

Planning Commission Members

District 1: Jason Cavalier, Chair
District 2: Yokima Cureton
District 3: Lynette Hinson
District 4: Judianna Tinklenberg
District 5: Shelly Richards
District 6: Sheila Hinson
District 7: Frances Liu



County Attorney
Ginny L. Merck-Dupont

Secretary to Planning Commission
Vacant

Planning Director
April Williams

August 7, 2025
5:00 PM

PLANNING COMMISSION
County Council Chambers, County Administration
Building, 101 North Main Street, Lancaster, SC 29720

WORKSHOP AGENDA

1. Call to Order Workshop Meeting

2. Old Business

a. TA-2025-1306 MUSC/Lowes

Application by Keith Corp./MUSC Health and MDI Management LLC/Lowes Foods for amendments to Unified Development Ordinance Sec. 10.3 *Definitions* and Sec. 7.4.5 *Signage Standards*. Continued from 7/15/2025 Planning Commission meeting. - **Allison Hardin**

b. SD-2024-1350: Riverside Single Family

Application by Coulston Development on behalf of owners B & C Land Farming LLC for a Preliminary Plat for 251.42 acres at and surrounding 4602 Riverside Road (TM 0028-00-038.00) for a single-family residential development of 133 lots (a/k/a Riverside Single-Family) - **Matthew Blaszyk**

c. SD-2024-1745: Silverton f/k/a Silver Run

Application by Broadstreet Homes Inc and Jerry Griffin Jr for a Preliminary Plat for 25.25 acres located off Silver Run Road (TM 0006-00-034.00) to develop a 44-lot single family residential community a/k/a Silver Run a/k/a Silverton. Deferred from prior Planning Commission agendas. -

d. SD-2023-0677: Edgewater Phase 9

Application by True Homes LLC and B&C Landholdings LLC for a Preliminary Plat for 30.26 acres (p/o TM # 0106-00-003.02 and 0106-00-003.00) for a neighborhood of 155 townhome lots. (Phase 9 of Edgewater development). -

3. New Business

a. RZ-2025-1613: Fenchel

Application by Roxanne Fenchel to rezone a 0.5-acre parcel (TM # 0069M-0E-013.00) located adjacent to 454 Fox Lane from Low Density Residential District (LDR) to Medium Density Residential District (MDR) in order to conjoin with adjacent MDR lot.

b. **DA-2021-0528: Arbor Meadows Development Agreement**

Application by AM Group Landholdings LLC for a Development Agreement for Arbor Meadows development (SD-2021-0528) at TM 0087-00-105.00, a single-family residential development of 92 lots on 47.47 acres.

c. **SD-2025-0771: Howard Properties**

Application by Howard Properties of Waxhaw I and Howard Properties of Waxhaw IV for a Preliminary Plat for approximately 48.7 acres located at Henry Harris Road (TM# 0010-00-010.09 and 0010-00-010.00), to develop a single-family residential neighborhood of 32 homes.

d. **MXU-2023-1492: Stock Lane RMX**

Application by SRAM1 LLC and R Joe Harris Associates for a Mixed-Use Master Plan Preliminary Plat for two parcels totaling approximately 54.28 acres located off Stock Lane (TM#s 0006-00-070.00 & 0006-00-069.00) for a Residential Mixed Use (RMX) neighborhood of 96 Townhomes and 144 Garden Apartments.

e. **Kershaw Annexation:**

Application by Justin & Ashley Lee to annex a property of approximately 1.2 acres located at 439 Kershaw Country Club Road (TM 0156P-0K-002.00) into the Town of Kershaw.

f. **NRN-2025-1616: Stonebrook Drive**

Application by Dianna Broughton for a new road name for a private drive off Palomino Road at TM 0123-00-043.03, pursuant to Sec. 6.11.4.G of the Unified Development Ordinance. The proposed name of the private drive is Stonebrook Drive.

4. Other

a. **Draft Rules of Procedure**

5. Adjournment

Recommendations made at this meeting are tentatively scheduled for consideration by County Council in the following month. County Council agendas are posted online at <https://lanastercosc.portal.civicclerk.com/>.

Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in advance of this meeting. Lancaster County Council agendas are posted at the Lancaster County Administration Building and are available on the Website: <https://www.lancastercountysc.gov/>

Meetings are livestreamed and can be found by using the following link:
<https://www.youtube.com/@LancasterCoSCGov/streams>