



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

CHARLES DEESE, DISTRICT 3, CHAIRMAN

JASON CAVALIER, DISTRICT 1

, DISTRICT 2

JUDIANNA TINKLENBERG, DISTRICT 4

MICHELLE RICHARDS, DISTRICT 5

SHEILA HINSON, DISTRICT 6

ALAN PATTERSON, DISTRICT 7

SECRETARY: AIMEE SHOLAR

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

**December 5, 2025 5:00 P.M.
MINUTES**

Chairman Deese called the meeting to order at 5:00 p.m.

1. Roll Call:

Members Present:

Charles Deese, District 3 (Chairman)

Jason Cavalier, District 1

Judianna Tinklenberg, District 4

Michelle Richards, District 5

Sheila Hinson, District 6

Alan Patterson, District 7

Absent: 0

Others Present:

Allison Hardin, Development Services Dir.

April Williams, Planning Director

Matthew Blaszyk, Planner

Jennifer Bryan, Planning Technician

Admin. Assistant: Aimee Sholar

The following press were notified of the meeting by email in accordance with the Freedom of Information Act: The Lancaster News, Kershaw News Era, The Rock Hill Herald, The Fort Mill Times, Cable News 2, Channel 9, and the local Government Channel.

2. New Business

a. RZ-2024-2459 IENG: Lynwood Drive

Application by Long C. Ieng to rezone approximately .0849 acres located at 1972 Lynwood Drive (TM 0087J-0B-010.00) from GB (General Business) to MDR (Medium Density Residential) District, to use the existing structure as a residence.

Staff Presentation: Matthew Blaszyk, Planner.

Discussion:

Lynwood Dr. was zoned GB, it will be zoned MDR as a proposal. There are MDR lots across from this.

April Williams commented: LDR minimum area is 2/3 an acre.

b. TA-2024-2368 Retreat Center/Adam Thomas

Application by Adam Thomas for a text amendment, creating a new use definition and regulations for “Retreat Center” in the Lancaster County Unified Development Ordinance.

Staff Presentation: April Williams, Planning Director.

Discussion:

AW: Mr. Thomas has tried in the past to put in a retreat center. The code doesn’t recognize this type of development. If you have any questions, we can answer these in the staff notes. He is looking to make small cabins for people to stay in during a wedding or what not.

Judianna Tinklenberg asked: Is this the same guy that tried to do cabins, and he got shot down?

Chairman Deese commented: He has worked on this and he has cut down on the number of cabins considerably.

April Williams commented: He wants the cabins within 10ft of each other.

Alan Patterson asked: Why is he wanting to change it to this zoning? There are no roads. How is he going to do this?

Judianna Tinklenberg commented: Under A (General), I like that they define what a retreat is, but then they mention business uses, like boy scouts.

Chairman Deese commented: AR & RR are allowed but he was talking about mobile homes at one time. He at one time wanted 15 mobile homes per acre and now he’s talking about 10.

Jason Cavalier commented: He is trying to cover every use like sailing, candy bars etc.

Chairman Deese commented: I am not against anyone trying to run a business, but you must do it the right way.

Jason Cavalier commented: It’s like an RV park without the RVs.

Alan Patterson commented: Bride and Groom quarters – isn’t there a wedding venue there in Jason’s district?

c. Kershaw Annexation: 534 W. Richland Street

Application by Ellen Seegars to annex property at 535 W. Richland Street (TM 0156-00-025.00) into the town of Kershaw.

Staff Presentation: April Williams, Planning Director

Discussion:

Standard procedure as previous annexations. Only one submitted this month

d. NRN-2024-2548 Buttercup Lane

An application by Stephen Ebersole to name a shared private drive (Buttercup Lane) at and adjacent to 1079 Windover Drive, pursuant to Sec. 6.11.4G of the Unified Development Ordinance.

Staff Presentation: Jennifer Bryan, Planning Technician

Discussion:

Sandra has reviewed, no objection.

NRN Buttercup Lane-is another case of a family that has subdivided, to receive another building permit they have to name the road. No calls or emails have been received.

e. NRN-2024-2572 December Group Submittal

December Group Submittal to E911 Addressing via Preliminary Plats and Civil Plans, pursuant to Section 9.2.17.A.2 of the Unified Development Ordinance

Staff Presentation: Jennifer Bryan, Planning Technician

Discussion:

Sandra has reviewed, no objections.

Eagles Landing can't go through until they get the road name approval. 3 names to be approved had 4 but 1 was already approved.

3. Other:

- a. Discussion: April January agenda will be intensive. Do Commissioners want to schedule a Workshop? No Workshop was originally scheduled because the regular date fell on January 2nd.
Per Commissioners request, Staff will reserve Council Chambers for January 9th.
- b. Alan Patterson announced he is moving to Laurens County, so he is resigning. His last meeting will be December 17th regular meeting.

4. Adjourn

Meeting was adjourned at **5:31PM**