MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION
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

Lancaster County
South Carolina

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 shared that she lives in Indian Land; she feels everyone's pain and understands what the public is up against. She reminds the Commission that their decision will affect this parcel of land forever and read aloud the Comprehensive Plan's definition for Core-Mixed Use. She stated the Comprehensive Plan's panhandle goal is set to improve and enforce design standards that promote walkability and connectivity and does not agree that the applicant's site plan will support this. She does not support this project and feels that it is not right for this parcel.

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 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, …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…a larger collaborative…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

Lancaster County
South Carolina

Case No. RZ-2025-2538
AMENDED Staff Report to Planning Commission
Meeting Date: December 16, 2025

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.

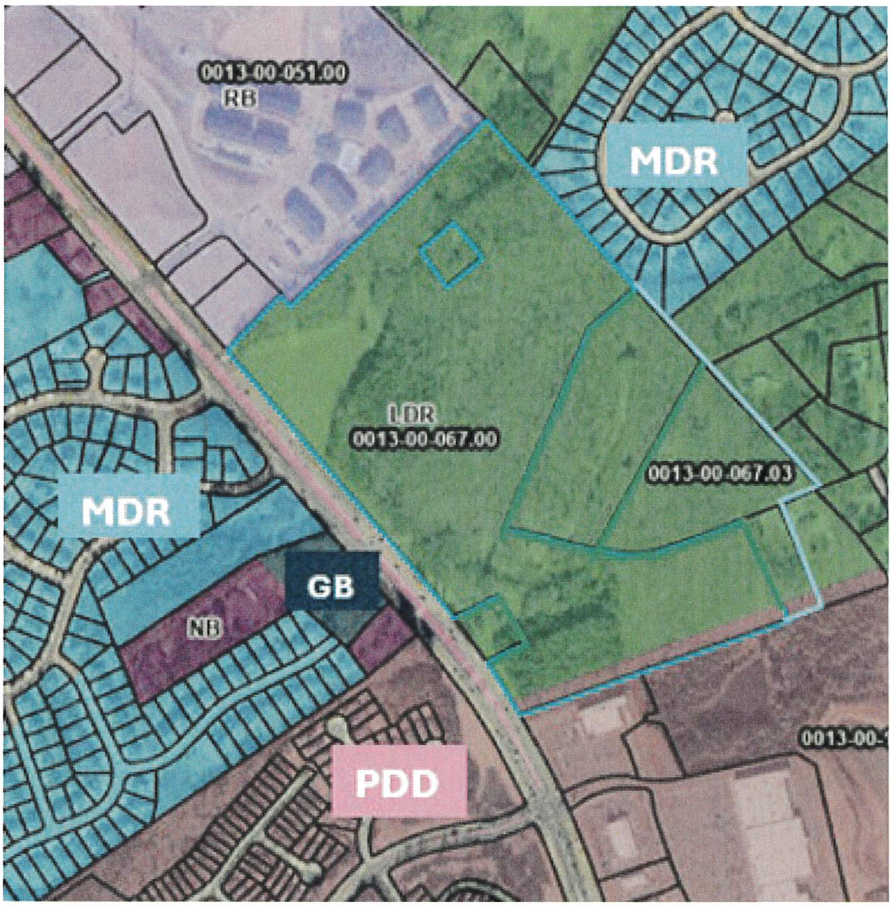


Site Information

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.

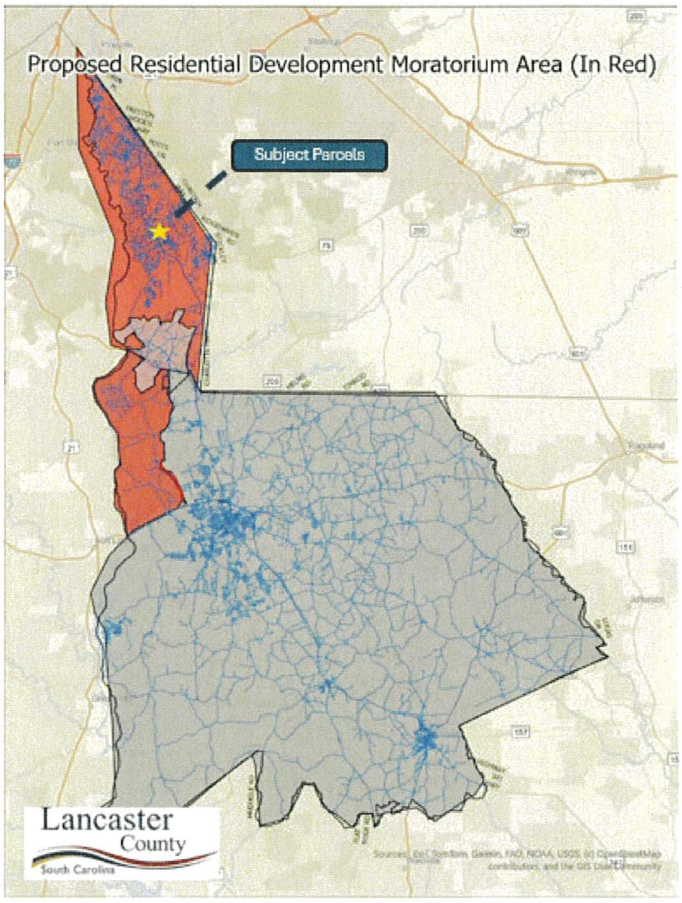
Lancaster County
South Carolina

Case No. RZ-2025-2538
AMENDED Staff Report to Planning Commission
Meeting Date: December 16, 2025

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.

Lancaster County
South Carolina

Case No. RZ-2025-2538
AMENDED Staff Report to Planning Commission
Meeting Date: December 16, 2025

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 I 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					
A. RESIDENTIAL	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Dwelling - Single Family	P	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	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Bed and Breakfast Homes (up to 8 rooms)	PR	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	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
ATM	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Banks, Credit Unions, Financial Services	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Business Support Services	-	-	-	-	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Crematoria	-	-	-	-	-	-	-	-	-	-	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

Lancaster County Unified Development Ordinance – Use Table

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	-	-	-	-	-	-	-	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

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					
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	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
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

Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					
I. AGRICULTURE (CONTINUED)	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
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	
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	
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	-	-	-	-	-	-		-	-	PR	-	P	P	-	-	-	-	-	-	5.11.6
Wireless Communication Facility (Concealed)	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	PR	5.11.5
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
C.F. SMITH
PROPERTY GROUP
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.

$500,000,000
REAL ESTATE HOLDINGS

100
RETAIL PROPERTY HOLDINGS

60
YEARS OF OPERATION

10M+
SQUARE FEET
DEVELOPED/ACQUIRED

23
STATES WORKED IN

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.



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



MARKET AT STANDING SPRINGS
SIMPSONVILLE, SC



LOWE'S HOME IMPROVEMENT
CHAPEL HILL, NC





TIMBER CROSSING CENTER



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







MEDICAL FACILITY
MT PLEASANT, SC



BROAD STATION COMMONS
ROCKINGHAM, NC

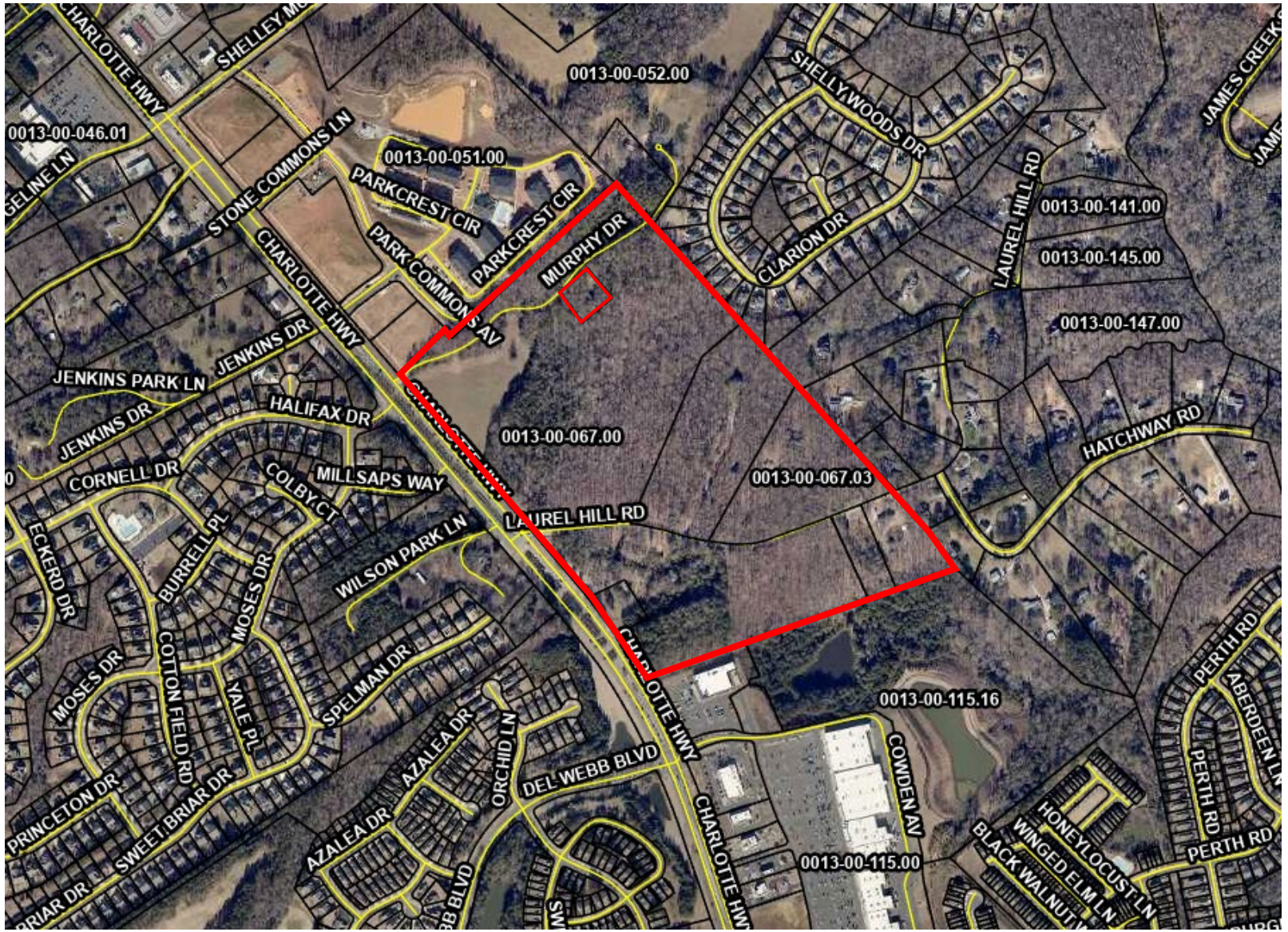




SITE INFO

- 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

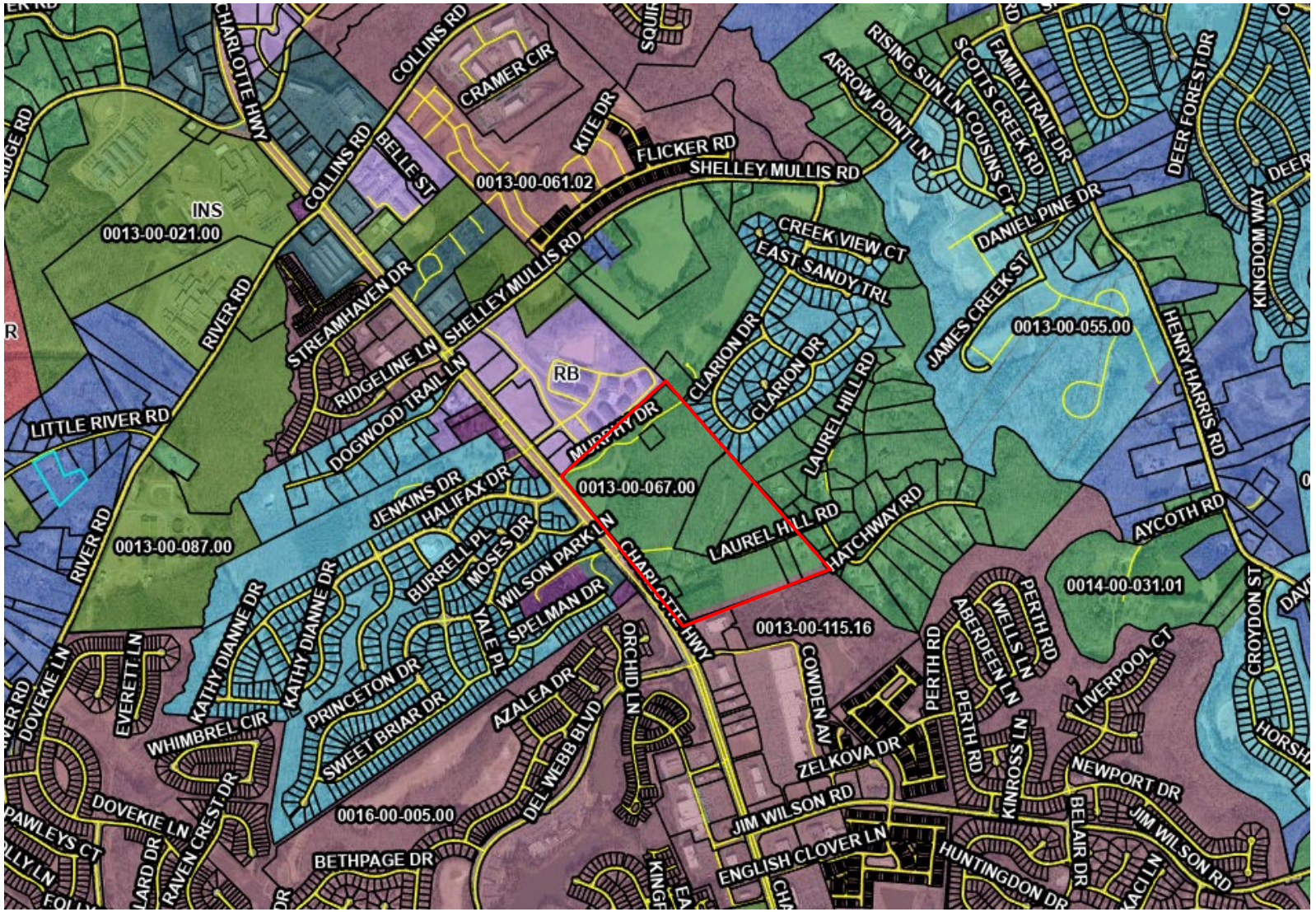
GIS MAP



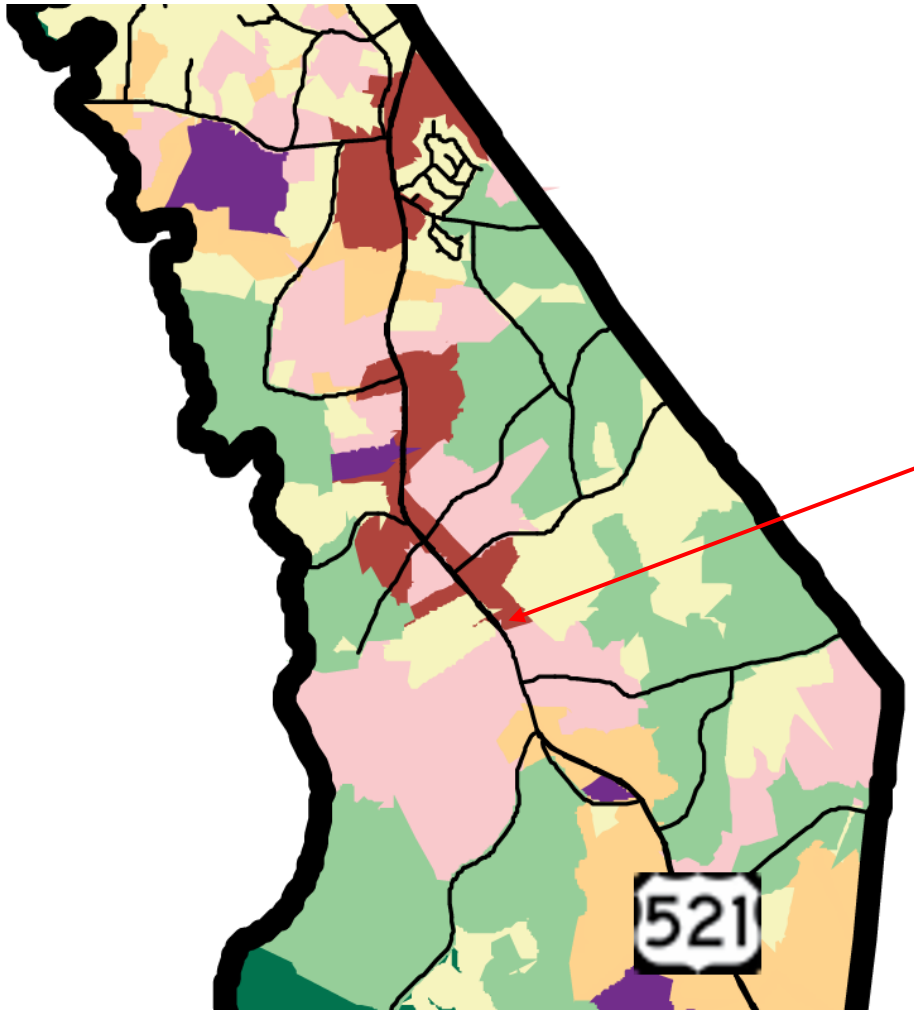

AREA
MAP
Lowes FOODS
COSTCO WHOLESALE
target
WHATABURGER
the Y
Publix.
Bojangles
SUPERCUTS
WELLS FARGO
MAVIS TIRE
SHERWIN WILLIAMS.
Jersey Mike's SUBS
521
FOOD LION
HOBBY LOBBY
Burlington
TJ maxx
ALDI
ROSS DRESS FOR LESS
DOLLAR TREE
petco
Panera BREAD
Habit BURGER & GRILL
HomeGoods
verizon
ULTA BEAUTY
MAVIS TIRE
five BELOW
LENNAR @ THE RETREAT @ RAYFIELD
LENNAR @ CAROLINA RESERVE
PAPA JOHNS
Harris Teeter
ZAXBY'S
Wendy's
The UPS Store
CVS pharmacy
Great Clips
IT'S GONNA BE GREAT
BANK OF AMERICA
SUN CITY @ CAROLINA LAKES
BELAIRE BY PULTE

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

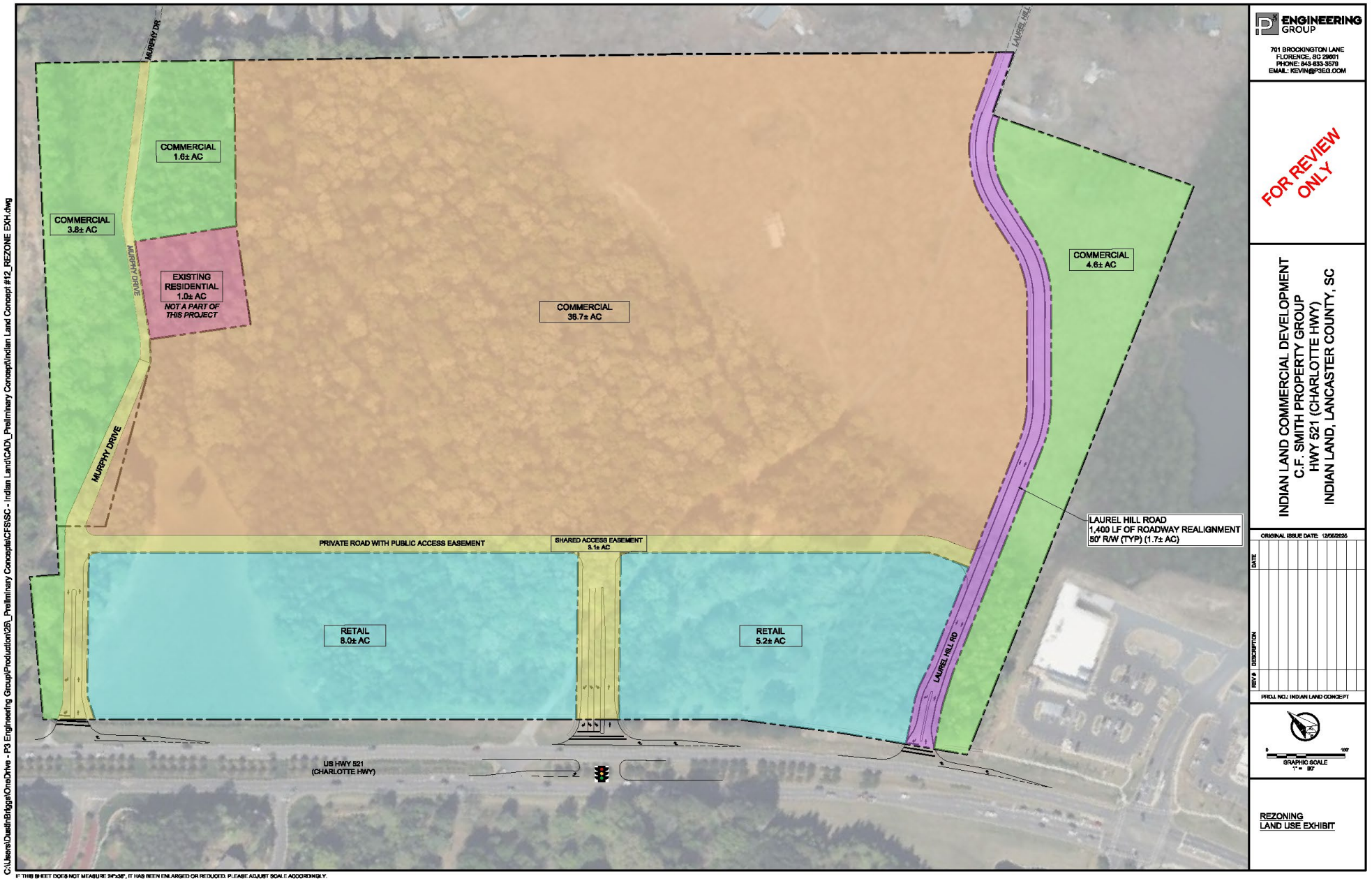


- Agriculture and Timber
- Conservation
- Rural
- Neighborhood
- Growth Area
- Master Planned Community
- Core Mixed Use
- Economic Development
- Mining
- Municipality
- Municipal Growth Area

CORE MIXED USE

The Core Mixed Use category 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.

Concept Plan



ENGINEERING GROUP
701 BROCKINGTON LANE
FLORENCE, SC 29501
PHONE: 843-433-3579
EMAIL: KEVIN@P3ESG.COM

FOR REVIEW ONLY

INDIAN LAND COMMERCIAL DEVELOPMENT
C.F. SMITH PROPERTY GROUP
HWY 521 (CHARLOTTE HWY)
INDIAN LAND, LANCASTER COUNTY, SC

ORIGINAL ISSUE DATE: 12/05/2025

REV #	DESCRIPTION	DATE

PROJ. NO.: INDIAN LAND CONCEPT

GRAPHIC SCALE
1" = 80'

REZONING
LAND USE EXHIBIT

C:\Users\DustinBriggs\OneDrive - P3 Engineering Group\Production\25_Preliminary Concepts\CFSSC - Indian Land\CAD_Preliminary Concept\Indian Land Concept #12_REZONE EXH.dwg

IF THIS SHEET DOES NOT MEASURE 24"x36", IT HAS BEEN ENLARGED OR REDUCED. PLEASE ADJUST SCALE ACCORDINGLY.

Realigned Laurel Hill Concept



Realigned Laurel Hill Concept



Realigned Laurel Hill Concept



ATTACHMENT:

Sign-In Sheets

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County
South Carolina

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 Scanely	
2. KATHY STORM	X moved to other
3. TONI McCAMMON	
4.	

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County
South Carolina

MBR
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. * Barbara Scannell	✓
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.*	Simmy Nikhil	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

SUMMARY OF CITIZENS COMMENTS 12/16/2025 63 Comments

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

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

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 01:44PM EST

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	[redacted]
Email	[redacted]
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

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 01:02PM EST

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.

Citizen Comment

Lancaster County

Submitted On:
Dec 15, 2025, 01:50PM EST

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.

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 02:08PM EST

Agenda Item for Discussion:	RZ-2025-2538
Meeting Date:	
Full Name	**First Name:** Christine **Last Name:** Longo
Phone Number	[redacted]
Email	[redacted]
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

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 11:02AM EST

Agenda Item for Discussion:	521 Zoning Change
Meeting Date:	
Full Name	**First Name:** cynthia **Last Name:** Rudolph
Phone Number	[redacted]
Email	[redacted]
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".

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 11:49AM EST

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 low0density residential designation.

Thank you for your time and consideration.

Sincerely,

Debra Bauschatz
23055 Kingfisher Drive
Indian Land, SC 29707

Citizen Comment

Lancaster County

Submitted On:
Dec 15, 2025, 07:56PM EST

Agenda Item for Discussion:	Zoning Change
Meeting Date:	
Full Name	**First Name:** David **Last Name:** Buzo
Phone Number	[redacted]
Email	[redacted]
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.

Citizen Comment

Lancaster County

Submitted On:
Dec 15, 2025, 02:26PM EST

Meeting Date:	
Full Name	**First Name:** Diane **Last Name:** Desena
Phone Number	[redacted]
Email	[redacted]
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	[redacted]
Email	[redacted]
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

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 10:45AM EST

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 right in the middle of these 3 communities and mess up traffic.

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 10:50AM EST

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....

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 03:24PM EST

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.

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 09:34AM EST

Agenda Item for Discussion:	RZ-2025-2538: CF Smith/Harris Tracts
Meeting Date:	
Full Name	**First Name:** Faith **Last Name:** Adams
Phone Number	[redacted]
Email	[redacted]
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.

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 09:00AM EST

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

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 03:01PM EST

Meeting Date:	
Full Name	**First Name:** Gary **Last Name:** Storm
Phone Number	[redacted]
Email	[redacted]
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.

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 11:49AM EST

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	[redacted]
Email	[redacted]
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.

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 12:10PM EST

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

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 01:24PM EST

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.

Citizen Comment

Lancaster County

Submitted On:
Dec 14, 2025, 02:34PM EST

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.

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 11:03AM EST

Agenda Item for Discussion:	re zpning request for 7+ acres Indian Land
Meeting Date:	
Full Name	**First Name:** Jim **Last Name:** Durney
Phone Number	[redacted]
Email	[redacted]
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-hungury politicians in Lancaster. Please do not approve a change in zoning.

Citizen Comment

Lancaster County

Submitted On:
Dec 15, 2025, 10:52AM EST

Agenda Item for Discussion:	RZ-2025-2538.
Meeting Date:	
Full Name	**First Name:** Janice **Last Name:** Hopper
Phone Number	[redacted]
Email	[redacted]
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.

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 01:04PM EST

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

Citizen Comment

Lancaster County

Submitted On:
Dec 15, 2025, 07:12AM EST

Agenda Item for Discussion:	Low Density Residential (LDR) to Regional Business (RB)
Meeting Date:	
Full Name	**First Name:** Joseph **Last Name:** Kohler
Phone Number	[redacted]
Email	[redacted]
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

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 03:08PM EST

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.

Citizen Comment

Lancaster County

Submitted On:
Dec 15, 2025, 04:19PM EST

Agenda Item for Discussion:	Re-zoning across 521/The Retreat @ Rayfield
Meeting Date:	
Full Name	**First Name:** June **Last Name:** Laubinger
Phone Number	[redacted]
Email	[redacted]
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!

Citizen Comment

Lancaster County

Submitted On:
Dec 14, 2025, 04:05PM EST

Agenda Item for Discussion:	2025-2538
Meeting Date:	
Full Name	**First Name:** John **Last Name:** Magette
Phone Number	[redacted]
Email	[redacted]
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	[redacted]
Email	[redacted]
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.

Citizen Comment

Lancaster County

Submitted On:
Dec 15, 2025, 08:43AM EST

Agenda Item for Discussion:	Rezoning Proposal: C.F. Smith / Harris Tracts
Meeting Date:	
Full Name	**First Name:** JEREMY **Last Name:** RUFF
Phone Number	[redacted]
Email	[redacted]
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!

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 10:31AM EST

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.

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 02:25PM EST

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!

Citizen Comment

Lancaster County

Submitted On:
Dec 15, 2025, 05:21PM EST

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	[redacted]
Email	[redacted]
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.

Citizen Comment

Lancaster County

Submitted On:
Dec 15, 2025, 08:49AM EST

Agenda Item for Discussion:	rezoning C.F. Smith / Harris Tracks
Meeting Date:	
Full Name	**First Name:** John **Last Name:** Zito
Phone Number	[redacted]
Email	[redacted]
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.

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 11:08AM EST

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 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.

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 08:32AM EST

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.

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 08:20AM EST

Agenda Item for Discussion:	Rezoning from LDR to RB
Meeting Date:	
Full Name	**First Name:** Karen **Last Name:** Saul
Phone Number	[redacted]
Email	[redacted]
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.

Citizen Comment

Lancaster County

Submitted On:
Dec 15, 2025, 08:14PM EST

Agenda Item for Discussion:	Rezone 71 acres fromLow density residential to commercial
Meeting Date:	
Full Name	**First Name:** Keri **Last Name:** Skinner
Phone Number	[redacted]
Email	[redacted]
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.

Citizen Comment

Lancaster County

Submitted On:
Dec 15, 2025, 07:51PM EST

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	[redacted]
Email	[redacted]
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.

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 11:06AM EST

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

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 11:32AM EST

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.

Citizen Comment

Lancaster County

Submitted On:
Dec 15, 2025, 10:19PM EST

Agenda Item for Discussion:	Rezoning Proposal: C.F. Smith / Harris Tracts
Meeting Date:	
Full Name	**First Name:** Michael **Last Name:** Thomas
Phone Number	[redacted]
Email	[redacted]
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 uturn.

Citizen Comment

Lancaster County

Submitted On:
Dec 15, 2025, 03:51PM EST

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	[redacted]
Email	[redacted]
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.

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 10:08AM EST

Agenda Item for Discussion:	Rezoning Proposal: C.F. Smith / Harris Tracts
Meeting Date:	
Full Name	**First Name:** Natalie **Last Name:** Milby
Phone Number	[redacted]
Email	[redacted]
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.

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 02:47PM EST

Agenda Item for Discussion:	CS Smith Commercial shopping Development
Meeting Date:	
Full Name	**First Name:** Patti **Last Name:** Breitbach
Phone Number	[redacted]
Email	[redacted]
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.

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 11:38AM EST

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 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.

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 01:50PM EST

Agenda Item for Discussion:	RZ-2025-2538: CF Smith/Harris Tracts
Meeting Date:	
Full Name	**First Name:** Paul **Last Name:** Longo
Phone Number	[redacted]
Email	[redacted]
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

Citizen Comment

Lancaster County

Submitted On:
Dec 15, 2025, 04:44PM EST

Agenda Item for Discussion:	Harris tract
Meeting Date:	
Full Name	**First Name:** Patrick **Last Name:** Notheis
Phone Number	[redacted]
Email	[redacted]
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

Citizen Comment

Lancaster County

Submitted On:
Dec 15, 2025, 07:53AM EST

Agenda Item for Discussion:	Rezoning Proposal: C.F. Smith / Harris Tracts
Meeting Date:	
Full Name	**First Name:** Ronda **Last Name:** Beegle
Phone Number	[redacted]
Email	[redacted]
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.

Citizen Comment

Lancaster County

Submitted On:
Dec 15, 2025, 04:41PM EST

Agenda Item for Discussion:	Rezoning C.f. Smith/ Harris Tract
Meeting Date:	
Full Name	**First Name:** Roger **Last Name:** Hough
Phone Number	[redacted]
Email	[redacted]
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,

Roger and Marilyn Hough
564 Moses Dr. - Indian Land, SC

Citizen Comment

Lancaster County

Submitted On:
Dec 15, 2025, 11:18AM EST

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.

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 11:21AM EST

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.

Citizen Comment

Lancaster County

Submitted On:
Dec 15, 2025, 11:27AM EST

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	[redacted]
Email	[redacted]
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!!!

Citizen Comment

Lancaster County

Submitted On:
Dec 15, 2025, 01:39PM EST

Agenda Item for Discussion:	Rx-2025-2538
Meeting Date:	
Full Name	**First Name:** Sam **Last Name:** Beegle
Phone Number	[redacted]
Email	[redacted]
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?

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 12:14PM EST

Agenda Item for Discussion:	RZ-2025-2538: CF Smith/Harris Tracts
Meeting Date:	
Full Name	**First Name:** Sahil **Last Name:** Karkera
Phone Number	[redacted]
Email	[redacted]
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

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 09:21AM EST

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

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 10:11AM EST

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.

Citizen Comment

Lancaster County

Submitted On:
Dec 15, 2025, 04:16PM EST

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	[redacted]
Email	[redacted]
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
[redacted]

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

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Lancaster County
South Carolina
www.lancastercountysc.gov

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 [redacted]
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

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—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
[redacted]

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

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

Thanks,

April

Lancaster County
South Carolina
www.lancastercountysc.gov

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, lancastersc.supportsystem.com<https://lancastersc.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

Planning - Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 07:46AM EST

Case Number/Item for Discussion	RZ-2025-2538: CF Smith/Harris Tracts
Date Picker	
Full Name	**First Name:** Ryan **Last Name:** Woodard
Phone Number	[redacted]
Email	[redacted]
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.

Public Hearing Comments

Lancaster County

Submitted On:
Dec 16, 2025, 02:35PM EST

Ordinance Number/Item for Discussion:	RZ-2025-2538
Date Picker	
Full Name	**First Name:** Jeremiah **Last Name:** Plummer
Phone Number	[redacted]
Email	[redacted]
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

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 09:45PM EST

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.

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 04:11PM EST

Agenda Item for Discussion:	No more commercial construction in Indian land
Meeting Date:	
Full Name	**First Name:** Cheryl **Last Name:** Cahill
Phone Number	[redacted]
Email	[redacted]
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.

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 06:17PM EST

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.

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 05:16PM EST

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.

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 04:27PM EST

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.

Citizen Comment

Lancaster County

Submitted On:
Dec 18, 2025, 03:17PM EST

Agenda Item for Discussion:	C.F. Smith/Harris Tracts
Meeting Date:	
Full Name	**First Name:** Janice **Last Name:** Hopper
Phone Number	[redacted]
Email	[redacted]
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.

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 05:41PM EST

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	[redacted]
Email	[redacted]
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!!

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 03:53PM EST

Agenda Item for Discussion:	rz-2025-2538
Meeting Date:	
Full Name	**First Name:** Marion **Last Name:** M Roe
Phone Number	[redacted]
Email	[redacted]
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

Citizen Comment

Lancaster County

Submitted On:
Dec 18, 2025, 04:39PM EST

Agenda Item for Discussion:	Harris tract
Meeting Date:	
Full Name	**First Name:** Patrick **Last Name:** Notheis
Phone Number	[redacted]
Email	[redacted]
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

Citizen Comment

Lancaster County

Submitted On:
Dec 16, 2025, 05:25PM EST

Agenda Item for Discussion:	Rezoning Proposal: CF Smith/Harris Tracts
Meeting Date:	
Full Name	**First Name:** Stephanie **Last Name:** Houser
Phone Number	[redacted]
Email	[redacted]
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	Email
KATHY STORM	5025 REDWOOD GROVE TRL LANCASTER	AIRDIVA@aol.com
Barbara Scannell	8016 Carolina Lakes Way	bjscannell@live.com
Mary Ella Delembo	506 Moses Dr.	Medelembo@aol.com
GARY DELEMBO	" "	garyd521@aol.com
Bill Pendleton	217 Sweet Briar Dr.	bgpend77@gmail.com.
Debbie Pendleton	217 Sweet Briar Dr	drpend79@gmail.com
PATRICK + JAN SZANY	1024 PRINCETON DR	JMSZANY@gmail.com
Toni McCammon	212 Hartwell Ln	antonette.mccammon@gmail.com
Ken Beck	13912 Teal Ct.	KBMTALK@yahoo.com
Jeanne McCoy	9213 Whistling Straits Dr	IMASHEEP77@gmail.com
Chris Ross	2096 Clarion Dr	
Cindy Kenley	2078 Clarion Dr.	
Robert Kenley	2078 Clarion Dr	rkenley1@gmail.com
Robin Houlet	564 Moses Dr	houlet2@aol.com
MARIAN MORROW	201 BLAIR Dr.	MMMmorrow@aol.com

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

Neighborhood Meeting Sign-In

Name	Address	Email
John Zito	1017 Princeton Dr	johnazito@aol.com
Deborah Risoldi	592 Moses Dr.	drisoldi@icloud.com
Caroline Yarnell	1011 Princeton Dr.	fcsyana@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 ~~Participle~~	2232 Hartwell Lane	KIPARTIPILO@COMPORIUM.NET
Kristen Hanley	9010 Jordan Creek Ct.	Kristenh26@outlook.com
~~Kathleen Coyle~~	~~19 Sweet Brian Dr.~~	~~KCRANTEX@GMAIL.COM~~
Paula Walter	629 Burrell Place	pew5165@yahoo.com
Karen Saul		
John Saul	201 Sweet Briar Dr. 29707	jwsaul@outlook.com
PAUL KOBERG	SUN CITY	PAULKOBERG1@ATT.COM
Randall Pannetta Miller	205 Hatchway Rd	

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

Neighborhood Meeting Sign-In

Name	Address	Email
Keith Castle	1095 Princeston Dr	
Roger King	230 Sweet Briar Dr.	BLKing51@Yahoo.Com
Jill Emche	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	dschacher@Aol.com
Jim & Vicki Durney	1111 Princeton Dr	jim_durney@yahoo.com
Ted Hoover	2603 Chatham Dr.	thoover40@msn.com
Amanda Hill	267 Laurel Hill Rd	mandybirdhill@gmail.com
Cora Mallagher	112 Hatchway Rd. Rd	cgallagher001@gmail.com
Luke Benton	186 Hatchway Rd	Lab1241@gmail.com
John Maye	387 Laurel Hill Rd	johnmaye1945@Gmail
Judianna 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 Camden Hwy.	
Jennifer Bryan	1665 Winthrop Ave.	
William H. Cole Jr	1234 Shelby Wood Dr.	
Marty & Jeri Kennedy	362 Cotton Field Rd, (THE RETREAT)	Terri.j.Kennedy@gmail.com
Scott Wallace	488 Moss Dr	
JEFF VUKOVICH	2048 Clarion Dr	
Mickey & MARY ANN CREECH	156 HATCHWAY Rd	
WALTER F. MIZELLE	253 SWEET BRIAR	
Melida Oropeza	323 laurel Hill rd,	
Carlos Forero	323 laurel Hills rd.	
Michelle & Tom Anderson	392 Laurel Hill Rd	anderson.tom.michelle@gmail.com
Lalu Ishanpadyal	1085 Harbor Kay Drive	
Jim + Mary Wade	1070 PRINCETON DRIVE	
Heather & Mitchell Creech	247 Hatchway Rd.	mchc@comporium.net

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

Neighborhood Meeting Sign-In

Name	Address	Email
Pam Hill	9426 Cadodell Rd.	pamwhill@yahoo.com
Paul Longo	193 Sweet Briar Dr	Paullongo@comcast.net
Parker Dudley	248 Laurel Hill Rd	dparkerm17@gmail.com
Rucker Dudley	248 Laurel Hill Rd	rucker@jaywhitegroup.com
Josh Wilson	2090 Clarion Dr.	Joshua.Wilson@Allentate.com
David Williamson	821 Kathy Dianne Dr	merchants@keepintouchwith-us
Jeffrey Langdon	123 Sweet Briar Dr	langd2ja@gmail.com
Reta + Alan Sparr	46115 chickadee ln. fbog	alanspar@yahoo.com
~~GEORGE HOBEL~~	427 LAUREL HILL RD	george@hobeldesigns.com
JIMMY RICE	334 COTTON FIELD RD	jdrice23@gmail.com
SAL SQUADRITO	189 SWEET BRIAR DR	SAS718@AOL.COM
D. Robinson	838 Spelman	
J. Folk	407 Laurel Hill Road	jfolk2402@gmail.com
Janica Argo	846 Spelman Dr.	jpargo414@gmail.com

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

Neighborhood Meeting Sign-In

Name	Address	Email
Karen Thompkins	817 Spelman	karen@veraliya.com
Dilip Shah	8424 Kathy Dianne	dilipshah@bellsouth.net
JARED CALLIS	293 LAUREL HILL	JAREDCALLIS@GMAIL.COM
Alison Koenke	177 Hatchway Rd, Indian Land SC	alisonkoenke@gmail.com
Rebecca McNerney	176 Hatchway Rd, Indian Land	rtmcnerney@gmail.com
Kelly Mercer	BelAir	sewmercer@yahoo.com
Debby Bosselman	2035 Donaldson	DBosselman@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)(2 No Vote)

Indian Land Resident Recommendation to the Planning Commision

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 ~~DURENEY~~	DURENEY	Retreat @ RayField		✓
Kenneth	Metevier	Retreat @ RayField		✓
John ~~SAUL~~	SAUL	Retreat @ Rayfield		✓
Karen	Saul	Retreat at Rayfield		✓
PAULA	WALTER	RETREAT @ RAYFIELD		✓
~~KAREN~~	~~WALTER~~	" " "		✓
Bruce Cohen		Walnut Creek		✓
Ken	Beck	Sun City "		✓
MARY	WADE	Retreat @ Rayfield		✓
Jim	Wade	Retreat @ Rayfield		✓
Wendy	OBrien	Shelly Woods		✓
WILLIAM	OBRIEN	SHELLY WOODS		✓
~~CHRIS~~ CHRis	ARGO	RetreAT @ RAYFIELD		✓
SHAWN	FOIA	SHELLY WOODS		✓
Albert	Fernanden	shelly Woods		✓
TODD ~~VALLENCOUR~~	VALLENCOUR	Shelly Woods		✓
Carol	Campas	Shelley Woods		✓
Andrew	Harris	Shelley Woods		✓

Indian Land Resident Recommendation to the Planning Commision

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 Burbee	Burbee	Murphy Rd		✓
Chris ~~Ross~~	ROSS	Shelly Woods		✓
Cindy	Kenley	Shelly Woods / Marion Dr.		✓
Brian	West	Shelly Woods		✓
PAT	BENZ	Sun City		✓
JILL	EMCHE	RETREAT AT RAYFIELD		✓
Alan	Sparr	Sun City		✓
Roger	King	Retreat At Rayfield		✓
GEORGE	HOBEL	LAUREL HILL		✓
Glenn Marie	Brown	Retreat at Rayfield		✓
Barbara	Scannell	Sun City		✓
ERIC	FUEHRER	SHELLY WOODS		✓

Indian Land Resident Recommendation to the Planning Commision 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
JERAY	MURPHY	MURPHY DRIVE	✓	
Denise ~~Murphy~~	murphy	murphy Drive	✓	
BRUCE	REID	THE RETREAT	✓	
Robin	Howell	The Kingdom		✓
Toni	McCannon	SCCL	✓	
Darlene	Hinman	Shelly Woods		✓
Richard	Hinman	Shelly Woods		✓
Sonny	Abbott	Laurel Hill		✓
SEAN	McKenna	Retreat at Ray Field		✓

Indian Land Resident Recommendation to the Planning Commision 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
Scott	Myrick	Hatchway		
Betty	Griffin	Hatchway		
Mitchell	Creech	Hatchway Rd.		X
JARED	CALLIS	LAUREL HILL		X
Larisa	Callis	Laurel Hill		X
Cheryl	Woodard	Shelly Woods/Canon		X
WOLF	DOUGLAS	Retreat at Rayfield		X
PAUL	KOBERG	SUD CITY		X
KATHY	STORM	TREE TOPS		X
Rucker	Dudley	Laurel Hill		X
Steven	Koenke	~~Ha~~ Hathway		X

Indian Land Resident Recommendation to the Planning Commision 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
Jeff + Tia Longdon		Retreat at Rayfield		✓
John Maye	Maye	Laurel Hill Rd		✓
Luke Benton	Benton	@ Hatchway		

ATTACHMENT:

Document Provided By Barbara Scannell

For Item 6b

Outlook

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 occured 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.

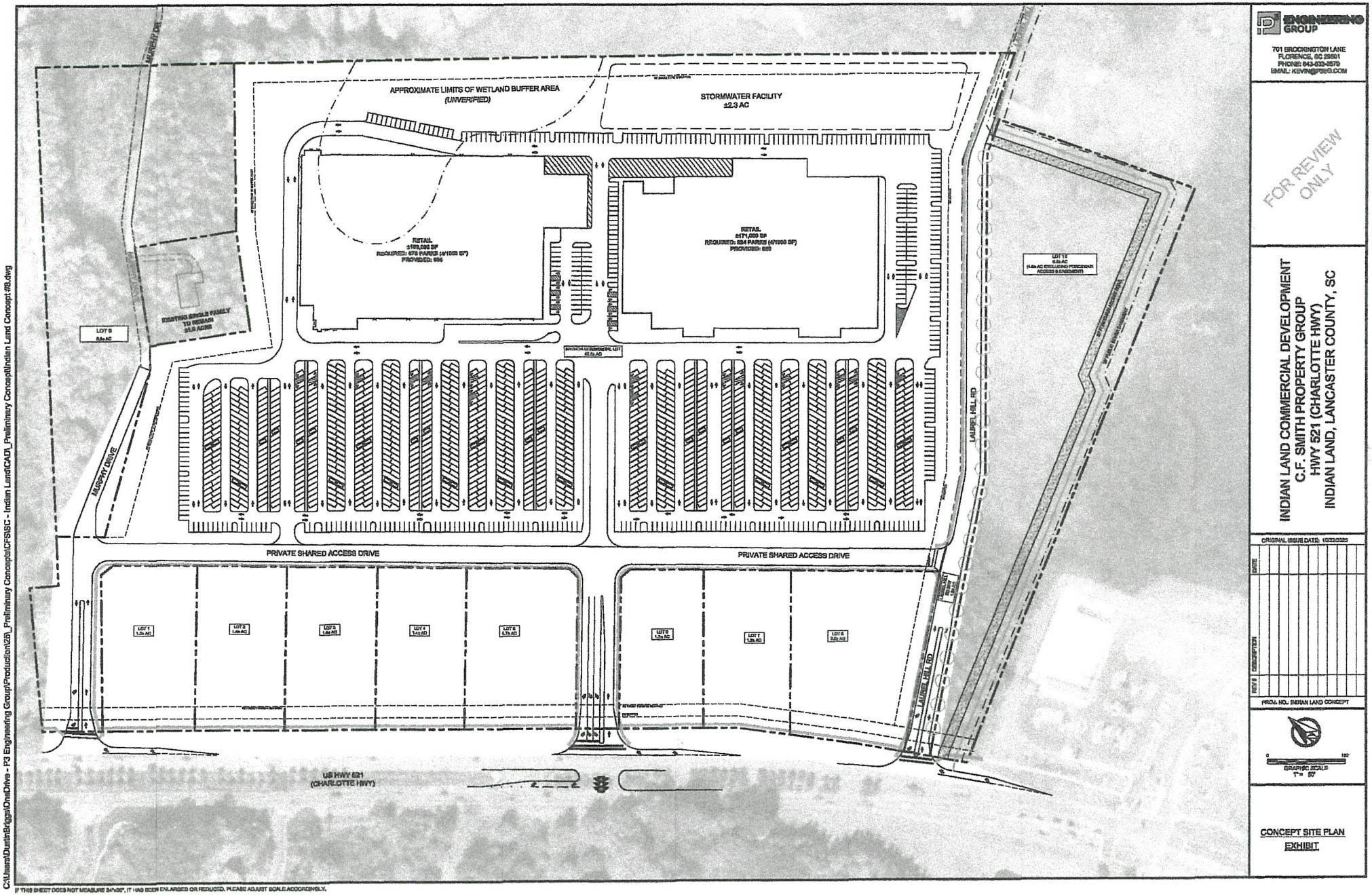
I sent you a text message at 9:05 a.m. and left a voicemail on your cell phone at 9:33 a.m. that provided the information above.

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



ENGINEERING GROUP
701 BROCKINGTON LANE
FLORENCE, SC 29501
PHONE: 843-533-3570
EMAIL: KEVIN@P3EG.COM

FOR REVIEW ONLY

INDIAN LAND COMMERCIAL DEVELOPMENT
C.F. SMITH PROPERTY GROUP
HWY 521 (CHARLOTTE HWY)
INDIAN LAND, LANCASTER COUNTY, SC

ORIGINAL ISSUE DATE: 10/22/2025

REV #	DESCRIPTION	DATE

PROJ. NO.: INDIAN LAND CONCEPT

GRAPHIC SCALE
1" = 50'

CONCEPT SITE PLAN
EXHIBIT

C:\Users\DustinBriggs\OneDrive - P3 Engineering Group\Production\2Fi_Preliminary Concepts\CFSISC - Indian Land\CAD_Preliminary Concept\Indian Land Concept #8.dwg

IF THIS SHEET DOES NOT MEASURE 24"x36", IT HAS BEEN ENLARGED OR REDUCED. PLEASE ADJUST SCALE ACCORDINGLY.

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.

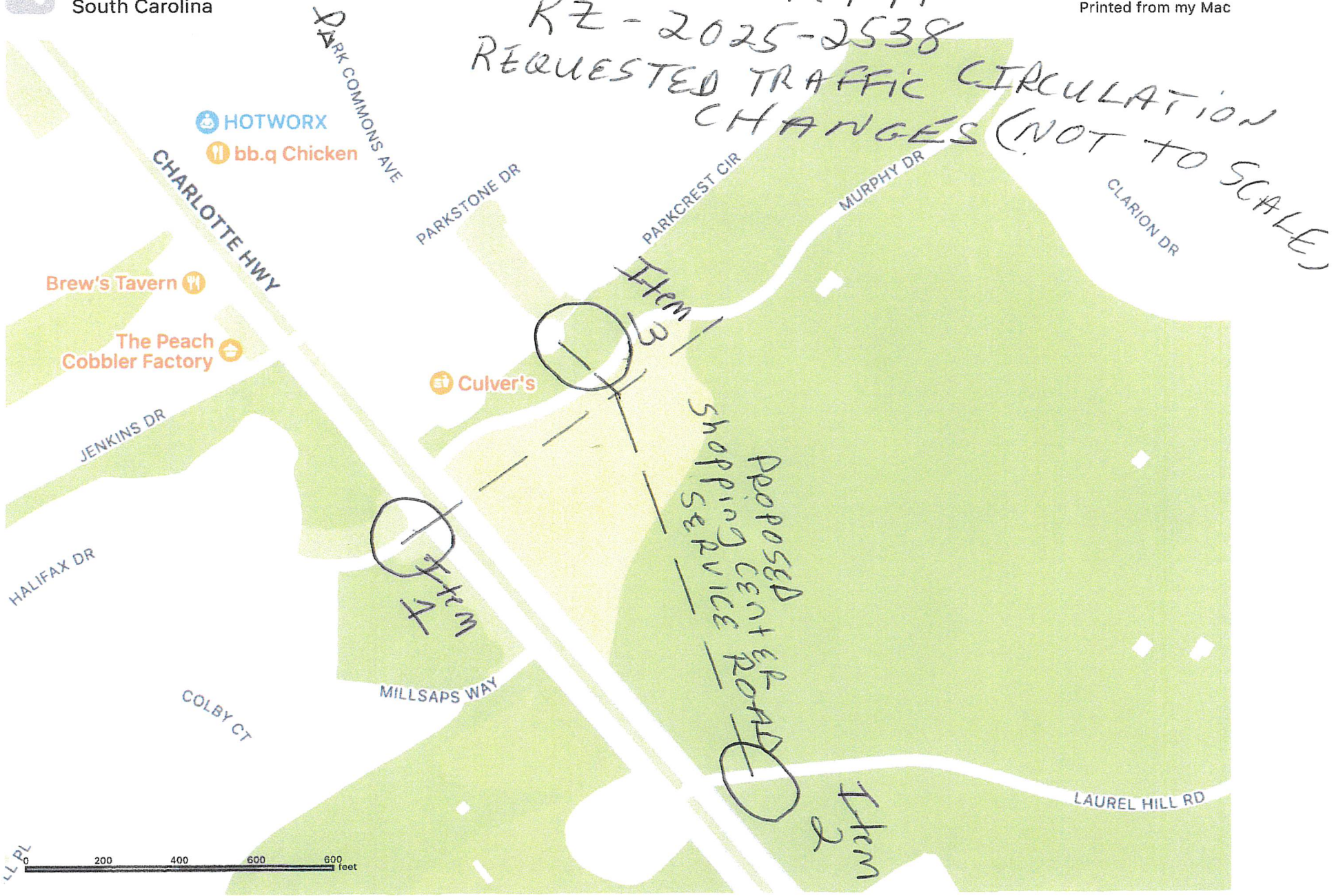
   Coming out of the shopping center by the traffic signal from Murphy Drive, have one right turn lane onto northbound Hwy 521, one left turn lane onto southbound Hwy 521, and one straight across lane from the shopping center onto Halifax Drive.

2. Ensure there is a right turn entrance from Laurel Hill Road onto the service road inside the shopping center.

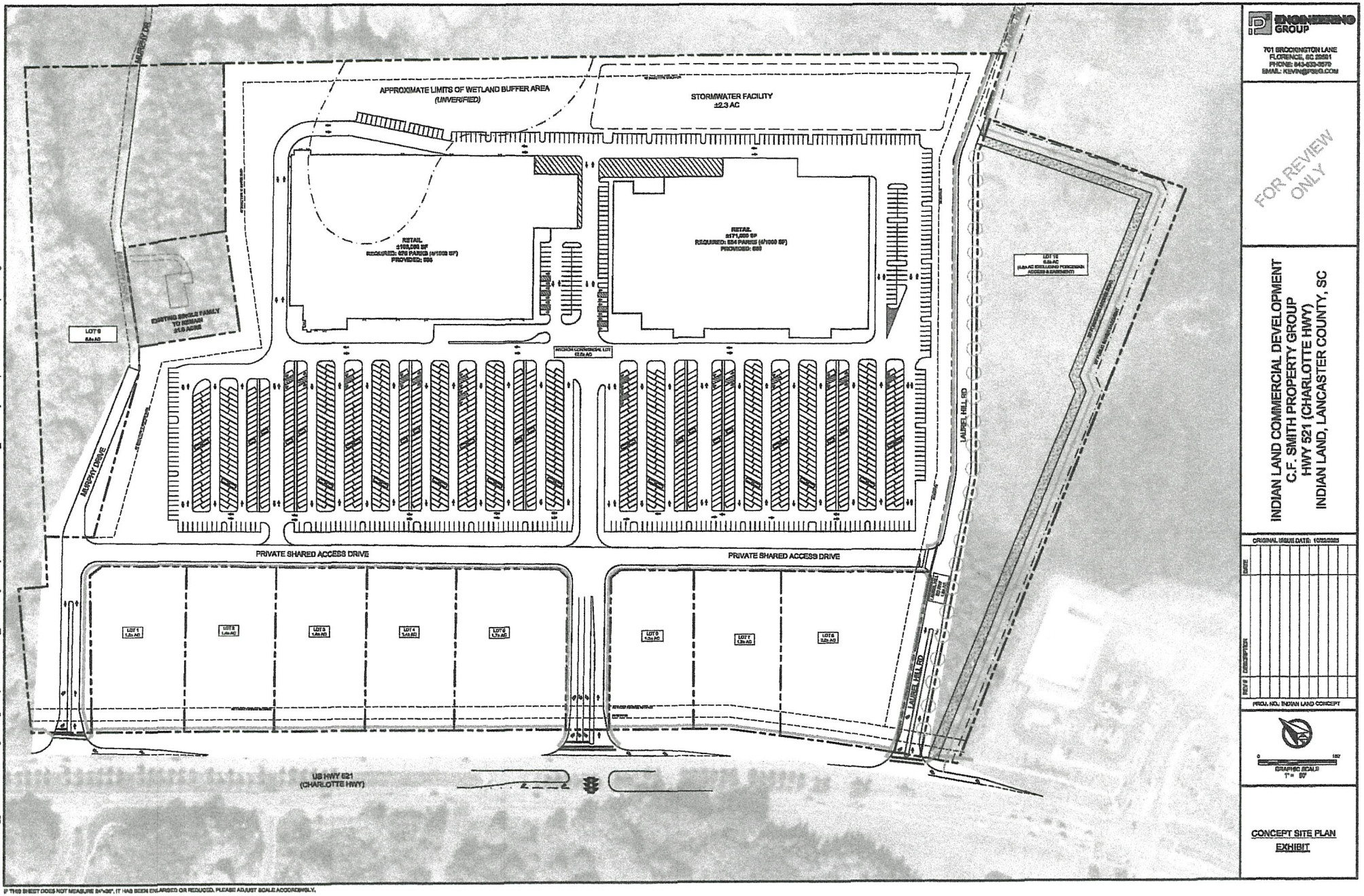
3. Connect the existing Park Commons Avenue from the apartments to Murphy Drive.

Thank you.

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



ATTACHMENT B
DEVELOPMENT SITE PLAN



ENGINEERING GROUP
701 BROCKINGTON LANE
FLORENCE, SC 29501
PHONE: 843-533-3570
EMAIL: KEVIN@P3EG.COM

FOR REVIEW ONLY

INDIAN LAND COMMERCIAL DEVELOPMENT
C.F. SMITH PROPERTY GROUP
HWY 521 (CHARLOTTE HWY)
INDIAN LAND, LANCASTER COUNTY, SC

ORIGINAL ISSUE DATE: 10/22/2025

REV #	DESCRIPTION	DATE

PROJ. NO. INDIAN LAND CONCEPT

GRAPHIC SCALE
1" = 80'

CONCEPT SITE PLAN
EXHIBIT

C:\Users\DustinBriggs\OneDrive - P3 Engineering Group\Production\2025_Preliminary Concepts\CFSISC - Indian Land\CAD_Preliminary Concept\Indian Land Concept-R0.dwg

IF THIS SHEET DOES NOT MEASURE 24"x36", IT HAS BEEN ENLARGED OR REDUCED. PLEASE ADJUST SCALE ACCORDINGLY.

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.

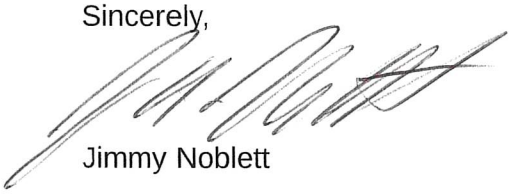
SECONDARY REQUEST: REQUIRED CONDITIONS

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

Lancaster County
South Carolina

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)

Lancaster County
South Carolina
www.lancastercountysc.gov

Jennifer Bryan, *Planning Technician*
Planning

Lancaster County Government
P.O. Box 1809
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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@lancastercountysc.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@lancastercountysc.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?

Lancaster County
South Carolina
www.lancastercountysc.gov

Jennifer Bryan, *Planning Technician*
Planning

Lancaster County Government
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