



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

JASON CAVALIER, DISTRICT 1
T. YOKIMA CURETON, DISTRICT 2
LYNETTE HINSON, DISTRICT 3
JUDIANNA TINKLENBERG, DISTRICT 4
MICHELLE RICHARDS, DISTRICT 5
SHEILA HINSON, DISTRICT 6
FRANCES LIU, DISTRICT 7
SECRETARY: VACANT

MINUTES
Lancaster County Planning Commission
July 15, 2025, 6:00 p.m.
Amended 9/16/2025

The meeting was delayed due to malfunctioning AV equipment. As no Livestream was available, the meeting has backup audio recording only.

Chairman Cavalier called the meeting to order at 6:10 p.m.

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

Commissioners Present:

Jason Cavalier, Dist. 1
T. Yokima Cureton, District 2
Lynette Hinson, District 3

Judianna Tinklenberg, Dist. 4
Michelle Richards, Dist. 5
Sheila Hinson, Dist. 6
~~Frances Liu, Dist. 7~~

Absent: Frances Liu

Staff Present:

Allison Hardin, Development Services Dir.
Corey Barnes, Planner
Kirsten Willis, Planner
Matthew Blaszyk, Planner
Jennifer Bryan, Planning Technician (Acting secretary)

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.

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

Prayer and Pledge of Allegiance.....T. Yokima Cureton

2. APPROVE AGENDA: See Attached Statement By Commissioner Tinklenberg

Chairman Cavalier called for a motion to approve the Agenda.

Commissioner Tinklenberg moved to add officer Elections to the agenda, seconded by **T. Yokima Cureton**.

Chairman Cavalier stated that Elections could not be added to an agenda without 24 hours notice.

Development Services Director Allison Hardin concurred, and stated that they could be added to the August agenda. She noted that the County Attorney had been consulted on the matter, and that the February elections were adequate.

Commissioner Tinklenberg objected: she had asked at the previous meeting if the February elections were interim terms, and was told they were, which would mean that technically those terms would be over.

Director Hardin stated that staff would research the matter and provide a full response to address the question at the next meeting.

Commissioner Tinklenberg asked that the record indicate that the future election should be limited to those in attendance tonight.

Director Hardin stated that staff would review Roberts Rules of Order to determine if that restriction was possible.

Commissioner Cureton stated that she had researched SC State Code 6.29.30 through 6.29.380 and 34.80, and since we didn't talk about any changes or omissions [stet] she doesn't understand why we are not voting tonight. She has been on the Board for two years and elections have always been held in July.

Director Hardin responded that during the history of the Planning Commission, the time for elections has varied in practice from January to July. She noted that matters concerning elections of officers were not in the state code section 6.29.30 or 6.29.80, but in the section that covers Freedom of Information Act ["FOIA"], which states what can and cannot be added to an agenda and when. The County Attorney can provide a workshop on Freedom of Information Act requirements.

Commissioner Cureton stated that she would welcome a workshop on FOIA. When she started she was given information about code requirements but nothing about FOIA.

Commissioner Tinklenberg stated that she wanted to note that she felt really uncomfortable with the proceedings as they created the appearance that we look incompetent, and she is embarrassed to be sitting here because we are "setting the illusion of mistrust and not being transparent, it doesn't sit right." She has been on the Board longer than everyone present except Miss Hinson, and it [the elections] have always been in July. She finds it "interesting" that the recordings of July meetings are not on the website.¹

She stated that "she knows from oftentimes having to correct our records that looking back at the records might not be the most accurate place to look for that information."

¹ All July recordings were on the County website at the time of this meeting. Link to Audio/Video of [7/16/2024 Planning Commission Meeting Part 1](#). Link to Audio/Video of [7/16/2024 Planning Commission Meeting Part 2](#). The July 2024 meeting was held at the Sheriff's Department due to elevator maintenance at the County Administration Building. Link to Livestream recording of [7/18/2023 Planning Commission meeting](#). Link to Livestream recording of [7/19/2022 Planning Commission meeting](#). Link to Livestream recording of [7/20/2021 Planning Commission meeting](#). Link to Livestream recording of [7/21/2020 Planning Commission meeting](#). Livestream recordings began in April 2020. Audio recording of this meeting ([July 15, 2025](#)) was posted on July 16, 2025.

She states that “it is disrespectful for us [Commissioners] to volunteer our time, often weekly, for Planning Commission stuff and to not be given the common courtesy of a phone call, of a text message, of an email from anyone on the staff or even our sitting chairman to let us know this isn’t happening tonight. It feels very blindsided, and it’s embarrassing to be a part of this Commission.”

Director Hardin apologized for any “uncomfortableness” felt, and indicated that since the packet is distributed a week before the meetings, Commissioners have eight days notice of agenda items. She indicated that information is pulled from the minutes, which is the official record of the Planning Commission meetings. She thanked Commissioner Tinklenberg for her comments and pledged to take them into consideration. “It’s never our intention to be anything other than transparent, I hate that you don’t feel that we are, and I’ll be happy to talk with you offline about ways that I can make you more comfortable with this process.”

Commissioner Tinklenberg: Thank you for your kind words.

Chairman Cavalier: Ms. Hardin, before you take your seat could you please give us some guidance on how to withdraw the motion that was made.

Director Hardin: I don’t think it was a motion, it was a question -I would ask Commissioner Tinklenberg to restate as a motion. If there was a motion and a second, then vote up or down.

Commissioner Cureton asked to amend the June 16 minutes. The Chair deferred the question to the minutes discussion.

Director Hardin recommended that the Chair start over with a request for a motion for the agenda.

Motion to Approve by Sheila Hinson; 2nd by Shelly Richards.

Called vote: 6:0. Motion approved unanimously. Frances Liu absent.

3. APPROVE MINUTES

a. June 17, 2025 Regular Minutes

Chairman Cavalier called for a motion to approve June 17, 2025 Regular Minutes as written. Motion to amend page 12 of the minutes, to add context for her discussion of mobile homes by T. Yokima Cureton. She will submit the amendment in writing. 2nd by Judianna Tinklenberg.

After procedural discussion, Ms. Cureton withdraws her motion, and makes a motion to deny the minutes. 2nd by Judianna Tinklenberg.

Called vote: 5:1. (J. Cavalier dissents.) Motion approved, minutes denied.

Commissioner Cureton will provide written amendment to statements in the minutes, and the amended minutes will be placed on the August 19, 2025 agenda for approval. Amendment should be submitted by August 5th.

b. Workshop Minutes

No Workshop was held for the month of July

4. CITIZEN'S COMMENTS [see Sign-In sheet attached] None signed in.

Chairman Cavalier opened the floor to comments from the public. As none had signed in for general comments, the Chairman closed the floor.

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*.

Staff Presentation: Allison Hardin, Development Services Director, (in the absence of the Planning Director) presented the application consistent with the staff report [amended copy of the report and the application attached hereto]. This amendment is similar to the Costco amendment made in 2023.

Staff Recommendations: Concern about addition to MX district, as that can include Neighborhood Business. No issue with definitions supplied by applicant.

Comment from applicant(s):

Sam Walker (MUSC, Charlotte NC); **Grant Wiley** (architects, Charleston SC) **Dave Kopenay** (Lowes Foods, Tega Cay SC)

Mr. Walker: Recommending proportional signage for the size of the building; the key difference is, we are trying to guard against future misuse of the new definition by carefully defining Regional Hospital Facility (minimum 25 inpatient hospital rooms, 50,000 sf of gross area). [see attached slide presentation]. Request that signage totals exclude federally required signs.

Mr. Kopenay: We are also asking for proportional signage; not only for size of building, but also distance from highway. This site sits down below grade, with 4 out-lots in front of us, making it difficult to develop visible signage. The MX district where we are located has a stricter signage policy. [see attached slide presentation]. They use the 198-sq foot sign for all of their stores. The additional footage is to allow for secondary signs.

Questions from Commissioners:

Jason Cavalier: My information says 400 square feet for the hospital, and 250 for the shopping center. Are any of those lit?

Mr. Kopenay: Ours are internally illuminated channel letters.

Jason Cavalier: I thought I read in here somewhere that they were asking for 400 sf for the grocery, and 250 sf for the hospital.

Director Hardin: What's happened is a section was copied and pasted from GB section that applies to hospital and inserted in the MX section. MX zones allow 50 sf because they are walkable neighborhoods, so they added MX to the list. Staff would not support the whole hospital package for MX. If you decide you want more information, we can bring that back.

Mr. Walker: We are willing to strike the hospital provisions from MX, if that makes a difference for approval.

Jason Cavalier: If you're going to have lit signs, how does that impact our current lighting standards?

Director Hardin: It will be [reviewed] under the current lighting standards until such time as the new UDO is done, anything after that would meet the new standards- dark sky provisions, down-angle lighting, warm vs. cool lighting. Current standards do require down-angle lighting.

Jason Cavalier: Is there currently a restriction on the height of lighted signage?

Director Hardin: We do not have a restriction on lit signage in particular; we do restrict location in that it can't go above the parapet or the top of the building.

Jason Cavalier: Do we have a count of how many stores that would fit into this description, that could go out and change their sign?

Director Hardin: We can get you that information.

Shelly Richards: In some places you refer to "Large Scale Grocery" and others "Large Scale Retailer." That's two different things.

Mr. Kopenay: "Large Scale Retailer" is what you approved in 2023. That's the existing policy, carved out for 100,000 sf designation.

Lynette Hinson: So this will apply to neighborhood business- how will that apply? Please clarify.

Director Hardin: The way it's written, it would apply to all the MX districts, and Institutional which is church and school zones, civic uses; and Neighborhood Business is the smallest form of business use. We include it in MX because they are sometimes neighborhoods. NB includes uses like salons, utilities, event and banquet halls, recreation facilities, day care, studios. But it would have to meet the definition of 50,000 sf.

Mr. Walker: That is why we are asking for proportional signage, the large sign only applies to businesses that meet the size definition.

Mr. Kopenay: That 50,000 sf definition is a very small group.

Public Hearing: (See attachments: Sign-in Sheets) None signed in.

Chairman Cavalier closed Public hearing and called for a motion on item TA-2025-1306.

Commissioner Cureton: I would like to have more information; a list of Neighborhood Businesses that will be affected, so that we don't make a decision on the fly.

Chairman Cavalier: So, a Motion to Continue?

Motion to continue to August 19, 2025 by Y. Cureton; 2nd by J. Tinklenberg.

Discussion:

Jason Cavalier: I would also be interested in what Federal requirements for hospital signage; how the square footage requirement is applied; the height of lighted signs; and how roadside placards and signage figure in.

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

The item is continued to August 19, 2025.

b. RZ-2025-1514 Kershaw Zoning Corrections

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-0J-003.00:** 0.966 acres at Hamel St, owned by Joan Clyburn per Db 1135/p183, from unzoned "City" to B3 General Commercial.

- **TM #0159A-0J-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

Staff Presentation: Jennifer Bryan, Planning Technician, presented the applications consistent with the staff report. Staff Recommendation: Approval of administrative action by Kershaw Town Council

Questions from Commissioners: none.

Yokima Cureton: Does our Kershaw representative have [a comment]?

Sheila Hinson: The Town just wants to get it right, I'm sure the County is jumping up and down.

J. Bryan: Kershaw is getting ready to update their UDO and Comprehensive Plan, as we are doing, and they're paving the way by taking care of these errors.

Lynette Hinson: To make sure I understand: all of them are smaller parcels, everything that is being written in is consistent with what is already zoned.

J Bryan: Yes. None of the uses have changed, and all of the requested base zoning is to conform to the current use and what is around it.

Public Hearing: (See attachments: Sign-in Sheets) None signed in.

Chairman Cavalier closed Public hearing and called for a motion on item RZ-2025-1514 Motion to approve by Y. Cureton; 2nd by S. Hinson.

Discussion: No further discussion.

Called vote: 6:0. **Motion is approved unanimously.** France Liu absent.

The item will go to Kershaw Town Council for consideration, and applicant will be notified of time and date.

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)

Matthew Blaszyk, Planner: Applicant requests to defer to the September Planning Commission meeting.

Director Hardin: They are asking for time to correct the items identified in the Technical Review.

Judianna Tinklenberg: I don't have a problem with the deferral, but if there are citizens who have come to speak tonight, if there are things they want us to know about it, then I think we should listen to them.

Director Hardin: You can take their input today, and defer it; but if you intend to take an action today it would have to be yes or no, not conditional.

Jason Cavalier: So if we take public comments, we have to vote today?

Director Hardin: No; you can hear public comment, but if you are going to take action rather than allow the deferral request, the decision has to be made tonight based on the existing plan, not proposed revisions, and staff would recommend denial based on technical review comments.

Comment from applicant(s): We would like to defer to the September meeting.

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

1. **Sandra Sikorski:** (Emma Circle, Lancaster) near Hilldale. The information I have was given to me by another citizen. The new development will distress all the resources in the area. As a neighbor I do not want to see 100 new units there. Trees and wildlife will be destroyed. I purchased my home in an area that is not in the city. I do not want to see that, and my neighbors don't either.

2. **Barbara Scannell:** [Ms. Scannell had to leave for another meeting. Her comments have been provided for the record].

3. **Toronca Johnson** (Hilldale Drive, Lancaster) I have submitted a letter which you have in your packet. This is our 3rd time around with this project. We heard it in 2002 for 130 homes, and in 2006 with 130 homes. The plan calls for future connections, which means this is not the end of development. I purchased my home because it's a quiet street with not a lot of homes. I'm concerned about traffic. 100 homes means 200 cars. Between Hwy 903 and Hwy 9 there's only about 100 homes altogether, and you're talking about adding another 100 in 53 acres. I request that you deny this development in my neighborhood.

4. **Ruby Rucker** (Hilldale Drive, Lancaster). She has lived there 60 years; we already have too much traffic. Too many sirens, too many trucks, speeding cars near where children ride their bikes. We don't need 100 homes there. I have refused to sell my 100 acres to anyone building that many homes. I just found out about this yesterday. We don't need that. I don't want that in my neighborhood, its not right. We're going to fight it.

5. **Jerry Witherspoon** (Hilldale Drive) I've lived there 41 years, I helped build some of these homes. A lot of our neighbors are widows. There are too many homes in a small area. We've fought this two times already; we will keep on fighting. We don't want it. You know it's serious to get Ms. Rucker out here. We're standing up. It's going to be like a project, as close as these houses are. I've been a deputy Administrator for the County, and I've been the Administrator of the Housing Authority. You put this many people together, you're going to have problems. Imagine how you would feel if this was in your neighborhood. We don't need this many homes in this area. TIME CALLED

Chairman Cavalier closed Public hearing and called for a motion on item SD-2024-1442 Motion to grant deferral by J. Tinklenberg; 2nd by S. Richards.

Yokima Cureton: Can I ask when Shadow Moss first came to us?

J. Bryan: This is the fourth time we will have postponed it. [Scrivener's correction: July 15 was the third time the item appeared on the agenda; September will be the fourth time it goes to agenda, not the fourth time it is postponed.]

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

The item will go to September 16, 2025 Planning Commission meeting.

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).

Matthew Blaszyk, Planner: Applicant requests deferral to the August Planning Agenda.

Comment from applicant(s):

Joel Madden (Glen Eden Court, Mint Hill NC) We would like to defer.

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

1. **Barbara Scannell** (absent). Her handout has been provided to the Clerk for inclusion in the minutes.

Chairman Cavalier closed Public hearing and called for a motion on item **SD-2023-0677** Motion to defer to August 19, 2025 by L. Hinson; 2nd by J. Tinklenberg.

Called vote: 6:0. **Motion is approved unanimously.** Frances Liu absent.
Planning Commission makes the final decision regarding Preliminary Plats.

7. OTHER

a. Distribution of UDO revision Module 4. UDO Stakeholder Meeting on Wednesday, July 16, 2025 from 11:00 AM to 3:00 PM. The Commissioners are invited. Please provide comments to Director Hardin for inclusion in the materials forwarded to the consultants.

b. Review of Next Month's Agenda

- SD Silver Run aka Silverton
- SD Riverside SF
- SD Howard Property
- SD Edgewater Phase 9
- RZ Fenchel
- NRN Stonebrook Dr
- Kershaw Annex 439 KCC Rd
- Others have been submitted but are working on requirements and may go to September

8. ADJOURN

Motion to adjourn by Y. Cureton; Motion approved by unanimous consent. Meeting adjourned at **7:34 PM**.

ATTACHMENT: Addendum dated 9/16/2025

Statement by Commissioner Judianna Tinklenberg

Tuesday, September 16, 2025

July meeting documentation-by Judianna Tinklenberg

Full Context to July meeting

Thank you Madam Chair. I have something to say about our July meeting that has not been publicly addressed and is important. Please allow me to complete this without interruption.

I listened to our recording of the July meeting again, and while the minutes are conclusive to the most part, they are by no means a full representation of that meeting. For these reasons I felt that I needed to substantiate the context. I have said it before sitting up here and I will say it again, 'to be unclear is to be unkind'. I will take it a step further to also say that I think everyone that sits around me on this commission knows that I will search for the truth in all we do. It is easy to take one part of a whole and run with it, but it misses the context. Context is defined as the circumstances that form the setting for an event, statement, or idea, and in terms of which it can fully be understood. These minutes leave out all of the context. I recently heard a fitting quote that unfortunately rings loud as I prepared this statement, it reads 'text without context is only a con.' A con, per definition, is to persuade to do or believe something by use of deception or tricking. So in this case I would hope that staff would want all context included for full transparency and accountability so there is no question in the details of these July minutes. I will always be fully transparent and not leave out the context that is often proven to be the most important part of the whole and often times is the hardest to say out loud. Accountability is uncomfortable, but it is admirable.

I motioned last month to amend these minutes because it lacked any context. The irony is staff included footnotes to the meeting minutes, but not to provide clarity, to point fingers. If they want to be technical with footnotes, lets get technical and include all of the detailed context. The details are that the County attorney did find that we should have had our election in July. I was merely trying to keep us as a commission legal and make sure we had a legitimate meeting that evening. The fact is we should have had the election and voted on officers to run that meeting, unfortunately for reasons I don't know the staff removed the election from our agenda without proper communication, nor did our prior chair, communicate this change with his fellow commissioners. I believe we should not have to worry about staff meddling in our administrative duties as a commission, so no we were not checking our agenda a week

before to see if the election was included or not. We discussed the election previously in our June public meeting so it should have been on the agenda. The removal of the election suggests some form of outside control and conspiring to mislead us. In that moment when I asked during the meeting to hold the elections staff, nor our previous chair, lead us into doing the right and legal thing. Thus the entire meeting was in error and it ultimately lead to more confusion moving forward with our commission elections. It is important we get things right, simply because it is the right and noble thing to do.

Doing what is right, leads me to my last part. I mentioned that I was uncomfortable in that July meeting because I knew we were being forced to carry on when it was not right or legal and the County attorney even later found this to be accurate. Instead, I was mocked by staff responding to me in a condescending way trying to make me look incompetent and incorrect for stating I was uncomfortable. I will always be uncomfortable doing something that I know is wrong. This will not be tolerated. Let the record indicate that they were incorrect and completely out of line and unprofessional. The July meeting was in error and thankfully for staff everything that evening was deferred and no major decisions were made.

Since then, staff has had 2 months to publicly take accountability and responsibility and has not done so, so let this memo and the full context be the record. I do not need a public apology, knowing that I was merely trying to do what is right and the law on my side gives me the peace I need. However, it would have gone far in making positive amends and gaining trust again among the staff and commission. I wish to move forward with the expectation of mutual respect and professional conduct as we are only trying to do what is best for all of Lancaster County and as a reminder we are all volunteers on this commission and unpaid. It is always my goal to keep this commission fully transparent in all our affairs, with full context of our meetings being documented. Thank you for listening and giving me the opportunity for correct representation of the meeting and what transpired within our commission, lets move on.

Footnotes:

In response to the footnotes on July meeting minutes, myself, nor multiple other people, could locate the past years July meeting videos. Obviously staff who posts these videos can quickly navigate the links. At least 2 of the past years July videos are voice only and in different folders. It has since been requested by myself that the videos/voice recordings be grouped per Commission and Board so all Planning Commission videos/recordings are together under one tab.

ATTACHMENT:

Sign- In Sheets

SIGN IN ONLY IF YOU WISH TO SPEAK



NONE

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 4: CITIZEN'S COMMENTS

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

For comments on specific agenda items under discussion, please sign in on the appropriate sheet.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, July 15, 2025

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

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SIGN IN ONLY IF YOU WISH TO SPEAK



NONE

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 5a: 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*.

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NONE

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 5b: RZ-2025-1514 Kershaw Zoning Corrections

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.

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**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 6a: 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 Hilddale Drive (TM-0080-00-033.00) to develop a 100-lot single family residential community (aka Shadow Moss)

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PLEASE PRINT

1.	Sandra Sitorski
2.	Barbara Scannel
3.	TORONCA DNI JOHNSON
4.	Ray H. Kurker

SIGN IN ONLY IF YOU WISH TO SPEAK

5.	Jerry J. Witherspoon jtspoon@yahoo.com
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SIGN IN ONLY IF YOU WISH TO SPEAK



**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 6b: SD-2023-0622 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).

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PLEASE PRINT

1.	<i>Barbara Scannel</i>
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ATTACHMENTS for Item 5a:

MUSC/Lowes Text Amendment

- **Amended Staff Report 7-15-2025**
- **Application pages 1-5, including page missing from agenda attachment.**



Text Amendment UDO-TA-2025-1306
Staff Report to Planning Commission
Meeting Date: July 15, 2025

PROPOSAL:	Amend Unified Development Ordinance Section 10.3, Definitions, and Section 7.4.5 Signage standards
APPLICABLE CHAPTER(S):	Chapter 7; Chapter 10
APPLICANT:	Sam Walker/The Keith Corporation on behalf of the Medical University Hospital Authority (MUSC) & MDI Management LLC (Lowe's Foods)
STATUTORY NOTICES:	Hearing notice published in The Lancaster News And in Carolina Gateway Posted agenda in lobby and on website

All proposed amendments have been processed and notified as required by UDO Section 9.2.15.

PROJECT SUMMARY & PROPOSAL:

On behalf of MUSC and Lowe's Foods, applicant The Keith Corporation is proposing to amend Chapter 7 and Chapter 10 of the Unified Development Ordinance (UDO) to **Section 7.4.5 Signage standards, and Section 10.3 Definitions**. These requests are related to the development along Hwy 521/Charlotte Hwy South of Black Horse Run and North of the Bridgemill Community, located in the "Growth Area" category of the Comprehensive Plan's Future Land Use map.

OUTLINE OF TEXT AMENDMENT:

The applicant is submitting two (2) text amendments that are related to the proposed Indian Land MUSC Facility and Lowe's Foods Grocery store.

The following sections of the UDO are proposed to be amended, and are reviewed by item:

ITEM 1: Section 7.4.5.A – Wall Sign Maximum Area

ITEM 2: Section 10.3 – Definitions, to add a definition for "Large-Scale Grocery Store" and "Regional Hospital Facility"

The proposed amendments will be evaluated separately, so that the Planning Commission may decide each request on its own merit.



ITEM 1. Section 7.4.5.A – Wall Sign Maximum Area

PROPOSED TEXT AMENDMENT:

The following section of the UDO is proposed to be amended to allow additional sign square footage for large-scale grocery stores and regional hospital facilities:

7.4.5 SIGNAGE STANDARDS BY CATEGORY

A. ATTACHED SIGN STANDARDS

	Permitted Location	Maximum Area	Max Height	Other	Max Number
Wall Signs	AR, RR, RN, LDR, MDR, HDR, UR, RUB, PB, HDR (non-residential uses only, but not Home Occupations)	30 square feet OR 1 square feet per linear foot of building wall, whichever is greater. 50 square ft building maximum	No sign shall extend above the roofline	12-inch maximum protrusion	None. May not exceed maximum calculated square footage on any wall (cannot move allotment from one wall to another)
	NB, INS, RMX, MX, IMX	30 square feet OR 1 square foot per linear foot of building wall, whichever is greater. 50 square foot building maximum, except maximum 400 square feet each on a maximum of two walls (totalling 800 square feet per project) for Large-Scale retailer and maximum 400 square feet each on a maximum of two walls (provided total not to exceed 800 square feet per project) for Regional Hospital Facility and maximum 250 square feet each on a maximum of two walls (provided total not to exceed 500 square feet for per project) for Large-scale grocery store			



Text Amendment UDO-TA-2025-1306
Staff Report to Planning Commission
Meeting Date: July 15, 2025

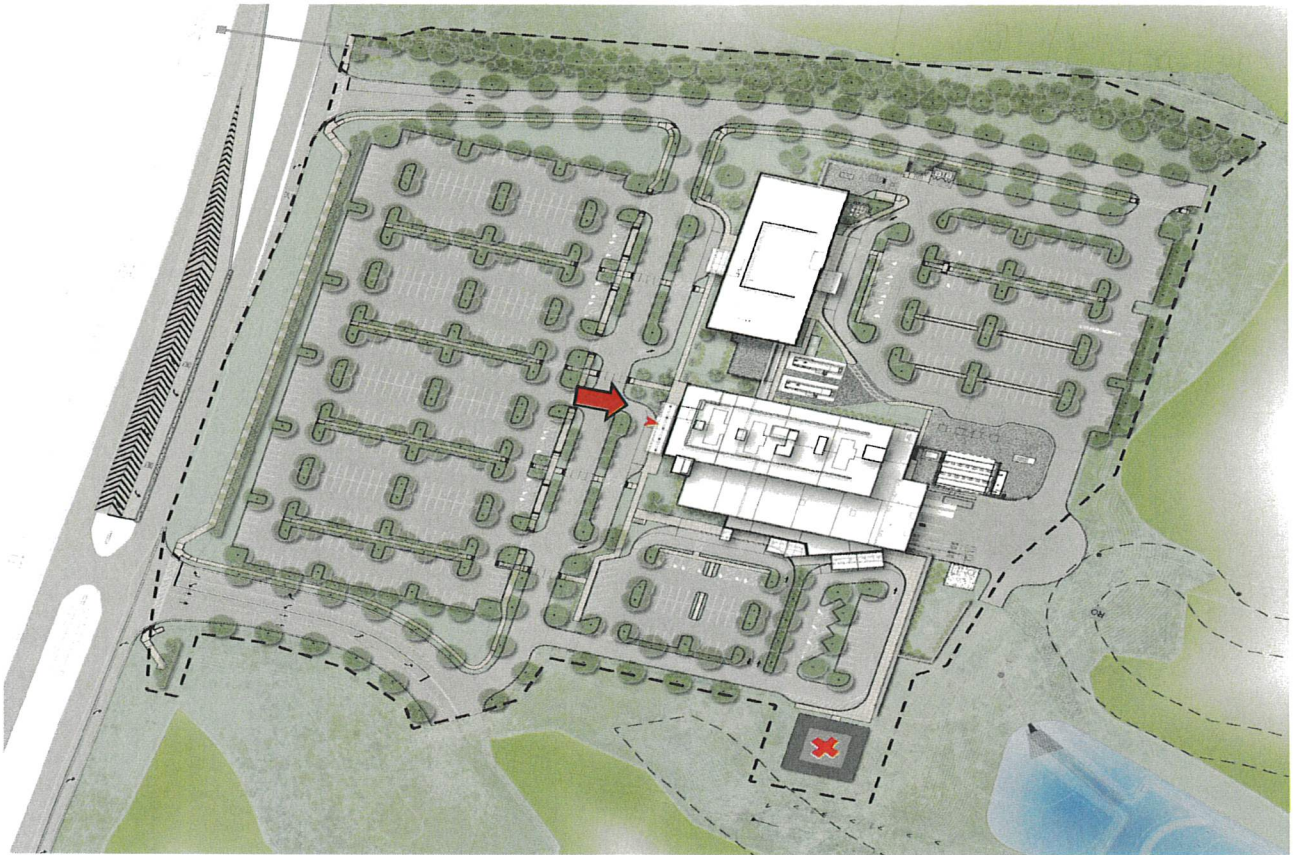
	Permitted Location	Maximum Area	Max Height	Other	Max Nur
	LI, HI, GB, RB	50 square feet OR 1square foot per linear foot of building wall, whichever is greater. 75 square foot per building maximum, except maximum 400 square feet each on a maximum of two walls (totalling 800 square feet per project) for Large-Scale retailer and maximum 400 square feet each on a maximum of two walls (provided total not to exceed 800 square feet per project) for Regional Hospital Facility and maximum 250 square feet each on a maximum of two walls (provided total not to exceed 500 square feet for per project) for Large-scale grocery store			

ITEM 1 DISCUSSION:

The applicant argues that “Large-Scale Retailers” and “Regional Hospital Facilities” are unique. They occupy very large buildings where both types of facilities house over 50,000 sq. ft of gross floor area. These large-scale buildings are not conducive to fronting a highway corridor and will be located some distance back from the highway.

The limit on wall signage of 75 sq. ft. would produce a wall signage size that is inadequate and disproportionate architecturally to the magnitude and location of these large buildings. A sign this small would look awkward and out of place on the wall of a large-scale grocery store or regional hospital facility. Increasing the maximum signage as requested is in line with the magnitude of these buildings and comparable to existing major retailers in the Indian Land vicinity, such as Walmart, Lowe’s Home Improvement, and the nearby Costco that is now under development. It goes without saying that the public interest calls for hospital facilities to be readily identifiable for citizens in search of them.

It is worth noting that neither of these facilities will have signage on all four sides. See attached map of where the requested sign would be placed for the regional hospital facility.



Some additional information to help put the sign request in perspective:

The photos attached show what the signage on this regional hospital facility and large-scale grocery store would look like under current regulations and then with the requested amendment.





STAFF RECOMMENDATION FOR ITEM 1:

Staff agrees that the signage allowance needs to be somewhat proportionate to the wall. It is also relevant to mention that a previous text amendment for the same issue has been previously presented and approved in the Indian Land area for another large-scale retailer. Additionally, the applicants are developing facilities in entirely different fields of industry. It lends to the validity of this requested amendment that applicants across various markets (e.g. healthcare and grocery retail) align on this request.

2040 Comprehensive Plan Compatibility:

This item does align with the 2040 Comprehensive Plan, specifically to LC 4.1 and LC 4.4 which designate that county departments should work towards growth, service and sustainability by ensuring that resources are in place to meet the demands of this rapidly growing area. Signage is relevant in keeping the public informed on where resources are. LC 4.4 specifically references that the county should capitalize on any opportunity to work with MUSC to improve access to healthcare for all residents.

ATTACHMENTS:

1. Application
2. Proposed Text Amendment



ITEM 2. Section 10.3 – Definitions, to add a definition for “Large-Scale Grocery Store” and “Regional Hospital Facility”

PROPOSED TEXT AMENDMENT:

The following section of the UDO is proposed to be amended to add a definition for the two listed types of facilities.

Section 10.3 Use Type Definitions

“Large-Scale Grocery Store” is a retail grocery store use located in buildings of at least 50,000 square feet of gross floor area.

“Regional Hospital Facility” is a hospital facility with at least 25 in-patient hospital rooms located in buildings of at least 50,000 square feet of gross floor area.

CURRENT CODE:

Currently, the UDO does not have a standalone definition of a “large-scale grocery store” or “Regional Hospital Facility”.

The Definitions section of the UDO is separated into two parts: the first is a list of definitions of Use Types, which helps staff interpret what use to apply when discussing permitted activities and development standards. The second is a general definition section, where all other definitions are housed. The most relevant definitions to the proposed item are in the Use Type section and are as follows:

GENERAL COMMERCIAL

A place of business providing the sale and display of goods or sale of services directly to the consumer, with goods available for immediate purchase and removal from the premises by the purchaser.

HOSPITAL

A health care facility and related facilities the purpose of which is to provide for care, treatment, testing for physical, emotional, or mental injury, illness, or disability, and overnight boarding of patients, either on a for-profit or not-for-profit basis; but not including group homes. The facility must be licensed by the South Carolina Department of Health and Environmental Control (SCDHEC).

What these definitions lack that the proposed definitions do not is clear detail of the use type and definition of such types of facilities. Large-Scale Grocers are not represented explicitly, and hospitals lack clarity in terms of footprint or square footage that would affect how appropriate signage size would be. For this definition, an urgent-care facility that is one-story is treated the same as a hospital with several floors.



Text Amendment UDO-TA-2025-1306
Staff Report to Planning Commission
Meeting Date: July 15, 2025

STAFF RECOMMENDATION for ITEM 2:

This proposal is key to making item 1 work for the applicant. If the Planning Commission is in favor of the changes in Item 1, then this request should be adopted as well; we recommend accepting the definition as presented.

ATTACHMENTS:

1. Application
2. Proposed Text Amendment

STAFF CONTACT:

April Williams, Planning Director
amwilliams@lanastercountysc.gov



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

TEXT AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant(s)
- Fees associated with Application: \$1,000.00

GENERAL INFORMATION

UDO Section(s) Proposed to be Amended See Text Amendment Items 1 and 2 on attached pages.

Current Text _____

Please see proposed Text Amendment Items 1 and 2 on the attached pages for the current text of the UDO

Sections Proposed to be Amended.

Proposed Text _____

Please see proposed Text Amendment Items 1 and 2 on the attached pages for the proposed new text
(underlined) for the UDO Sections Proposed to be Amended.

Description of Need for Proposed Text _____

Please see proposed Text Amendment Items 1 and 2 on the attached pages for the accompanying Description
of Need for each Proposed Text Amendment.

☒ Additional pages attached for more information

CONTACT INFORMATION

Applicant Name Sam Walker/The Keith Corporation for the Medical University Hospital Authority and MDI
Management LLC d/b/a Lowes Foods

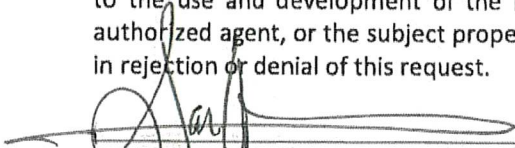
Address 4500 Cameron Valley Parkway, Suite 400

City Charlotte State NC Zip 28211 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

5/29/25
Date


Property Owner(s) (LOWE'S)
(MUHA)
5-29-25
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.
- 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.

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.

Text Amendment Item 1.

Amend Section 10.3 of the UDO to add new definitions for "Large-Scale Grocery Store" and "Regional Hospital Facility," as follows:

"Large-Scale Grocery Store" is a retail grocery store use located in buildings of at least 50,000 square feet of gross floor area.

"Regional Hospital Facility" is a hospital facility with at least 25 in-patient hospital rooms located in buildings of at least 50,000 square feet of gross floor area.

Description of Need for Proposed Text Amendment. Please see the Description of Need for Proposed Text Amendment under Item 2 below.

Text Amendment Item 2.

Amend UDO Section 7.4.5, "Signage Standards by Category," by adding the underlined text to Section 7.4.5.A., "Attached Sign Standards," Subsection A., "Wall Signs," as follows:

(a) In two places under column for "Maximum Area," adding, for Large-Scale Grocery Store, "except maximum 250 square feet each on a maximum of two walls (provided total not to exceed 500 square feet per project) for Large-Scale Grocery Store; and

(b) In two places under column for "Maximum Area," adding, for Regional Hospital Facility, "except maximum 400 square feet each on a maximum of two walls (provided total not to exceed 800 square feet per project) for Regional Hospital Facility" and with proposed footnote "Signs required by South Carolina Department of Public Health, Facilities Guidelines Institute or other licensing agencies and signs necessary for Emergency Services vehicles shall not be calculated in the area calculations for the above area totals."

A. ATTACHED SIGN STANDARDS

	Permitted Location	Maximum Area	Max Height	Other	Max Number
Wall Signs	AR, RR, RN, LDR, MDR, HDR, UR, RUB, PB, HDR (non-residential uses only, but not Home Occupations)	30 square feet OR 1 square feet per linear foot of building wall, whichever is greater. 50 square ft building maximum	No sign shall extend above the roofline	12-inch maximum protrusion	None. May not exceed maximum calculated square footage on any wall (cannot move allotment from one wall to another)
	NB, INS, RMX, MX, IMX	30 square feet OR 1 square foot per linear foot of			

ADDITIONAL PAGES FOR TEXT AMENDMENT APPLICATION

	Permitted Location	Maximum Area	Max Height	Other	Max Number
		building wall, whichever is greater. 50 square foot building maximum, <u>except maximum 400 square feet each on a maximum of two walls (provided total not to exceed 800 square feet per project) for Regional Hospital Facility¹ and maximum 250 square feet each on a maximum of two walls (provided total not to exceed 500 square feet per project) for Large-Scale Grocery Store</u>			

¹ Signs required by South Carolina Department of Public Health, Facilities Guidelines Institute or other licensing agencies and signs necessary for Emergency Services vehicles shall not be calculated in the area calculations for the above area totals.

ADDITIONAL PAGES FOR TEXT AMENDMENT APPLICATION

	Permitted Location	Maximum Area	Max Height	Other	Max Number
	LI, HI, GB, RB	50 square feet OR 1 square foot per linear foot of building wall, whichever is greater. 75 square foot per building maximum, except maximum 400 square feet each on a maximum of two walls (totaling 800 square feet per project) for Large-Scale Retailer and <u>maximum 400 square feet each on a maximum of two walls (provided total not to exceed 800 square feet per project) for Regional Hospital Facility² and maximum 250 square feet each on a maximum of two walls (provided total not to exceed 500 square feet per project) for Large-Scale Grocery Store</u>			

² Signs required by South Carolina Department of Public Health, Facilities Guidelines Institute or other licensing agencies and signs necessary for Emergency Services vehicles shall not be calculated in the area calculations for the above area totals.

ATTACHMENT for item 6a Shadow Moss:

Replacement for p. 107 misprint

P107

From: [Erin Evans](#)
To: [Matthew Blaszyk](#)
Cc: [Tim Kiser](#)
Subject: Re: Shadow Moss Preliminary Plat
Date: Tuesday, June 3, 2025 12:50:47 PM
Attachments: [LCLogo c716c29e-f766-46c0-a18c-7d20f2fc6ebd.png](#)
[LCLogo c716c29e-f766-46c0-a18c-7d20f2fc6ebd.png](#)

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

Matthew,

It does have access to water & sewer.

Thanks,
Erin
Sent from my iPhone

On Jun 3, 2025, at 10:05 AM, Matthew Blaszyk
<mblaszyk@lancastercountysc.gov> wrote:

CAUTION: This email originated from outside of the LCWSD's email system. Maintain caution when opening external links/attachments

Good morning Erin,

I hope you are doing well. I wanted to check in with you and see if the proposed Shadow Moss Preliminary Plat on TM Number 0080-00-033.00 has access to water and sewer?

Best,

Matt



Matthew Blaszyk, Planner
Planning

Lancaster County Government
P.O. Box 1809
Lancaster, SC 29720

P:(803) 285-6005
mblaszyk@lancastercountysc.gov

ATTACHMENT re 6a Shadow Moss:
Barbara Scannell Email Comment and request

Jennifer Bryan

From: Barbara Scannell <blscannell@live.com>
Sent: Tuesday, July 15, 2025 10:07 AM
To: Jennifer Bryan
Subject: Order of Planning Commission Agenda for 07/15/2025

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

Good Morning Ms. Bryan:

Order of Planning Commission Agenda

I would like to speak at the public hearings for items 6a and 6b.

However, the Lancaster County School District Board of Trustees meeting also takes place this evening at 7:00 p.m.

I am presenting a report that is on the Board of Trustees agenda for that meeting.

When the Planning Commission reviews the Agenda under Item 2, could the Planning Commission please consider flipping the order of the Public Hearings for items 5 and 6, so that what is now items 6a and 6b would go first?

Issue with Submit Comments Link

I tried to submit this request via the Submit Comments link on the Lancaster County website, but it did not appear to go through.

I entered informaton in all of the boxes, and completed the "I am not a robot" section.

There is a red flag at the top of the form that says "this field is required" but no other information is given there or within the other sections of the form.

I never saw a confirmation on the link that my request went through, nor did I receive an email.

I pressed "submit" several times, and apologize if you received multiple requests.

Thank you,
Barbara Scannell

Jennifer Bryan

From: Barbara Scannell <blscannell@live.com>
Sent: Tuesday, July 15, 2025 11:24 AM
To: Jennifer Bryan
Subject: Fw: Order of Planning Commission Agenda for 07/15/2025

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

Ms. Bryan,

Correction to spelling on email I sent at 10:07 this morning. My email said fipping. Supposed to say flipping. Can you please correct for me before it goes to the Planning Commission.

Thank you
 Barbara Scannell

From: Barbara Scannell <blscannell@live.com>
Sent: Tuesday, July 15, 2025 10:25 AM
To: Jennifer Bryan <jbryan@lancastercountysc.gov>
Subject: Re: Order of Planning Commission Agenda for 07/15/2025

Thank you Ms. Bryan. You are a blessing!!!

Barbara Scannell

From: Jennifer Bryan <jbryan@lancastercountysc.gov>
Sent: Tuesday, July 15, 2025 10:13 AM
To: Barbara Scannell <blscannell@live.com>
Cc: Allison Hardin <ahardin@lancastercountysc.gov>; Jason Cavalier <jaysson2@gmail.com>
Subject: RE: Order of Planning Commission Agenda for 07/15/2025

I will submit your request to the Commissioners. Amending the agenda is at their discretion.

I will report the issue with comment submission to Sherrie Simpson, Clerk to Council and to our IT department.

You can also submit email comments for Planning Commission directly to me, and I will provide copies to the Commissioners. The comments will then be attached to the minutes, and forwarded to Council if the item moves up for Council consideration.



Jennifer Bryan, Planning Technician
 Planning

Lancaster County Government
 P.O. Box 1809
 Lancaster, SC 29720

ATTACHMENT re Item 6a Shadow Moss”

T. Johnson email comment

July 11 ,2025

Lancaster Planning Commission
Lancaster Administration Building
101 North Main Street
Lancaster SC 29720

Reference: Preliminary Plat SD-2024-1442
Shadow Moss Subdivision – Hilldale Drive Lancaster

I, Toronca D. Neely Johnson of 775 Hilldale Drive, request that you **deny the approval** of the new 98/100 lot single family residential subdivision (Shadow Moss) on Hilldale Drive once again. This is our third time around, first in 2002 with 130 homes and in 2006 with 130 homes. Now we are here with 100 homes. Note: This plan has two “future connections” so this is not the end which is even more concerning.

When I purchased my house on Hilldale Drive over 30 years ago, it was selected because of the following:

- 1) Off a main street so not much traffic
- 2) Quiet area
- 3) There are not a lot of houses around me

Perfect place right!

The building of this subdivision in my back door will eliminate all the reasons I purchased in this location.

I understand we may need more housing; I see a number of new subdivisions are being built in the Lancaster area. However, how can we continue to build more houses but not have other adequate essentials in place such as Fire Stations, Police Service and EMS Service staffing and equipment to provide necessary services for these additional residents. As well as funding to maintain roads.

Additional Reasons for denial:

- 98/100 single family homes will bring more than 200 additional cars onto Hilldale Drive.
- Overpopulating Hilldale Drive and concerns for safety with no sidewalks and disability capabilities.
- Hilldale Drive is currently used by many to get from Hwy 903 area to the Hwy 9 area.
- One way in and out will cause even more congestion in the upper area of Hilldale Drive resulting in potential for accidents and fatality without a light.
- Additional noise and disturbance of our current peace and quietness in this area. Creating a pocket for crime to manifest without proper surveillance.
- Hilldale Drive, Emerald Estates/Emma Circle, Diamond Circle, Sunshine to Foster Heights and Foster Heights all together only have 104 houses.
- We now have more elderly residents in our current surrounding community and on Hilldale Drive this will cause more disturbance and traffic for them. I’m getting close to this as well.

Thank you for your understanding and casting a **denial vote** for this new “Shadow Moss” subdivision on Hilldale Drive. Would you want this in your area or to disturb your peaceful living after all these years.

**ATTACHMENT re Item 6a: Shadow Moss
And Item 6b: Edgewater Phase 9**

SCANNEl Data handout

Good evening Mr. Chairman and Council Members. I am presenting information on new housing developments already approved by Lancaster County and the City of Lancaster that are currently in various stages of grading, infrastructure, and building construction.

Approved New Residential Units	
Total Lancaster County Approved Units - Indian Land Panhandle	3,159
Total Lancaster County Approved Units - Between Hwy 5 and Hwy 9	3,929
Total City of Lancaster Approved Units - Between Hwy 5 and Hwy 9	3,142
Total New Residential Units in Districts 1, 2, 4, 5, and 7	10,230

Estimated Population Increase: Approved Household Units x 2.4 Average Household Factor	
Districts 1, 4 and 7 in Indian Land Panhandle: $3,159 \times 2.4$	7,581
Districts 1, 2, and 5 Between Highways 5 & 9 - $3,929 + 3,142 = 7,071 \times 2.4$	16,970
Total Estimated Population Increase at Build Out	24,551

For the past several years, RFATS has provided population growth estimates in the Indian Land Panhandle Traffic Analysis Zone (TAZ).

2020 Census	2021	2022	2023	3 Year Increase	2024
38,959	41,074	41,568	46,317	7,358	08/2025

Though the number of new residential units already approved are located in just 5 of the Lancaster County Council Districts, they will impact public service delivery throughout all 7 County Council Districts.

- First Responder Services including the Coroner, Emergency Medical Services, Emergency Management, Fire Rescue, and Sheriff Department;
- Maintenance and needed enhancements of roadways; and
- Increased enrollment in schools that are already at or exceeding capacity in the Panhandle in Districts 1, 4, and 7, and in schools located in Districts 2 and 5.

As stated in the Lancaster Comprehensive Plan, the primary responsibility of government is to provide public services. Please refer to the tables on this page when deliberating on the rezoning and budget requests presented to you this evening and ask yourselves: does Lancaster County have the resources to meet current public service needs and the future demand from the already approved developments? At this time, can we in good conscious approve new higher density rezoning requests? Also, how do we use this data to allocate funding for Fiscal Year 2026 and plan for public services delivery requirements from population increases in the coming years.

Name of Development	Jurisdiction	County District	Type of Units	Units Approved	Unbuilt Units	Elementary School	Middle School	High School
Scarlet Grove	City	2	SF	300	300	Clinton	Rucker Middle	Lancaster High
Chesterfield	City	2	APT	76	76	Clinton	Rucker Middle	Lancaster High
Shiloh Woods	County	1	SF	379	379	North Elm	Rucker Middle	Lancaster High
Granite Falls	City	2	SF	300	300	North Elm	Rucker Middle	Lancaster High
Red Rose Village*	City	2	SF/TH	200	200	North Elm	Rucker Middle	Lancaster High
Basildon	City	2	SF	355	355	North Elm	Rucker Middle	Lancaster High
To Be Determined*	City	2	APT	160	160	North Elm	Rucker Middle	Lancaster High
Anderson	City	2	TH	160	160	North Elm	Rucker Middle	Lancaster High
Edgewater	County	5	SF	1,324	410	Erwin	South Middle	Lancaster High
Edgewater Sunset Point	County	5	SF	856	856	Erwin	South Middle	Lancaster High
Riverchase	County	1	SF	378	173	Erwin	South Middle	Lancaster High
Riverchase 3	County	1	SF	251	251	Erwin	South Middle	Lancaster High
Rosegate	City	2	SF	179	179	Brooklyn Springs	South Middle	Lancaster High
Old Airport Property	City	2	SF/TH	1,346	1,346	Brooklyn Springs	South Middle	Lancaster High
Reece Road	City	2	TH	66	66	Brooklyn Springs	South Middle	Lancaster High
* Estimated Number of Units - Could Be More				6,330	5,211			

Elementary School	Capacity	Enrollment 05/20/2025	Available Seats	Unbuilt Units
Brooklyn Springs	618	398	220	1,591
Clinton	527	412	115	376
Erwin	564	420	144	2,069
North	762	645	117	1,175
Middle School	Capacity	Enrollment 05/20/2025	Available Seats	Unbuilt Units
Rucker	746	480	266	1,930
South	691	439	252	3,281
High School	Capacity	Enrollment 05/20/2025	Available Seats	Unbuilt Units
Lancaster	1,927	1,395	532	5,211

19,897 EMS Service Calls Run Last Year

Data Obtained From a FOIA Request and Staff Presentations
at County Council 2026 Budget Meetings

EMS Service Calls Assigned to EMS Stations 1, 2 and 3 regularly run calls not only in County Council Districts 2 and 5, but also in Districts 1, 4 and 7

EMS Station	Station Name	Station Address	# of EMS Units	# of Calls
1	Pageland	2006 Pageland Hwy	3	3,205
1	Headquarters Supervisor	2006 Pageland Hwy	1	776
1	South End Supervisor	2006 Pageland Hwy	1	6
2	Bypass	1101 Crestfield Dr	1	3,180
3	McIlwain	1305 McIlwain Rd	2	2,487
			8	9,654
4 and 9	Indian Land	9576 Old Bailes Rd	2	2,045
4	North End Supervisor	9576 Old Bailes Rd	1	111
8	Walnut Creek	10209 Walnut Creek Pkwy	2	2,441
			5	4,597
5	Buford	365 Rocky River Rd	2	1,862
6	Kershaw	3855 Fork Hill Rd	2	1,566
7	Heath Springs	309 Hart St	2	486
			6	3,914

The number of calls responded to by EMS Station and Ambulance units on this chart does not reflect all EMS service calls, just those assigned to a specific ambulance. There are also stand by requests for sports and other community events, joint station responses to multiple trauma incidents, special response teams for natural and manmade disasters, and EMS mutual aid in other counties and states.