

Planning Commission Members

District 1: Jason Cavalier
District 2: Yokima Cureton
District 3: Lynette Hinson
District 4: Judianna Tinklenberg
District 5: Shelly Richards, Chair
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 16, 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. Prayer and Pledge of Allegiance**
- 3. Approval of the Agenda**
- 4. Approval of Minutes**

- a. **July 15, 2025 Regular Meeting Minutes**
- b. **August 19, 2025 Regular Meeting Minutes**
- c. **September 4, 2025 Workshop Minutes**

- d. **August 7, 2025 Workshop Minutes**
Minutes have been corrected at the request of Commissioner L. Hinson. Amended Minutes will be provided at the meeting.

5. 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.]

6. Public Hearing Items for Recommendations to Council

- 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. **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**

c. 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.

d. 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.

e. 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.

f. CP-2025-2062 Kershaw Land Use Addendum

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

g. 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.

7. Public Hearing Items for Planning Commission Decision

a. 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**

8. Non-Hearing Items

a. 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.

9. Other

a. Amendment to Rules of Procedure

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

b. UDO Update

10. 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>