

Planning Commission Members

District 1: Jason Cavalier
District 2: Yokima Cureton
District 3: Lynette Hinson
District 4: Judianna Tinklenberg, Vice
Chair
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

**October 2, 2025
5:00 PM**

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

AGENDA

- 1. Call to Order Regular Meeting**
- 2. Approval of the Agenda**
- 3. Items for Discussion and Decision**
 - a. **Draft Request for Proposal: Impact Fee Study**
 - b. **Rules & Procedures: Amendments**
 - c. **Meeting Dates for 2026 County Calendar**
- 4. Workshop Items for 10/21/2025 Agenda**
 - a. **DA-2024-2259 The Haven at North Corner** (fka Dooley Tract)
Application by Lennar Homes for a development agreement for four parcels totaling 604.56 acres located between Highway 521 and Craig Farm Road (TM#s 0032-00-026.00, 0044-00-005.00, 0032-00-028.00, and portion of 0033-00-031.00) to allow development of a Cluster Subdivision residential neighborhood.
 - b. **RZ-2024-2259 The Haven at North Corner** (fka Dooley Tract)
Application by Lennar Homes to rezone four parcels totaling 604.56 acres located between Highway 521 and Craig Farm Road (TM#s 0032-00-026.00, 0044-00-005.00, 0032-00-028.00, and portion of 0033-00-031.00) from Rural Neighborhood (RN) to Medium Density Residential (MDR) district, to allow development of a Cluster Subdivision residential neighborhood.
 - c. **RZ-2025-1834 Hurley**
Application by Kathy Hurley et al. to rezone parcels totaling 24.1 acres located off Great Falls Highway and Red Hill Road (TM 0103-00-018.00, 0103-00-018.03, & 0103-00-018.04 including newly created parcel depicted on plat 2025/p.332) from Low Density Residential (LDR) to Rural Residential (RR) district.
 - d. **RZ-2025-1864 Space Savers/Brackett**

Application by Stacy Brackett for Space Saver Storage to rezone 1.0 acre at 2339 Charlotte Highway (p/o TM 0049-00-097.00) from General Business (GB) to Low Density Residential (LDR) district, to allow an existing structure to be remodeled and returned to use as a residential property.

e. RZ-2025-2080 Circle S Ranch/ Blackmon Farm

Application by James Lee and Chad Starnes for Circle S Ranch Inc. to rezone 59.14 acres at 5294 Pageland Highway (TM0057-00-041.00) formerly the Blackmon Farm, from Rural Residential (RR) to Agricultural Residential (AR) district, to allow lot line adjustment with respect to existing structures.

f. 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.

g. NRN-2025-2188 October Group Submittal

Application by Lancaster County Planning and Lancaster County E911 Addressing to approve new road names submitted via Preliminary Plats and Civil Plans, pursuant to Sec. 6.4.11 of the Unified Development Ordinance.

5. Other

- a. UDO Update: Unified Development Ordinance discussion -

6. Adjournment

No cases for public hearing will be heard at this meeting.

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>**