

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

**December 16, 2025
6:00 PM**

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

AGENDA

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1. Call to Order Regular Meeting

2. Approval of the Agenda

3. Approval of Minutes

- a. Minutes of 11/18/2025 Regular Meeting
- b. Minutes of 12/4/2025 Workshop Meeting

4. 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.]

5. Executive Session

- a. Receipt and review of legal advice subject to the attorney-client privilege regarding an appeal of a Planning Commission decision. -

6. Public Hearing Items for Recommendations to Council

a. RZ-2025-2538: CF Smith/Harris Tracts

Application by C.F. Smith Property Group LLC and Renewable Energy Development LLC to rezone five parcels totaling 71.1 acres at Hwy 521 and Laurel Hill Rd (TMs 0013-00-067.00, 0013-00-067.01, 0013-00-067.02, 0013-00-067.03, & 0013-00-135.00, A/K/A the Harris Tracts) from Low Density Residential (LDR) to Regional Business (RB District), in order to develop a commercial site.

7. Non-Hearing Items

a. **NRN-2025-2627: December Group Submittal**

New Road Names from E911 Addressing via Preliminary Plats and Civil Plans, pursuant to Sec. 6.4.11 of the Unified Development Ordinance

b. **NRN-2025-2663 Hinson Hill Drive**

Application by Kristen Hinson to name a private drive at and adjacent to 3733 Hoke Road, Heath Springs, SC. The driveway is located to the south of Hoke Road, approximately 1.4 miles east of the intersection with Greene Road. Application pursuant to Sec. 6.11.4.G of the Unified Development Ordinance. The proposed name of the private drive is Hinson Hill Drive..

8. 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. -

9. Other

- a. Continuing Education Training: John DeLoach

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>

[IGNORE_INDENT]