

Planning Commission Members

District 1: Richard Crandall
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

Interim Planning Director
Shannon Catoe

May 19, 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

- a. Prayer and Pledge of Allegiance

2. Approval of the Agenda

3. Approval of Minutes

- a. April 21st, 2026 Regular 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. Public Hearing Items for Planning Commission Decision

a. SD-2026-0834 Melanie Lane/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 parcels totaling 9.74 acres located at the northwest corner of Barberville Road and Fort Mill Highway (TM #s 0006-00-057.00, 0006-00-058.00, 058.02, 058.03), in order to create a multi-parcel commercial development with central shared access.

b. SD-2023-0867 Catawba Ridge (Contender):

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 1,490 lots.

6. Public Hearing Items for Recommendations to Council

a. **RZ-2025-2390 7 Brew:**

Application by HeBrews South Indian Land and Cory Pritchard to rezone a parcel of 0.525 acres at 8458 Charlotte Hwy (0013-00-016.01) from General Business (GB) to Regional Business (RB) to allow a drive-thru only coffee shop (7Brew) and associated parking.

b. **RZ-2026-0503 Dr. Ramesh:**

Application by Dr. Kumari Ramesh to rezone a parcel of 7.09 acres at 7319 Charlotte Hwy (0016-00-048.00) from Low Density Residential (LDR) to Neighborhood Business (NB) to allow commercial development (offices and community center).

c. **RZ-2026-0725 Pettus:**

Application by Gary Pettus to rezone a parcel of 8.001 acres off Aero Lane (portion of 0041-00-004.00) from Institutional (INS) to Rural Residential (RR) to allow for a residence.

d. **RZ-2026-0736 Justin's Tree Service:**

Application by Brandon Roope and Billy & Jane St. Clair on behalf of Justin's Tree Service to rezone a parcel of 6.08 acres at 9595 Yarborough Rd (0007-00-014.01) from Professional Business (PB) to Regional Business (RB) to allow commercial development for a tree service business.

7. Other

8. 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://lancastercosc.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>