

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

**November 18, 2025
6:00 PM**

**PLANNING COMMISSION
AMENDED AGENDA
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 (Amended)**
 - b. October 21, 2025 Regular Minutes**
 - c. November 6, 2025 Workshop Minutes**

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-2024-1663 Meritage Homes**
Application by Tim Sheehy for Meritage Homes of the Carolinas for a Development Agreement for 355 acres located between Charlotte Highway and Activity Drive (p/o TM# 0044-00-0006.00) to allow development of a single-family residential development.
- b. 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 Road (p/o

TM# 0044-00-0006.00) from Rural Residential (RR) to Medium Density Residential (MDR) District, to allow development of a single-family residential development.

c. RZ-2025-1292 MPV Activity Road

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 (RN) to General Business (GB) District, to allow development as a commercial property.

7. Non-Hearing Items for Planning Commission

a. NRN-2023-2016 Trinity School Lane

Application by Sheila Shipman on behalf of Trinity Montessori School to name a driveway off the 2700 block of Lengers Way (at TM 0008-00-026.01) pursuant to Sec. 6.11.4.G of the Unified Development Ordinance. The proposed name of the private drive is Trinity School Lane. -

8. Other

- a. Review of Next Month's Agenda
(Hearing Items and CE Training)

9. Status of Items Tabled, Recommitted, Deferred or Held

a. SD-2023-0867 Catawba Ridge (Edgewater)

Application by ESP Associates and Catawba Ridge Holdings LLC for a preliminary plat for 840 acres north of Great Falls Highway (TMs 0128-00-012.00 & 0126-00-048.00), for a residential community of 1,438 lots. Applicant has requested indefinite hold while revisions and Traffic Impact Analysis are completed. -

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://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>