

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

September 4, 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. Presentation: CIP and Impact Fees Resolution 1307-R2025

a. Resolution 1307-R2025

Directing Planning Commission to conduct studies and recommend a Capital Improvement Plan and Impact Fee - **Dennis Marstall**

3. Old Business

a. DA-2021-0528 ARBOR MEADOWS (aka DA-2025-1506)

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. - **April Williams**

b. SD-2024-1442 SHADOW MOSS

Application by Prestige Development & Site Works LLC and Michael McCarter for a Preliminary Plat for 52.235 acres located off Hilldale Drive (TM-0080-00-033.00) to develop a 98-lot single family residential community - **Matthew Blaszyk**

4. New Business

a. RZ-2024-1281: WHITEHALL PHASE 2

Application by Coulston Development and Pinnacle Homes USA LLC to rezone 60.02 acres off Flat Creek Road (TM 0080-00-061.00) from *Rural Neighborhood* to *Medium Density Residential*, with the intention of developing Whitehall Phase 2 residential subdivision. Concurrent with Comprehensive Plan Amendment application **CP-2024-1281**

b. CP 2024-1281 Whitehall Phase 2

Application by Coulston Development and Pinnacle Homes USA LLC for a Comprehensive Plan/Future Land Use Amendment for 60.02 acres off Flat Creek Road (TM 0080-00-061.00), to change the Future Land Use designation from ***Rural*** to ***Growth Area***. Concurrent with rezoning application RZ-2024-1281.

c. **RZ-2024-1663: MERITAGE HOMES**

Application by Tim Sheehy for Meritage Homes of the Carolinas to rezone approximately 355 acres located between Charlotte Highway and Activity Drive (TM# 0044-00-0006.00) from Rural Residential (RR) to Medium Density Residential (MDR) District, to allow development of a single-family residential development.

d. **RZ-2025-1292: MPV ACTIVITY RD**

Application by Mike Bilodeau/ MPV Properties for 521Lancaster LLC to rezone approximately 48.339 acres located at Charlotte Highway near Lewis McAteer Rd. (TM# 0044-00-004.00 and p/o 0044-00-006.00) from Rural Residential (RR) to General Business (GB) District, to allow development as a commercial property.

e. **RZ-2025-1648 COVEPOINT**

Application by Covepoint Development Group and Carolina Development Services LLC to rezone approximately 498 acres off Riverside Road (TM 0031-00-015.00) from Rural Neighborhood (RN) to Medium Density Residential (MDR), with the intent of developing a single-family residential subdivision. Concurrent with Comprehensive Plan Amendment application **CP-2025-1648**

f. **CP-2025-1648 Covepoint**

Application by Covepoint Development Group and Carolina Development Services LLC for a Comprehensive Plan/Future Land Use amendment for approximately 498 acres off Riverside Road (TM 0031-00-015.00), to change the designation from **Rural** to **Growth Area**, with the intent of developing a single-family residential subdivision. Concurrent with rezoning application RZ-2025-1648.

g. **Kershaw Land Use Addendum**

Addendum to the County Comprehensive Plan, updating Future Land Use Plan for the Town of Kershaw.

h. **Kershaw Annexation: 275 W. Second Street**

Application by Danny Lee Terry II to annex a property of approximately 1.2 acres located at 275 W. Second St (TM 0114-00-052.00) into the Town of Kershaw.

i. **NRN-2025-1834: QUIET RAIL COURT**

Application by Autobahn Homes Inc to name a private driveway adjacent to 1110 Lancashire Drive (TM 0002J-0A-031.00) pursuant to Sec. 6.11.4.G of the Unified Development Ordinance. The proposed name of the private drive is Quiet Rail Court.

j. **Amendment to Rules of Procedure**

Proposed amendment to rules regarding approval of minutes contingent upon attendance.

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://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>