

Planning Commission Members

District 1: Richard Crandall
District 2: Vacant
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

**August 18, 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. Pledge of Allegiance and Prayer**
- 3. Approval of the Agenda**
- 4. Approval of Minutes**
 - a. July 21, 2026 Regular Minutes
 - b. August 6, 2026 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. Unified Development Ordinance Draft:

The proposed ordinance constitutes a comprehensive rewrite of the County's land development regulations for the unincorporated areas of Lancaster County and is intended to implement the goals, objectives, and policies of the Lancaster County Comprehensive Plan by modernizing, reorganizing, clarifying, and updating the County's zoning, subdivision, development review, environmental protection, and land development regulations.

b. CU-2026-1423 McDonald:

Application by Gary Pakozdy on behalf of James and Cynthia McDonald for a Conditional Use Permit for an approximately 4.37-acre property at 1955 Great Falls Highway (TM- 0086F-0A-009.00) to allow the buildings to be used for a restaurant and personal services.

c. RZ-2026-1441 Justin's Tree Service:

Application by Brandon, Justin, & Greg Roope on behalf of Justin's Tree Service and Jerry Yarborough to rezone a parcel of 50.86 acres at 9546 Olin Yarborough Rd (0007-00-015.00) from Low Density Residential (LDR) to Regional Business (RB) to allow commercial development for a tree service business.

d. RZ-2026-1414 Kotha:

Application by Sridhar Kotha on behalf of Melvin Deese to rezone a parcel of 0.95 acres on 792 Fort Mill Highway (TM# 0006N-0A-006.00) from Medium Density Residential (MDR) to Neighborhood Business (NB) district to allow professional offices.

7. Public Hearing Items for Planning Commission Decision

a. SD-2026-0992 Kingsbury - The Hollow:

Application by Luke Woodburn on behalf of Prestige Land & Sites Works, LLC and Walton Global for a preliminary plat for approximately 259.02 acres, adjacent to Bethel Boat Landing and Catawba Ridge Boulevard (p/o TM 0104-00-022.00) to develop a single-family residential neighborhood of 573 lots.

8. Non-Hearing Items

a. NRN-2026-1681 August Group Submittal:

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

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>