

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

**June 17, 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

2. Approval of the Agenda

3. Approval of Minutes

a. Minutes of May 20, 2025 Regular Meeting.

b. Minutes of the June 5, 2025 Workshop Meeting

Draft minutes will be distributed to the Commissioners prior to the meeting on June 17, 2025.

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-2024-1350 Riverside Single-Family

Application by Coulston Development on behalf of owners B & C Land Farming LLC for a Preliminary Plat for 251.42 acres at and surrounding 4602 Riverside Road (TM 0028-00-038.00) for a single-family residential development of 133 lots.

6. Public Hearing Items for Recommendations to Council

a. RZ-2025-1025 Kershaw Zoning Corrections: 232 W. Richland Street

(Tax Map #0156I-0M-017.01) 0.46 acres at 532 W. Richland St Kershaw owned by Robin Smith per deed 870/95, Rezone from unzoned "City" to R-6 . One of a group of properties sponsored by the Town of Kershaw Administration to correct undesignated

zoning. -

b. RZ-2024-0367 Old Hickory Rezoning

Application by G3 Engineering and Old Hickory Hill LLC to rezone 159.64 acres off Old Hickory Road (TM # 0045-00-004.00) from Rural Neighborhood (RN) to Medium Density Residential (MDR) District, in order develop a 310-lot single family subdivision. (Concurrent application CP-2024-0367 Comprehensive Plan Amendment)

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c. RZ-2025-0857 Pleasant Dale

Application by Pleasant Dale Baptist Church to rezone church-owned property at TM# 0069-00-047.00 comprising two parcels at and surrounding #163 and #169 South Potter Road, from Rural Neighborhood (RN) to Institutional (INS) district, to conform with remainder of church property

d. RZ-2025-1016 Mardany & Norris

Application by Thomas Mardany and Colin Norris to rezone 0.44 acres on Phil Thurman Drive (TM 0081O-0C-014.00) from General Business (GB) to Medium Density Residential (MDR), to allow the construction of a single-family home.

e. TA-2024-0344 Satellite Parking Sec. 7.4.2.D

Application by Lancaster County to Amend UDO Sec. 7.2.4.D Satellite Parking regulations.

7. Non-Hearing Items

a. NRN-2025-1207 June Submittals

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

b. NRN-2025-1277 Sarah Lee Ln

Application by Camille Dudley et al. owners to name a private drive off Lynwood Drive adjacent to TM 0124-00-023.00, pursuant to Sec. 6.11.4.G of the Unified Development Ordinance. Proposed name is Sarah Lee Ln.

8. Other

- a. Presentation - April Williams

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://www.lancastercountysc.gov/>

Meetings are livestreamed and can be found by using the following link:
<https://www.youtube.com/@LancasterCoSCGov/streams>