



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

RICHARD CRANDALL, DISTRICT 1
VACANT, 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
July 21, 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
Frances Liu, Dist. 7

Vacant, District 2
Judianna Tinklenberg, Dist. 4
Sheila Hinson, Dist. 6

Staff Present:

Shannon Catoe, Interim Planning Director
Matthew Blaszyk, Planner
Mara Mata, Administrative Assistant
Andy Rowe, Lead Code Enforcement Officer
Brian Tucker, County Administrator
Ginny Merck-Dupont, County Attorney

Corey Barnes, Planner
Kirsten Willis, Planner

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.....L. Hinson

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 S. Hinson; 2nd by J. Tinklenberg.

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

4. APPROVE MINUTES

a. June 16, 2026 Regular Minutes

Chairman Richards called for a motion to approve June 16, 2026 Regular Minutes as written.

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

Discussion:

The Commission had no concerns or questions to share.

Called Vote: 6:0. Motion approved unanimously.

5. EXECUTIVE SESSION

Chairman Richards called for a motion to enter executive session for the receipt and review of legal advice subject to the attorney client privilege regarding an appeal of a planning commission decision. She invited Brian Tucker, the County Administrator, to join.

R. Crandall motions to begin Executive Session; 2nd by J. Tinklenberg.

Called Vote: 6:0. Motion approved unanimously.

At approximately 6:08 PM, Planning Commission went into Executive Session.

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

Called Vote: 6:0. Motion approved unanimously.

At approximately 7:04 PM, Planning Commission came out of Executive Session.

Chairman Richards opened the floor to comments from the public and reminded the public that any comments related to the Barberville preliminary plat cannot be considered by the Planning Commission as the circuit court has directed that the Commission reconsider the application solely on the prior record. Any materials submitted today concerning the Barberville application will be returned to the submitter or retained separately for administrative purposes only.

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

1. Yokima Cureton (Lancaster) shared concerns over information provided by Staff to the Planning Commission.
2. Jeanine Clifton (Indian Land) requested that the Planning Commission upholds their decision and cites UDO section 9.13.A3.
3. Jeff Catoe (Public Works Director) introduces what the County Transportation Committee does and shared that the next public meeting is on Thursday, August 27th.

7. NON-HEARING ITEMS

a. **NRN-2026-1179 Janie B Way:**

Application by Darrol Anthony to name a private driveway off New Hope Road (adjacent to TM 0132-00-029.17 & 0132-00-029.05), pursuant to Sec. 6.11.4.G of the Unified Development Ordinance. The proposed name of the private drive is Janie B. Way

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

Staff Recommendations: Approval.

Questions To Staff:

Commissioner Liu and Matthew Blaszyk discussed the road name.

No public hearing is required.

Chairman Richards called for a motion on item **NRN-2026-1179 Janie B Way.**

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

Discussion:

The Commission had no questions or concerns to share.

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

The Planning Commission has final approval of new road names.

b. **NRN-2026-1238 July 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: Matthew Blaszyk presented the applications 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 on item **NRN-2026-1238 July Group Submittal.**

Motion to approve R. Crandall; 2nd by F. Liu.

Discussion:

The Commission had no questions or concerns to share.

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

The Planning Commission has final approval of new road names.

c. SD-2026-0834 Melanie Lane/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 parcels totaling 10.14 acres located at the northwest corner of Barberville Road and Fort Mill Highway (TM#s 0006-00-057.00, and 0006-00-058.00, - 058.02 & - 058.03, the latter 3 lots combined by Plat Book 2026 pg 127), in order to create a multi-parcel commercial development with central shared access.

Chairman Richards announced that this item is the reconsideration of the Barberville major subdivision preliminary plat pursuant to an order of the Lancaster County Court of Common Pleas and that no public hearing will be accepted.

Chairman Richards called for a motion to place the May 19th, 2026, hearing record before the Commission for the purposes of this consideration.

Motion by R. Crandall; 2nd by L. Hinson.

Discussion:

Chairman Richards put forth a motion to deny and states that her denial is based on:

- The application page 4: Open space: One, indicate if all or a portion of the site has been designated as open space. It was marked as non-applicable on the application. Two, calculate required common open space acreage. That was also marked as nonapplicable, but according to the UDO highway corridor overlay section 4.3.2.L.1, open space shall be a minimum of 10% of the site, and it must be devoted to usable open space. So therefore, those requirements are required and applicable.
- UDO highway corridor overlay section 4.3.2.F.5.B i-iv: All retail commercial development or use with a gross indoor floor area in excess of 40,000 square ft shall provide a minimum of 500 square ft of improved common open space. Such spaces shall include benches, walkways, canopy trees per shade. Preliminary plat sheet C 7.2 of the application show does show a 49,567 square foot common space area, but most of that tract is either the existing cell phone tower and their accessory buildings that are within a contained fence and the shared BMP which has very steep slopes. There's no calculation showing that it does meet the minimum 500 square ft. It is not designated on there. It does not show any of the required landscaping canopy trees and such that are required per the UDO

- UDO section 9.2.10.B.2 Major preliminary plat. It states that no land disturbing activity shall take place until the preliminary plat has been approved. Both the existing minor subdivision and this major subdivision were logged, stripped, cleared, grubbed before a preliminary plat was approved. The minor subdivision was not officially approved until March the 26th, 2026, which was after parcel One was almost completely developed and built out.
- UDO section 9.2.5.B states that the preliminary plat requires all site features including buildings and parking areas. Preliminary plat sheet C 7.2 does not show any estimated building footprints or parking areas within the undeveloped parcels.
- UDO highway corridor overlay section 4.3.2.L.2a Tree preservation states that all required setbacks and buffer yards shall be used as tree preservation areas. All canopy trees with a diameter breast ratio greater than 24 inches shall be incorporated into the site plan unless there is no suitable alternative. The preliminary plat sheet C 7.2 does not show any tree-saving areas.
- UDO section 9.2.10.A.1 states that a minor subdivision cannot result in any increase in the number of lots or parcels included in a previous in a subdivision that was previously approved. The existing minor subdivision, when it was approved had three parcels. With this integration into the major subdivision, it is now divided into four parcels.

Commissioner Tinklenberg stated that she had the same findings, but would share the ones not covered:

- UDO Chapter 9 Administration, section 9.2.5 application requirements, the UDO authorizes the planning department to adopt and use application submittal requirements and checklist. The UDO incorporates those requirements by reference. The preliminary plat checklist that was given at the time that the applicant submitted this project is an enforceable part of the application process. Number 12 under the “General Project Information,” the location and dimensions of all proposed buildings, including the number of stories and total square footages by use, should have been shown on the plan. It also states to identify the following general information on the site plan drawing either within the notes section or on the plat drawing itself. That was left off the plans.
- Additionally, the applicant knows that this falls under the highway corridor overlay. The intent of the highway corridor overlay is for pedestrian connectivity within the site, but also within the community and the vicinity. It also didn't meet the requirements of Appendix B. Specifically, the corridor section, which includes an 8-foot multi-use path and sidewalk, was not shown on the plans along Highway 160.

Commissioner Crandall shared these findings:

- For the open space requirements, the improved area, which can be met by a variety of things including green space, section two of that also requires that there's canopy trees which are not shown on the plat.
- Section 9.2.10.B.2. Requires all trees that are 24 inches at breast height diameter must be replaced and must be shown on the plat where they're replaced. As mentioned, was not done as there was unauthorized land disturbing activity.
- Sections 4.3.2.L.2.a and 4.3.2.L.2.c. One which is the removal of trees that are 24-inch breast height or over. The plat does state that they would have to be removed because of future easements, which does not meet the criteria of the UDO. There are seven items, one of which is existing utilities, not future easements. The replacement of any trees that are 24 inches or greater must be shown on there and the preservation of them is meant to be incorporated where possible.
- Section 9.2.5.c which states the preliminary plat is intended to provide a detailed two-dimensional drawing that illustrates all the required site features, including buildings, parking areas, street locations, street sections, conceptual size, and location of storm water facilities. Buildings and parking areas are not on the preliminary plat.

Commissioner Tinklenberg also shared:

- The ordinance uses the mandatory term “shall,” these provisions establish minimum development standards rather than design recommendations.

Commissioner Liu shared that most of her points were mentioned, but shared this finding:

- Section 9.2.5.c, buildings and parking areas should be shown on the preliminary plat map and they are not.

Chairman Richards states that this record is now before the Commission and the Commission has concluded their deliberations.

Chairman Richards states that the motion to deny is based upon:

- UDO 4.2.1.L.1, which is in reference to the minimum requirement of usable open space.
- UDO 4.3.2.F.5.b i-iv, common open space shall be a minimum of 500 square feet based on the total gross square footage.
- UDO section 9.2.10.b.2, no land disturbing activity shall take place before the preliminary plat is has is approved.
- UDO sections 9.2.5 B and C, which gives a checklist of the requirements that need to be on the preliminary plat.
- UDO section 4.3.2.L.2a, referencing tree preservation areas, all canopy trees with a diameter breast height greater than 24 inches should be saved if they are in setbacks and buffer yards.
- UDO section 9.2.10.a.1., which references that in a minor subdivision you cannot increase the number of parcels of lots in a previously approved minor subdivision.

- UDO section 9.2.5, general application requirements, specifically item number 12 and the highway corridor overlay notations.
- Section 9.2.10.B.2, unauthorized land disturbing activity which calls back to 4.3.2.L.2 which requires applicants to show how the trees will be put back on the property.
- The highway corridor overlay Appendix B, referring to sidewalks and connectivity.

Motion to deny by M. Richards; 2nd by L. Hinson.

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

Richard Crandall	FOR	Lynette Hinson	FOR
Judianna Tinklenberg	FOR	Sheila Hinson	FOR
Frances Liu	FOR	Michelle Richards	FOR

The Planning Commission has final approval of preliminary plats.

8. PUBLIC HEARING ITEMS FOR RECOMMENDATION TO COUNCIL

a. CU-2025-1674 Sergienko:

Application by Yurko Sergienko on behalf of Vitaliu Livanchuk for a Conditional Use Permit for a 1-acre property at 423 Rocky River Road (TM-0071-00-006.00) to allow a Used Car Sales Lot.

Staff Presentation: Corey Barnes presented the application consistent with the staff report, and introduced Andy Rowe, Lead Code Enforcement Officer.

Staff Recommendations: Approval.

Questions To Staff:

Commissioner Tinklenberg inquired if there were any calls or concerns raised regarding this project.

Comment From Applicant(s):

Yurko Sergienko (Indian Land) shared that the land is zoned for commercial use and was permitted as a minor auto repair shop. He would like to upfit the property for car sales and will comply with County rules and regulations. He shared that the Buford area does not have any dealerships.

Questions from Commissioners:

Commissioner Liu and the applicant discussed the property and nearby uses. The applicant shared some details about the business.

Commissioner Liu and Corey Barnes discussed the legal notices.

Commissioner Tinklenberg and Staff discussed buffer requirements for this use. Andy Rowe shared that there would be a Zoning inspection and the applicant would have to comply with any requirements.

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

1. Jimmy Lloyd (Lancaster) shared that he was there on behalf of his mother, who owns the adjacent parcel. The surrounding parcels are residential, and he shared concerns over the increase in traffic, noise, and lights that this proposed use would bring.

Applicant Rebuttal:

The applicant shared that they would comply with buffer standards and reiterated that the property is commercially zoned.

Chairman Richards closed Public hearing and called for a motion on item **CU-2025-1674 Sergienko**.

Motion to approve by S. Hinson; 2nd by J. Tinklenberg.

Discussion:

Commissioner Liu shared concerns over residential use near this proposed conditional use. Commissioner Tinklenberg shared that this property is zoned for commercial use.

The Commission and Staff discussed the property and neighboring parcels.

Commissioner Crandall shared that UDO section 5.8.5c imposes mandatory screening and type B buffer in accordance with UDO section 7.1.5. He shared the possible conditions the Commission can place with the approval of this conditional use.

The Commission and Staff discussed the review and enforcement of zoning requirements. Commissioner Crandall shared UDO section 7.3.2a regarding lighting and suggested a condition for limited hours of operation.

Commissioner Liu and Andy Rowe discussed sign enforcement.

Commissioner Crandall and the applicant discussed his proposed hours of operation.

Commissioner S. Hinson rescinded her original motion.

The Commission discussed the proposed hours of operation.

Motion to approve with conditions that the applicant comply with the UDO buffer and light requirements and limit hours of operation to 8am to 6pm by R. Crandall; 2nd by F. Liu.

Called Vote: 6:0. **Motion is approved with conditions that the applicant comply with the UDO buffer and light requirements and limit hours of operation to 8am to 6pm unanimously.**

Richard Crandall **FOR**
Judianna Tinklenberg **FOR**
Frances Liu **FOR**

Lynette Hinson **FOR**
Sheila Hinson **FOR**
Michelle Richards **FOR**

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

9. PUBLIC HEARING ITEMS FOR PLANNING COMMISSION DECISION

a. SD-2022-2201 Edgewater Phase 8:

Application by True Homes on behalf of B&C Land Holdings LLC for a preliminary plat for 14.96 acres comprising Edgewater Phase 8, adjacent to Edgewater Parkway and Catawba Ridge Boulevard (p/o TM 0106-00-003.00 & 0106-00-003.02) to develop a single-family residential neighborhood of 44 lots

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

Staff Recommendations: Approval.

Questions To Staff:

Chairman Richards and Matthew Blaszyk discussed the staff report.

Comment from applicant(s):

Joel Madden (Mint Hill) with True Homes shared that he was there to answer any questions.

Questions from Commissioners:

The Commission and the applicant discussed the proposed homes, topography, and roads.

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

1. Glenn Bordelon (Lancaster) shared concerns over drought in Lancaster, run-off containment, pollution from trees being burned on the property, and the road width for fire trucks.

2. Johnny Smith (Lancaster) shared concerns over the rapid expansion, traffic, and lack of amenities for young families.

Applicant Rebuttal:

The applicant shared that the width of the road is compliant with County standards. They also have certified registered engineers in charge of the sediment control, and they follow burn regulations. He also shared that True Homes has completed their portion of the Catawba Ridge expansion.

Chairman Richards closed Public hearing and called for a motion on item **SD-2022-2201 Edgewater Phase 8.**

Motion to approve by L. Hinson; 2nd by R. Crandall.

L. Hinson amends her motion to add the road names to the approval; 2nd by R. Crandall.

Discussion:

Chairman Richards shared concerns over the tree burning and lack of amenity areas for young families.

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

Richard Crandall	FOR	Lynette Hinson	FOR
Judianna Tinklenberg	FOR	Sheila Hinson	FOR
Frances Liu	FOR	Michelle Richards	FOR

The Planning Commission has final approval of preliminary plats.

10. Other

a. Discussion of Comprehensive Plan Update

The Commission has no questions or concerns to share.

b. The Commission and Staff discussed the August agenda and decided to have the scheduled August 6th, 2026 Workshop meeting. The UDO draft and public meetings were also discussed.

c. Commissioner Liu and Staff discussed the Impact Fee Study and the moratorium.

11. ADJOURN

Motion to adjourn by J. Tinklenberg; 2nd by R. Crandall. Motion approved by unanimous consent.

Meeting adjourned at 8:33 p.m.

ATTACHMENT:

Sign-In Sheets

SIGN IN ONLY IF YOU WISH TO SPEAK



MB2
7/21/26

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 6: CITIZEN'S COMMENTS

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

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, July 21, 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

✓	1. Yokima Cureton
✓	2. Jeannine Clifton
✓	3. Jeff Catoe

SIGN IN ONLY IF YOU WISH TO SPEAK



YMB
7/21/26

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 8a: CU-2025-1674 Sergienko:

Application by Yurko Sergienko on behalf of Vitaliu Livanchuk for a Conditional Use Permit for a 1-acre property at 423 Rocky River Road (TM-0071-00-006.00) to allow a Used Car Sales Lot.

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PLEASE PRINT

1.	<i>Jimmy Lloyd</i>
2.	<i>Yurko Sergienko</i>
3.	
4.	

SIGN IN ONLY IF YOU WISH TO SPEAK



MBL
7/21/26

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 9a: SD-2022-2201 Edgewater Phase 8:

Application by True Homes on behalf of B&C Land Holdings LLC for a preliminary plat for 14.96 acres comprising Edgewater Phase 8, adjacent to Edgewater Parkway and Catawba Ridge Boulevard (p/o TM 0106-00-003.00 & 0106-00-003.02) to develop a single-family residential neighborhood of 44 lots.

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PLEASE PRINT

✓ 1.	GLENN BORDELON
✓ 2.	Johnny Smith
3.	
4.	

ATTACHMENT:

Email Comment by Glenn Bordelon for item 9a

Mara Mata

To: Sherrie Simpson; GLENN BORDELON
Cc: Dr. Kirsten Willis
Subject: RE: Citizens Comments

From: GLENN BORDELON
Sent: Monday, July 20, 2026 2:14 PM
To: Sherrie Simpson <ssimpson@lanastercountysc.gov>
Subject: Re: Citizens Comments

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lanastercountysc.gov

I want to speak specifically regarding the approval for the additional 44 homes in Edgewater SD – 2022-2201. My concern is the Lancaster water system approving already for new development while we are under drought conditions and I want to express that to the planning commission. I've already written Mr. Hawthorne a note and I want him to be able to explain to the normal citizen that's having to use water restrictions when new development whether it's commercial or residential is being allowed to be built with no plan in place to alleviate the drought conditions supply at least to the common person like myself I can wait until the particular item on the agenda gets up in order for me to express my concern then but I want to be heard

[Sent from Yahoo Mail for iPhone](#)

On Monday, July 20, 2026, 2:11 PM, Sherrie Simpson <ssimpson@lanastercountysc.gov> wrote:

Mr. Bordelon:

Are you just wanting to sign up for Citizens Comments tonight or do you have a specific comment that you would like acknowledged by staff?

Thank you,

Sherrie Simpson

Sherrie Simpson, Clerk to Council
County Council
Lancaster County Government