



Regular Planning Commission Meeting

Monday, December 1, 2025

*Philip T. Glennon Center – Council Chambers
15077 Molokai Drive, Tega Cay, SC*

Commission members Present: *Chairman Nick Amico, Vice Chairwoman Alice Dobleske and Commissioners Justin Jaques, Thomas Gilanyi, Mark Reeher, James Wall and George Weightman. A quorum was present.*

Commission members Absent: *N/A*

Staff Present: *Nick Cauthen, Development Services Director*

The public and media were duly notified of the date, time and place of the meeting.

The meeting was called to order at 6:32 P.M. by Chairman Amico.

ITEM 1 PUBLIC COMMENTS

There were no public comments.

ITEM 2 APPROVAL OF MINUTES

- A. The Regular Planning Commission Meeting minutes of November 3, 2025, were submitted for approval.

MOTION

Commissioner Weightman motioned to approve the Regular Planning Commission Meeting minutes of November 3, 2025, seconded by Commissioner Dobleske and approved unanimously.

ITEM 3 UNFINISHED BUSINESS

A. Discussion of Comprehensive Plan

Staff summarized strategies, goals, and objectives for each of the proposed comprehensive plan elements required by state law. These were prepared by the City's consultant after feedback from the public and steering committee. The Commission discussed in detail a few particulars including but not limited to, multi-use paths, the Marina Overlay District, economic development versus preservation of land, tree save ordinances, lighting, and communication between the City and neighborhood organizations.

ITEM 4 NEW BUSINESS

B. Consideration of Adopting the 2026 Regular Planning Commission Meeting Schedule

Discussion ensued among Commissioners relating to holidays across the year and the school district break schedule.

MOTION

Commissioner Wall motioned to approve the Regular Planning Commission Meeting minutes of 2026 contingent upon amending the schedule to reflect meeting dates on February 9th, April 13th, and October 12th, instead of the regularly scheduled first Monday of those months, seconded by Commissioner Weightman and approved unanimously.

ITEM 5 STAFF COMMENTS

Mr. Cauthen noted that there will be a continuing education opportunity in mid-January offered virtually by the Municipal Association.

ITEM 6 COUNCIL COMMENTS

Councilmember Carter mentioned the Marina lawsuit had no updates and thanked the Commissioner's for volunteering their time.

ITEM 7 COMMISSIONER'S COMMENTS

The Commissioners thanked each other for their input and thanked the steering committee representatives.

Chairman Amico noted there was nothing new from the Fort Mill Planning Commission.

**ITEM 8 ADJOURNMENT
MOTION**

There being no further business, Commissioner Gilanyi motioned to adjourn, seconded by Commissioner Jaques and approved unanimously.

The meeting was adjourned at 8:40 P.M.

Signature Page to Follow

Respectfully Submitted,

APPROVED:

Chairman Nick Amico

APPROVAL DATE: February 9, 2026

