

Planning Commission Members

District 1: Jason Cavalier, Chair
District 2: Yokima Cureton
District 3: Lynette Hinson
District 4: Judianna Tinklenberg
District 5: Shelly Richards
District 6: Sheila Hinson
District 7: Frances Liu



County Attorney
Ginny L. Merck-Dupont

Secretary to Planning Commission
Aimee Sholar

Planning Director
April Williams

**May 20, 2025
6:00 PM**

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

AGENDA

1. Call to Order Regular Meeting

- a. Prayer and Pledge of Allegiance

2. Approval of the Agenda

3. Approval of Minutes

- a. **Minutes of April 15, 2025 Regular Meeting**
Draft minutes will be distributed before 5/20/2025 meeting
- b. **Minutes of May 1, 2025 Workshop Meeting**
Draft minutes will be distributed before 5/20/2025 meeting

4. Citizens Comments

[Lancaster County welcomes comments and input from citizens. However, because items before the Planning Commission may not move forward to the County Council, citizens are best served speaking during the Public Hearing for each individual item. Please sign up for comments under the Public Hearing Item about which you wish to speak. If you are here to speak on more than one item, please sign up under each item you wish to discuss. The Chair will call your name to speak during the Public Hearing portion of discussion of that item as listed on the agenda.]

5. Public Hearing Items for Planning Commission Decision

- a. **SD-2024-1442 Shadow Moss Preliminary Plat**
Deferred from 4/15/2025: Application by Prestige Development & Site Works LLC and Michael McCarter for a Preliminary Plat for 52.235 acres located off Hilldale Drive (TM-0080-00-033.00) to develop a 100-lot single family residential community a/k/a Shadow Moss.

6. Public Hearing Items for Recommendations to Council

- a. **CU-2024-0682: Harrisburg Global Academy**
(Continued) Application by Alliance Education Services Inc and the Gene & Frankie

Cook Trust for a Conditional Use Permit for 26.50 acres at and adjacent to 11774 Harrisburg Road (TM # 0002-00-024.00 & 0002-00-024.01) for a proposed K-8 Charter School a/k/a Harrisburg Global Academy.

b. **CP-2024-0367: Old Hickory LLC Comprehensive Plan Amendment**

Application by G3 Engineering and Old Hickory Hill LLC for a Comprehensive Plan /Future Land Use Map Amendment for 159.64 acres off Old Hickory Road (TM # 0045-00-004.00) from “Rural” to “Growth Area”, in order develop a 310-lot single-family subdivision. (Concurrent application **RZ-2024-0367** Rezoning)

c. **RZ-2025-0636: Morris et al. /Green Pond Road**

Application by Margaret Morris, Gloria Keeffe and Wanda Griffin to rezone a 2-acre portion of a larger property located off Green Pond Road (TM-0014-00-024.00,) from Medium Density Residential (MDR) to Rural Neighborhood (RN), in order to conjoin it to adjacent property owned by Margaret Morris (TM-0014-00-023.00).

d. **RZ-2025-0761: Andrade/Potter Road**

Application by Vilma Andrade to rezone 7 acres at and adjacent to 813 Potter Road (TM 0060-00-049.00) from Low Density Residential (LDR) to Rural Residential (RR), to allow future division of tract, and placement of a mobile home.

7. Public Hearing Items for Referral to Kershaw Town Council

a. **RZ-2025-1017: Robertson (Kershaw)**

Application by Jerry Robertson and Town of Kershaw to zone a parcel of 0.51 acres at 606 W. Church Street, Kershaw (TM 0156I-0A-002.00) from unzoned “City” to R-6 Residential District. **Planning (Kershaw IGA) - Jennifer Bryan**

b. **RZ-2025-1025: Zoning Corrections Town of Kershaw**

Group of property zonings sponsored by the Town of Kershaw

Administration: properties did not receive zoning designation at time of incorporation into the Town of Kershaw: **Tax Map # 0156G-0B-002.00** : 2.27 Acres at Gold Mine Hwy near intersection of Kirkland Avenue, owned by Sandhills Medical Foundation. Rezone from PB (Professional Business) to PO Professional Office; **Tax Map #0156I-0F-001.00** : 1.8 acres at 210 E. Hilton St, Kershaw, owned by Baker Properties LLC. Rezone from unzoned “City” to B-1Business; **Tax Map #0159A-0G-005.01**: 0.86 acres at 606 S. Hampton St, Kershaw, owned by The Hawfield Group LLC . Rezone from unzoned “City” to B-3 Business; **Tax Map #0159A-0G-005.00**: 1.88 acres at 608 S. Hampton St, Kershaw, owned by 521 Filling Station LLC. Rezone from unzoned “City” to B-3 Business; **Tax Map #0156I-0M-017.00**: 0.28 acres at 530 W. Richland St owned by Howard Mickle et al. Rezone from unzoned “City” to R-6 ; **Tax Map #0156I-0M-017.01** : 0.46 acres at 532 W. Richland St Kershaw owned by Robert Duren. Rezone from unzoned “City” to R-6 - **Allison Hardin**

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://lancastercsc.portal.civicclerk.com/>.

Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in advance of this meeting. Lancaster County Council agendas are posted at the Lancaster County Administration Building and are available on the Website:

<https://mylancastersc.org/>

Meetings are livestreamed and can be found by using the following link:

<https://www.youtube.com/@LancasterCoSCGov/streams>