

Planning Commission Members

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



County Attorney
Ginny L. Merck-Dupont

Secretary to Planning Commission
Mara Mata

Planning Director
April Williams

**January 20, 2026
6:00 PM**

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

AGENDA

[IGNORE_INDENT]

- 1. Call to Order Regular Meeting**
- 2. Election of Officers for 2026**
- 3. Approval of the Agenda**
- 4. Approval of Minutes**
 - a. November 18, 2025 Regular Minutes (Amended)**
 - b. December 16, 2025 Regular Minutes**
 - c. January 08, 2026 Workshop Minutes**

5. 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.]

6. Public Hearing Items for Recommendations to Council

- a. RZ-2025-2810 EMS Facility**
Application by Greg Bass on behalf of Lancaster County for a rezoning of 1.745 acres located at 9070 Van Wyck Rd (TM 0022-00-007.02) from Medium Density Residential (MDR) to Institutional (INS) District, in order to construct a new EMS Station.

7. Public Hearing Items for Planning Commission Decision

- a. SD-2024-1350 Riverside Single Family aka Riverside Manor**
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 (a/k/a Riverside Single-Family)

8. Non-Hearing Items

a. CAPITAL IMPROVEMENT PLAN Presentation

Information pertaining to the Capital Improvement Plan ("CIP") process, as well as instructions on suggesting new capital projects for consideration by County Council for inclusion in the ten-year Capital Improvement Plan.

9. Status of Items Tabled, Recommitted, Deferred or Held

a. SD-2023-0867 Catawba Ridge (Edgewater)

Application by ESP Associates and Catawba Ridge Holdings LLC for a preliminary plat for 840 acres north of Great Falls Highway (TMs 0128-00-012.00 & 0126-00-048.00), for a residential community of 1,438 lots. Applicant has requested indefinite hold while revisions and Traffic Impact Analysis are completed. -

10. Other

11. 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>**

[IGNORE_INDENT]

Agenda Item Summary

Ordinance # / Resolution # : N/A

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 1/20/2026

Council Action Requested:

Strategic Plan Focus Alignment:

Points to Consider:

Funding and Liability Factors:

Property Location:

Current Zoning District:

Proposed Zoning District:

Applicant:

Council District:

Recommendation:

Attachments:

1. 11-18-25 Planning Commission Regular Meeting Draft Minutes AMENDED

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



MINUTES
Lancaster County Planning Commission
November 18, 2025, 6:00 p.m.

Chairman Richards called the meeting to order at 6:00 p.m.

1. Roll Call: Quorum is present (7 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

Staff Present:

Ginny Merck-Dupont; County Attorney
Allison Hardin, Development Services Dir.
April Williams, Planning Director
Matthew Blaszyk, Planner

Jennifer Bryan, Planning Technician
Corey Barnes, Planner
Kirsten Willis, Planner
Mara Mata, Administrative Assistant

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.

2. Prayer and Pledge of Allegiance.....Jason Cavalier

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

3. APPROVE AGENDA

Chairman Richards called for a motion to approve the Agenda.

Motion to Approve by J. Cavalier; 2nd by Y. Cureton.

Called vote: 7:0. Motion approved unanimously.

4. APPROVE MINUTES

a. September 16, 2025 Regular Minutes

Chairman Richards called for a motion to approve amended minutes September 16, 2025, Regular Minutes as written.

Motion to Approve amended minutes by J. Tinklenberg; 2nd by J. Cavalier.

Called vote: 7:0. **Motion approved unanimously.**

b. October 21, 2025, Regular Minutes

Chairman Richards called for a motion to approve October 21, 2025, Regular Minutes as written.

Motion to Approve by J. Cavalier; 2nd by L. Hinson.

Called vote: 7:0. **Motion approved unanimously.**

c. November 6, 2025, Workshop Minutes

Chairman Richards called for a motion to approve November 6, 2025, Workshop Minutes as written.

Motion to Approve by J. Cavalier; 2nd by Y. Cureton.

Called vote: 7:0. **Motion approved unanimously.**

Chairman Richards and Commissioner Hinson discussed the recent amended Planning Commission's rules and procedures stating a commissioner could vote or abstain on a meeting's minutes if not present at that meeting.

Chairman Richards opened the floor to comments from the public.

5. CITIZEN'S COMMENTS [see Sign-In sheet attached]

1. Dana Nickerson (Email) Chairman Richards summarized, please see attachments for full comment.
2. Desiree Accetturo (Email) Chairman Richards summarized, please see attachments for full comment.
3. Jeanine Clifton (Indian Land) shared her frustrations with the continued development of Barberville development and pleads for help from the Planning Commission.

4. Geoff Larson (Indian Land) shared his concerns over the Barberville Rd/Fort Mill highway project and its advertised business and current zoning, as well as a plan that was released that had his backyard as the property's daycare playground.

Chairman Richards and April Williams discussed presenting DA-2024-1663 and RZ-2024-1663 together and holding separate public hearings for the items. RZ-2025-1292 MPV Activity Road will be presented separately.

6. PUBLIC HEARING ITEMS FOR RECOMMENDATION TO COUNCIL

a. DA-2024-1663 Meritage Homes

Application by Tim Sheehy for Meritage Homes of the Carolinas for a Development Agreement for 355 acres located between Charlotte Highway and Activity Drive (p/o TM# 0044-00-0006.00) to allow development of single-family residential development.

Staff Presentation: April Williams presented the application consistent with the staff report. Staff Recommendations: Approval, with all concerns and comments being forwarded to the ad hoc committee for this project.

Questions to staff:

Commissioner Cureton and April Williams discussed how the development agreement for DA-2024-2259 compares to DA-2024-1663. Commissioner Cureton stated she felt there was not enough discussion on this DA to have a vote. April Williams explained that this DA is not asking for cluster zoning, has a clause about being subject to future impact fees by the county, and a few minor changes regarding deadlines.

Comment from applicant(s):

Sarah Shirley (Fort Mill) spoke on behalf of Kimley-Horn. She introduced John Lintner and Tim Sheehy, both with Meritage Homes, Bailey Patrick and Mike Bilodeau with MPV Properties, and Dan Ballou, the attorney who helped draft up the development agreement, which was voluntary. She presented for the Meritage Homes portion. She explained that changes were made after hearing conversations with the public and Planning Commission. She stated they had changed the cluster zoning, added verbiage regarding future impact fees, the land donation for the proposed school, and the community not being age restricted. The traffic impact analysis is also being looked at. She discussed a letter sent to the school district pledging the acreage. She discussed the site plan and proposed residential homes.

John Lintner (Charlotte) spoke on behalf of Meritage Homes. He introduced Meritage as a company and stated that they primarily serve young buyers, and plan with community in mind.

Questions from Commissioners:

Commissioner Cavalier and Sarah Shirley discussed how contingent this DA is on the DA-2024-2259 being approved. Should that development not move forward, this group is willing to donate the 25 acres needed for the school.

Commissioner Cureton and John Lintner discussed the price point of these homes with the current average income in Lancaster. The homes will be between 1,500 and 3,500 square ft with sales prices being in the 300,000s.

Commissioner Tinklenberg and Sarah Shirley discussed the school district's response to Kimley-Horn reaching out regarding the land donation for the proposed school site, and that specifics about the grading of land would be worked out with them.

Commissioner Liu and April Williams discussed the difference between Rural Neighborhood, Medium Density Residential, and Low Density Residential.

Commissioner Liu and Sarah Shirley discussed the increase in homes if the rezoning were to be passed.

Commissioner Liu shared her concerns over the area being developed as current infrastructure will not support it.

Chairman Richards and Commissioner Liu discussed waiting for her concerns to be shared in general discussion.

Bailey Patrick (Charlotte) spoke on behalf of MPV Properties. He introduced the site and explained that a meeting with the school district was planned and donating the full 25 acres if DA-2024-2259 was not approved. Lennar has met with fire and EMS and they have discussed moving the proposed site for them closer to 521, and MPV will also pledge the land needed if DA-2024-2259 were not to be approved.

Commissioner Lui and Bailey Patrick discussed the vacant 2-acre site on the map.

Commissioner Cavalier clarified for the upcoming motion that MPV properties were pledging the two acres.

Commissioner Cureton and April Williams discussed the correct school district for this area.

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

1. Libby Sweat-Lambert (Lancaster) shared her concerns with loss of rural life and the dirt road to her home. She shared that there was already an increase in traffic and problems caused by this proposed development and rezoning.
2. Lauren Kirby (Kershaw) is the land manager specialist at Katawba Valley Land Trust. She shared that Cane Creek is a federally protected watershed due to the federally endangered Carolina Heelsplitter and erosion from construction may be detrimental to their health and habitat.

Chairman Richards closed Public hearing and called for a motion on item DA-2024-1663 Meritage Homes.

Sarah Shirley responded that they are adhering to the current UDO standards regarding the engendered Carolina Heelsplitter. They also have environmental scientists that advise on preserving the area buffers around those streams.

Motion to approve with the added comments by Bailey Patrick to include the full 25 acres and 2 acres for the EMS and Fire by Jason Cavalier; 2nd by Y. Cureton with the added language on buffers.

County Attorney Merck-Dupont asks, for the record, “Commissioner Cavalier, are you willing to add Commissioner Cureton’s part about the [Carolina] Heelsplitter into your original motion as opposed to us making an amendment?”

Commissioner Cavalier clarified if he needs to make an amendment or restate the previous one. County Attorney Merck-Dupont replied he can restate the motion.

Commissioner Cavalier motions to approve to include the total acreage required by the school system for the development of a school, the acreage for EMS emergency services, fire, etc., and the buffering for the Carolina Heelsplitter protection.

Chairman Richards, Commissioner Lui, and County Attorney Merck-Dupont discussed how the votes would be conducted as the items were presented together.

Commissioner Cureton reiterated her comment on not having enough time to discuss DA-2024-1663 Meritage Homes, she would like to amend this motion table this item until the next regular meeting.

County Attorney Merck-Dupont explained that her motion needs a second and a vote. F. Liu seconded.

Chairman Richards stated the motion to table and asked if anyone one like to have a discussion.

Discussion:

Commissioner Cavalier stated that these items weren't discussed as much due to less caveats being added, such as the impact fees. He also feels that due to these items being related projects, the discussion is much the same and tableing it would not make a difference.

Chairman Richards and Commissioner Lui discussed how the amendments were added in with little discussion. Chairman Richards stated that the buffers added in the amendment were already in the site plan. Sarah Shirley confirmed. Bailey Patrick stated that the EMS and fire station on 521 is new information that they had learned about today.

April Williams clarified that all recommendations will be forwarded to the ad hoc committee for this project.

Commissioner Curton and April Williams discussed the ad hoc committee.

Commissioner Cureton withdrew her motion.

Commissioner Liu and County Attorney Merck-Dupont discussed the possibility of voting yes on one item and no on the other.

Roll Called vote: 7:0. **Motion is approved unanimously.**

The item will be referred to County Council for final decision, and applicants will be informed of time and date

b. RZ-2024-1663 Meritage Homes

Application by Tim Sheehy for Meritage Homes of the Carolinas to rezone approximately 355 acres located between Charlotte Highway and Activity Drive (p/o TM# 0044-00-0006.00) from Rural Residential (RR) to Medium Density Residential (MDR) District, to allow development of single-family residential development.

Staff Presentation: Matthew Blaszyck presented the applications consistent with the staff report. Staff Recommendations: Approval

Questions to staff:

Please see DA-2024-1663.

Comment from applicant(s):

Please see DA-2024-1663.

Questions from Commissioners:

Please see DA-2024-1663.

Chairman Richards called for a motion on item RZ-2024-1663 Meritage Homes. Motion to approve by Jason Cavalier; 2nd by L. Hinson.

Discussion:

Commissioner Lui shares that the public is begging for controlled growth. She stated the if the area was rezoned, 223 homes could be added. She also shared concerns over lack of funds for EMS and fire stations and schools being over capacity.

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

1. Libby Sweat-Lambert (Lancaster) shares how she has been told repeatedly she is wasting her time. She pleads with the Planning Commissions help to plan Lancaster well.
2. Bill Dyke (Lancaster) shared his concerns over the proposed growth, loss of rural life, loss of dirt road, and higher taxes.
3. Lauren Kirby (Kershaw) reiterated the importance of protecting the Carolina Heelsplitter's through preserving the wetlands along Cane Creek.

Chairman Richards closed Public hearing.

Discussion:

County Attorney Merck-Dupont stated, for the record, "Commissioners, we did have the motion and the second to approve and you were in discussion. So you'd be back in discussion at this point."

Chairman Richards invited Commissioner Lui to finish her discussion.

Commissioner Liu reiterated that voting no to rezone is not a vote against growth. It's a vote for controlled growth by leaving it in the rural neighborhood in a growth area.

Chairman Richards invites the applicants to respond to Public Comments:

Bailey Patrick stated he was a friend of the founder of Katawba Valley Land Trust and they plan to protect the wetland with a 200 ft buffer. He stated they will be planning it right, also be adding roads that will help Lancaster, as well as the businesses that will contribute to taxes.

Sarah Shirley stated that they are looking for plans that don't just meet the UDO or meets zoning requirements, but that is well thought out.

Commissioner Liu addressed Chairman Richards and inquired if this opportunity for to address the public comments was being taken as a rebuttal of the Planning Commission's discussion.

Commissioner Liu and County Attorney Merck-Dupont discussed the chairperson inviting the applicant to speak.

Sarah Shirley clarified the public comments she was addressing.

Discussion:

Commissioner Lui stated this would be a quality development, but this does not justify an additional 223 homes with the rezoning.

Commissioner Cureton inquired about the yearly updates on the Comprehensive plan for the Planning Commission to be able to see where proposed developments will be according to it. Also, the hosing tax study proposed in the workshop of November to see the feasibility of proposed home prices.

Commissioner Cavalier, April Williams, and Commissioner Liu discussed the home density increase with the new proposed rezoning.

Commissioner Cureton and April Williams discussed if the number of homes being built would affect the proposed commercial development.

Roll called vote: 0:7. Motion is denied unanimously.

The item will be referred to the County Council for final decision, and applicants will be informed of time and date.

c. RZ-2025-1292 MPV Activity Road

Application by Mike Bilodeau/ MPV Properties for 521 Lancaster LLC to rezone approximately 48.339 acres located at Charlotte Highway near Lewis McAteer Rd (TM# 0044-00-004.00 and p/o 0044-00-006.00) from Rural Residential (RN) to General Business (GB) District, to allow development as a commercial property.

Staff Presentation: Corey Barnes presented the application consistent with the staff report.

Staff Recommendations: Approval.

Questions to staff:

Planning Commission shared no questions or concerns.

Comment from applicant(s):

Sarah Shirley (Fort Mill) explained that the site plan is generalized to present it to the Planning Commission. The overall site is 63 acres, but only 48 of those acres need to be rezoned. The property that's to the south is already currently zoned GB.

Mike Bilodeau (Charlotte) introduced MPV Properties and other projects MPV Properties are responsible for in Lancaster. He stated this commercial area would serve more than just the community behind it. He stated that as more homes develop behind it, there will be more opportunity to develop a commercial project, and commercial growth needs to be planned in tandem with residential to see where commercial growth is needed.

Questions from Commissioners:

Commissioner Liu stated she lived near a project that was mentioned and commended it for traffic control.

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

1. Libby Sweatt-Lambert (Lancaster) shared her concerns over the possible increase in crime and the loss of rural life.
2. Lauren Kirby (Heath Springs) shared the effect of impervious surfaces on environments, and the possible effect it will have on the nearby creek and endangered Carolina Heelsplitter.

Chairman Richards closed Public hearing and called for a motion on item RZ-2025-1292 MPV Activity Road.

Motion to approve by Y. Cureton; 2nd by J. Cavalier.

Discussion:

Commissioner Liu addressed the concerns brought up by Lauren Kirby. Mike Bilodeau replied that the issues have been addressed in accordance with UDO requirements. Commissioner Liu and Sarah Shirley discussed the possibility of adding in Katawba Valley Land Trust as a reviewer for their plans.

Commissioner Cavalier shared his concerns of flow off into the wetlands and addressed a previous project that included bio retention ponds with specific flora that are designed to pick up these chemicals and if this could be applied to this project.

Sarah Shirley stated that along with storm water retention there is also a maintenance program.

Commissioner L. Hinson shared her concern over the statement that the commercial project would not move forward if the rezoning was not approved.

Mike Bilodeau stated that what he felt he said is commercial development is dependent on the number of homes a residential area has, the average income, and population.

Roll Called vote: 7:0. Motion is approved unanimously.

The item will be referred to County Council for final decision, and applicant will be informed of time and date.

Recess taken at 7:45pm.

Meeting resumes at 7:51pm.

7. NON-HEARING ITEMS

- a. RN-2023-2016 Trinity School Lane Application by Sheila Shipman on behalf of Trinity Montessori School to name a driveway off the 2700 block of Lengers Way (at TM 0008-00-026.01) pursuant to Sec. 6.11.4.G of the Unified Development Ordinance. The proposed name of the private drive is Trinity School Lane.

Staff Presentation: Jennifer Bryan, Planning Technician, presented the application consistent with the staff report.

Staff Recommendation: Approval.

Questions to Staff:

Commissioner Liu and Jennifer Bryan discussed her concern over a business naming a road after itself.

Jennifer Bryan clarified that this name change was proposed through civil plan rather than a direct application.

Commissioner Cureton and Jennifer Bryan discussed this road being privately maintained.

No public hearing is required.

Chairman Richards called for a motion on item RN-2023-2016.
Motion to approve by Y. Cureton; 2nd by L. Hinson.

Discussion:

Planning Commission expressed no comments or concerns.

Called vote: 6:1. Motion is approved. F. Lui opposed.

The Planning Commission has final approval of new road names.

Commissioner Lui clarified that her vote was to be consistent in voting against business that request a road named after them.

8. OTHER

a. Review of Next Month's Agenda

April Williams explained that at next month's meeting there will be training.

Commissioner Tinklenberg requested a Comprehensive Plan update.

April Williams and Commissioner Cureton discussed the proposed hosing study.

Allison Hardin explained that there would be a Comprehensive Plan update every April. The state policy is to update every five years and to rewrite every 10, however, it was decided that yearly updates were warranted. The next update will be April 2026.

9. Status of Items Tabled, Recommitted, Deferred or Held

a. SD-2023-0867 Catawba Ridge (Edgewater) Application by ESP Associates and Catawba Ridge Holdings LLC for a preliminary plat for 840 acres north of Great Falls Highway (TMs 0128-00-012.00 & 0126-00- 048.00), for a residential community of 1,438 lots. Applicant has requested indefinite hold while revisions and Traffic Impact Analysis are completed.

April Williams explained the deferment of item SD-2023-0867. Chairman Richards and April Williams disused it's connection to Edgewater.

Commissioner Tinklenberg and April Williams discussed the status of the RFP study.

Commissioner Cureton discussed wanting to see more information regarding Lancaster city planning, to help make decisions for Lancaster County planning.

10. ADJOURN

Motion to adjourn by J. Cavalier; 2nd by Y. Cureton. Motion approved by unanimous consent. Meeting adjourned at 8:12 p.m.

ATTACHMENT:

Sign-In Sheets

SIGN IN ONLY IF YOU WISH TO SPEAK



**PLANNING COMMISSION
Public Hearing Sign In Sheet**

11/18/25

Item 3: CITIZEN'S COMMENTS

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

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, November 18, 2025

Citizens are allowed 3 minutes per person to speak. Everyone speaking before Council will be required to do so in a civil manner. Council will not tolerate personal attacks on individual Council Members, County Staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county.

**THIS SIGN IN IS ONLY FOR MATTERS NOT ON
TONIGHT'S AGENDA.**

PLEASE PRINT

1. Jeannine Clifton Indian Land Barberville Rd & Ft Mill Hwy development.
2. Geoff Larson - Indian Land 9901 Barberville Rd
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SIGN IN ONLY IF YOU WISH TO SPEAK

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SIGN IN ONLY IF YOU WISH TO SPEAK



NOB2
11/18/25

PLANNING COMMISSION
Public Hearing Sign In Sheet

Item 6a: DA-2024-1663 Meritage Homes

Application by Tim Sheehy for Meritage Homes of the Carolinas for a Development Agreement for 355 acres located between Charlotte Highway and Activity Drive (p/o TM# 0044-00-0006.00) to allow development of a single-family residential development.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, November 18, 2025

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PLEASE PRINT

1.	Libby Sweatt-Lambert
2.	Lauren Kirby Katawba Valley Trust
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SIGN IN ONLY IF YOU WISH TO SPEAK

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SIGN IN ONLY IF YOU WISH TO SPEAK



**PLANNING COMMISSION
Public Hearing Sign In Sheet**

MR2
11/18/25

Item 6b: RZ-2024-1663 Meritage Homes

Application by Tim Sheehy for Meritage Homes of the Carolinas to rezone approximately 355 acres located between Charlotte Highway and Activity Drive (p/o TM# 0044-00-0006.00) from Rural Residential (RR) to Medium Density Residential (MDR) District, to allow development of single-family residential development.

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101 N. Main Street, Lancaster South Carolina
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PLEASE PRINT

1.	Libby Sweatt-Lambert	Activity Rd
2.	Bill Dyck	Activity Rd Valley
3.	Lauren Kirby	Katawba Lake Trust

SIGN IN ONLY IF YOU WISH TO SPEAK

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SIGN IN ONLY IF YOU WISH TO SPEAK



MB2
11/18/25

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 6c: RZ-2025-1292 MPV Activity Road

Application by Mike Bilodeau/ MPV Properties for 521 Lancaster LLC to rezone approximately 48.339 acres located at Charlotte Highway near Lewis McAteer Rd (TM# 0044-00-004.00 and p/o 0044-00-006.00) from Rural Residential (RN) to General Business (GB) District, to allow development as a commercial property.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, November 18, 2025

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PLEASE PRINT

1.	Libby Sweatt-Lambert
2.	Lauren Kirby
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SIGN IN ONLY IF YOU WISH TO SPEAK

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ATTACHMENT:

Email Citizen Comments

Agenda Item for Discussion:	Planning Commission
Meeting Date:	
Full Name	First Name: Dana Last Name: Nickerson
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	7090 Sunset Crater Pl Lancaster, SC 29720
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	Good evening, Chair and Council members. In just the last decade, our population has more than doubled while road capacity, school seats, and water/sewer infrastructure have barely kept pace. We now have daily gridlock on 521, 160, and Shelby Highway, overflowing schools that require dozens of trailers, and fire-response times that have climbed dramatically. The new MSU Hospital on 521 will not be accessible to emergency vehicles due to the proximity and gridlock caused by Costco and Target. Who approved this? The six-month development moratorium you enacted in September is already proving its value. It has given staff breathing room to finish the long-overdue Indian Land Community Plan, fix flaws in the Unified Development Ordinance, and finally require developers to pay proportionate costs for the roads, schools, and utilities their projects demand. Without this pause, we would have kept rubber-stamping rezonings that add thousands more cars and students while pretending "it will all work out." Yet almost every week we still see new rezoning requests that would turn farmland and low-density neighborhoods into another sea of rooftops and retail. Each one chips away at what little rural character remains and shifts even more burden onto existing residents who already pay the taxes for overcrowded schools and congested roads. Please hold the line. Keep the moratorium in place until the new plan and real impact fees are adopted. Do not let short-term tax revenue from over-development mortgage our long-term quality of life. As an example of the stress on our resources, how much water is consumed by just one unit of housing? A house or apartment not to mention a retail

establishment. Anyone have an answer? The answer is 12 thousand gallons a year!

Indian Land residents moved here for a reason. We are not anti-growth; we are anti-chaos. Thoughtful, infrastructure-supported growth is welcome.

Uncontrolled sprawl is not.

Thank you for protecting our community.

From: [Mara Mata](#)
To: [Mara Mata](#)
Subject: RE: Please vote no!
Date: Tuesday, November 18, 2025 10:20:00 AM

From: Desiree Accetturo [REDACTED]
Sent: Tuesday, November 18, 2025 6:18 AM
To: jbryan@lanastercountygov.sc; Corey D. Barnes <cdbarnes@lanastercountysc.gov>; Dr. Kirsten Willis <kwillis@lanastercountysc.gov>; mblaszyk@lanastetcountysc.gov; April M. Williams <amwilliams@lanastercountysc.gov>; Allison Hardin <ahardin@lanastercountysc.gov>
Subject: Please vote no!

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

Good morning,

I understand there will be a few items in the agenda up for vote tonight. I ask that you please vote no to rezoning and build. As a citizen, I have many concerns about how just 5 years ago there were plenty of trees, country feel, but it has changed drastically.

Please vote no.

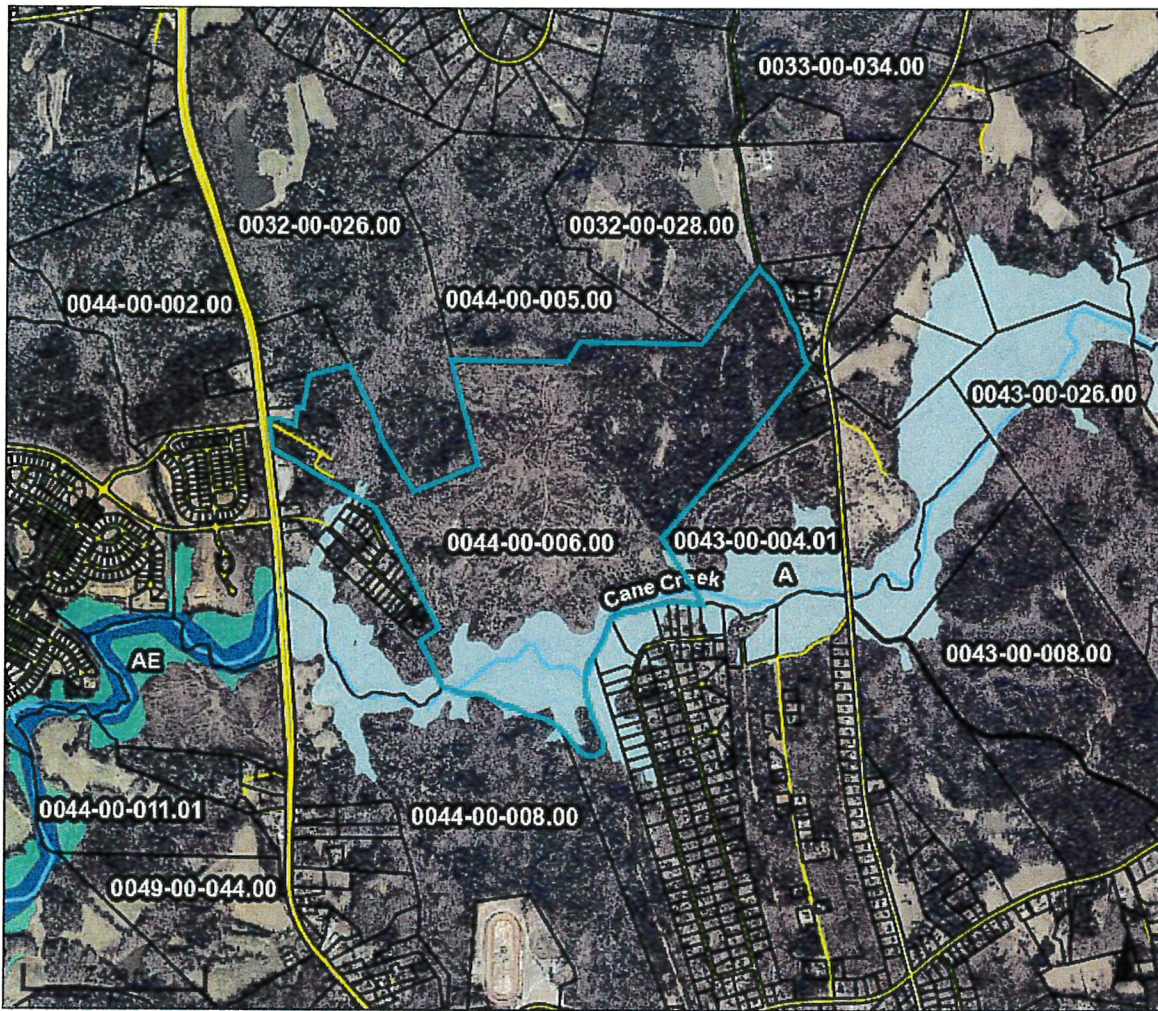
- vote NO to RZ 2025-1292
- vote NO to RZ 2024-1663, both measures

Thank you!

Desiree Accetturo
Indian Land resident

ATTACHMENT:

Public Hearing Hand-Out re: 6a DA-2024-1663



Overview



Legend

- Parcels
- Roads
- Creeks and Streams
- Flood Plain**
 - A,
 - AE,
 - AE, FLOODWAY

Parcel ID	0044-00-006.00	Owner	521 LANCASTER LLC	Last 2 Sales			
Class Code	Corporate Agriculture Use		% BAILEY PATRICK	Date	Price	Reason	Qual
Taxing	County		1198 QUEENS ROAD	7/23/2010	0	INTER-COMPANY TRANSFER	Q
District	LANCASTER		CHARLOTTE, NC 28207	12/21/2006	\$5	INTER-COMPANY TRANSFER	Q
Land Size	400.27	CROP/TIMBER	CHARLOTTE HWY				
		Physical Address	Value \$2930				
		Assessed Value					

(Note: Not to be used on legal documents)

Date created: 11/18/2025

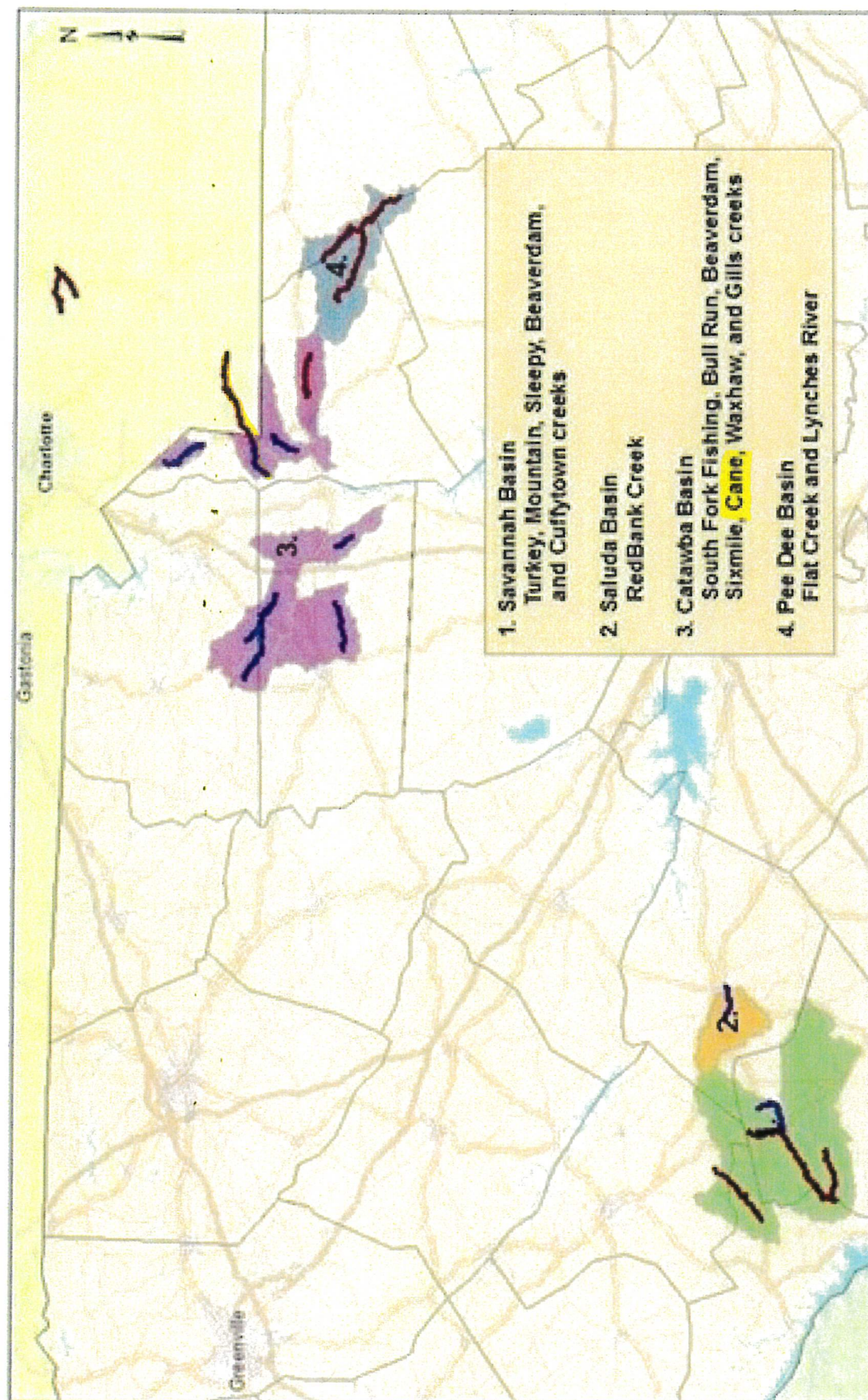
Last Data Uploaded: 11/18/2025 6:10:21 AM

Developed by  **SCHNEIDER**
GEOSPATIAL



U.S. Fish and Wildlife Service

SOUTH CAROLINA WATERSHEDS CONTAINING CAROLINA HEELSPLITTER



South Carolina watersheds containing Carolina heelsplitter. Map by USFWS.

ATTACHMENT:

Presentation for DA/RZ-2024-1663

PLANNING COMMISSION
ACTIVITY ROAD COMMUNITY

LANCASTER COUNTY, SC
NOVEMBER 18, 2025



LIFE. BUILT. BETTER.®



LIFE. BUILT. BETTER.®

APPLICANT: TIM SHEEHY

MERITAGE HOMES

CONSULTANT: SARA SHIRLEY, LA

KIMLEY-HORN



LIFE. BUILT. BETTER.®

Kimley»Horn

LIFE. BUILT. BETTER.®

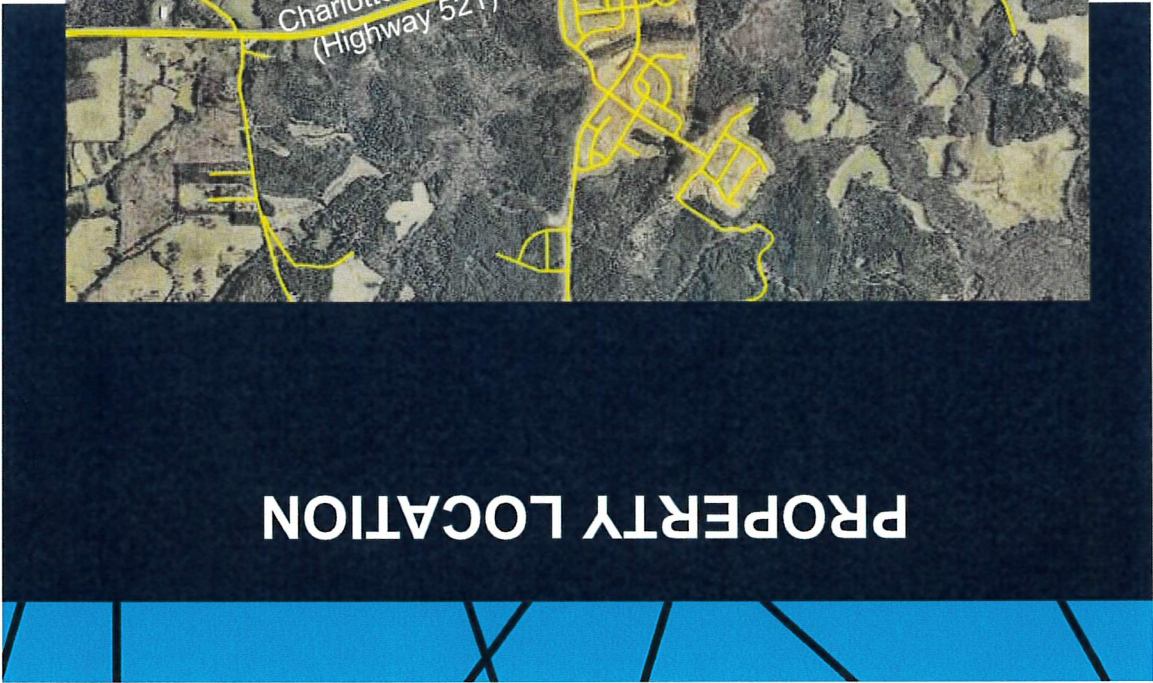
AGENDA

- ✓ PROPERTY LOCATION
- ✓ MERITAGE COMMITMENTS
- ✓ CONCEPT PLAN
- ✓ MERITAGE CONCEPT PLAN
- ✓ ABOUT MERITAGE
- ✓ QUESTIONS



**MERITAGE WILL BE THE DEVELOPER,
BUILDER, SELLER, AND
HOA DECLARANT FOR THE
RESIDENTIAL PORTION OF PROJECT**

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PROPERTY LOCATION



Developer's Agreement:

- Voluntary submittal
- Legal commitment to dedicate land for the School District
- Met with School District:
 - *January 22, 2025*
 - *September 22, 2025*
 - *Letter mailed October 7, 2025*
 - *Survey of school property for plat underway*

No Age Restrictions:

- Meritage will commit to neighborhood not being a 55+ community.

Traffic Impact Analysis:

- Is underway; discussions on improvements along 521
- Proposed collector road (public is goal) to take traffic off 521.

MERITAGE COMMITMENTS

From: Meritage Homes
13925 Ballantyne Corporate Place, Suite 300, Charlotte, NC 28277

From: Lennar Homes
11605 North Community House Road, Suite 400, Charlotte, NC 28277

From: 521 Lancaster LLC
2400 South Boulevard, Suite 300, Charlotte, NC 28203

From: Dooley Investments, LLC and Able Farms, LLC
P. O. Box 11372, Charlotte, NC 28220. Attn: Robert T Dooley III

To: Lancaster County School Board
Attn: Dr. Raashad Fitzpatrick, Superintendent
300 South Catawba Street, Lancaster, SC 29720

September 30, 2025

RE: Property Dedication for School District Use

To: Dr. Raashad Fitzpatrick and Lancaster County School Board,

On behalf of Meritage Homes, Lennar Homes and 521 Lancaster LLC, we are pleased to write to you with an opportunity that we believe will serve the growing needs of Lancaster County and its families. Dooley Investments, LLC, Able Farms, LLC, 521 Lancaster LLC, Meritage Homes and Lennar Homes are prepared to donate a 25-acre parcel of property to the Lancaster County School District (upon approval of the pending rezonings).

We have become aware of the district's current and future need for additional elementary school capacity to meet the demands of a growing population. It is our sincere hope that this land donation will help address this need.

To facilitate a smooth and transparent process, we would like to inform the Board that initial due diligence for the proposed site is actively underway. Specifically, a Phase 1 Environmental Study, Geotechnical Studies, and Environmental Delineations have been commissioned to ensure the suitability of the property for a school site. As these reports are completed, we will promptly provide them to the School District for review and consideration.

Please do not hesitate to contact us should you require any additional information or wish to discuss the next steps in this process.

Sincerely,



Tim Sheehy, Meritage Homes



Mark Henninger, Lennar Homes



Bailey W. Patrick, 521 Lancaster LLC



Robert T. Dooley, III, Dooley Investments and Able Farms, LLC

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CONCEPT PLAN



PROJECT BENEFITS

- ☐ Infrastructure Improvements
 - Utility Extensions –Water and Sewer Improvements funded by Developer/Builder
- ☐ Stormwater Improvements
 - Developer required to detain stormwater
- ☐ Amenities for Residents
 - Centralized Main Amenity
 - Pocket Parks
 - Outdoor Gathering Areas for Residents
 - Pedestrian Friendly
 - Neighborhood
 - Connection to proposed commercial and potential school site
- ☐ Sidewalks and Trails
 - 39,600 L.F. (7.5 miles)
- ☐ Conditional Zoning
 - Design Review and Approval

ACTIVITY RD PROJECT

CONCEPTUAL NEIGHBORHOOD AMENITIES



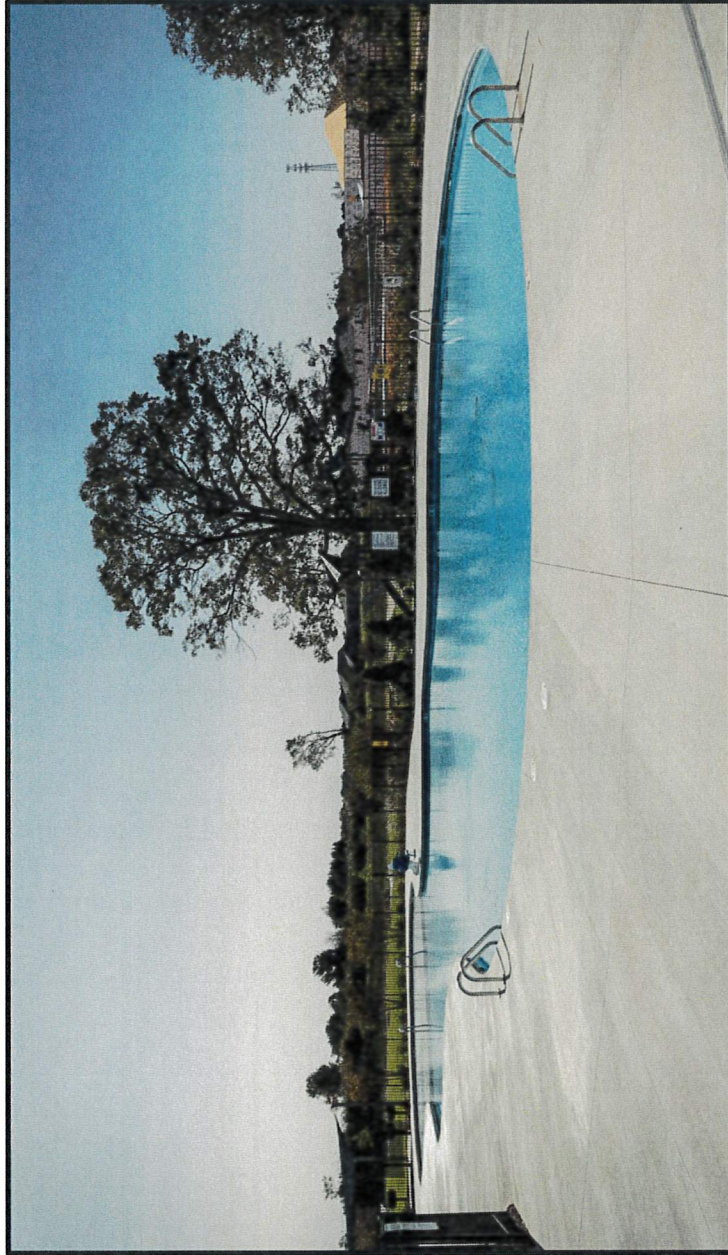
*AMENITY EXAMPLES ARE CONCEPTUAL AND SUBJECT TO CHANGE

LIFE. BUILT. BETTER. 9



ACTIVITY RD PROJECT

CONCEPTUAL NEIGHBORHOOD AMENITIES



*AMENITY EXAMPLES ARE CONCEPTUAL AND SUBJECT TO CHANGE

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ACTIVITY RD PROJECT

PROPOSED CONCEPTUAL BUILDING ELEVATIONS

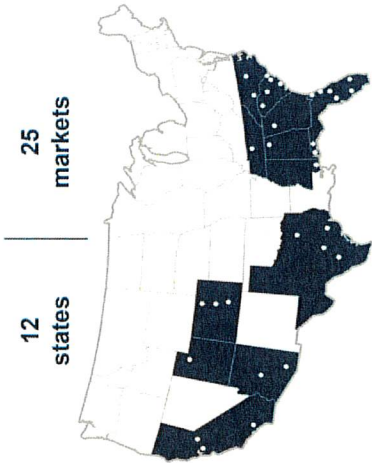


*ELEVATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE

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MERITAGE HOMES OVERVIEW

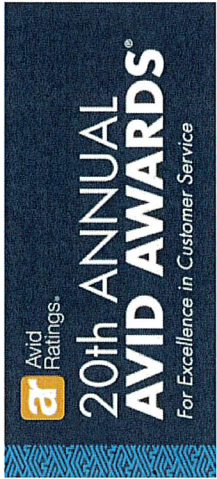
Since 1985, we've invested millions of dollars in a relentless pursuit of building better, smarter, healthier homes through game-changing, money-saving energy efficiency, thoughtful design and higher building standards. Over 40 years, we've built more than 200,000 homes. Along the way, we've defined what quality homebuilding means, and how that translates to a better home for you.



Meritage constructs single-family detached homes and townhomes across the country. We operate in 25 markets.

Phoenix /Scottsdale, AZ	1985	Raleigh, NC; Tampa, FL	2011
Dallas / Fort Worth, TX	1987	Charlotte, NC	2012
Austin, TX	1994	Nashville, TN	2013
Tucson, AZ	1995	Atlanta, GA; Greenville, SC	2014
Houston, TX	1997	South Florida	2016
East Bay/Central Valley, CA;		Myrtle Beach, SC	2021
Sacramento, CA	1998	Salt Lake City, UT; Jacksonville, FL	2023
San Antonio, TX	2003	Coastal Alabama; Huntsville, AL	
Southern California; Denver, CO;		Florida Panhandle; Coastal Mississippi	2024
Orlando, FL	2004		

Of the 25 markets we operate in, seven were new market entries in the past five years.



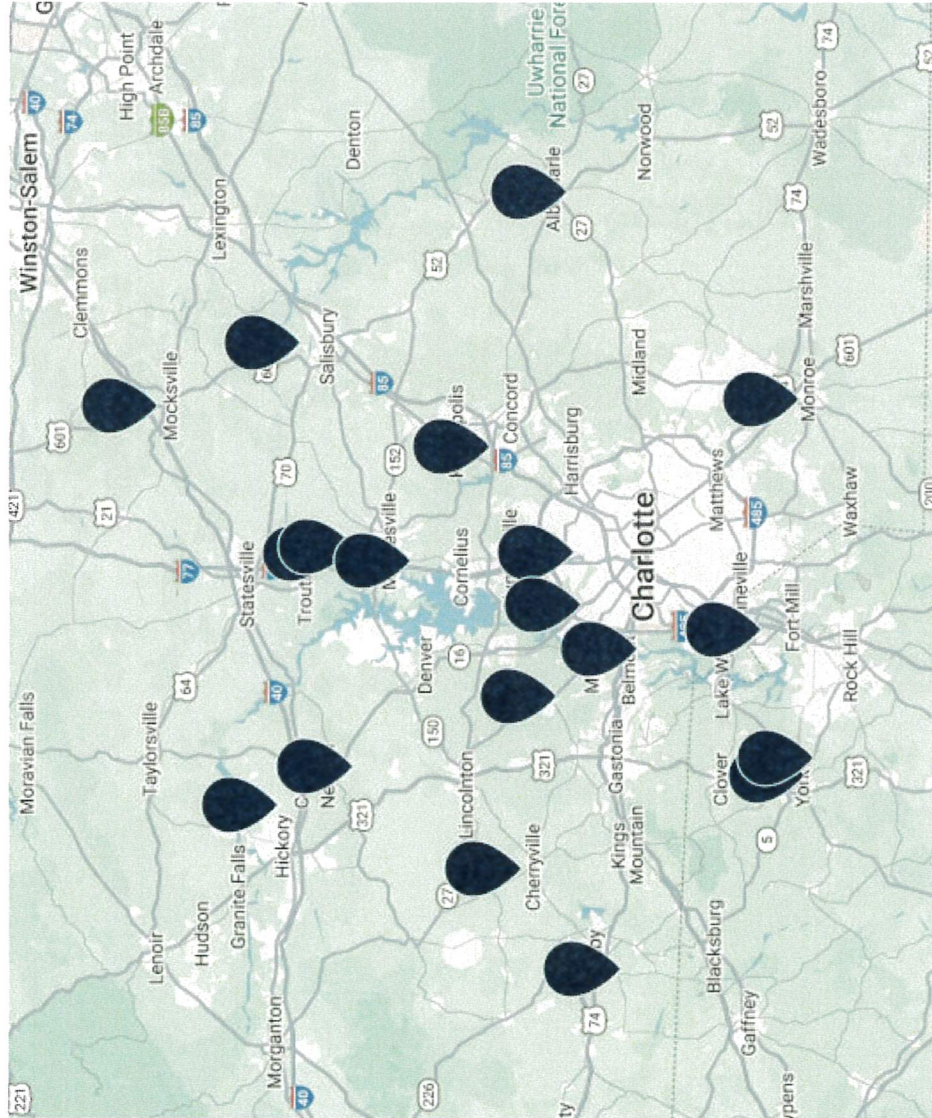
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MERITAGE HOME LOCAL FOOTPRINT

CHARLOTTE DIVISION

20 COMMUNITIES LOCATED IN:

- ✓ MOORESVILLE
- ✓ HICKORY
- ✓ NEWTON
- ✓ SALISBURY
- ✓ MOCKSVILLE
- ✓ CHARLOTTE
- ✓ GASTONIA
- ✓ CHEERYVILLE
- ✓ STANLEY
- ✓ SHELBY
- ✓ CONCORD
- ✓ MONROE
- ✓ ALBEMARLE
- ✓ Fort Mill
- ✓ YORK



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Meritage Strategic Execution

- a. Preplanned buildout strategy.
- b. All house plans and elevations are established in the very early phases of development.
- c. Meritage will line build the neighborhood to limit areas of disturbance and active during home construction.
- d. This focuses our construction in specific areas of the site so we get in and out as efficiently as practical.

QUESTIONS

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ATTACHMENT:

Presentation for RZ-2024-1663

Activity Road Commercial

Lancaster County

Planning Commission
November 18, 2025

Kimley»Horn



Mike Bilodeau, MPV Properties
Applicant

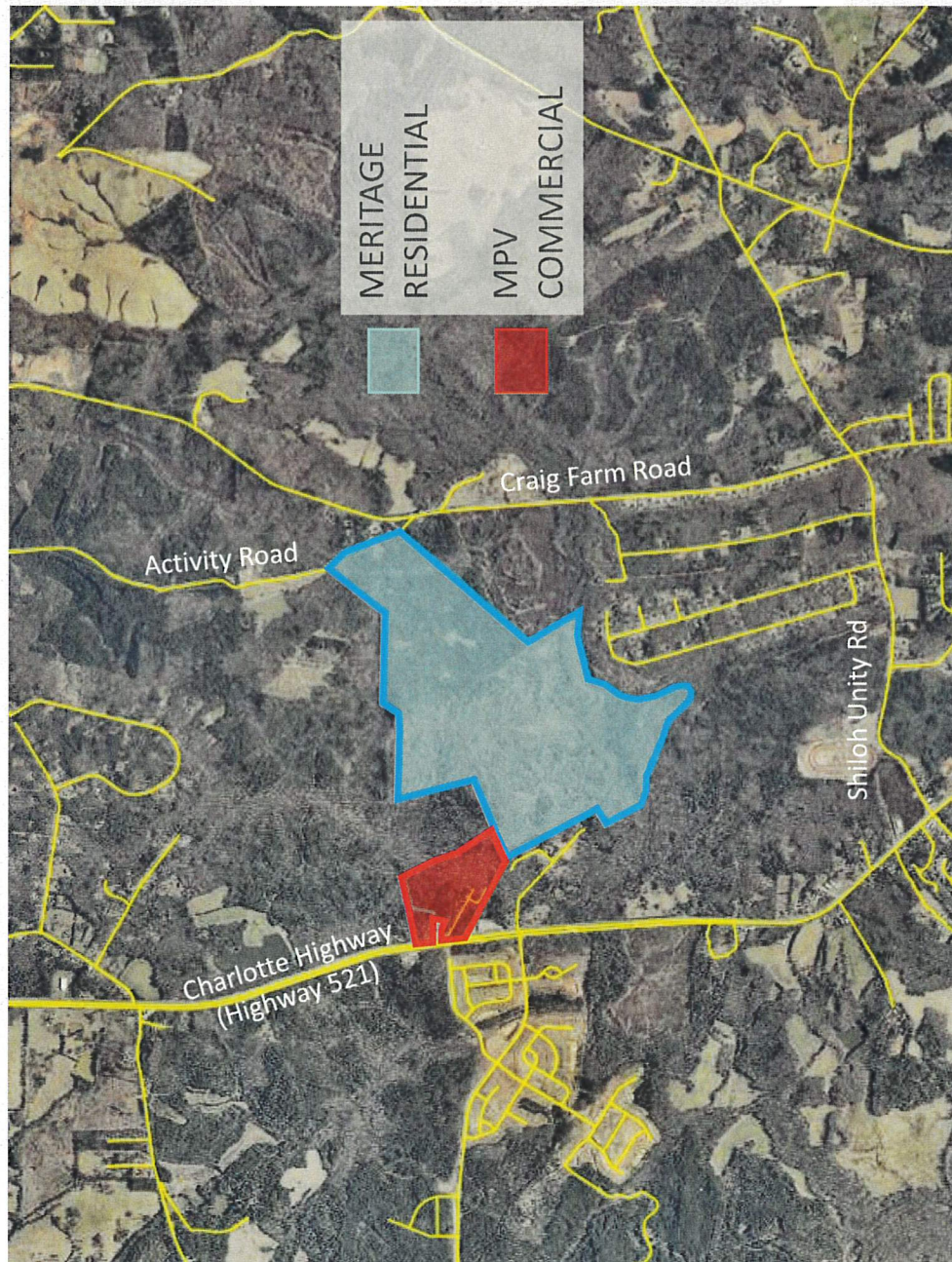
Sara Shirley, LA, Kimley-Horn
Consultant

Kimley»Horn



Overview

- Property Location
- Concept Plan
- MPV Proposed Development
- About MPV
- Questions



Overall Concept Plan



MPV Concept Plan

- Size:
 - 63 acres
 - (48 acres to be rezoned)
- Proposed Zoning:
 - General Business (GB)
- Uses:
 - Retail, medical, commercial and neighborhood services
- Timing:
 - Dependent on residential growth in sub-market

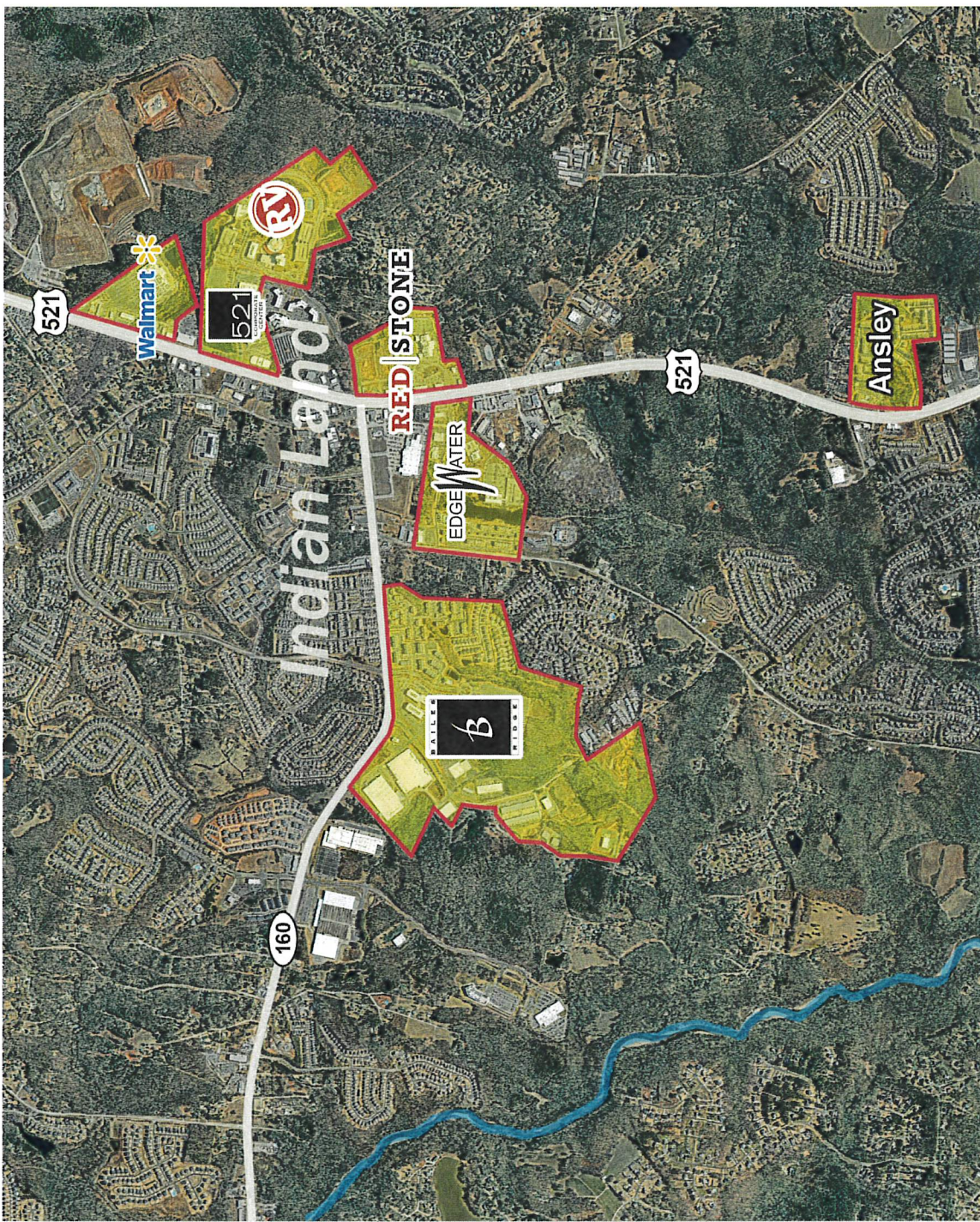




MPV Properties is a full-service Charlotte-based firm offering a range of real estate services including Development, Leasing, and Project Management across a variety of real estate products:

- Retail
- Office
- Industrial
- Medical

Since 2000, MPV has developed six projects in Lancaster County totaling 600+ acres and more than \$1 billion of new construction.



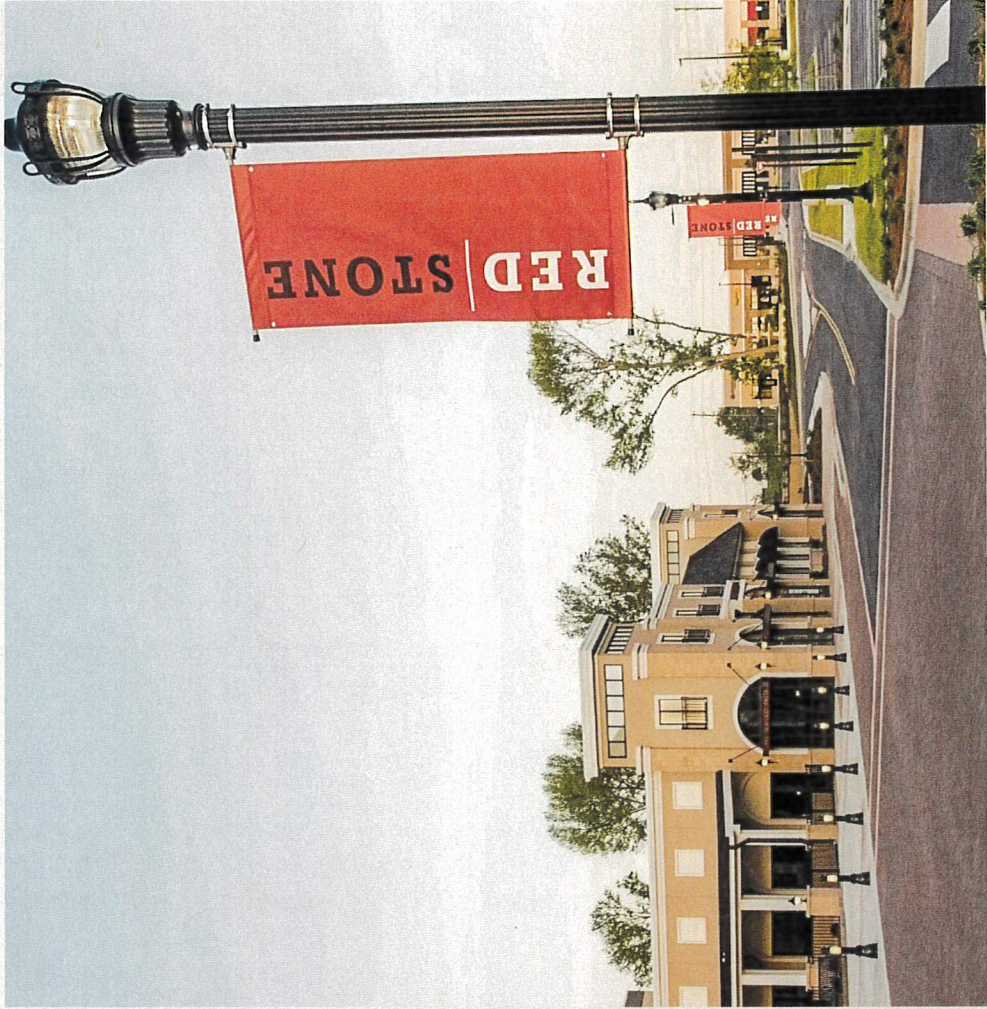


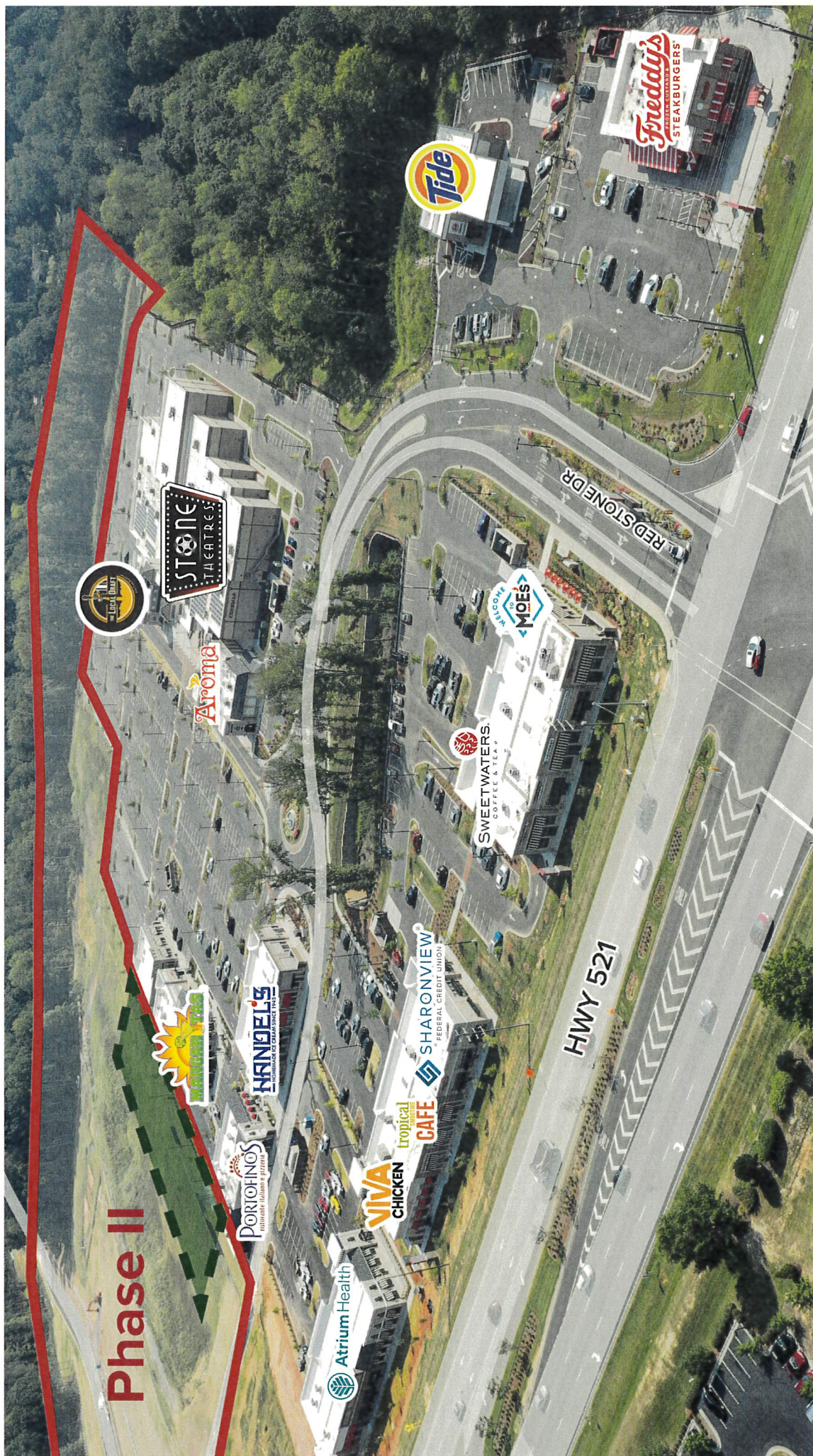
MPV Properties' Lancaster County projects include business parks, retail projects, medical buildings, multi-family developments and neighborhood service-related facilities.

Lancaster County Projects:

- 521 Corporate Center (67 ac.)
- Bailes Ridge (300 ac.)
- Super Wal-Mart (42 ac.)
- Edgewater (90 ac.)
- Redstone (50 ac.)
- Ansley (50 ac.)







Questions?

Kimley»»Horn



ATTACHMENT:

Lancaster County Service Directory

SERVICE DIRECTORY
LANCASTER COUNTY, SC

Type of Service	Department Responsible	Person(s) Responsible	Email Address(es)	Telephone Number(s)	Site for More Info
Abandoned Vehicles on Private Property	Planning & Zoning Department	Robert Lloyd	rlloyd@lancastercountysc.gov	803-285-6005 x 2	https://www.mylancastercountysc.org/departments/departments_a_to_d/development_services/zoning/index.php
Airport Information	Airport	Paul Moses	pmoses@lancastercountysc.net	803-285-1513	https://www.mylancastercountysc.org/departments/commissions/airport_advisory_committee/index.php
Animal Control/Animal Shelter	Animal Shelter	Jennifer Stotlar	jstotlar@lancastercountysc.gov	803-2866103	https://www.lancastercountysc.com/Directory.aspx?dtd=8
Anonymous Crime Tips (City)	Lancaster City Police Dept	Crime Tip Line		803-289-6040	
Anonymous Crime Tips (County)	Sheriff's Office	24 hour Tip Line		803-283-3388 option 4	
Appeal Building Codes Application (Construction)	Building Department	Darin Robinson	drobinson@lancastercountysc.net	803-285-1969	https://www.mylancastercountysc.org/departments/commissions/construction_board_of_appeals
Appeal Fire Codes Application (Fire Code Appeals Board)	Fire Department Administration	Mike Magette (Fire Marshal)	jmagette@lancastercountysc.net	803-283-8888	https://www.mylancastercountysc.org/departments/commissions/fire_code_appeals_board.php
Appeal Property Assessment (Board of Assessment Appeals)	Assessor's Office	Brad Carnes	bcarnes@lancastercountysc.gov	803-416-9475	https://www.mylancastercountysc.org/departments/commissions/board_of_assessment_appeals/index.php
Appeal Zoning Issues (Board of Zoning Appeals)	Planning & Zoning Department	Shannon Caloe (Director)	scaloec@lancastercountysc.gov	803-285-6005 x 2	https://www.mylancastercountysc.org/departments/commissions/board_of_zoning_appeals/index.php
Apply for 4% Legal Resident Discount	Assessor's Office	Assessor's Office Staff	assessor@lancastercountysc.net	803-285-6964	https://www.mylancastercountysc.org/departments/departments_a_to_d/assessor/index.php
Apply for Agriculture Use for Tax Purposes	Assessor's Office	Assessor's Office Staff	assessor@lancastercountysc.net	803-285-6964	https://www.mylancastercountysc.org/departments/departments_a_to_d/assessor/index.php
Apply for Homestead Exemption	Auditor's Office	Suzette Murphy	smurphy@lancastercountysc.gov	803-416-9324	https://www.mylancastercountysc.org/departments/departments_a_to_d/auditor/index.php
Birth Records since 1915 in SC	SCDHEC Vital Records	1070 Heckle Rd, Building 302, Rock Hill, SC 29731		803-909-7307	https://scdhec.gov/vital-records/birth-certificates
Bond Court				803-416-9483 at 9:30am or 2:30pm	https://www.mylancastercountysc.org/departments/departments_e_to_g/magistrate_s_court/bond_court.php
Bond Hearings	Magistrates Office: 761 Hwy 9 Bypass E, Lancaster, SC 29720	Magistrate	Mailing Address: PO Box 1809, Lancaster, SC 29721	803-416-9483	https://www.mylancastercountysc.org/departments/departments_e_to_g/magistrate_s_court/bond_court.php
Building Code questions	Building Department	Permitting Center	permits@lancastercountysc.gov	803-285-6005 x 1	https://www.mylancastercountysc.org/departments/departments_a_to_d/development_services/building/frequently_asked_questions.php
Building Inspections	Building Department	Permitting Center	permits@lancastercountysc.gov	803-285-6005 x 1	https://www.mylancastercountysc.org/departments/departments_a_to_d/development_services/building/index.php
Building Permit Applications and Questions	Building Department	Permitting Center	permits@lancastercountysc.gov	803-285-6005 x 1	https://www.mylancastercountysc.org/departments/departments_a_to_d/development_services/building/forms.php#outer-47
Business Incentives	Economic Development	Brian Fulk	bfulk@lancastercountysc.gov	803-286-3605	https://www.mylancastercountysc.org/departments/departments_e_to_g/economic_development.php
Businesses, New or Relocating in County	Planning & Zoning Department	Julie Faile	jfaile@lancastercountysc.gov	803-285-6005 x 2	https://www.mylancastercountysc.org/departments/departments_a_to_d/development_services/zoning/index.php
Chamber of Commerce Lancaster County	453 Colonial Ave, Lancaster, SC 29721	John McCain (President)	info@lancasterchambercountysc.com	803-283-4101	https://business.lancasterchambercountysc.org
Civics 101 Program	Communications & Marketing	Jenna Woods (Director)	jwoods@lancastercountysc.gov	803-416-9750	https://www.mylancastercountysc.org/news_detail_T19_R211.php
Civil Process (Legal Notices, Summons, etc)	Clerk of Court	Mike Watkins (Clerk of Court)	mwatkins@lancastercountysc.gov	Criminal & Civil 803-285-1581	https://www.sccourts.org/index.cfm
Clerk of Court	Lancaster County Courthouse	Mike Watkins (Clerk of Court)	mwatkins@lancastercountysc.gov	803-285-1581 Criminal & Civil	https://www.mylancastercountysc.org/departments/departments_a_to_d/clerk_of_court/index.php
Community Emergency Response Team (CERT)	Emergency Management Dept	Darren Player, Emergency Manager	dplayer@lancastercountysc.gov	803-285-7333	https://www.mylancastercountysc.org/departments/departments_e_to_g/emergency_management/index.php
Concealed Weapons Permits	SLED	State Law Enforcement Division	SWPquestions@sled.sc.gov	803-896-7015	https://www.sled.sc.gov/cwp
Conditional Use Permits	Planning & Zoning Department	Jennifer Bryan	jibryan@lancastercountysc.gov	803-285-6005 x 3	https://www.mylancastercountysc.org/departments/departments_a_to_d/development_services/planning/forms.php

SERVICE DIRECTORY
LANCASTER COUNTY, SC

Type of Service	Department Responsible	Person(s) Responsible	Email Address(es)	Telephone Number(s)	Site for More Info
Copy of Divorce (only those filed in Lancaster County)	Family Court	Angie B. Rutledge (Deputy Clerk)	arutledge@lancastercountysc.gov	803-285-6961	https://www.mylancastercountysc.org/departments/departments_a_to_z/clerk_of_court/index.php
Coroner's Office	Coroner's Office	Karla Knight (Coroner)	kknight@lancastercountysc.net	803-416-9909	https://www.mylancastercountysc.org/departments/departments_a_to_z/coroner.php
County Administrator's Office	Administration	Lauren Hill (Deputy Clerk)	lhill@lancastercountysc.gov	803-416-9508	https://www.mylancastercountysc.org/departments/departments_a_to_z/administration/index.php
County Clerk & Volunteer Board Inquiries	Administration	Lauren Hill (Deputy Clerk)	lhill@lancastercountysc.gov	803-416-9508	https://www.mylancastercountysc.org/departments/departments_a_to_z/admistration/index.php
County Council	Administration	Sherrie Simpson (Clerk to Council)	ssimpson@lancastercountysc.gov	803-416-9907	https://www.mylancastercountysc.org/government/lancaaster_county_council/index.php
Criminal Investigations	Sheriff's Office	Captain Mike Miller	mmiller@lacosco.net	803-313-2104	https://www.lacosco.net/contacts
Deeds (copies and to record them)	Register of Deeds	Register of Deeds Office Staff	rod@lancastercountysc.gov	803-416-9440	https://www.mylancastercountysc.org/how_to/_/search_for/index.php
Development Services	Building, Code Enforcement, Planning, Stormwater, Zoning	Allison Hardin (Director)	ahardin@lancastercountysc.gov	803-416-9422	https://www.mylancastercountysc.org/departments/departments_a_to_z/development_services/index.php
Development Services Applications submittal: Permit and Project Online Submittal	Development Services	Chanda Kirkland	ckirkland@lancastercountysc.gov	803-416-9390	https://evolvepublic.infovisionsoftware.com/lancaaster/
Divorce Decree (Copy)	Family Court	Angie B. Rutledge (Deputy Clerk)	arutledge@lancastercountysc.gov	803-285-6961	https://www.mylancastercountysc.org/departments/departments_a_to_z/clerk_of_court/index.php
Divorce Decree Copies (issued in Lancaster County)	Family Court	104 N Main St, Lancaster, SC	arutledge@lancastercountysc.gov	803-285-6961	https://www.mylancastercountysc.org/departments/departments_a_to_z/clerk_of_court/index.php
Downtown Lancaster, SC	City of Lancaster	Steven "Flip" Huttles (City Administrator)	shuttles@lancastercountysc.com	803-289-1453	https://www.lancastercountysc.com/157/Administration
Downtown Lancaster, SC City	Marketing & Development	Alize Thomas (Manager)	athomas@lancastercountysc.com	839-213-2878	https://www.lancastercountysc.com/directory.aspx?cid=46
Economic Development	Economic Development	Brian Fulk	bfulk@lancastercountysc.gov	803-286-3623	https://www.mylancastercountysc.org/departments/departments_e_to_z/economic_development.php
Emergency Management	Emergency Management Dept	Darren Plyler, Emergency Manager	dplyler@lancastercountysc.gov	803-313-8051	https://www.mylancastercountysc.org/departments/departments_e_to_z/emergency_management/index.php
Emergency Medical Services (CALL 911 IF IT'S AN EMERGENCY)	Lancaster County EMS	Clayton L. Catoe (Director)	ccatoe@lancastercountysc.gov	803-416-9901	https://www.mylancastercountysc.org/departments/departments_e_to_z/emergency_medical_services.php
Employment Inquiries	Human Resources Department	Jessica Foggie (Director)	jfoggie@lancastercountysc.gov	803-416-9306	https://www.mylancastercountysc.org/departments/departments_e_to_z/human_resources/index.php
Estate and Probate Issues	Lancaster County Courthouse	Judge Mary Rathel (Probate)	probate@lancastercountysc.net	803-283-3379	https://www.mylancastercountysc.org/departments/departments_p_to_z/probate_court/index.php
Facility Rentals	Parks and Recreation	Natalie Plyler (Facility Rental Coordinator)	nplyler@lancastercountysc.gov	803-283-0589	https://www.mylancastercountysc.org/departments/departments_p_to_z/parks_and_recreation/parks_facilities_rentals.php
Family Court	Family Court	Angie B. Rutledge (Deputy Clerk)	arutledge@lancastercountysc.gov	803-416-9421	https://www.mylancastercountysc.org/departments/departments_a_to_z/clerk_of_court/contact_information.php
Farmers Market	Tues, Thurs, Sat from 7am-1pm	1920 Pageland Hwy., Lancaster, SC 29720	mbarnes@lancastercountysc.net	803-285-5545	https://www.mylancastercountysc.org/departments/departments_p_to_z/parks_and_recreation/farmers_market.php
FEMA requirements	Development Services	Allison Hardin (Director), Certified Floodplain Manager	ahardin@lancastercountysc.gov	803-285-6005 x 3	Get your flood map: https://msc.lima.gov/portal/home
Fingerprinting	Detention Center	1941 Pageland Hwy, Lancaster, SC 29720	Call and make an appointment, bring finger printing card \$5.00 fee	803-283-2084	https://www.lacosco.net/detention
Fire Department Administration Indian Land (CALL 911 IF EMERGENCY)	Indian Land Fire Department	Greg Nicholson (Chief)	gnicholson@lancastercountysc.net	803-548-5600	https://www.indianlandfire.com/administration
Fire Department Administration Lancaster County (CALL 911 IF EMERGENCY)	Lancaster County Fire Department	Julie Kent (Clerk)	jkent@lancastercountysc.net	803-313-8090	https://www.mylancastercountysc.org/departments/departments_e_to_z/fire_rescue/fire_department_directory/index.php

SERVICE DIRECTORY
LANCASTER COUNTY, SC

Type of Service	Department Responsible	Person(s) Responsible	Email Address(es)	Telephone Number(s)	Site for More Info
Fire Department Training	Lancaster County Fire Department	Britt Blackmon	bblackmon@lancastercountysc.net	803-283-8888	https://www.mylancastercountysc.org/departments/departments_e_to_o/fire_rescue/training.php
Fire Incident Reports (County)	Lancaster County Fire Department	Darren Player, Emergency Manager	dplayer@lancastercountysc.gov	803-283-8888	https://www.mylancastercountysc.org/departments/departments_e_to_o/fire_rescue/index.php
Fire Marshal	Lancaster County Fire Department	Mike Magette	jmagette@lancastercountysc.gov	803-313-8056	https://www.mylancastercountysc.org/departments/departments_e_to_o/fire_rescue/fire_marshall/index.php
Floodplain Plan Review & Information	Development Services	Allison Hardin (Director)	ahardin@lancastercountysc.gov	803-416-9422	https://www.mylancastercountysc.org/departments/departments_a_to_d/development_services/stormwater_management/floodplain_development/index.php
Forfeited Land Commission	Delinquent Tax	Shirley Crockett	scrockett@lancastercountysc.net	803-416-9335	https://www.mylancastercountysc.org/boards_commissions/forfeited_land_and_commission/index.php
Freedom of Information Act (FOIA) Requests	Administration	https://lancastercountysc.net/request.com	foia@lancastercountysc.gov	803-416-9508	https://www.mylancastercountysc.org/government/freedom_of_information_on_act/index.php
Get a Smoke Detector/Get a 911 Address post	Fire Department Administration	Mike Magette, Fire Marshal	jmagette@lancastercountysc.gov	803-283-8888	https://www.mylancastercountysc.org/departments/departments_e_to_o/fire_rescue/index.php
Get a Tax Notice for Registering a Vehicle in South Carolina	Auditor's Office	Suzette Murphy	smurphy@lancastercountysc.gov	803-416-9324	https://www.mylancastercountysc.org/departments/departments_a_to_d/auditor/index.php
Hazard Mitigation Planning	Emergency Management Dept	Darren Player, Emergency Manager	dplayer@lancastercountysc.gov	803-285-7333	https://www.mylancastercountysc.org/Document_Center/Department/Emergency%20Management/2022%20Hazard%20Mitigation%20Plan%20Final%20Draft-01.pdf
Historic Courthouse (Rental)	Parks and Recreation	Natalie Plyler (Facility Rental Coordinator)	nplyler@lancastercountysc.gov	803-283-0589	https://www.mylancastercountysc.org/about_us/historic_rental_rates.php
Historical Commission	County Council	Lauren Hill (Deputy Clerk)	lhill@lancastercountysc.gov	803-416-9508	https://www.mylancastercountysc.org/boards_commissions/historical_commission/index.php
Home Occupation Permit	Zoning Department	Mika Garriss	mgarriss@lancastercountysc.gov	803-285-6005 x2	https://www.mylancastercountysc.org/departments/departments_a_to_d/development_services/zoning/zoning_forms.php#outer-220
Homeless Resources for Homeless Individuals of South Carolina	Lancaster Area Coalition for the Homeless (LACH)	Ashley C. Collins (Resource Development)	likeunited@uwaylsc.org	803-283-8923	https://www.uwaylsc.org
Homeowners Association Agreements (HOA)	Register of Deeds	Brittany Grant (Director)	bgrant@lancastercountysc.gov	803-416-9476	https://www.mylancastercountysc.org/how_do_i/search_for/index.php
Jobs	Human Resources Department	Melissa Fraunfeiter	melissa@lancastercountysc.gov	803-416-9423	https://www.governmentjobs.com/careers/lancastercountysc
Keep Lancaster County Beautiful Committee	Public Works Department	Mandy Catoe	mcatoe@lancastercountysc.gov	803-283-2101	https://www.mylancastercountysc.org/boards_commissions/keep_lancaster_county_beautiful_committee.php
Lancaster County Transportation Committee	Public Works Department	Jeff Catoe (Director)	jcatoe@lancastercountysc.net	803-416-9682	https://www.mylancastercountysc.org/boards_commissions/lancaster_county_transportation_committee/index.php
Landscaping Regulations	Planning & Zoning Department	Julie Falle	jfalle@lancastercountysc.gov	803-416-6005 x2	https://www.mylancastercountysc.org/departments/departments_a_to_d/development_services/zoning/index.php
Libraries - Indian Land	Indian Land Branch (See additional sheet for address info)	Nancy Berry	nberry@lancastercountysc.net	803-548-9260	https://www.lancilb.org/
Libraries - Kershaw	Kershaw Branch (See additional sheet for address info)	Pat Hinson (Branch Manager)	pthinson@lancastercountysc.net	803-475-2609	https://www.kershawcountylibrary.org/
Libraries - Lancaster	Lancaster Main Branch (See additional sheet for address info)	Sharon Hammond (Manager)	shammond@lancastercountysc.net	803-285-1502	https://www.lancilb.org/
Library Board	Lancaster Library	Dr. April Williams (Director)	aprilwilliams@lancastercountysc.net	803-285-1502	https://www.mylancastercountysc.org/boards_commissions/library_board/index.php
Liens	Register of Deeds	Brittany Grant (Director)	bgrant@lancastercountysc.gov	803-416-9476	https://lancastercountyscdeeds.com/NameSearch.php?Accept=Accept
Litter Education and Outreach for Kids	Public Works Department	Downloadable PDFs(word search,bingo,etc)			https://www.mylancastercountysc.org/departments/departments_a_to_d/development_services/stormwater_management/outreach_and_publications/for_kids/index.php

SERVICE DIRECTORY
LANCASTER COUNTY, SC

Type of Service	Department Responsible	Person(s) Responsible	Email Address(es)	Telephone Number(s)	Site for More Info
Local Emergency Planning Committee	Emergency Management Dept	Darren Player, Emergency Manager	dp1ayer@lanastercountysc.gov	803-285-7333	https://www.mylancastersc.org/departments/departments_e_to_o/emergency_management/local_emergency_planning_committee.php
Magistrate Court	Magistrate Court	Curtisha Ingram (Chief Magistrate)	cm1ngo@lanastercountysc.net	803-416-9368	https://www.mylancastersc.org/departments/departments_e_to_o/magistrate_s_court/index.php
Marriage Certificates - certified before July 1950 in Lancaster County	Probate Court	104 N Main St, Lancaster, SC	probate@lanastercountysc.net	803-283-3379	https://www.mylancastersc.org/departments/departments_p_to_z/probate_court/index.php
Marriage Certificates certified between July 1950 - December 2023	Vital Records Office	2600 Bull St, Columbia, SC 29201		803-898-3432	https://scdhcsc.gov/vital-records/marriage-certificates
Marriage Licenses/Copy of Marriage Certificates	Probate Court	Jessica Gomez	jgomez@lanastercountysc.gov	803-283-3379	https://www.mylancastersc.org/departments/departments_p_to_z/probate_court/marriage_license/index.php
McWhirter Airport Info	Lancaster County Airport	Paul Moses (Manager)	pmoses@lanastercountysc.net	803-285-1513	https://www.mylancastersc.org/departments/departments_a_to_d/airport/index.php
Mortgages	Register of Deeds	Register of Deeds Office Staff	rod@lanastercountysc.gov	803-416-9440	https://lanastercountyscdeeds.com/NameSearch.php?Accept=Accept
Mosquito Control Spraying Services	Public Works Department	Dianne Pardue (Admin Assist)	dpardue@lanastercountysc.net	803-283-2101	https://www.mylancastersc.org/departments/departments_p_to_z/public_works/index.php
Neighborhood Watch Groups	1. Lancaster Neighborhood Watch	Facebook	Public Anyone Can Join		www.facebook.com
Neighborhood Watch Groups	2. Lancaster Neighborhood Watch	Nexdoor	Public Anyone Can Join		www.nextdoor.com
Neighborhood Watch Groups	3. Lancaster Neighborhood Watch	Neighborhood Scout	Public Anyone Can Join		www.neighborhoodscout.com
New Buisness in County	Zoning Department	Julie Faile	jfaile@lanastercountysc.gov	803-416-9777	https://www.mylancastersc.org/departments/departments_a_to_d/development_services/zoning/index.php
Noise Complaints	Sheriff's Department	Call Non-Emergency Number		(803) 283-4136	
Non-Profit Partners & Resources	United Way-Ashley C. Collins (Resource Development and Communications) 803-283-8923	Kare-Angie Neal-803-475-4173			liveunited@uwsc.org
Nuisance Property (Junk Cars, Falling Down Buildings, etc)	Zoning Department	Shannon Catoe (Director)	scatoe@lanastercountysc.gov	803-285-6005 x 2	https://lanastercountysc.seamlessdocs.com//up/vu/vu1411
Opioid Response Program & Community Support Team	1. Website: DAODAS https://justplankillers.com/drug-safety/#toolkit 2. Website: Centers for Medicare and Medicaid Services: https://www.cms.gov/about-cms/story-page/opioid-misuse-resources	3. Website: National Safety Council, Opioid Crisis Information: https://www.nsc.org/community-safety/safety-topics/opioids/prescription-drug-misuse		4. Website: U.S. Department of Health and Human Services, Understanding Drug Use and Addiction: https://nida.nih.gov/publications/drugfacts/understanding-drug-use-addiction	https://www.scecmd.org/media/1432/oert_baseplan_final.pdf
Parks & Recreation	Parks and Recreation	Christopher Clouden (Director)	cclouden@lanastercountysc.net	803-289-6087	https://www.mylancastersc.org/departments/departments_p_to_z/parks_and_recreation/park_directory.php
Parks & Playgrounds (P&P)	Parks and Recreation	Teresa Willis (Admin Assist)	twillis@lanastercountysc.net	803-289-6090	Lancaster County, SC (mylanastercountysc.org)
P&P Buford Area Parks:	1. Buford Recreation Complex			803-289-5500 or 246-8915	Lancaster County, SC (mylanastercountysc.org)
P&P Buford Area Parks:	2. Bear Creek Park				Lancaster County, SC (mylanastercountysc.org)
P&P Buford Area Parks:	3. Buford Battleground			803-246-8915	https://www.mylancastersc.org/departments/departments_p_to_z/parks_and_recreation/park_directory.php
P&P Carolina Thread Trail	The trail is open to the public from dawn to dusk.	Approx 3.7 miles from Walnut Creek Park to the NC state line			https://www.carolinathreadtrail.org/
P&P Flat Creek Area Parks:	1. Flat Creek Park				https://www.mylancastersc.org/departments/departments_p_to_z/parks_and_recreation/park_directory.php
P&P Flat Creek Area Parks:	2. Tripp Faulkenberry				https://www.mylancastersc.org/departments/departments_p_to_z/parks_and_recreation/park_directory.php

SERVICE DIRECTORY
LANCASTER COUNTY, SC

Type of Service	Department Responsible	Person(s) Responsible	Email Address(es)	Telephone Number(s)	Site for More Info
P&P Heath Springs Area Parks:	1. David McIsaac Park				https://www.mylancastersc.org/departments/departments_p_to_z/parks_and_recreation/park_directory.php
P&P Heath Springs Area Parks:	2. Heath Springs Athletic Complex				https://www.mylancastersc.org/departments/departments_p_to_z/parks_and_recreation/park_directory.php
P&P Indian Land Area Parks:	1. Bailes Ridge Nature Trail			803-285-5545	https://www.mylancastersc.org/departments/departments_p_to_z/parks_and_recreation/park_directory.php
P&P Indian Land Area Parks:	2. Deputy Roy Hardin Park			803-285-5545	https://www.mylancastersc.org/departments/departments_p_to_z/parks_and_recreation/park_directory.php
P&P Indian Land Area Parks:	3. Harrisburg Athletic Complex				https://www.mylancastersc.org/departments/departments_p_to_z/parks_and_recreation/park_directory.php
P&P Indian Land Area Parks:	4. Indian Land Recreation Center			803-802-7529	https://www.mylancastersc.org/departments/departments_p_to_z/parks_and_recreation/park_directory.php
P&P Indian Land Area Parks:	5. Walnut Creek Park			803-285-1565	https://www.mylancastersc.org/departments/departments_p_to_z/parks_and_recreation/park_directory.php
P&P Kershaw Area Parks:	1. Andrew Jackson Recreation Center				https://www.mylancastersc.org/departments/departments_p_to_z/parks_and_recreation/park_directory.php
P&P Kershaw Area Parks:	2. Marion Boan				https://www.mylancastersc.org/departments/departments_p_to_z/parks_and_recreation/park_directory.php
P&P Kershaw Area Parks:	3. Mullinax Park				https://www.mylancastersc.org/departments/departments_p_to_z/parks_and_recreation/park_directory.php
P&P LancasterArea Parks:	1. Buckelew Park				https://www.mylancastersc.org/departments/departments_p_to_z/parks_and_recreation/park_directory.php
P&P LancasterArea Parks:	2. Laurie Brice Park				https://www.mylancastersc.org/departments/departments_p_to_z/parks_and_recreation/park_directory.php
P&P LancasterArea Parks:	3. Melvin Steele Park			803-285-5545	https://www.mylancastersc.org/departments/departments_p_to_z/parks_and_recreation/park_directory.php
P&P LancasterArea Parks:	4. Springdale Recreation Complex			803-285-5545	https://www.mylancastersc.org/departments/departments_p_to_z/parks_and_recreation/park_directory.php
P&P LancasterArea Parks:	5. Springs Park				https://www.mylancastersc.org/departments/departments_p_to_z/parks_and_recreation/park_directory.php
P&P LancasterArea Parks:	6. Stafford Belk Park				https://www.mylancastersc.org/departments/departments_p_to_z/parks_and_recreation/park_directory.php
P&P LancasterArea Parks:	7. Wylie Street Pool				https://www.mylancastersc.org/departments/departments_p_to_z/parks_and_recreation/park_directory.php
Passport Services	Delinquent Tax/Passport Office	Jennifer Page	j.page@lancastercountysc.gov	803-416-9334	https://www.mylancastersc.org/departments/departments_p_to_z/parks_and_recreation/park_directory.php
Patrol Division (County)	Sheriff's Office	Captain Eric Jalliette	ejalliette@lacosso.net	803-313-2157	https://www.lacosso.net/law-enforcement
Pay a Ticket (Moving Violations) County Court	https://publicindex.sccourts.org/ancasteronlinepayments/			803-283-3983	https://www.mylancastersc.org/departments/departments_e_to_o/magistrate_s_court/index.php
Pay Car Taxes	In person at Treasurer's Office or Online	Carrie W. Helms (Treasurer)	carriehelms@lancastercountysc.gov	803-416-9452	https://mylancastersc.org/#/
Pay Property Taxes (Land)	In person at Treasurer's Office, by mail, by phone, or online	Carrie W. Helms (Treasurer)	carriehelms@lancastercountysc.gov	1-888-525-3661	https://mylancastersc.org/#/
Planning Commission	Planning & Zoning Department	April M. Williams (Director)	amwilliams@lancastercountysc.gov	803-285-6005 x3	https://www.mylancastersc.org/boards_commissions/planning-commission/index.php
Planning Services & Applications: Subdivisions, Rezoning, Conditional Uses	Planning & Zoning Department	Jennifer Bryan	jbryan@lancastercountysc.gov	803-285-6005 x3	https://www.mylancastersc.org/departments/departments_a_to_d/development_services/planning/forms.php
Plats/Surveys that have been recorded	Register of Deeds	Register of Deeds Office Staff	rod@lancastercountysc.gov	803-416-9440	https://lancasterdeeds.com/NameSearch.php?Accept=Accept
Police (Sheriff) Department Non Emergency Number	Sheriff's Department			877-636-7980	https://www.lacosso.net/contacts

SERVICE DIRECTORY
LANCASTER COUNTY, SC

Type of Service	Department Responsible	Person(s) Responsible	Email Address(es)	Telephone Number(s)	Site for More Info
Pollution Education and Outreach for Kids	Stormwater Department	Downloadable PDFs			https://www.mylancastercountysc.org/departments/departments_a_to_z/development_services/stormwater_management/outreach_and_publications/for_kids/index.php
Power of Attorney - Retrieval or Recording	Register of Deeds	Register of Deeds Office Staff	rod@lanastercountysc.gov	803-416-9440	
Press Inquiries (Newspaper, TV, etc)	Communications & Marketing	Jenna Woods (Director)	jwoods@lanastercountysc.gov	803-416-9750	https://www.mylancastercountysc.org/departments/departments_a_to_z/marketing_and_communications.php
Probate Court	Probate Court	Mary Rathel (Probate Judge)	mrathel@lanastercountysc.gov	803-416-9331	https://www.mylancastercountysc.org/departments/departments_p_to_z/probate_court/estate_probate_preparation/index.php
Procurement Division (Contractors & Vendors)	Procurement	Cathy McDaniel (Director)	cdmcdaniel@lanastercountysc.gov	803-285-6323	https://www.mylancastercountysc.org/departments/departments_p_to_z/procurement/index.php
Project Lifesaver	Founder & Chief: Gene Saunders- saunders@projectlifesaver.org	Chief of Operations- Paul Balance- pbalance@projectlifesaver.org	Equipment, Operations & Training Division 1-877-580-LIFE (5433)	1-877-580-LIFE (5433)	https://projectlifesaver.org
Property Assessment	Assessor's Office	Assessor's Office Staff	assessor@lanastercountysc.net	803-285-6964	https://www.mylancastercountysc.org/departments/departments_a_to_z/assessor/index.php
Property Maintenance/Code Enforcement	Zoning Department	Shannon Catoe (Director)	shannoncatoe@lanastercountysc.gov	803-285-6005 x 2	https://www.mylancastercountysc.org/departments/departments_a_to_z/development_services/zoning/index.php
Public Information Officer (PIO)	Communications & Marketing	Jenna Woods (Director)	jwoods@lanastercountysc.gov	803-416-9750	https://www.mylancastercountysc.org/departments/departments_a_to_z/marketing_and_communications.php
Public Works (Roads, Solid Waste, Recycling, Airports, Animal Shelter)	Public Works Department	Dianne Pardue (Admin Assist)	dpardue@lanastercountysc.net	803-283-2101	https://www.mylancastercountysc.org/departments/departments_p_to_z/public_works/index.php
Real and Personal Property Records	Register of Deeds	Register of Deeds Office Staff	rod@lanastercountysc.gov	803-416-9440	https://www.mylancastercountysc.org/how_do_i/search_for/index.php
Record a Deed or Plat	Register of Deeds	Register of Deeds Office Staff	rod@lanastercountysc.gov	803-416-9440	https://www.mylancastercountysc.org/departments/departments_p_to_z/register_of_deeds/index.php
Recreation Advisory Board	Parks and Recreation	Teresa Willis (Administrative Assistant)	twillis@lanastercountysc.net	803-289-6090	https://www.mylancastercountysc.org/departments/departments_p_to_z/parks_and_recreation/recreation_advisory_board/index.php
Recreation Program Registration	Parks and Recreation	Teresa Willis (Administrative Assistant)	twillis@lanastercountysc.net	803-289-6090	https://www.mylancastercountysc.org/departments/departments_p_to_z/parks_and_recreation/recreation_advisory_board/index.php
Recycling Centers	Public Works Department	Dianne Pardue (Admin Assist)	dpardue@lanastercountysc.net	803-283-2101	https://cms9files.revize.com/lanastercountysc/Document_Center/Department/Public%20Works/LCRecycleMap(2).pdf
Register of Deeds	Register of Deeds	Register of Deeds Office Staff	bggrant@lanastercountysc.gov	803-416-9476	https://www.mylancastercountysc.org/departments/departments_p_to_z/register_of_deeds/index.php
Register to Vote	Voter Registration	Mary Ann Hudson (Director)	mahudson@lanastercountysc.net	803-416-9364	https://www.mylancastercountysc.org/departments/departments_p_to_z/voter_registration/index.php
Report an Out-of-State Tag	Auditor's Office	Suzette Murphy	smurphy@lanastercountysc.gov	803-416-9324	https://www.mylancastercountysc.org/departments/departments_a_to_z/auditor/out_of_state_tag_reporting.php
Report Dumping Near a Storm Drain, Ditch, Stream, or Lake	Stormwater	Jasmine Almodovar	jalmodovar@lanastercountysc.gov	803-548-2404	https://lanastercountysc.seamlessdocs.com//z/koq942j07
Report Road Damage - County Roads	Public Works Department	Dianne Pardue (Admin Assist)	dpardue@lanastercountysc.net	803-283-2101	https://www.mylancastercountysc.org/departments/departments_p_to_z/public_works/roads_and_bridges.php
Report Road Damage - SCODOT	Maintenance Work Request				https://apps.scdot.org/mwro/
Rezoning Property	Planning & Zoning Department	Jennifer Bryan	jbryan@lanastercountysc.gov	803-285-6005 x3	https://www.mylancastercountysc.org/departments/departments_a_to_z/development_services/planning/forms.php
Rights-of-Way Maintenance for County Roads (Private Roads are HOA responsibilities)	Public Works Department	Johnathan Robinson	jrobinson@lanastercountysc.net	803-416-9396	https://www.mylancastercountysc.org/departments/departments_p_to_z/public_works/roads_and_bridges.php

SERVICE DIRECTORY
LANCASTER COUNTY, SC

Type of Service	Department Responsible	Person(s) Responsible	Email Address(es)	Telephone Number(s)	Site for More Info
SC 211 Resources (Food, Housing, Utilities, Clothing, Household Need, Transportation, Education, Employment, Income Support, Mental Health, Financial Counseling, Substance Abuse, Senior Services, Health Care, Disability, Veterans, Homeless Services, Prescription Assistance, Childcare, Childern/Maternity Services, Trafficking, Re-Entry Services & Suicide/Crisis Services)	United Way	Ashley C. Collins (Resource Development)	liveunited@uwaylsc.org	803-283-8923	https://www.uwaylsc.org
Sheriff's Office (CALL 911 IF EMERGENCY)	Sheriff	Sheriff Barry Faile	sheriffaile@lacosco.net	803-313-2121	https://www.lacosco.net/contacts
Sheriff's Office Citizens Academy	Sheriff's Office	Support Services	jhilton@lacosco.net	803-313-2156	Application: https://www.lacosco.net/files/ugcd/392221_c813b5275e914fe6a637dab4240bbe9a.pdf
Sheriff's Office Crossroads Program	Sheriff's Office Lancaster County (scared straight program for teens)	Sheriff Barry Faile	sheriffaile@lacosco.net	803-313-2121	https://www.facebook.com/LancasterCountySheriffSC/posts/crossroads-troubled-youth-program-the-first-session-of-the-program-was-a-great-s/575913665789086/
Sheriff's Office Off-Duty Detail/Security	Sheriff's Office	Major Matt Shaw	sheriffaile@lacosco.net	803-313-2156	https://www.lacosco.net/law-enforcement
Sheriff's Office Records	Freedom of Information Request (FOIA)	Sheriff Barry Faile	sheriffaile@lacosco.net	803-313-2121	https://mylancastercountysc.org/government/freedom_of_information_act/index.php
Sheriff's Office Support Services	Sheriff's Office Lancaster County	Captain Jeff Hilton	jhilton@lacosco.net	803-313-2106	https://www.lacosco.net/contacts
Sheriff's Office Volunteers	Sheriff's Office Lancaster County	Sheriff Barry Faile	jhilton@lacosco.net	803-313-2121	https://a801a216-2c99-403b-ba63-94f9f579a8a.filesusr.com/ugd/211bd1_e3c64fe9a55248078c68f03942e1ee48.pdf
Sign Permits	Planning & Zoning Department	Julie Faile	jfaile@lancastercountysc.gov	803-416-6005 x2	https://www.mylancastercountysc.org/departments/departments_a_to_z/development_services/zoning/index.php
Social Media Inquiries	Communications & Marketing	Jenna Woods (Director)	jwoods@lancastercountysc.gov	803-416-9750	https://www.mylancastercountysc.org/departments/departments_a_to_z/marketing_and_communications.php
Solid Waste and Recycling Centers	Public Works Department	Dianne Pardue (Admin Assist)	dpardue@lancastercountysc.gov	803-283-2101	https://www.mylancastercountysc.org/departments/departments_p_to_z/public_works/solid_waste_and_recycling.php
Solid Waste Supervisor	Public Works Department	Dianne Pardue (Admin Assist)	dpardue@lancastercountysc.gov	803-283-2101	https://www.mylancastercountysc.org/departments/departments_p_to_z/public_works/index.php
Special Events (County-sponsored)	Communications & Marketing	Jenna Woods (Director)	jwoods@lancastercountysc.gov	803-416-9750	https://mylancastercountysc.org/departments/departments_p_to_z/parks_and_recreation/special_events.php
Special Events Permits	Planning & Zoning Department	Shannon Catoe (Director)	shannoncate@lancastercountysc.gov	803-416-9319	https://mylancastercountysc.org/departments/departments_p_to_z/parks_and_recreation/special_events.php
Sports Tourism	Parks and Recreation	Christopher Clouden (Director)	ccclouden@lancastercountysc.gov	803-289-6087	https://cms9files.revize.com/lancastercountysc/Lancaster%20County%20Accommodations%20Tax%20Grant%20Guidelines%202024.pdf
Stormwater Management	Stormwater Department	Terrance Barr (Director)	tbarr@lancastercountysc.gov	803-5482407	https://www.mylancastercountysc.org/departments/departments_a_to_z/development_services/stormwater_management/index.php
Street Crime Unit	Sheriff's Office	Captain Eric Jalllette	ejalllette@lacosco.net	803-313-2157	https://www.lacosco.net/contacts
Street Division Paving, Potholes, Sidewalks & Drainage	Public Works Department	Dianne Pardue (Admin Assist)	dpardue@lancastercountysc.gov	803-283-2101	https://www.mylancastercountysc.org/departments/departments_p_to_z/public_works/index.php
Subdividing Property	Planning & Zoning Department	Jennifer Bryan	jbryan@lancastercountysc.gov	803-285-6005 x 3	https://www.mylancastercountysc.org/departments/departments_a_to_z/development_services/planning/forms.php
Temporary Use Permits (including special events)	Zoning Department	Mika Garriss	mgarriss@lancastercountysc.gov	803-285-6005 x 2	https://www.mylancastercountysc.org/departments/departments_a_to_z/development_services/planning/forms.php
Trade Permit Applications	Building Department	Donna Evans and Samantha Caveny	devans@lancastercountysc.gov	803-285-6005 x 1	https://www.mylancastercountysc.org/departments/departments_a_to_z/development_services/building/forms.php#outer-47

SERVICE DIRECTORY
LANCASTER COUNTY, SC

Type of Service	Department Responsible	Person(s) Responsible	Email Address(es)	Telephone Number(s)	Site for More Info
Traffic Signals, Signs & Road Markings	Public Works Department	Dianne Pardue (Admin Assist)	dpardue@lancastersc.net	803-283-2101	https://www.mylancastersc.org/departments/departments_p_to_z/public_works/roads_and_bridges.php
Tree Protection	Planning & Zoning Department	April M. Williams (Director)	amwilliams@lancastercountysc.gov	803-285-6005 x 3	https://www.mylancastersc.org/departments/departments_a_to_d/development_services/planning/staff_information.php
Van Wyck Planning and Zoning Development and permitting	Town of Van Wyck	Town of Van Wyck	planning@townofvanwyck.net	803-712-4993	townofvanwyck.net
Veteran Affairs Office	Veterans Affairs	Robin Ghent (Director)	rghents@lancastersc.net	803-416-9400	https://mylancastersc.org/departments/departments_p_to_z/veterans_affairs/office_staff.php
Victim Advocate Services (County)	Victim Advocate Division	Shelby King	sking@jacoso.net	803-283-3388	https://www.sccag.gov/crime-victim-services/
Victims Advocate (City)		Bernice Timmons	btimmons@lancastercitysc.gov	803-444-5777	https://www.lancastercitysc.com/179/Victim-Services
Vital Records (Birth, Marriage, Death) in SC	SCDHEC Vital Records	1070 Heckle Rd. Building 302, Rock Hill, SC 29731		803-909-7307	https://sccdhcc.gov/vital-records
Volunteer Inquires (Keep Lancaster Beautiful)	Administration	Mandy Catoe	acatoe@lancastersc.net	803-283-2101	https://www.mylancastersc.org/departments/departments_e_to_o/kcib.php
Voter Registration	Voter Registration	Mary Ann Hudson (Director)	mahudson@lancastersc.net	803-416-9364	https://www.mylancastersc.org/departments/departments_p_to_z/voter_registration/index.php
Waste Water Issues	Public Works Department	Dianne Pardue (Admin Assist)	dpardue@lancastersc.net	803-416-9692	https://cms9files.revize.com/lancastercountysc/Stormwater/2018-04-09%20D%20-%20%20FAQs.pdf
Water Issues (City)	City of Lancaster Utilities	1-800-832-2126	utilitybiling@lancastercitysc.com	803-283-2489 Ext 1	https://www.lancastercitysc.com/180/Public-Works
Water Issues (County)	Lancaster County Water & Sewer District	803-285-6919 24 hr	info@lcwasd.org	800-832-2126	https://www.lcwasd.org/
Water Service Requests (New Utility Customers or Termination Requests)	Lancaster County Water & Sewer District	803-285-6919 24 hr	info@lcwasd.org	Toll Free Number 1-800-832-2126	https://www.lcwasd.org/new-service
Zoning Code - General	Planning & Zoning Department	Shannon Catoe (Director)	shannoncatoe@lancastercountysc.gov	803-285-6005 x 2	https://www.mylancastersc.org/departments/departments_a_to_d/development_services/zoning/index.php
Zoning Verification Request	Zoning Department	Mika Garriss	mgarriss@lancastercountysc.gov	803-285-6005 x2	https://www.mylancastersc.org/departments/departments_a_to_d/development_services/zoning/zoning_forms.php#outer-220

LANCASTER COUNTY FACILITIES

Buford Area Parks		Address	Amenities
1. Buford Recreation Complex		4073 Hurley Walters Rd., Lancaster, SC 29720	26 acres with 16,500 sqft. Rec center, gym, kitchen, meeting rm, activity rms, 5 lighted soccer fields, 2 lit yth baseball/softball fields, 2 lit adult baseball/softball fields, 1 kids playground
2. Bear Creek Park		1672 S. Potter Rd., Lancaster, SC 29720	4.5 acres with a picnic shelter, open green space, and a fishing lake.
3. Buford Battleground		262 Rocky River Rd., Lancaster, SC 29720	1 acre with picnic tables and walking trail. Built to memorialize and honor the American Soldiers

Flat Creek Area		Address	Amenities
1. Flat Creek Park		3500 Gold Mine Hwy., Kershaw, SC 29067	6 acres with a 1/5 mile rubberized walking track, 1 unlit baseball/softball field, 2 unlit tennis courts, a playground
2. Tripp Faulkenberry		3404 Lee Deese Rd., Kershaw, SC 29067	2 acres with one unlit youth baseball/softball field.

Heath Springs		Address	Amenities
1. David McIsaac Park		107 S. College St., Heath Springs, SC 29058	4 acres with 1 adult baseball/softball field, and one unlit youth baseball/softball field.
2. Heath Springs Athletic Complex		200 Boyd Faile Rd., Heath Springs, SC 29058	10 acres with 2 lit, collegiate size, artificial turf soccer fields with scoreboards, a concession stand, restrooms, a picnic shelter, playground, and lit walking track.

Indian Land		Address	Amenities
1. Bailes Ridge Nature Trail		Hwy 160 & Old Bailes Rd., Indian Land, SC 29707	3 acres and a natural walking trail.
2. Deputy Roy Hardin Park		8341 Shelly Mullis Rd., Fort Mill, SC 29707	2 acres with a picnic shelter, grills, a dog convenience site 2 playgrounds, and a 1/4 mile paved walking track.
3. Harrisburg Athletic Complex		10167 Harrisburg Rd., Fort Mill, SC 29707	10 acres with 2 lit adult size soccer fields with a concessions stand, restrooms, a picnic shelter, and a playground.
4. Indian Land Recreation Center		8286 Charlotte Hwy., Indian Land, SC 29707	12.5 acre with recreation center with 2 full gyms, activity/meeting rms, a kitchen/concession area, and 1 lit baseball/softball field.
5. Walnut Creek Park		10521 Walnut Creek Pkwy, Lancaster, SC 29720	60 acres with on lit adult baseball/softball field, one unlit adult baseball/softball field, 2 lit youth baseball/softball fields, 2 unlit youth baseball/softball fields, 2 lit soccer fields, 1 unlit soccer field, unlit tennis courts, a 3.5 mile trail, a concession stand and picnic shelter, restrooms, office space, and 2 playgrounds.

LANCASTER COUNTY FACILITIES

Carolina Thread Trail	Aprox 3.7 miles from Walnut Creek Park to the NC state line.	Start at Walnut Creek Park. There is additional access at the bridge on Carrington Dr. in the Walnut Creek Community. The trail ends at the NC Line. Walkers and mountain bikers are welcome no motorized vehicles or horses. Pets must be leashed.
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Kershaw		Address	Amenities
1. Andrew Jackson Recreation Center	6354 N Matson St., Kershaw, SC 29067	Gym, activity/meeting rooms, and a playground.	
2. Marion Boan	219 Little Dude Ave., Kershaw, SC 29067	5 acres with 1 lit adult baseball/softball field and 1 lit youth baseball/softball field.	
3. Mullinax Park	635 E. Church St., Kershaw, SC 29067	4.5 acres with 2 lit soccer fields, a playground, and concession stand, trial, and picnic shelter, restrooms, office space and 2 playgrounds.	

Lancaster	Address	Amenities
1. Buckelew Park	405 Chester St., Lancaster, SC 29720	11 acres with 2 unlit youth baseball/softball fields and 2 playgrounds.
2. Laurie Brice Park	1140 Elliott St., Lancaster, SC 29720	5.5 acres with 1 unlit multi-purpose field.
3. Melvin Steele Park	120 Springdale Rd., Lancaster, SC 29720	10 acres with 2 lit multi purpose fields.
4. Springdale Recreation Complex	260 S. Plantation Rd., Lancaster, SC 29720	Recreation center with a gym, kitchen, activity/meeting rooms, along with 4 lit youth baseball/softball fields, a concession stand,restrooms, and a 1/3 mile walking track.
5. Springs Park	1184 Springdale Rd, Lancaster, SC 29720	18 acres with boat ramp, fishing pier, restrooms, a picnic shelter, and two grills.
6. Stafford Belk Park	190 E. Brooklyn Ave, Lancaster, SC 29720	1 acre with a playground.
7. Wylie Street Pool	106 S. Wylie St., Lancaster, SC 29720	4.5 acres with 1 outdoor swimming pool and restrooms.

Libraries		Address	Hours
1. Lancaster Main Branch		313 S. White St., Lancaster, SC 29720	9am-7pm M-Thur,9am-5pm Fri, 9am-1pm Sat
2. Indian Land Branch		7641 Charlotte Hwy, Indian Land, SC 29707	9am-8pm MandT, 9am-6pm W andThur, 9am-5 Fri, 9am-1pm Sat
3. Kershaw Branch		101 N. Hampton Street, Kershaw, SC 29068	Hours:12pm-8pm M and 9am-12pm T-Fri and 1pm-5pm T-Fri

LANCASTER COUNTY FACILITIES

Solid Waste/Convenience Sites	Address	Days and Hours (Note: Attendants Not Required to Assist Unloading)
Indian Land (closed Tues, Thurs, and Sun)	9103 Northfield Dr, Indian Land, SC 29707	Mon-9am-6pm, Wed-9am-2pm, Fri-9am-6pm, Sat-9am-6pm
Tradesville (closed Tues, Thurs, and Sun)	2149 Old Camden-Monroe Hwy, Lancaster, SC 29720	Mon-9am-6pm, Wed-1pm-6pm, Fri-9am-6pm, Sat-9am-6pm
Erwin Farm (closed Tues, Thurs, and Sun)	2048 Bethel Rd, Lancaster, SC 29720	Mon-9am-6pm, Wed-9am-2pm, Fri-9am-6pm, Sat-9am-6pm
Kershaw (closed Tues, Thurs, and Sun)	6491 Old Lancaster Hwy, Kershaw, SC 29067	Mon-9am-6pm, Wed-9am-2pm, Fri-9am-6pm, Sat-9am-6pm
Fort (closed Tues, Thurs, Sat, and Sun)	5330 JB Denton Rd, Lancaster, SC 29720	Mon-9am-6pm, Wed-1pm-6pm, Fri-9am-6pm
Lynwood (closed Tues, Thurs, and Sun)	1349 Lynwood Dr, Lancaster, SC 29720	Mon-9am-6pm, Wed-9am-2pm, Fri-9am-6pm, Sat-9am-6pm
Racetrack (closed Tues, Thurs, and Sun)	273 Shiloh Unity Rd, Lancaster, SC 29720	Mon-9am-6pm, Wed-1pm-6pm, Fri-9am-6pm, Sat-9am-6pm
Heath Springs (closed Tues, Thurs, and Sun)	173 Solar Rd, Heath Springs, SC 29058	Mon-9am-6pm, Wed-1pm-6pm, Fri-9am-6pm, Sat-9am-6pm
McGill (closed Mon, Wed, and Fri)	3103 Kershaw Country Club Rd, Kershaw, SC 29067	Tues-9am-6pm, Thurs-9am-6pm, Sat-6am-6pm
Unity (closed Tues, Thurs, and Sun)	2511 Shiloh Unity Rd, Lancaster, SC 29720	Mon-9am-6pm, Wed-1pm-6pm, Fri-9am-6pm, Sat-9am-6pm
Midway (closed Tues, Thurs, and Sun)	4186 Payne Rd, Kershaw, SC 29067	Mon-9am-6pm, Wed-1pm-6pm, Fri-9am-6pm, Sat-9am-6pm
Rich Hill (closed Tues, Thurs, and Sun)	4202 Joshua Tree Rd, Lancaster, SC 29720	Mon-9am-6pm, Wed-9am-2pm, Fri-9am-6pm, Sat-9am-6pm
Public Works (closed Sun)*	1980 Pageland Hwy, Lancaster, SC 29720	Mon-8am-4pm-Friday and Saturday 8am-1pm

*The Public Works Facility ONLY accepts electronics, residential yard debris/limbs under 6" diameter, and tires; limited to one load per day

Agenda Item Summary

Ordinance # / Resolution # : N/A

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 1/20/2026

Council Action Requested:

Strategic Plan Focus Alignment:

Points to Consider:

Funding and Liability Factors:

Property Location:

Current Zoning District:

Proposed Zoning District:

Applicant:

Council District:

Recommendation:

Attachments:

1. 12-16-2025 Planning Commission Regular Meeting Minutes & Attachments

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



MINUTES
Lancaster County Planning Commission
December 16, 2025, 6:00 p.m.

Chairman Richards called the meeting to order at 6:00 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: Jason Cavalier

Staff Present:

Allison Hardin, Development Services Dir.
April Williams, Planning Director
Matthew Blaszyk, Planner
Jennifer Bryan, Planning Technician

Corey Barnes, Planner
Kirsten Willis, Planner
Mara Mata, Administrative Assistant

Ginny L. Merck-Dupont, County Attorney

Member of Press:

Andrew Wright, Lancaster News

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.

Prayer and Pledge of Allegiance.....L. Hinson

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

2. APPROVE AGENDA

Chairman Richards called for a motion to approve the Agenda.

Commissioner Tinklenberg motions to amend the Agenda to remove item 9a. as it has been rescheduled; 2nd by Y. Cureton.

Vote: 6:0 **Motion approved unanimously.**

Motion to Approve Amended Agenda by J. Tinklenberg; 2nd by S. Hinson.

Vote: 6:0. **Motion approved unanimously.**

3. APPROVE MINUTES

a. November 18, 2025 Regular Minutes

Chairman Richards called for a motion to amend November 18, 2025 Regular Minutes to remove statement by Commissioner Cavalier; 2nd by Y. Cureton.

The Commission and County Attorney Ginny L. Merck-Dupont discussed the exclusion of the statement.

Commissioner L. Hinson would like to add wording to the November 18th, 2025 Regular Minutes.

Motion to table by L. Hinson; 2nd by S. Hinson.

Vote: 4:2. **Motion approved to table November 18, 2025 Regular Minutes.**

J. Tinklenberg and Y. Cureton Opposed.

b. December 4, 2025 Workshop Meeting

Chairman Richards called for a motion to approve December 4, 2025 Workshop Meeting Minutes as written.

Motion to Approve by Y. Cureton; 2nd by J. Tinklenberg.

Vote: 6:0. **Motion approved unanimously.**

4. CITIZEN'S COMMENTS [see Sign-In sheet attached]

1. Barbara Scannell (Sun City) shared her concerns over the rising developments in the Indian Land/Panhandle Area as it relates to traffic and drainage.

2. Kathy Storm (Requested to speak under Item 6a. instead)

3. Toni McCammon (Indian Land) shared her concerns regarding the strain on current infrastructure and UDO revisions.

5. Executive Session

Y. Cureton motions to begin Executive Session; 2nd by S. Hinson.

Vote: 6:0 **Motion approved unanimously.**

At approximately 6:25 PM, Planning Commission went into Executive Session.

F. Liu motions to end Executive Session; 2nd by Y. Cureton.

Vote: 6:0 **Motion approved unanimously.**

At approximately 7:00 PM, Planning Commission came out of Executive Session.

County Attorney Ginny L. Merck-Dupont stated, for the record, “The Planning Commission met in Executive Session in regards to one matter, one item, excuse me, the receipt and review of legal advice subject to the attorney client privilege regarding an appeal of a planning commission decision. No motions were made. No votes were taken.”

6. PUBLIC HEARING ITEMS FOR RECOMMENDATION TO COUNCIL

a. RZ-2025-2538: CF Smith/Harris Tracts

Application by C.F. Smith Property Group LLC and Renewable Energy Development LLC to rezone five parcels totaling 71.1 acres at Hwy 521 and Laurel Hill Rd (TMs 0013-00-067.00, 0013-00-067.01, 0013-00-067.02, 0013-00-067.03, & 0013-00- 135.00, A/K/A the Harris Tracts) from Low Density Residential (LDR) to Regional Business (RB District), in order to develop a commercial site.

Staff Presentation: Kirsten Willis presented the application consistent with the staff report. She added that Lancaster County's current code does not allow data centers. A text amendment would need to be proposed to proceed with a Data Center. The Commissioners were provided with SCDOT’s site data measuring from Hwy 75 Waxhaw Hwy to Shelley Mullis, please see attachments.

Staff Recommendations: Approval.

Questions To staff:

Commissioner Liu and Kirsten Willis discussed the possibility of providing accident reports going forward.

Comment from applicant(s):

Neil Robinette (Pinehurst) CEO of C.F. Smith Property Group. He introduced C.F. Smith Director of Development, John Parker, as well as Ben Johnson of Law Firm Robinson Bradshaw, who is advising them on the land use process. He stated they are early in the process, and currently on the rezoning portion. He also provided a brief history of C.F. Smith.

Ben Johnson (Rock Hill) explained how this project relates to the Lancaster County 2040 Comprehensive Plan.

John Parker (Pinehurst) explained the area and reason for rezoning. He introduced the concept plan, potential stores that will occupy the area, and concerns brought up by the public at the Community Meeting C.F. Smith held on 12-15-2025. They met with SCDOT and plan to implement a few changes, such as moving the proposed traffic light. They plan on completing a TIA and Development Agreement, and plan on holding more Community Meetings to receive public feedback.

Questions from Commissioners:

The Commission and John Parker discussed the proposed traffic light location.

Public Hearing: (See attachments: Sign-in Sheets

1. Jared Callis (Indian Land) shared his concerns over loss of rural life, privacy, and increase in traffic.
2. Barbara Scannell (Sun City) urges the applicants to reschedule their next meeting with County Council to give them time to change their concept plans with the Community's concerns in mind and perhaps change the large box stores to smaller businesses not near the area.
3. John Saul (Indian Land) requests that the Planning Commission to consider the traffic and drainage in the area, and the strain on the already poor traffic connectivity.
4. Bruce Cohen (Lancaster) shared his concerns over the number of car accidents near the area, the long commute caused by traffic, and sewage plant already being over capacity.
5. Roger Hough (Indian Land) believes commercial development should have been included in the moratorium as they create the same problems, such as traffic safety.
6. John Zito (Indian Land) shared his concerns over the speed limit being ignored, traffic, and lack of future planning.
7. Alison Koenke (Indian Land) shared that her biggest concern is safety and crime, or the possibility of this project being turned into apartments if C.F. Smith is not approved.
8. Luke Benton (Indian Land) shared his concerns over the increase of traffic on his road and the lack of maintenance.

9. Jimmy Nibblet (Indian Land) summarized a copy of his letter for the minutes, please see attached. He shared his concerns over the increase in noise, traffic, and the incomplete plan C.F Smith is proposing.

10. Kathy Storm (Lancaster) does not believe this project will make good use of this land and the current infrastructure cannot sustain this specific growth.

Email Comments: 63

Chairman Richards summarized the contents of the emails, please see in attachments.

Applicant Rebuttal:

John Parker replied that the public's were appreciated. He addressed some of the concerns regarding current infrastructure, the traffic light that will help with traffic and safety, and the fact that the proposed plan is only conceptual as they are in the preliminary stages of this project. They will work with SCDOT to improve the traffic.

Chairman Richards closed Public hearing and called for a motion on item **RZ-2025-2538**.

Motion to approve by F. Liu; 2nd by Y. Cureton.

Discussion:

Commissioner Tinklenberg shares her own experience with growth in Indian land and reminds the Commission that their decision affects this parcel of land forever.

Commissioner Liu states that adjacent land and use need to be considered with this decision.

Chairman Richards and the John Parker discuss Laurel Hill Rd and maintenance. April Williams states this is a county road.

Commissioner Hinson and April Williams discuss the staff's recommendation and process.

Roll Call Vote: 6:0. Motion is denied unanimously.

Yokima Cureton, against. Lynette Hinson, against. Judianna Tinklenberg, against. Michelle Richards, against. Sheila Hinson, against. Frances Liu, against.

The item will be referred to County Council for final decision, and applicant will be informed of time and date.

Chairman Richards calls recess at 8:12 PM.

County Attorney leaves at 8:21 PM.

Chairman Richards ends recess at 8:21 PM.

7. NON-HEARING ITEMS

a. NRN-2025-2627: December Group Submittal

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

Staff Presentation: Jennifer Bryan presented the applications consistent with the staff report. Fawn Chase Dr has been added to this list, please see email requesting the addition in attachments.

Staff Recommendations: Approval.

Questions To staff:

Commissioners had no comments or concerns to share.

No public hearing is required.

Chairman Richards called for a motion on item NRN-2025-2627.

Motion to approve by Y. Cureton; 2nd by L. Hinson.

Discussion:

Commissioners had no comments or concerns to share.

Vote: 6:0. **Motion is approved unanimously.**

The Planning Commission has final approval of new road names.

b. NRN-2025-2663 Hinson Hill Drive

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

Application by Kristen Hinson to name a private drive at and adjacent to 3733 Hoke Road, Heath Springs, SC. The driveway is located to the south of Hoke Road, approximately 1.4 miles east of the intersection with Greene Road. Application pursuant to Sec. 6.11.4.G of the Unified Development Ordinance. The proposed name of the private drive is Hinson Hill Drive.

Staff Presentation: Jennifer Bryan presented the applications consistent with the staff report. Staff Recommendations: Approval.

Questions To staff:

Commissioners had no comments or concerns to share.

No public hearing is required.

Chairman Richards called for a motion on item NRN-2025-2663.

Motion to approve by S. Hinson; 2nd by J. Tinklenberg.

Discussion:

Commissioners had no comments or concerns to share.

Vote: 6:0. **Motion is approved unanimously.**

The Planning Commission has final approval of new road names.

8. Status of Items Tabled, Recommitted, Deferred or Held

a. SD-2023-0867 Catawba Ridge (Edgewater)

Application by ESP Associates and Catawba Ridge Holdings LLC for a preliminary plat for 840 acres north of Great Falls Highway (TMs 0128-00-012.00 & 0126-00-048.00), for a residential community of 1,438 lots. Applicant has requested indefinite hold while revisions and Traffic Impact Analysis are completed

9. Other

a. Commissioner Liu requests that “Other” always be included on the Agenda.

Commissioner Cureton stated, for the record, “I don't know where this lands, but someone above my pay grade, which is nothing, ...um...should push for County and City collaboration because we're seeing the large number of...the large numbers of developments coming through and while we can make decisions about the things that happen in the county, there's still infrastructure and other issues to be worked out. And I think that that requires...um...a larger collaborative...um...effort than just us. So I...I would like that to...I would like that to be under consideration.”

Commissioner F. Liu asked that training be provided for the public to understand the Planning Commission process and that it be easy to attend.

10. ADJOURN

Motion to adjourn by Y. Cureton; 2nd by J. Tinklenberg. Motion approved by unanimous consent. Meeting adjourned at 8:30 p.m.

ATTACHMENT:
AMENDED Staff Report

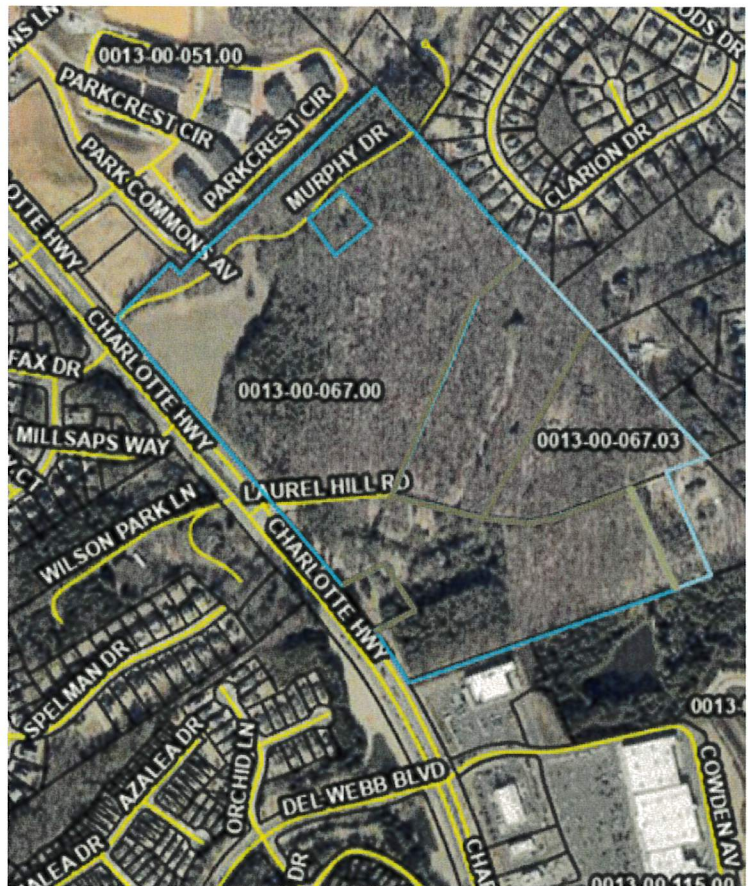
Proposal:	Request to rezone five parcels totaling approximately 71.1 acres. The purpose of this request is to allow commercial development.
Property Location:	Charlotte Highway & Laurel Hill Road (TM#s 0013-00-067.00, 0013-00-067.01, 0013-00-067.02, 0013-00-067.03, and 0013-00-135.00)
Current Zoning District:	Low Density Residential (LDR)
Proposed Zoning District:	Regional Business (RB)
Applicants:	John Parker / CF Smith Property Group LLC
Council District:	District 7, Brian Carnes
Statutory Notices:	Hearing notice published in The Lancaster News 11/29/25 Signs posted 12/01/25 Mailed notices 11/25/25 Posted agenda in lobby 12/09/25

Overview

The applicants are requesting the rezoning of five parcels totaling 71.1 acres from **Low Density Residential (LDR)** to **Regional Business (RB)**. The purpose of this rezoning is to allow development of commercial properties. The transitional Low Density Residential district does not allow commercial development, while Regional Business matches the neighboring parcels and allows commercial development.

Site Information

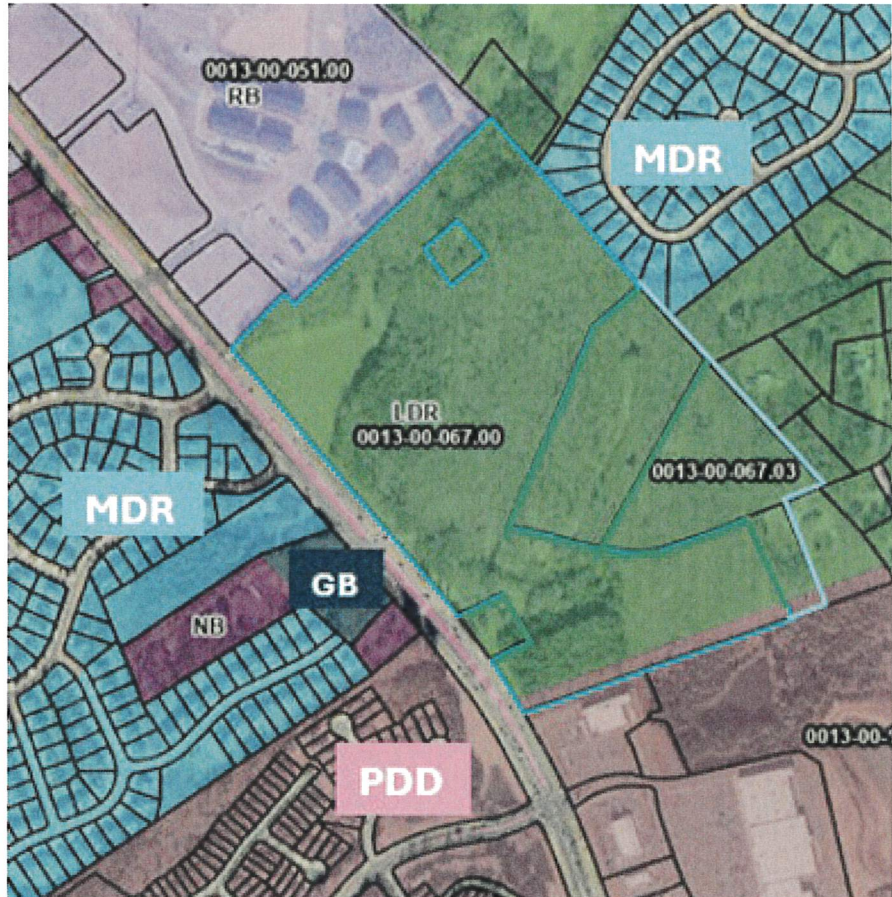
The subject property is located on Charlotte Highway and Laurell Hill Road. It is mostly undeveloped and wooded with two parcels having residential structures. Adjacent areas include the **PDD** district for The Promenade Shopping Center, and the Regional Business District for Parkstone Apartments and



other commercial developments, Culvers Restaurant and strip mall type development for varying businesses.

Analysis & Findings

The figure to the right shows the surrounding zoning districts from the subject parcels. Commercial districts include Regional Business (**RB**), General Business (**GB**), Neighborhood Business (**NB**). Residential districts include Medium Density Residential (**MDR**) and Low Density Residential (**LDR**) and a Planned Development District including Sun City and The Promenade. The applicant has requested all parcels, equaling 71.1 acres, to be rezoned. Considering the surrounding zoning districts, expansive arterial road



access, and availability of buffers to neighboring residential districts, this request is permissible. The subject parcels have two residential structures which would be demolished upon rezoning approval. The applicant has advised that these parcels would be used strictly for commercial use to serve the surrounding residential areas. Multi-family residential would not be proposed in the engineered site plan they would submit at future development phases.

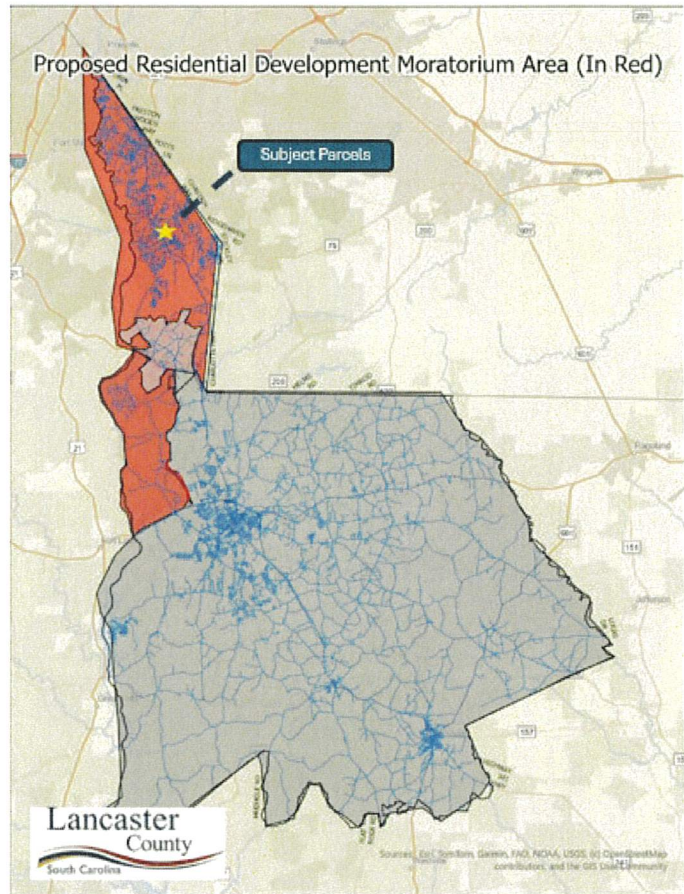
	Jurisdiction	Zoning District	Use
North	Lancaster County	RB	Commercial / Multi-Family Residential
South	Lancaster County	PDD	Residential / Commercial
East	Lancaster County	MDR / LDR	Residential
West	Lancaster County	MDR / NB / GB	Residential / Commercial

The chart above shows the surrounding zoning districts and uses which align with the area.

Moratorium

Ordinance 2025-1992, accepted and enacted on October 13, 2025, imposed a nine-month moratorium for all zoning approvals, residential development, construction permits, site plan approvals, and other official county action that would authorize or permit development or construction of new single-family residential subdivisions or multi-family residential. The subject parcels do lie in the moratorium zone, however, due to its commercial nature this request has been reviewed and deemed permissible to be heard by Planning Commission via the Development Services Director of Lancaster County.

Upon successful re-zoning, development will still follow standard commercial building process and minor or major subdivision process should the applicant pursue it.



Pictures of Subject Parcel



Facing Southwest on Laurel Hill Rd.



Property Frontage on Murphy Dr.



Facing North on 521 at Murphy Dr.

Alignment with Comprehensive Plan

The subject parcel lies in the “**Core Mixed Use**” Future Land Use Designation in the 2040 Comprehensive Plan. This designation “is intended to facilitate the ongoing development of the primary urban centers in the Panhandle. These areas should accommodate a wide range of higher density housing, as well as major commercial and mixed-use developments. These areas should help to support a transition to a more “urban” environment over time, with improved transportation connections, greater walkability, and more amenities for residents. (p. 34, 2040 Comprehensive Plan).”



Panhandle goal, PA 4.1, is set to improve and enforce design standards that promote walkability and connectivity. This commercial development will be subject to Highway Corridor Overlay design standards and internal connectivity standards from the current UDO which prioritizes pedestrian access. Overall, this request aligns with the Comprehensive Plan.

PA 4.1						
Improve the design standards applicable to the US-521 corridor in the Panhandle to require future commercial development to be pedestrian-oriented and include a range of amenities to enhance the urban fabric.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

Workshop Meeting Questions 12/04/25

Does Regional Business (RB) allow data centers?

After meeting with the Zoning Department & the Development Services Director, it was decided that Lancaster County’s current code does not allow Data Centers and that a text amendment would have to be pursued to allow such use. Should a text amendment be filed, it was also decided that Regional Business would not be a zoning district that permitted such use.

What is the accident/traffic count between Jim Wilson Rd. and Shelly Mullis Rd?

Accident count information was not provided in time for this report to be published, however, SCDOT has a site measuring traffic that counted from Waxhaw Hwy. (Hwy. 75) to Shelley Mullis Rd which would include this block. Referencing the attached document, data was collected 12/04/23 – 12/06/23 to provide averages of speed and traffic count. That data is broken down on the attachment.

Planning Commission Meeting 12/16/2025

Staff Recommendation

Staff recommends approval of this rezoning request.

Attachments:

1. Rezoning Application
2. Location Map / Zoning Map
3. Deeds
4. Survey Plat
5. SCDOT Data

Staff Contact:

Kirsten Willis, Planner

kwillis@lancastercountysc.gov | 803-285-6005

ATTACHMENT:

Chapter 2 District Standards Use Table

Section 2.5.3 Use Table (For detailed Use Definitions see Chapter 10.)

USE TYPES		RURAL					TRANSITIONAL					SPECIAL					NEIGHBORHOOD						
		AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
A. RESIDENTIAL																							
Dwelling - Single Family		P	P	P	-	P	P	P	P	-	-	-	-	-	-	-	-	-	P	-	P	-	-
Dwelling - Two Family		-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	-	-	-	5.2.1
Dwelling - Three Family, Four Family		-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.3
Dwelling - Townhome		-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	P	P	P	P	P	
Dwelling - Multifamily		-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	PR	PR	PR	-	5.2.2
Dwelling - Accessory		PR	PR	PR	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	-	-	-	5.2.3
Halfway Homes		-	-	-	-	-	-	-	-	-	SE	-	SE	-	-	-	-	-	-	-	-	-	5.2.4
Live-Work Units		-	-	-	PR	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	PR	5.2.5
Manufactured Housing		PR	PR	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.6
Manufactured Home Park		SE	-	-	-	SE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.6
Residential/Family Care Home (5 or fewer residents)		P	P	P	-	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	P	P	
Residential Care Facilities (6 or more residents)		-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.2.8
B. LODGING																							
Bed and Breakfast Homes (up to 8 rooms)		PR	PR	PR	PR	-	PR	-	PR	PR	-	-	-	PR	-	-	-	-	PR	PR	-	PR	5.3.1
Bed and Breakfast Inn (up to 12 rooms)		-	-	-	-	-	-	-	-	PR	-	-	-	PR	-	-	-	-	-	-	PR	PR	5.3.1
Boarding or Rooming House		-	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	5.3.2
Campground		SE	SE	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	-	-	5.3.3
Dormitory		-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
Fraternity/Sorority House		-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
Hotel/Motel		-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	
C. OFFICE/SERVICE																							
ATM		-	-	-	P	-	-	-	-	P	P	P	P	P	-	P	-	-	-	-	P	P	
Banks, Credit Unions, Financial Services		-	-	-	P	-	-	-	-	P	P	P	P	P	-	P	-	-	-	-	P	P	
Business Support Services		-	-	-	-	-	-	-	-	P	P	P	P	P	-	P	-	-	-	-	P	P	
Crenatoria		-	-	-	-	-	-	-	-	-	-	CU	-	-	CU	-	-	-	-	-	-	-	5.4.1
Dry Cleaning and Laundry Services		-	-	-	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	P	P	
Funeral Homes		-	-	-	P	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	P	P	
Home Occupation		PR	PR	PR	-	PR	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	PR	PR	PR	5.4.2
Kennels, Indoor		PR	PR	PR	PR	-	-	-	-	PR	PR	PR	PR	-	PR	-	-	-	-	-	PR	PR	5.4.3
Kennels, Outdoor		PR	PR	CU	PR	-	-	-	-	-	-	CU	CU	-	CU	-	-	-	-	-	-	-	5.4.4
Medical Clinic		-	-	-	PR	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	5.4.5

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL				TRANSITIONAL				SPECIAL				NEIGHBORHOOD									
C. OFFICE/SERVICES (CONTINUED)	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Personal Services	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	-	P	P
Personal Services, Restricted	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	5.4.6
Post Office	-	-	-	P	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	P	P	
Professional Services	-	-	-	P	-	-	-	P	P	P	P	P	-	P	-	-	-	-	-	P	P	
Small Equipment Repair/Rental	-	-	-	P	-	-	-	-	-	P	P	-	-	P	-	-	-	-	-	P	P	
Veterinary Clinic	-	-	-	P	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	P	P	-
D. COMMERCIAL/ENTERTAINMENT	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Alcoholic Beverage Sales Store	-	-	-	P	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	P	-
Amusements, Indoor	-	-	-	P	-	-	-	-	-	P	P	-	-	P	-	-	-	-	-	P	P	
Amusements, Outdoor	-	-	-	PR	-	-	-	-	-	-	CU	-	-	CU	-	-	-	-	-	-	-	5.5.1
Bar/Tavern/Brew Pub	-	-	-	CU	-	-	-	-	-	CU	PR	-	-	-	-	-	-	-	-	PR	-	5.5.2
Billiard/Pool Hall	-	-	-	CU	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	
Brewery	-	-	-	P	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	P	
Distillery	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	-	-	-	
Food Truck	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	PR	PR	5.5.3
General Commercial	-	-	-	PR	-	-	-	-	PR-	PR	PR	-	-	-	-	-	-	-	-	PR	PR	5.5.4
Night Club	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	
Outside Sales	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.5
Outside Sales, Sidewalk Sales	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.6
Pawnshops	-	-	-	PR	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	-	5.5.7
Racetrack	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	-	-	-	-	-	-	5.5.8
Restaurant	-	-	-	PR	-	-	-	-	CU	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.9
Riding Stables	P	P	P	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	
Sexually Oriented Business/Adult Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.5.10
Shooting Range, Indoor	-	-	-	PR	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	5.5.11
Shooting Range, Outdoor	SE	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	-	-	-	-	-	-	5.5.12
Theater, Indoor Movie or Live Performance	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	
Theater, Outdoor (Amphitheater)	PR	-	-	PR	-	-	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	PR	PR	5.5.13

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

USE TYPES		RURAL				TRANSITIONAL				SPECIAL				NEIGHBORHOOD								
E. CIVIC	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Cemetery	PR	PR	PR	PR	-	PR	PR	-	PR	PR	PR	PR	-	-	-	-	-	PR	-	-	PR	5.6.1
Conference/Convention Center	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	
Cultural or Community Facility	-	-	-	P	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	P	P	
Event Venue/Banquet Hall	P	P	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.6.2
Places of Assembly	PR	PR	PR	PR	CU	CU	CU	PR	PR	PR	PR	PR	-	PR	-	-	-	CU	-	CU	CU	5.6.3
Private Recreation Facilities	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.6.4
Public Recreation Facilities	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	-	-	PR	PR	PR	PR	PR	5.6.5
Public Safety Station	P	P	P	P	-	-	-	P	P	P	P	P	-	P	P	-	-	-	-	P	P	
Sports Arena/Stadium (4,000 or more seats)	-	-	-	-	-	-	-	-	-	-	CU	CU	-	CU	-	-	-	-	-	-	CU	5.6.6
F. EDUCATIONAL/INSTITUTIONAL	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Child/Adult Day Care Home (5 or fewer persons)	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	-	-	-	PR	PR	-	PR	PR	5.7.1
Child/Adult Day Care Home (6 or more persons)	-	-	-	-	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.7.2
College/University	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	P	P	
Community Support Facility	-	-	-	PR	-	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	-	5.7.3
Correctional Institution	-	-	-	-	-	-	-	-	-	-	-	CU	-	SE	SE	-	-	-	-	-	-	5.7.4
Day Treatment Center	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	-	-	5.7.5
Hospital	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-	
Operations, Maint., and Fleet Service Facility	-	-	-	SE	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	-	PR	5.7.6
Schools – Elementary and Secondary	PR	PR	PR	PR	-	PR	CU	CU	CU	CU	CU	PR	-	-	-	-	CU	CU	CU	CU	CU	5.7.7
Schools – Vocational/Technical	-	-	-	P	-	-	-	-	P	P	P	P	-	P	P	-	-	-	-	P	P	
Studio – Art, dance, martial arts, music	P	-	-	P	-	-	-	P	P	P	P	P	-	P	-	-	-	-	-	P	P	
G. AUTOMOTIVE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Drive-Thru/Drive-In Facility	-	-	-	PR	-	-	-	-	CU	PR	PR	-	-	PR	PR	-	-	-	-	PR	PR	5.8.1
Electric Vehicle Charging Stations	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.8.2
Heavy Equipment/Manufactured Home Rental/Sales/Repair	-	-	-	-	-	-	-	-	-	-	SE	-	-	PR	PR	-	-	-	-	-	-	5.8.3
Parking Lot/Structure – Principal Use	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	PR	PR	5.8.4
Vehicle Rental/Leasing/Sales	-	-	-	PR	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	CU	CU	5.8.5
Vehicle Services – Minor Maintenance/Repair	-	-	-	P	-	-	-	-	CU	CU	PR	-	-	PR	PR	-	-	-	-	CU	CU	5.8.6
Vehicle Services – Major Repair/Body Work	-	-	-	PR	-	-	-	-	-	CU	PR	-	-	PR	PR	-	-	-	-	-	-	5.8.7

Lancaster County Unified Development Ordinance – Use Table

USE TYPES		RURAL				TRANSITIONAL						SPECIAL				NEIGHBORHOOD							
H. INDUSTRY/WHOLESALE/STORAGE		AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Artist Studio/Light Manufacturing Workshops		-	-	-	P	-	-	-	-	-	P	P	-	-	P	P	-	-	-	-	P	P	
Industry, Light		-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Industry, Heavy		-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	
Industry, Restricted		-	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	5.9.1
Junkyard		-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.9.2
Landfill – Class One		-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.9.16
Landfill – Class Two		-	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	-	-	-	-	-	-	5.9.3
Landfill – Class Three		-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.9.4
Mining - Major In-Depth Resource Extraction		-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	P	-	-	-	-	-	5.9.5/6
Mining - Minor Surface Resource Extraction		PR	PR	PR	PR	-	-	-	-	-	PR	PR	PR	-	PR	PR	P	-	-	PR	PR	PR	5.9.6/7
Private Recycling Collection Stations		-	-	-	-	-	-	-	-	-	-	-	PR	-	PR	PR	-	-	-	-	-	-	5.9.8
Public Recycling and Waste Collection Facilities		-	-	-	PR	-	-	-	-	-	-	-	PR	-	PR	PR	-	-	-	-	-	-	5.9.9
Research and Development Facilities		-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	-	-	-	-	-	P	
Storage – Outdoor Storage Yard		-	-	-	-	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	5.9.10
Storage – Self Service (Mini)		-	-	-	-	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	5.9.11
Storage – Warehouse Indoor		-	-	-	-	-	-	-	-	-	CU	PR	-	-	PR	PR	-	-	-	-	-	PR	5.9.12
Storage – Warehouse Indoor, Restricted		-	-	-	-	-	-	-	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	5.9.13
Wholesaling and Distribution		-	-	-	-	-	-	-	-	-	-	PR	-	-	P	P	-	-	-	-	-	P	5.9.14
Wholesaling and Distribution, Restricted		-	-	-	-	-	-	-	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	5.9.15
I. AGRICULTURE																							
Agriculture and Crop Production/Harvesting		P	P	P	P	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-
Agricultural Support Services/Nurseries		P	P	P	P	-	-	-	-	P	P	P	-	-	P	P	-	-	-	-	-	P	
Agritourism		P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Animal Production/General Farms		PR	PR	PR	PR	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.1
Animal Production Facilities, Non-Swine		PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.2
Animal Production Facilities, Swine		SE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.3
Apiculture (Bee Keeping)		P	P	P	P	-	P	-	-	P	-	-	P	P	-	-	-	-	-	-	-	P	
Backyard Pens/Coops		P	P	P	P	-	P	PR	PR	-	-	-	PR	-	-	-	-	-	-	-	-	PR	5.10.4

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

UNIFIED DEVELOPMENT ORDINANCE | Adopted 11.28.2016

2-14

Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL						TRANSITIONAL						SPECIAL						NEIGHBORHOOD					
	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF		
I. AGRICULTURE (CONTINUED)																								
Commercial Stables	P	P	P	P	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-		
Ecotourism	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Farmer's Markets and Roadside Stands	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR		
Forestry	P	P	P	P	-	P	-	-	-	P	P	P	P	P	P	P	-	-	-	-	-	-		
Gardens (Community and Private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	P	P		
Wineries	PR	PR	PR	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		

J. INFRASTRUCTURE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Airstrip/Airport	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	PR	-	-	-	-	-	-	5.11.1
Geothermal Energy Systems	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.11.2
Solar Energy Systems	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.11.3
Solar Farms	CU	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.11.4
Utilities – Class 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities – Class 2	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities – Class 3	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Wireless Communication Facility (Concealed)	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	PR	5.11.6
Wireless Communication Facility (Up to 60.00')	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	PR	5.11.5
Wireless Communication Facility (60.01' to 199.99')	SE	SE	SE	SE	SE	SE	SE	PR	PR	PR	PR	PR	-	PR	PR	PR	SE	SE	SE	SE	SE	5.11.5
Wireless Communication Facility (200' and Over)	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	SE	-	-	-	-	-	5.11.5

K. OTHER	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Temporary Uses	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.12

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

(Ord. No. 2017-1468, 9.25.17; Ord. No. 2018-1492, 2.12.18; Ord. No. 2018-1494, 3.12.18; Ord. No. 2018-1519, 7.16.18; Ord. No. 2019-1607, 10.14.19; Ord. No. 2019-1620, 12.9.19; Ord. No. 2019-1634, 1.27.20; Ord. No. 2020-1645, 2.24.20; Ord. No. 2020-1698, 12.14.20; Ord. No. 2021-1708, 04.12.21)

ATTACHMENT:

SCDOT Traffic Counts For Site #29-0124

SCDOT Site# 29-0124: SC 75 (Waxhaw Hwy.) to SC 65 (Shelley Mullis Rd.)

Type: Arterial Class

Data Collection Period: 12/04/23 – 12/06/23

December 4, 2023:

Time of Day	Highest Counted Speed	Total Passes
12:00pm – 2:00pm	55 - 60mph (44%)	1,266
2:00pm – 4:00pm	55 - 60mph (44%)	2,662
4:00pm – 6:00pm	55 – 60mph (45%)	3,737
6:00pm – 8:00pm	55 – 60mph (44%)	3,312
8:00pm – 10:00pm	55 – 60mph (41%)	1,593

December 5, 2023:

Time of Day	Highest Counted Speed	Total Passes
6:00am – 8:00am	55 - 60mph (39%)	1,756
8:00am – 10:00am	55 - 60mph (41%)	3,708
2:00pm – 4:00pm	55 – 60mph (45%)	2,842
4:00pm – 6:00pm	55 – 60mph (49%)	3,776
6:00pm – 8:00pm	55 – 60mph (44%)	3,309

December 6, 2023:

Time of Day	Highest Counted Speed	Total Passes
6:00am – 8:00am	55 - 60mph (40%)	1,764
8:00am – 10:00am	55 - 60mph (43%)	3,815
10:00am – 12:00pm	55 – 60mph (40%)	2,611
12:00pm – 2:00pm	55 – 60mph (39%)	1,196

ATTACHMENT:

PPT Provided By Applicants for C.F Smith



INDIAN LAND MARKETPLACE



info@cfsmithpg.com | 910.997.2544 | www.cfsmithpg.com

100 Magnolia Road Suite 300 | Pinehurst, NC 28374

WHAT WE DO

C.F. Smith holds three uncompromising core competencies that differentiate what we do from anyone else. Finding the BEST SITES, delivering ON TIME and being a TRUSTED PARTNER are the expectations we hold ourselves accountable to achieving. These simple but critical commitments are how we provide best-in-class service and maximize value to our clients.

C.F. Smith prides itself on taking a results-oriented approach to solving complex problems in service to its clients. From maneuvering difficult site development approvals and garnering community support to delivering high-quality projects and being a dependable and proactive long-term property management partner, C.F. Smith makes client service its business.

OUR HISTORY

C.F. Smith Property Group was founded in 1964 by founder, Claude F. Smith who instilled a legacy of service, problem solving, and visionary entrepreneurship. The company has maintained a focus on commercial real estate development, investment and management in service to its retail and medical office clients.

\$500,000,000
REAL ESTATE HOLDINGS

100
RETAIL PROPERTY HOLDINGS

60
YEARS OF OPERATION

10M+
SQUARE FEET
DEVELOPED/ACQUIRED

23
STATES WORKED IN



OUR **PURPOSE**

Creating Community Value Through Meaningful Relationships

OUR COMPANY **VALUES**

- **Integrity:** Well done is better than well said.
- **Service:** Don't oversell, but rather overserve.
- **Creativity:** If you're looking for a big opportunity, seek out a big problem.
- **Growth:** Get comfortable being uncomfortable.
- **Commitment:** Get the job done.
- **Team:** All in. All the time.
- **Passion:** Live with a purpose worth suffering for.

CF Smith Property Group

Historical Project Images





LOWE'S HOME IMPROVEMENT
SOUTHERN PINES, NC



UNC HOSPITALS
CHAPEL HILL, NC



BROAD STREET



VALVOLINE



MCDONALD'S
SHERRILS FORD, NC



PINECREST PLAZA
SOUTHERN PINES, NC





SITE INFO

- Project Area includes Lancaster Tax Parcel Nos:
 - 0013-00-067.00
 - 0013-00-067.01
 - 0013-00-067.02
 - 0013-00-067.03
 - 0013-00-135.00
- Total Acreage: ~71.1 acres

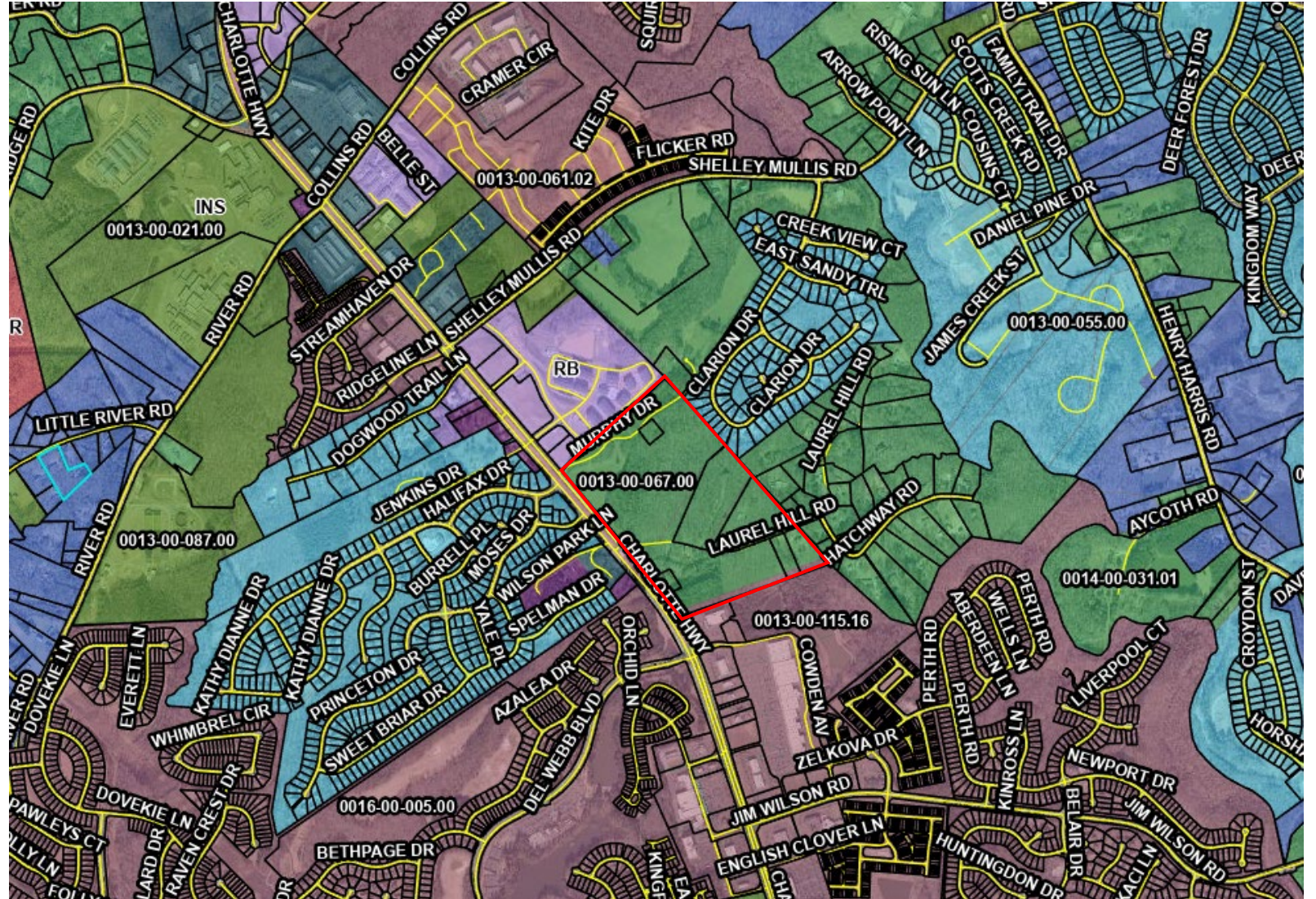
GIS MAP



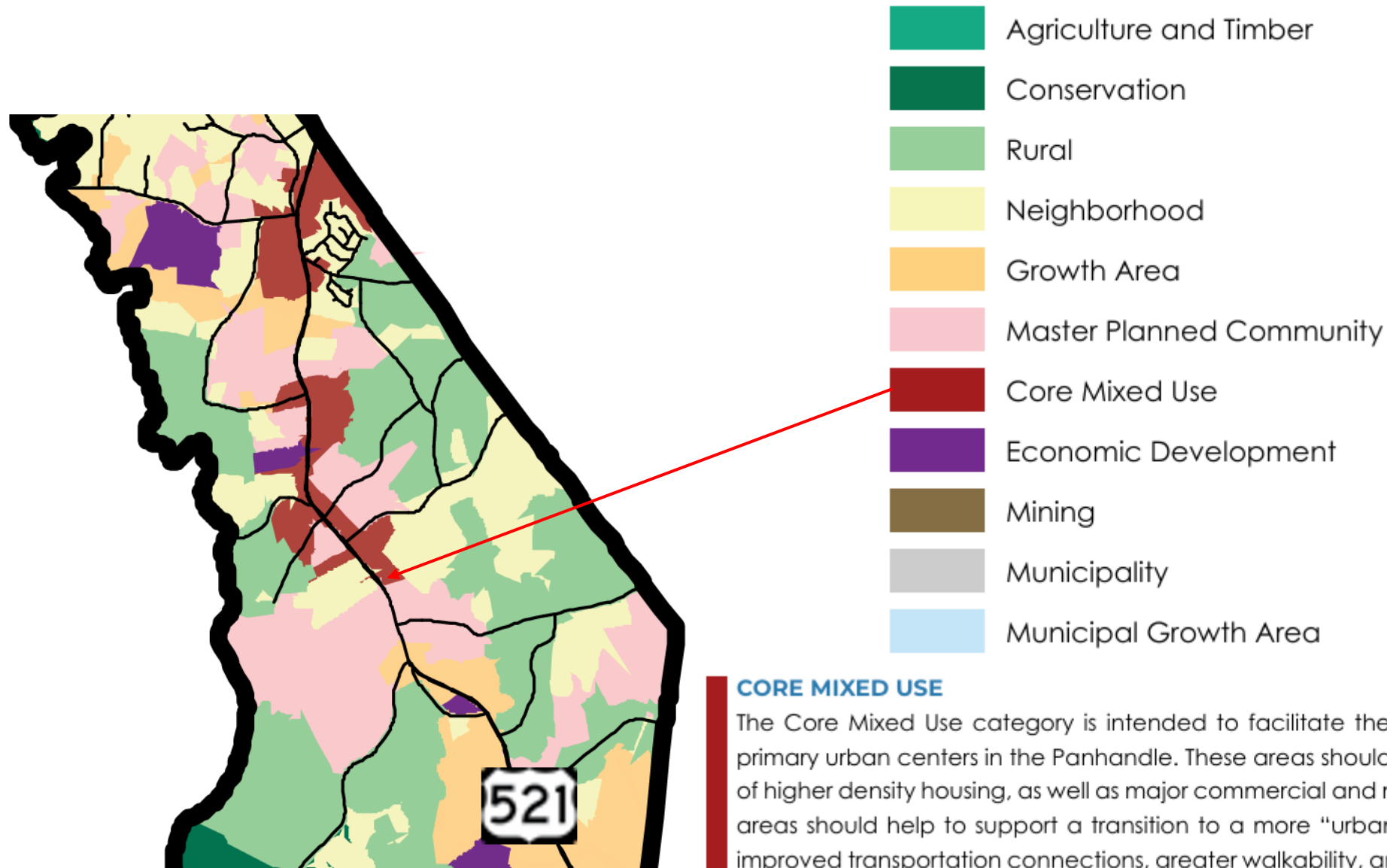


ZONING MAP

- Property Zoning:
 - Low Density Residential
- Neighboring Zoning along Hwy. 521:
 - Regional Business District
 - Planned Development
- Proposed Zoning:
 - Regional Business District



Future Land Use Map – Lancaster County Comp Plan



[illegible]

Realigned Laurel Hill Concept



Realigned Laurel Hill Concept



Realigned Laurel Hill Concept



ATTACHMENT:

Sign-In Sheets

SIGN IN ONLY IF YOU WISH TO SPEAK



CMBZ
12/16/25

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 3: CITIZEN'S COMMENTS

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

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, December 16, 2025

Citizens are allowed 3 minutes per person to speak. Everyone speaking before Council will be required to do so in a civil manner. Council will not tolerate personal attacks on individual Council Members, County Staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county.

**THIS SIGN IN IS ONLY FOR MATTERS NOT ON
TONIGHT'S AGENDA.**

PLEASE PRINT

1.	Barbara Scannell
2.	KATHY STORM
3.	Toni McCAMMON
4.	

X moved
to
other

SIGN IN ONLY IF YOU WISH TO SPEAK



MB2
12/16/25

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 6a: RZ-2025-2538: CF Smith/Harris Tracts

Application by C.F. Smith Property Group LLC and Renewable Energy Development LLC to rezone five parcels totaling 71.1 acres at Hwy 521 and Laurel Hill Rd (TMs 0013-00-067.00, 0013-00-067.01, 0013-00-067.02, 0013-00-067.03, & 0013-00-135.00, A/K/A the Harris Tracts) from Low Density Residential (LDR) to Regional Business (RB District), in order to develop a commercial site.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, December 16, 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

★ 1. JARED CALLIS	✓
★ 2. Baizhara Scanned	✓
★ 3. John Saul	✓

SIGN IN ONLY IF YOU WISH TO SPEAK

4.	Bruce Cohen	
5.	Roger Hough	HOA Retreat President
6.	John Zito	
7.	Alison Koenke	Laurel Hill
8.	Luke Benton	Developer to be responsible for Laurel Hill Rd
9.*	Sunny Whit	Laurel Hill Rd
10.	Kathy Storm	
11.		
12.		
13.		
14.		
15.		
16.		

✓
✓
✓
✓
✓
✓
✓

ATTACHMENT:

Document Provided By Barbara Scannell

For General Comments

Madam Chairwoman and Members of the Planning Commission:

Over the past several years, new residential development throughout the Indian Land Panhandle and commercial development along arterial roads such as Highways 521 and 160, has created near gridlock conditions, not only at peak commute times to get to work or school, but at different times throughout the day, Monday through Friday, and on the weekends. Collector roads and local roads are also impacted.

It often takes 3 or more traffic signal cycles for vehicles to get through each intersection along Highway 521 from Jim Wilson Road to the south up to the North Carolina border.

I have had first responders (EMS, Fire, and Sheriff) with lights and sirens on several vehicles behind me that can't get through because there are no lanes available to maneuver around. I have also seen first responders have to drive into opposing traffic lanes, which is very dangerous for them and the other vehicles on the road.

Traffic circulation and drainage requirements for new zoning and development applications are inconsistent at best. Oftentimes, none are required at all. Again and again, developers have said that they don't have to do road and drainage improvements because they are not required by SCDOT, nor are they in the UDO.

This is not sustainable.

Up to now, most of the rapid development has occurred in the Indian Land Panhandle. However, numerous new development applications are now being received in County Districts 2 and 3, and the City of Lancaster. It's just a matter of time before development also occurs in County Districts 5 and 6.

Lancaster County is in the process of updating the UDO. A new Master Traffic Circulation and Drainage Plan must be created by a traffic engineering firm hired by the County and added to the UDO for all arterial, collector, and local roads to be applied throughout the entire County. Traffic impact fees must also be assessed for the various road projects identified by the County Transportation Committee.

I understand that adding the Master Traffic Circulation and Drainage Plan to the UDO and assessing road impact fees for specific road projects on new development applications will not fully address or pay for needed road and drainage improvements. However, adding such requirements going forward will help reduce the costs assessed on all Lancaster County residents and taxpayers in the future.

Thank you.

ATTACHMENT:

Citizen Comments Submitted Online For Item 6b

Adams, F	Karkera, R	Rudolph, C
Anonymous (Monina79)	Kennedy, T	Ruff, J
Bauschatz, D	Kirlin, G	Rusalem, R
Bauschatz, J	Kohler, J	Saul, K
Beegle, R	Langdon, J	Scannell, R
Beegle, S	Laubinger, J	Shah, D
Breitbach, P	Longo, C	Shankland, J
Brooks, J	Longo, P	Sholtis, R
Buzo, D	Magette, J	Skinner, K
Carpenter, M	Manfre, L	Storm, G
Castle, K	McCoy, J	Szany, J
Clark, A	Metevier, K	Thomas, M
Cohen, A	Milby, N	Wagner, J
Desena, D	Morrow, M	Williamson, D
Dewey, E	Naylor, W & S	Woodard, R
Doyle, J	Noblett, J & K ✓	Woodard, R # 2
Durney, D	Notheis, P	Yurka, A
Hafel, P	Plummer, J	Zanco, P
Hennessey, L	Ragan, H	Zito, J ✓
Hopper, J	Randolph, J	
Hough, R	Redinbo, E	
Johnson, J	Rollenhagen, N	

All commenters are opposed to commercial zoning at this site, which is adjacent to residential neighborhoods. Area residents would prefer that this location retains residential zoning.

The principal concerns expressed are

- **TRAFFIC CONGESTION** and **TRAFFIC SAFETY**.

Additional concerns expressed are:

- Location of traffic signals
- Negative Impact on Rayfield ingress/egress
- Negative impact on adjacent residential property values
- Inadequate buffering adjacent to residential areas
- Negative impact of proposed relocation of Laurel Hill Rd
- Negative impact on EMS/Fire/all emergency and safety services
- Potential for another big box retailer (unwanted)
- Unwanted duplication of services and vendors

Agenda Item for Discussion:	Agenda Item RZ-2025-2538 – CF Smith / Harris Tracts
Meeting Date:	
Full Name	First Name: Anna Last Name: Clark
Phone Number	
Email	
Address:	554 Moses Drive Indian Land, SC 29707
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	Dear Members of the Planning Authority, I am writing to provide public comment regarding Agenda Item RZ-2025-2538, CF Smith / Harris Tracts, specifically concerning the proposed retail shopping complex planned across from The Retreat at Rayfield, between Aldi and Culver's, along Highway 521 in Indian Land. The pace and scale of commercial and residential development in Indian Land has significantly outpaced the supporting infrastructure—most notably traffic capacity along Highway 521. Residents are already experiencing severe congestion, safety concerns, and daily traffic delays. With that context, I respectfully submit the following two options for your consideration: Plan A (Preferred): Pause approval and development of the proposed retail shopping complex until Lancaster County establishes an organized, comprehensive plan for growth management through a Unified Development Ordinance (UDO) or equivalent framework. This plan should directly address the out-of-control commercial and residential development in Indian Land and include a clear, enforceable strategy to mitigate the massive traffic congestion along Highway 521 before additional development is approved. Plan B (If Development Proceeds): If the County elects to move forward with this commercial development, a traffic signal should be installed at the intersection of Highway 521 and Halifax Drive / Murphy Drive prior to, or concurrent with, development. This intersection will be heavily impacted by increased traffic volumes, and signalization is a necessary safety and congestion-management measure as the area prepares for major new commercial activity across Highway 521.

Lancaster County has an opportunity and responsibility to ensure that growth decisions are proactive, deliberate, and aligned with infrastructure capacity—not reactive after conditions worsen. I strongly urge the Planning Authority to prioritize traffic safety, congestion mitigation, and responsible planning as it evaluates this rezoning request.

Thank you for your time and consideration. I respectfully request that this letter be entered into the official record for RZ-2025-2538.

Sent from my iPhone

Agenda Item for Discussion:	Rezone 71 acres from Low Density Residential (LDR) to Regional Business (RB)
Meeting Date:	
Full Name	First Name: Alan Last Name: Cohen
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	803 Kathy Dianne Dr Indian Land, SC 29707
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	I want to comment regarding the planned commercial space on 521 across from Retreat at Rayfield. I understand development is going to happen at some point, but the traffic concerns with this request cannot be ignored. Currently all traffic must exit Retreat at Rayfield going to the right without a light. Sometimes this takes a considerable amount of time. If a traffic light is placed just beyond the exits, as is currently in the plan, it will be tremendously difficult to exit. As we know, the increased traffic on 521 will surely cause a backup at the light limiting the ability to exit. Residents who need to go north on 521 would have to somehow cross the backed up traffic to get into the far left lane. This will be impossible. I feel it is vital for the traffic light to be relocated to one of the two exits from Retreat at Rayfield. Very much how Sun City has a light in-line with the commercial space across the street. This is the one chance we have to get this right and avoid a permanent disaster. Thank you.

Agenda Item for Discussion:	Request: Rezone 71 acres from Low Density Residential (LDR) to Regional Business (RB) across from the Retreat
Meeting Date:	
Full Name	First Name: Audrey Last Name: Yurka
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	24118 Waxwing Ct Indian Land, SC 29707 (Sun City Carolina Lakes)
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	Please do not vote to rezone 71 acres from Low Density Residential (LDR) to Regional Business (RB) Across from The Retreat at Rayfield, between Aldi and ParkStone. We already have a tremendous traffic problem, and we do not need any more commercial developments at this time. Maybe this developer can build his commercial development farther south towards Lancaster. Since the Roselyn is down that way, they could use more development down near there. It is difficult taking a left out of Sun City Carolina Lakes because you get stuck in traffic right away at certain times of the day. Adding more development and lights here will only present more of a problem for this area.

Agenda Item for Discussion:	RZ-2025-2538
Meeting Date:	
Full Name	First Name: Christine Last Name: Longo
Phone Number	
Email	
Address:	193 Sweet Briar Drive Indian Land SC 29707
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	I am writing as a resident of The Retreat at Rayfield and as someone who lives in this community every day, who drives these roads, raises a family here, and chose this neighborhood because it felt safe, peaceful, and thoughtfully planned. The proposed rezoning of the land near Highway 521 and Laurel Hills Road from residential to commercial deeply concerns me. Every day, residents struggle just to get in and out of our neighborhoods. Highway 521 is already overwhelmed. We sit through long backups, take risks trying to turn left, and hope for a safe break in traffic. Adding a large commercial development—one that requires road realignment and a new traffic light—will only make an already dangerous situation worse. This impact goes beyond my neighborhood. Laurel Hills Road, Shelly Woods, and the Sun City 55-and-over community will all feel the consequences. Sun City is home to many seniors who rely on safe, predictable traffic patterns and timely emergency access. Increased congestion, delivery trucks, and cut-through traffic put vulnerable residents at even greater risk. What makes this proposal especially hard to understand is that Indian Land does not need more commercial development. We already have eight grocery stores, multiple fast-food restaurants which includes two McDonald's and two Bojangles along with gas stations and oil change places everywhere you look. There is no shortage of places to shop or eat. What is in short supply is road capacity, safe intersections, and the ability for residents to move through our community without constant stress and danger. This proposal doesn't solve a problem. It adds to one.

This isn't about being against growth. We understand growth is happening. But growth should be balanced and responsible. When development moves forward without fixing existing traffic and safety issues, it sends the message that residents are expected to absorb the consequences.

Our area is home to families with children, working parents, seniors, and retirees. Children learning to ride bikes. Neighbors walking dogs. Seniors heading to medical appointments. Emergency vehicles that need clear access. Heavy commercial traffic threatens all of that.

Indian Land has changed dramatically in less than ten years—from trees and open land to a congested corridor. County leadership has already acknowledged that infrastructure has not kept up. Residents feel that reality every single day.

Rezoning this land to commercial before addressing these safety concerns tells residents that our quality of life comes second.

We chose The Retreat at Rayfield because it felt like a retreat. This proposal threatens that sense of safety and peace—not just for us, but for our neighbors in surrounding communities.

Please slow this process down. Please listen to the residents who live here. And please deny this rezoning, or at the very least, pause until real, enforceable solutions are in place that protect our neighborhoods.

Thank you for your time.

Christine Longo

Agenda Item for Discussion:	521 Zoning Change
Meeting Date:	
Full Name	First Name: cynthia Last Name: Rudolph
Phone Number	
Email	
Address:	23094 Kingfisher Drive
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	I am sorry I cannot attend the meeting this evening, but I strongly urge that you do not change the zoning on this property. This section of the Panhandle is already stressed with growth, traffic and now safety issues. The constant building must stop, or at a minimum, be put on a hold. Listen to the citizens who voted you into office and "stop the madness".

Agenda Item for Discussion:	Rezoning Proposal: C.F. Smith / Harris Tracts Planning Commission hearing
Meeting Date:	
Full Name	First Name: Debra Last Name: Bauschatz
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	23055 Kingfisher Dr Indian Land, SC 29707
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	Dear Members of the Planning Commission, I am writing to formally oppose the request to rezone the referenced parcel of land currently designated for low-density residential use to regional business. This parcel is located in an area historically and presently characterized by low-density homes on larger acreage. Approximately thirty residences on Laurel Hills Road sit on parcels ranging from one to ten acres, and the existing zoning is consistent with that established character. From an infrastructure and traffic standpoint, this rezoning is deeply concerning. The road servicing this area, Hwy 521, is already heavily congested, with multiple traffic signals within a short stretch. Additional retail development would almost certainly require another one or two stoplights and would introduce significantly more daily vehicle trips than low-density residential use. The road simply cannot support that increase safely or efficiently. Further, new retail developments have been added both immediately before and after this parcel within the past several months to several years. The cumulative impact of these developments over roughly a quarter-mile corridor has already strained traffic flow well beyond reasonable capacity. Adding another regional business use in this same corridor disregards the realities residents experience every day. Rezoning this parcel would not represent thoughtful or compatible growth. It would instead intensify congestion, reduce safety, and further erode the residential character of the area without corresponding infrastructure improvements.

I respectfully urge the Planning Commission to deny this rezoning request and to preserve the existing low-density residential designation.

Thank you for your time and consideration.

Sincerely,

Debra Bauschatz
23055 Kingfisher Drive
Indian Land, SC 29707

Agenda Item for Discussion:	Zoning Change
Meeting Date:	
Full Name	First Name: David Last Name: Buzo
Phone Number	
Email	
Address:	729 Kathy Dianne Drive, Indian Land, SC, 20907
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	This proposal will continue to label the area as a below mediocre area. Consisting of strip mall type businesses. this proposal does not appear to be like the Ballantyne developments. A poor cousin to that area. This development will cause further traffic congestion and another light that we do not need. Getting out of the Retreat of Rayfield Development will be extremely difficult and will reduce the value of homes in the area. We do not support this proposal. Any development needs to be accessed in another way instead of 521.

Meeting Date:	
Full Name	First Name: Diane Last Name: Desena
Phone Number	
Email	
Address:	1459 River Bend Blvd Indian Land SC
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	Changing status of land between Aldis and Culvert Indian Land. I am opposed to changing this for the developer. We already are maxed out w commercial usage. Please halt wherever we can. I thought that a Moratorium was in place now. Thank you D Desena



Citizen Comment

Lancaster County

Submitted On:

Dec 16, 2025, 10:21AM EST

Agenda Item for Discussion:	RZ-2025-2538: CF Smith/Harris Tracts
Meeting Date:	
Full Name	First Name: Dilip Last Name: Shah
Phone Number	
Email	
Address:	844 Kathy Dianne dr Indian land S.C.29707
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	Please address traffic issue before you consider any new developments

Agenda Item for Discussion:	Rezoning Proposal: C.F. Smith / Harris Tracts
Meeting Date:	
Full Name	First Name: David Last Name: Williamson
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	821 Kathy Dianne Dr Indian Land, SC 29707
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	At last night's meeting with the developer, the room at the Indian Land Recreation Center was full well ahead of start time. By the time I arrived, it was standing room only. Shortly after, admittance was prevented so many people waited in the hall. Residents are passionate and concerned about this proposal. I heard and agreed with 3 major concerns expressed there. The outlined rezoning proposal appears to infringe on land owned by people in Shelly Woods. That aside, even with a generous buffer, this will put commercial retail right up against low-density homes, diminishing their quality of life and home value. Next issue was residents up Laurel Hills Road. This will put their homes behind commercial retail in a disgusting way, much like the Cobblestone behind Food Lion. It's just a weird mix of low-density housing and concrete jungle. Please don't co-mix, reducing our homes' values and quality of life. Final issue is the negative impact on traffic in this congested area, primarily on The Retreat at Rayfield residents. The proposed traffic light south of the Retreat will back traffic up across the entrance, making it nearly impossible to exit (right is our only option) and get across traffic to take a U-turn and head north. I'd encourage anyone to visit the Retreat at rush hours and exit with the intent to U-turn to northbound. It is already nasty and a bottleneck south of here will only make it untenable. Please maintain the current zoning plan. Do not place retail in the middle of these 3 communities and mess up traffic.

Agenda Item for Discussion:	Rezoning on 521 across from Retreat at Rayfield
Meeting Date:	December 16, 2025 6:00:00 AM
Full Name	First Name: Elizabeth Last Name: Dewey
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	1018 Princeton Drive, Indian Land, SC. (Retreat at Rayfield)
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	I would like to see the proposed retail shopping complex across from the Retreat at Rayfield, between Aldi and Culver's PAUSED until Lancaster County forms an organized plan (Unified Development Ordinance) on dealing with the out of control commercial and residential development in Indian Land and create a plan to deal with the massive traffic congestion problem on Hwy 521. Putting a traffic light where you are proposing with cause HUGE CONGESTION leaving both Halifax and Milsaps....

Agenda Item for Discussion:	RZ-2025-2538: CF Smith/Harris Tracts
Meeting Date:	
Full Name	First Name: Erica Last Name: Redinbo
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	771 Kathy Dianne Drive Indian Land, SC 29707 The Retreat at Rayfield
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	1. Plan A. Preferably, we would like to see the proposed retail shopping complex across from the Retreat at Rayfield, between Aldi and Culver's paused until Lancaster County forms an organized plan (Unified Development Ordinance) on dealing with the out of control commercial and residential development in Indian Land and create a plan to deal with the massive traffic congestion problem on Hwy 521. 2. Plan B. Put a traffic signal at the intersection of Hwy 521 and Halifax Dr/Murphy Dr as we prepare for a huge commercial development across Hwy 521. Additionally, We'd like to see a increase in curb appeal added to the proposed plans to maintain the aesthetic of the area.

Agenda Item for Discussion:	RZ-2025-2538: CF Smith/Harris Tracts
Meeting Date:	
Full Name	First Name: Faith Last Name: Adams
Phone Number	
Email	
Address:	534 Cornell Drive, Indian Land, SC 29807
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	Preferably, we would like to see the proposed retail shopping complex across from the Retreat at Rayfield, between Aldi and Culver's paused until Lancaster County forms an organized plan (Unified Development Ordinance) on dealing with the out of control commercial and residential development in Indian Land and create a plan to deal with the massive traffic congestion problem on Hwy 521.

Agenda Item for Discussion:	Laurel Hill Road Tract
Meeting Date:	
Full Name	First Name: George Last Name: Kirlin
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	3014 Santee Court, Indian Land, SC
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	I vote no. Even thru Planning Staff says yes, and there is nothing in the current UDO to prevent it, why would you add more traffic before having a solution in place? More car trips on crowded roads. NO NO NO, The Planning Commission probably does not have the power to say no, but Council can turn it down. Turn it down Council. No new commercial development either. However, the larger issue is the messed up UDO and Comprehensive Plan. Descriptions like "pedestrian access" and "walkability" are a joke. The local Palmetto Pride clean-up crews are endangered every time they clean up the medians and side strips. The UDO needs revision and then enforcement. 521 needs auxiliary lanes parallel to the thru lanes. Is there enuf room to build it? Probably not. How about making sure turning lanes exist at all intersections. Blatant example.... WHERE IS THE TURNING LAND HEADING NORTH AT THE CORNER OF 521 AND SHELLEY MULLIS AT PARKSTONE??? The traffic backups are daily. The cut throughs to head east on Shelley Mullis are frequent-----including me Stuart. I do it. What a mess. You got to get SC Trans. to build a turning lane there. Ask the developer to go buy some land and develop south of Walnut Creek. Why doesn't Rt. 521 and 75 corner get developed? Cause it's in the middle of a floodplain? Move the development south. Do not approve the fill in parcels for CB without the road infrastructure.

So Lancaster County will get bad rep. for business. Isn't that what the voters want??? They voted that way.

And what the heck has Deese, Newton and Johnson done lately to get more road money for the county? Really willing to stick their necks out for the county the represent...

George Kirlin

Meeting Date:	
Full Name	First Name: Gary Last Name: Storm
Phone Number	
Email	
Address:	5025 Redwood Grove Trail Lancaster, SC 29720
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	So much development, especially commercial degrades indianLand. Adding more to what is already in the present activity does not enhance our community. Breaking up some of the parcels along the way for other uses like parks or open space or low density residential would certainly be more desirable than shopping centers, medical offices, eateries, and automobile centers. Please consider if you board members were living amongst the congestion which is coming if you would want that for your living experience. Thank you.

Agenda Item for Discussion:	Traffic on 521 due to commercial development, and ingress/egress from Retreat at Rayfield
Meeting Date:	
Full Name	First Name: Harold Last Name: Ragan
Phone Number	
Email	
Address:	1041 Princeton Drive Indian Land, SC 29707
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	An impact study seems to be long overdue for development along the 521 corridor in Indian Land. Of major concern is traffic loading and utility infrastructure capacity. A specific concern is the current plan for ingress and egress of the planned commercial development across from the Retreat at Rayfield neighborhood. It seems a four-way intersection with signalization at existing Halifax Drive would accommodate the ingress/egress of both the neighborhood on the west, and the planned commercial parcel on the east side of 521. Said solution would actually be an improvement to the current traffic in and out of the RAR neighborhood.

Agenda Item for Discussion:	Rezoning Proposal: C.F. Smith / Harris Tracts Planning Commission hearing
Meeting Date:	
Full Name	First Name: John Last Name: Bauschatz
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	23055 Kingfisher Dr. Indian Land, SC 29707
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	Concerning Rezoning Proposal: C.F. Smith / Harris Tracts Dear Members of the Planning Commission, I am writing to express my opposition to the proposed rezoning of the referenced parcel from low-density residential to regional business. The surrounding areas of Laurel Hills Road, where I once resided, is already established as a low-density residential community, with homes situated on larger parcels of land. The current zoning appropriately reflects both the history and character of this area, and changing it would introduce a use that is incompatible with the existing neighborhood. Of particular concern is traffic impact. This stretch of roadway is already heavily burdened, with multiple traffic signals and frequent congestion over a relatively short distance. A regional business designation would significantly increase vehicle traffic and would likely necessitate additional stoplights, further impeding traffic flow and creating safety concerns. The volume of traffic generated by commercial use far exceeds what would be expected from low-density residential development. It is also important to consider the cumulative effect of development in this corridor. Retail businesses have been added immediately before and after this parcel in recent years, and the road infrastructure has not kept pace with that growth. Approving another commercial rezoning in this limited area would compound an already strained situation. I respectfully request that the Planning Commission deny this rezoning application and retain the existing low-density residential designation.

Thank you for your time and consideration.

Sincerely,

John Bauschatz
23055 Kingfisher Dr.
Indian Land, SC 29707

Agenda Item for Discussion:	The agenda item for discussion: RZ-2025-2538: CF Smith/Harris Tracts
Meeting Date:	
Full Name	First Name: Josh Last Name: Brooks
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	306 Cotton Field Rd, Indian Land, SC 29707 @ The Retreat at Rayfield
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	1. Plan A. Preferably, we would like to see the proposed retail shopping complex across from the Retreat at Rayfield, between Aldi and Culver's paused until Lancaster County forms an organized plan (Unified Development Ordinance) on dealing with the out of control commercial and residential development in Indian Land and create a plan to deal with the massive traffic congestion problem on Hwy 521. 2. Plan B. Put a traffic signal at the intersection of Hwy 521 and Halifax Dr/Murphy Dr as we prepare for a huge commercial development across Hwy 521. 3. Plan C. In addition to Plan A or B, we would like to see the proposed retail shopping complex across from the Retreat at Rayfield, between Aldi and Culver's paused until Lancaster County performs the following 1. Hedonic Pricing Analysis (Most Common Statistical Method) 2. Comparative Market Analysis (CMA) 3. Before-and-After Appraisal Studies 4. Paired Sales Analysis 5. Property Tax Assessment Review to provide residents at The Retreat @ Rayfield with the evaluated information above showing the impact of new said development on my personal and neighborhood property values.

Agenda Item for Discussion:	RZ-2025-2538
Meeting Date:	
Full Name	First Name: Jean Last Name: Doyle
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	6030 Kings Canyon Way Tree Tops Lancaster
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	I am speaking out against this proposed development. The amount of commercial development that has come on line in the last 6 months has had a significant negative affect to the quality of life in the panhandle. Anyone trying to drive N on 521 to get ANYTHING done has recognized the impact on traffic. While commercial development doesn't impact schools it DOES impact traffic and EMS services. The saying "build it and they will come" has definitely happened. Costco and Target are drawing not just Lancaster residents but York Cty, SC, south Charlotte and Union County. I see more impatient drivers who are causing near miss accidents probably due to the crazy traffic. I am concerned that if there were accidents that emergency service couldn't get to the scene in time. If there were a major fire along 521--same concern. Not to mention--that sherriff, EMS and fire are strained to the max at this time. Again--too much development and too little thought went into infratructure development over the last 10-20 years. Please don't continue to make decisions that will make the situation worse and continue to degrade the quality of life for those of us living in the panhandle.

Agenda Item for Discussion:	re zpning request for 7+ acres Indian Land
Meeting Date:	
Full Name	First Name: Jim Last Name: Durney
Phone Number	
Email	
Address:	1111 princeton dr, Indian land sc 29707
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	Rezoning is NOT beneficial to Indian Land. 521 is over developed. Places additional traffic load on 521. BLOCKS RESIDENTS OF RETREAT AT RAIFIELD safely exit onto 521. Development of proposed site benefits only the developer, 5-6 small property owners, and tax-hungry politicians in Lancaster. Please do not approve a change in zoning.

Agenda Item for Discussion:	RZ-2025-2538.
Meeting Date:	
Full Name	First Name: Janice Last Name: Hopper
Phone Number	
Email	
Address:	6059 Kings Canyon Way Lancaster, SC 29720
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	Please vote against rezoning of the property along Highway 521 for which the developer wants to build another mega shopping center. We have more than enough vehicle congestion along the highway, as well as more than enough shopping opportunities with all the current stores and restaurants. Additionally, I would plead for the county to enforce a moratorium on business development.

Agenda Item for Discussion:	Rezoning Proposal RZ-2025-2538: C.F. Smith / Harris Tracts
Meeting Date:	December 16, 2025 6:00:00 PM
Full Name	First Name: Jean Last Name: Johnson
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	1013 Eckerd Drive, Indian Land, SC 29707
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	Dear County Commissioner/Board Members, I am writing as a resident of the Retreat at Rayfield regarding the proposed rezoning of 71.1 acres across Hwy 521 from our neighborhood, running south from Culver's to Aldi. The developer is requesting a change from Low Density Residential (LDR) to Regional Business (RB), which would allow several retail stores, including two big-box stores, to be built directly across from our community. While we understand and expect commercial development to occur in this area, our primary concern is traffic safety and the location of proposed entrances. Exiting our neighborhood is already challenging during peak hours, and with the recent opening of Target and Costco nearby, it has become even more difficult. The developer's plan includes a traffic signal south of our Halifax Drive exit, near the current Laurel Hill Road turnaround, to access northbound Hwy 521. Adding a stoplight at this location would create significant congestion and safety risks, as residents would have to cross two lanes of traffic backed up from the signal. We respectfully urge the County to require an adjustment to the location of the traffic signal, so that it is installed at the intersection of Hwy 521 and Halifax Drive/Murphy Drive, to ensure safe ingress and egress from our neighborhood as the area develops. This measure would help mitigate congestion and prevent potential accidents, protecting residents and the broader community. Thank you for considering this critical safety issue. I hope the County will prioritize the well-being of existing residents while planning for commercial growth.

Sincerely,
Doyle & Jean Johnson

Agenda Item for Discussion:	Low Density Residential (LDR) to Regional Business (RB)
Meeting Date:	
Full Name	First Name: Joseph Last Name: Kohler
Phone Number	██████████
Email	██████████████████
Address:	167 Sweetbriar Dr., Indian land, SC 29707 Retreat At Rayfield
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	We overwhelmingly supported the moratorium for building with multiple reasons do infrastructure, emergency services etc.. The reason the community supported the moratorium was not to say we donate want more houses. It was to say we have to stop building. Rezoning from residential commercial does nothing to sell. We cannot have any more building in this area until the UTO is complete and we are insured that the services infrastructure can meet the demand. Thank you

Agenda Item for Discussion:	RZ-2025-2538: CF Smith/Harris Tracts
Meeting Date:	
Full Name	First Name: Jeffrey Last Name: Langdon
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	123 Sweet Briar Drive
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	As a resident of the Retreat at Rayfield, I(we) are asking the Planning Commission to put a pause on this and all other development in the Indian Land area until a comprehensive plan can be developed to account for increased infrastructure burdens (i.e. roads, sewage, water, etc). If not, then we are asking for a traffic signal to be installed at Hwy 521 and the entrance to our development (Halifax dr) with a slight rerouting of Murphy dr. to connect at this traffice signal. Also, we highly encourage the county and DOT to consider eliminating the crossovers through the median on Hwy 521 at Culver's and the new Circle K. These crossovers have had numerous accidents in their very short tenure. Finally, most of us moved here because of the quaintness and charm Indian Land held. Now 521 is starting to look, feel and drive like Hwy 74 from Monroe to Charlotte in NC.

Agenda Item for Discussion:	Re-zoning across 521/The Retreat @ Rayfield
Meeting Date:	
Full Name	First Name: June Last Name: Laubinger
Phone Number	██████████
Email	████████████████████
Address:	807 Kathy Dianne Drive Fort Mill, SC 29707
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	Vote NO to rezone parcel across the street from the Retreat at Rayfield. Too much growth, too fast!

Agenda Item for Discussion:	2025-2538
Meeting Date:	
Full Name	First Name: John Last Name: Magette
Phone Number	██████████
Email	██████████████████
Address:	1600 Tranquility Blvd, Lancaster,SC,29720
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	You need to address traffic congestion in the panhandle before you allow more commercial and high density development!



Citizen Comment

Lancaster County

Submitted On:

Dec 16, 2025, 09:33AM EST

Agenda Item for Discussion:	Rezoning of 71 acres from Low Density Residential (LDR) to Regional Business (RB)
Meeting Date:	
Full Name	First Name: Jeanne Last Name: McCoy
Phone Number	
Email	
Address:	9213 Whistling Straits Dr, Fort Mill, SC 29707, USA
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	I wish to register my opinion to deny this request for zoning change due to the fact that there is not sufficient infrastructure to support the change.

Agenda Item for Discussion:	Rezoning Proposal: C.F. Smith / Harris Tracts
Meeting Date:	
Full Name	First Name: JEREMY Last Name: RUFF
Phone Number	
Email	
Address:	11025 Pine Valley Court Indian Land, SC 29707
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	We oppose this approval. The sole reason is to stop increasing traffic and congestion on 521. This will probably entail adding another traffic signal. An additional poor zoning decision on top of many others does not make sense. Announce definite plans, approved financing and a firm timeline for the needed improvements to 521 BEFORE APPROVING ANY SUBSTANTIVE ZONING CHANGES IN INDIAN LAND!

Agenda Item for Discussion:	Plan to Make the land across from the Retreat at Rayfield commercial
Meeting Date:	
Full Name	First Name: Jessica Last Name: Shankland
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	763 Kathy Dianne Drive Indian Land, SC 29707
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	1. Plan A. Preferably, we would like to see the proposed retail shopping complex across from the Retreat at Rayfield, between Aldi and Culver's paused until Lancaster County forms an organized plan (Unified Development Ordinance) on dealing with the out of control commercial and residential development in Indian Land and create a plan to deal with the massive traffic congestion problem on Hwy 521. 2. Plan B. Put a traffic signal at the intersection of Hwy 521 and Halifax Dr/Murphy Dr as we prepare for a huge commercial development across Hwy 521.

Agenda Item for Discussion:	RZ-2025-2538: CF Smith/Harris Tracts
Meeting Date:	December 16, 2025 6:00:00 PM
Full Name	First Name: Jan Last Name: Szany
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	1024 Princeton Dr Indian Land, SC 29707
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	We (my husband and I) would like to see the proposed retail shopping complex across from the Retreat at Rayfield, between Aldi and Culver's, paused until Lancaster County forms an organized plan (Unified Development Ordinance) on dealing with the out of control commercial and residential development in Indian Land. Lancaster County urban "planning" has been wildly handing out building permits resulting in unnecessary repetitious businesses, immense traffic congestion on Hwy 521, and angry frustration of local residents whose everyday life is being threatened. NO BIG BOX stores! Put a traffic signal at the intersection of Hwy 521 and Halifax Dr/Murphy Dr. DO NOT ALLOW left turns going southbound on Hwy 521 from Culver's. DANGEROUS and CONFUSING intersection!

Agenda Item for Discussion:	CF Smith/Harris tracts - Rezone 71 acres from LDR to RB
Meeting Date:	
Full Name	First Name: John Last Name: Wagner
Phone Number	
Email	
Address:	172 sweet briar drive Indian Land 28134
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	I am against this rezoning proposal. It does nothing to further the master plan (support a transition to a more “urban” environment over time, with improved transportation connections, greater walkability, and more amenities for residents.) and until effective thorough traffic management is in place, this exacerbates and creates problems. Indian Land growth feels out of control, esp in the panhandle, and we should slow down and/or expand the moratorium on building until we, as citizens and residents, can see this isnt a rubber stamp to squeeze in as much retail and big box as possible. Please dont approve.

Agenda Item for Discussion:	rezoning C.F. Smith / Harris Tracks
Meeting Date:	
Full Name	First Name: John Last Name: Zito
Phone Number	
Email	
Address:	1017 Princeton Drive Indian Land, SC 29707
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	The current developer's proposal would adversely affect the congestion on highway 521 between Shelly Mullis and Sun City. Currently exiting the Retreat at Rayfield neighborhood is becoming more difficult each day. The location of the proposed light should allow for both northbound and southbound exits from the new proposed shopping area as well as from the Retreat at Rayfield neighborhood. A complete analysis of the existing traffic patterns from Shelly Mullis to the light at Sun City Blvd needs to be taken into consideration, including the existing left turn out of the exit between Culvers and the yet to be completed urgent care center.

Agenda Item for Discussion:	Proposed rezoning of parcel on east side 521
Meeting Date:	
Full Name	First Name: Keith Last Name: Castle
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	1095 Princeton Drive, Indian Land SC. 29707
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	My name is Keith Castle. My wife, Karen, and I, have been residents of the Retreat at Rayfield for approximately 9 1/2 years. During this period, we have seen huge growth along the 521 corridor, and deal daily with the significant traffic and congestion issues which it has created Our primary concern with proposed rezoning of the approximately 71 acre parcel on the east side of 521 directly across from the two entrances to our community relate to the location of those entrances and how they will affect and exacerbate the already significant congestion issues which. As you are aware, exiting The Retreat from either Halifax or Milsap to proceed North on 521 requires a right hand turn south and an almost an almost immediate turn to the left to access a U-turn lane (directly across from the current Laura Hill Rd. Outlet). Heavy traffic volumes on 521 have already made this a slow and often dangerous process. From our perspective, there is only one practical approach to address this issue. The proposed intersection of Laura Hill and 521 should allow for egress only in a northern direction(right hand turn). The primary egress from the proposed new retail site needs to be located directly across from the Halifax entrance into our community and set up a 4-way intersection and traffic light allowing for North and South 521 access from either side of 521. The option is preferable to alignment with the Milsap egress from the Retreat as it allows more space between the existing lights at the entrance to Carolina Kakes and the intersection of Shelly Mullis and Food Lion entrance for North/South traffic to accumulate on 521. As an aside, the egress from the current retail complex on the east side of 622 between the Culver's Restaurant and Shelly Mullis should be Right turn only. There have been a number of accidents. Thank you for considering our perspective and concerns on the ideas and issues.

Agenda Item for Discussion:	Rezoning five parcels totaling 71.1 acres
Meeting Date:	
Full Name	First Name: Kenneth Last Name: Metevier
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	1138 Princeton Dr, Indian Land, SC 29707
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	The proposed re-zoning request being considered and proposed provides a significant level of concern. First off, the County has already identified insufficient infrastructure in place that resulted in a 9-month moratorium for residential development. So to side-step this moratorium you are allowing consideration of a commercial development that would attract a significantly higher level of traffic and congestion than one that is MDR or LDR. This makes no sense. Has the county or the Commission engaged in a traffic study to validate the impact of a higher volume of traffic related to any level of commercial developments? Yet alone 2 big box-stores and 8 other smaller businesses? Secondly, the proposed development will have a severe impact on the residents of The Retreat at Rayfield and their attempt to exit the neighborhood and/or attempt to go North on Charlotte Hwy at Laurel Hill Road. The proposed development will include light past this area that based on current traffic will back-up past the neighborhood exits of Millsaps Way and Halifax. Meaning cars will not be able to exit the neighborhood in any reasonable time or safety. This proposed development would block residents from exiting. Thirdly, when talking about safety, it has already proven that the safety of drivers has been compromised by the turn lane situation for vehicles exiting Parkstone Dr (Culvers and Apartments) vs. those trying to make the turnabout from Charlotte Hwy to head South and enter Jenkins Dr, Trimnal & Myers and the Retreat at Rayfield. There is no yield for those existing Parkstone and they continuously cut off vehicles that are trying to make the U-Turn to head south. This in fact is the only way for a vehicle coming North on 521 to enter the Retreat. These 3-items alone demonstrate a lack of concern for safety or adequate planning as it pertains to traffic and the infrastructure. The County already demonstrated some level of concern by issuing the moratorium but obviously left it open for bigger money developers to come in and avoid consideration for these issues. I am vehemently opposed to allowing such a development to

be approved and hope the Planning Commission and City Council take my concerns, along with many others, as consideration. We do hold an opinion by our votes.

Agenda Item for Discussion:	Rezoning from LDR to RB
Meeting Date:	
Full Name	First Name: Karen Last Name: Saul
Phone Number	██████████
Email	██████████████████
Address:	201 SWEET BRIAR DR
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	I am against the rezoning of this property. The infrastructure is not capable of handling more building, especially such a a large development. It seems that the approval of all this building in IL is a "cash cow" for Lancaster without concern for the citizens of IL.

Agenda Item for Discussion:	Rezone 71 acres fromLow density residential to commercial
Meeting Date:	
Full Name	First Name: Keri Last Name: Skinner
Phone Number	
Email	
Address:	601 Moses Drive
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	I'm against the conversion of low density zoned property to commercial. We bought at the Retreat at Rayfield with the expectation that the land would not be developed as commercial based off the current zoning. Further, after the opening of Costco/Target/Culvers development, the amount of wrecks have increased. This points towards the lack of infrastructure. This proposal would just add to the concerns of safety for your residents. Further, the property taxes are at the highest while not putting residents concern at a high priority. Vote no on allowing this conversion.

Agenda Item for Discussion:	Indian land commercial development for CF Smith property group
Meeting Date:	
Full Name	First Name: Louise Last Name: Hennessy
Phone Number	
Email	
Address:	1004 MavaCourt 29707
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	Attended the hearing meeting at Indian land Rec Center on 1215. Over 120 residents were in attendance. The concept plan that they presented was determined to be incorrect based on residence owners of property on the backside of this development. Additional lights on 521 Wood only Add to the frustration of driving down the state Road. There was absolutely no support for this development because all it would result in is a duplication of services and vendors that the area already has.

Agenda Item for Discussion:	RZ-2025-2538: CF Smith/Harris Tracts
Meeting Date:	
Full Name	First Name: Matthew Last Name: Carpenter
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	169 Halifax Drive Fort Mill, SC 29707
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	Dear Members of the Planning Authority, I am writing to provide public comment regarding Agenda Item RZ-2025-2538, CF Smith / Harris Tracts, specifically concerning the proposed retail shopping complex planned across from The Retreat at Rayfield, between Aldi and Culver's, along Highway 521 in Indian Land. The pace and scale of commercial and residential development in Indian Land has significantly outpaced the supporting infrastructure—most notably traffic capacity along Highway 521. Residents are already experiencing severe congestion, safety concerns, and daily traffic delays. With that context, I respectfully submit the following two options for your consideration: Option A (Preferred): Pause approval and development of the proposed retail shopping complex until Lancaster County establishes an organized, comprehensive plan for growth management through a Unified Development Ordinance (UDO) or equivalent framework. This plan should directly address the out-of-control commercial and residential development in Indian Land and include a clear, enforceable strategy to mitigate the massive traffic congestion along Highway 521 before additional development is approved. Option B (If Development Proceeds): If the County elects to move forward with this commercial development, a traffic signal should be installed at the intersection of Highway 521 and Halifax Drive / Murphy Drive prior to, or concurrent with, development. This intersection will be heavily impacted by increased traffic volumes, and signalization is a necessary safety and congestion-management measure as the area prepares for major new commercial activity across Highway 521.

Lancaster County has an opportunity and responsibility to ensure that growth decisions are proactive, deliberate, and aligned with infrastructure capacity—not reactive after conditions worsen. I strongly urge the Planning Authority to prioritize traffic safety, congestion mitigation, and responsible planning as it evaluates this rezoning request.

Thank you for your time and consideration. I respectfully request that this letter be entered into the official record for RZ-2025-2538.

Sincerely,

Matthew Carpenter

Agenda Item for Discussion:	RZ 2025-2538-CF Smith/ Harris Tracts
Meeting Date:	
Full Name	First Name: Marian Last Name: Morrow
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	221 Sweet Briar Drive Indian Land, SC 29707
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	Re: Agenda Item RZ-2025-2538 – CF Smith / Harris Tracts Dear Members of the Planning Authority, I am writing to provide public comment regarding Agenda Item RZ-2025-2538, CF Smith / Harris Tracts, specifically concerning the proposed retail shopping complex planned across from The Retreat at Rayfield, between Aldi and Culver's, along Highway 521 in Indian Land. The pace and scale of commercial and residential development in Indian Land has significantly outpaced the supporting infrastructure—most notably traffic capacity along Highway 521. Residents are already experiencing severe congestion, safety concerns, and daily traffic delays. With that context, I respectfully submit the following two options for your consideration: Plan A (Preferred): Pause approval and development of the proposed retail shopping complex until Lancaster County establishes an organized, comprehensive plan for growth management through a Unified Development Ordinance (UDO) or equivalent framework. This plan should directly address the out-of-control commercial and residential development in Indian Land and include a clear, enforceable strategy to mitigate the massive traffic congestion along Highway 521 before additional development is approved. Plan B (If Development Proceeds): If the County elects to move forward with this commercial development, a traffic signal should be installed at the intersection of Highway 521 and Halifax Drive / Murphy Drive prior to, or concurrent with, development. This

intersection will be heavily impacted by increased traffic volumes, and signalization is a necessary safety and congestion-management measure as the area prepares for major new commercial activity across Highway 521.

Lancaster County has an opportunity and responsibility to ensure that growth decisions are proactive, deliberate, and aligned with infrastructure capacity—not reactive after conditions worsen. I strongly urge the Planning Authority to prioritize traffic safety, congestion mitigation, and responsible planning as it evaluates this rezoning request.

Thank you for your time and consideration. I respectfully request that this letter be entered into the official record for RZ-2025-2538.

Agenda Item for Discussion:	Rezoning Proposal: C.F. Smith / Harris Tracts
Meeting Date:	
Full Name	First Name: Michael Last Name: Thomas
Phone Number	
Email	
Address:	834 Spelman Drive, Indian Land, SC 29707
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	While I am not opposed to the rezoning of the land I would ask that the placement of the light to enter the new shopping center be evaluated and moved to align with either the Millsaps or preferably the Halifax entrance to the Retreat at Rayfield. It is already quite difficult at some times of the day for us to get out of our neighborhood and adding a light at the current proposed spot will make it all but impossible. This would also make it easier and safer for the folks leaving the neighborhood to go north on 521 without having to shoot over 2 lanes of traffic and then do a u-turn.

Agenda Item for Discussion:	Rezone 71 acres from Low Density Residential (LDR) to Regional Business (RB)
Meeting Date:	
Full Name	First Name: Prefer to Last Name: Remain Anonymous
Phone Number	
Email	
Address:	Retreat at Rayfield, Indian Land, SC 29707
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	If this development moves forward, please do not place a new traffic light at Laurel Hill Rd and 521. It's already difficult enough for the residents of the Retreat at Rayfield to exit our neighborhood and cross two lanes of traffic to make a U-turn on 521 North. A traffic light right at our U-turn location would be a disaster. A better location for an additional traffic light would be at Jenkins Dr, as the intersection there has become a problem with cars crossing two lanes of traffic to turn left on 521 South. While this is also a U-turn location to access the Retreat, the Jenkins Dr/521 intersection is far more manageable, and a traffic light would actually improve the situation there.

Agenda Item for Discussion:	Rezoning Proposal: C.F. Smith / Harris Tracts
Meeting Date:	
Full Name	First Name: Natalie Last Name: Milby
Phone Number	
Email	
Address:	257 Sweet Briar Dr, Indian Land, SC 29707
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	*email comment only- I will not be attending the meeting in person. erin I am a Retreat at Rayfield resident. There are 375 homes in this subdivision. Considering that each home has at least 2 vehicles traveling in and out of the subdivision daily, it is not a stretch to say that 1000 vehicles are coming in and out daily, not including delivery or service vehicles. Please include mandating a stoplight at the intersection of Halifax and Murphy drives so that cars can safely enter and exit. The current design out of Parkstone Drive onto 521 is dangerous. Left-hand turns from Parkstone should not be allowed. At present, those traveling north on 521 can only enter the subdivision by U turn at that intersection. This needs to change. Please- NO More residential growth. I ask the council to approve the rezoning for business. Growth can not be stopped; this I understand. Thank you for your consideration of the people's voices and for what you do for the community.

Agenda Item for Discussion:	CS Smith Commercial shopping Development
Meeting Date:	
Full Name	First Name: Patti Last Name: Breitbach
Phone Number	
Email	
Address:	52478 Winchester St Indian Land, SC 29707
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	Indian land and the area of Hwy 521 where the proposed development is located does not have the infrastructure to support a project this size. There is no alternative route for individuals to take when the roads are congested due to traffic back ups. Have to also consider emergency vehicle access when traffic is heavy and road are congested. I am strongly opposed to this project until appropriate infrastructure and road access is improved.

Agenda Item for Discussion:	Agenda Item RZ-2025-2538 – CF Smith / Harris Tracts
Meeting Date:	
Full Name	First Name: Patrick Last Name: Hafel
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	711 Kathy Dianne Dr Indian Land, SC 29707
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	Dear Members of the Planning Authority, I am writing to provide public comment regarding Agenda Item RZ-2025-2538, CF Smith / Harris Tracts, specifically concerning the proposed retail shopping complex planned across from The Retreat at Rayfield, between Aldi and Culver's, along Highway 521 in Indian Land. The pace and scale of commercial and residential development in Indian Land has significantly outpaced the supporting infrastructure—most notably traffic capacity along Highway 521. Residents are already experiencing severe congestion, safety concerns, and daily traffic delays. With that context, I respectfully submit the following two options for your consideration: Plan A (Preferred): Pause approval and development of the proposed retail shopping complex until Lancaster County establishes an organized, comprehensive plan for growth management through a Unified Development Ordinance (UDO) or equivalent framework. This plan should directly address the out-of-control commercial and residential development in Indian Land and include a clear, enforceable strategy to mitigate the massive traffic congestion along Highway 521 before additional development is approved. Plan B (If Development Proceeds): If the County elects to move forward with this commercial development, a traffic signal should be installed at the intersection of Highway 521 and Halifax Drive / Murphy Drive prior to, or concurrent with, development. This intersection will be heavily impacted by increased traffic volumes, and signalization is a necessary safety and congestion-management measure.

the area prepares for major new commercial activity across Highway 521.

Lancaster County has an opportunity and responsibility to ensure that growth decisions are proactive, deliberate, and aligned with infrastructure capacity—not reactive after conditions worsen. I strongly urge the Planning Authority to prioritize traffic safety, congestion mitigation, and responsible planning as it evaluates this rezoning request.

Thank you for your time and consideration. I respectfully request that this letter be entered into the official record for RZ-2025-2538.

Agenda Item for Discussion:	RZ-2025-2538: CF Smith/Harris Tracts
Meeting Date:	
Full Name	First Name: Paul Last Name: Longo
Phone Number	
Email	
Address:	193 Sweet Briar Drive Indian Land SC 29707
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	We would like to see the proposed retail shopping complex across from the Retreat at Rayfield, between Aldi and Culver's paused until Lancaster County forms an organized plan (Unified Development Ordinance) on dealing with the out of control commercial and residential development in Indian Land and create a plan to deal with the massive traffic congestion problem on Hwy 521. The traffic is bad enough as it is, is they are going to add more retail stores it will be almost impossible to get out of our neighborhood

Agenda Item for Discussion:	Harris tract
Meeting Date:	
Full Name	First Name: Patrick Last Name: Notheis
Phone Number	
Email	
Address:	3213 Arches Bluff Circle
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	While I sympathize with the owners of the Harris tract, I do not believe that we should be rezoning property that is currently zoned residential to change over to commercial along 521. We already have far too many developments going in which I don't think are planned to be full yet. Traffic is getting worse and there's no plan to help the road situation. Consequently , until that is fixed , I don't think changing a zoning from low density residential to any type of commercial is warranted , thank you

Agenda Item for Discussion:	Rezoning Proposal: C.F. Smith / Harris Tracts
Meeting Date:	
Full Name	First Name: Ronda Last Name: Beegle
Phone Number	
Email	
Address:	5140 Mill Race Lane
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	PLEASE PLEASE PLEASE stop the incessant building - whether it is commercial or residential, it does not matter. As you have heard so many times previously and will continue to hear, our roads are already a complete disaster (with no relief in site, not even simple timing of stop lights), our schools are significantly overcrowded and underfunded, our fire & EMS departments are severely underfunded and ill-prepared. I could keep going. You MUST stop this. Stop approving everything that comes across your desk. Put the County first and it's people/children.

Agenda Item for Discussion:	Rezoning C.f. Smith/ Harris Tract
Meeting Date:	
Full Name	First Name: Roger Last Name: Hough
Phone Number	██████████
Email	██████████
Address:	564 Moses Dr. Indian Land, SC 29707
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	Members of the Planning Commission: A new shopping center is proposed between Aldi and Culvers along northbound Highway 521, directly across Highway 521 from our neighborhood (The Retreat at Rayfield). With the additional congestion caused by the proposed new shopping center, a traffic signal will be badly needed to improve highway safety in/out of Hwy 521 for both the shopping center and the residential areas accessed by Halifax Dr/Murphy Dr. This can be corrected by: 1. Locating the proposed traffic signal at the entrance of Halifax Dr/Murphy Dr. and also making this the entrance/exit to the proposed retail shopping center. a. Coming out of the proposed CF Smith/Harris Tracts shopping center at Murphy Dr, have a right turn lane, left turn lane, and straight (to Halifax Drive). b. Provide a left, straight and right turn lane out of Halifax Drive, and a right turn lane back into Halifax Drive to the Retreat at Rayfield from southbound 521. 2. Locating the proposed traffic signal at the entrance of Millsaps Way and a new entrance/exit to the proposed retail shopping center. a. Coming out of the proposed CF Smith/Harris Tracts shopping center (at Millsaps Way), have a right turn lane, left turn lane, and straight across lane (to Millsaps Way). b. Provide a left, straight and right turn lane out of Millsaps Way, and a right turn lane back into Millsaps Way to the Retreat at Rayfield from southbound 521. Thank You,

Agenda Item for Discussion:	Item 6a - RZ-2025-2538
Meeting Date:	
Full Name	First Name: Robert Last Name: Scannell
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	8016 Carolina Lakes Way
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	Madam Chairwoman and Members of the Planning Commission: Over the past several years, new residential development throughout the Indian Land Panhandle and commercial development along arterial roads such as Highways 521 and 160, has created near gridlock conditions, not only at peak commute times to get to work or school, but at different times throughout the day, Monday through Friday, and on the weekends. Collector roads and local roads are also impacted. It often takes 3 or more traffic signal cycles for vehicles to get through each intersection along Highway 521 from Jim Wilson Road to the south up to the North Carolina border. I have had first responders (EMS, Fire, and Sheriff) with lights and sirens on several vehicles behind me that can't get through because there are no lanes available to maneuver around. I have also seen first responders have to drive into opposing traffic lanes, which is very dangerous for them and the other vehicles on the road. Traffic circulation and drainage requirements for new zoning and development applications are inconsistent at best. Oftentimes, none are required at all. Again and again, developers have said that they don't have to do road and drainage improvements because they are not required by SCDOT, nor are they in the UDO. This is not sustainable. Up to now, most of the rapid development has occurred in the Indian Land Panhandle. However, numerous new development applications are now being received in County Districts 2 and 3, and the City of Lancaster. It's just a matter of time before development also occurs in County Districts 5 and 6.

Lancaster County is in the process of updating the UDO. A new Master Traffic Circulation and Drainage Plan must be created by a traffic engineering firm hired by the County and added to the UDO for all arterial, collector, and local roads to be applied throughout the entire County. Traffic impact fees must also be assessed for the various road projects identified by the County Transportation Committee.

I understand that adding the Master Traffic Circulation and Drainage Plan to the UDO and assessing road impact fees for specific road projects on new development applications will not fully address or pay for needed road and drainage improvements. However, adding such requirements going forward will help reduce the costs assessed on all Lancaster County residents and taxpayers in the future.

I therefore strongly recommend that the Planning Commission deny RZ-2025-2538, and all other development related applications until the UDO update with the inclusion of a Master Traffic Circulation and Drainage Plan and road impacts fees is completed.

Thank you.

Agenda Item for Discussion:	Re: Agenda Item RZ-2025-2538 – CF Smith / Harris Tracts
Meeting Date:	
Full Name	First Name: Rachel Last Name: Sholtis
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	853 Spelman Dr.
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	Agenda Item RZ-2025-2538 – CF Smith / Harris Tracts Dear Members of the Planning Authority, I am writing to provide public comment regarding Agenda Item RZ-2025-2538, CF Smith / Harris Tracts, specifically concerning the proposed retail shopping complex planned across from The Retreat at Rayfield, between Aldi and Culver's, along Highway 521 in Indian Land. The pace and scale of commercial and residential development in Indian Land has significantly outpaced the supporting infrastructure—most notably traffic capacity along Highway 521. Residents are already experiencing severe congestion, safety concerns, and daily traffic delays. With that context, I respectfully submit the following two options for your consideration: Plan A (Preferred): Pause approval and development of the proposed retail shopping complex until Lancaster County establishes an organized, comprehensive plan for growth management through a Unified Development Ordinance (UDO) or equivalent framework. This plan should directly address the out-of-control commercial and residential development in Indian Land and include a clear, enforceable strategy to mitigate the massive traffic congestion along Highway 521 before additional development is approved. Plan B (If Development Proceeds): If the County elects to move forward with this commercial development, a traffic signal should be installed at the intersection of Highway 521 and Halifax Drive / Murphy Drive prior to, or concurrent with, development. This intersection will be heavily impacted by increased traffic volumes, and signalization is a necessary safety and congestion-management measure as

the area prepares for major new commercial activity across Highway 521.

Lancaster County has an opportunity and responsibility to ensure that growth decisions are proactive, deliberate, and aligned with infrastructure capacity—not reactive after conditions worsen. I strongly urge the Planning Authority to prioritize traffic safety, congestion mitigation, and responsible planning as it evaluates this rezoning request.

Thank you for your time and consideration. I respectfully request that this letter be entered into the official record for RZ-2025-2538.

Agenda Item for Discussion:	Rezoning of the C.F. Smith/Harris tracts
Meeting Date:	
Full Name	First Name: Norman and Barbara Last Name: Rollenhagen
Phone Number	
Email	
Address:	52529 Winchester Street (Sun City)
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	We strongly oppose this rezoning action and proposed development of these tracts. More commercial development is not needed in this congested area. We already have enough! On top of that, they propose adding another traffic light in the short distance between Del Web and Shelly Mullis? Please give us all a break!!!

Agenda Item for Discussion:	Rx-2025-2538
Meeting Date:	
Full Name	First Name: Sam Last Name: Beegle
Phone Number	██████████
Email	██████████
Address:	5140 Mill Race Ln Lancaster SC 29720
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	Please vote no for the proposed zoning change. Last thing we need are more businesses and stop lights in Indian Land. Already a huge mess. How about getting the stoplights to work together to help with flow of traffic?

Agenda Item for Discussion:	RZ-2025-2538: CF Smith/Harris Tracts
Meeting Date:	
Full Name	First Name: Sahil Last Name: Karkera
Phone Number	
Email	
Address:	862 Kathy Dianne Dr, Indian Land, SC-29707
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	There are 3 stop lights between Culver's and Swig on the Charlotte highway. Adding another one is going to worsen the traffic considering the traffic generated from businesses. If the proposal needs to go ahead, the traffic should be routed via Del Webb Blvd with no direct access to 521

Agenda Item for Discussion:	New development on 521 between Culvers and Aldi
Meeting Date:	
Full Name	First Name: Terri Last Name: Kennedy
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	362 Cotton Field Rd, Indian Land, SC 29707, USA (The Retreat)
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	Madam Chairwoman and Members of the Planning Commission: Over the past several years, new residential development throughout the Indian Land Panhandle and commercial development along arterial roads such as Highways 521 and 160, has created near gridlock conditions, not only at peak commute times to get to work or school, but at different times throughout the day, Monday through Friday, and on the weekends. Collector roads and local roads are also impacted. It often takes 3 or more traffic signal cycles for vehicles to get through each intersection along Highway 521 from Jim Wilson Road Rd near the south end of Indian Land up to the North Carolina border, and the same from north to south on 521. I have observed first responders (EMS, Fire, and Sheriff) with lights and sirens on several vehicles that can't get through because there are no lanes available to maneuver around. I have also seen first responders have to drive into opposing traffic lanes, which is very dangerous for them and the other vehicles on the road. Traffic circulation and drainage requirements for new zoning and development applications are inconsistent at best. Oftentimes, none are required at all. Again and again, developers have said that they don't have to do road and drainage improvements because they are not required by SCDOT, nor are they in the UDO. This is not sustainable. Up to now, most of the rapid development has occurred in the Indian Land Panhandle. However, numerous new development applications are now being received in County Districts 2 and 3, and the City of Lancaster. It's just a

matter of time before development also occurs in County Districts 5 and 6. Lancaster County is in the process of updating the Unified Development Ordinance (UDO). A new Master Traffic Circulation and Drainage Plan must be created by a traffic engineering firm hired by the County and added to the UDO for all arterial, collector, and local roads to be applied throughout the entire County. Traffic impact fees must also be assessed for the various road projects identified by the County Transportation Committee.

I understand that adding the Master Traffic Circulation and Drainage Plan to the UDO and assessing road impact fees for specific road projects on new development applications will not fully address or pay for needed road and drainage improvements. However, adding such requirements going forward will help reduce the costs assessed on all Lancaster County residents and taxpayers in the future.

I therefore strongly recommend that the Planning Commission deny RZ-2025-2538, and all other development related applications until the UDO update with the inclusion of a Master Traffic Circulation and Drainage Plan and road impacts fees is completed.

Thank you.

Terri Kennedy

Agenda Item for Discussion:	RZ-2025-2538: CF Smith/Harris Tracts
Meeting Date:	
Full Name	First Name: Wendy and Stephen Last Name: Naylor
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	825 Spelman Drive, Indian Land
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	1. Plan A. Preferably, we would like to see the proposed retail shopping complex across from the Retreat at Rayfield, between Aldi and Culver's paused until Lancaster County forms an organized plan (Unified Development Ordinance) on dealing with the out of control commercial and residential development in Indian Land and create a plan to deal with the massive traffic congestion problem on Hwy 521. 2. Plan B. Put a traffic signal at the intersection of Hwy 521 and Halifax Dr/Murphy Dr as we prepare for a huge commercial development across Hwy 521.

Agenda Item for Discussion:	Rezone 71 acres from Low Density Residential (LDR) to Regional Business (RB) - Large Scale Big Box Retail
Meeting Date:	
Full Name	First Name: Philip Last Name: Zanco III
Phone Number	██████████
Email	██████████
Address:	225 Sweet Briar Drive Indian Land SC 29707
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	I am opposed to any rezoning at this time without significant modifications and traffic lights that would enable residents of the Retreat at Rayfield to enter and exit their community safely. The limited turnarounds that we presently have are already quite hazardous at peak times. Modifications should be significant, including extra lanes from Halifax to the entrance to Sun City.

From: [Jimmy Noblett](#)
To: [Sherrie Simpson](#); [Planning Mailbox](#); [Brian Carnes](#)
Cc: [Karen Noblett](#)
Subject: OPPOSITION to Case RZ-2025-2538 (CF Smith/Harris Tracts)
Date: Monday, December 15, 2025 4:25:33 PM

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—IT Helpdesk, lancastersc.supportsystem.com

To the Lancaster County Planning Commission and County Council:

I am writing to formally oppose the rezoning petition RZ-2025-2538, which seeks to convert over 70 acres of land at Hwy 521 and Laurel Hill Road from Low Density Residential (LDR) to Regional Business (RB). It is also requested that this email be read into the minutes of the Planning Commission and County Council meetings as a point of reference.

My property is located on Laurel Hill Road, directly impacted by this proposal through significant shared property lines. This rezoning will negatively impact my property and is fundamentally inappropriate for the following reasons:

1. Incompatible Scale and Intensity

The jump from "Low Density Residential" directly to "Regional Business" is too severe. The RB district is intended for high-intensity regional commerce, not for land immediately abutting a quiet residential community. Placing a Regional Business district here creates a "hard edge" that destroys the rural and residential character of Laurel Hill Road.

2. Traffic Safety on Laurel Hill Road

Laurel Hill Road is a residential thoroughfare, not a commercial artery. Hwy 521 cannot handle current traffic volume and the inevitable bleed-over of commercial traffic onto Laurel Hill Road will create dangerous conditions for existing residents. A 70-acre Regional Business development will generate thousands of daily trips that our infrastructure cannot safely support.

3. Request for Denial or Drastic Modification

I urge you to DENY this petition. If the Board is inclined to approve any commercial use, it must be restricted to "Neighborhood Business" or "Professional Office" scales, not the massive "Regional Business" designation.

CONDITIONS REQUESTED (If approved)

If this petition moves forward, I demand the following conditions be placed on the deed to protect my home:

- * 100-Foot Undisturbed Buffer: A mandatory 100-foot undisturbed existing vegetative buffer including a berm and physical barrier to prevent visibility of any development from the residential properties along all property lines shared with residential zoning.

- * Lighting & Noise: Strict "dark sky" lighting requirements and a prohibition on overnight deliveries or waste management between 9 PM and 7 AM.

- * Access Restriction: No commercial ingress/egress allowed onto Laurel Hill Road; all traffic must be directed to Hwy 521.

- *The residents and homeowners of Laurel Hill have enjoyed and respected the natural environment of this neighborhood and deserve the county and any developers to offer that

same respect. Any entrance to the Laurel Hill Community must be dedicated to the creation of a beautiful, natural presentation and ensure any entrance is attractive and indicative of a quiet, rural, residential area. These homeowners should not be expected to enter the neighborhood through any sort of commercial, business, or otherwise unattractive area.

Thank you,
Jimmy & Karen Noblett
351 Laurel Hill Road


From: [Dr. Kirsten Willis](#)
To: [Jennifer Bryan](#)
Subject: FW: rezoning
Date: Thursday, December 11, 2025 3:29:43 PM
Attachments: [lanccologo_db3e5d40-7215-4742-ba85-9e0e33ad59e2.png](#)



Dr. Kirsten Willis, Planner

Planning

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

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

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From: Linda Manfre [REDACTED]
Sent: Thursday, December 11, 2025 3:21 PM
To: Dr. Kirsten Willis <kwillis@lancastercountysc.gov>
Subject: rezoning

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—IT Helpdesk, lancastersc.supportsystem.com

Dear Ms. Willis,

Although I will not be able to attend the Zoning meeting on December 16, I would like to submit a comment.

R7-2025-2538 is asking for a zoning change from LDR to commercial. This is located on Route 521 which is already grossly over built with stores and businesses. I strongly object to this zoning change. LDR creates housing that will

add to the community in a nicer way than many existing communities. Fewer houses means fewer cars on the road and fewer students in our already crowded schools.

Yours,

Linda Manfre

9149 Henry Harris Road

Indian Land

--

Linda Manfre

Indian Land, SC 29707

From: [Ryan Woodard](#)
To: [Allison Hardin](#); [Corey D. Barnes](#); [Dr. Kirsten Willis](#); [Jennifer Bryan](#); [Matthew Blaszyk](#); [April M. Williams](#)
Subject: RZ-2025-2538: CF Smith/Harris Tracts
Date: Tuesday, December 16, 2025 7:39:50 AM

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—IT Helpdesk, lancastersc.supportsystem.com

Dear Members of the Lancaster County Planning Commission,

My name is Ryan Woodard, and I am a resident of the Shelly Woods neighborhood in Indian Land. I am writing following a meeting with the developer held last night that was highly attended and, at times, contentious. The message from the community was clear: placing commercial development directly within and against an established residential areas is not supported by nearby residents. Based on the level of engagement last night, I would anticipate a similar turnout at tonight's meeting.

While the project is located along a major corridor, the proposed rezoning from Light Residential to Commercial would place retail uses immediately adjacent to existing homes. This is inconsistent with development patterns elsewhere in Indian Land, particularly along US-521, where commercial projects are typically designed with appropriate separation and transitional buffering from residential neighborhoods. Recent developments such as Costco and Target were located in areas without direct residential conflicts, demonstrating that commercial growth in Indian Land has historically been planned to avoid placing retail immediately against existing homes. Approving this request would establish a precedent that does not currently exist in our community.

Traffic along this corridor is already severely congested, and residents routinely experience delays and unsafe driving conditions, including the need for dangerous U-turns. The proposed addition of a new traffic signal in this already constrained section is expected to further slow traffic flow, increase congestion, and compound safety concerns rather than meaningfully improve them.

I respectfully ask the Planning Board to consider the clear community opposition, the incompatibility of this rezoning with established housing, and the existing traffic and safety challenges. I also ask that you consider how this rezoning would be experienced by the families who already live here, and to weigh those impacts alongside the broader planning considerations. For these reasons, I respectfully request that this rezoning application be denied.

Thank you for your time and service.

Sincerely,
Ryan Woodard
2114 Clarion Drive

From: [Aaron Rusalem](#)
To: [Jennifer Bryan](#)
Subject: Future Traffic Light Concern
Date: Tuesday, December 16, 2025 10:08:25 AM

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—IT Helpdesk, lancastersc.supportsystem.com<<https://lancastersc.supportsystem.com>>

Thank you for taking my call this morning. If you would be so kind to pass this concern along for consideration please as I was not able to attend the related meeting at the Indian Land Rec center last night.

We live in the Retreat at Rayfield and already have significant challenges getting in and out of our neighborhood on and off of 521. At this point it's a safety hazard as well as adding significant time to morning and afternoon commutes. From

What I understand a potential commercial developer wants to add a light just south of our secondary neighborhood entry/exit. Doing that will only compound the aforementioned issues. If a light is needed why not do it at the primary entry/entrance and simultaneously take care of the mess with the entry/exit to the Culver's?

I am pro growth and that growth has done well for our home values. That I am appreciative for. However some of these future decisions to include the location of this light are going to have a negative outcome on our home values and safety in and out of the neighborhood. Also I would encourage someone from planning and/or County Council to commute to I-485 in the AM on a weekday and I-485 exit southbound on 521 in the evening on a weekday. They need to see and feel the pain. My commute times have gone from 30 minutes to sometimes over an hour now.

Thanks

Aaron Rusalem
455 Moses Dr
Indian Land, SC 29707


From: [April M. Williams](#)
To: [Mara Mata](#); [Jennifer Bryan](#)
Subject: FW: Proposed new development t
Date: Tuesday, December 16, 2025 12:52:34 PM
Attachments: [lanccologo_db3e5d40-7215-4742-ba85-9e0e33ad59e2.png](#)

Not sure this is in regard to any specific project, but can you guys please add it to the comments for tonight?

Thanks,

April



April Williams, Planning Director
Planning

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

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

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-----Original Message-----

From: Jill Randolph [REDACTED]
Sent: Tuesday, December 16, 2025 11:21 AM
To: April M. Williams <amwilliams@lancastercountysc.gov>
Subject: Proposed new development t

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, lancastercountysc.supportsystem.com<<https://lancastercountysc.supportsystem.com>>

Dear Ms. Williams,

Please consider requesting more stringent development requirements on the proposed new multi-use development. N. Lancaster county's traffic is choked and we need infrastructure (and a way to pay for it, eg: by having businesses pay their fair share) before the rampant construction continues. Living / driving here is congested and unpleasant, which was not the case when I moved here 15 years ago. Please help to push for more sane and fair development.

Sincerely,
Jill Randolph

Case Number/Item for Discussion	RZ-2025-2538: CF Smith/Harris Tracts
Date Picker	
Full Name	First Name: Ryan Last Name: Woodard
Phone Number	
Email	
Address	Address Auto Complete: 2114 Clarion Dr, Fort Mill, SC, USA
Public Comment – Regarding agenda Item:	My name is Ryan Woodard, and I am a resident of the Shelly Woods neighborhood in Indian Land. I am submitting this comment following a meeting with the developer held last night that was highly attended and, at times, contentious. The message from the community was clear: placing commercial development directly within and against an established residential area is not supported by nearby residents. While the project is located along a major corridor, the proposed rezoning from Light Residential to Commercial would place retail uses immediately adjacent to existing homes. In my case, the property line for this proposed development directly abuts my backyard, meaning commercial activity would occur immediately behind my home. This is inconsistent with development patterns elsewhere in Indian Land, particularly along US-521, where commercial projects are typically designed with appropriate separation and transitional buffering from residential neighborhoods. Recent developments such as Costco and Target were intentionally located in areas without direct residential conflicts. Approving this request would establish a precedent that does not currently exist in our community. Traffic along this corridor is already severely congested, and residents routinely experience delays and unsafe driving conditions, including the need for dangerous U-turns. The proposed addition of a new traffic signal in this already constrained section is expected to further slow traffic flow, increase congestion, and compound safety concerns rather than meaningfully improve them. I respectfully ask the Planning Board to consider the clear community opposition, the incompatibility of this rezoning with established housing, and the existing traffic and safety challenges. I also ask that you consider how this rezoning would be experienced by the families who already live here. For these reasons, I respectfully request that this rezoning application be denied.

Thank you.

Ordinance Number/Item for Discussion:	RZ-2025-2538
Date Picker	
Full Name	First Name: Jeremiah Last Name: Plummer
Phone Number	
Email	
Address:	340 Laurel Hill Rd. Indian Land, SC 29707
Public Comment - Regarding Agenda Item:	Unfortunately I am unable to attend tonight's meeting in person. I hope this message is read aloud and its intent is taken to heart by those who will be voting on this matter this evening. We will all be watching. I live on Laurel Hill Rd. and therefore any changes to this area would directly affect me, my family, our neighbors and our enjoyment of our homes. We purchased our home on a quiet residential street in a quiet residential area. If we wanted to live behind commercial properties we would have looked elsewhere. We (me and my neighbors) as the homeowner's in this area do not under any circumstances want to live behind commercial developments. There were residents from Laurel Hill Road, the Retreat At Rayfield, Shelly Woods, Murphy Drive as well as several others from within Indian Land and the surrounding areas that all came out to the meeting on Monday to make it known that we DO NOT WANT this land turned into a commercial development in any way. If you allow this re-zoning to go through, it will completely and forever change how me and so many of my neighbors view our homes. I understand the financial impacts that motivate these types of decisions, but that doesn't make it the best choice for the citizens of Indian Land. At the end of that day, that is who you ultimately answer to, the citizens. Would you want to drive through 70+ acres of commercial development to get to your home every evening? You have already over-developed so much of Indian Land. The very thing that so many of us love or loved about this area are being destroyed every day. Please do not allow corporate greed to come into our already pre-existing neighborhood and ruin it. We moved into a low-density residential neighborhood. We would like it to remain as a low-density residential neighborhood.

ATTACHMENT:

Citizen Comments Submitted Online After PC Meeting
For Item 6b

Agenda Item for Discussion:	RZ-2025-2538 – CF Smith / Harris Tracts
Meeting Date:	
Full Name	First Name: Audra Last Name: Dew
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	436 Moses Dr Indian Land SC
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	Dear Members of the Planning Authority, I am writing to provide public comment regarding Agenda Item RZ-2025-2538, CF Smith / Harris Tracts, specifically concerning the proposed retail shopping complex planned across from The Retreat at Rayfield, between Aldi and Culver's, along Highway 521 in Indian Land. The pace and scale of commercial and residential development in Indian Land has significantly outpaced the supporting infrastructure—most notably traffic capacity along Highway 521. Residents are already experiencing severe congestion, safety concerns, and daily traffic delays. With that context, I respectfully submit the following two options for your consideration: Plan A (Preferred): Pause approval and development of the proposed retail shopping complex until Lancaster County establishes an organized, comprehensive plan for growth management through a Unified Development Ordinance (UDO) or equivalent framework. This plan should directly address the out-of-control commercial and residential development in Indian Land and include a clear, enforceable strategy to mitigate the massive traffic congestion along Highway 521 before additional development is approved. Plan B (If Development Proceeds): If the County elects to move forward with this commercial development, a traffic signal should be installed at the intersection of Highway 521 and Halifax Drive / Murphy Drive prior to, or concurrent with, development. This intersection will be heavily impacted by increased traffic volumes, and signalization is a necessary safety and congestion-management measure as the area prepares for major new commercial activity across Highway 521.

Lancaster County has an opportunity and responsibility to ensure that growth decisions are proactive, deliberate, and aligned with infrastructure capacity—not reactive after conditions worsen. I strongly urge the Planning Authority to prioritize traffic safety, congestion mitigation, and responsible planning as it evaluates this rezoning request.

Thank you for your time and consideration. I respectfully request that this letter be entered into the official record for RZ-2025-2538.

Agenda Item for Discussion:	No more commercial construction in Indian land
Meeting Date:	
Full Name	First Name: Cheryl Last Name: Cahill
Phone Number	
Email	
Address:	15319 legend oaks ct Indian land SC
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	Indian Land cannot handle any more traffic on 521. Our town is saturated with all the commercial and housing developments over the last 3 years. Enough already! Our housing values will depreciate.

Meeting Date:	
Full Name	First Name: Eric Last Name: Fuehrer
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	2065 Clarion Dr. Indian land, SC 29707
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	Development along art 521.

Agenda Item for Discussion:	Rezoning Proposal: C.F. Smith / Harris Tracts
Meeting Date:	December 16, 2025 6:00:00 PM
Full Name	First Name: Ellen Last Name: Hitti
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	8020 Asher Chase Trl
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	We are totally against rezoning of the property on 521 between Aldi's and Culvers. The last thing we need right now is more traffic on 521. Until we have addressed the traffic problems we have currently and the projects we already have approved are completed we need to take a pause on future projects. We don't have the infrastructure or emergency services to support our current needs let alone add more demands.

Agenda Item for Discussion:	RZ-2025-2538 - CF Smith/Harris Tracts
Meeting Date:	
Full Name	First Name: Jon Last Name: Byrne
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	845 Spelman Dr, Indian Land, SC 29707
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	Dear Members of the Planning Commission / County Council, I am writing to formally express concerns regarding the proposed rezoning RZ-2025-2538-CF Smith/Harris Tracts. While I understand the importance of responsible economic development, this proposed rezoning raises significant concerns regarding consistency with both Lancaster County's 2040 Comprehensive Plan and the stated goals and objectives of the Unified Development Ordinance (UDO). The Lancaster 2040 Comprehensive Plan provides the County's long-range vision for growth and development, emphasizing balance between economic opportunity, environmental protection, and preservation of community character. Its guiding principles—growth, balance, vibrance, sustainability, prosperity, and mobility—are intended to ensure that Lancaster County remains a desirable place to live, work, and play. Rezoning residential land to a business classification in this location appears inconsistent with these principles and the Plan's land-use strategy. From a land use and housing perspective, Lancaster 2040 places importance on protecting established residential neighborhoods and directing commercial and business uses to appropriate locations where supporting infrastructure already exists. Introducing Rural Business zoning nearby a residential area risk creating incompatible land uses, eroding neighborhood character, and diminishing quality of life through increased noise, traffic, lighting, and operational impacts. Such outcomes run counter to the Plan's intent to manage growth while maintaining stable, livable communities. One of the UDO's primary goals is to ensure orderly growth that protects public health, safety, and general welfare. Allowing a transition from residential to Rural Business zoning in this context appears to undermine the predictability and consistency the UDO is designed to provide to residents and

property owners.

From an infrastructure and transportation standpoint, both the Comprehensive Plan and UDO emphasize aligning land use decisions with roadway capacity, traffic safety, drainage, and public service availability. Business uses generally generate higher traffic volumes and different vehicle types than residential uses. Without clear demonstration that existing infrastructure can safely and adequately support this change, the rezoning appears premature and inconsistent with the County's stated planning objectives

My final issues are with the planned lighted traffic intersection: installing a traffic light can cause or worsen traffic problems, particularly if the location does not meet specific engineering guidelines, or if the signals are poorly timed. Traffic signals are intended to manage traffic flow, but their effectiveness depends heavily on proper justification and implementation.

Some issues I have are:

- Increased Delay and Congestion: A new signal requires major-road traffic to stop when it previously may have flowed freely. At low-volume intersections, this can create unnecessary delays and increase overall travel time.
- Traffic Diversion: Frustrated drivers may seek alternate routes, potentially diverting significant traffic onto smaller, less suitable residential streets not designed for high volume or speed.
- Ineffective Signal Progression: Signals placed too close together or without proper coordination prevent beneficial signal progression (timing lights to allow continuous flow at a certain speed), further impeding traffic flow.

Has a comprehensive Traffic Engineering Study and detailed Traffic Impact Analysis been completed in support of this rezoning request? If not, such analyses should be required prior to any approval to ensure that existing roadway infrastructure, traffic safety, and capacity are sufficient to accommodate the proposed change in land use.

Agenda Item for Discussion:	C.F. Smith/Harris Tracts
Meeting Date:	
Full Name	First Name: Janice Last Name: Hopper
Phone Number	
Email	
Address:	6059 Kings Canyon Way Lancaster, SC 29720
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	Our household urges the City Council to deny the request by C.F. Smith to rezone 71 acres Harris Tracts from Low Density Residential (LDR) to Regional Business (RB). Please honor the recommendation by the County Planning Committee to disapprove the developer's proposal. In fact, we ask for a moratorium on all business development along the Hwy 521 corridor. Council needs to get to work to pursue the state funding we are owed to improve our transportation infrastructure that could support for the development. We believe the residents of the county spoke loud and clear when we voted down the sales tax increase. Their state roads that need to be maintained by state roads, which the council needs to pursue with much more fervor.

Agenda Item for Discussion:	Planning Commission meeting on Proposed Shopping Center for 71 acres between Aldi's and Culver's on 521
Meeting Date:	
Full Name	First Name: Merrill Last Name: Baker
Phone Number	
Email	
Address:	86658 Arrington Road Lancaster, SC 29720
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	How many times do the residents of this county have to scream from the rooftops that WE DO NOT WANT ANY MORE DEVELOPMENT, COMMERCIAL OR RESIDENTIAL, in this county? We just facilitated a moratorium on residential development. Commercial development should be no different. You have facilitated the destruction of the beauty of this county, strangled roads with traffic, made it dangerous for ambulances to get by the traffic, enabled the destruction of wildlife, and you want to make it more dangerous, more congested, full of more people and basically made this county look exactly like most of the cities we city dwellers ran from. NO MORE!! ENOUGH IS ENOUGH!! You are putting our lives in peril, making the quality of life miserable, and making short commutes long ones. You seem not to care what we think. THIS MESSAGE, AND OTHERS LIKE IT, WILL PROVE THAT YOU WORK FOR US AND NOT THE OTHER WAY AROUND. WE HAVE THE LAST SAY! NO MORE DEVELOPMENT OF THIS COUNTY, COMMERCIAL OR RESIDENTIAL!!

Agenda Item for Discussion:	rz-2025-2538
Meeting Date:	
Full Name	First Name: Marion Last Name: M Roe
Phone Number	██████████
Email	██████████████████
Address:	1542 Tranquility Boulevard
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	Regarding the application for rezoning on 521 N between Aldi and Culvers: I urge you to turn down the developer's request for this zoning chang. Thank you

Agenda Item for Discussion:	Harris tract
Meeting Date:	
Full Name	First Name: Patrick Last Name: Notheis
Phone Number	
Email	
Address:	3213 Arches Bluff Circle Lancaster SC29720
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	I am expressing opposition to the rezoning of the Harris track to a commercial site from low density residential\n First I understand there's a moratorium on developments, north of highway 5 second, although I understand The owners trying to obtain a fair price for their land this particular parcel would create severe congestion problems in an area where there's already congestion. If there was some way to not have the traffic enter on highway 521. Perhaps this could be considered, but additional traffic lights.Additional cars from box stores are just unacceptable.Until the state decides to figure out how to handle traffic on highway 521.Thank you

Agenda Item for Discussion:	Rezoning Proposal: CF Smith/Harris Tracts
Meeting Date:	
Full Name	First Name: Stephanie Last Name: Houser
Phone Number	
Email	
Address:	3916 Kestrel Lane
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	PLEASE I am begging you do not allow any more residential buildings or commercial buildings until the roads and schools have a chance to catch up. YOU are DESTROYING our schools in Indian Land by allowing this growth and not having impact fees at the right amounts to give them the funds to keep up. Do not allow rezoning, I wish you could take back the POINT development as well, such a shame what is happening to 521 right now.

ATTACHMENT:

C.F Smith 12-15-2025 Neighborhood Meeting Sign-In
Sheet

Indian Land Marketplace Rezoning – C.F. Smith Property Group

Neighborhood Meeting Sign-In

Name	Address	LANCASTER	Email
KATHY STORM	5025 REDWOOD GROVE TRL		Airdiva@aol.com
Barbara Scannell	8016 Caeolina Lakes Way		biscannell@live.com
Maryella DeLumbo	506 Moses Dr.		MedeLumbo@aol.com
GARY DELEMBO	" "		garyd521@aol.com
Bruce Pendleton	217 Sweet Briar Dr.		bspend77@gmail.com
Dennis Pendleton	217 Sweet Briar Dr		drpend79@gmail.com
PATRICK + JAN SZANY	1024 PRINCETON DR		JMSZANY@gmail.com
Joan McLannnon	212 Hartwell Ln		antonette.mcdannnon@gmail.com
Ken Beck	13812 Teal Ct.		K3MTRK@shoo.com
Jeanne McCoy	9213 Whistling Straits Dr		IMASHEEP77@gmail.com
Chris Ross	2096 Clarion Dr		
Cindy Kenley	2078 Clarion Clarion Dr.		
Robert Kenley	2078 Clarion Dr		rKenley1@gmail.com
Robin Hought	3614 Moses Dr		hought1234@aol.com
Marian Morrow	201 Butler Dr.		mymorrow@aol.com

Indian Land Marketplace Rezoning – C.F. Smith Property Group
Neighborhood Meeting Sign-In

Name	Address	Email
John Zito	1017 Linker Ln	john.zito@att.com
Deborah RiSoldi	592 Noses Dr.	drisoldi@icloud.com
Caroline Yarnes	1011 Princeton Dr.	fcsyama@gmail.com
Laurie George	506 Cornell Dr	LaurieGeo1@aol.com
Eugene George	506 Cornell Dr	EGeorge695@aol.com
Brenda Puckett	9013 Jordan Creek Ct.	brendapuckett49@gmail.com
Karen Postupalsky	2232 Hartwell Lane	KIPARTIPILDE@COMPRIUM.NET
Kristen Hanley	9010 Jordan Creek Ct.	kristenh26@outlook.com
Kristen Hanley	197 Sweetgum Dr.	KRISTENHANLEY@GMAIL.COM
PAULA WALTER	629 BURRELL PLACE	pew5165@yahoo.com
Karen Sand		
John Saul	201 Sweet Briar Dr. 29707	jsaul@outlook.com
PAUL KOBEL	SUN CITY	PAULKOBEL@ATT.COM
Randall Pannett	205 Hatchway Rd	

Indian Land Marketplace Rezoning – C.F. Smith Property Group
Neighborhood Meeting Sign-In

Name	Address	Email
Keith Castle	1095 Princeton Dr.	
Roger King	230 Sweet Briar Dr.	Blking51@yahoo.com
Till Emcke	230 Sweet Briar Dr.	
Michael Schultz	350 Cottonfield Rd	mikestesting35@gmail.com
Bruce Cohen	7199 Chrysanthemum Rd	CompleteLandscaping25@gmail.com
Joseph Amato	153 Halifax Drive	Joseph.Amato@gmail.com
Don Schacher	1130 Princeton Dr	d.schacher@aol.com
Simiricki Durney	1111 Princeton Dr	jim_durney@yahoo.com
Ted Hoover	2603 Chatham Dr.	thoover4@msn.com
Amanda Hill	267 Laurel Hill Rd	mambybirehill@gmail.com
Corea Mallessee	112 Hatchway Rd. Rd	cgallagher001@gmail.com
Luhe Benton	186 Hatchway Rd	Lab1241@gmail.com
John Maye	387 Laurel Hill Rd	johnmaye1948@gmail.com
Judianne Tinklenberg		

Indian Land Marketplace Rezoning – C.F. Smith Property Group

Neighborhood Meeting Sign-In

Name	Address	Email
Donnie Milby	257 Sweet Briar Dr.	
Carol Campos	2114 Clarion Dr	
Kirsten Willis	3085 Kershaw Camolen Hwy.	
Jennifer Bryan	11615 Windnap Ave.	
William H. Cota Jr	1234 Shelly Wood Dr.	
Marty & Jenn Kennedy	362 Cottonfield Rd, (THE RETREAT)	terri.j.kennedy@gmail.com
Scott Wallace	488 Maes Dr	
JEFF Vukovich	2048 Camion Dr	
NICKY & MARY ANN CREECH	156 HATCHWAY RD.	
WALTER F. MIRELLA	253 Sweet Briar	
Melinda Orfzo	323 Laurel Hill Rd,	
Carlos FORTAO	323 Laurel Hills Rd.	
Michelle & Tom Anderson	392 Laurel Hill Rd	anderson.tom.michelle@gmail.com
Rale Johnson	1085 Huber Road Drive -	
Jim & Mary Wade	1070 Princeton Drive	
Heather & Mitchell Creech	247 Hatchway Rd.	hmch@comporium.net

Indian Land Marketplace Rezoning – C.F. Smith Property Group

Neighborhood Meeting Sign-In

Name	Address	Email
Pam Hill	9426 Cadehill Rd.	pamwhill@yahoo.com
Paul Longo	193 Sweet Briar Dr	Pgullongo@comcast.net
Parker Dudley	248 Laurel Hill Rd	dparkermt@gmail.com
Rucker Dudley	248 Laurel Hill Rd	rucker@jaywhitegroup.com
Josh Wilson	2090 Clarion Dr.	Josh.wilson@attentive.com
David Williamson	821 Kathy Diane Dr	merchants@keepintouchwithus
Jeffrey Langdon	123 Sweet Briar Dr	langd2ja@gmail.com
Reta Alan Sparr	46115 chickadee Ln. #202	alan.sparr@yahoo.com
George Hodel	427 LAUREL HILL RD	george@hodeldesigns.com
JIMMY RICE	334 Cotton Field Rd	jdrice23@gmail.com
SAL SANADRIA	189 SWEET BRIDE Dr	SAS718@AOL.COM
D. Robinson	838 Spelman	
J. Folk	407 Laurel Hill Road	jfolk2402@gmail.com
Janica Argo	846 Spelman Dr.	jargo414@gmail.com

Indian Land Marketplace Rezoning – C.F. Smith Property Group
Neighborhood Meeting Sign-In

Name	Address	Email
Karen Thompson	817 Spelman	karen@veraliya.com
Dilip Shah	8144 perthy Drive	dilipshah@bellsouth.net
JARED CALLIS	293 LAUREL HILL	JAREDCALLIS@GMAIL.COM
Alison Koenke	177 Hatchway Rd, Indian Land	alisonkoenke@gmail.com
Rebecca Mc Nerney	176 Hatchway Rd, Indian Land	rtmcnerney@gmail.com
Kelly Mercer	Bel Air	sewmrcer@yahoo.com
Debbay Bosseman	2035 Donaldson	DBosseMan@yahoo.com
Betty Griffin	208 Hatchway Rd	bgriffin358@gmail.com

ATTACHMENT:

Citizen Sign-In Sheet Provided by Citizens
For Item 6b

(4-Approve) (4-~~Deny~~) (No vote) 10 of 3

Indian Land Resident Recommendation to the Planning Commission Item 6b: RZ-2025-2538 - CF Smith/Harris Tract - Highway 521 Between Laurel Hill Road and Murphy Drive				
First Name	Last Name	Development Name or Access Road From Highway 521	Approve	Deny
JIM & VICKI DUNN Kenneth	DUNN Metevier	Retreat @ Rayfield		✓
John Haren	SAUL Saul	Retreat @ Rayfield		✓
PAULA BRUCE	WALTER CANNON	RETREAT @ RAYFIELD		✓
Bruce Cohen		Walnut creek		✓
Ken	Beck	Sim City "		✓
MARY	Wade	Retreat @ Rayfield		✓
Jim	Wade	Retreat @ Rayfield		✓
Wendy	O'Brien	Shelly Woods		✓
WILLIAM DEED Cileis	O'BRIEN ACGO	SHelly Woods		✓
Shawn	Fritz	Retreat @ Rayfield		✓
Albert	Fernandez	Shelly Woods		✓
TODD VALENCOUR	VALENCOUR	Shelly Woods		✓
Carol	Campas	Shelly Woods		✓
Andrew	Clarke	Shelly Woods		✓

2 of 5

Indian Land Resident Recommendation to the Planning Commission				
Item 6b: RZ-2025-2538 - CF Smith/Harris Tract - Highway 521 Between Laurel Hill Road and Murphy Drive				
First Name	Last Name	Development Name or Access Road From Highway 521	Approve	Deny
Karen	Thomas	The Point/Murphy Rd		✓
Mark Bubba	Bubba	Murphy Rd		✓
Chris Ross	ROSS	Shelly Woods		✓
Cindy	Kenley	Shelly Woods/Corridor		✓
Brian	West	Shelly Woods		✓
PAT	BENZ	Sun City		✓
JILL	EMCHE	RETREAT AT RAYFIELD		✓
Alan	Sparr	Sun City		✓
Roger	King	Retreat At Rayfield		✓
COFFEE	HOBEL	LAUREL HILL		✓
Ann Maria	Brown	Retreat at Rayfield		✓
Barbara	Scannell	Sun City		✓
Eric	FOERER	SHelly Woods		✓

Indian Land Resident Recommendation to the Planning Commission

Item 6b: RZ-2025-2538 - CF Smith/Harris Tract - Highway 521 Between Laurel Hill Road and Murphy Drive

[illegible]

4 of 5

Indian Land Resident Recommendation to the Planning Commission Item 6b: RZ-2025-2538 - CF Smith/Harris Tract - Highway 521 Between Laurel Hill Road and Murphy Drive				
First Name	Last Name	Development Name or Access Road From Highway 521	Approve	Deny
Geoff	Myrick	Hatchway		
Betty	Griffin	Hatchway		
Mitchell	Creech	Hatchway Rd.		X
JARED	CALLIS	LAUREL HILL		X
Lanisa	Callis	Laurel Hill		X
Cheryl	Woodard	Shelly Woods/Cannon		X
WOLF	DOUGLAS	Recreat at Rayfield		X
PAUL	KOBERG	SUD CITY		X
KATRY	STORM	TREE TOPS		X
Rucker	Dudley	Laurel hill		X
Steven	Krenke	Hill Highway		X

Indian Land Resident Recommendation to the Planning Commission

Item 6b: RZ-2025-2538 - CF Smith/Harris Tract - Highway 521 Between Laurel Hill Road and Murphy Drive

[illegible]

ATTACHMENT:

Document Provided By Barbara Scannell

For Item 6b

Proposed Shopping Center in Indian Land SC

From Barbara Scannell <blscannell@live.com>

Date Tue 12/16/2025 10:23 AM

To nrobinette@cfsmithpg.com <nrobinette@cfsmithpg.com>

Good Morning Mr. Robinette,

I attended the community meeting you and your staff hosted at the Indian Land Recreation Center yesterday evening.

I was the one who recommended that you withdraw from the public hearing this evening and reschedule to the next Planning Commission meeting on 01/20/2026.

Doing so would provide your staff the time needed to address the issues brought up by the residents and prepare the most accurate information for the residents, Planning staff and Planning Commission, including but not limited to:.

- Property line disputes,
- Providing large natural buffers along the northern, southern, and eastern borders for the existing rural properties and the Shelley Woods development,
- Traffic circulation, and
- Format of the shopping center itself, including type of stores and restaurants.

This morning it occurred to me that the residents at the meeting said what they didn't want at the proposed shopping center, but not what they wanted.

Rather than two large box stores, consider changing the format to numerous smaller stores that residents currently drive to outside of Indian Land and actually shop, such as Chico's, Ann Taylor, The Children's Place, a smaller Cabellas or Academy Sports, etc.

Recruit dining choices with great ambiance such as a seafood restaurant, a Mexican restaurant like Zapata's in Ballantyne, Razoos Cajun Cafe in Concord, and a fun family place like Dave & Busters.

Online surveys could be distributed to the residents via area HOA's and community groups to determine the best mix of shopping and dining experiences.

Working with us rather than against us will help to ensure a positive outcome for all.

At the meeting, you said you were willing to speak with us further, and provided your business card. This gesture is greatly appreciated.

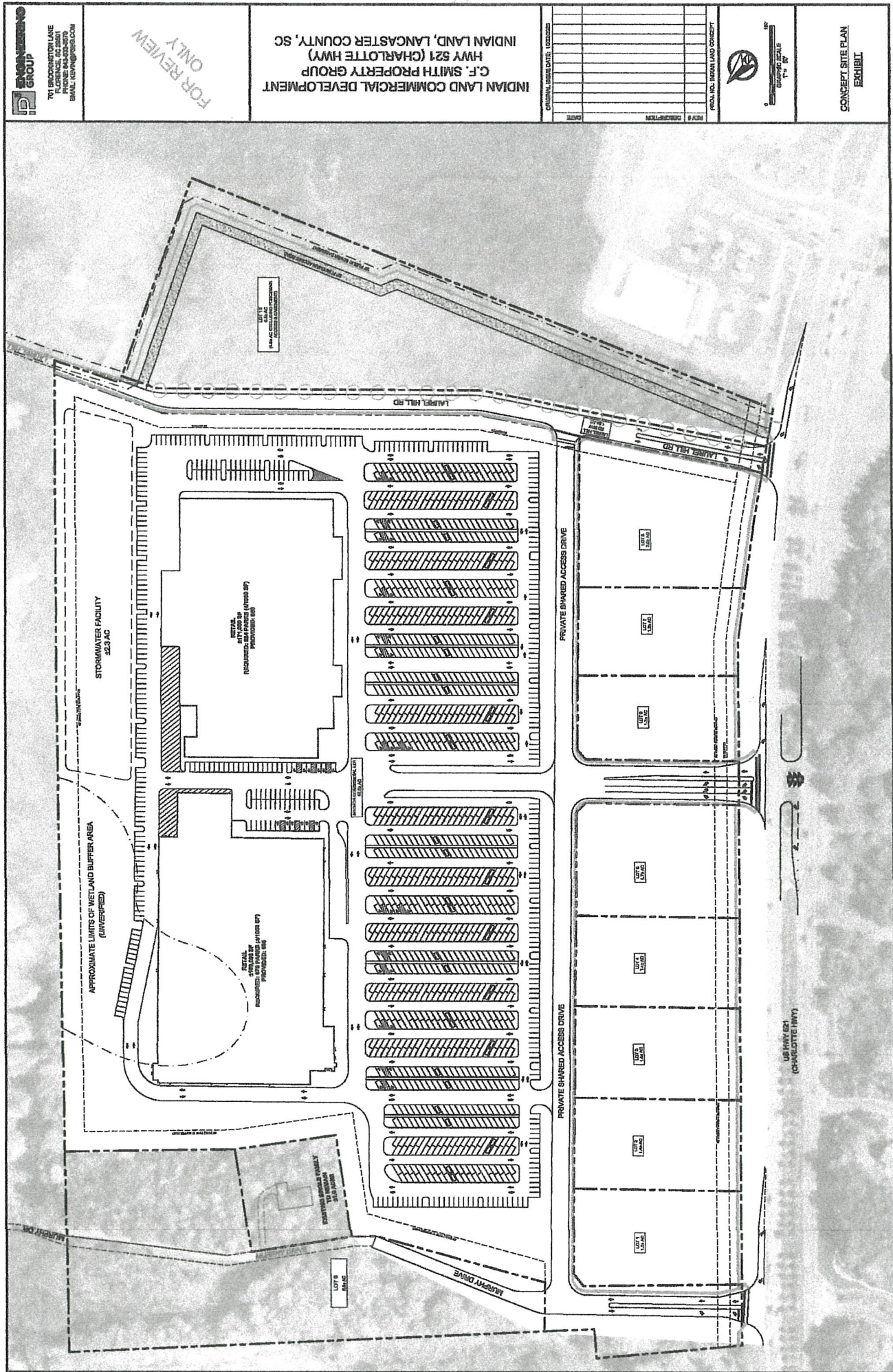
I sent you a text message at 9:05 a.m. and left a voicemail on your cell phone at 9:33 a.m. that provided the information above.

I am available to speak with you until 10:30 this morning or after 2:00 p.m. this afternoon.

I hope to hear from you as early as possible today.

Best Regards,
Barbara Scannell
Sun City Carolina Lakes

Attachment B DEVELOPMENT SITE PLAN



ATTACHMENT:

Document Provided By John Saul

For Item 6b

Madam Chairwoman and Members of the Planning Commission:

I concur with the presenter who asked the Planning Commission to deny the Zone Change Application RZ-2025-2538, and to add a Master Traffic Circulation and Drainage Plan and road impact fees to the UDO.

If you decide to approve the zoning request for RZ-2025-2538, then please require the developer to make the road improvement corrections outlined in items 1 through 3 listed below and identified in the map identified as Attachment A.

There are 40+ houses off Laurel Hill Road, 350+ houses in the Retreat, and 266 apartments in Parkstone. At present there is very poor traffic connectivity. None of these residents have a safe way to make left turns onto Highway 521. They either have to turn right and make a U-turn or cut across 3 lanes of traffic.

This is dangerous for all drivers on Highway 521, those driving straight in both directions and those trying to make left turns from their developments.

This can be corrected by improving the connectivity from the surrounding houses and the apartments to the proposed shopping center service road and traffic signal (see Attachment B) This would enable residents to safely make left turns onto Highway 521.

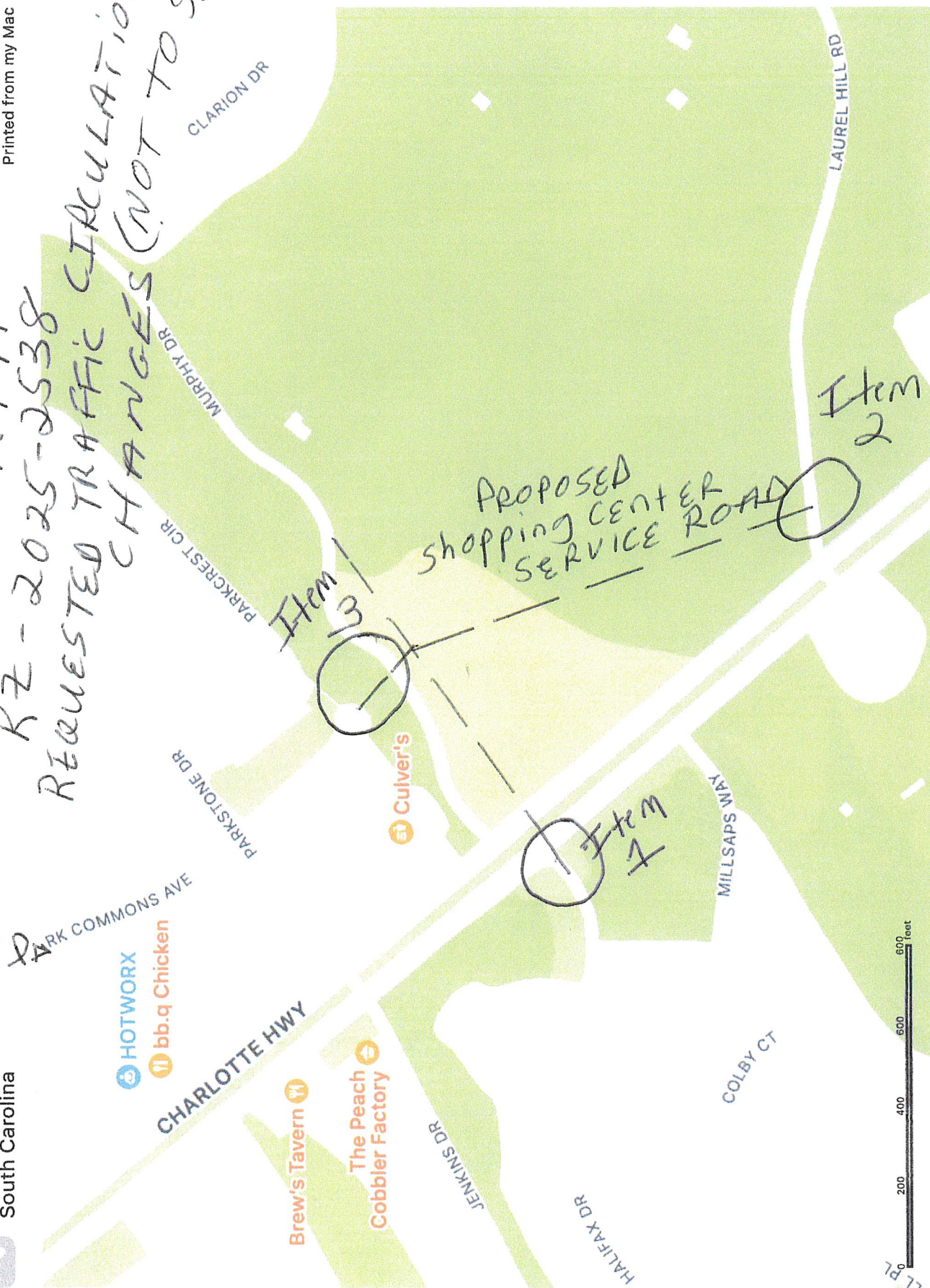
1. Move the proposed traffic signal to the entrance on Murphy Drive, and align Murphy Drive with the main Retreat development entrance at Halifax Drive.

Coming out of the shopping center by the traffic signal from Murphy Drive, have one right turn lane onto northbound Hwy 521, one left turn lane onto southbound Hwy 521, and one straight across lane from the shopping center onto Halifax Drive.

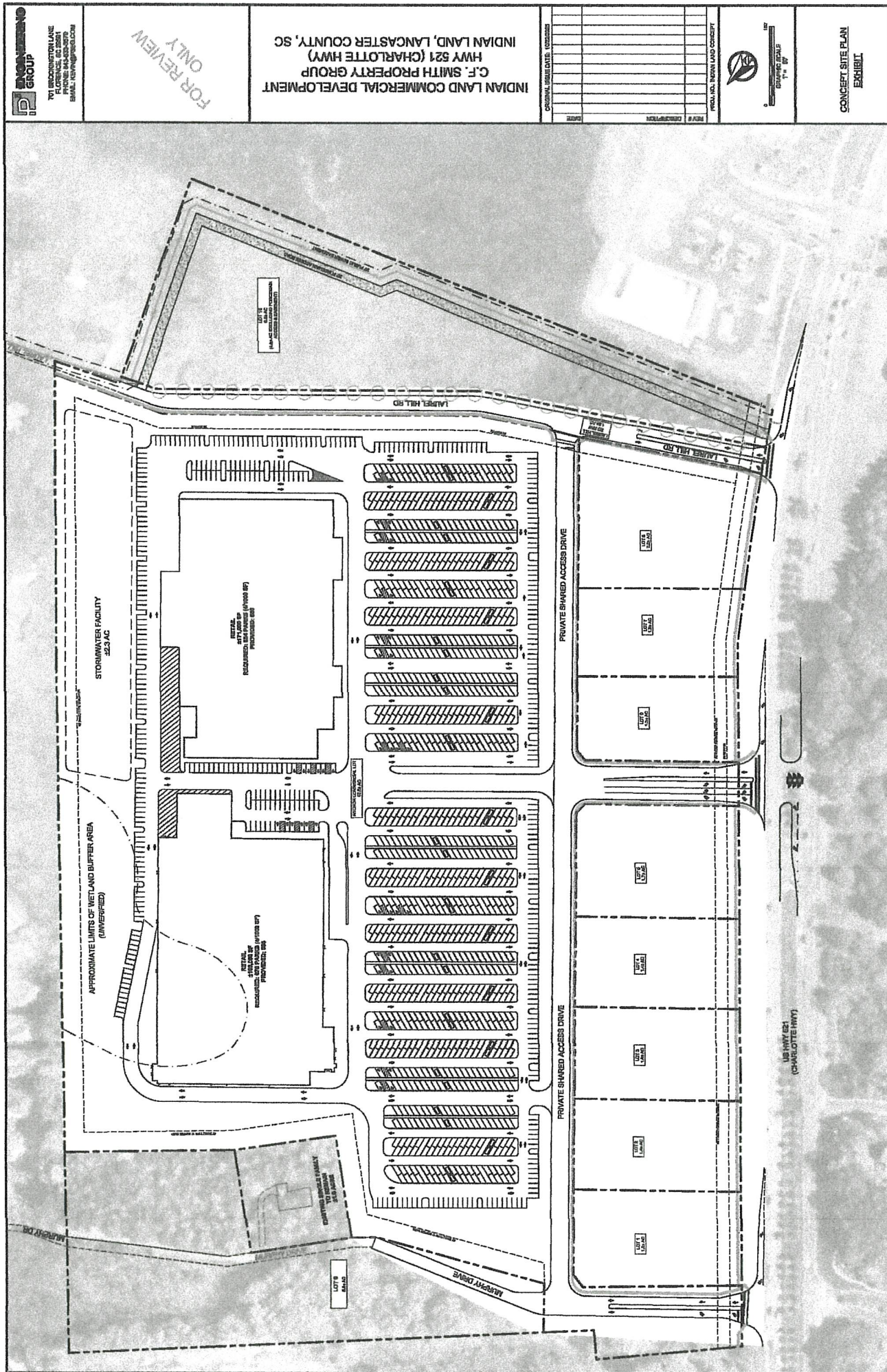
2. Ensure there is a right turn entrance from Laurel Hill Road onto the service road inside the shopping center.
3. Connect the existing Park Commons Avenue from the apartments to Murphy Drive.

Thank you.

ATTACHMENT A
RZ-2025-2538
REQUESTED TRAFFIC CIRCULATION
CHANGES (NOT TO SCALE)



Attachment B DEVELOPMENT SITE PLAN



ATTACHMENT:

Document Provided By Jimmy Noblett

For Item 6b

Formal Letter of Opposition

To: Lancaster County Planning Commission & County Council **Date:** December 16, 2025

Re: OFFICIAL OPPOSITION to Rezoning Application **RZ-2025-2538**

To the Members of the Board:

My name is Jimmy Noblett, and I am the owner of the property located at **351 Laurel Hill Road**. My property is directly adjacent to the site proposed for rezoning under application **RZ-2025-2538**.

I am writing to formally express my **strong opposition** to this request to rezone the subject property from Low Density Residential (LDR) to Regional Business.

The proposed "Regional Business" designation is entirely inappropriate for this location. It would replace existing woods, pastureland, and a single-family home with high-intensity commercial development. This drastic change poses a direct threat to the safety, property value, and quality of life of the adjacent homeowners.

I urge you to deny this application based on the following critical factors:

1. Traffic Safety and Preservation of Laurel Hill Road Laurel Hill Road is established as a residential corridor. "Regional Business" zoning is designed to attract high-volume traffic from a wide geographic area. Introducing regional commercial traffic onto Laurel Hill Road creates an immediate safety hazard for families and residents. The infrastructure cannot support the influx of non-residential vehicles without severely compromising the safety of existing driveways and pedestrians. **Laurel Hill Road must remain residential traffic only.**

2. Environmental Impact and Flood Risk The current property consists of woods and pastureland, which provide essential natural stormwater absorption for the area. Converting this permeable land into the impermeable surfaces typical of Regional Business (large parking lots and roof structures) will drastically increase stormwater runoff. As an adjacent owner, I am deeply concerned that this development will alter the natural topography and direct floodwaters onto my residential property.

3. Incompatibility of Use There is no transition zone proposed between my quiet residential property and this high-intensity commercial request. Placing a Regional Business district directly against a rural-residential boundary is poor planning practice ("spot zoning") that unfairly burdens the existing homeowner with the noise, light, and activity of a commercial center.

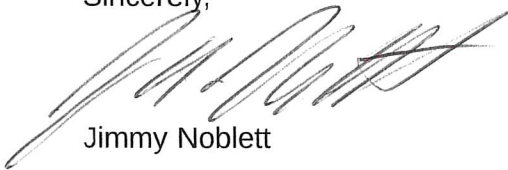
SECONDARY REQUEST: REQUIRED CONDITIONS

If the Board chooses to approve this request against the wishes of the neighbors, I **formally request that the following binding conditions be placed on the rezoning** to mitigate the damage to my adjacent property:

- **Mandatory Buffer Zone:** A minimum **100-foot undisturbed vegetative buffer** must be maintained along the property line shared with all residential lots. This buffer must be supplemented with an 8-foot opaque privacy fence to visually block the project entirely.
- **Lighting Restrictions:** All lighting must be "Dark Sky" compliant and full-cutoff fixtures. Light poles must not exceed 15 feet in height, and there must be **0.0 foot-candles of light spillage** measured at the residential property line.
- **Hours of Operation:** To preserve the residential character of the night, commercial operations (including deliveries and trash collection) must be strictly limited to the hours of **7:00 AM to 9:00 PM**.
- **Noise Control:** Dumpsters and loading docks must be located at the furthest point from adjacent residential lines and enclosed in sound-dampening masonry.

Conclusion This rezoning request benefits a developer at the expense of the established community. It creates traffic hazards on Laurel Hill Road and destroys the rural character of the land. I respectfully request that you vote **NO** on RZ-2025-2538.

Sincerely,



Jimmy Noblett

351 Laurel Hill Road

[REDACTED]

ATTACHMENT:

Email To Add-In Last Minute Road Name

Jennifer Bryan

From: Sandra Burton <SBurton@lanc911.com>
Sent: Wednesday, December 10, 2025 3:54 PM
To: Jennifer Bryan
Subject: RE: Any other road names?

I left off Fawn Chase Dr for phase 3, can you put it on January? No other road names that I can see.

Thanks,

Sandra Burton
E-911 Addresser
803-416-9325



From: Jennifer Bryan <jbryan@lancastercountysc.gov>
Sent: Wednesday, December 10, 2025 3:47 PM
To: Sandra Burton <SBurton@lanc911.com>
Subject: RE: Any other road names?

Roselyn Phase 3 and Phase 4 are on the December agenda (see list above)



Jennifer Bryan, Planning Technician
Planning

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

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

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From: Sandra Burton <SBurton@lanc911.com>
Sent: Wednesday, December 10, 2025 2:42 PM
To: Jennifer Bryan <jbryan@lancastrcountysc.gov>
Subject: RE: Any other road names?

I need to look at Roselyn 3A to see if we submitted those yet. I think we have but need to make sure. Be right back!

Beacon Ridge Rd
Tobacco Cove Av
Union South St
Tea Olive Dr
River Gleam Way
Beaver Tract Ct
Fawn Chase Dr

Sandra

From: Jennifer Bryan <jbryan@lancastrcountysc.gov>
Sent: Wednesday, December 10, 2025 2:05 PM
To: Sandra Burton <SBurton@lanc911.com>
Subject: Any other road names?

Sandra,
I'm trying to get my January agenda lined up early before the holidays. Do you have any other new road names in the pipeline?



Jennifer Bryan, Planning Technician
Planning

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

P:(803) 285-6005
jbryan@lancastrcountysc.gov

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Agenda Item Summary

Ordinance # / Resolution # : N/A

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 1/20/2026

Information to Show on Agenda Below Title:

Proposal:

Property Details:

Property Location:

Current Zoning District:

Proposed Zoning District:

Applicant:

Council District:

Statutory Notices:

Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

Recommendation:

Attachments:

1. Planning Commission Workshop Meeting 1-08-2026



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

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
WORKSHOP MEETING**

**January 8, 2026 5:00 P.M.
MINUTES**

Chairman Richards called the meeting to order at 5:02 p.m.

1. Roll Call:

Commissioners Present:

Jason Cavalier, Dist. 1 (**Arrived Late**)
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

Staff Present:

April Williams, Planning Director
Matthew Blaszyk, Planner
Jennifer Bryan, Planning Technician

Corey Barnes, Planner
Kirsten Willis, Planner
Admin. Assistant: Mara Mata

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.

Y. Cureton motions to approve Agenda with an amendment to remove Item 2b; 2nd by S. Hinson.

Vote: 5:1 **Motion approved.** J. Tinklenberg opposed.

2. New Business

a. SD-2024-1350 Riverside Single Family aka Riverside Manor

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 (a/k/a Riverside Single-Family)

Staff Presentation: Matthew Blaszyk

Discussion:

- Staff Recommendation

b. RZ-2025-2810 EMS Facility

Application by Greg Bass on behalf of Lancaster County for a rezoning of 1.745 acres located at 9070 Van Wyck Rd (TM 0022-00-007.02) from Medium Density Residential (MDR) to Institutional (INS) District, in order to construct a new EMS Station.

Staff Presentation: Kirsten Willis

Discussion:

- Location

3. Other:

a. April Williams and the Commissioners discussed the Regular January 20th Meeting items.

b. Continuing Education with John DeLoach

Commissioner Cavalier arrives at 5:11 PM.

4. Adjourn

Y. Cureton motioned to adjourn, 2nd by J. Cavalier.

Meeting was adjourned at **6:17 PM**

A SIMPLE GUIDE FOR PLANNING COMMISSION REVIEW OF DEVELOPMENT APPLICATIONS

Substantive due process in land use law prevents arbitrary government actions, requiring that zoning and land use regulations serve a legitimate public purpose (health, safety, welfare) and are rationally related to that goal, not "arbitrary or capricious". *Euclid v. Ambler Realty*, 272 U.S. 365 (1926). Substantive due process prohibits a local government from denying land use permits arbitrarily - meaning without a basis in law or the record. *Cine SK8 Inc., v. Town of Henrietta*, 507 F.3d. 778 (2007)

1. Determinations of compliance with the land development ordinance

- a. Who is tasked with the initial review and approval/denial/modification of an application/plat
 - i. **Staff** – staff reviews, negotiates, and approves or rejects the application based upon any applicable sections of the land development ordinance.
 1. If the applicant disagrees with all or part of the decision, they may appeal to the Planning Commission
 - ii. **Planning Commission**- Development ordinance may authorize the Commission to make the initial decision. Otherwise, the Commission acts as an appellate body.

1. If Commission is the initial decision maker

- a. Do the land uses in the application meet the requirements provided in the Development Ordinance
- b. If not, what specific sections of the ordinance does the application not meet the requirements.
- c. What requirements do the Commission have the authority, in the ordinance, to impose modifications or conditions on the application?
- d. Commission must provide a written decision to the applicant – applicant has the right to appeal to the SC Circuit Court if they do not agree.

2. If the Commission is an appellant body

- a. The Commission has to determine if the initial staff decision contained errors in applying the requirements of the development ordinance.
 - i. If no, then the Commission should uphold the staff decision and allow the applicant to proceed based on that decision.
 - ii. If yes, the Commission should determine the approval, denial or conditions imposed based upon the evidence presented by all parties in interest at a quasi-judicial hearing.

2. The Planning Commission Must provide Applicants with Written Decisions.

Regardless of the Commission's role – The Commission must provide the applicant with a written decision and specifically include any conditions or modifications imposed. Any condition or modification should be supported with reference to applicable sections of the Development Ordinance

- S.C. Code Section 6-29-1150(b) : A record of all actions on all land development plans and subdivision plats with the grounds for approval or disapproval and any conditions attached to the action must be maintained as a public record. In addition, the developer must be notified in writing of the actions taken.



Planning Commission Authority

Planning Commission Workshop

Lancaster County, SC

January 8, 2026

Local Leaders Statewide Strength

Freedom of Information Act

Meeting Minutes

What are Minutes – Why are they required

- Required of all public bodies by SC Code Section 30-4-90 and available for public inspection (30-4-30)
- An official record of attendance, matters considered and votes taken
- It's not a court-style transcript
 - Public bodies need the free ability to openly discuss issues



Substance of Official Minutes

- At a minimum official minutes must include
 - Date, time and location of the meeting
 - Presence or absence of members and presence of a quorum,
 - Substance of matters officially proposed, discussed & action taken
 - Result of any votes taken
 - 30-4-90 allows members to request specific information be added*
 - Must reference/reflect specific issue on the agenda



Authority of Quasi-Judicial Bodies

- The 5th Amendment restricts regulation of private land use to that reasonably necessary to protect public health, safety and welfare
- Authority to review applications or appeals must be established within the county's land use ordinances
- Actions of the Board/Commission must conform to the applicable land use ordinance
 - By-Right (permitted) vs. Conditional/discretionary use



Board/Commission Authority

What can the Commission do?

- Approve
- Deny
- Approve with conditions imposed**
- Any action by the Board/Commission must be based on the scope of discretion the Commission is granted within the applicable ordinance

** must be authorized by statute/ordinance/regulation



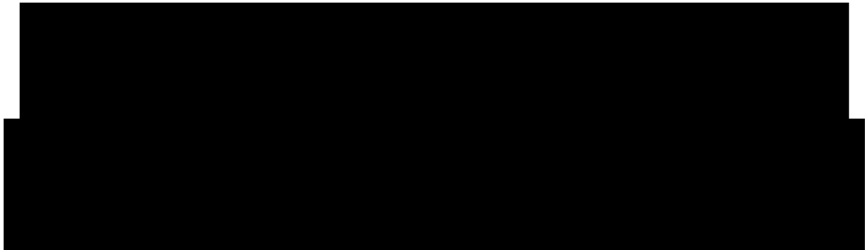
Common Ethical Issues for Commission Members

- Separate your personal opinions from professional responsibilities
- Pitfalls of Social Media
 - Personal vs. Official pages
 - Personal comments on pending or anticipated matters before the body
 - Appealable issue of bias
 - Potential for liability



Questions?

John DeLoache

A large black rectangular box redacting contact information, likely an email address and phone number, located below the name John DeLoache.

www.SCcounties.org



Agenda Item Summary

Ordinance # / Resolution # : N/A

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 1/20/2026

Information to Show on Agenda Below Title:

Proposal:

Property Details:

Property Location:

Current Zoning District:

Proposed Zoning District:

Applicant:

Council District:

Statutory Notices:

Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

Recommendation:

Attachments:

1. EMS Staff Report Final
2. RZ-2025-2810 EMS Facility
3. RZ EMS map frame
4. ZoningMapAmendmentApplication_EMS
5. Deed 1671_318
6. Plat 2022-403

Proposal:	Request to rezone one parcel totaling approximately 1.74 acres. The purpose of this request is to allow the construction of an EMS facility.
Property Location:	9070 Van Wyck Rd. (TM# 0022-00-007.02)
Current Zoning District:	Medium Density Residential (MDR)
Proposed Zoning District:	Institutional (INS)
Applicants:	Greg Bass on behalf of Lancaster County
Council District:	District 1, Stuart Graham
Statutory Notices:	Hearing notice published in The Lancaster News 01/03/26 Signs posted 01/05/26 Mailed notices 01/02/26 Posted agenda in lobby 01/13/26

Overview

The applicant is requesting the rezoning of one parcel totaling 1.74 acres from **Medium Density Residential (MDR)** to **Institutional (INS)**. The purpose of this rezoning is to allow development of an EMS facility. The transitional Medium Density Residential district does not allow civic development of the public safety station definition, while Institutional matches the public safety station use along with the governmental facility expansion.

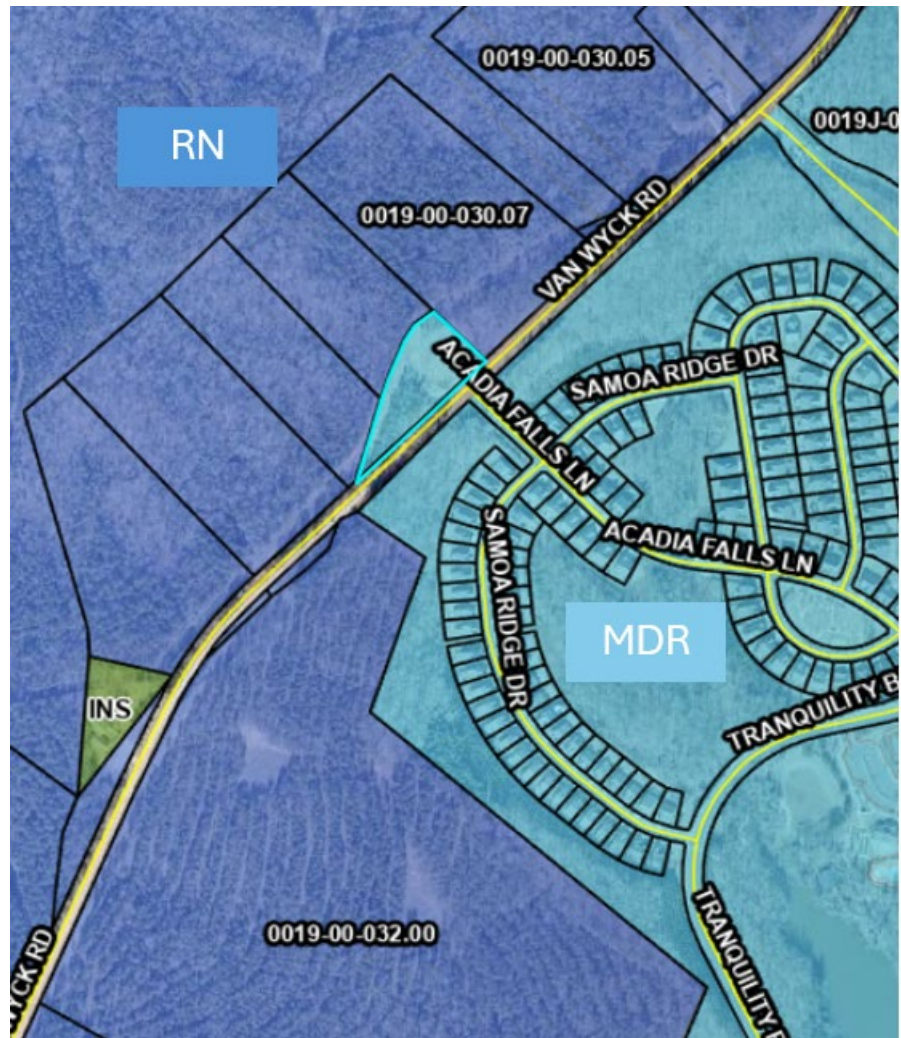
Site Information

The subject property is located on Van Wyck Road. It is undeveloped, with a portion being wooded and the other mostly cleared. Adjacent areas including the 55+ senior living community, Tree Tops. Other surrounding areas are mostly undeveloped and wooded and a church residing to the South, less than a mile.



Analysis & Findings

The figure to the right shows the surrounding zoning districts from the subject parcels. Residential districts include Medium Density Residential (**MDR**), which is recognized as the Tree Tops Community and Rural Neighborhood (**RN**). There is one parcel zoned as Institutional (**INS**) which is considered a “special” district, to accommodate the civic/religious use. Considering the surrounding zoning districts, expansive collector road access, desired use, and dedication as a public service via a government entity this request is appropriate and permissible.



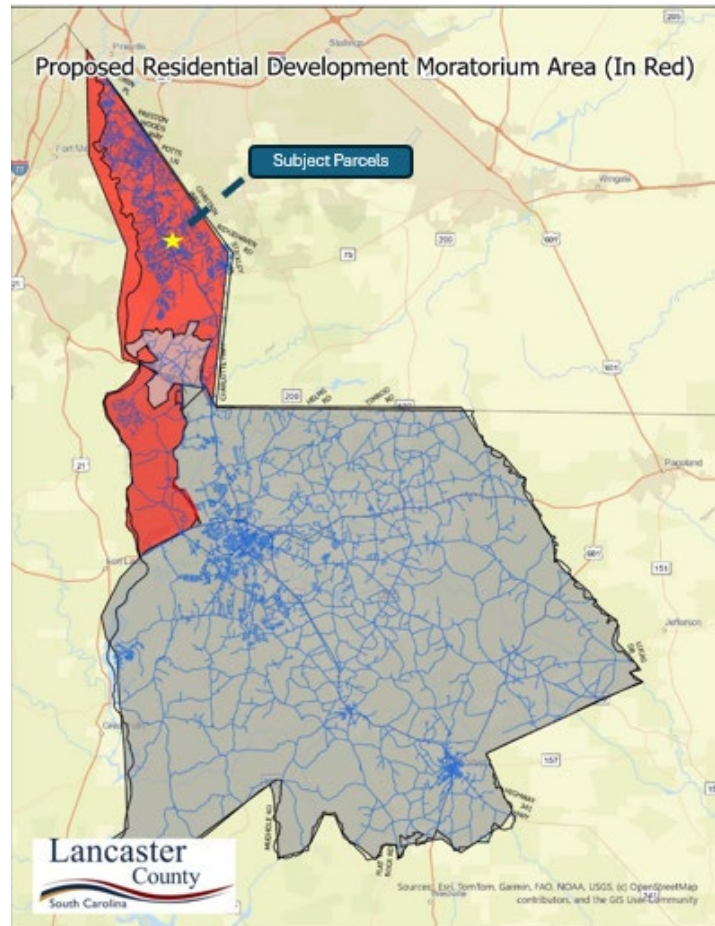
The chart below shows the surrounding zoning districts and uses which align with the area.

	Jurisdiction	Zoning District	Use
North	Lancaster County	RN	Undeveloped
South	Lancaster County	MDR / RN / INS	Residential / Religious
East	Lancaster County	MDR	Residential
West	Lancaster County	RN	Undeveloped

Moratorium

Ordinance 2025-1992, accepted and enacted on October 13, 2025, imposed a nine-month moratorium for all zoning approvals, residential development, construction permits, site plan approvals, and other official county action that would authorize or permit development or construction of new single-family residential subdivisions or multi-family residential. The subject parcel does lie in the moratorium zone, however, due to its commercial nature this request has been reviewed and deemed permissible to be heard by Planning Commission via the Development Services Director of Lancaster County.

Upon successful re-zoning, development will still follow standard commercial building process and minor or major subdivision process should the applicant pursue it.



Pictures of Subject Parcel



Facing Southwest on Van Wyck Rd.



Facing Acadia Falls Ln. (Tree Tops)

Alignment with Comprehensive Plan

The subject parcel lies in the “**Rural**” Future Land Use Designation in the 2040 Comprehensive Plan. This designation “is generally applied to lands that lack wastewater access, have accessibility challenges, or have insufficient infrastructure to support urban growth. This category is also assigned to areas which should provide a transition between growth areas or serve as a buffer when more dense development would present compatibility challenges. Low density residential development, agriculture, rural and crossroads commercial uses should all be permitted so long as they maintain the rural character of the area. (p. 33, 2040 Comprehensive Plan).”



Panhandle goal, PA 3.3, is set to improve the staffing, training, and availability of emergency services in the Panhandle region of the county. This request is directly related to assessing and addressing those service needs in the Panhandle. Overall, this request aligns with the Comprehensive Plan.

PA 3.3						
Commit to improving the staffing, training, and availability of emergency response service agencies (Sheriff's Office, fire departments, EMS) in the Panhandle to a level that is commensurate with the needs of a growing urban area.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

Planning Commission Meeting 01/20/2025

Staff Recommendation

Staff recommends approval of this rezoning request.

Attachments:

1. Rezoning Application
2. Location Map / Zoning Map
3. Deeds
4. Plat of Record

Staff Contact:

Kirsten Willis, Planner

kwillis@lancastercountysc.gov | 803-285-6005

Agenda Item Summary

Ordinance # / Resolution # : N/A
Contact Person / Sponsor:
Department: Planning
Date Requested to Be on Agenda: 1/8/2026

Information to Show on Agenda Below Title:

Proposal:

Property Details:

Statutory Notices:

Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

Recommendation:

Attachments:

1. RZ EMS map frame
2. ZoningMapAmendmentApplication_EMS
3. Deed 1671_318
4. Plat 2022-403

RZ-2025-2810
EMS Facility



Proposal:
Rezoning MDR to INS



Macedonia Baptist Church
Treetops Development



Subject Property



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.org

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- Deed and survey plat or boundary survey
- Fees associated with review
- Applicants may create an account to submit projects online at:
<https://evolvepublic.infovisionsoftware.com/lancaster/>.

GENERAL INFORMATION

Property Address _9070 Van Wyck Rd_____

City _Lancaster_____ State _SC__ Zip _29720_____ Tax Parcel ID _0022-00-007.02__

Current Zoning _MDR_____ Current Use _Empty Lot _____

Proposed Zoning _INS_____ Total Acres _1.745_____

Project Description_The county would like to construct a new 4-bay, 24/7 EMS Station on this
lot_____

Surrounding Property Description _Agricultural Residential District (AR) Currently vacant wooded
lots surround the property. Across the street is a 55+ neighborhood (Tree Tops)_____

CONTACT INFORMATION

Applicant Name __Greg Bass (on behalf of Lancaster County)_____

Address _1228 Colonial Commons, Ste 207_____

City _Lancaster_____ State _SC__ Zip _29720_____ Phone _803-283-0574_____

Email: _gbass@lancastercountysc.gov_____

Owner Name: _Lancaster County_____

Address: _101 North Main St._____

City: _Lancaster_____ State: _SC__ Zip: _29720_ Phone: _803-416-9508_____

Email: _gbass@lancastercountysc.gov_____

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 understand that falsifying any information herein may result in rejection or denial of this request.

Greg Bass
Applicant

17 December 2025
Date

Mike Wells - Lancaster County Administrator
Property Owner(s)

12-17-2025
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.
- After preliminary review, staff will determine when the case can be scheduled for a hearing with Planning Commission.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund. Public notice is published a minimum of 15 days prior to the public hearing.
- Rezoning Application Fees -- single parcel up to one acre: \$250.00
- -- single parcel, one acre to ten (10) acres: \$435.00
- -- multiple parcels up to 10 acres: \$610.00
- -- single or multiple, every acre over 10 acres add \$50.00

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.
- Subsequent to final County Council action on rezoning, notice of action will be provided to the applicant, owner, and adjacent property owners.
- If applicant would like to request a special presentation, please notify the County Clerk @ (803) 416-9307 before 5:00pm on the first Monday of the month to make arrangements.

RECORDED THIS 3rd DAY
OF JULY, 2023
IN BOOK 00 PAGE 00

Suzette C. Murphy

Auditor, Lancaster County, SC

LANCASTER COUNTY GIS
Tax Map:
0022 00 007 02

WHEN RECORDED RETURN TO:

St. Amand & Efird PLLC (JSE)
3315 Springbank Lane, Suite 308
Charlotte, North Carolina 28226

LANCASTER COUNTY, SC	
2023006772	DEED
RECORDING FEES	\$15.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
05-31-2023	01:09:28 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: CANDICE PHILLIPS	
BK:DEED 1671 PG:318-323	

STATE OF SOUTH CAROLINA)

COUNTY OF LANCASTER)

TITLE TO REAL ESTATE
(Limited Warranty)

KNOW ALL MEN BY THESE PRESENTS, that **LENNAR CAROLINAS, LLC**, a Delaware limited liability company having an address of 6701 Carmel Road, Suite 425, Charlotte, North Carolina 28226 ("**Grantor**"), in the State aforesaid, for good and valuable consideration to it in hand paid at and before the sealing of these Presents by **LANCASTER COUNTY** ("**Grantee**"), in the State aforesaid, the receipt whereof is hereby acknowledged, has, subject to the Permitted Exceptions (as hereinafter defined), granted, bargained, sold and released, and by these presents does grant, bargain, sell, and release, subject to the Permitted Exceptions, unto Grantee, the following described property (the "**Property**"), to-wit:

SEE **EXHIBIT "A"** ATTACHED HERETO AND INCORPORATED HEREIN

Address of Grantee: Lancaster County
101 North Main Street
Lancaster, South Carolina 29720
Attn: Clerk to Council

THIS CONVEYANCE IS MADE SUBJECT TO (i) ad valorem taxes for the year 2022 and all subsequent years, (ii) matters affecting title to the Property as would be shown on a current and accurate survey of the Property (including encroachments), (iii) easements, covenants, restrictions and conditions of record, and rights-of-way of public and private streets and roads, (iv) all easements, restrictions and rights-of-way as may be apparent from an inspection of the Property, and (v) all zoning, subdivision, land use and other laws, regulations or ordinances applicable to the Property (collectively, the "**Permitted Exceptions**").

TOGETHER WITH, all and singular, the rights, members, hereditaments and appurtenances to the Property belonging or in any way incident or appertaining, including but not limited to, all improvements of any nature located on the Property and all easements and rights-of-way appurtenant thereto.

TO HAVE AND TO HOLD, all and singular, the said Property before mentioned, subject to the Permitted Exceptions, unto the said Grantee, its successors and assigns, forever.

AND, subject to the Permitted Exceptions, Grantor does hereby bind itself and its successors to warrant and forever defend, all and singular, the said Property unto Grantee, its successors and assigns, against Grantor and its successors and assigns, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, under or through Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor, has caused this Deed to be executed and has adopted as its seal the word "SEAL" appearing beside its name, this sealed instrument being executed and delivered on this 26th day of May, 2023.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

GRANTOR:

LENNAR CAROLINAS, LLC,
a Delaware limited liability company

[Signature]
Witness #1

By: [Signature] (SEAL)
Mark Henninger, Vice President

[Signature]
Witness #2

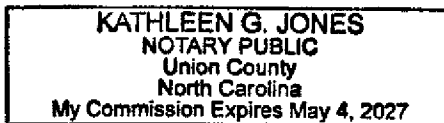
STATE OF North Carolina
COUNTY OF Mecklenburg

ACKNOWLEDGMENT

I, the undersigned Notary Public for Union County, do hereby certify that Mark Henninger, as Vice President of Lennar Carolinas, LLC, who is personally known to me, or who was proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 26 day of May, 2023.

(affix notarial stamp below)



[Signature]
Notary Public

Kathleen G. Jones
Print Name

My Commission Expires: 5/4/27

Exhibit "A"

Legal Description

ALL that piece, parcel, or tract of land consisting of 1.745 acres, more or less, as shown on plat entitled "TREE TOPS DEDICATION PLAT OF PID 0022-00-007.00 TO LANCASTER COUNTY & SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION" prepared by James E. Safrit, dated August 29, 2022 and recorded in the Office of the Register of Deeds for Lancaster County in Plat Book 2022, Page 403, which plat is incorporated herein by reference and made a part of this description.

DERIVATION: This being a portion of the property conveyed to Lennar Carolinas, LLC by deed from Thompson Child & Family Focus dated June 10, 2015 and recorded June 10, 2015 in Book 881, Page 193, in the Office of the Register of Deeds for Lancaster County, South Carolina.

TMS No.: 0022-00-007.00

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The Property being transferred is located in Lancaster County, South Carolina and bears TMS No.: 0022-00-007.00 as more particularly described on **Exhibit "A"** attached hereto and incorporated herein by deed from Lennar Carolinas, LLC to Lancaster County on May 26, 2023.
3. Check one of the following: The deed is:
 - (a) ☐ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) ☒ exempt from the deed recording fee because (*see # 2 on Information section of Affidavit*):
Transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts
(*If exempt, please skip items 4, 6, and 7, and go to item 8 of this affidavit*)
If exempt under exemption #14 as described in the information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes ☐ or No ☐
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - (a) ☐ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of
 - (b) ☐ The fee is computed on the fair market value of the realty which is \$ _____
 - (c) ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is: \$ _____
5. Check Yes ☐ or No ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), and lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract between the lienholder and the buyer existing before the transfer) If "Yes," the amount of the outstanding balance of this lien or encumbrance is: \$ _____
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: _____
 - (b) Place the amount listed in item 5 above here (if no amount place zero) _____
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: _____
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: **Grantor**
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

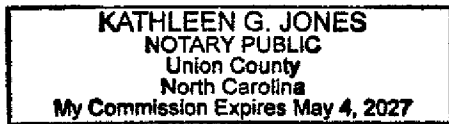
SUBSCRIBED AND SWORN to before me this

26 day of May, 2023.

Kathleen G. Jones
Notary Public

My Commission Expires: 5/4/27

[affix notarial stamp below]



LENNAR CAROLINAS, LLC,
a Delaware limited liability company

By:

Mark Henninger
Mark Henninger, Vice President

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty," Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

1. transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
2. transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
3. that are otherwise exempted under the laws and Constitution of this State or of the United States;
4. transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
5. transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
6. transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
7. that constitute a contract for the sale of timber to be cut;
8. transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
9. transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
10. transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
11. transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
12. that constitute a corrective deed or a quit claim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quit claim deed;
13. transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagee or deed pursuant to foreclosure proceedings;
14. transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty; or
15. transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

Agenda Item Summary

Ordinance # / Resolution # : N/A
Contact Person / Sponsor:
Department: Planning
Date Requested to Be on Agenda: 1/20/2026

Information to Show on Agenda Below Title:
No Council Action Required

Proposal:

Property Details:

Statutory Notices:

Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

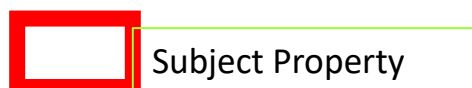
Recommendation:

Attachments:

1. Riverside Manor map frame
2. SD-2024-1350 Riverside Manor Staff Report for 1_20_2026 PC
3. SubdivisionMajorPreliminaryPlatApplication__Redacted
4. Revised Preliminary Plat 8-2025
5. TIA ApprovedLetter_638947368210095557
6. TRC Comment letter 8-18-2025
7. Deed 1315_218
8. Plat 15876

[illegible]

TM 0028-00-038.00 Rezoning
Preliminary Plat



- Page 268 of 291

PROPOSAL: Major Preliminary Plat for 251.51 acres
for a subdivision of 133 single-family lots.

PROPERTY LOCATION: Riverside Road (TM # 0028-00-038.00)

CURRENT ZONING DISTRICT: Rural Neighborhood (RN)

APPLICANT: Coulston Development

Owner: B & C LAND FARMING LLC

COUNTY COUNCIL DISTRICT: District 1, Stuart Graham

NOTICE: Published hearing notice The Lancaster News 10/4/2025
 Posted signs 10/3/2025
 Mailed notices 10/3/2025
 Agenda published 10/14/2025 and posted in Lobby

OVERVIEW

Site Information & Existing Condition

Application by Coulston Development for a Preliminary Plat for 251.51 acres located off Riverside Road (TM 0028-00-038.00) to develop a 133-lot single family residential community. This property is currently an undeveloped parcel located off Riverside Road just north of the existing Riverchase Community and south of Riverside Roads intersection with Highway 5. The applicants started the review process with the County in July of 2024 via the sketch plan process. The applicant submitted for the preliminary plat process on 4/28/2025.

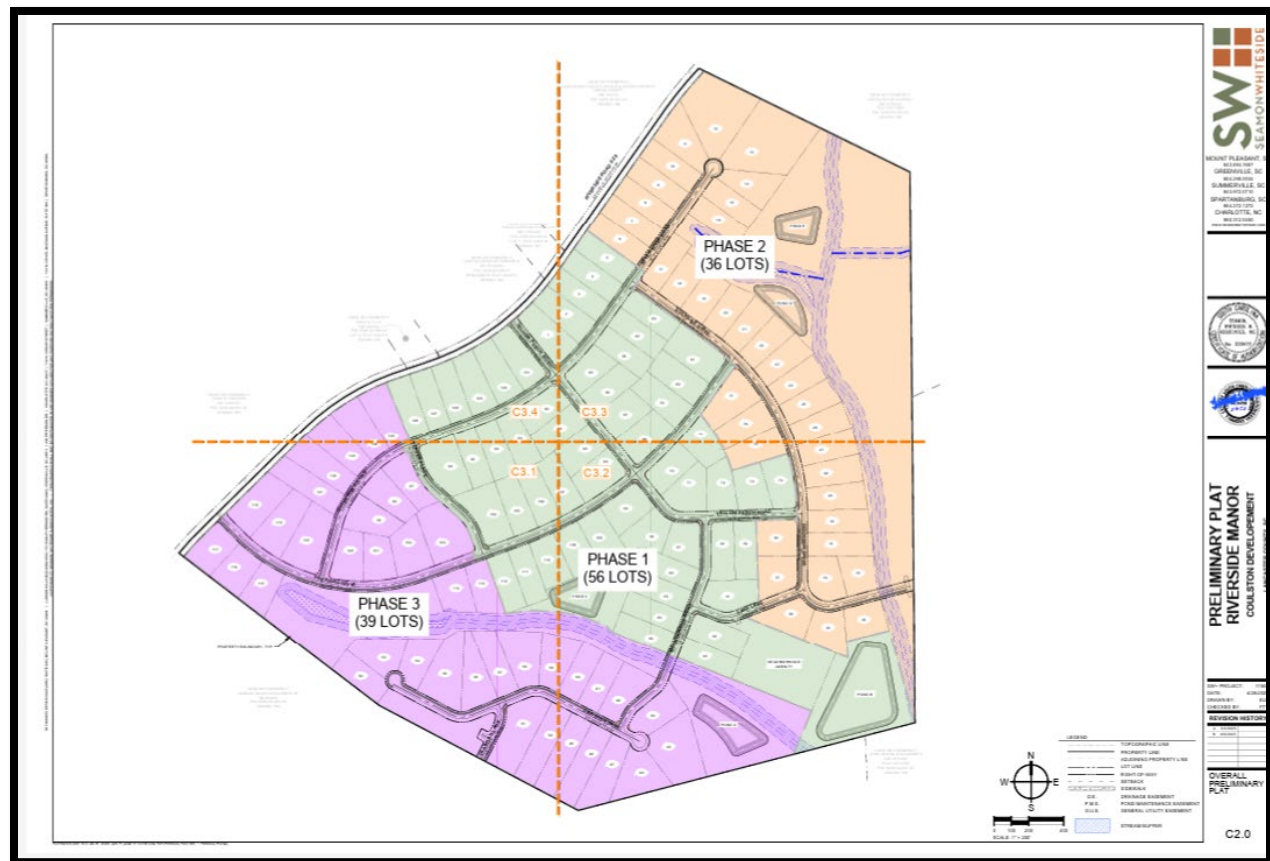
Summary of Surrounding Zoning and Uses

Surrounding Property	Jurisdiction	Zoning District	Use
North	Lancaster County	Town of Van Wyck	Residential
South	Lancaster County	Rural Neighborhood (RN)	Residential
East	Lancaster County	Town of Van Wyck	Residential/Agricultural
West	Lancaster County	Rural Neighborhood (RN)	Residential

Proposed Preliminary Plat:

DEVELOPMENT SUMMARY:

Development Summary	
Site Acreage	251.51 Acres
Proposed Lots	131
Project Overview	Single Family Residential Subdivision
Open Space	Exempt
Park Space	Exempt
Internal Streets	Will be privately maintained.
Connectivity Index	1.5



Proposed Site Plan

Stream Crossings on Site:

After conferring with the applicant via email, both of the stream crossings on site will require permitting with the Army Corps of Engineers.

Technical Review Committee (TRC) Comments

The applicant submitted a revised site plan to be reviewed on 6/30/2025. The fee for this site plan was not paid so it was not open for review. The applicant submitted the most recent version of the site plan for review on 8/6/2025.

CONSISTENCY WITH 2016 UDO STANDARDS

- Minimum Lot Width: 130' at front setback
- Front Setback: 40'
- Rear Setback 25'
- Side Setback 20'
- Connectivity index 1.5
- Min/Max Block Length: 240' to 1000'

Lancaster County School District:

Due to currently approved residential projects in progress, existing schools will be at or near student capacity. -Not approved

SCDOT:

- 1) A SCDOT encroachment permit will be required for this project.
- 2) The proposed access locations shall not be considered approved until sight distance and spacing requirements are met. -Conditional

The full TRC letter for the preliminary plat review has been attached to this report.

Zoning

The zoning classification of the proposed development is Rural Neighborhood. *The RN The Rural Neighborhood District is established to protect the residential character of communities and neighborhoods in the rural area at a density of 1.0 dwelling unit per acre. The district is intended to promote rural living, protect farmland, and to maintain the low density residential.*

Traffic Counts:

The closest SCDOT trip count station is station number 29-0341 located 1.07 miles from the subject parcel at the entrance of the Riverchase Community.

Public Safety

Fire District: Van Wyck

Fire Station Location: 4455 Old Hickory Rd

Closest EMS Station: EMS Head Quarters 3758 Charlotte Hwy

	2024	2023	2022
AADT	1,650	1,600	1,400
Single Unit AADT	76	73	57
Combo Unit AADT	51	49	61
Truck %	8%	8%	8%

Schools:

- Erwin Elementary
- AR Rucker Middle
- Lancaster Land High

The table on the right shows school capacity and usage, operating with at a realistic 75% usage of all spaces at all times. The full set of slides have been included in the attachments.

		Lancaster County School District Membership Forecast																			
		Capacity (75%)		Pre-4		Historic Day 185 ADM (See Pre-4)		Day-0		2023-24		2024-25		2025-26		2026-27		2027-28		2028-29	
Grades	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43
Andrew Jackson																					
Health Springs ES		335	335	335	335	335	335	335	335	335	335	335	335	335	335	335	335	335	335	335	335
Kendall ES		424	424	424	424	424	424	424	424	424	424	424	424	424	424	424	424	424	424	424	424
Andrew Jackson MS		471	471	471	471	471	471	471	471	471	471	471	471	471	471	471	471	471	471	471	471
Andrew Jackson HS		731	731	731	731	731	731	731	731	731	731	731	731	731	731	731	731	731	731	731	731
SubTotal		1960	1960	1960	1960	1960	1960	1960	1960	1960	1960	1960	1960	1960	1960	1960	1960	1960	1960	1960	1960
Buford																					
Buford ES		697	697	697	697	697	697	697	697	697	697	697	697	697	697	697	697	697	697	697	697
Buford MS		521	521	521	521	521	521	521	521	521	521	521	521	521	521	521	521	521	521	521	521
Buford HS		785	785	785	785	785	785	785	785	785	785	785	785	785	785	785	785	785	785	785	785
SubTotal		2003	2003	2003	2003	2003	2003	2003	2003	2003	2003	2003	2003	2003	2003	2003	2003	2003	2003	2003	2003
Indian Land																					
Hammond ES		728	728	728	728	728	728	728	728	728	728	728	728	728	728	728	728	728	728	728	728
Indian Land ES		789	789	789	789	789	789	789	789	789	789	789	789	789	789	789	789	789	789	789	789
Van Wyck ES		878	878	878	878	878	878	878	878	878	878	878	878	878	878	878	878	878	878	878	878
Indian Land MS		881	881	881	881	881	881	881	881	881	881	881	881	881	881	881	881	881	881	881	881
Indian Land HS		845	845	845	845	845	845	845	845	845	845	845	845	845	845	845	845	845	845	845	845
SubTotal		1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500
Lancaster																					
Broadway Springs ES		464	464	464	464	464	464	464	464	464	464	464	464	464	464	464	464	464	464	464	464
Clinton ES		395	395	395	395	395	395	395	395	395	395	395	395	395	395	395	395	395	395	395	395
Erwin ES		423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423
McDonald Green ES		395	395	395	395	395	395	395	395	395	395	395	395	395	395	395	395	395	395	395	395
North ES		572	572	572	572	572	572	572	572	572	572	572	572	572	572	572	572	572	572	572	572
AR Rucker MS		748	748	748	748	748	748	748	748	748	748	748	748	748	748	748	748	748	748	748	748
South MS		691	691	691	691	691	691	691	691	691	691	691	691	691	691	691	691	691	691	691	691
Lancaster HS		1027	1027	1027	1027	1027	1027	1027	1027	1027	1027	1027	1027	1027	1027	1027	1027	1027	1027	1027	1027
SubTotal		5612	5612	5612	5612	5612	5612	5612	5612	5612	5612	5612	5612	5612	5612	5612	5612	5612	5612	5612	5612
Special/Alternative																					
Discovery School		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
SubTotal		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
System Total (including Spec/Alt)																					
System Total (including Spec/Alt)		15194	15194	15194	15194	15194	15194	15194	15194	15194	15194	15194	15194	15194	15194	15194	15194	15194	15194	15194	15194
System Total (including Spec/Alt)		15194	15194	15194	15194	15194	15194	15194	15194	15194	15194	15194	15194	15194	15194	15194	15194	15194	15194	15194	15194

PHOTOS OF THE PROJECT AREA:



Aerial view of subject parcel



Facing subject property off Riverside Road

Comprehensive plan

The comprehensive plan designated the future land use category in this area as Rural. *This category is generally applied to lands that lack wastewater access, have accessibility challenges, or have insufficient infrastructure to support urban growth. This category is also assigned to areas which should provide a transition between growth areas or serve as a buffer when more dense development would present compatibility challenges. Low density residential development, agriculture, rural and crossroads commercial uses should all be permitted so long as they maintain the rural character of the area.*



Future Land Use Map

This proposal would be consistent with the future land use of the comprehensive plan.

Public Comment

Staff have not received any phone calls or emails about this proposal.

8/19/2025 Planning Commission Meeting

The Riverside Manor Preliminary Plat was heard by the Planning Commission during their August regular meeting. The Planning Commission asked the developer if they would be willing to add turn lanes and a buffer along Riverside Road. Other concerns that were discussed included traffic, school crowding, and EMS services. The developer stated he would add a turn lane if the project were to be approved. The Planning Commission denied the proposal 5-2.

The applicant reapplied to be heard by the Planning Commission again at the October regular meeting. The applicant has made no changes to the proposed site plan.

1/20/2026

The applicant has reapplied for the proposed subdivision to be reviewed by the staff and heard by the Planning Commission. No changes to the proposal/site plan have been made from the last submittal.

STAFF RECOMMENDATION:

Staff are recommending approval of this proposed preliminary plat.

ATTACHMENTS:

1. Preliminary Plat Application
2. Location Map/ Zoning Map
3. Preliminary Plat
4. TRC Not Approved Letter
5. School District Slides

STAFF CONTACT:

Matthew Blaszyk Planner
mblaszyk@lancasterscountyc.gov
803-416-9380



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721

Phone: 803.285.6005, planning@lanastercountysc.net

www.mylanasteresc.org

MAJOR SUBDIVISION PRELIMINARY PLAT

WHEN TO USE THIS PROCESS:

Use the attached checklist for subdivisions that

- Create 6 or more lots for any type of development; or
- Create new streets or alleys; or
- Increase the number of lots in a major subdivision previously approved by Lancaster County

APPLICATION AND APPROVAL PROCESS

- **Sketch Plan Application:** Complete the Sketch Plan review process prior to submission of a Major Subdivision Preliminary Plat. Sketch Plans are usually a one-sheet conceptual drawing. Refer to the **Sketch Plan Checklist** for additional information.
- **Required Pre-Application Conference:** Please call to schedule a Pre-Application Conference prior to submitting a Preliminary Plat application. The conference will be used to provide an overview of applicable standards and the approval process, as well as additional feedback on your sketch.
- **Traffic Impact Analysis:** Submit a TIA to County and SCDOT for review and Approval. This process is initiated by submitting a scoping request to County and SCDOT for approval prior to TIA preparation. Please note TIAs are reviewed on behalf of the County by consulting traffic engineers. Applicants are responsible for payment of consultant's fees prior to TIA review, based on an estimate prepared by County Engineering staff.

Prepare the Preliminary Plat using the attached checklist (see below) and the current UDO available on our website. Project can be submitted online by creating an account at <https://evolvepublic.infovisionsoftware.com/lanaster/?portal=project>

SUBMIT THE FOLLOWING ITEMS FOR PLAN REVIEW:

- Application with contact and project information (see p. 2)
- Fees: After submitting documents, you will receive an email with fees due and forms of payment accepted, along with a link to online payment portal. Plans will not be routed for review until payment and hard copies are received (if needed- see below).
- Two (2) paper copies of Preliminary Plat and Supporting Data is required for all submittals over 10 pages.

Plans will be reviewed by County staff and a notice of revision, if required, will be sent to the designated contact person. Prior to the Planning Commission meeting, staff will review the plan with the Technical Review Committee. After Planning Commission approves the plat, you will receive a notification that you can print the stamped digital set from Evolve Project Portal. Upon the approval of a Preliminary Plat, detailed plans for street construction, utility line installations, and similar approvals shall be included in detailed **Civil Construction Plans**.

PROJECT INFORMATION

Project Address/Location: Riverside Road Near Intersection with Rock Hill Highway

Tax Map ID/Parcel No.: 0028-00-038.00

Project Description: 133 Lot Single-Family Residential Subdivision

Applicant Name: Coulston Development

Address: 8231 Regent Parkway, Fort Mill, SC 29715

Phone: 704-507-2177 Email: [REDACTED]

Property Owner Name: B&C Land Farming LLC

Address: 2627 Brekonridge Centre Dr., Monroe, NC 28110

Phone: _____ Email: _____

Other Project Contacts

Name: Frances Yarbrough, PE

Address: _____

Phone: 980-321-5450 Email: [REDACTED]

Name: Claire Folk, PE

Address: 230 E. Peterson Dr., Suite B, Charlotte, NC 28217

Phone: 980-312-5450 Email: [REDACTED]

Applicant Signature: [Signature] Date: _____

Owner Signature: [Signature] Date: _____

Owner Signature: _____ Date: _____

(For additional owners, attach copies of this page with required signatures)

PRELIMINARY PLAT CHECKLIST

The following identifies information required on Preliminary Plat drawings; however, this checklist should not be used as a substitute to reviewing the UDO.

GENERAL PROJECT INFORMATION:

Please identify the following general information on the site plan drawing either within a notes section or on the plat drawing itself, as appropriate.

1. Proposed name of project.
2. Name, mailing address, email address, and phone number of the owner and/or developer and designer of the site plan.
3. Map scale using appropriate engineer's scale, north arrow, and date.
4. Vicinity map (1" = 1 mile min. scale).
5. Total acreage to be developed.
6. Boundaries of the tract to be developed with all bearings and distances. At least two points of the survey must be tied to SC geodetic control points [See State Plane Coordinate Checklist]
7. Proposed use of all lots to be used. See "zoning considerations" section above. Be sure to designate any lots proposed to be used for uses other than single-family residential.
8. Tax map number.
9. Zoning district classification and, if applicable, overlay zone(s).
10. Land use, zoning district classification, and tax map number of adjacent properties, names of adjacent developments, and owners of adjoining parcels.
11. Total number of lots and layout of all lots, including building setback lines, scaled dimensions, area in square feet, lot numbers (if multiple lots), and utility easements with width and use.
12. Location and dimensions of all proposed buildings including number of stories and total square footage by use.
13. Building setbacks and proposed impervious surface calculation.
14. In case of re-subdivision, submit a copy of existing plat.

EXISTING CONDITIONS:

Please identify the following existing conditions on the plan drawing that may be located on the subject property or adjacent areas.

1. Topography by contours at vertical intervals of not more than five feet. All elevations shall refer to Mean Sea Level Datum (if available).
2. Show location and right-of-way of existing streets, curb cuts, and driveways within 300 feet of the site.
3. Show location and footprint of existing buildings on adjacent parcels.
4. Show location of railroads and utility lines either on or adjacent to the property to be developed. Specify whether utility lines are in easements or rights-of-way and show location of poles/towers.
5. Size and location of existing sewers, water mains, storm drains, culverts or other underground facilities within the street or within the right-of-way of streets or roads

adjoining the tract. Show ditches, swales, and drainage easements adjacent to the proposed project.

6. Location, size, and use of any existing structures on the subject property that will remain on the site
7. Location of city limit lines, if adjacent to subject property.
8. Show location of nearest hydrant. Spacing should be 500 feet single-family residential (this distance is measured in the direction of fire truck travel).
9. The Fire Department will need access to within 150 feet of all points of the building.
10. Location of land subject to flooding and nearest 100-year flood zone and elevation.
11. Location of existing or planned public parks, schools, greenways, trails, or other major public amenity located within ½ mile of the development site.

ENVIRONMENTAL CONSIDERATIONS:

ENVIRONMENTALLY SENSITIVE LANDS

1. Depict any water resources subject to the UDO Chapter 8, Natural Resources Protection, and comply with all requirements laid out in the aforementioned section.
2. Depict any prohibitive/severe steep slope areas (greater than or equal to 3H:1V) and take into account the limitations on disturbance when designing the project.
3. Depict stormwater management areas.

TREE RETENTION

1. Identify tree canopy retention areas.
2. Show trees that require protection.

LANDSCAPING

- Show landscaping for required site landscaping areas.

OPEN SPACE

1. Indicate if all or a portion of the site has been designated as an Open Space.
2. Calculate required common open space acreage.
3. Show any trails and greenways on the Lancaster County Carolina Thread Trail Master Plan that developer is required to construct.
4. Show all existing or planned public parks, schools, greenways, existing trails, or other major public amenities within ½ mile of the site, and pedestrian connections provided by the developer to those areas.

INFRASTRUCTURE CONSIDERATIONS:

GRADING, STORMWATER, AND UTILITY SYSTEM

Please identify the following proposed grading, stormwater, and utility system improvements.

1. Preliminary plan for sanitary sewers showing the location of manholes and points of discharge. Indicate direction of flow.
2. Preliminary plan for storm sewer system showing the location of outlets and direction of flow.
3. Preliminary plan of water supply system
4. All proposed easements.
5. Submit written verification to serve from all non-county utility service providers (gas, telephone, cable, and water and sewer district).
6. Proposed major contour changes in areas where substantial cut and/or fill is to be done.

Roads, Bridges, and Public Ways (UDO 6.13, pg. 21)

General design criteria are explained in two primary places in the UDO—Chapter 6 and Appendix C. Please refer to both when designing the community. The below is a brief summary of some of the “big picture” points, but those two sections in the Zoning Ordinance have many other requirements to which you will need to refer.

1. Connectivity is required within the neighborhood, and between the neighborhood and adjacent neighborhoods or other lands. Additionally, a second entrance is required for more than 100 units.
2. Traffic calming measures such as minimum street widths, short block lengths, on-street parking, controlled intersections, and roundabouts should be used per the UDO.
3. Sidewalks are required both internally, and in some cases, externally to the development and must be at least five feet wide.
4. Street trees are required to be planted in accordance with the UDO.
5. See Chapter 6: Subdivision and Infrastructure Standards and Appendix C – Manual of Specifications and Standard Details (MSSD), generally for road specifications, cross sections, and other important information. For example:
 - a. Cul-de-sacs should be avoided except as described in the UDO.
 - b. Gated communities have additional requirements as laid out in the UDO.
 - c. Curb and gutter requirements are applicable in some districts as designated in the UDO.
6. Traffic Impact Analysis, refer to Chapter 6, Subdivision and Infrastructure Standards.

LOT DESIGN

Identify a lot configuration that complies with the following standards.

1. Lot designed to comply with the UDO design requirements
 - a. Lots cannot be divided by City limit lines or zoning districts.
 - b. Through lots are prohibited.

- c. Flag lots are prohibited except where they are necessary to eliminate access onto arterial or collector roadways.
- d. Side lot lines must be at right angles to straight street lines and radial to curved sidewalk and street lines.

USE-SPECIFIC STANDARDS

The UDO has standards associated with specific uses in order to minimize negative impacts and/or to help shape the design of a specific use. Design the proposed site plan in compliance with any applicable use-specific standards.

OVERLAY DISTRICTS

If an overlay district exists, be sure to address the applicable standards for it in the site design.

- ☐ **McWhirter Field Aviation Overlay** Please refer to the UDO for allowed uses and associated development criteria.
- ☐ **Carolina Heelsplitter Overlay**
- ☐ **Carolina Thread Trail Overlay**
- ☐ **Highway Corridor Overlay**
- ☐ **Equestrian Oriented Subdivision Overlay**



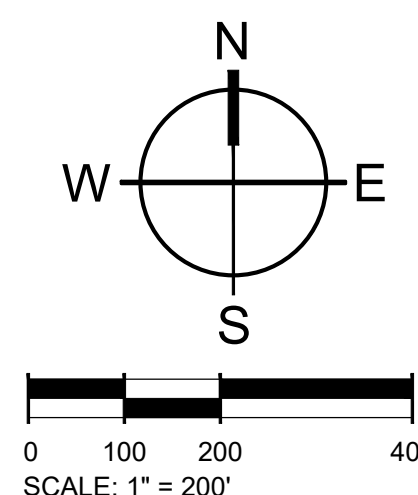
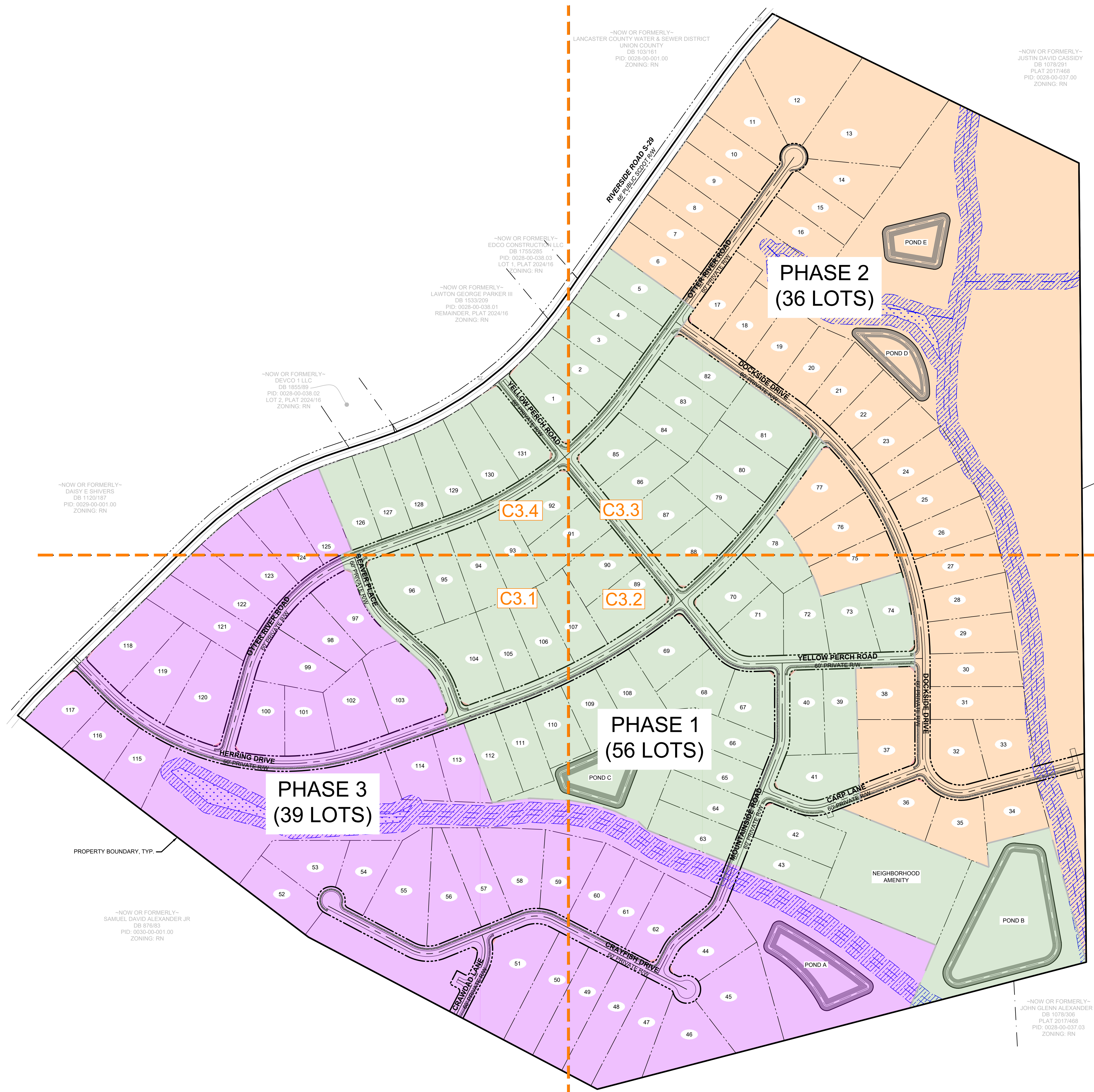
**PRELIMINARY PLAT
RIVERSIDE MANOR
COULSTON DEVELOPEMENT
LANCASTER COUNTY, SC**

SW+ PROJECT: 11563
DATE: 4/28/2025
DRAWN BY: ELP
CHECKED BY: FTY

REVISION HISTORY	
A	6/6/2025
B	8/6/2025

OVERALL
PRELIMINARY
PLAT

C2.0



LEGEND	
	TOPOGRAPHIC LINE
	PROPERTY LINE
	ADJOINING PROPERTY LINE
	LOT LINE
	RIGHT-OF-WAY
	SETBACK
	SIDEWALK
D.E.	DRAINAGE EASEMENT
P.M.E.	POND MAINTENANCE EASEMENT
G.U.E.	GENERAL UTILITY EASEMENT
	STREAM BUFFER



Lancaster County
Planning Department
P. O. Box 1809
Lancaster, SC 29721
803.285.6005
planning@lancastercountysc.net

July 17, 2025

Nicholas Burns
Impact Designs, Inc.
172 Williamson Road, PO Box 3728
Mooresville, NC 28117

Project Number	20241350
Project Name	Riverside Single Family a/k/a Riverside Manor
Location	4602 Riverside Road
Stage	Traffic Impact Analysis
Parcel(s)	0028-00-038.00
Status	Approved

Dear: Nicholas Burns

We have completed our review. The comments listed on the attached report must be addressed with a response letter.

Once revised plans are received, they will be submitted to staff for review.

Please be aware that plans will not be routed for review without a response letter

Sincerely,

A handwritten signature in black ink that reads "Chanda Kirkland".

Chanda Kirkland, Development Service Coordinator
Lancaster County Government
101 N Main St
Lancaster, SC 29720
P: (803) 416-9390

Plan Review Comments

County Engineer - Stephen Blackwelder - 8035482406
sblackwelder@lanastercountysc.gov

Approved

Review Comments:

We accept this TIA but have concerns regarding the intersection of Riverside Road and SC 5 at full build out condition. SCDOT is planning an intersection upgrade project, but we are unaware of their timeframe. Our understanding is that they plan to build a signalized intersection with left turn lanes on all approaches and an eastbound right turn lane on SC 5. The improvement needs to be in place prior to full build out which we acknowledge is hard for the developer to control.

Planning - -

Review Comments:



Lancaster County
Planning Department
P. O. Box 1809
Lancaster, SC 29721
803.285.6005
planning@lancastercountysc.net

August 18, 2025

Claire Folk
SeamonWhiteside
230 E PETERSON DR, STE B
Charlotte, NC 28217

Project Number	20241350
Project Name	Riverside Single Family a/k/a Riverside Manor
Location	4602 Riverside Road
Stage	Preliminary Plat
Parcel(s)	0028-00-038.00
Status	Not Approved

Dear: Claire Folk

We have completed our review of the plan identified above. The comments listed on the attached report must be addressed and revised plans submitted with a response letter.

If the attached comments require changes to the plans, please submit the requisite number of sets, along with a pdf of the plan set on a CD, to the Lancaster County Planning Department.

Once revised plans are received, they will be submitted to staff for review.

Please be aware that plans will not be routed for review without a response letter

Sincerely,

Plan Review Comments

County Engineer - Stephen Blackwelder - 8035482406
sblackwelder@lanastercountysc.gov

Approved

Review Comments:

E911 Address - Sandra Burton - (803) 416-9325
sburton@lanc911.com

Approved

Review Comments:

No issues noted.

Fire Marshal - Mike Magette - 8032838888
jmagette@lanastercountysc.gov

Approved

Review Comments:

LC Water & Sewer District - Erin Evans - 8032856919
eevans@lcwasd.org

Approved

Review Comments:

Planning - Matthew Blaszyk - 803-285-6005
mblaszyk@lanastercountysc.gov

Not Approved

Review Comments:

This plan meets the requirements of the UDO. The final determination of this Preliminary Plat will be by the Planning Commission on 8/19/2025.

LC School District - Jonathan Duke - 803-416-8010
john.duke@lcsd.k12.sc.us

Not Approved

Review Comments:

Due to currently approved residential projects in progress, existing schools will be at or near student capacity.

SCDOT - David Gamble - (803) 385-4280
GambleDD@scdot.org

Conditional

Review Comments:

- 1) A SCDOT encroachment permit will be required for this project.
- 2) The proposed access locations shall not be considered approved until sight distance and spacing requirements are met.

Impact Fee - Chanda Kirkland - 803-416-9390
ckirkland@lanastercountysc.gov

Approved

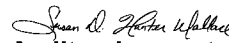
Review Comments:

Project is located inside the Van Wyck Fire District.
Impact fees will apply.
Impact fees are paid at the time of Building Permit.

LANCASTER COUNTY ASSESSOR
Tax Map:
0028 00 038 00

*Title Not Examined by
Trimnal & Myers, LLC*

RECORDED THIS 16th DAY
OF MARCH, 2020
IN BOOK 00 PAGE 00


Auditor, Lancaster County, SC

LANCASTER COUNTY, SC	
2020004149	DEED
RECORDING FEES	\$15.00
STATE TAX	\$3543.80
COUNTY TAX	\$1499.30
PRESENTED & RECORDED	
03-13-2020	12:48:10 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: STEPHANIE KNIGHT	
BK:DEED 1315 PG:218-219	

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT **Funderburk Investments, LLC** (hereinafter called "Grantor") in the State aforesaid, for and in consideration of the sum of **One Million Three Hundred Sixty Two Thousand Seven Hundred Thirty Seven and 00/100 (\$1,362,737.00)**, to it paid by **B & C Land Farming, LLC** (hereinafter called "Grantee") in the State aforesaid (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these Presents (do(es) grant, bargain, sell and release, unto the said:

B & C Land Farming, LLC Their Heirs and/or Assigns Forever:

All those certain pieces, parcels or tracts of land situate, lying, and being in Lancaster County, South Carolina, designated as Tracts B, D and E as shown on plat made by Wm. Charles Hendley Surveying, RLS, on July 17, 1995 recorded as Plat No. 15876 recorded on August 24, 1995 in the Office of the Clerk of Court for Lancaster County, South Carolina. For a more complete description reference to said plat is craved.

TMS# 0028-00-038.00

Derivation This being a portion of the property conveyed to Funderburk Investments, LLC by Deed recorded on October 12, 2009 in Deed Book 535 at Page 275 in the Office of the Register of Deeds for Lancaster County, South Carolina.

Grantee's Address: 2027 Brekonridge Centre Drive, Monroe NC 28110

This conveyance is made subject to all existing easements, restrictions, rights of way and/or encroachments.

TOGETHER will all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said **GRANTEE**, Their Heirs and/or Assigns forever.

AND the said **GRANTOR** do hereby bind themselves and their heirs and/or assigns to warrant and forever defend all and singular the said premises unto the said **GRANTEE**, Their

Heirs and/or Assigns, against Himself and His Heirs and/or Assigns and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our Hand(s) and Seal(s) this 12 day of March, in the year of our Lord 2020.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Funderburk Investments, LLC

[Signature]
Witness #1

BY: [Signature]
David M. Funderburk

[Signature]
Witness #2

IT'S: Member

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

ACKNOWLEDGEMENT

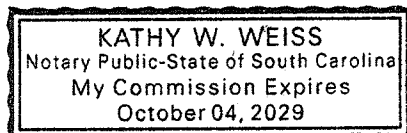
I, Kathy W. Weiss, Notary Public for the State of SC,

do hereby certify that **GRANTOR(S)** personally appeared before me this day and acknowledged the due execution of the foregoing deed.

Sworn before me this 12th day
of March, 2020.

[Signature]
Notary Public for the State of South Carolina

My Commission Expires: 10 / 4 / 2029



Agenda Item Summary

Ordinance # / Resolution # : N/A
Contact Person / Sponsor: Jamie Privuznak, Budget Director
Department: Budget & Finance
Date Requested to Be on Agenda: 1/20/2026

Information to Show on Agenda Below Title:

Proposal:

Property Details:
Property Location:
Current Zoning District:
Proposed Zoning District:
Applicant:
Council District:

Statutory Notices:

Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

Recommendation:

Attachments:
None