

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

**October 21, 2025
6:00 PM**

**PLANNING COMMISSION
AMENDED 10/15/2025**

**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. **September 16, 2025 Regular Minutes**
- b. **September 23, 2025 Special Meeting: Joint Training Meeting**
- c. **October 2, 2025 Special 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.]

- a. **Larry Bennet email comment opposing development at Barber Rock Rd & Hwy 160**

6. Public Hearing Items for Recommendations to Council

a. DA-2024-2259 The Haven (aka 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 (aka 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-2025-1989 Hurley** (mislabelled RZ-2025-1834)

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 Inc/ 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.

7. Non-Hearing Items

a. **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.

b. **Draft Request For Proposal**: County-wide Impact Fee Study

8. Other

a. UDO Update

b. Moratorium Update to Planning Commission

9. 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://lancastercsc.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>