

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
Vacant

Planning Director
April Williams

**July 15, 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. Pledge of Allegiance and Opening Prayer

2. Approval of the Agenda

3. Approval of Minutes

- a. Minutes of 6/17/2025 Regular 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 Recommendations to Council

a. TA-2025-1306 MUSC/Lowes

Application by Keith Corp./MUSC Health and MDI Management LLC/Lowes Foods for amendments to Unified Development Ordinance Sec. 10.3 *Definitions* and Sec. 7.4.5 *Signage Standards*.

b. RZ-2025-1514 Kershaw Zoning Corrections (5)

Group of properties sponsored by the Town of Kershaw Administration: properties did not receive zoning designation at time of incorporation into the Town of Kershaw.

- **TM # 0156O-OJ-003.00**: 0.966 acres at Hamel St, owned by Joan Clyburn per Db 1135/p183, from unzoned "City" to R15 moderate density residential.
- **TM #0159A-OJ-004.00**: 1.8 acres at 167 Shop Rd owned by Kershaw Hardware & Supply LLC per Db 1878/p. 334, from unzoned "City" to B3 General Commercial.

- **TM #0156O-0J-006.00**: 0.66 acres as 111 Jones St, owned by Robert Adcock per Db 1234/p 89, from unzoned “City” to R15 moderate density residential.
- **TM # 0156P-0C-001.00**: 0.76 acres at 202 S. Hampton St owned by Norfolk Southern RR Corporation per Db I-G/p. 38 , from unzoned “City” to B1 Central Business.
- **TM #0156I-0F-007.00**: 0.96 acres at 305 E. Church St., owned by Willard & Patricia Dennis per Db 802/p. 167, from unzoned “City” to R6 high density residential

6. Public Hearing Items for Planning Commission Decision

a. SD-2024-1442: Shadow Moss

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 (aka Shadow Moss)

b. SD-2023-0677: Edgewater Phase 9

Application by True Homes LLC and B&C Landholdings LLC for a Preliminary Plat for 30.26 acres (p/o TM # 0106-00-003.02 and 0106-00-003.00) for a neighborhood of 155 townhome lots. (Phase 9 of Edgewater development).

7. Other

- Items submitted for August Agenda

8. Adjournment

Recommendations made at this meeting are tentatively scheduled for consideration by County Council in the following month. County Council agendas are posted online at <https://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>**