

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**

AMENDED 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. 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.

8. Other

9. 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>**

Agenda Item Summary

Ordinance # / Resolution # : N/A

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 8/18/2026

Information to Show on Agenda Below Title:

Proposal:

Property Details:

Property Location:

Current Zoning District:

Proposed Zoning District:

Applicant:

Council District:

Statutory Notices:

Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

Recommendation:

Attachments:

1. July 21, 2026 Minutes & Attachments Draft



MINUTES
Lancaster County Planning Commission
July 21, 2026, 6:00 p.m.

Chairman Richards called the meeting to order at 6:01 p.m.

1. Roll Call: Quorum is present (6 Commissioners)

Commissioners Present:

Richard Crandall, District 1

Lynette Hinson, District 3

Michelle Richards, Dist. 5

Frances Liu, Dist. 7

Vacant, District 2

Judianna Tinklenberg, Dist. 4

Sheila Hinson, Dist. 6

Staff Present:

Shannon Catoe, Interim Planning Director

Matthew Blaszyk, Planner

Mara Mata, Administrative Assistant

Andy Rowe, Lead Code Enforcement Officer

Brian Tucker, County Administrator

Ginny Merck-Dupont, County Attorney

Corey Barnes, Planner

Kirsten Willis, Planner

The following press were notified of the meeting by email in accordance with the Freedom of Information Act: The Lancaster News, Kershaw News Era, The Rock Hill Herald, The Fort Mill Times, Cable News 2, Channel 9, and the local Government Channel. The agenda was also posted in the lobby of the County Administration Building for the required length of time and was published on the County website.

2. Prayer and Pledge of Allegiance.....L. Hinson

THE FOLLOWING IS A SUMMARY OF PROCEEDINGS. IT IS NOT A VERBATIM TRANSCRIPT.

3. APPROVE AGENDA

Chairman Richards called for a motion to approve the Agenda.

Motion to Approve by S. Hinson; 2nd by J. Tinklenberg.

Called Vote: 6:0. **Motion approved unanimously.**

4. APPROVE MINUTES

a. June 16, 2026 Regular Minutes

Chairman Richards called for a motion to approve June 16, 2026 Regular Minutes as written.

Motion to Approve by J. Tinklenberg; 2nd by L. Hinson.

Discussion:

The Commission had no concerns or questions to share.

Called Vote: 6:0. Motion approved unanimously.

5. EXECUTIVE SESSION

Chairman Richards called for a motion to enter executive session for the receipt and review of legal advice subject to the attorney client privilege regarding an appeal of a planning commission decision. She invited Brian Tucker, the County Administrator, to join.

R. Crandall motions to begin Executive Session; 2nd by J. Tinklenberg.

Called Vote: 6:0. Motion approved unanimously.

At approximately 6:08 PM, Planning Commission went into Executive Session.

F. Liu motions to end Executive Session; 2nd by J. Tinklenberg.

Called Vote: 6:0. Motion approved unanimously.

At approximately 7:04 PM, Planning Commission came out of Executive Session.

Chairman Richards opened the floor to comments from the public and reminded the public that any comments related to the Barberville preliminary plat cannot be considered by the Planning Commission as the circuit court has directed that the Commission reconsider the application solely on the prior record. Any materials submitted today concerning the Barberville application will be returned to the submitter or retained separately for administrative purposes only.

6. CITIZEN'S COMMENTS [see Sign-In sheet attached]

1. Yokima Cureton (Lancaster) shared concerns over information provided by Staff to the Planning Commission.
2. Jeanine Clifton (Indian Land) requested that the Planning Commission upholds their decision and cites UDO section 9.13.A3.
3. Jeff Catoe (Public Works Director) introduces what the County Transportation Committee does and shared that the next public meeting is on Thursday, August 27th.

7. NON-HEARING ITEMS

a. **NRN-2026-1179 Janie B Way:**

Application by Darrol Anthony to name a private driveway off New Hope Road (adjacent to TM 0132-00-029.17 & 0132-00-029.05), pursuant to Sec. 6.11.4.G of the Unified Development Ordinance. The proposed name of the private drive is Janie B. Way

Staff Presentation: Matthew Blaszyk presented the applications consistent with the staff report.

Staff Recommendations: Approval.

Questions To Staff:

Commissioner Liu and Matthew Blaszyk discussed the road name.

No public hearing is required.

Chairman Richards called for a motion on item **NRN-2026-1179 Janie B Way.**

Motion to approve by F. Liu; 2nd by S. Hinson.

Discussion:

The Commission had no questions or concerns to share.

Called Vote: 6:0. **Motion is approved unanimously.**

The Planning Commission has final approval of new road names.

b. **NRN-2026-1238 July 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.

Staff Presentation: Matthew Blaszyk presented the applications consistent with the staff report.

Staff Recommendations: Approval.

Questions To Staff:

The Commission had no questions or concerns to share.

No public hearing is required.

Chairman Richards called for a motion on item **NRN-2026-1238 July Group Submittal.**

Motion to approve R. Crandall; 2nd by F. Liu.

Discussion:

The Commission had no questions or concerns to share.

Called Vote: 6:0. **Motion is approved unanimously.**

The Planning Commission has final approval of new road names.

c. 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 10.14 acres located at the northwest corner of Barberville Road and Fort Mill Highway (TM#s 0006-00-057.00, and 0006-00-058.00, - 058.02 & - 058.03, the latter 3 lots combined by Plat Book 2026 pg 127), in order to create a multi-parcel commercial development with central shared access.

Chairman Richards announced that this item is the reconsideration of the Barberville major subdivision preliminary plat pursuant to an order of the Lancaster County Court of Common Pleas and that no public hearing will be accepted.

Chairman Richards called for a motion to place the May 19th, 2026, hearing record before the Commission for the purposes of this consideration.

Motion by R. Crandall; 2nd by L. Hinson.

Discussion:

Chairman Richards put forth a motion to deny and states that her denial is based on:

- The application page 4: Open space: One, indicate if all or a portion of the site has been designated as open space. It was marked as non-applicable on the application. Two, calculate required common open space acreage. That was also marked as nonapplicable, but according to the UDO highway corridor overlay section 4.3.2.L.1, open space shall be a minimum of 10% of the site, and it must be devoted to usable open space. So therefore, those requirements are required and applicable.
- UDO highway corridor overlay section 4.3.2.F.5.B i-iv: All retail commercial development or use with a gross indoor floor area in excess of 40,000 square ft shall provide a minimum of 500 square ft of improved common open space. Such spaces shall include benches, walkways, canopy trees per shade. Preliminary plat sheet C 7.2 of the application show does show a 49,567 square foot common space area, but most of that tract is either the existing cell phone tower and their accessory buildings that are within a contained fence and the shared BMP which has very steep slopes. There's no calculation showing that it does meet the minimum 500 square ft. It is not designated on there. It does not show any of the required landscaping canopy trees and such that are required per the UDO

- UDO section 9.2.10.B.2 Major preliminary plat. It states that no land disturbing activity shall take place until the preliminary plat has been approved. Both the existing minor subdivision and this major subdivision were logged, stripped, cleared, grubbed before a preliminary plat was approved. The minor subdivision was not officially approved until March the 26th, 2026, which was after parcel One was almost completely developed and built out.
- UDO section 9.2.5.B states that the preliminary plat requires all site features including buildings and parking areas. Preliminary plat sheet C 7.2 does not show any estimated building footprints or parking areas within the undeveloped parcels.
- UDO highway corridor overlay section 4.3.2.L.2a Tree preservation states that all required setbacks and buffer yards shall be used as tree preservation areas. All canopy trees with a diameter breast ratio greater than 24 inches shall be incorporated into the site plan unless there is no suitable alternative. The preliminary plat sheet C 7.2 does not show any tree-saving areas.
- UDO section 9.2.10.A.1 states that a minor subdivision cannot result in any increase in the number of lots or parcels included in a previous in a subdivision that was previously approved. The existing minor subdivision, when it was approved had three parcels. With this integration into the major subdivision, it is now divided into four parcels.

Commissioner Tinklenberg stated that she had the same findings, but would share the ones not covered:

- UDO Chapter 9 Administration, section 9.2.5 application requirements, the UDO authorizes the planning department to adopt and use application submittal requirements and checklist. The UDO incorporates those requirements by reference. The preliminary plat checklist that was given at the time that the applicant submitted this project is an enforceable part of the application process. Number 12 under the “General Project Information,” the location and dimensions of all proposed buildings, including the number of stories and total square footages by use, should have been shown on the plan. It also states to identify the following general information on the site plan drawing either within the notes section or on the plat drawing itself. That was left off the plans.
- Additionally, the applicant knows that this falls under the highway corridor overlay. The intent of the highway corridor overlay is for pedestrian connectivity within the site, but also within the community and the vicinity. It also didn't meet the requirements of Appendix B. Specifically, the corridor section, which includes an 8-foot multi-use path and sidewalk, was not shown on the plans along Highway 160.

Commissioner Crandall shared these findings:

- For the open space requirements, the improved area, which can be met by a variety of things including green space, section two of that also requires that there's canopy trees which are not shown on the plat.
- Section 9.2.10.B.2. Requires all trees that are 24 inches at breast height diameter must be replaced and must be shown on the plat where they're replaced. As mentioned, was not done as there was unauthorized land disturbing activity.
- Sections 4.3.2.L.2.a and 4.3.2.L.2.c. One which is the removal of trees that are 24-inch breast height or over. The plat does state that they would have to be removed because of future easements, which does not meet the criteria of the UDO. There are seven items, one of which is existing utilities, not future easements. The replacement of any trees that are 24 inches or greater must be shown on there and the preservation of them is meant to be incorporated where possible.
- Section 9.2.5.c which states the preliminary plat is intended to provide a detailed two-dimensional drawing that illustrates all the required site features, including buildings, parking areas, street locations, street sections, conceptual size, and location of storm water facilities. Buildings and parking areas are not on the preliminary plat.

Commissioner Tinklenberg also shared:

- The ordinance uses the mandatory term “shall,” these provisions establish minimum development standards rather than design recommendations.

Commissioner Liu shared that most of her points were mentioned, but shared this finding:

- Section 9.2.5.c, buildings and parking areas should be shown on the preliminary plat map and they are not.

Chairman Richards states that this record is now before the Commission and the Commission has concluded their deliberations.

Chairman Richards states that the motion to deny is based upon:

- UDO 4.2.1.L.1, which is in reference to the minimum requirement of usable open space.
- UDO 4.3.2.F.5.b i-iv, common open space shall be a minimum of 500 square feet based on the total gross square footage.
- UDO section 9.2.10.b.2, no land disturbing activity shall take place before the preliminary plat is has is approved.
- UDO sections 9.2.5 B and C, which gives a checklist of the requirements that need to be on the preliminary plat.
- UDO section 4.3.2.L.2a, referencing tree preservation areas, all canopy trees with a diameter breast height greater than 24 inches should be saved if they are in setbacks and buffer yards.
- UDO section 9.2.10.a.1., which references that in a minor subdivision you cannot increase the number of parcels of lots in a previously approved minor subdivision.

- UDO section 9.2.5, general application requirements, specifically item number 12 and the highway corridor overlay notations.
- Section 9.2.10.B.2, unauthorized land disturbing activity which calls back to 4.3.2.L.2 which requires applicants to show how the trees will be put back on the property.
- The highway corridor overlay Appendix B, referring to sidewalks and connectivity.

Motion to deny by M. Richards; 2nd by L. Hinson.

Roll Called Vote: 6:0. **Motion is approved unanimously.**

Richard Crandall	FOR	Lynette Hinson	FOR
Judianna Tinklenberg	FOR	Sheila Hinson	FOR
Frances Liu	FOR	Michelle Richards	FOR

The Planning Commission has final approval of preliminary plats.

8. PUBLIC HEARING ITEMS FOR RECOMMENDATION TO COUNCIL

a. CU-2025-1674 Sergienko:

Application by Yurko Sergienko on behalf of Vitaliu Livanchuk for a Conditional Use Permit for a 1-acre property at 423 Rocky River Road (TM-0071-00-006.00) to allow a Used Car Sales Lot.

Staff Presentation: Corey Barnes presented the application consistent with the staff report, and introduced Andy Rowe, Lead Code Enforcement Officer.

Staff Recommendations: Approval.

Questions To Staff:

Commissioner Tinklenberg inquired if there were any calls or concerns raised regarding this project.

Comment From Applicant(s):

Yurko Sergienko (Indian Land) shared that the land is zoned for commercial use and was permitted as a minor auto repair shop. He would like to upfit the property for car sales and will comply with County rules and regulations. He shared that the Buford area does not have any dealerships.

Questions from Commissioners:

Commissioner Liu and the applicant discussed the property and nearby uses. The applicant shared some details about the business.

Commissioner Liu and Corey Barnes discussed the legal notices.

Commissioner Tinklenberg and Staff discussed buffer requirements for this use. Andy Rowe shared that there would be a Zoning inspection and the applicant would have to comply with any requirements.

Public Hearing: (See attachments: Sign-in Sheets)

1. Jimmy Lloyd (Lancaster) shared that he was there on behalf of his mother, who owns the adjacent parcel. The surrounding parcels are residential, and he shared concerns over the increase in traffic, noise, and lights that this proposed use would bring.

Applicant Rebuttal:

The applicant shared that they would comply with buffer standards and reiterated that the property is commercially zoned.

Chairman Richards closed Public hearing and called for a motion on item **CU-2025-1674 Sergienko**.

Motion to approve by S. Hinson; 2nd by J. Tinklenberg.

Discussion:

Commissioner Liu shared concerns over residential use near this proposed conditional use. Commissioner Tinklenberg shared that this property is zoned for commercial use.

The Commission and Staff discussed the property and neighboring parcels.

Commissioner Crandall shared that UDO section 5.8.5c imposes mandatory screening and type B buffer in accordance with UDO section 7.1.5. He shared the possible conditions the Commission can place with the approval of this conditional use.

The Commission and Staff discussed the review and enforcement of zoning requirements. Commissioner Crandall shared UDO section 7.3.2a regarding lighting and suggested a condition for limited hours of operation.

Commissioner Liu and Andy Rowe discussed sign enforcement.

Commissioner Crandall and the applicant discussed his proposed hours of operation.

Commissioner S. Hinson rescinded her original motion.

The Commission discussed the proposed hours of operation.

Motion to approve with conditions that the applicant comply with the UDO buffer and light requirements and limit hours of operation to 8am to 6pm by R. Crandall; 2nd by F. Liu.

Called Vote: 6:0. **Motion is approved with conditions that the applicant comply with the UDO buffer and light requirements and limit hours of operation to 8am to 6pm unanimously.**

Richard Crandall **FOR**
Judianna Tinklenberg **FOR**
Frances Liu **FOR**

Lynette Hinson **FOR**
Sheila Hinson **FOR**
Michelle Richards **FOR**

The item will be referred to County Council for final decision, and applicant will be informed of time and date.

9. PUBLIC HEARING ITEMS FOR PLANNING COMMISSION DECISION

a. SD-2022-2201 Edgewater Phase 8:

Application by True Homes on behalf of B&C Land Holdings LLC for a preliminary plat for 14.96 acres comprising Edgewater Phase 8, adjacent to Edgewater Parkway and Catawba Ridge Boulevard (p/o TM 0106-00-003.00 & 0106-00-003.02) to develop a single-family residential neighborhood of 44 lots

Staff Presentation: Matthew Blaszyk presented the application consistent with the staff report.

Staff Recommendations: Approval.

Questions To Staff:

Chairman Richards and Matthew Blaszyk discussed the staff report.

Comment from applicant(s):

Joel Madden (Mint Hill) with True Homes shared that he was there to answer any questions.

Questions from Commissioners:

The Commission and the applicant discussed the proposed homes, topography, and roads.

Public Hearing: (See attachments: Sign-in Sheets)

1. Glenn Bordelon (Lancaster) shared concerns over drought in Lancaster, run-off containment, pollution from trees being burned on the property, and the road width for fire trucks.

2. Johnny Smith (Lancaster) shared concerns over the rapid expansion, traffic, and lack of amenities for young families.

Applicant Rebuttal:

The applicant shared that the width of the road is compliant with County standards. They also have certified registered engineers in charge of the sediment control, and they follow burn regulations. He also shared that True Homes has completed their portion of the Catawba Ridge expansion.

Chairman Richards closed Public hearing and called for a motion on item **SD-2022-2201 Edgewater Phase 8.**

Motion to approve by L. Hinson; 2nd by R. Crandall.

L. Hinson amends her motion to add the road names to the approval; 2nd by R. Crandall.

Discussion:

Chairman Richards shared concerns over the tree burning and lack of amenity areas for young families.

Called Vote: 6:0. **Motion is approved unanimously.**

Richard Crandall	FOR	Lynette Hinson	FOR
Judianna Tinklenberg	FOR	Sheila Hinson	FOR
Frances Liu	FOR	Michelle Richards	FOR

The Planning Commission has final approval of preliminary plats.

10. Other

a. Discussion of Comprehensive Plan Update

The Commission has no questions or concerns to share.

b. The Commission and Staff discussed the August agenda and decided to have the scheduled August 6th, 2026 Workshop meeting. The UDO draft and public meetings were also discussed.

c. Commissioner Liu and Staff discussed the Impact Fee Study and the moratorium.

11. ADJOURN

Motion to adjourn by J. Tinklenberg; 2nd by R. Crandall. Motion approved by unanimous consent.

Meeting adjourned at 8:33 p.m.

ATTACHMENT:

Sign-In Sheets

SIGN IN ONLY IF YOU WISH TO SPEAK



MB2
7/21/26

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 6: CITIZEN'S COMMENTS

General Comments or comments on matters not on tonight's agenda.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, July 21, 2026

Citizens are allowed 3 minutes per person to speak. Everyone speaking before Planning Commission will be required to do so in a civil manner. Planning Commission will not tolerate personal attacks on individual Commission members, County Staff or any person or group. Racial slurs will not be permitted. Planning Commission's number one priority is to conduct business for the citizens of this county.

**THIS SIGN IN IS ONLY FOR MATTERS NOT ON
TONIGHT'S AGENDA.**

PLEASE PRINT

✓	1. Yokima Cureton
✓	2. Jeannine Clifton
✓	3. Jeff Catoe

SIGN IN ONLY IF YOU WISH TO SPEAK



YMB
7/21/26

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 8a: CU-2025-1674 Sergienko:

Application by Yurko Sergienko on behalf of Vitaliu Livanchuk for a Conditional Use Permit for a 1-acre property at 423 Rocky River Road (TM-0071-00-006.00) to allow a Used Car Sales Lot.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, July 21, 2026

Citizens are allowed 3 minutes per person to speak. Everyone speaking before the Commission will be required to do so in a civil manner. The Commission will not tolerate personal attacks on individual Commissioners, County Staff or any person or group. Racial slurs will not be permitted. The Commission's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

1.	<i>Jimmy Lloyd</i>
2.	<i>Yurko Sergienko</i>
3.	
4.	

SIGN IN ONLY IF YOU WISH TO SPEAK



MBL
7/21/26

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 9a: SD-2022-2201 Edgewater Phase 8:

Application by True Homes on behalf of B&C Land Holdings LLC for a preliminary plat for 14.96 acres comprising Edgewater Phase 8, adjacent to Edgewater Parkway and Catawba Ridge Boulevard (p/o TM 0106-00-003.00 & 0106-00-003.02) to develop a single-family residential neighborhood of 44 lots.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, July 21, 2026

Citizens are allowed 3 minutes per person to speak. Everyone speaking before the Commission will be required to do so in a civil manner. The Commission will not tolerate personal attacks on individual Commissioners, County Staff or any person or group. Racial slurs will not be permitted. The Commission's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

1.	GLENN BORDELON
2.	Johnny Smith
3.	
4.	

ATTACHMENT:

Email Comment by Glenn Bordelon for item 9a

Mara Mata

To: Sherrie Simpson; GLENN BORDELON
Cc: Dr. Kirsten Willis
Subject: RE: Citizens Comments

From: GLENN BORDELON
Sent: Monday, July 20, 2026 2:14 PM
To: Sherrie Simpson <ssimpson@lanastercountysc.gov>
Subject: Re: Citizens Comments

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, support.lanastercountysc.gov

I want to speak specifically regarding the approval for the additional 44 homes in Edgewater SD – 2022-2201. My concern is the Lancaster water system approving already for new development while we are under drought conditions and I want to express that to the planning commission. I've already written Mr. Hawthorne a note and I want him to be able to explain to the normal citizen that's having to use water restrictions when new development whether it's commercial or residential is being allowed to be built with no plan in place to alleviate the drought conditions supply at least to the common person like myself I can wait until the particular item on the agenda gets up in order for me to express my concern then but I want to be heard

[Sent from Yahoo Mail for iPhone](#)

On Monday, July 20, 2026, 2:11 PM, Sherrie Simpson <ssimpson@lanastercountysc.gov> wrote:

Mr. Bordelon:

Are you just wanting to sign up for Citizens Comments tonight or do you have a specific comment that you would like acknowledged by staff?

Thank you,

Sherrie Simpson

Sherrie Simpson, Clerk to Council
County Council
Lancaster County Government

Agenda Item Summary

Ordinance # / Resolution # : N/A

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 8/18/2026

Information to Show on Agenda Below Title:

August 6, 2026 Workshop Minutes

Proposal:

Property Details:

Property Location:

Current Zoning District:

Proposed Zoning District:

Applicant:

Council District:

Statutory Notices:

Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

Recommendation:

Attachments:

1. 8-6-2026 Workshop Draft Minutes



**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
WORKSHOP MEETING**

**August 6, 2026 5:00 P.M.
MINUTES**

Chairman Richards called the meeting to order at 5:05 p.m.

1. Roll Call:

Commissioners Present:

Vacant, District 2	Lynette Hinson, District 3
Judianna Tinklenberg, Dist. 4	Michelle Richards, Dist. 5
Sheila Hinson, Dist. 6	Frances Liu, Dist. 7

Absent: Richard Crandall, District 1

Staff Present:

Shannon Catoe, Interim Planning Director
Kirsten Willis, Planner
Mara Mata; Administrative Assistant

The following press were notified of the meeting by email in accordance with the Freedom of Information Act: The Lancaster News, Kershaw News Era, The Rock Hill Herald, The Fort Mill Times, Cable News 2, Channel 9, and the local Government Channel.

2. New Business

a. Draft Unified Development Ordinance

Discussion:

- Consultants
- Building materials
- Highway Corridor Overlay
- Community meetings
- Marketing outreach
- Design Professional meeting
- Request to add UDO version associated with projects
- Chapter 2 Development Standards Table
- Current UDO standards on maximum accessory buildings
- Planning Commission UDO vote recommendations to County Council
- Animal regulations in UDO draft

- Balancing overregulation and restrictions
- Discussion on items Planning Commission votes on
- Changes to the major subdivision process within UDO draft
- Chapter 12 Procedures
- Preliminary Plat checklist
- Table of Contents in UDO draft
- Frequently Asked Questions
- Data centers
- Possible moratorium on data centers
- Changes to Highway Corridor Overlay and where standards are located
- Ease of reading
- Buffers
- Development in Lancaster
- Entrances of new developments
- Text Amendments for new UDO
- Parliamentary procedures
- Code books within Lancaster County
- Workshop Process

3. **Adjourn**

Meeting was adjourned at 6:19 PM.

ATTACHMENT:

UDO Draft

Link: <https://wsc.konveio.com/08-04-26-revised-public-review-draft-udo?iframe=true>

This can also be found on the Planning Department's homepage at:

www.lancastercountysc.gov/231/Planning

Agenda Item Summary

Ordinance # / Resolution # : N/A

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 8/18/2026

Information to Show on Agenda Below Title:

Unified Development Ordinance Draft

Please find Draft at:

<https://wsc.konveio.com/08-04-26-revised-public-review-draft-udo?iframe=true>

Proposal:

Property Details:

Property Location:

Current Zoning District:

Proposed Zoning District:

Applicant:

Council District:

Statutory Notices:

Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

Recommendation:

Attachments:

None

Agenda Item Summary

Ordinance # / Resolution # : N/A

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 8/18/2026

Information to Show on Agenda Below Title:

CU-2026-1423 McDonald

2016 UDO

Proposal:

Property Details:

Property Location:

Current Zoning District:

Proposed Zoning District:

Applicant:

Council District:

Statutory Notices:

Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

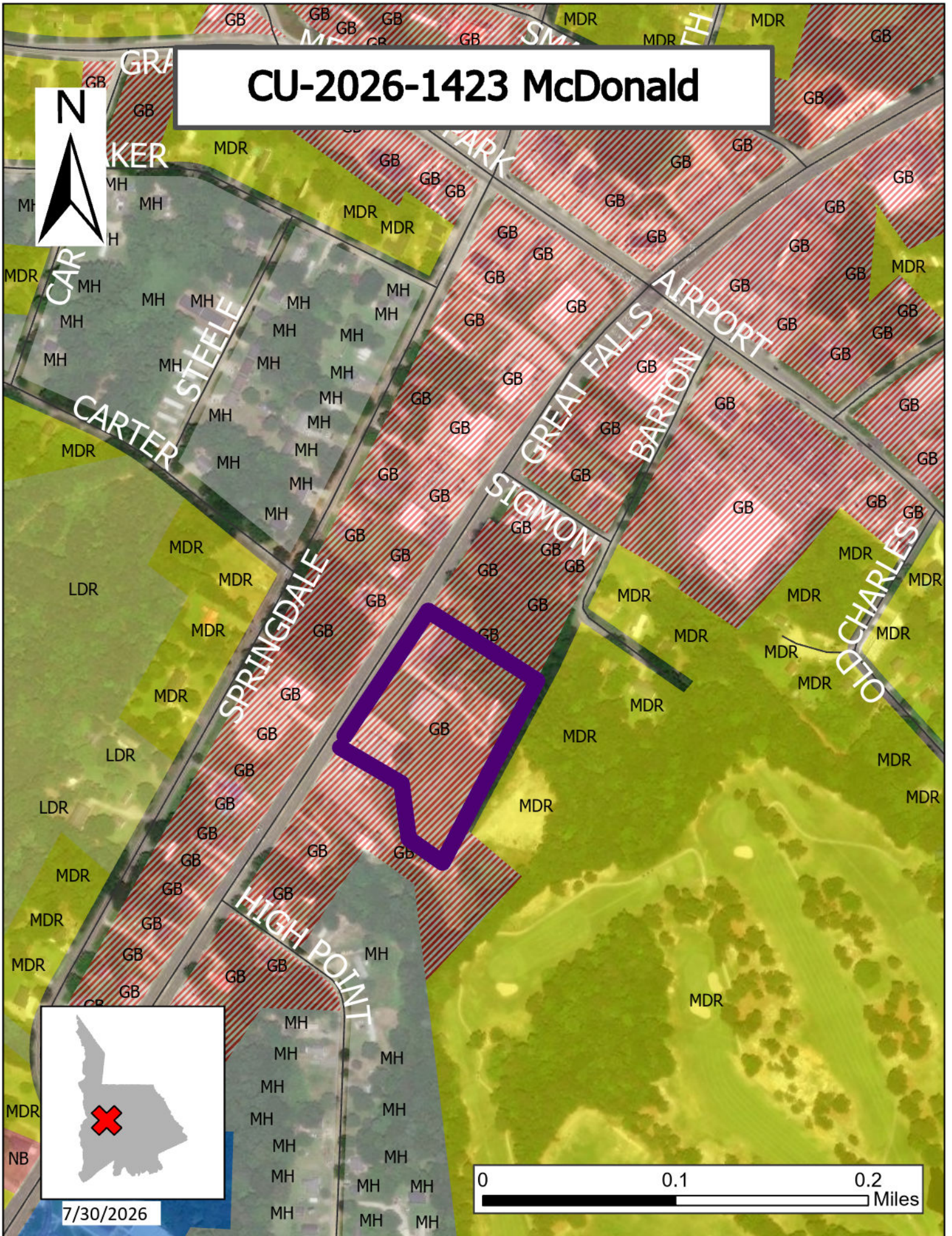
Recommendation:

Attachments:

1. Map
2. CU Staff Report
3. McDonald Application Redacted_P
4. 2022 UDO Use Type Chart

5. Chapter-5---Use-Regulations-PDF

CU-2026-1423 McDonald



7/30/2026

Proposal: Conditional Use Application for Restaurant/Bar & Grill and Personal Services

Property Location: TM# 0086F-0A-009.00 on 1949 & 1951 Great Falls Highway

Current Zoning: General Business (GB)

Applicant: Garry Pakozdy

Council District: District 5, Steve Harper

Statutory Notes: Published Hearing Notice the Lancaster News 08/01/26
Posted Signs 07/30/26
Mailed Notices 07/30/26
Agenda Published and posted in Lobby 08/11/26

Overview & Background

Site Information

The subject property is located at 1949 & 1951 Great Falls Highway, Lancaster, SC of District 5 and is identified as Tax Parcel ID 0086-0A-009.00. The parcel contains approximately 4.37 acres and is zoned **General Business (GB)**. The applicant is requesting approval of **Conditional Use** to allow Personal Services at 1949 and a Restaurant/Bar & Grill at 1951 on the site. The property currently has an existing structure the owner will upfit to comply with all UDO standards for this use type.



Findings & Analysis

Project Proposal

The applicant is seeking a conditional use permit for a “Bar/Tavern/Brew Pub” (p. 28, 2022 UDO). This application is submitted by a prospective tenant of a pre-existing structure that was built to accommodate sales/service type business via garage bay setup. They are also requesting to utilize one of the parcels for “Personal Services” which is permitted (p. 28, 2022 UDO).

Personal Services

Cosmetic services such as hair and nail salons, barber shops, clothing alterations, shoe repair, weight loss centers and non-permanent makeup services. (p. 358, 2022 UDO).

Bar/Tavern/Sales

A business where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a brewpub. (p. 353, 2022 UDO).

Technical Review Committee (TRC)

 **Approved**
 **Conditional**
 **Not Approved**
 **Open (Awaiting Decision)**

DEPARTMENT (REVIEWER)	CONDITIONAL USE
County Engineer	
Fire Marshal	
Zoning	
Planning	

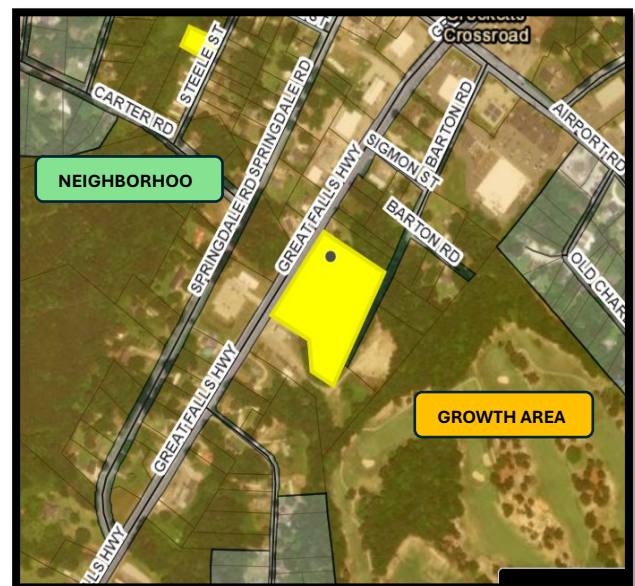
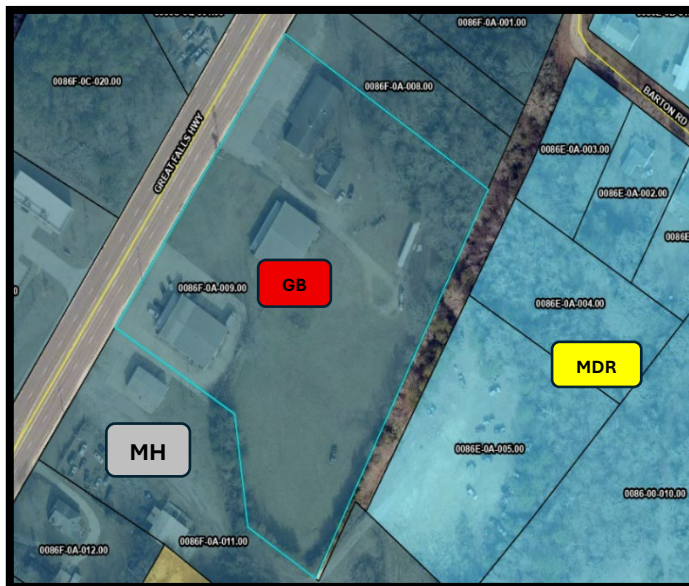
All reviewers have arrived a decision on the request. The County Engineer’s Office approved of the request even though it is outside of their MS4 jurisdiction. The Fire Marshall approved and had no fire code issues with the conditional use request. They added that comments may be forthcoming during plan review for permitting remodel. The Zoning Department issued conditional approval, which final decision will be suspended until hearing with the Planning Commission. The Planning Department’s review was conditional as well, awaiting the decision from the Planning Commission meeting, although the proposal satisfies all the requirements to be approved for a “Conditional Use” permit.

This request was routed to LCWSD for review as well. Lancaster County Water and Sewer District responded with “**No Review Needed,**”.

Summary of Surrounding Zoning & Uses

The chart above provides the abbreviated districts, and surrounding uses. The aerial zoning map provided to the right illustrates the surrounding current zoning districts.

	Jurisdiction	Zoning District	Use
North	Lancaster County	GB	General Business
South	Lancaster County	GB/MH	General Business/Manufactured Housing
East	Lancaster County	MDR	Medium Density Residential
West	Lancaster County	GB	General Business



Comprehensive Plan

The subject parcel lies in the “Growth Area” Future Land Use designation of the 2040 Comprehensive Plan. This designation is, “*intended to designate areas where growth should occur based on the availability of supportive infrastructure and land. These areas are intended to support suburban scale residential development along with supportive commercial development at major crossroads and along arterial streets and thoroughfares. Supportive infrastructure required to provide development includes adequate roadways, water and sewer availability, school capacity, emergency services, and similar services*” (p.34, 2040 Comp. Plan).

The proposed use aligns with this FLU designation, as well as the General Business zoning.



Entrance Heading East on Great Fall Hwy.



Westbound on Great Falls Hwy.

Public Safety

Fire District: *Gooches, FDID 8*

Fire Station Location: *1594 Grace Avenue, Lancaster, SC 29720*

EMS District: *EMS Station 3*

EMS Station Location: *1305 McIlwain Road, Lancaster, SC 29720*

Lancaster County Sheriff's Office District: *District 1*

Applicable UDO Provisions:

5.1.2 CONDITIONAL USE (CU)

A. Conditional Uses are uses which are generally compatible with other land uses permitted in a zoning district but which, because of their unique characteristics or potential impacts on the surrounding neighborhood and/or the County as a whole, require individual consideration in their location, design, configuration, and/or operation at the particular location proposed.

B. All Conditional Uses shall at a minimum meet the standards for the zoning district in which they are located and the specific standards set forth in this article for that use.

C. Individual consideration of the use may also call for the imposition of individualized conditions in order to ensure that the use is appropriate at a particular location and to ensure protection of the public health, safety, and welfare.

D. Approval procedures for Conditional Use permits are found in Chapter 9 Administration.

Per Chapter 5.5.2 Bar/Tavern/Brew Pub shall comply with the following:

A. Separation Requirement: All new bar/tavern/brew pub in the GB and RB districts shall be located no closer than 500 feet to all Residential uses, all Civic uses, and all Educational/Institutional uses as per the Use Table in Section 2.5.3 or other existing bar/tavern/brew pub.

B. Minimum Net Floor Area: All bar/tavern/brew pub shall have a minimum net floor area of 1,200 square feet.

C. Hours of Operation: In issuing a Conditional Use permit for this use, the Planning Commission shall consider the surroundings and restrict the hours of operation of the business if they deem it warranted.

Additional UDO Provisions:

Conditional Use Application Procedures are detailed in Chapter 9 of the current UDO (p. 327-328, 2022 UDO) and report is attached to confirm procedural requirements have been met. (Conditional Use Procedure Requirements).

Staff Recommendation

Staff recommend *approval* of this conditional use application.

Attachments:

1. Location/Zoning Map
2. Conditional Use Application
3. TRC Comment Letter
4. Applicable UDO Provisions
5. 2022 UDO Use Type Chart (p. 28)

Staff Contact:

Corey D. Barnes, Planner

cdbarnes@lancastercountysc.gov

803-285-6005



Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.gov
www.mylanasteresc.org

CONDITIONAL USE APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- All items noted on the Conditional Use Plan Checklist
- Fees associated with review

GENERAL INFORMATION

Property Address 1949-1951 Great Falls Hwy
City Lancaster State SC Zip 29720 Tax Parcel ID 0086F-0A-009.00
Current Zoning GB - General Business Current Use Non Qualified Commercial - Empty
Total Acres 4.37 Surrounding Property Description Our property contains 3 other building shown on site plan. Surrounding properties are general business le: body shop, convenience store, HVAC shop etc.
Proposed Conditional Use We would like to remodel the building completely and rent 1949 as personal services and 1951 as a restaurant.

CONTACT INFORMATION

Applicant Name Garry Pakozdy - Agent for McDonald family and all family held entities
Address PO Box 2410
City Lancaster State SC Zip 29721 Phone [REDACTED]
Email [REDACTED]
Property Owner Name James McDonald Address PO Box 2410
City Lancaster State SC Zip 29721 Phone [REDACTED]
Email [REDACTED]

APPLICATION CERTIFICATIONS

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

Applicant

Date

Property Owner(s)

Date

Additional Owner (s)

Attach owner's notarized written authorization with property information if the applicant is not the owner.

SCHEDULE/PROCESS

1. Submit Application

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Conditional Use Application Fee - \$500.00

2. Planning Commission

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires a resolution for approval.
- Subsequent to County Council action, notice of action will be provided to the applicant,

CONDITIONAL USE PLAN CHECKLIST

- ☒ The size of the plan and number of copies should conform to the following: Eight copies that are 24" x 36" (full size) and Two copies that are 11" x 17" (reduced size).
- ☒ A descriptive location of the property and vicinity map at a scale of not less than one inch equals one mile.
- ☒ Proposed name of the development.
- ☒ The date of the survey or plan.
- ☐ All plans shall be embossed with the seal and signature of the engineer/surveyor responsible for the work.
- ☒ A graphic scale and numerical scale shall be shown on the plan.
- ☒ The North arrow shall be shown and be accurately correlated with the courses with indications as to whether it is true, magnetic or grid.
- ☒ Total acreage and boundaries of the development shall be shown on the plan.
- ☒ All existing and proposed uses of land throughout the tract shall be shown on the plan.
- ☐ Topography of the site with a contour interval of not more than 5 feet shall be shown on plan.
- ☒ Typical arrangement of existing and proposed buildings and structures, including dimensions, elevations, uses, and setbacks shall be shown on the plan.
- ☒ Location of adjoining property lines and existing buildings shall be shown on the plan.
- ☒ The names of adjacent landowners, lot and/or block numbers, highways, streets, and named waterways shall be shown.
- ☒ All property lines shall be defined by course and horizontal distance. All property lines shall be plotted to the scale shown in the title.
- ☒ All easements and rights-of-way of existing and proposed buildings and structures shall be shown and shall include their widths and center lines.
- ☒ All existing street intersections shall be shown on the plan.
- ☒ Proposed parking areas and traffic circulation shall be shown on the plan.
- ☒ Exact ratio of impervious surfaces to lot area shall be shown.
- ☒ At a minimum the plan shall include basic landscape information such as the location and dimension of required buffer yards.

- **Please note that upon approval of a conditional use, the applicant shall subsequently submit a site plan to The Lancaster County Planning Department for review. This site plan shall conform to the site plan process as enumerated in UDO Section 9.2.9 (Site Plan Process Chart)**

Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					REF
C. OFFICE/SERVICES (CONTINUED)	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Personal Services	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Personal Services, Restricted	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	5.4.6
Post Office	-	-	-	P	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	P	P	
Professional Services	-	-	-	P	-	-	-	P	P	P	P	P	-	P	-	-	-	-	-	P	P	
Small Equipment Repair/Rental	-	-	-	P	-	-	-	-	-	P	P	-	-	P	-	-	-	-	-	P	P	
Veterinary Clinic	-	-	-	P	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	P	P	-
D. COMMERCIAL/ENTERTAINMENT	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Alcoholic Beverage Sales Store	-	-	-	P	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	P	-	
Amusements, Indoor	-	-	-	P	-	-	-	-	-	P	P	-	-	P	-	-	-	-	-	P	P	
Amusements, Outdoor	-	-	-	PR	-	-	-	-	-	-	CU	-	-	CU	-	-	-	-	-	-	-	5.5.1
Bar/Tavern/Brew Pub	-	-	-	CU	-	-	-	-	-	CU	PR	-	-	-	-	-	-	-	-	PR	-	5.5.2
Billiard/Pool Hall	-	-	-	CU	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	
Brewery	-	-	-	P	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	P	
Distillery	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	-	-	-	
Food Truck	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	PR	PR	5.5.3
General Commercial	-	-	-	PR	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	5.5.4
Night Club	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	
Outside Sales	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.5
Outside Sales, Sidewalk Sales	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.6
Pawnshops	-	-	-	PR	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	-	5.5.7
Racetrack	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	-	-	-	-	-	-	5.5.8
Restaurant	-	-	-	PR	-	-	-	-	CU	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.9
Riding Stables	P	P	P	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	
Sexually Oriented Business/Adult Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.5.10
Shooting Range, Indoor	-	-	-	PR	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	5.5.11
Shooting Range, Outdoor	SE	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	-	-	-	-	-	-	5.5.12
Theater, Indoor Movie or Live Performance	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	
Theater, Outdoor (Amphitheater)	PR	-	-	PR	-	-	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	PR	PR	5.5.13

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

building is directly adjacent to the sidewalk provided that adequate pedestrian clearance on the sidewalk is maintained (minimum of 5 feet). Such displays shall be removed from the sidewalk when the business is not open.

- 2 Sidewalk sale shall not take up an area greater than 25 percent of the total building area of the primary use within the associated permanent structure.
- 3 Display of merchandise for outside sales shall not exceed a maximum of 12 feet from the front face of the building.

5.5.7 PAWNSHOPS [RUB, GB, RB]

All new pawnshops shall be located no closer than 400 feet to any existing pawnshop.

5.5.8 RACETRACK [HI]

Motorized race and testing tracks are declared by this ordinance to be incompatible with residential development. Additionally, such uses have the potential of negatively impacting many nonresidential uses. As a result, all such uses shall meet the following requirements:

- A. No such use shall be located within one mile of all Residential uses, all Civic uses, and all Educational/Institutional uses as per the Use Table in Section 2.5.3.
- B. A Type C buffer yard shall be provided along all property lines which are adjacent to the racing/testing track and/or parking areas.
- C. The site shall have direct access to either a collector or arterial street.

5.5.9 RESTAURANT [RUB, NB, GB, RB, INS, MX, IMX]

- A. **Kitchen Exhaust:** Kitchen exhaust fans shall be located no closer than 100 feet to any existing Single Family or Two Family (duplex) dwelling.
- B. **Buffering:** All restaurants shall be screened from existing Single Family or Two Family (duplex) dwellings by a Type C buffer yard as set forth in Section 7.1.5.

5.5.10 SEXUALLY ORIENTED BUSINESS/ADULT ESTABLISHMENT [HI]

A. Purpose

1. The Lancaster County Council finds that it is necessary to set forth the appropriate special requirements by which Sexually Oriented Business/Adult Entertainment may be established within the County's zoning jurisdiction.
2. Sexually Oriented Businesses/Adult Entertainment, because of their very nature, are recognized as having serious objectionable operational characteristics, particularly when they are located near residential areas or educational, religious, or recreational uses.
3. Studies have shown that lower property values and increased crime rates tend to accompany and are brought about by the concentration of adult establishments.
4. The County Council finds that the regulation of these uses is necessary to ensure that these adverse effects do not contribute to the blighting of surrounding neighborhoods and to protect the quality of life in Lancaster County.
5. It is not the intent of the County Council in adopting this section to suppress any activities protected by the First Amendment, but rather to enact a content neutral standard that addresses the secondary effects that adult establishments have on the County.

B. Separation Requirements

1. Such uses shall not be located closer than 5,280 feet (or 1 mile) to any of the following:

Agenda Item Summary

Ordinance # / Resolution # : N/A

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 8/18/2026

Information to Show on Agenda Below Title:

RZ-2026-1441 Justin's Tree Service

2016 UDO

Proposal:

Property Details:

Property Location:

Current Zoning District:

Proposed Zoning District:

Applicant:

Council District:

Statutory Notices:

Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

Recommendation:

Attachments:

1. Map
2. RZ-2026-14416 JTS Draft Staff Report
3. JTS Application Redacted_P
4. USE CHART Comparison

5. UDO Provisions & Procedures JTS

RZ-2026-1441 Justin's Tree Service

Map showing various streets and land use designations (LDR, LI, MDR, PDD, GB, UR, NB, MX, MDD, OSP, PB). A red outline highlights a specific area. Includes a north arrow and a scale bar (0 to 0.5 miles).

Streets shown: REID POINTE ARTHUR, BLACKWELDER, MACMILLAN PARK, YARBOROUGH, OLD BAILES, REDWOOD, TWINLEAF, MEADOW RIDGE, BOLICK, MEADOWS.

Land use designations: LDR, LI, MDR, PDD, GB, UR, NB, MX, MDD, OSP, PB.

Inset map shows the location within the state of Mississippi.

7/30/2026

PROPOSAL: Request to rezone 50.86 acres

PROPERTY LOCATION: 9546 Olin Yarborough Rd (0007-00-015.00)

CURRENT ZONING DISTRICT: Low Density Residential (LDR)

PROPOSED ZONING DISTRICT: Regional Business (RB)

APPLICANT: Justin, Brandon and Greg Roope for Justin's Tree Service

COUNCIL DISTRICT: District 4, Jose Luis

STATUTORY NOTICES: Published hearing notice The Lancaster News 08/01/2026
Posted signs 07/29/2026
Mailed notices 07/30/2026
Agenda published and posted in Lobby 08/11/2026

OVERVIEW:

Proposal

The applicant is proposing to rezone approximately 50.86 acres at 9546 Olin Yarborough Rd (0007-00-015.00) from Low Density Residential (LDR) to Regional Business, to support the operations of their family-owned tree service company. The intent is to demolish the existing residence and replace it with a new office and garage facility designed to accommodate administrative functions and provide secure indoor equipment storage. Beyond those improvements, there will be no other significant development planned for the site, preserving the property's natural character by protecting as much of the existing forest and tree canopy as possible.

Site Information

This property is in the northern Panhandle area, south of Bailes Ridge Business Park (PDD 5). The parcel is currently zoned Low Density Residential (LDR). The existing use is non-conforming residential.

The property contains approximately 25 acres of floodplain along its southern boundary, creating a substantial natural buffer between the site and the nearby residential properties. The existing buffer helps preserve privacy and minimize visual impacts. To the north, the property adjoins a 14-acre parcel owned by Duke Energy (Parcel 0007-00-015.01), a 5-acre parcel owned by REMBE Inc. (Parcel 0007-00-014.00), and an area currently zoned Professional Business (PB).

The site is located near the Bailes Ridge Business Park and has several light industrial and manufacturing facilities. Given the surrounding land uses, existing zoning, and ongoing commercial growth in the area, this corridor appears to be transitioning towards a more commercial and employment-oriented character. The proposed rezoning would be consistent with this trend while remaining compatible with neighboring properties.

Justin's Tree Service has purchased the property and is seeking to create an office for the business and parking for their equipment.

Summary of Adjacent Zoning and Uses

The subject property is surrounded by LDR Residential and agricultural, and a PDD Business Park.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	LDR/PDD-5	Bailes Ridge (Business Park)
South	Lancaster County	LDR	Agricultural (vacant)
East	Lancaster County	LDR	Residential
West	York County	-	-

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently in the **Low-Density Residential** District. Pursuant to UDO Chapter 2.3, *"The Low-Density Residential District is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 1.5 dwelling units per acre. Intended to act as a transitional zoning district between rural living and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district."*

Requested RB

Pursuant to UDO Chapter 2.3, *"The Regional Business District is generally located on the major thoroughfares in the community and provides opportunities for the provision of offices, services, and retail goods to meet the surrounding region. The regulations for this district are intended to accommodate the predominately auto-oriented pattern of existing development until such time that transportation network is retrofitted to accommodate more urban development patterns."*

Buffering

UDO 7.1.5 describes buffers required between adjacent zoning districts. A Type C Buffer is required between RB and all Residential districts including LDR. The subject property has sufficient acreage and existing tree cover to easily accommodate more than the required buffers. Below is a table of the Type C Buffer options:

Type C Buffer Yard Options	Minimum Depth	Minimum Plantings per 100 linear feet	Wall, Fence, or Berm	Required Opacity
Option 1	40 feet	4 Evergreen Trees 4 Canopy Trees 4 Understory Trees 36 Evergreen	Not Required	Completely opaque (i.e., having no horizontal openings from the ground to

Option 2	25 feet	4 Evergreen Trees 4 Canopy Trees 4 Understory	Wall or Fence	a height of 8 feet within 2 years of planting)
Option 3	10 feet	2 Evergreen Trees 2 Canopy Trees 2 Understory Trees	Berm	

RELATIONSHIP TO PUBLIC PLANS

The Future Land Use Category of the subject properties is **“Growth Area”**. The newly adopted comprehensive Plan states that **Growth Areas** *“are intended to designate areas where growth should occur based on the availability of supportive infrastructure and land. These areas are intended to support suburban scale residential development along with supportive commercial development at major crossroads and along arterial streets and thoroughfares.”*

The area was designated as Growth Area due to the presence of the Business Park and the nearby Light Industrial designation of MacMillan Business Park. The requested RB District is compatible with the Future Land Use Category of **“Growth Area”** and the overall Lancaster 2040 Comprehensive Plan.

Infrastructure Considerations

Transportation

The closest traffic count station to the subject site is approximately 1.0 mile north on Fort Mill Highway just east of the intersection with Calvin Hall Road. The Station has at least three years of traffic counts and the average daily trips (ADT) number information has been pulled directly from the SC DOT Traffic Data Public Mode Map. The data shows the traffic counts have not deviated significantly since 2023.

Station Id: 29-0163 Description: SC 160: County Line - YORK TO US 521 (CHARLOTTE HWY)	2025	2024	2023
AADT	18,600	18,300	19,000
Single Unit AADT	783	565	587
Combo Unit AADT	136	104	108
Truck %	5%	4%	4%

Access

The subject property has road frontage on Olin Yarborough Road.

Public Utilities

LCWSD water and sewer service is available; existing residences do not currently connect to water or sewer. The residence has a septic system.

Public Safety

Fire District: Indian Land 2

Fire Station Location: 9370 Possum Hollow Road, Indian Land SC, approximately 7.2 miles from subject property

Closest EMS Station: EMS Station 4/9,9576 Old Bailes Road, Indian Land, SC approximately 0.6 miles from subject property.

PHOTOS OF PROJECT AREA:



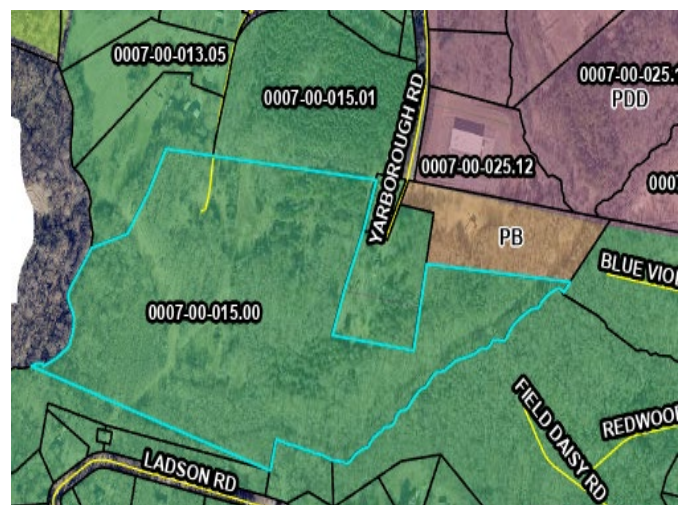
Site entrance (gravel drive) at 9546 Olin Yarborough Road



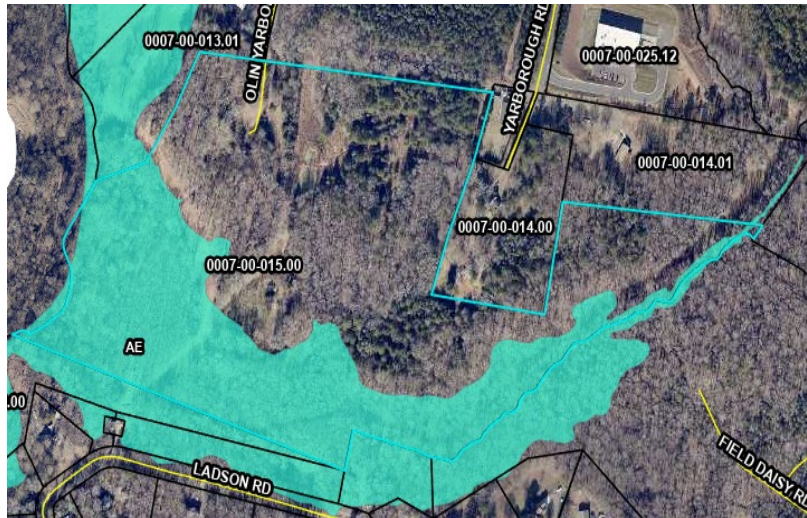
Site entrance, facing west on Olin Yarborough Road



Aerial View of Subject Property



Zoning Map



Floodplain and stream location

In addition to the required buffers between residential and commercial zones, there is additional natural buffering afforded by the stream location (blue line) and floodplain to the south (aqua shaded areas).

STAFF RECOMMENDATION:

The request meets criteria for approval.

ATTACHMENTS:

1. Location Map/ Zoning Map
2. Rezoning Application
3. Use Table Comparison
4. UDO Procedures

STAFF CONTACT:

Corey D. Barnes, Planner

cdbarnes@lanastercountysc.gov

803-416-9394



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanastersc.org

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- Deed and survey plat or boundary survey
- Fees associated with review
- Applicants may create an account to submit projects online at:
<https://evolvepublic.infovisionsoftware.com/lanaster/>.

GENERAL INFORMATION

Property Address 9545 Olin Yarborough Rd

City Indian Land State SC Zip 29707 Tax Parcel ID 0007-00-015.00

Current Zoning LDR Current Use Residential/Vacant Land

Proposed Zoning Regional Business (RB) Total Acres 50

Project Description We are seeking to rezone this property to support the operations of our family-owned tree service company, which serves Indian Land and the surrounding South Charlotte communities. The existing residence will be removed and replaced with a new office and garage facility designed to accommodate administrative functions and provide secure indoor storage for equipment. Beyond these improvements, no significant additional development is planned. Our intention is to preserve the property's natural character by protecting as much of the existing forest and tree canopy as possible. We view this property as a long-term investment for our family and business, with the goal of maintaining ownership and stewardship for generations to come. Our objective is to create a clean, professional, and well-maintained facility that operates with minimal impact on neighboring properties while blending seamlessly into the surrounding area

Surrounding Property Description

The property contains approximately 25 acres of floodplain along its southern boundary, creating a substantial natural buffer between the site and the nearby residential properties. This existing buffer helps preserve privacy and minimize visual impacts. To the north, the property adjoins a 14-acre parcel owned by Duke Energy (Parcel 0007-00-015.01), a 5-acre parcel owned by REMBE Inc. (Parcel 0007-00-014.00), and an area currently zoned Professional Business (PB). The site is also located near the Bailes Ridge Business Park and several light industrial and manufacturing facilities. Given the surrounding land uses, existing zoning, and ongoing commercial growth in the area, this corridor appears to be transitioning toward a more commercial and employment-oriented character. The proposed rezoning would be consistent with this trend while remaining compatible with neighboring properties.

CONTACT INFORMATION

Applicant Name Justin's Tree Service

Address 8821 Houston Ridge Rd

City Charlotte State NC Zip 28277 Phone [REDACTED]

Email: [REDACTED]

Owner Name: Brandon, Justin, and Greg Roope

Address: 8821 Houston Ridge Rd

City: Charlotte State: NC Zip: 28277 Phone: [REDACTED]

Email: [REDACTED]

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I understand that falsifying any information herein may result in rejection or denial of this request.

Brandon Roope
Applicant

6/20/2026
Date

Original Aberdeen
Property Owner(s)

6-26-2026
Date

Attach owner's notarized written authorization with property information if the applicant is not the owner.

SCHEDULE/PROCESS

1. Submit Application

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- After preliminary review, staff will determine when the case can be scheduled for a hearing with Planning Commission.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund. Public notice is published a minimum of 15 days prior to the public hearing.
- Rezoning Application Fees -- single parcel up to one acre: \$250.00
- -- single parcel, one acre to ten (10) acres: \$435.00
- -- multiple parcels up to 10 acres: \$610.00
- -- single or multiple, every acre over 10 acres add \$50.00

2. Planning Commission

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval.
- Subsequent to final County Council action on rezoning, notice of action will be provided to the applicant, owner, and adjacent property owners.
- If applicant would like to request a special presentation, please notify the County Clerk @ (803) 416-9307 before 5:00pm on the first Monday of the month to make arrangements.

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I understand that falsifying any information herein may result in rejection or denial of this request.


Applicant Brandon Roope

6/20/2026
Date


Property Owner(s) Jerry D. Yarborough

 6-25-26
Date

Attach owner's notarized written authorization with property information if the applicant is not the owner.

SCHEDULE/PROCESS

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Section 2.5.3 Use Table (For detailed Use Definitions see Chapter 10.)

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					
A. RESIDENTIAL	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Dwelling - Single Family	P	P	P	-	P	P	P	P	-	-	-	-	-	-	-	-	P	-	P	P	-	
Dwelling - Two Family	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	-	-	-	5.2.1
Dwelling - Three Family, Four Family	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.3
Dwelling - Townhome	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	P	P	P	P	P	
Dwelling - Multifamily	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	PR	PR	PR	-	5.2.2
Dwelling - Accessory	PR	PR	PR	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	-	-	-	5.2.3
Halfway Homes	-	-	-	-	-	-	-	-	-	SE	-	SE	-	-	-	-	-	-	-	-	-	5.2.4
Live-Work Units	-	-	-	PR	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	PR	5.2.5
Manufactured Housing	PR	PR	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.6
Manufactured Home Park	SE	-	-	-	SE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.6
Residential/Family Care Home (5 or fewer residents)	P	P	P	-	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	P	P	
Residential Care Facilities (6 or more residents)	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.2.8
B. LODGING	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Bed and Breakfast Homes (up to 8 rooms)	PR	PR	PR	PR	-	PR	-	PR	PR	-	-	PR	-	-	-	-	PR	PR	-	PR	PR	5.3.1
Bed and Breakfast Inn (up to 12 rooms)	-	-	-	-	-	-	-	-	PR	-	-	PR	-	-	-	-	-	-	-	PR	PR	5.3.1
Boarding or Rooming House	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	5.3.2
Campground	SE	SE	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	-	-	5.3.3
Dormitory	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
Fraternity/Sorority House	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
Hotel/Motel	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	
C. OFFICE/SERVICE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
ATM	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Banks, Credit Unions, Financial Services	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Business Support Services	-	-	-	-	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Crematoria	-	-	-	-	-	-	-	-	-	-	CU	-	-	CU	-	-	-	-	-	-	-	5.4.1
Dry Cleaning and Laundry Services	-	-	-	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	P	P	
Funeral Homes	-	-	-	P	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	P	P	
Home Occupation	PR	PR	PR	-	PR	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	PR	PR	PR	5.4.2
Kennels, Indoor	PR	PR	PR	PR	-	-	-	-	PR	PR	PR	PR	-	PR	-	-	-	-	-	PR	PR	5.4.3
Kennels, Outdoor	PR	PR	CU	PR	-	-	-	-	-	-	CU	CU	-	CU	-	-	-	-	-	-	-	5.4.4
Medical Clinic	-	-	-	PR	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	5.4.5

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL					TRANSITIONAL						SPECIAL						NEIGHBORHOOD					
C. OFFICE/SERVICES (CONTINUED)	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF	
Personal Services	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P		
Personal Services, Restricted	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	5.4.6	
Post Office	-	-	-	P	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	P	P		
Professional Services	-	-	-	P	-	-	-	P	P	P	P	P	-	P	-	-	-	-	-	P	P		
Small Equipment Repair/Rental	-	-	-	P	-	-	-	-	-	P	P	-	-	P	-	-	-	-	-	P	P		
Veterinary Clinic	-	-	-	P	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	P	P	-	

D. COMMERCIAL/ENTERTAINMENT	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Alcoholic Beverage Sales Store	-	-	-	P	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	P	-	
Amusements, Indoor	-	-	-	P	-	-	-	-	-	P	P	-	-	P	-	-	-	-	-	P	P	
Amusements, Outdoor	-	-	-	PR	-	-	-	-	-	-	CU	-	-	CU	-	-	-	-	-	-	-	5.5.1
Bar/Tavern/Brew Pub	-	-	-	CU	-	-	-	-	-	CU	PR	-	-	-	-	-	-	-	-	PR	-	5.5.2
Billiard/Pool Hall	-	-	-	CU	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	
Brewery	-	-	-	P	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	P	
Distillery	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	-	-	-	
Food Truck	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	PR	PR	5.5.3
General Commercial	-	-	-	PR	-	-	-	-	PR-	PR	PR	-	-	-	-	-	-	-	-	PR	PR	5.5.4
Night Club	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	
Outside Sales	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.5
Outside Sales, Sidewalk Sales	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.6
Pawnshops	-	-	-	PR	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	-	5.5.7
Racetrack	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	-	-	-	-	-	-	5.5.8
Restaurant	-	-	-	PR	-	-	-	-	CU	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.9
Riding Stables	P	P	P	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	
Sexually Oriented Business/Adult Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.5.10
Shooting Range, Indoor	-	-	-	PR	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	5.5.11
Shooting Range, Outdoor	SE	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	-	-	-	-	-	-	5.5.12
Theater, Indoor Movie or Live Performance	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	
Theater, Outdoor (Amphitheater)	PR	-	-	PR	-	-	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	PR	PR	5.5.13

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PR – Permitted with Review

CU – Conditional Use Required

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Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL					TRANSITIONAL							SPECIAL					NEIGHBORHOOD					
E. CIVIC	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF	
Cemetery	PR	PR	PR	PR	-	PR	PR	-	PR	PR	PR	PR	-	-	-	-	-	PR	-	-	PR	5.6.1	
Conference/Convention Center	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P		
Cultural or Community Facility	-	-	-	P	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	P	P		
Event Venue/Banquet Hall	P	P	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.6.2	
Places of Assembly	PR	PR	PR	PR	CU	CU	CU	PR	PR	PR	PR	PR	-	PR	-	-	-	CU	-	CU	CU	5.6.3	
Private Recreation Facilities	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.6.4	
Public Recreation Facilities	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	-	-	PR	PR	PR	PR	PR	5.6.5	
Public Safety Station	P	P	P	P	-	-	-	P	P	P	P	P	-	P	P	-	-	-	-	P	P		
Sports Arena/Stadium (4,000 or more seats)	-	-	-	-	-	-	-	-	-	-	CU	CU	-	CU	-	-		-	-	-	CU	5.6.6	
F. EDUCATIONAL/INSTITUTIONAL	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF	
Child/Adult Day Care Home (5 or fewer persons)	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	-	-	-	PR	PR	-	PR	PR	5.7.1	
Child/Adult Day Care Home (6 or more persons)	-	-	-	-	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.7.2	
College/University	-	-	-	-	-	-	-		-	-	-	P	-	-	-	-	-	-	-	P	P		
Community Support Facility	-	-	-	PR	-	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	-	5.7.3	
Correctional Institution	-	-	-	-	-	-	-	-	-	-	-	CU	-	SE	SE	-	-	-	-	-	-	5.7.4	
Day Treatment Center	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	-	-	-	-	-	-	-	5.7.5	
Hospital	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-		
Operations, Maint., and Fleet Service Facility	-	-	-	SE	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	-	PR	5.7.6	
Schools – Elementary and Secondary	PR	PR	PR	PR	-	PR	CU	CU	CU	CU	CU	PR	-	-	-	-	CU	CU	CU	CU	CU	5.7.7	
Schools – Vocational/Technical	-	-	-	P	-	-	-	-	P	P	P	P	-	P	P	-	-	-	-	P	P		
Studio – Art, dance, martial arts, music	P	-	-	P	-	-	-	P	P	P	P	P	-	P	-	-	-	-	-	P	P		
G. AUTOMOTIVE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF	
Drive-Thru/Drive-In Facility	-	-	-	PR	-	-	-	-	CU	PR	PR	-	-	PR	PR	-	-	-	-	PR	PR	5.8.1	
Electric Vehicle Charging Stations	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.8.2	
Heavy Equipment/Manufactured Home Rental/Sales/Repair	-	-	-	-	-	-	-	-	-	-	SE	-	-	PR	PR	-	-	-	-	-	-	5.8.3	
Parking Lot/Structure – Principal Use	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	PR	PR	5.8.4	
Vehicle Rental/Leasing/Sales	-	-	-	PR	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	CU	CU	5.8.5	
Vehicle Services – Minor Maintenance/Repair	-	-	-	P	-	-	-	-	CU	CU	PR	-	-	PR	PR	-	-	-	-	CU	CU	5.8.6	
Vehicle Services – Major Repair/Body Work	-	-	-	PR	-	-	-	-	-	CU	PR	-	-	PR	PR	-	-	-	-	-	-	5.8.7	

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Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					REF
H. INDUSTRY/WHOLESALE/STORAGE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Artist Studio/Light Manufacturing Workshops	-	-	-	P	-	-	-	-	-	P	P	-	-	P	P	-	-	-	-	P	P	
Industry, Light	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Industry, Heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	
Industry, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	5.9.1
Junkyard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.9.2
Landfill – Class One	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.9.16
Landfill – Class Two	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	-	-	-	-	-	-	5.9.3
Landfill – Class Three	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.9.4
Mining - Major In-Depth Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	P	-	-	-	-	-	5.9.5/6
Mining - Minor Surface Resource Extraction	PR	PR	PR	PR	-	-	-	-	-	PR	PR	PR	-	PR	PR	P	-	-	PR	PR	PR	5.9.6/7
Private Recycling Collection Stations	-	-	-	-	-	-	-	-	-	-	-	PR	-	PR	PR	-	-	-	-	-	-	5.9.8
Public Recycling and Waste Collection Facilities	-	-	-	PR	-	-	-	-	-	-	-	PR	-	PR	PR	-	-	-	-	-	-	5.9.9
Research and Development Facilities	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	-	-	-	-	-	P	
Storage – Outdoor Storage Yard	-	-	-	-	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	5.9.10
Storage – Self Service (Mini)	-	-	-	-	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	5.9.11
Storage – Warehouse Indoor	-	-	-	-	-	-	-	-	-	CU	PR	-	-	PR	PR	-	-	-	-	-	PR	5.9.12
Storage – Warehouse Indoor, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	5.9.13
Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	-	PR	-	-	P	P	-	-	-	-	-	P	5.9.14
Wholesaling and Distribution, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	5.9.15

I. AGRICULTURE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Agriculture and Crop Production/Harvesting	P	P	P	P	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	
Agricultural Support Services/Nurseries	P	P	P	P	-	-	-	-	P	P	P	-	-	P	P	-	-	-	-	-	P	
Agritourism	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Animal Production/General Farms	PR	PR	PR	PR	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.1
Animal Production Facilities, Non-Swine	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.2
Animal Production Facilities, Swine	SE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.3
Apiculture (Bee Keeping)	P	P	P	P	-	P	-	-	P	-	-	P	P	-	-	-	-	-	-	-	P	
Backyard Pens/Coops	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					
I. AGRICULTURE (CONTINUED)	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Commercial Stables	P	P	P	P	-	-	-	-	P	P	P	-	-		-	-	-	-	-	-	-	
Ecotourism	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Farmer's Markets and Roadside Stands	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	
Forestry	P	P	P	P	-	P	-	-	-	P	P	P	P	P	P	P	-	-	-	-	-	
Gardens (Community and Private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	P	
Wineries	PR	PR	PR	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

J. INFRASTRUCTURE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Airstrip/Airport	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	PR	-	-	-	-	-	-	5.11.1
Geothermal Energy Systems	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.11.2
Solar Energy Systems	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.11.3
Solar Farms	CU	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.11.4
Utilities – Class 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities – Class 2	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities – Class 3	P	P	-	-	-	-	-	-		-	-	PR	-	P	P	-	-	-	-	-	-	5.11.6
Wireless Communication Facility (Concealed)	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	PR	5.11.5
Wireless Communication Facility (Up to 60.00')	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	PR	5.11.5
Wireless Communication Facility (60.01' to 199.99')	SE	SE	SE	SE	SE	SE	SE	PR	PR	PR	PR	PR	-	PR	PR	PR	SE	SE	SE	SE	SE	5.11.5
Wireless Communication Facility (200' and Over)	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	SE	-	-	-	-	-	5.11.5

K. OTHER	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Temporary Uses	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.12

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

(Ord. No. 2017-1468, 9.25.17; Ord. No. 2018-1492, 2.12.18; Ord. No. 2018-1494, 3.12.18; Ord. No. 2018-1519, 7.16.18; Ord. No. 2019-1607, 10.14.19; Ord. No. 2019-1620, 12.9.19; Ord. No. 2019-1634, 1.27.20; Ord. No. 2020-1645, 2.24.20; Ord. No. 2020-1698, 12.14.20; Ord. No. 2021-1708, 04.12.21)

9.2.15 Text Amendments & Rezonings

A. Application Procedures

1. Process Type: Legislative.

2. Applicants: Map or text amendments may be submitted by any of the following:

- The County Council.
- The Planning Commission.
- The Board of Zoning Appeals.
- *The Planning Department*

Application submitted to Planning Dept. June 26, 2026

- Any owner of property within the land use jurisdiction of the County.

3. Pre-Application Procedure: Before filing a petition of an amendment, an applicant (if an owner requesting a map amendment) shall meet with the Administrator to discuss the proposed amendment or request and to become more familiar with the applicable requirements and approval procedures of the County. *Pre-Submittal Meeting held June 18, 2026 with Planning Staff.*

4. Content of Application: A petition for an amendment to the County's official land development map or text shall be filed on a form provided by the Administrator. Such a petition shall contain all the information required on the form and must be determined to be complete by the Administrator prior to advancing it through the review process. *Application submitted to Planning Dept. June 26, 2026, and is attached.*

5. Determination of Completeness: Staff shall review an application for amendment to determine if it is complete. If an application is complete, the Administrator shall schedule the matter for consideration at a meeting of the Planning Commission. The Administrator shall prepare a staff report and recommendation on the matter. *Pre-submittal was held on June 18th, fee was paid July 8th and scheduled for the next available Planning Commission meeting, per application deadline, being August 18, 2026.*

B. REVIEW BY PLANNING COMMISSION

1. Public Notification (Prior to Planning Commission): Levels 1 and 2 are required for all amendments to the UDO. Level 3 is required for all amendments to the UDO that involve a specific parcel of land. Such actions include, but are not limited to, map amendments (rezonings), amendments to zoning district boundaries, and the application of new overlay zones. *Statutory notice dates are listed via staff report.*

2. Neighborhood Meeting: Optional. *No neighborhood meeting was held.*

3. Consideration by Planning Commission: The Planning Commission shall conduct a public hearing and receive public input on the proposed amendment and shall provide a written recommendation to the County Council regarding whether to approve or deny each proposed amendment within 35 days of its first consideration on the matter. The recommendation shall address consistency with the Comprehensive Plan and other matters deemed appropriate by the Commission. A recommendation for denial of the petition shall not preclude consideration or approval of the proposed amendment by the County Council. *Application review including Planning Commission's recommendation will be scheduled for County Council at first available meeting, likely September 14, 2026.*

Agenda Item Summary

Ordinance # / Resolution # : N/A

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 8/18/2026

Information to Show on Agenda Below Title:

RZ-2026-1414 Kotha

2016 UDO

Proposal:

Property Details:

Property Location:

Current Zoning District:

Proposed Zoning District:

Applicant:

Council District:

Statutory Notices:

Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

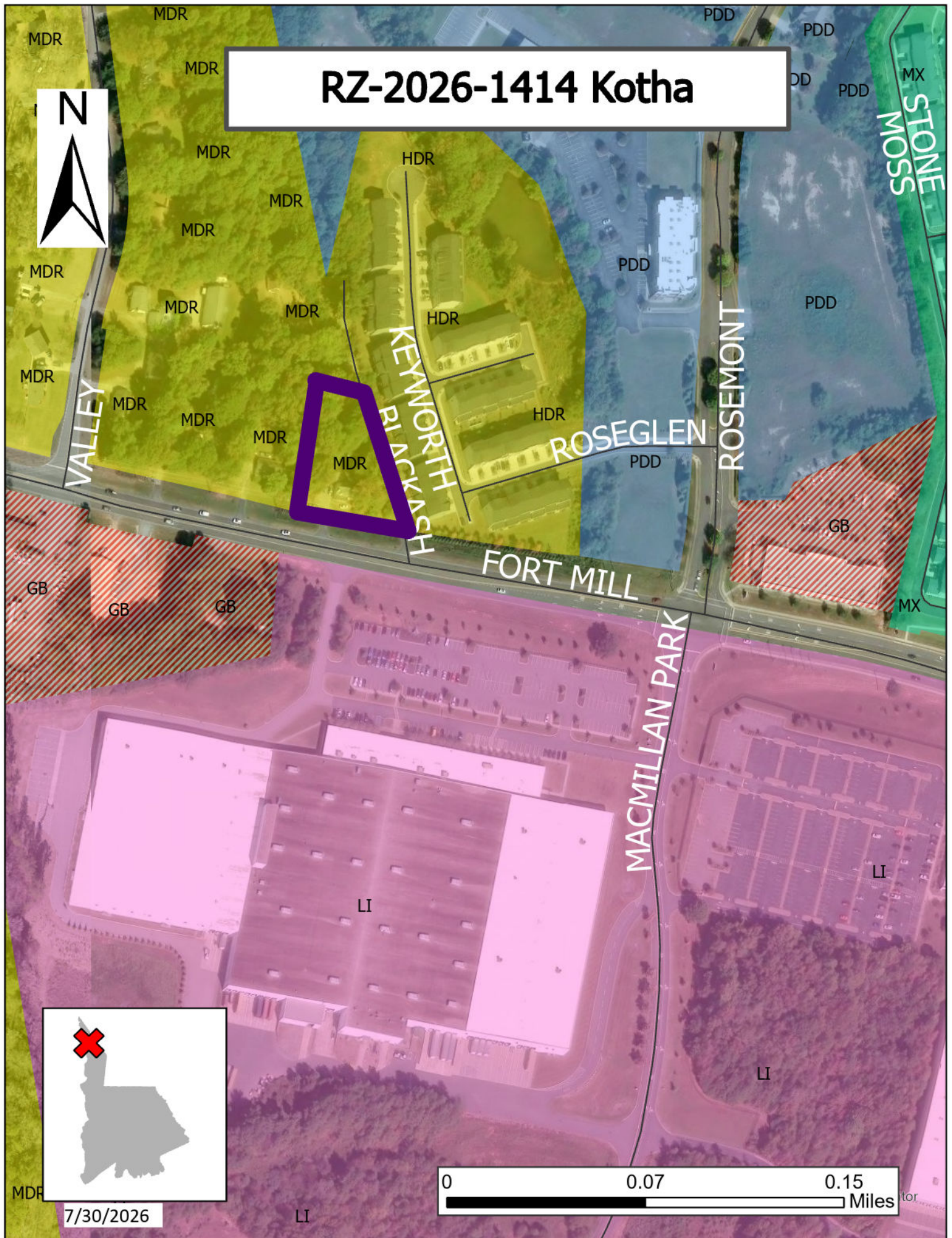
Recommendation:

Attachments:

1. Map
2. RZ-2026-1414 Kotha Staff Report
3. Kotha Application Redacted_P
4. Kotha RZ-UDO Provisions & Procedures

5. Survey

RZ-2026-1414 Kotha



7/30/2026

0 0.07 0.15 Miles

PROPOSAL: Request to rezone 0.955 acres of property

PROPERTY LOCATION: 792 Fort Mill Highway (TM# 0006N-0A-006.00)

CURRENT ZONING DISTRICT: **Medium Density Residential (MDR)**

PROPOSED ZONING DISTRICT: **Neighborhood Business (NB)**

APPLICANT: Sridhar Kotha

COUNCIL DISTRICT: District 4, Jose Luis

STATUTORY NOTICES: Published hearing notice The Lancaster News 08/01/2026
Posted signs 07/29/2026
Mailed notices 07/30/2026
Agenda published and posted in Lobby 08/11/2026

OVERVIEW:

Proposal

The applicant has requested to rezone a 0.955-acre parcel from **Medium Density Residential (MDR)** to **Neighborhood Business (NB)**. The intent is to rezone current parcel to Neighborhood business to allow for proposed professional services use types.

Site Information

This property is in the northern Panhandle area, along Fort Mill Hwy with property having access from Fort Mill Highway and Blackash Road. The parcel is approximately 0.955 acres and has a vacant, one and one-half stories, single family dwelling with a detached two-car garage.



Distance from subject parcel to Neighborhood Business Zoning District

Summary of Adjacent Zoning and Uses

The subject property is surrounded by Medium Density Residential and High Density Residential zoned properties. The closest Neighborhood Business zoned parcel is 1,350ft away from the subject parcel at 916 Fort Mill Highway.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	MDR	Rural Neighborhood
South	Lancaster County	LI & GB	Unique Loom and Nonconforming Residential
East	Lancaster County	HDR	Roseglen Townhomes
West	Lancaster County	MDR	Single Family Residential

Zoning Districts

As previously noted, the subject property is currently in “the **Medium Density Residential (MDR)** District. As described to UDO Chapter 2.3, The Medium Density Residential District *is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 2.5 dwelling units per acre. Intended to act as a transitional zoning district between rural and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.*”

Requested NB

UDO Chapter 2.3 says of the NB District: “the **Neighborhood Business District** *is generally located on thoroughfares and provides opportunities for the provision of neighborhood services that serve as an acceptable transition to generally auto-dependent neighborhoods.*”

INFRASTRUCTURE CONSIDERATIONS

Transportation

The closest traffic count station to the subject site is approximately 0.88 miles east of the parcel, on Fort Mill Highway. The station has at least three years of traffic counts and the average daily trips (ADT) number information has been pulled directly from the SC DOT Traffic Data Public Mode Map. The data shows that traffic counts decreased from 2023 to 2024 but then increased from 2024 to 2025.

Station ID: 29-0163

Description: SC160 : County Line - YORK TO US 521 (CHARLOTTE HWY)

	2025	2024	2023
AADT	18,600	18,300	19,000
Single Unit AADT	783	565	587
Combo Unit AADT	136	104	108
Truck %	5%	4%	4%

Public Utilities

Water is available, and sewer is not available without an offsite extension through the LCWSD.

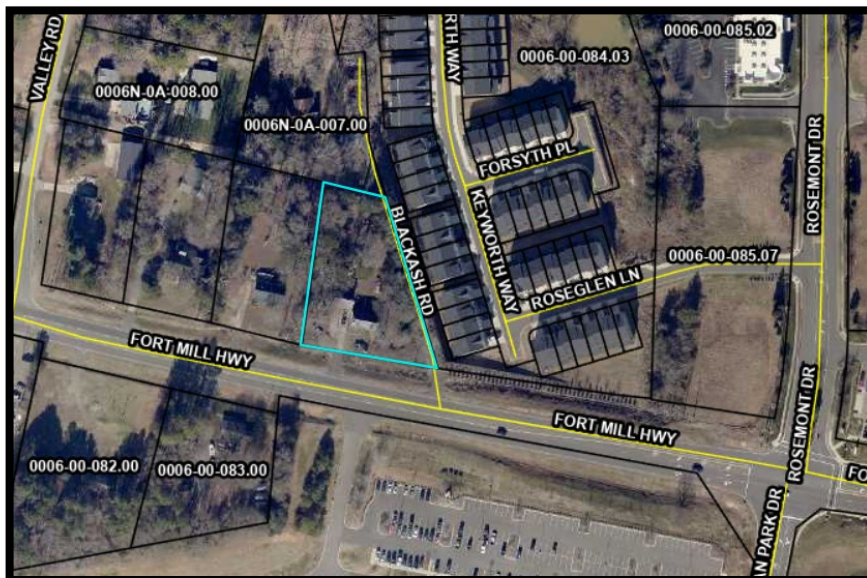
Public Safety

Fire District: Indian Land

Fire Station Location: Indian Land Station 2 – 9370 Possum Hollow Rd

Closest EMS Station: Lancaster County EMS Station 4/9, 9576 Old Bailes Rd

PHOTOS OF PROJECT AREA:

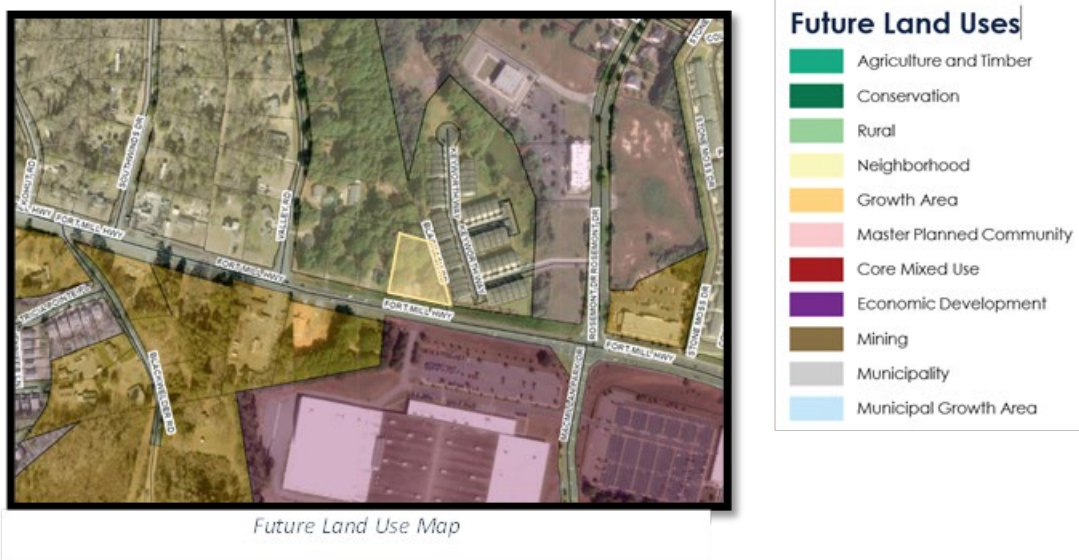


Aerial View of the Subject Parcel



Subject parcel along Fort Mill Highway

ALIGNMENT WITH THE COMPREHENSIVE PLAN



The Future Land Use Category of the subject property is **Neighborhood**. The adopted Comprehensive Plan states that *“The Neighborhood category is applied to both existing and in-progress residential development. In rural areas, this category is only applied to major subdivisions. Neighborhoods are not*

likely to change in the future, and the intent of this category is to preserve the character, and direct incompatible uses away from formal residential neighborhoods”.

The proposal to change the zoning to Neighborhood Business is compatible with the 2040 Comprehensive Plan Future Land Use designation.

Additional UDO Provisions / Application Requirements

Chapter 9.2.15 (p. 326, 2022 UDO) details application procedures that are required to request a Zoning Map Amendment. Those are attached to this report for review and to confirm all pre-application and pre-hearing requirements have been met.

Staff Recommendation:

Request meets UDO requirements for approval.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning
3. UDO Provisions & Procedures

STAFF CONTACT:

Matthew Blaszyk, Planner
mblaszyk@lancastercountysc.gov
803-285-6005



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanastercountysc.org

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- Deed and survey plat or boundary survey
- Fees associated with review
- Applicants may create an account to submit projects online at:
<https://evolvepublic.infovisionsoftware.com/lanaster/>.

GENERAL INFORMATION

Property Address 792 Fort Mill Hwy

City Indian Land State SC Zip 29707 Tax Parcel ID 0006N-0A-006.00

Current Zoning MDR Current Use HOME

Proposed Zoning NB Total Acres 0.955

Project Description _____

The proposed rezoning is consistent with the existing development pattern along Fort Mill Highway
where multiple nearby properties are currently zoned General Business, Neighborhood Business,
Institutional (INS), and Mixed Use districts.

Surrounding Property Description North: Existing Medium Density Residential (MDR) properties and residential

East: High Density Residential (HDR) and Planned Development District (PDD) residential communities.

South: SC-160 with commercial, institutional, and mixed-use development patterns.

West: Existing General Business (GB), Neighborhood Business (NB), Institutional (INS), Urban
Residential (UR), and Mixed Use developments.

CONTACT INFORMATION

Applicant Name Sridhar Kotha

Address 316 Linda Carol Ln

City Tegacay State SC Zip 29708 Phone [REDACTED]

Email [REDACTED]

Owner Name: Dawn W. W. [Signature]

Address 1032 Taylor Hill Dr.

City Indian Land State SC Zip 29707 Phone [REDACTED]

Email [REDACTED]

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I understand that falsifying any information herein may result in rejection or denial of this request.

Applicant

Date

Property Owner(s)

Date

Attach owner's notarized written authorization with property information if the applicant is not the owner.

SCHEDULE/PROCESS

1. Submit Application

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- After preliminary review, staff will determine when the case can be scheduled for a hearing with Planning Commission.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund. Public notice is published a minimum of 15 days prior to the public hearing.
- Rezoning Application Fees -- single parcel up to one acre: \$250.00
- -- single parcel, one acre to ten (10) acres: \$435.00
- -- multiple parcels up to 10 acres: \$610.00
- -- single or multiple, every acre over 10 acres add \$50.00

2. Planning Commission

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval.
- Subsequent to final County Council action on rezoning, notice of action will be provided to the applicant, owner, and adjacent property owners.
- If applicant would like to request a special presentation, please notify the County Clerk @ (803) 416-9307 before 5:00pm on the first Monday of the month to make arrangements.

Notary:

State of South Carolina
County of Lancaster

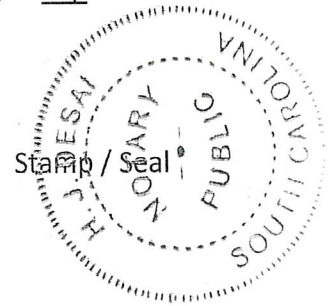
I, H. J. Desai, a Notary Public for Lancaster County, South Carolina do hereby certify that

David W. Deese personally appeared
before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 22nd day of June, 2026

H. J. Desai
Notary Public

My Commission Expires: 27th June 2032.



This certificate is attached to a 2 page document dealing with/entitled Zoning Map
and dated 22nd June 2026. Amendment Application

9.2.15 Text Amendments & Rezonings

A. Application Procedures

1. Process Type: Legislative.

2. Applicants: Map or text amendments may be submitted by any of the following:

- The County Council.
- The Planning Commission.
- The Board of Zoning Appeals.
- *The Planning Department*

Application submitted to Planning Dept. June 29th, 2026

- Any owner of property within the land use jurisdiction of the County.

3. Pre-Application Procedure: Before filing a petition of an amendment, an applicant (if an owner requesting a map amendment) shall meet with the Administrator to discuss the proposed amendment or request and to become more familiar with the applicable requirements and approval procedures of the County. *Pre-Submittal Meeting held June 18th @ 10:00am with Planning Department.*

4. Content of Application: A petition for an amendment to the County's official land development map or text shall be filed on a form provided by the Administrator. Such a petition shall contain all the information required on the form and must be determined to be complete by the Administrator prior to advancing it through the review process. *Application submitted to Planning Dept. June 29, 2026, and is attached.*

5. Determination of Completeness: Staff shall review an application for amendment to determine if it is complete. If an application is complete, the Administrator shall schedule the matter for consideration at a meeting of the Planning Commission. The Administrator shall prepare a staff report and recommendation on the matter. *Pre-submittal was held on June 18th, fee was paid July 1st and scheduled for the next available Planning Commission meeting, per application deadline, being August 18th, 2026.*

B. REVIEW BY PLANNING COMMISSION

1. Public Notification (Prior to Planning Commission): Levels 1 and 2 are required for all amendments to the UDO. Level 3 is required for all amendments to the UDO that involve a specific parcel of land. Such actions include, but are not limited to, map amendments (rezonings), amendments to zoning district boundaries, and the application of new overlay zones. *Statutory notice dates are listed via staff report.*

2. Neighborhood Meeting: Optional. *No neighborhood meeting was held.*

3. Consideration by Planning Commission: The Planning Commission shall conduct a public hearing and receive public input on the proposed amendment and shall provide a written recommendation to the County Council regarding whether to approve or deny each proposed amendment within 35 days of its first consideration on the matter. The recommendation shall address consistency with the Comprehensive Plan and other matters deemed appropriate by the Commission. A recommendation for denial of the petition shall not preclude consideration or approval of the proposed amendment by the County Council. *Application review including Planning Commission's recommendation will be scheduled for County Council at first available meeting, likely September 14th, 2026.*

Agenda Item Summary

Ordinance # / Resolution # : N/A

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 8/18/2026

Information to Show on Agenda Below Title:

NRN-2026-1681 August Group Submittal

Proposal:

Property Details:

Property Location:

Current Zoning District:

Proposed Zoning District:

Applicant:

Council District:

Statutory Notices:

Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

Recommendation:

Attachments:

1. Application & List
2. NRN August 2026 Memo



PLANNING DEPARTMENT
PO BOX 1809
Lancaster, SC 29721
Phone: (803) 285-6005

****NEW ROAD NAME/CHANGE APPLICATION****

Please note: A fee of \$250.00 must be submitted with this application before it will be processed. Incomplete applications will be returned. The \$250.00 fee includes the cost of one road sign. New roads requiring more than one sign will require the \$250.00 fee plus \$50.00 for each additional sign.

Please provide the following **applicant** information as completely and accurately as possible.

Date of Application: 7/29/2026

Name: LC Planning Department Address: 101 N Main St

City, State, Zip Code: Lancaster, SC 29720

Telephone (H): _____ Telephone (W) or (Cell): (803) 285-6005

Please provide the following **new road name** information as completely and accurately as possible.

Location of new road: See attached list of road names submitted to E911 Addressing via Preliminary Plats and Civil Plans

Road name as it exists now (if applicable): N/A

Proposed new road name (1st choice): See attached list

Proposed new road name (2nd choice): _____

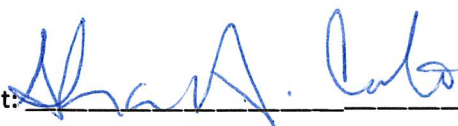
Will this be a private road? Yes ☒ NO ☐

If applicable, do you plan on deeding this new road to the county in the future?
Yes ☐ NO ☐

Please attach the following items to this application:

*A map to approximate scale depicting the location of the new road.

*A petition signed by at least 75% of the property owners with parcels having **frontage** on the affected road.

Signature of Applicant: 

NEW ROAD NAMES: PRIVATELY MAINTAINED ROADS

Walnut Creek PH4-2C

Mud Puppy Pl

August 18, 2026

Planning Commission

Re: August New Road Names Group

For the month of August, the County has received 1 road name to be approved by the Planning Commission. This road name is from Phase 4-2C of the Walnut Creek Development that was approved on March 23th, 2018. The road name has been vetted by our E911 Addresser and meets the county standards. The road name is:

- Mud Puppy Lane

Sincerely,

Matthew Blaszyk, Planner



Approved Walnut Creek Phase 4 Preliminary Plat