

Planning Commission Members

District 1: Vacant
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

March 17, 2026
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. Approval of the Agenda

3. Approval of Minutes

- a. February 17, 2026 Regular Minutes
- b. March 5, 2026 Workshop Minutes

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 of legal advice subject to the attorney-client privilege regarding contractual matters related to the Impact Fee Study. -

6. Public Hearing Items for Recommendations to Council

a. RZ-2025-2735: Roberts

Application by Charles Roberts to rezone approximately 1.5 acres at 1553 Pageland Highway (TM 0068L-0D-004.00) from General Business (GB) to Low Density Residential (LDR) District, to resolve non-conforming residential Use.

b. RZ-2026-0152: Project Magic

Application by DPR Design and JPR Investments LLC for a rezoning for 43.61 acres at 9257 Charlotte Hwy (TM 0008-00-069.00), from Low Density Residential (LDR) to

Regional Business (RB) district, to allow development as commercial and office space.

7. Public Hearing Items for Planning Commission Decision

a. SD-2024-1114: The Pointe (Commercial Preliminary Plat)

Application by Point SC LLC and Raghunadha Kotha for a Commercial Preliminary Plat for 44.25 acres comprising multiple parcels at Charlotte Highway near the intersection of Dogwood Acres Rd (TM 0008-00-071.01, 0008-00-071.10, 0008-00-072.00, 0008-00-072.01, 0008-00-074.00, 0008-00-074.01, 0008-00-074.02 and 0008-00-077.00) in order to create a 12-parcel commercial subdivision.

8. Status of Items Tabled, Recommended, 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. -

b. SD-2023-1869: Barberville Commercial

Application by Moody Group/Jan Ringeling on behalf of Barberville Developers LLC and Martin Senior and Associates LLC for a Preliminary Plat for six parcels totaling 10.92 acres located at the northwest corner of Barberville Road and Fort Mill Highway (TM #s 0006-00-057.00, 0006-00-058.00, 0006-00-058.01, 0006-00-058.02, 0006-00-058.03), in order to create a multi-parcel commercial development with central shared access.

9. Other

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>