

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
Mara Mata

Planning Director
April Williams

**August 19, 2025
6:00 PM**

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

AGENDA

- 1. Call to Order Regular Meeting**
- 2. Election of Officers for 2025-2026 Term**
- 3. Approval of the Agenda**
- 4. Rules of Procedure**
- 5. Approval of Minutes**
 - a. Amended Minutes of 6/17/2025 Regular Meeting
 - b. Minutes of 7/15/2025 Regular Meeting
 - c. Minutes of 8/7/2025 Workshop Meeting

6. Citizens Comments

[Lancaster County welcomes comments and input from citizens. However, because items before the Planning Commission may not move forward to the County Council, citizens are best served speaking during the Public Hearing for each individual item. Please sign up for comments under the Public Hearing Item about which you wish to speak. If you are here to speak on more than one item, please sign up under each item you wish to discuss. The Chair will call your name to speak during the Public Hearing portion of discussion of that item as listed on the agenda.]

7. Public Hearing Items for Recommendations to Council

- 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.
- b. **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.

c. Kershaw Annexation: 439 Kershaw Country Club Rd.

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.

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. DA-2025-1506 Arbor Meadows

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.

8. Public Hearing Items for Planning Commission Decision

a. SD-2024-1350 Riverside Single Family aka Riverside Manor

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)

b. SD-2024-1745 Silverton aka 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.

c. 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).

d. 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.

9. Non-Hearing Items

a. 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.

10. Other

- a. Review of Next Month's Agenda
- b. Administrative Matters

11. 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://lancastercosc.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>**