5/18/2026 11:09:32	Yes, I support the rezoning	Mohit Panwar	4587 Plicata Dr Indian Land SC 29707	4th Grade	Yes, I am willing to write a short letter of support (
5/19/2026 4:25:30	Yes, I support the rezoning	Fatima Ikram	3309 Juneberry Place, Indian Land, SC 29707	7th Grade	Not at this time
5/19/2026 8:35:35	Yes, I support the rezoning	Ramesh Baildam	6122 Alsace lane, Indian land	1st Grade, 4th Grade	Not at this time
5/19/2026 12:33:34	Yes, I support the rezoning	richelle gonzalez	6825 Wilson Creek dr	Kindergarten	Yes, I am willing to attend the hearing
5/19/2026 15:40:19	Yes, I support the rezoning	Sankar Gomathi	7634 Fenn way Indian land	4th Grade	
5/19/2026 22:11:41	Yes, I support the rezoning	Sneha Patel	4533 Plicata Dr, Indian Land, S.c 29707	1st Grade, 4th Grade	Not at this time
5/21/2026 8:05:49	Yes, I support the rezoning	Dakota Lee Hyrd	1215 Bhaltair Ln, Fort Mill, SC 29708	Kindergarten	Yes, I am willing to write a short letter of support (
5/21/2026 19:15:28	Yes, I support the rezoning	Jayashree Raju	4630 Cava Ct, Fort Mill, SC 29707	5th Grade, 6th Grade, 7th Grade, 8th Grade	Not at this time
5/21/2026 19:29:11	Yes, I support the rezoning	Robson Barbosa	8032 Bryson Rd	Kindergarten	Not at this time
5/21/2026 19:53:13	Yes, I support the rezoning	Ashley Dwyer	9608 Fire Bellied Court, Lancaster, SC 29720	3rd Grade, 5th Grade	Not at this time
5/22/2026 1:00:24	Yes, I support the rezoning	Kasey Houck	2213 Reid pointe avenue	3rd Grade	Yes, I am willing to write a short letter of support (
5/22/2026 20:57:05	Yes, I support the rezoning	Parastou Sefidi Diznab	1143 Jasmine Dr. Indian Land, SC 29707	5th Grade	Yes to both
5/25/2026 15:18:08	Yes, I support the rezoning	Mallory Hudson	4012 Bainbridge Pl Indian Land SC 29707	Kindergarten	Yes, I am willing to write a short letter of support (
5/26/2026 21:41:14	Yes, I support the rezoning	Elana Berdan	3014 Bridgewater st.,Lancaster, SC,29720	3rd Grade	Yes, I am willing to write a short letter of support (
5/27/2026 20:22:54	Yes, I support the rezoning	Dhanmanj Das	9149 Vecchio drive	2nd Grade, 5th Grade	Yes, I am willing to write a short letter of support (
5/28/2026 14:00:49	Yes, I support the rezoning	Elizabeth Cornett	9118 Blue Ridge Drive Indian Land, SC 29707	Kindergarten	Not at this time
5/28/2026 14:11:23	Yes, I support the rezoning	Pranod Hegde	8622 Miles Gap Rd, Indian land SC 29707	Kindergarten	
5/31/2026 10:42:57	Yes, I support the rezoning	Rajasekhar Gielikam	7078 Bareland rd, Indian Land, SC 29707	Kindergarten, 3rd Grade	Yes, I am willing to write a short letter of support (
6/2/2026 15:27:33	Yes, I support the rezoning	Manimozhi Murugavel	1208 Sugar Creek Road	5th Grade	Not at this time
6/8/2026 10:20:26	Yes, I support the rezoning	Pradeep Pandilmarry	7089 Bareland rd, Indian land, sc 29707	2nd Grade	Yes, I am willing to write a short letter of support (
6/8/2026 17:37:18	Yes, I support the rezoning	Holly Heffernan	16028 Reynolds drive	7th Grade, 8th Grade	Yes, I am willing to write a short letter of support (
6/8/2026 21:12:08	Yes, I support the rezoning	Ashley Benz	4020 Sherri Ln Fort Mill SC 29715	2nd Grade	Yes to both

Ashley Benz

4020 Sherri Ln Fort Mill SC 29715

June 10, 2026

Lancaster County Planning Commission
Lancaster County Council
c/o Lancaster County Planning Department
P.O. Box 1809, 101 N. Main Street
Lancaster, SC 29721

Re: Letter of Support - Zoning Map Amendment & Comprehensive Plan Amendment
11632 Harrisburg Road, Fort Mill, SC 29707 | Tax Parcel 0002-00-028.00
Light Industrial (LI) to Institutional (INS) - Bridge Point Charter School

Dear Members of the Planning Commission and County Council:

I am writing as a parent and resident of the Indian Land community to express my full support for the proposed rezoning of 11632 Harrisburg Road from Light Industrial to Institutional, and for the establishment of Bridge Point Charter School at this location.

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Respectfully,



Signature

Parent and Resident, Indian Land / Fort Mill, SC

Ami Miski

4300 Haddington Dr Indian Land, SC 29707

May 9, 2026

Lancaster County Planning Commission

Lancaster County Council

c/o Lancaster County Planning Department

P.O. Box 1809, 101 N. Main Street

Lancaster, SC 29721

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Respectfully,

Signed by:

SPACESIGNATURE

Signature

Parent and Resident, Indian Land / Fort Mill, SC

Anil Kumar Chennojwala

2219 Indigo Branch Rd, Indian Land, SC 29707

May 9, 2026

Lancaster County Planning Commission
Lancaster County Council
c/o Lancaster County Planning Department
P.O. Box 1809, 101 N. Main Street
Lancaster, SC 29721

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11632 Harrisburg Road, Fort Mill, SC 29707 | Tax Parcel 0002-00-028.00

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Dear Members of the Planning Commission and County Council:

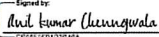
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Respectfully,

Signed by

C04161F01235461

Signature

Parent and Resident, Indian Land / Fort Mill, SC

Cassandra Patterson

645 Penny Royal Ave, Fort Mill, SC 29715



May 9, 2026

Lancaster County Planning Commission

Lancaster County Council

c/o Lancaster County Planning Department

P.O. Box 1809, 101 N. Main Street

Lancaster, SC 29721

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Respectfully,

Signed by:
A blue ink signature of Cassandra Patterson.

Signature

Parent and Resident, Indian Land / Fort Mill, SC

Cristina Buburuz

3018 Carriage Oak Way, Indian Land, SC 29707

May 9, 2026

Lancaster County Planning Commission

Lancaster County Council

c/o Lancaster County Planning Department

P.O. Box 1809, 101 N. Main Street

Lancaster, SC 29721

Re: Letter of Support - Zoning Map Amendment & Comprehensive Plan Amendment

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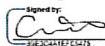
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Respectfully,



Signature

Parent and Resident, Indian Land / Fort Mill, SC

Christina Pires

1074 Sugar Creek Rd, Indian Land, SC 29707

May 9, 2026

Lancaster County Planning Commission

Lancaster County Council

c/o Lancaster County Planning Department

P.O. Box 1809, 101 N. Main Street

Lancaster, SC 29721

Re: Letter of Support - Zoning Map Amendment & Comprehensive Plan Amendment

11632 Harrisburg Road, Fort Mill, SC 29707 | Tax Parcel 0002-00-028.00

Light Industrial (LI) to Institutional (INS) - Bridge Point Charter School

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Respectfully,

A handwritten signature in blue ink, appearing to read 'C. Pires', is written over a horizontal line.

Signature

Parent and Resident, Indian Land / Fort Mill, SC

Elizabeth Hag

78106 Rillstone Dr Lancaster SC 29720

May 9, 2026

Lancaster County Planning Commission
Lancaster County Council
c/o Lancaster County Planning Department
P.O. Box 1809, 101 N. Main Street
Lancaster, SC 29721

Re: Letter of Support - Zoning Map Amendment & Comprehensive Plan Amendment
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Respectfully,



Signature

Parent and Resident, Indian Land / Fort Mill, SC

Holly Heffernan

16028 Reynolds Dr, Indian Land, SC 29707

June 10, 2026

Lancaster County Planning Commission
Lancaster County Council
c/o Lancaster County Planning Department
P.O. Box 1809, 101 N. Main Street
Lancaster, SC 29721

Re: Letter of Support - Zoning Map Amendment & Comprehensive Plan Amendment

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Respectfully,



Signature

Parent and Resident, Indian Land / Fort Mill, SC

Mohit Panwar

4587 Plicata Dr Indian Land SC 29707



May 18, 2026

Lancaster County Planning Commission
Lancaster County Council
c/o Lancaster County Planning Department
P.O. Box 1809, 101 N. Main Street
Lancaster, SC 29721

Re: Letter of Support - Zoning Map Amendment & Comprehensive Plan Amendment

11632 Harrisburg Road, Fort Mill, SC 29707 | Tax Parcel 0002-00-028.00

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Respectfully,


Signed by: 20260518150044

Signature

Parent and Resident, Indian Land / Fort Mill, SC

Neelima

1223 Mooney Lane, Indian Land, SC 29707

[REDACTED]

May 9, 2026

Lancaster County Planning Commission
Lancaster County Council
c/o Lancaster County Planning Department
P.O. Box 1809, 101 N. Main Street
Lancaster, SC 29721

Re: Letter of Support - Zoning Map Amendment & Comprehensive Plan Amendment

11632 Harrisburg Road, Fort Mill, SC 29707 | Tax Parcel 0002-00-028.00

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Respectfully,

 Signed by: [Signature]

Signature

Parent and Resident, Indian Land / Fort Mill, SC

Shubhankar Palit

7144 Sumters Camp Trl, Indian Land, SC 29707



May 9, 2026

Lancaster County Planning Commission

Lancaster County Council

c/o Lancaster County Planning Department

P.O. Box 1809, 101 N. Main Street

Lancaster, SC 29721

Re: Letter of Support - Zoning Map Amendment & Comprehensive Plan Amendment

11632 Harrisburg Road, Fort Mill, SC 29707 | Tax Parcel 0002-00-028.00

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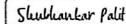
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Respectfully,

Digitally signed by


Signature

Parent and Resident, Indian Land / Fort Mill, SC

Dakota Lee Byrd

1215 Bhaltair Ln, Fort Mill, SC 29708



May 21, 2026

Lancaster County Planning Commission

Lancaster County Council

c/o Lancaster County Planning Department

P.O. Box 1809, 101 N. Main Street

Lancaster, SC 29721

Re: Letter of Support - Zoning Map Amendment & Comprehensive Plan Amendment

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Respectfully,



Signature

Parent and Resident, Indian Land / Fort Mill, SC

Kasey Houck

2213 Reid pointe Ave, Fort Mill, SC 29707



May 31, 2026

Lancaster County Planning Commission

Lancaster County Council

c/o Lancaster County Planning Department

P.O. Box 1809, 101 N. Main Street

Lancaster, SC 29721

Re: Letter of Support - Zoning Map Amendment & Comprehensive Plan Amendment

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Respectfully,


Kasey Houck

Signature

Parent and Resident, Indian Land / Fort Mill, SC

Rajasekhar Chelikam

7078 Bareland rd, Indian Land, SC 29707

[REDACTED]

May 31, 2026

Lancaster County Planning Commission

Lancaster County Council

c/o Lancaster County Planning Department

P.O. Box 1809, 101 N. Main Street

Lancaster, SC 29721

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Signature

Parent and Resident, Indian Land / Fort Mill, SC

ATTACHMENT:

Disclosure & Recusal Statement by Michelle Richards
for Item 6d



Disclosure & Recusal Statement

Meeting Date: June 16, 2026

Agenda Item No.: 6d

Case No.: RZ-2026-0977

Case Title: Sistare

Commission Member Information

Name: Michelle Richards

District/Seat: 5

Disclosure

Pursuant to applicable South Carolina law, Lancaster County Unified Development Ordinance procedures, and the requirement for impartial decision-making in quasi-judicial matters, I hereby disclose a conflict affecting my ability to participate in this agenda item.

Basis for Recusal (check all that apply)

- ☒ Personal bias or prejudice regarding the matter
- ☐ Prior statement or expressed opinion indicating prejudgment
- ☐ Ex parte communication concerning this case
- ☐ Personal knowledge of disputed facts outside the record
- ☒ Relationship with applicant, property owner, or interested party
- ☐ Financial or economic interest (direct or indirect)
- ☐ Other: _____

Recusal Statement

I hereby recuse myself from the above-referenced agenda item and will:

- Not participate in discussion, deliberation, or voting
- Not attempt to influence the decision of the Planning Commission
- Absent myself from the dais during consideration of this item, if directed by the Chair

Certification

This recusal is made to ensure compliance with due process requirements, South Carolina FOIA, and applicable ethics and conflict of interest standards.

Signature: Michelle Richards

Date: 6/16/26

ATTACHMENT:

Amended Staff Report for Item 8a

PROPOSAL:	Request to name private driveway Compound Way
PROPERTY LOCATION:	off South Potter Road between TM 0079H-0A-006.02 & and 0079H-0A-006.00
APPLICANT:	Erick Heins
COUNCIL DISTRICT:	District 3, Billy Mosteller
STATUTORY NOTICES:	Posted sign (not required) Meeting notice (not required) published 5/30/2026 in The Lancaster News Mailed Notices (not required) Published and posted agenda in lobby 6/09/2026

OVERVIEW:

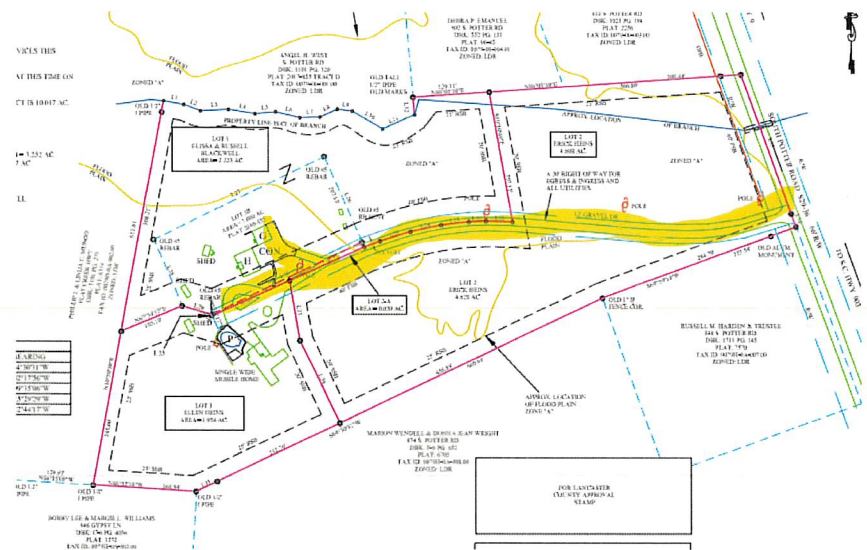
Project Summary & Proposal

Eric Heins owns TM 0079H-0A-006.02 off South Potter Road. Pursuant to Sec. 6.11.4.G of the Unified Development Ordinance, because it is the third parcel to access from the private drive, building permits for the lot cannot be issued until the shared driveway is named.

Staff has reviewed the requested name against County records and has noted the first choice, **Compound Way**, is sufficiently different from existing names to avoid confusion.



Aerial view of location



ANALYSIS & FINDINGS:

6.11.4 PROCEDURE FOR NAMING A NEW ROAD

- A. Any person, firm, corporation, developer or right-of-way owner shall submit an application obtained from the Planning Department when requesting to name a new road. Such request shall include any descriptive/locational information required by the Planning Department; designate a spokesperson by name, address, and telephone number; provide first and second road name choices; and be accompanied by a petition, signed by 75 percent of the property owners with parcels having frontage on the affected road. ✓
- B. If the request is consistent with standards included the section entitled "Road Name Standards," above, the Planning Department shall approve said request giving written notice of that action within 60 days of the date of such request. **Per state code, Planning Commission must approve road names. Other than review standards, Sec. B, C, D are void.**
- C. If the request is denied by the Planning Department, written notice including reasons for that action shall be provided within 60 days of the date of such request.
- D. Decisions of the Planning Department, whether affirmative or negative, shall be final subject to written appeal to Lancaster County Planning Commission filed with the clerk to the commission within 15 calendar days of the notice date of the Planning Department's decision. Such appeal shall set out the specific grounds upon which the Planning Department's decision is questioned. The fifteen-day appeal period shall commence on the date of the Planning Department's written notice of decision, which shall be sent to the person signing the affected road name request.
- E. A person laying out a street is guilty of a misdemeanor if he shows an unapproved street name on a plat, street marker or deed. If convicted, the court decides the punishment.
- F. Naming a previously unnamed road or driveway does not change the maintenance responsibility; if it was privately maintained prior to its naming, it will remain privately maintained.
- G. Any road or driveway, whether publicly or privately maintained, that serves as the sole access for three (3) or more permanent residential or business structures must be named. (Ord. No. 2017-1485, 1.8.18)

STAFF RECOMMENDATION:

Staff recommends Approval of the request.

ATTACHMENTS:

1. New Road Name Application
2. Deeds
3. Plat 2025/475

STAFF CONTACT:

Jennifer Bryan, Planning Technician
jbryan@lancastercountysc.gov | 803-416-9433

Sandra Burton, 911 Addressing
sburton@lanc911.com | 803-416-9325

ATTACHMENT:

**Workshop Email – Relevant Case Materials for
6-16-2026 Regular Meeting**

From: [Mara Mata](#)
Cc: [Jennifer Bryan](#); [Matthew Blaszyk](#); [Corey D. Barnes](#); [Shannon Catoe](#); [Dr. Kirsten Willis](#)
Bcc: [REDACTED]
Subject: Lancaster County Planning Commission - Relevant Case Materials
Date: Thursday, June 4, 2026 2:00:00 PM
Attachments: [Guide to Land Use 143-144.pdf](#)
[TA UDO.pdf](#)
[Text Amendment Application.pdf](#)
[Text Amendments Summary.pdf](#)
[New Road Name-Change Application \(PDF\).pdf](#)
[Ch 6.11.2 - 6.11.4 New Road Names regulations.pdf](#)
[6.11.3 Road Name Standards Amended 11-2024.pdf](#)

Good afternoon,

Please find attached helpful documents for Text Amendments and New Road Names, as well as their applications. I have created a summary of the Text Amendment documents, also attached.

Please let me know if you have any questions, thank you!

general purpose of promoting and protecting the public health, safety, and general welfare. Amendments to a planned development district may be authorized by ordinance of the governing authority after recommendation from the planning commission. These amendments constitute zoning ordinance amendments and must follow prescribed procedures for the amendments. The adopted plan may include a method for minor modifications to the site plan or development provisions.

HISTORY: 1994 Act No. 355, Section 1.

SECTION 6-29-750. Special development district parking facility plan; dedication.

In accordance with a special development district parking facility plan and program, which includes guidelines for preferred parking locations and indicates prohibited parking areas, the planning commission may recommend and the local governing body may adopt regulations which permit the reduction or waiver of parking requirements within the district in return for cash contributions or dedications of land earmarked for provision of public parking or public transit which may not be used for any other purpose. The cash contributions or the value of the land may not exceed the approximate cost to build the required spaces or provide the public transit that would have incurred had not the reduction or waiver been granted.

HISTORY: 1994 Act No. 355, Section 1.

SECTION 6-29-760. Procedure for enactment or amendment of zoning regulation or map; notice and rights of landowners; time limit on challenges.

(A) Before enacting or amending any zoning regulations or maps, the governing authority or the planning commission, if authorized by the governing authority, shall hold a public hearing on it, which must be advertised and conducted according to lawfully prescribed procedures. If no established procedures exist, then at least fifteen days' notice of the time and place of the public hearing must be given in a newspaper of general circulation in the municipality or county. In cases involving rezoning, conspicuous notice shall be posted on or adjacent to the property affected, with at least one such notice being visible from each public thoroughfare that abuts the property. If the local government maintains a list of groups that have expressed an interest in being informed of zoning proceedings, notice of such meetings must be mailed to these groups. No change in or departure from the text or maps as recommended by the local planning commission may be made pursuant to the hearing unless the change or departure be first submitted to the planning commission for review and recommendation. The planning commission shall have a time prescribed in the ordinance which may not be more than thirty days within which to submit its report and recommendation on the change to the governing authority. If the planning commission fails to submit a report within the prescribed time period, it is deemed to have approved the change or departure. When the required public hearing is held by the planning commission, no public hearing by the governing authority is required before amending the zoning ordinance text or maps.

(B) If a landowner whose land is the subject of a proposed amendment will be allowed to present oral or written comments to the planning commission, at least ten days' notice and an opportunity to comment in the same manner must be given to other interested members of the public, including owners of adjoining property.

(C) An owner of adjoining land or his representative has standing to bring an action contesting the ordinance or amendment; however, this subsection does not create any new

substantive right in any party.

(D) No challenge to the adequacy of notice or challenge to the validity of a regulation or map, or amendment to it, whether enacted before or after the effective date of this section, may be made sixty days after the decision of the governing body if there has been substantial compliance with the notice requirements of this section or with established procedures of the governing authority or the planning commission.

HISTORY: 1994 Act No. 355, Section 1.

SECTION 6-29-770. Governmental entities subject to zoning ordinances; exceptions.

(A) Agencies, departments, and subdivisions of this State that use real property, as owner or tenant, in any county or municipality in this State are subject to the zoning ordinances.

(B) A county or agency, department or subdivision of it that uses any real property, as owner or tenant, within the limits of any municipality in this State is subject to the zoning ordinances of the municipality.

(C) A municipality or agency, department or subdivision of it, that uses any real property, as owner or tenant, within the limits of any county in this State but not within the limits of the municipality is subject to the zoning ordinances of the county.

(D) The provisions of this section do not require a state agency, department, or subdivision to move from facilities occupied on June 18, 1976, regardless of whether or not their location is in violation of municipal or county zoning ordinances.

(E) The provisions of this section do not apply to a home serving nine or fewer mentally or physically handicapped persons provided the home provides care on a twenty-four hour basis and is approved or licensed by a state agency or department or under contract with the agency or department for that purpose. A home is construed to be a natural family or such similar term as may be utilized by any county or municipal zoning ordinance to refer to persons related by blood or marriage. Prior to locating the home for the handicapped persons, the appropriate state agency or department or the private entity operating the home under contract must first give prior notice to the local governing body administering the pertinent zoning laws, advising of the exact site of any proposed home. The notice must also identify the individual representing the agency, department, or private entity for site selection purposes. If the local governing body objects to the selected site, the governing body must notify the site selection representative of the entity seeking to establish the home within fifteen days of receiving notice and must appoint a representative to assist the entity in selection of a comparable alternate site or structure, or both. The site selection representative of the entity seeking to establish the home and the representative of the local governing body shall select a third mutually agreeable person. The three persons have forty-five days to make a final selection of the site by majority vote. This final selection is binding on the entity and the governing body. In the event no selection has been made by the end of the forty-five day period, the entity establishing the home shall select the site without further proceedings. An application for variance or special exception is not required. No person may intervene to prevent the establishment of a community residence without reasonable justification.

(F) Prospective residents of these homes must be screened by the licensing agency to ensure that the placement is appropriate.

(G) The licensing agency shall conduct reviews of these homes no less frequently than every six months for the purpose of promoting the rehabilitative purposes of the homes and their continued compatibility with their neighborhoods.

separately stated in final decisions or orders of the Board, which must be delivered to parties of interest by certified mail.

D. APPEALS

Any appeal from a decision of the Board of Zoning Appeals may be made by an aggrieved party and shall be made to the Circuit Court of Lancaster County in the nature of certiorari. Any such petition shall be filed no later than 30 days after the applicant receives a written copy of the decision of the Board of Zoning Appeals.

9.2.15 TEXT AMENDMENTS AND REZONINGS

The County Council may from time to time amend any part of the text of this ordinance or amend the Zoning Map of the County.

A. APPLICATION PROCEDURES

1. **Process Type:** Legislative.
2. **Applicants:** Map or text amendments may be submitted by any of the following:
 - The County Council.
 - The Planning Commission.
 - The Board of Zoning Appeals.
 - The Planning Department.
 - Any owner of property within the land use jurisdiction of the County.
3. **Pre-Application Procedure:** Before filing a petition of an amendment, an applicant (if an owner requesting a map amendment) shall meet with the Administrator to discuss the proposed amendment or request and to become more familiar with the applicable requirements and approval procedures of the County.
4. **Content of Application:** A petition for an amendment to the County's official land development map or text shall be filed on a form provided by the Administrator. Such a petition shall contain all the information required on the form and must be determined to be complete by the Administrator prior to advancing it through the review process.
5. **Determination of Completeness:** Staff shall review an application for amendment to determine if it is complete. If an application is complete, the Administrator shall schedule the matter for consideration at a meeting of the Planning Commission. The Administrator shall prepare a staff report and recommendation on the matter.

B. REVIEW BY PLANNING COMMISSION

1. **Public Notification (Prior to Planning Commission):** Levels 1 and 2, are required for all amendments to the UDO. Level 3 is required for all amendments to the UDO that involve a specific parcel of land. Such actions include, but are not limited to, map amendments (rezonings), amendments to zoning district boundaries, and the application of new overlay zones.
2. **Neighborhood Meeting:** Optional.
3. **Consideration by Planning Commission:** The Planning Commission shall conduct a public hearing and receive public input on the proposed amendment and shall provide a written recommendation to the County Council regarding whether to approve or deny each proposed amendment within 35 days of its first consideration on the matter. The recommendation shall address consistency with the Comprehensive Plan and other matters deemed appropriate by the Commission. A recommendation for denial of the petition shall not preclude consideration or approval of the proposed amendment by the County Council.

C. CONSIDERATION BY COUNTY COUNCIL

1. **Public Notification (Prior to Planning Commission):** Level 1 and 2 are required for all amendments to the UDO. Level 3 is required for all amendments to the UDO that involve a specific parcel of land. Such actions include, but are not limited to, map amendments (rezonings), amendments to zoning district boundaries, and the application of new overlay zones.
2. **Consideration by the County Council:** Following receipt of a recommendation or appeal of a proposed amendment, the County Council shall conduct a public hearing on the matter. Upon reviewing all of the pertinent information, the County Council may:
 - a. Adopt the proposed amendment.
 - b. Adopt the proposed amendment with modifications.
 - c. Reject the proposed amendment.
 - d. Refer the proposed amendment back to the Planning Commission for further consideration.
 - e. Refuse to take any further action.

D. WAITING PERIOD FOR SUBSEQUENT APPLICATIONS

When an application for an amendment has been denied by the County Council, no application shall be considered on the same zoning amendment request affecting the same property or part thereof within the next 12 months after denial. This 12 month period does not apply to action initiated by either the County Council or Planning Commission. (Ord. No. 2019-1599, 8.26.19)

9.2.16 CONDITIONAL USE

The County Council may from time to time approve Conditional Use permits.

A. APPLICATION PROCEDURES

1. **Process Type:** Legislative.
2. **Applicants:** Conditional Use permits may be submitted by any of the following:
 - Any owner of property within the land use jurisdiction of the County.
3. **Pre-Application Procedure:** Before filing a petition for a Conditional Use, an applicant shall meet with the Administrator to discuss the proposed Conditional Use request and to become more familiar with the applicable requirements and approval procedures of the County.
4. **Content of Application:** A petition for a Conditional Use shall be filed on a form provided by the Administrator. Such a petition shall contain all the information required on the form and must be determined to be complete by the Administrator prior to advancing it through the review process.
5. **Determination of Completeness:** Staff shall review an application for a Conditional Use to determine if it is complete. If an application is complete, the Administrator shall schedule the matter for consideration at a meeting of the Planning Commission. The Administrator shall prepare a staff report and recommendation on the matter.

B. REVIEW BY PLANNING COMMISSION

1. **Public Notification (Prior to Planning Commission):** Levels 1, 2, and 3 are required for Conditional Use applications.
2. **Neighborhood Meeting:** Optional.



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721

Phone: 803.285.6005, planning@lancastercountysc.net

www.mylancastersc.org

TEXT AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant(s)
- Fees associated with Application: \$1,000.00

GENERAL INFORMATION

UDO Section(s) Proposed to be Amended _____

Current Text _____

Proposed Text _____

Description of Need for Proposed Text _____

Additional pages attached for more information

CONTACT INFORMATION

Applicant Name _____

Address _____

City _____ State _____ Zip _____ Phone _____

Email _____

APPLICATION CERTIFICATIONS

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

Applicant

/

/

Date

Property Owner(s)

Date

Attach owner’s notarized written authorization with property information if the applicant is not the owner.

SCHEDULE/PROCESS

1. Submit Application

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.

2. Planning Commission

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval.

UDO 9.2.15

The County Council may adopt any amendments submitted by the following:

- The County Council
- The Planning Commission
- The Board of Zoning Appeals
- The Planning Department
- Any owner of property within the land use jurisdiction of the County

Review Process:

Pre-submittal meeting with Staff to discuss proposed amendments and approval procedures

Staff shall review the application submitted to determine if it is complete

Staff will schedule hearing and prepare staff report and recommendation

Public Notices

Planning Commission public hearing (with a recommendation due within 35 days)

County Council public hearing

If an amendment is denied, no re-application on the same property is allowed for 12 months. This 12-month period does not apply to action initiated by either the County Council or Planning Commission.

Guide to Land Use Planning for South Carolina

Pages 143–144

State Code 6-29-760. Procedure for enactment or amendment of zoning regulation or map; notice and rights of landowners; time limit on challenges.

Outlines the review procedures of an amendment, including the notice types and timeframe.



PLANNING COMMISSION
PO BOX 1809
Lancaster, SC 29721
Phone: (803) 285-6005
Fax: (803) 285-6007

****NEW ROAD NAME/CHANGE APPLICATION****

Please note: A fee of \$250.00 must be submitted with this application before it will be processed. Incomplete applications will be returned. The \$250.00 fee includes the cost of one road sign. New roads requiring more than one sign will require the \$250.00 fee plus \$50.00 for each additional sign.

Please provide the following **applicant** information as completely and accurately as possible.

Date of Application: _____

Name: _____ **Address:** _____

City, State, Zip Code: _____

Telephone (H): _____ **Telephone (W) or (Cell):** _____

Please provide the following **new road name** information as completely and accurately as possible.

Location of new road: _____

Road name as it exists now (if applicable): _____

Proposed new road name (1st choice): _____

Proposed new road name (2nd choice): _____

Will this be a private road? Yes _____ NO _____

If applicable, do you plan on deeding this new road to the county in the future?

Yes _____ NO _____

Please attach the following items to this application:

*A map to approximate scale depicting the location of the new road.

*A petition signed by at least 75% of the property owners with parcels having **frontage** on the affected road.

Signature of Applicant: _____

6.11.2 CONDITIONS OF ACCEPTANCE

No new road shall be platted by the County until such road has been named as herein provided.

- A. A master list of the names, including suffixes of all roads and streets, within Lancaster County shall be maintained by the E-911 Coordinator and kept on file in the Planning Department.
- B. Road names on all plats must be first approved by the Planning Department/E-911 coordinator before the plat may be recorded in the Register of Deeds office.

6.11.3 ROAD NAME STANDARDS

- A. The following shall specify the designation of road names. The road related definitions listed below shall apply to the development of street names, house or building numbers, and other addressing purposes. (Ord. No. 2019-1601, 9.23.19)
 - 1. Any road in excess of 1,000 feet in length shall be designated as:
 - a. Avenue (Ave): Avenues are often broad streets or roads; usually running perpendicular to streets. They serve as connectors between neighborhoods and area centers. As such, they are used both in residential and commercial areas. Avenues may also circulate around squares or neighborhood parks.
 - b. Boulevard (Blvd): A broad, often landscaped, thoroughfare; usually a main artery. A median is usually in the middle. They provide multi-lane access to commercial and mixed-use developments and carry regional traffic throughout the County.
 - c. Circle (Cir): A curving side street; usually a small residential street whose shape is circular.
 - d. Drive (Dr): A long, winding road that has its route shaped by its environment, like a nearby lake or mountain.
 - e. Highway (Hwy): A public way; a main direct road that joins cities or towns together.
 - f. Road (Rd): A thoroughfare that runs in any direction.
 - g. Street (St): A thoroughfare, especially in a city, town, or village, which is wider than an alley or lane and usually includes sidewalks. Usually runs perpendicular to avenues.
 - 2. Any road less than 1,000 feet in length or any road that is cul-de-sac or any road that begins and ends on the same road shall be designated as:
 - a. Alley (Aly): A narrow street; a thoroughfare through the middle of a block giving access to the rear of lots or buildings which are intended to provide indirect, limited access, but not accommodate through traffic. Utilities, either above ground or underground, and services such as garages, service doors, dumpsters, etc. may be located in alleyways to provide service connections to rear elevations.
 - b. Court (Ct): A wide alley with only one opening onto a street; a road or street that ends in a circle or loop usually referred to as a cul-de-sac.
 - c. Lane (Ln): Lanes are small traveled ways intended to provide direct access to the front of a limited number of single-family structures. Lanes are limited in the number of lots served. Generally, they are very short; often less than 400 feet. Items including, but not limited to, traffic carrying

capacity, topography, and connectivity, shall be a consideration when permitting a lane in lieu of a street.

- d. Place (Pl): A small street or court; usually a small residential street or a narrow street in a commercial district.
 - e. Terrace (Ter): A type of shorter, narrower road that follows the top of a slope.
 - f. Trail (Trl): A winding thoroughfare.
 - g. Way (Wy): A small side street off of a road.
- B.** Any previously unnamed road or new road with center line offsets at intersections of less than 100 feet shall be given the same name, except in a subdivision. The roads will be allowed 2 separate road names under the discretion of the approval of the Lancaster County Addressing Coordinator. Excluding roads within an approved subdivision or PDD.
 - C.** Any continuous road shall have the same name over its entire length even though its direction may change.
 - D.** No road name hereafter established, regardless of suffixes or directionals, shall duplicate either phonetically or by spelling, another road name in the unincorporated area of Lancaster County or a neighboring county. This is to ensure emergency personnel are directed to the proper location in the correct jurisdiction.
 - E.** No road name hereafter established shall exceed 15 characters, including spaces and suffix abbreviations. If the subdivision provides their own signage, the character limit does not apply.
 - F.** No special characters, such as hyphens, apostrophes, periods, or decimals, shall be used.
 - G.** Areas of surrounding counties, which share Postal Service zip codes or multi-jurisdictional emergency services agreements with areas of Lancaster County, shall be considered when determining duplicates.
 - H.** The E-911 addressing department will not allow use of words which in its opinion are overused, either in the immediate area or county-wide, as such overuse is likely to cause confusion.
 - I.** Directional names (N, S, E, W or combination thereof) shall not be allowed.
 - J.** Proposed road names, which are intentionally misspelled, obscene, derogatory or other offensive words shall not be permitted.

6.11.4 PROCEDURE FOR NAMING A NEW ROAD

- A.** Any person, firm, corporation, developer or right-of-way owner shall submit an application obtained from the Planning Department when requesting to name a new road. Such request shall include any descriptive/locational information required by the Planning Department; designate a spokesperson by name, address, and telephone number; provide first and second road name choices; and be accompanied by a petition, signed by 75 percent of the property owners with parcels having frontage on the affected road.
- B.** If the request is consistent with standards included the section entitled "Road Name Standards," above, the Planning Department shall approve said request giving written notice of that action within 60 days of the date of such request.
- C.** If the request is denied by the Planning Department, written notice including reasons for that action shall be provided within 60 days of the date of such request.
- D.** Decisions of the Planning Department, whether affirmative or negative, shall be final subject to written appeal to Lancaster County Planning Commission filed with the clerk to the commission within 15 calendar days of the notice date of the Planning Department's decision. Such appeal shall set out the specific grounds upon which the Planning Department's decision is questioned. The fifteen-day appeal period shall commence on the date of the Planning Department's written notice of decision, which shall be sent to the person signing the affected road name request.
- E.** A person laying out a street is guilty of a misdemeanor if he shows an unapproved street name on a plat, street marker or deed. If convicted, the court decides the punishment.
- F.** Naming a previously unnamed road or driveway does not change the maintenance responsibility; if it was privately maintained prior to its naming, it will remain privately maintained.
- G.** Any road or driveway, whether publicly or privately maintained that serves as the sole access for three (3) or more permanent residential or business structures must be named. (Ord. No. 2017-1485, 1.8.18)

6.11.3 ROAD NAME STANDARDS

- A.** The following shall specify the designation of road names. The road related definitions listed below shall apply to the development of street names, house or building numbers, and other addressing purposes. (Ord. No. 2019-1601, 9.23.19)
- 1.** Any road in excess of 1,000 feet in length shall be designated as:
 - a. **Avenue (Ave):** Avenues are often broad streets or roads; usually running perpendicular to streets. They serve as connectors between neighborhoods and area centers. As such, they are used both in residential and commercial areas. Avenues may also circulate around squares or neighborhood parks.
 - b. **Boulevard (Blvd):** A broad, often landscaped, thoroughfare; usually a main artery. A median is usually in the middle. They provide multi-lane access to commercial and mixed-use developments and carry regional traffic throughout the County.
 - c. **Circle (Cir):** A curving side street; usually a small residential street whose shape is circular.
 - d. **Drive (Dr):** A long, winding road that has its route shaped by its environment, like a nearby lake or mountain.
 - e. **Highway (Hwy):** A public way; a main direct road that joins cities or towns together.
 - f. **Road (Rd):** A thoroughfare that runs in any direction.
 - g. **Street (St):** A thoroughfare, especially in a city, town, or village, which is wider than an alley or lane and usually includes sidewalks. Usually runs perpendicular to avenues.
 - h. **Landing (LNDG):** A place for unloading or taking on passengers and cargo [Added 11/12/2024 via Ordinance 2024-1935]
 - 2.** Any road less than 1,000 feet in length or any road that is cul-de-sac or any road that begins and ends on the same road shall be designated as:
 - a. **Alley (Aly):** A narrow street; a thoroughfare through the middle of a block giving access to the rear of lots or buildings which are intended to provide indirect, limited access, but not accommodate through traffic. Utilities, either above ground or underground, and services such as garages, service doors, dumpsters, etc. may be located in alleyways to provide service connections to rear elevations.
 - b. **Court (Ct):** A wide alley with only one opening onto a street; a road or street that ends in a circle or loop usually referred to as a cul-de-sac.
 - c. **Lane (Ln):** Lanes are small, traveled ways intended to provide direct access to the front of a limited number of single-family structures. Lanes are limited in the number of lots served. Generally, they are very short; often less than 400 feet. Items including, but not limited to, traffic carrying capacity, topography, and connectivity, shall be a consideration when permitting a lane in lieu of a street.

- d. Place (Pl): A small street or court; usually a small residential street or a narrow street in a commercial district.
 - e. Terrace (Ter): A type of shorter, narrower road that follows the top of a slope.
 - f. Trail (Trl): A winding thoroughfare.
 - g. Way (Wy): A small side street off of a road.
- B.** Any previously unnamed road or new road with center line offsets at intersections of less than 100 feet shall be given the same name, except in a subdivision. The roads will be allowed 2 separate road names under the discretion of the approval of the Lancaster County Addressing Coordinator. Excluding roads within an approved subdivision or PDD.
 - C.** Any continuous road shall have the same name over its entire length even though its direction may change.
 - D.** No road name hereafter established, regardless of suffixes or directionals, shall duplicate either phonetically or by spelling, another road name in the unincorporated area of Lancaster County or a neighboring county. This is to ensure emergency personnel are directed to the proper location in the correct jurisdiction.
 - E.** No road name hereafter established shall exceed 15 characters, including spaces and suffix abbreviations. If the subdivision provides their own signage, the character limit does not apply.
 - F.** No special characters, such as hyphens, apostrophes, periods, or decimals, shall be used.
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 - J.** Proposed road names, which are intentionally misspelled, obscene, derogatory or other offensive words shall not be permitted.

