

Council Members

District 1: Stuart Graham
District 2: Charlene McGriff
District 3: Billy Mosteller, Vice Chair
District 4: Jose Luis
District 5: Steve Harper
District 6: Bryant Neal, Secretary
District 7: Brian Carnes, Chair



Interim County Administrator
Steve Willis

County Attorney
Ginny L. Merck-Dupont

Clerk to Council
Sherrie Simpson

**February 9, 2026
6:00 PM**

LANCASTER COUNTY COUNCIL
COUNTY COUNCIL CHAMBERS, COUNTY ADMINISTRATION
BUILDING, 101 NORTH MAIN STREET, LANCASTER, SC 29720

MINUTES

Council Members Present: Brian Carnes, Steve Harper, Jose Luis, Billy Mosteller, Charlene McGriff, Bryant Neal, Stuart Graham

Staff Members/Others Present: Steve Willis, Interim County Administrator; Ginny Merck-Dupont, County Attorney; Sherrie Simpson, Clerk to Council; Jamie Privuznak, Budget Director; April Williams, Planning Director; Amy Carnes, Business Retention and Expansion Manager for Economic Development; Clay Catoe, Emergency Medical Services Director; Mike Magette, Fire Marshal; Karla Deese, Coroner; the press; various elected officials; various Department Heads; various employees; and citizens.

A quorum of Lancaster County Council was present for the meeting. The following press were notified of the meeting by e-mail in accordance with the Freedom of Information Act: *The Lancaster News*, *Kershaw News Era*, *The Rock Hill Herald*, Cable News 2, Channel 9 and the local government channel. The agenda was posted in the lobby of the County Administration Building and also on the County website the required length of time. The PowerPoint presentation utilized during the meeting is attached to the written minutes in the Clerk to Council's office.

Call to Order Regular Meeting - Chairman Brian Carnes

Chairman Brian Carnes called the regular meeting of County Council to order at approximately 6:00 p.m.

Welcome and Recognition - Chairman Brian Carnes

Chairman Brian Carnes welcomed everyone to the meeting.

Pledge of Allegiance and Invocation - Council Member Bryant Neal

Council Member Bryant Neal led the Pledge of Allegiance to the American Flag and delivered the Invocation.

Approval of the Agenda

Charlene McGriff moved to approve the agenda. Seconded by Jose Luis. There was no

discussion from Council. The motion to approve the agenda Passed by unanimous vote of 7-0.

Citizens Comments

The following citizens signed up for and spoke during Citizens Comments:

1. Eric Fuehrer, Indian Land, SC, spoke regarding his opposition to Ordinance 2026-2012 and that he hoped that Council would stop all development along Highway 521.
2. John Craig, Lancaster, SC, spoke regarding his opposition to Ordinance 2025-2002 or The Haven development.
3. Toni McCammon, Indian Land, SC, spoke regarding the need for planned development and the need to have infrastructure in place before any development.
4. Jeanne McCoy, Indian Land, SC, spoke regarding her opposition to Ordinance 2025-2001.
5. Libby Sweat Lambert, Lancaster, SC, spoke regarding the need for managed growth.

The following citizens sent in electronic comments for Citizens Comments, for which Council received physical copies of all of the comments at their seats at the dais and which were acknowledged in the following manner by the Clerk to Council, Sherrie Simpson, during the meeting:

1. Ninety-four (94) citizens sent in electronic comments in opposition to Ordinance 2026-2012/Planning Department Case number: RZ-2025-2538, and all of those comments are attached to the minutes as Schedule A;
2. Thirty-seven (37) citizens sent in electronic comments in favor of or support for Ordinance 2026-2012/Planning Department Case number RZ-2025-2538, and all of those comments are attached to the minutes as Schedule B;
3. One (1) citizen sent in an electronic comment stating that there should be a traffic light installed at Highway 521 and Halifax and that they opposed Ordinance 2026-2012/Planning Department Case number RZ-2025-2538, and that comment is attached to the minutes as Schedule C;
4. One (1) citizen sent in an electronic comment stating that Ordinance 2026-2012 should rezone the property from commercial to LDR, and that comment is attached to the minutes as Schedule D;
5. One (1) citizen sent in an electronic comment stating that Ordinance 2026-2012 should rezone the property from LDR to commercial, and that comment is attached to the minutes as Schedule E;
6. Three (3) citizens sent in electronic comments in opposition to the development agreements with Meritage Homes and Lennar Homes (The Haven), and those comments are attached to the minutes as Schedule F;
7. Three (3) citizens sent in electronic comments in opposition to The Haven development and Ordinances 2025-2002 and 2025-2001, and those comments are attached to the minutes as Schedule G;
8. Ten (10) citizens sent in electronic comments in opposition to all development, specifically development along Highway 521, and those comments are attached to the minutes as Schedule H;
9. Two (2) miscellaneous emails: (1) Barbara Jackson, Indian Land, SC, wrote in regarding that the current roads cannot accommodate the cars/traffic from 900 additional residences, and that comment is attached to the minutes as Schedule I; and (2) Susan Thomas, Lancaster, SC,

wrote in regarding the need for proper planning for developments, and that comment is attached to the minutes as Schedule J.

One person signed up to speak at Citizens Comments and was skipped, so the Chairman called her up to speak:

1. Jane Alford, Fort Mill, SC, spoke regarding upcoming events for the Lancaster County Council of the Arts.

Special Presentations

a. Annual Report to Council regarding Impact Fees - *Jamie Privuznak*

Jamie Privuznak provided the annual report regarding Impact Fees to Council via the County PowerPoint presentation. Council discussed how to budget for an updated Impact Fee study and determined that they would like to proceed with a budget amendment in this fiscal year to fund the study.

Consent Agenda

Billy Mosteller moved to approve Consent Agenda Items **7a.**, **7b.**, **7c.**, and **7d.** [which are the same as Item **a.**, **b.**, **c.**, and **d.** listed below]. Seconded by Charlene McGriff. There was no discussion from Council. The motion to approve the Consent Agenda items Passed by unanimous vote of 7-0.

- a. Approval of Minutes from the January 12, 2026, County Council Regular Meeting**
- b. Approval of Minutes from the January 14, 2026, County Council Committee of the Whole Meeting**
- c. Approval of Minutes from the January 21, 2026, County Council Retreat Workshop**
- d. Approval of Minutes from the January 29, 2026, County Council Retreat Workshop**

Non-Consent Agenda

a. Public Hearing and 1st Reading of Ordinance 2026-2012

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 71.1 Acres (TM#S 0013-00-067.00, 0013-00-067.01, 0013-00-067.02, 0013-00-067.03, And 0013-00-135.00), Which Is Located At Charlotte Highway And Laurel Hill Road, From The Low Density Residential (LDR) District To The Regional Business (RB) District - *Planning Department Case Number: RZ-2025-2538. The Planning staff recommended approval of the rezoning request; however, Planning Commission recommended denial by unanimous vote. - April Williams*

Brian Carnes called this next agenda item, and noted that there was a Public Hearing for Ordinance 2026-2012. Steve Harper moved to go into the Public Hearing. Seconded by Charlene McGriff. Council went into the Public Hearing at approximately 6:45 p.m. There were approximately 84 citizens, including staff, in attendance during the Public Hearing. The following people signed up for and spoke during the Public Hearing:

1. Scott Myrick, Indian Land, SC, spoke in favor of the Ordinance because he did not want apartments or a Wal-Mart in the area.

2. Paul Koberg, Indian Land, SC, spoke regarding shoplifting in the Indian Land area, and he provided a handout regarding that information and that handout is attached as Schedule K to the minutes.
3. David Snepp, Indian Land, SC, stated the County needed to preserve its trees and community, and he noted that retail centers eventually age out and then have crime, and that the County needed to manage growth.
4. Jean Doyle, Lancaster, SC, asked that Council turn down developers and noted that the County does not need any more retail development.
5. Kathy Storm, Indian Land, SC, spoke regarding the growth in Chester County and that Lancaster County needed to learn from them, that infrastructure needed to be in place prior to development, and that the County does not need commercial development.
6. Robert Kenley, Indian Land, SC, noted that the developer had engaged with the community and neighborhood and that he was thankful for that engagement and that the developer had agreed to additional buffers and that he wanted Council's help to ensure the developer keeps their promises.
7. Alan Sparr, Indian Land, SC, stated that he wanted to hear more information from the developer and that he wanted the developer's promises to be documented in writing.
8. Kevin O'Brien, Indian Land, SC, stated that he agreed with Robert Kenley and that the property needed to be developed properly so as not to affect the neighboring properties.
9. Ben Johnson stated that he represented the developer and would like to speak after the developer's presentation
10. Donnie Milby, Indian Land, SC, spoke in favor of the Ordinance and noted that the community needed a traffic light installed by the developer.
11. Allen Boone, Lancaster, SC, stated that there is too much traffic in Indian Land and cautioned Council against developing retail sales with low dollar and high frequency sales, which would create even more traffic.
12. Natalie Milby, Indian Land, SC, spoke in favor of Ordinance 2026-2012, and she noted that it would be better to have commercial zoning in the area with a traffic light rather than more houses. She also stated that the developer had met with the community and tried to address their concerns and that the zoning change would meet with the surrounding landscape.
13. Neil Robinette, applicant, stated that he had a presentation to make later in the meeting and would be available for questions if there were any.
14. Pat Benz, Indian Land, SC, asked the Council to deny the rezoning project, and she provided a handout providing residential data for the County and that handout is attached as Schedule L to the minutes.
15. Joe Kohler, Indian Land, SC, spoke against the rezoning project, and he provided Council with a handout related to current empty commercial space in the Indian Land area and that handout is attached as Schedule M to the minutes.
16. Cheryl Hanhart-Beck, Indian Land, SC, spoke against the rezoning project, and she provided a handout to Council related to tractor trailer delivery hours for stores in Indian Land and that handout is attached as Schedule N to the minutes.
17. John Saul, Indian Land, SC, spoke against the rezoning project and his written comments are attached as Schedule O to the minutes.
18. Denise Murphy, Indian Land, SC, spoke in favor of the rezoning project. She stated that the County does not need any more residential developments and that the community needed a traffic light at the intersection of the proposed development.
19. Fran Allison, Indian Land, SC, spoke in favor of the rezoning project. She noted that CF Smith has a great reputation and that the development would not increase traffic along Highway 521 and that the businesses would bring in tax revenues to the County that would support infrastructure.

20. Jeffrey Schwartz, Indian Land, SC, stated that the County needed to compromise on the development and have a smaller retail development and to also have a park.
21. Ken Beck, Indian Land, SC, spoke against the rezoning project, and he provided a handout related to names of citizens who oppose and support the project that was provided to the Planning Commission and that handout is attached as Schedule P to the minutes.
22. Barbara Scannell, Indian Land, SC, asked that Council deny the rezoning project and, instead, zone the property to MX or to use the property for a park.
23. Jeannie Jamieson, Indian Land, SC, spoke in favor of the proposed project. She noted that the family has tried to sell the property several other times, that traffic would be eased with this type of project, that tax dollars would be generated, and that the project would provide safety due to the installation of a traffic light.
24. Toni McCammon, Indian Land, SC, stated that the decision to rezone the property was complex due to the traffic along Highway 521.
25. Bob Harris, Indian Land, SC, spoke in favor of the proposed project and noted that it had good water and sewer, would provide connectivity, would bring less traffic to Highway 521, and that the installation of a traffic light would help with safety.
26. Susan Proescher, Indian Land, SC, provided a proposed petition from citizens that opposed the rezoning project and that petition is attached as Schedule Q to the minutes.
27. Pam Hill, Indian Land, SC, spoke in favor of the rezoning project. She noted that there are always traffic problems along roads in densely populated areas.
28. Bruce Cohen, Lancaster, SC, stated that the traffic on Highway 521 was awful, and he provided a handout related to traffic in the Indian Land area and that handout is attached as Schedule R to the minutes.
29. Sean McKenna, Indian Land, SC, thanked CF Smith for working with the community. He noted that the community has had too much un-managed growth and that it would be better to work with a developer that was willing to work with the community. He noted that he supported the project.
30. Jon Haynes, Indian Land, SC, spoke in favor of the rezoning project.

There were no electronic comments submitted for the Public Hearing. The Public Hearing ended at approximately 8:08 p.m.

Billy Mosteller moved to approve the 1st Reading of Ordinance 2026-2012 in order to bring it to the floor. Seconded by Bryant Neal.

April Williams provided an overview of the project via the County PowerPoint presentation. Council discussed County data, proposed plans for the project, traffic impact and safety, buffers, and how to provide oversight on and memorialize developer promises with a proposed Memorandum of Understanding (MOU). Ben Johnson, representative for the developer, addressed the buffer plans for the proposed project, and he provided a handout that will be the exhibit for the proposed MOU and that handout is attached as Schedule S to the written minutes. He noted that the MOU will have the developer's commitments memorialized.

Council further discussed that an MOU is legally binding, the differing recommendations from the Planning Commission members versus the Planning staff, implications for what could happen in the future for abandoned shopping centers, and connectivity.

Billy Mosteller moved to approve Ordinance 2026-2012. Seconded by Bryant Neal. There was no further discussion from Council. The motion to approve the 1st Reading of Ordinance 2026-2012 Passed by a vote of 5-2. Ayes: McGriff, Mosteller, Harper, Neal, Carnes; Nays: Graham,

Luis.

Council took a break in the meeting beginning at approximately 9:29 p.m. The Council meeting resumed at approximately 9:42 p.m.

Jose Luis moved to extend the Council meeting beyond 10:30 p.m. Seconded by Billy Mosteller. The motion to extend the meeting time Passed by unanimous vote of 7-0.

b. Recommendation from the Council Ad-Hoc Development Agreement Committee and 1st Reading of Ordinance 2025-2002

Ordinance Title: An Ordinance To Approve A Development Agreement For The Haven Development Project Located Between Charlotte Highway And Craig Farm Road, Lancaster, South Carolina, Establishing The Regulations For The Development Of The Property And Other Matters Related Thereto. -Planning Department Case Number: DA-2024-2259. The Planning Commission recommended approval by unanimous vote and the Planning staff recommended approval of the development agreement. - April Williams

Billy Mosteller stated that the Ad-Hoc Development Agreement Committee reviewed the proposed Development Agreement with staff and entered into negotiations, regarding the agreement, directly with the developer and the agreement which is attached to the Ordinance before Council for 1st reading is the product of those discussions and negotiations. On behalf of the Committee, he moved that Council render 1st reading to the Ordinance to approve the development agreement for The Haven Development Project. The motion to approve was seconded by Steve Harper.

April Williams presented an overview of the proposed project for Ordinances 2025-2002 and 2025-2001 via the County PowerPoint presentation. She provided the history of the development agreement process.

Jon Hardy, developer for Lennar, stated that there would not be any road improvements to Craig Farm Road. He discussed connectivity for the development. Council, staff, and the developer discussed the additional traffic impact to Craig Farm Road. Council also discussed that the development agreement should: (1) have hard dates for development of the project, (2) define market conditions, (3) that language in the agreement should be tightened, and (4) that it should address which fire station and EMS station would serve the area. Council noted that this development agreement was stronger than ones in the past and that this agreement would be the template for future agreements.

The motion to approve the 1st Reading of Ordinance 2025-2002 Passed by a vote of 6-1. Ayes: Graham, McGriff, Mosteller, Harper, Neal, Carnes; Nays: Luis.

c. 1st Reading of Ordinance 2025-2001

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 604.56 Acres (TM# 0032-00-026.00, 0044-00-005.00, 0032-00-028.00 And P/O 0033-00-031.00), Which Is Located On Charlotte Highway, From The Rural Neighborhood (RN) District To The Medium Density Residential- Cluster Subdivision Overlay(MDR-CSO) District. - Planning Department Case Number: RZ-2024-2259. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the rezoning.

- April Williams

Steve Harper moved to approve the 1st Reading of Ordinance 2025-2001. Seconded by Billy Mosteller.

Council discussed the need for consensus on fire services, that the County currently had no plan to move forward on road infrastructure but needed one, that the fire station to serve The Haven development would be from Riverside, funding for fire services, and the possible creation of special tax districts for fire services.

The motion to approve the 1st Reading of Ordinance 2025-2001 Passed by a vote of 4-3. Ayes: Mosteller, Harper, Neal, Carnes; Nays: Graham, McGriff, Luis.

d. 1st Reading of Ordinance 2026-2019

Ordinance Title: An Ordinance To Add Certain Property To The Edgewater II Improvement District; And To Provide For Other Matters Relating Thereto - Michael Seezen

Michael Seezen of Burr Law Firm explained the history of the Edgewater II Improvement District and the need to add certain properties to the District, and that explanation can be found in the agenda packet on the Agenda Item Summary page for the item. He explained that this item was really a technical correction to the District. He referenced Exhibit B of the Ordinance and noted that the approximately 13 small parcels that were being modified added up to approximately 9 acres.

Jose Luis moved to approve the 1st Reading of Ordinance 2026-2019. Seconded by Charlene McGriff. There was no discussion from Council. The motion to approve the 1st Reading of Ordinance 2026-2019 Passed by unanimous vote of 7-0.

e. Resolution 1316-R2026

Resolution Title: A Resolution To State The Commitment Of Lancaster County To Enter Into A Special Source Revenue Credit Agreement With An Entity Identified By The County As Project Alpine 2, Including Any Related Or Affiliated Entities; To Provide The General Terms Of The Special Source Revenue Credit Agreement; And To State The Commitment Of Lancaster County To Place Property Owned Or Leased By Project Alpine 2 In A Multi-County Industrial Or Business Park. - Amy Carnes

Charlene McGriff moved to approve Resolution 1316-R2026. Seconded by Billy Mosteller.

Amy Carnes provided an overview of the project and the proposed Special Source Revenue Credit (SSRC) agreement, which can be found in the agenda packet on the Agenda Item Summary page for the item. She noted that the Resolution did have a companion ordinance. There was no discussion from Council.

The motion to approve Resolution 1316-R2026 Passed by unanimous vote of 7-0.

f. 1st Reading of Ordinance 2026-2013

Ordinance Title: An Ordinance To Authorize The Execution And Delivery Of A Special Source Revenue Credit Agreement By And Between Lancaster County And [____], An Entity Previously Identified By The County As Project Alpine 2,

Including Any Related Or Affiliated Entities, Providing For Special Source Revenue Credits; And To Express The Intention Of County Council To Provide Monies To The Economic Development Fund. - Amy Carnes

Jose Luis moved to approve the 1st Reading of Ordinance 2026-2013. Seconded by Bryant Neal.

Amy Carnes provided an overview of the project and the proposed Special Source Revenue Credit (SSRC) agreement, which can be found in the agenda packet on the Agenda Item Summary page for the item. There was no discussion from Council.

The motion to approve the 1st Reading of Ordinance 2026-2013 Passed by unanimous vote of 7-0.

g. Public Hearing and 2nd Reading of Ordinance 2026-2014

Ordinance Title: An Ordinance To Amend The Title Of Ordinance 2025-1995, An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 59.14 Acres (TM# 0057-00-041.00), To Reflect The Correct Zoning Information For Said Property. - Passed 7-0 at the January 12, 2026, County Council Meeting. - April Williams

Brian Carnes opened the Public Hearing for Ordinance 2026-2014 at approximately 10:36 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 10 citizens, including staff members, in attendance during the Public Hearing for this Ordinance. The following speakers came forward to make comments or sent in written comments regarding Ordinance 2026-2014: None. Brian Carnes closed the Public Hearing at approximately 10:36 p.m.

Steve Harper moved to approve the 2nd Reading of Ordinance 2026-2014. Seconded by Jose Luis.

April Williams explained that there had not been any changes to the Ordinance since 1st Reading. There was no discussion from Council.

The motion to approve the 2nd Reading of Ordinance 2026-2014 Passed by unanimous vote of 7-0.

h. Public Hearing and 2nd Reading of Ordinance 2026-2015

Ordinance Title: An Ordinance To Approve A Temporary Construction And Permanent Easement Grant To Lancaster County Water And Sewer District Upon Real Property Owned By Lancaster County And Located Off South Carolina Highway 9 Bearing Tax Parcel Number 00681-0f-023.00 And To Authorize County Officials To Take Such Actions As Are Necessary To Effectuate The Grant Of The Easements And To Effectuate The Purposes Of This Ordinance. - Passed 7-0 at the January 12, 2026, County Council Meeting. - Steve Willis

Brian Carnes opened the Public Hearing for Ordinance 2026-2015 at approximately 10:38 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 10 citizens, including staff members, in attendance during the Public Hearing for this Ordinance. The following speakers came forward to make comments or sent in written comments regarding Ordinance 2026-2015: None. Brian Carnes closed the Public Hearing at

approximately 10:38 p.m.

Bryant Neal moved to approve the 2nd Reading of Ordinance 2026-2015. Seconded by Jose Luis.

Steve Willis explained that this Ordinance was for a water line at the Detention Center and that the updated plat for it was in the agenda packet. He noted that there may be changes to the Ordinance on 3rd Reading because the easement may change to a permanent easement. There was no discussion from Council.

The motion to approve the 2nd Reading of Ordinance 2026-2015 Passed by unanimous vote of 7-0.

i. Public Hearing and 1st Reading of Ordinance 2026-2018

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 1.74 Acres (TM 0022-00-007.02), Which Is Located At 9070 Van Wyck Rd., From The Medium Density Residential (MDR) District To The Institutional (INS) District - Planning Department Case Number: RZ-2025-2810. The Planning staff recommended approval of the rezoning request and the Planning Commission recommended approval by unanimous vote. - April Williams

Brian Carnes opened the Public Hearing for Ordinance 2026-2018 at approximately 10:40 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 10 citizens, including staff members, in attendance during the Public Hearing for this Ordinance. The following speakers came forward to make comments or sent in written comments regarding Ordinance 2026-2018: None. Brian Carnes closed the Public Hearing at approximately 10:40 p.m.

Jose Luis moved to approve the 1st Reading of Ordinance 2026-2018. Seconded by Billy Mosteller.

April Williams provided an overview of the project via the County PowerPoint presentation. There was no discussion from Council.

The motion to approve the 1st Reading of Ordinance 2026-2018 Passed by unanimous vote of 7-0.

j. 1st Reading of Ordinance 2026-2016

Ordinance Title: An Ordinance to Amend Ordinance No. 2025-1971, Relating To The Appropriation Of Funds And The Approval Of A Detailed Budget For Lancaster County For The Fiscal Year Beginning July 1, 2025 and Ending June 30, 2026 (FY2025-2026), To Further Provide For Revenues And Expenditures During The Fiscal Year, And To Provide For Matters Related Thereto. - Jamie Privuznak

Steve Harper moved to approve the 1st Reading of Ordinance 2026-2016. Seconded by Bryant Neal.

Jamie Privuznak explained that this budget amendment would provide funding for two items: (1) devices for EMS that were a new requirement for the department, and (2) an ERP position. There was no discussion from Council.

The motion to approve the 1st Reading of Ordinance 2026-2016 Passed by unanimous vote of 7-0.

k. Resolution 1317-R2026

Resolution Title: A Resolution To Direct County Staff To Take Appropriate Action To Move Forward With The Grant In Aid For EMS Issued Through The South Carolina Department Of Health, To Execute Such Other Documents As May Be Necessary And Convenient, And To Take Any Other Action As May Be Needed To Carry Into Effect This Resolution. - Steve Willis

Jose Luis moved to approve Resolution 1317-R2026. Seconded by Charlene McGriff.

Steve Willis explained that the item would allow the County to move forward with the Grant In Aid for EMS. There was no discussion from Council.

The motion to approve Resolution 1317-R2026 Passed by unanimous vote of 7-0.

Discussion and Action Items

a. Receive Information and Take Desired Action Regarding Appointments and/or Re-Appointments to Various Boards and Commissions - Sherrie Simpson

1. Appointment to the Community Outreach and Engagement Advisory Board - Susan B. Brown has applied to serve as the District 1 representative, and, if appointed, she would be serving an unexpired term that would end on 06/30/2029.

2. Appointment to the Library Board - there are 3 applicants for the Library Board for District 2 and, if one is appointed, they would be filling an unexpired term that would end on 06/30/2027.

3. POSTPONED INDEFINITELY - Appointment to the Community Outreach and Engagement Advisory Board for the District 4 Representative - Kyvia Crisco has applied to serve as the District 4 representative, and, if appointed, she would be serving an unexpired term that would end on 06/30/2027.

4. Current Board/Commission Vacancies

5. Upcoming Board/Commission Expirations

Sherrie Simpson provided information on various Board and Commission appointments.

Stuart Graham moved to postpone indefinitely the appointment of Susan Brown to the Community Outreach and Engagement Committee. Seconded by Jose Luis. The motion Passed by unanimous vote of 7-0.

Charlene McGriff moved to appoint Michael Lindsay to the Library Board as the District 2 representative. Seconded by Steve Harper. The motion Passed by unanimous vote of 7-0.

Sherrie Simpson explained the Board and Commission's current vacancies and term expirations were provided for Council and citizen information.

Status of Items Tabled, Recommitted, Deferred or Held

There was no discussion related to any of the Items Tabled, Recommitted, Deferred, or Held.

- a. **HOLD TO RESCHEDULE PUBLIC HEARING IN NEWSPAPER - Public Hearing and 3rd Reading of Ordinance 2025-2009**
Ordinance Title: An Ordinance To Amend The Development Agreement To Approve A Third Amendment To The Development Agreement Between Lancaster County And C4 Exchange Land Co., LLC For A Mixed-Use Townhome / Multifamily Apartment And Nonresidential Development Project Known As "The Exchange" Upon Approximately 130 Acres Of Land, Located At 8918 Charlotte Highway, Lancaster, South Carolina, Establishing The Regulations For The Development Of The Property And Other Matters Related Thereto. - *Passed 7-0 at the December 8, 2025, County Council Meeting. Passed 7-0 at the January 12, 2026, County Council Meeting.* - April Williams
- b. **HOLD TO RESCHEDULE PUBLIC HEARING IN NEWSPAPER - Public Hearing and 3rd Reading of Ordinance 2025-2004**
Ordinance Title: An Ordinance To Amend The Ordinance Relating To The Appropriation Of Funds And The Approval Of A Detailed Budget For Lancaster County For The Fiscal Year Beginning July 1, 2025, And Ending June 30, 2026 (FY 2025 - 2026); To Further Provide For Revenues And Expenditures During The Fiscal Year; To Realign The Budget Appropriation In Ordinance No. 2025-1971 For The Purpose Of Establishing A Special Revenue Fund To Account For Department Of Social Services (DSS) Revenues ; And To Provide For Compliance With Federal And State Requirements Governing The Use Of DSS Funds. - *Passed 7-0 at the November 10, 2025, County Council Meeting. Held at the November 24, 2025, County Council Meeting. Held at the December 8, 2025, County Council Meeting. Passed 7-0 at the January 12, 2026, County Council Meeting.* - Sabrena Harris
- c. **HOLD TO RESCHEDULE PUBLIC HEARING IN NEWSPAPER - Public Hearing and 3rd Reading of Ordinance 2025-2010**
Ordinance Title: An Ordinance to Amend Ordinance No. 2025-1971, Relating To The Appropriation Of Funds And The Approval Of A Detailed Budget For Lancaster County For The Fiscal Year Beginning July 1, 2025 And Ending June 30, 2026 (FY2025-2026), To Further Provide For Revenues And Expenditures During The Fiscal Year, And To Provide For Matters Related Thereto. - *Passed 7-0 at the December 8, 2025, County Council Meeting. Passed 7-0 at the January 12, 2026, County Council Meeting.* - Jamie Privuznak
- d. **POSTPONED AT APPLICANT'S REQUEST - Public Hearing and 1st Reading of Ordinance 2025-1976**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone 159.64 Acres Located Off Old Hickory Road (TM# 0045-00-004.00), From RN, Rural Neighborhood District, To MDR, Medium Density Residential District. - *Planning Department Case Number: RZ-2024-0367. The Planning Commission recommended denial by unanimous vote and the Planning staff also recommended denial of the rezoning request. Postponed at Applicant's Request on July 15, 2025.* - April Williams
- e. **POSTPONED AT APPLICANT'S REQUEST - Public Hearing and 1st Reading of Ordinance 2025-1972**
Ordinance Title: An Ordinance To Approve The Request Of Old Hickory Hill, LLC To Amend The Future Land Use Map Contained In The Lancaster County, South

Carolina Comprehensive Plan 2040, Changing The Future Land Use Designation For Their Property Located On Old Hickory Rd From Rural To Growth (TMS # 0045-00-004.00 And 0045-00-004.02). - Planning Department Case Number: CP-2024-0367. The Planning Commission recommended denial by unanimous vote and the Planning staff did not have a recommendation. Public Hearing and 1st Reading Postponed Until the July 21, 2025, County Council Meeting by Unanimous Vote at the May 27, 2025, County Council Meeting. Postponed at Applicant's Request on July 15, 2025. - April Williams

- f. PENDING/SENT TO AD-HOC COMMITTEE - 1st Reading of Ordinance 2025-1988
Ordinance Title: An Ordinance To Approve A Development Agreement With AM Group Land Holdings, LLC., In Connection With A Major Subdivision Preliminary Plat SD-2021-0528, Which Proposes A 92-Lot Single-Family Cluster Subdivision Overlay District (CSO) Development, Establishing The Regulations For The Development Of The Property, And Other Matters Related Thereto. - Planning Department Case Number: DA-2025-1506 (and DA-2021-0528). The Planning Commission recommended approval of the request by a vote of 5-1 and the Planning staff recommended conditional approval with the provision that staff edits are included in the Development Agreement. At the October 13, 2025, Council Meeting, the 1st Reading was sent to the Ad-Hoc Development Agreement Committee for Recommendations. - April Williams**
- g. POSTPONED AT APPLICANT'S REQUEST - 1st Reading of Ordinance 2025-2008
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 48.339 Acres (TM# 0044-00-004.00 And P/O 0044.00.006.00), Which Is Located On Charlotte Highway, Near McAteer Rd., From The Rural Neighborhood (RN) District To The General Business (GB) District - Planning Department Case Number: RZ-2025-1292. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommends approval of the rezoning request. - April Williams**
- h. PENDING/SENT TO AD-HOC COMMITTEE - 1st Reading of Ordinance 2025-2011
Ordinance Title: An Ordinance To Amend The Development Agreement To Approve An Amendment To The Development Agreement Between Lancaster County And The Inspiration Network, Inc. For A Mixed-Use/ Multifamily Apartment And Nonresidential Development Project Known As "The City Of Light" Upon Approximately 91.90 Acres Of Land, Located In Lancaster, South Carolina, Establishing The Regulations For The Development Of The Property And Other Matters Related Thereto. - April Williams**

Executive Session

There was no Executive Session held during this regular meeting.

Items Requiring a Vote Following Executive Session

There was no Executive Session held and, therefore, there were no items requiring a vote following Executive Session.

Adjournment

Jose Luis moved to adjourn the regular meeting of Council. Brian Carnes adjourned the meeting. There being no further business to discuss, the regular meeting of Council adjourned

at approximately 10:52 p.m.

From: Clifford Musante
Sent: Tuesday, December 30, 2025 9:06 AM
To: Sherrie Simpson
Subject: Comments regarding rezoning application-East side of Charlotte Hwy at intersections of Laurel Hill Rd. and Murphy Dr.

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—IT Helpdesk, lancastersc.supportsystem.com

I am the owner of a property in Indian Land which is adjacent to a property which has a rezoning application that is before the council, and which is now pending.

I ask that you include these comments in the public record and are presented with all other comments when the above issue is discussed.

I purchased my home in 2016, on a parcel of land which is almost 1 full acre. The rear of my property, which is about .5 acres, and is entirely wooded faces and is adjacent to the parcel of land which has rezoning requests pending.

My home is peaceful, and the view from the rear of my house faces directly into this tranquil wooded area. We often see deer and other creatures, which creates the kind of feeling and aesthetic that a home in Indian Land deserves. When I purchased this property, I was diligent with my research, which showed that I would never have to have this pristine beauty altered, as the zoning for the adjacent property was zoned as non-commercial, residential of a specific density.

If the council were to allow these zoning policies to be adjusted, it would have a severe negative effect on the property value of my home, causing any number of financial issues including a prolonged sell cycle, reduced property value, additional due-diligence during any sale, and numerous other unforeseen issues. In addition, it would result in a diminished or reduced quality of life for me and my family.

It is the responsibility of the council to ensure that the residents of our county of Lancaster are well-served through the decisions that the council makes. A recommendation to alter the zoning rules, or an approval of the zoning changes will cause immediate financial hardship to my family, while also reducing the beauty of the land itself. I strongly recommend that you do not approve this proposal and make it clear that this type of disruption to our way of life is unacceptable and not the desired outcome for the residents of my community, or of Indian Land as a whole.

Thank you for your consideration on this matter,
Clifford J Musante



Citizen Comment

Submitted On:

Dec 31, 2025, 04:14PM EST

Lancaster County

Agenda Item for Discussion:	Ordinance 2026-2012 / Planning Department Case Number: RZ-2025-2538.
Meeting Date:	February 9, 2026 6:00:00 PM
Full Name	First Name: Janice Last Name: Hopper
Phone Number	
Email	
Address:	
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) Ordinance 2026-2012 / Planning Department Case Number: RZ-2025-2538. 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. There are state road improvements and repairs that need to be funded by SC state which we feel is a priority the council needs to pursue with much more fervor.



Citizen Comment

Submitted On:

Jan 17, 2026, 02:09PM EST

Lancaster County

Agenda Item for Discussion:

Rezoning Proposal: C.F. Smith / Harris Tracts

Meeting Date:

Full Name

First Name: Jim

Last Name: Augustin

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

Rezoning Proposal: I was heartened by the Planning Board's conclusion...No Rezone. Current Zoning is a Plan for Residential. What changed? Nothing...just lots of commercial development. That 521 has lots of commercial now doesn't mean that More is Just Fine in this case. How does it benefit the community....it doesn't. Developer and land owner are the ONLY two beneficiaries, so an approval would be a "Giving" as opposed to a "taking." Traffic issues in this short stretch of 521 are already bad, thus more destinations in the same neighborhood will be a mess. Nearby Residents are resigned to the fact that zoning changes like this are always approved by the Council.



Citizen Comment

Lancaster County

Submitted On:

Jan 18, 2026, 08:13PM EST

Agenda Item for Discussion:

Cf smith Rezoneing

Meeting Date:

Full Name

First Name: Joseph

Last Name: Kohler

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

Smith scare tactics and they meet with communities stating that we don't vote for this. It will be re-zoned from apartments or section 8 housing

I believe you can ski pack practice like this should disqualify them from ever getting the rezoning

Not to mention their plan of two large box stores the traffic that'll create 521 will be as bad if not worse than if there was a residential low density housing as it's currently zoned.

You should be denied. We do not have the infrastructure to handle anymore building, specially during the residential moratorium.



Citizen Comment

Submitted On:

Jan 19, 2026, 06:47AM EST

Lancaster County

Agenda Item for Discussion:

(Case RZ-2025-2538) Rezone from Low Density Residential (LDR) to Regional Business (RB)

Meeting Date:

Full Name

First Name: Ronda

Last Name: Beegle

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

Please do not approve this. As you are well aware, we are already in an absolute nightmare with overbuilding and not having the proper infrastructure to support what we already have. Adding more to this makes absolutely no sense, and I cannot imagine why anyone would vote for this. Please get our wonderful town back in control and in order. Than and only than should items like this even be considered for approval. Our roads are a mess, our schools are an overcrowded, run down disaster, our EMS and Fire are severely lacking - what more do you need to know a no vote is the only answer.



Citizen Comment

Submitted On:

Feb 4, 2026, 06:49AM EST

Lancaster County

Agenda Item for Discussion: RZ-2025-2538 CFSmith/Harris Tracts

Meeting Date:

Full Name

First Name: Ronda

Last Name: Beegle

Phone Number

Email

Address:

Please check which meeting this comment is for: County Council Meeting

Citizen Comment - Regarding Agenda Item: Please make the right and responsible decision and DENY the rezoning request of RZ-2025-2538 CFSmith/Harris Tracts. It baffles my mind that anyone could possibly think this is a good thing for Indian Land. Yes, growth is great, however, since we have not done it responsibly thus far, you must put an end to this madness and begin to fix and clean up the mess we have created.

Traveling on 521 is miserable and dangerous.

Again, Deny the rezoning request of RZ-2025-2538 CFSmith/Harris Tracts.

Respectfully,
Ronda Beegle

Sherrie Simpson

From: Ronda Beegle <rondabeegle@yahoo.com>
Sent: Friday, February 6, 2026 1:13 PM
To: Sherrie Simpson; Sherrie Simpson
Subject: DENY the rezoning request of RZ-2025-2538 CFSmith/Harris Tracts.

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Please make the right and responsible decision and DENY the rezoning request of RZ-2025-2538 CFSmith/Harris Tracts. It baffles my mind that anyone could possibly think this is a good idea for Indian Land. Yes, growth is great, however, since we have not done it responsibly thus far, you must put an end to this madness and begin to fix and clean up the mess we have created FIRST. No more growth until we correct the mistakes previously made.

Traveling on 521 is miserable and dangerous.

Again, Deny the rezoning request of RZ-2025-2538 CFSmith/Harris Tracts.

Respectfully,
Ronda Beegle

Sherrie Simpson

From: Ronda Beegle
Sent: Monday, February 2, 2026 6:51 AM
To: Brian Carnes
Cc: Sherrie Simpson
Subject: Deny the rezoning request of RZ-2025-2538 CFSmith/Harris Tracts

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Please make the right and responsible decision and DENY the rezoning request of RZ-2025-2538 CFSmith/Harris Tracts. It baffles my mind that anyone could possibly think this is a good thing for Indian Land. Yes, growth is great, however, since we have not done it responsibly thus far, you must put an end to this madness and begin to fix and clean up the mess we have created.

Traveling on 521 is miserable and dangerous.

Again, Deny the rezoning request of RZ-2025-2538 CFSmith/Harris Tracts.

Respectfully,
Ronda Beegle

Sherrie Simpson

From: sam beegle
Sent: Tuesday, February 3, 2026 8:31 AM
To: stuart@stuartgrahamforoffice.com
Cc: Sherrie Simpson; Brian Carnes
Subject: Reasoning CF Smith/Harris Tract

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Hello,

My name is Sam Beegle. I am writing to express by disapproval of the rezoning request for the CF Smith/Harris tract . It is my hope that you will deny the request as the infrastructure has not kept up with the current development. Further development without first correcting the current problems in Indian Land should be stopped. Please vote no on this request.

Respectfully,
Sam Beegle

[Sent from AT&T Yahoo Mail for iPhone](#)



Citizen Comment

Lancaster County

Submitted On:

Jan 19, 2026, 11:42AM EST

Agenda Item for Discussion: CF Smith Harris tract

Meeting Date:

Full Name

First Name: Sam

Last Name: Beegle

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item: Please deny the request to re-zone the CF Smith Harris tract. Until we fix the problems that Indian Land already has we do not need any more congestion.



Citizen Comment

Lancaster County

Submitted On:

Jan 19, 2026, 12:01PM EST

Agenda Item for Discussion:

RZ-2025-2528

Meeting Date:

Full Name

First Name: Suzanne

Last Name: Kleiman

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

I am against rezoning this area to Regional Business from low density residential. There is already way too much development now along 521. The traffic is horrendous along 521 and getting worse. There was no good plan previously on the the commercial development along 521. Development should stop now, and let the communities digest the traffic now for at least 5 years. Let's see the result what is already permitted already along 521 and the impact on the people who live in Indian Land and surrounding areas, before and new any rezoning is allowed.



Citizen Comment

Submitted On:

Jan 19, 2026, 04:15PM EST

Lancaster County

Agenda Item for Discussion: Case RZ-2025-2538

Meeting Date:

Full Name

First Name: Tony

Last Name: Gargiulo

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item: I am against this rezoning. Route 521 has more than enough retail. Currently, we have traffic jams regularly on 521 near that location.

Sherrie Simpson

From: Allen Mays
Sent: Monday, February 2, 2026 8:40 AM
To: Brian Carnes; Sherrie Simpson
Subject: Rezoning request of RZ-2025-2538 CFSmith/Harris Tracts

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Please stop the rapid growth and development off 521 until the infrastructure and roads can catch up. Traffic is already very bad and adding traffic lights every quarter mile or less is not the answer. Wider roads will not improve the traffic issue if everyone has to stop every quarter mile or less. Developers should not just be the problem, they should be the solution for these problems if they want to bring in more growth.

Please deny this rezoning request until the road infrastructure issue has been resolved and paid for.

Thanks
Allen Mays

Sherrie Simpson

From: Mayvo
Sent: Monday, February 2, 2026 8:42 AM
To: Brian Carnes
Cc: Sherrie Simpson
Subject: Deny the rezoning request of RZ-2025-2538 CFSmith/Harris Tracts.

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I am opposed to the rezoning of this property to regional commercial. This would only increase the already congested traffic on 521. The benefit of adding more commercial properties certainly does not outweigh the negative impact to the community. There has been enough development along the road without thought or plans for improvement in the infrastructure. Please consider this citizens request to vote against this request.

Sincerely,
Mavis Gauruder

[Sent from the all new AOL app for iOS](#)

Sherrie Simpson

From: Diane DeSena
Sent: Monday, February 2, 2026 10:59 AM
To: Brian Carnes; Sherrie Simpson; stuartgraham@lancastersc.net
Subject: Council mtg Feb 9

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I am writing to ask that you DENY the rezoning request of RZ-2025-2538 CFSmith/Harris Tracts. This needs to stay zoned for single housing. We are on overload for commercial development in Indian Land. I can't even imagine 18 wheelers, day & night turning into that small residential area where there would be box stores etc. This insanity needs to stop...not to mention infrastructure etc. Thank you for your attention!

Diane DeSena

Sherrie Simpson

From: Diane DeSena
Sent: Monday, February 2, 2026 4:23 PM
To: Brian Carnes; Stuart M. Graham; Sherrie Simpson
Subject: Fwd: Council mtg Feb 9

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----- Forwarded message -----

From: Diane DeSena
Date: Mon, Feb 2, 2026 at 10:58 AM
Subject: Council mtg Feb 9
To:

Council Members,

I am writing to ask that you DENY the rezoning request of RZ-2025-2538 CFSmith/Harris Tracts. This needs to stay zoned for single housing. We are on overload for commercial development in Indian Land. I can't even imagine 18 wheelers, day & night turning into that small residential area where there would be box stores etc. This insanity needs to stop...not to mention infrastructure etc. Thank you for your attention!

Diane DeSena

Sherrie Simpson

From: Karen K
Sent: Monday, February 2, 2026 12:54 PM
To: Stuart M. Graham
Cc: Brian Carnes; Sherrie Simpson
Subject: Zoning RZ-2025-2538

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Please deny zoning notice RZ-2025-2538. The current traffic on 521 already has some major backups and adding more commercial traffic at this time would create an absolute nightmare. The infrastructure needs to be addressed before adding any more commercial traffic.

Karen Kasper

Sherrie Simpson

From:
Sent: Monday, February 2, 2026 1:14 PM
To: Brian Carnes
Cc: Sherrie Simpson
Subject: Deny the rezoning request of RZ-2025-2538 CFSmith/Harris Tracts.

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Dear Councilmen,

Please deny the rezoning request of RZ-2025-2538 CFSmith/Harris Tracts.
The lack of intelligence or forethought in the development of the Indian Land area is criminal.

Thank you,
Adam Miller

Adam K. Miller, PMP

Sherrie Simpson

From: Bill DeMoss
Sent: Monday, February 2, 2026 3:49 PM
To: Brian Carnes
Cc: Sherrie Simpson
Subject: CFSmith/Harris Tracts

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Please deny the rezoning request of RZ-2025-2538CFSmith/Harris Tracts
Thank you!
William DeMoss

Sherrie Simpson

From: Nancy DeMoss
Sent: Monday, February 2, 2026 3:50 PM
To: Brian Carnes
Cc: Sherrie Simpson
Subject: CFSmith/Harris Tracts

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Please deny the rezoning request of RZ-2025-2538 CFSmith/Harris Tracts.

Thank you,
Nancy DeMoss



Citizen Comment

Submitted On:

Feb 2, 2026, 04:00PM EST

Lancaster County

Agenda Item for Discussion:

Proposal to REZONE 71.1 acres at Hwy 521 & Laurel Hill Rd. Between Aldi and Culvers. Case RZ-2025-2538.

Meeting Date:

Full Name

First Name: David

Last Name: Buzo

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

Requesting that this Area CONTINUE to be zoned Low Density Housing. This proposal to rezone will continue to label this area as a below mediocre area with over development of commercial business. This will cause further traffic congestion and another light we do not need. At certain times of the day traffic backs up from Food Lion to Sun City going north in the morning and going south in the evening. More traffic by a large or small boxing companies will cause further congestion and backup in this area. Low density housing would cause much less traffic congestion. The traffic in a low-density housing development could be rerouted away from direct 521 entrance. The development company said that they could not guarantee what companies and size of companies would locate there. Plus, according to the developer, they would have to be located closer to 521 due to the curvature of the land. Generating a further eyesore. Our last report on property sales in our subdivision have shown a decrease in our property values in the range of \$75,000 from the end of last year. We do not support this rezoning proposal.



Citizen Comment

Submitted On:

Feb 3, 2026, 04:30PM EST

Lancaster County

Agenda Item for Discussion:

Proposal to REZONE 71.1 acres at Hwy 521 and Laurel Hill Rd Between Aldi and Culvers Case RZ-2025-2538

Meeting Date:

Full Name

First Name: David

Last Name: Buzo

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

Requesting that this Area CONTINUE to be zoned Low Density Housing. This proposal to rezone will continue to label this area as a below mediocre area with over development of commercial businesses. This will cause further traffic congestion and another light we do not need. At certain times of the day traffic backs up from Food Lion to Sun City going north in the morning and going south in the evening. More traffic by a large or small boxing companies will cause further congestion and back up this area. Low density housing would cause much less traffic congestion. The traffic in a low-density housing development could be rerouted away from direct 521 entrance. The development company said that they could not guarantee what companies and size of companies would locate there. Plus, according to the developer, they would have to be located closer to 521 due to the curvature of the land. Generating a further eyesore. Our last report on property sales in our subdivision have shown a decrease in our property values in the range of \$75,000 from the end of last year. We do not support this rezoning proposal.

Sherrie Simpson

From: MARY HIGGINS
Sent: Monday, February 2, 2026 4:27 PM
To: brianarnes@lancastercourtsc.gov
Cc: Sherrie Simpson
Subject: Deny the rezoning request of RZ-2025-2538 CSFmth/Harris Tract

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Hello,
See above request to deny the rezoning request.

Lancaster Resident - 29720

Sherrie Simpson

From: brandon hobbs
Sent: Tuesday, February 3, 2026 3:16 AM
To: Sherrie Simpson
Subject: Rz 2025 2538

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Deny the rezoning request of RZ-2025-2538 CFSmith/Harris Tracts.

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)



Citizen Comment

Submitted On:

Feb 3, 2026, 04:17PM EST

Lancaster County

Agenda Item for Discussion:

Proposal to REZONE 71.1 acres at Hwy 521 and Laurel Hill Rd Between Aldi and Culvers Case RZ-2025-2538

Meeting Date:

Full Name

First Name: Sharon

Last Name: Buzo

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

To whom it may concern: I have lived in _____ or eight years while watching the industrial development on Highway 521 evolve. I thought I was moving into a quiet community with natural land surrounding the area. I have also attended the meeting held in The Retreat from the developer of the above land. The representative was very convincing with presenting the property changes as positive and beneficial to our residences and how this development would "help" our community. I cannot express my STRONG objection with proceeding with this project. First, allowing more "industrial" development is not needed in this area. Indian Land within itself is becoming a discount strip mall area that, from other developers, were promised "luxury restaurants, higher end shops and places where people will be able to walk and enjoy the surroundings." These promises did not become reality. Second, I know many "parents" taking their children to and from school, sometimes, have slight troubles leaving our community while having to turn left, flip and go north on Highway 521 and are excited about a stop light to enter and exit our community. However, this is not a sensible reason to have a stop light leading into and out of our community. If the parents would think about it, a stop light will offer more challenges that the present flow of traffic. They need to think about sitting at red light for several minutes with no cross-traffic present. Just sitting. They are not considering the increase of traffic to the area which will delay their driving time significantly. Third, and the most important to me is property values. Since "talks" have been going on for a substantial length of time, my property value has been decreasing. Over the past year, my property values have dropped \$75,000 and that is just during the "talks". I cannot image what my property value will be once this "project" is under development. Our community, at this time, is a highly popular area for people who are looking to change their location. This desire will diminish and in another year our home values will not only decrease but selling a home will become extremely difficult. I am absolutely against developing this land for

any reason and installing a stop light at the entrance to our community will be a disaster. Thank you for your time but I still object to this development taking place.

Sherrie Simpson

From: Karen Saul
Sent: Thursday, February 5, 2026 10:41 AM
To: Sherrie Simpson
Subject: DENY Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts

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Lancaster County Council

Dear Council Members:

I own a single-family home in _____ Development in District 1.

The developer, CF Smith, intends to build another huge regional shopping center directly across Hwy 521 from my community. If the zoning is changed to commercial, the developer can do what he wants within the old UDO no matter what he has says he will do. He has no stores who have committed as far as we have heard. There are many new buildings with retail spaces that have not been filled. We need improvements to the infrastructure not more traffic. We already have 3 schools on 521 and most parents take and pick up their children to and from school. A new hospital is being built which will create more of a traffic problem in addition to other new construction underway.

Would you want this for your neighborhood? Government is to protect her citizens not to destroy neighborhoods.

I respectfully request that the Lancaster County Council **DENY** Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts from Low Density Residential (LDR) to Regional Business (RB).

Thank you for supporting my request and vote accordingly. Please confirm you have received this email.

Best Regards,

Karen Saul

Sherrie Simpson

From: Jim Mertes
Sent: Thursday, February 5, 2026 7:01 PM
To: Stuart M. Graham
Cc: Sherrie Simpson
Subject: rezone

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Good evening, Stuart,

I am respectfully requesting that you vote to deny the rezoning request of RZ-2025-2538 CFSmith/Harris Tracts. From what I understand, the planning commission has recommended denial of this request. Please support their recommendation. We all just need time to breathe and catch-up without constant changes to development plans.

I would attend this meeting in person except for the fact that I lead a ministry at my church call Careers in Transition. We have a meeting at the same time this Monday.

Your consideration is appreciated as always and thanks Stuart.

Jim Mertes
BridgeMill



Citizen Comment

Submitted On:

Feb 6, 2026, 11:18AM EST

Lancaster County

Agenda Item for Discussion:

CF Smith/Harris rezoning request

Meeting Date:

Full Name

First Name: Jim

Last Name: MacMillan

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

I am not in favor of the zoning change request submitted for the CF Smith/Harris Tracts. There is an over abundance of commercial development which has only compounded the traffic issues. Another stoplight, more strain on our infrastructure and adding more retail will not benefit our area. Please vote to DENY this request.

Sherrie Simpson

From: Cathy Jacks
Sent: Friday, February 6, 2026 12:43 PM
To: Sherrie Simpson
Subject: 71 acre project near Sun City

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Good afternoon!

I have lived in IL since 1995 and I am totally frustrated as to the way things have been handled with all these businesses coming in. If the planning commission voted that project down then why do we even have this committee if it can be overturned by the county council. We folks that live in this panhandle have to deal with this on a daily basis. Not sure if any of the county council people even live up here. Totally frustrated with all of these unwise decisions that are being made!!

Regards

Cathy Jacks/ resident of Indian Land since 1995 Sent from my iPhone

Sherrie Simpson

From: Jen Tsonas
Sent: Friday, February 6, 2026 1:06 PM
To: Sherrie Simpson
Subject: VOTE NO TO REZONING!!

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Dear Council Members,

We cannot support any more commercial development in Indian Land. 521 is choked with traffic at all times of the day and night.

All the additional traffic lights slow down traffic even more.

The land on the east side of 521 between Aldi's and Culvers is zoned LDR. You have seen the increase of traffic caused by Target, Costco and Lowes. Please don't exacerbate it anymore by allowing the rezoning to RB. Two more BIG BOX stores and the accompanying retail will suffocate us.

You voted no in December. Please stay firm and consider the consequences **VOTE NO TO REZONING!!**

Thank you!

Jen Tsonas

Sherrie Simpson

From: Audrey Y
Sent: Wednesday, February 4, 2026 10:49 AM
To: Sherrie Simpson
Subject: Rezoning of land by CF Smith developer - Please Vote NO

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To County Council,

Please vote NO to the rezoning request by CF Smith. The timing is not right for this to happen. There needs to be more thought given to what this proposal will mean for those of us that live here. On multiple occasions, I have had to sit through 3 rounds of light at Shelley Mullis during the day. On most days, once I turn out of _____, I am usually stuck in traffic by the time I reach Culvers property. Developers need to be encourage to provide us with more sit-down restaurants with wait staff, not more stores. I know that eventually this will be developed, but I think that now is not the right time. Once the Circle K and the emergency center open up, we could see more traffic. If they finish developing the rest of the land where Parkstone Apartments are, the traffic may increase again. Let Indian Land get through the development that is already approved and see what the future brings before rezoning on this property.

Thank you,
Audrey Yurka

Sherrie Simpson

From: Janet Titler
Sent: Friday, February 6, 2026 1:21 PM
To: Sherrie Simpson
Cc: Leon Titler
Subject: No to new development in Indian Land

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—IT Helpdesk, lancastersc.supportsystem.com

521 East side, 71 acres, new development proposal.

No, no, no!!!!

Janet & Leon Titler

Sent from Yahoo Mail for iPhone

Sherrie Simpson

From: David New
Sent: Friday, February 6, 2026 2:09 PM
To: Sherrie Simpson
Subject: Additional 521 Development/Request for a Zone Change

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

The request for the zone change before you at your upcoming meeting needs to be denied, for a second time! When the County redid the Master Plan and allowed all of the present high density and residential development, the then current members made a mistake, allowing this type of development on a highway link that clearly can not support such growth. It has taken me nearly 50 minutes to get to a doctor appointment in Ballantyne as it is. I can only imagine what it will take with some 5,000 or so more vehicles on this road. Why is there now a need to rezone more land for high density and commercial development than envisioned when the Master Plan was developed? Who benefits from such a rezone except a landowner or two? Why a need for more high density and commercial acreage when so much of this zoned land remains undeveloped as is?

Deny, again, this request at the meeting next week!

Dave Bartlett

Sent from my iPhone

Sherrie Simpson

From: Harry Campbell
Sent: Friday, February 6, 2026 2:13 PM
To: Sherrie Simpson
Subject: Commercial development in Indian Land

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I am asking you to please reject the rezoning of the plot of land on 521 south of Park Stone. As a resident can tell you that this stretch is far more difficult to navigate than the area closer to Target and Costco. We're desperate for someone to plan reasonably for this area. The planning commission has advised against it and that should be enough.

Thank you,
Harry Campbell

Sent from my T-Mobile 5G Device
Get Outlook for [Android](#)

Sherrie Simpson

From: MARY HIGGINS
Sent: Friday, February 6, 2026 2:29 PM
To: Sherrie Simpson
Subject: No to re-zoning

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Sent from my iPhone
See above no to re- zoning.

Thank you

Christine Higgins

Sherrie Simpson

From: Tonya Banbury
Sent: Friday, February 6, 2026 2:32 PM
To: Sherrie Simpson
Subject: Commercial development on 521

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Hey Sherri,
I've lived at _____ since 1997 and I've fought overdevelopment many times. Unfortunately, the rural landscape we moved out here for is long gone! The removal of all those trees on property between Culver's and Aldi would be a huge loss for our ecosystem. And don't get me started on the congestion on 521. The issues concerning the widening of 521 have been ongoing and property owners have twice dismissed the idea of a tax increase which the county says is necessary to do the job. What a big mess for a widening that should have happened a decade ago. Please consider me a "no" voice for this proposed project.

Thanks so much,
Tonya Banbury

Sherrie Simpson

From: Tom Moore
Sent: Friday, February 6, 2026 2:58 PM
To: Sherrie Simpson
Subject: Development between Culverts and shopping center on north 521

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—IT Helpdesk, lancastersc.supportsystem.com

We are strongly opposed to this development going forward. Don't need the added traffic and additional traffic signals in Indian Lane

Thank you

Evelyn and Tom Moore

Sherrie Simpson

From: ALISON CURLEY
Sent: Friday, February 6, 2026 2:59 PM
To: Sherrie Simpson
Subject: Proposed Development on 521

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

Good afternoon,
I am reaching out based on the neighborhood post regarding the zoning and or building down near Culver's.
I currently own _____ I what has gone on here on 521 is just ridiculous.
When will Indian land/Lancaster County stop allowing developers to do whatever they want? 521 is a nightmare! The traffic here is worse than New York and New Jersey, where I'm from.
When will it all stop?
I definitely feel like I bought in the wrong place because I waste so much time here in my car in traffic waiting for traffic lights, even just to go to the grocery store.
I can't make the meeting Monday, but I'm sending you my thoughts here.
Things need to be reconsidered and it just can't be about getting paid.
I'm sorry I bought here and unfortunately I'm stuck for the time being.
Please push back on this project and ask the SC DOT to review the traffic light patterns.
I called them and the gentleman told me he could not assist me. He gave me the phone number for Lancaster County and that woman never returned my call.
I'm emailing to my put thoughts on record.
Thank you.

Sent from my iPhone

Sherrie Simpson

From:
Sent: Friday, February 6, 2026 3:09 PM
To: Sherrie Simpson
Subject: Rezoning

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The rezoning of land on the east side of route 521 between Culver's and Aldi's from low density residential to regional business will pour even more traffic and probably an additional traffic light onto an area that is already struggling with an untenable traffic situation. Please put a halt to this, if it isn't already too late!

Thank you,
Marion Roe

Sherrie Simpson

From: Kathleen Canepa
Sent: Friday, February 6, 2026 4:13 PM
To: Sherrie Simpson
Subject: ReZoning Case RZ-2025-2538, CF Smith Property Group LLC, District 7

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I would like to protest the requested rezoning of the 71.1 acre parcel at Charlotte Highway/Laurel Hill Road. I live in Retreat at Rayfield and we can hardly get in or out of our neighborhood as it is now without a 71 acre commercial development across the highway. It is dangerous and unnecessary.

This project will negatively impact the quality of life in Indian Land. There is no traffic mitigation and a two year old traffic count measure was used.

The proposal is for two big box stores and some smaller strip center type buildings. I don't believe commercial development would benefit Indian Land or Lancaster County as we don't have the infrastructure to support this proposed development.

The developer met with the Retreat at Rayfield community and told us they would be putting a traffic signal at either Halifax or Milsaps Drive, but they appear to have already gone back on their word regarding this. There is nothing different in this new request and the Planning Commission already unanimously voted **NO** on it.

Please do not accept this request, it will only hurt the people of Indian Land.

Thank you.

Kathleen Canepa

Sherrie Simpson

From:
Sent: Friday, February 6, 2026 4:20 PM
To: Sherrie Simpson
Subject: Land between Aldi and Culvers

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This e-mail is my vote of denial to re-zoning RZ-2025 - 2538 - CF Smit/Harris Tract off Laurel Hill Rd
tracts off Laurel Hill Rd.

Sincerely,

Hank Babiarz

Sherrie Simpson

From: Robyn Kalajian
Sent: Friday, February 6, 2026 4:29 PM
To: Sherrie Simpson
Subject: Rezoning request

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Please note that I strongly urge denial of the rezoning of Rz-2025-2538 CF Smith/Harris tracts off Laurel Hill Road.

Robyn Kalajian

Sent from my iPad

Sherrie Simpson

From: Douglas Kalajian
Sent: Friday, February 6, 2026 4:32 PM
To: Sherrie Simpson
Subject: Rezoning request

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Please note that I strongly urge denial of the rezoning of Rz-2025-2538 CF Smith/Harris tracts off Laurel Hill Road.

Douglas Kalajian

Sherrie Simpson

From: Sharon Buzo
Sent: Friday, February 6, 2026 4:34 PM
To: Sherrie Simpson
Subject: Commercial Development in Indian Land (521 and Laurel Hills Road)

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In regards to the commercial development on Highway 521 and Laurel Hills Road, we **strongly disagree** with rezoning the 71 acres from Low Density Residential to Regional Business.

We have lived in _____ for approximately 8 years. We attended the meeting with the representative from C.F. Smith Property Group along with several County Representatives. We **DO NOT SUPPORT** rezoning; however, we support the low-density housing. This proposal to rezone will continue to label this area as a below mediocre area with over development of less quality commercial businesses. This (RB) development will cause further traffic congestion and another light we do not need. It will destroy the planed shrubbery in the median. At certain times of the day 521 traffic backs up from the Food Lion to the Sun City entrance light going north in the morning and south in the evening. Another light will just back up traffic even further. The smooth-talking representative of the land developing company could not commit to anything such as the size and quality of the companies that they would locate to the acres of land. He did commit that the companies would be located closer to 521 due to the curvature of the land causing an eye sore. Low density housing would cause less traffic congestion. The traffic in a low-density housing development could be routed away from direct 521 entrance.

No one at the meeting touched on the effects of The Retreat of Rayfield home values. The last realtor sales report showed a drop in home sales value from late 2025 in the range of \$75,000. This proposed rezoning has the high probability of dropping home sales even further. We do agree that the current traffic lights need to be retimed, not add another one. We are not willing to drop property values do to rezoning and a promise for a traffic light that will cause further traffic delays.

Respectively submitted,

David E. Buzo and Sharon F. Buzo

Sherrie Simpson

From: Martha McCusker
Sent: Friday, February 6, 2026 3:40 PM
To: Sherrie Simpson
Subject: NO on Rezoning!!

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I have lived in Indian Land for 15 years and have seen residents' (and my) Quality of Life negatively impacted by having to deal with the impossible traffic on Rt. 521. The increased response time for fire engines and ambulances has life and death consequences.. the accident statistics for Rt. 521 show the very real danger to Indian Land residents.

Stop the madness! Vote NO on Rezoning the parcel between Aldi's and Culvers.

Martha McCusker

Sherrie Simpson

From: Doug Irwin
Sent: Friday, February 6, 2026 4:55 PM
To: Sherrie Simpson
Subject: Comment on Indian Land rezoning vote

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As a resident of Indian Land I would ask the county council to vote against the Laurel Hill rezoning request. This area needs more green space than more big-box businesses. I encourage development of a master plan for IL that incorporates green space and easier mobility, before any more commercial construction is approved.

Thanks

Sherrie Simpson

From: Kathleen Fitzgerald
Sent: Friday, February 6, 2026 5:06 PM
To: Sherrie Simpson
Subject: Reasoning issue

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As a resident of Indian Land, I want to express my opposition to the proposed rezoning of approximately 71 acres on 521 between Culver's and Aldi. We do not need, nor can the infrastructure handle the increased traffic load the business zoning would bring. Please keep the current designation to allow residential building without apartments or townhomes.

Kathleen Fitzgerald

Kathy Fitzgerald

Sherrie Simpson

From: Richard Carlucci
Sent: Friday, February 6, 2026 5:44 PM
To: Sherrie Simpson
Subject: Rezoning

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County Council Clerk Sherry Simpson,

I have been made aware of a desire to rezone ~71 acres on the east side of 521 between Aldi and Culvers. The land is currently zoned LDR Low Density Residential. I am requesting that the change in zoning be denied. There is already an overwhelming amount of traffic on route 521 here in Indian Land and northern Lancaster County. The introduction of big box stores and assorted smaller businesses would add to an already difficult traffic situation. Please make my concerns known to the council.

Regards,
Rich Carlucci

Sherrie Simpson

From:
Sent: Friday, February 6, 2026 6:05 PM
To: Sherrie Simpson
Subject: REF: request to rezone 71 acres on East side of 521 between Culver's and Aldi's

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I will be unable to attend the rezoning meeting, however, I would like to make my views known.

I think we have allowed the 521 corridor to out pace the roads capacity to handle the influx of traffic. To top it off, the high school's location on this busy highway has produced potentially harmful traffic due to students treating the roadway as a race course.

We have ample housing developments in the area. We have a plethora of commercial properties and businesses that offer a wide range of services to meet our needs. This area is not a cash cow for the county of Lancaster.

Nicki PeGan

Sherrie Simpson

From: brandon hobbs
Sent: Friday, February 6, 2026 10:04 PM
To: Sherrie Simpson
Subject: 71 Acre rezoning

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Do not approve rezoning of the ldr between aldi and culver's to regional business.

It's too much too fast. We need to leave some green spaces or come up with something that uses the land a little more thoughtfully.

Brandon Hobbs
Lancaster Estates

Sent from my Verizon, Samsung Galaxy smartphone
[Get Outlook for Android](#)

Sherrie Simpson

From: Cathy Bonacorsi
Sent: Saturday, February 7, 2026 4:33 AM
To: Sherrie Simpson
Subject: New development on 521 between Culver's and Aldi

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NO NO NO! Too many already approved sites have not even been developed yet. All the proposed stores site are not filled with contracts.....MANY unused storefronts now not to mention the ones approved and not built yet. Roads and lights are crazy. Road Improvements by Costco are helpful BUT getting to Shelly Mullis...less than half mile can take several minutes because no turn lanes etc were ever put in. Seriously, you would add ANOTHER LIGHT in that mess? PLEASE STOP. TAKE A BREATH. WAIT A COUPLE OF YEARS TO SEE HOW ALL THIS UNFINISHED ALREADY APPROVED SITES PLAY OUT! What is the rush? PLEASE VOTE NO! SLOW ALL THIS DOWN!

Cathy and Gary Bonacorsi
Sent from my iPad

Sherrie Simpson

From:
Sent: Saturday, February 7, 2026 4:43 AM
To: Sherrie Simpson
Subject: 521 Development

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Regarding Monday nights meeting on the rezoning of land on 521 between Aldi's and Culver.

As a resident of _____ am opposed to changing the zoning on this parcel to accommodate more stores for shopping. We have enough places to shop, enough grocery stores and enough fast food restaurants. What we could use though is a couple nice restaurants - not burger, pizza or barbecue.

Tom

Tom Powers

Sherrie Simpson

From: diane masiroff
Sent: Saturday, February 7, 2026 9:08 AM
To: Sherrie Simpson
Subject: Deny rezoning of RZ-2025-2538 CFSmith/Harris Tracts

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This attempt by Indian Land and Lancaster County officials to change the zoning of the 71 acres in between Aldi and Culver's is outrageous. Do NOT vote in the affirmative to allow this to happen. Some elected officials are either being bribed by developers or they are not thinking for the best interests of the community overall.

A resident of Lancaster County

Sherrie Simpson

From: Helen Drahos
Sent: Saturday, February 7, 2026 12:59 PM
To: Sherrie Simpson
Subject: Deny rezoning land between Aldi and Culver's

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As a taxpayer, voter and resident in the off of Van Wyck Road in Lancaster, SC I am respectfully requesting that the Council Deny the Rezoning Request for the parcel of land between the Aldi's and Culver's off of Laurel Hill Road.

Kind Regards,

Helen and John Drahos

Sent from my iPad

Sherrie Simpson

From: Tim Grimes
Sent: Saturday, February 7, 2026 3:14 PM
To: Sherrie Simpson
Cc: stuartgraham@lanastercountysc.gov; charlenemcgriff@lanastercountysc.gov; billymosteller@lancastercountysc.gov; joseluis@lanastercountysc.gov; Steve Harper; bryantneal@lanastercountysc.gov; Brian Carnes
Subject: Planning Department Case Number RZ-2025-2538 agenda

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—IT Helpdesk, lanastercountysc.support@lanastercountysc.com

We strongly encourage the County Council to vote NO on the proposed re-zoning of the area between Aldi (across from Sun City Blvd.) and Culver's along the west side of Hwy 521.

This will affect neighborhoods Shelley Woods, Laurel Hill, and the Retreat at Rayfield if approved. However, it is expected that the tremendous increase in traffic on Hwy 521 will negatively impact far more people as they travel on 521.

Thanks you in advance for your NO vote on this proposal.

Timothy & Deborah Grimes

Sherrie Simpson

From: Peggy Lingo
Sent: Saturday, February 7, 2026 3:28 PM
To: Sherrie Simpson
Subject: More new businesses along 521 hwy.

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I would like to oppose the rezoning along 521 hwy. Please consider the additional conjunction of that area.

I would like to voice my opposition to the rezoning for new businesses along the 521 Hwy corridor. Please consider the traffic and interruptions to daily travel, it is already congested and will become more so. Please leave the community some breathing room and save what green spaces are left. Thank you

Sherrie Simpson

From: Kimberly Bailey
Sent: Saturday, February 7, 2026 4:36 PM
To: Sherrie Simpson
Subject: Proposed change of 71 acres from the east side of Highway 521

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This letter is to voice my strong opinion AGAINST the rezoning of 71 acres along the east side of Highway 521 (between Aldi and Culvers) from LDR (Low Density Residential) to RB (Regional Business). Living in the south part of Indianland, it normally takes me 30 minutes to Highway 485. Today, Saturday, it took 40 minutes. With the influx of new people moving here daily, growth is inevitable, however without the necessary road infrastructure beforehand, it is UNACCEPTABLE. Consider this one more voice against this motion to change at this Monday's County Council Meeting. I would ask why should existing residents be penalized for poor planning beforehand.

Sincerely,

Kimberly M Bailey

Sherrie Simpson

From: Rachel Sholtis
Sent: Saturday, February 7, 2026 4:40 PM
To: Brian Carnes; Sherrie Simpson
Subject: Deny Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts

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Dear Chairman Carnes,

I own a single-family home in [REDACTED] residential development in District 1.

The developer, CF Smith, intends to build a regional shopping center directly across Hwy 521 from my community. There are several new regional shopping centers that recently opened a short distance away that are already exacerbating the enormous traffic issues along Highway 521. Since the new Target and Costco recently opened, traffic is often deadlocked between the Shelley Mullis and Sun City traffic lights (in both directions). It is already difficult to leave and enter our development safely. This proposed development would further exacerbate these issues without adding a light at Murphy Dr. and Halifax, as the developer verbally suggested to us in December. I also find it concerning that the only traffic data they included in their request was from 2023, which would not be an accurate representation of the traffic a Lancaster County resident faces daily commuting through our county.

I respectfully request that the Lancaster County Council DENY Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts from Low Density Residential (LDR) to Regional Business (RB).

Thank you for supporting my request and vote accordingly.

Best Regards,

Rachel Sholtis

Sherrie Simpson

From: Joyce Oliver
Sent: Saturday, February 7, 2026 4:41 PM
To: Sherrie Simpson
Subject: Big box stores on 521

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I want to vote against another commercial and residential building in Indian Land. It now takes me 50 minutes to get to my doctor appointment that used to take 15. It's enough! Thank you

Sherrie Simpson

From: Austin Sholtis
Sent: Saturday, February 7, 2026 5:11 PM
To: Brian Carnes; Sherrie Simpson
Subject: Deny Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts

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Dear Chairman Carnes,

I own a single-family home in [REDACTED] residential development in District 1.

The developer, CF Smith, intends to build a regional shopping center directly across Hwy 521 from my community. There are several new regional shopping centers that recently opened a short distance away that are already exacerbating the enormous traffic issues along Highway 521. Since the new Target and Costco recently opened, traffic is often deadlocked between the Shelley Mullis and Sun City traffic lights (in both directions). It is already difficult to leave and enter our development safely. This proposed development would further exacerbate these issues without adding a light at Murphy Dr. and Halifax, as the developer verbally suggested to us in December. I also find it concerning that the only traffic data they included in their request was from 2023, which would not be an accurate representation of the traffic a Lancaster County resident faces daily commuting through our county.

I respectfully request that the Lancaster County Council DENY Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts from Low Density Residential (LDR) to Regional Business (RB).

Thank you for supporting my request and vote accordingly.

--

Sincerely,

Austin Sholtis

Sherrie Simpson

From: Karen McLain
Sent: Saturday, February 7, 2026 5:21 PM
To: Brian Carnes
Cc: Sherrie Simpson
Subject: Zoning

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Here's my vote for re zoning Laurel Hill Road from residential to commercial: NO!

How horrible to add more and more stores to a residential neighborhood area. Isn't traffic bad enough now? I live in Lancaster and my son lives 8 miles away, on rush hour and weekends it takes 30 minutes to get to his home! Address the traffic problem first.

Sherrie Simpson

From: sahil karkera
Sent: Saturday, February 7, 2026 5:37 PM
To: Brian Carnes; Sherrie Simpson
Subject: Deny Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts

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Dear Chairman Carnes:

I own a single-family home in _____; residential development in District 1.

The developer, CF Smith, intends to build a regional shopping center directly across Hwy 521 from my community. They meet with us recently and made some promises to address the traffic situation which did not make it to their proposal.

Also, there are several new regional shopping centers that recently opened a short distance away that are already exacerbating the enormous traffic issues along Highway 521. There is also increased law enforcement activity at the regional shopping centers throughout the Indian Land Panhandle.

I respectfully request that the Lancaster County Council DENY Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts from Low Density Residential (LDR) to Regional Business (RB).

Thank you for supporting my request and vote accordingly.

Best Regards,

Owner: Sahil Karkera

Sherrie Simpson

From: Bruce Hardy
Sent: Saturday, February 7, 2026 5:45 PM
To: Sherrie Simpson
Subject: Requested rezoning of ~71 acres on the east side of 521 between Aldi and Culvers.

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I am OPPOSED to the rezoning, any commercial development or apartment development in the subject area. I live in nd would be impacted by any such development. There is more than sufficient commercial development in Indian Land. More development is NOT NEEDED!

Bruce R Hardy

Journal of Management Education 36(7) 809–826

Sherrie Simpson

From: C. M. Chinchar
Sent: Saturday, February 7, 2026 8:09 PM
To: Brian Carnes
Cc: Sherrie Simpson
Subject: Deny Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts

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Dear Chairman Carnes,

I own a single-family home in _____ residential development in District 1.
The developer, CF Smith, intends to build a big box shopping center directly across Hwy 521 from my community.

There are several new shopping centers that recently opened a short distance away that are already exacerbating the enormous traffic issues along Highway 521. There is also increased law enforcement activity at the shopping centers throughout the Indian Land Panhandle.

I respectfully request that the Lancaster County Council DENY Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts from Low Density Residential (LDR) to Regional Business (RB). In my opinion, the traffic and crime issues need to be addressed satisfactorily before any new builds are approved.

Thank you for supporting my request and vote accordingly.

Sincerely,
Charisse Chinchar

Yahoo Mail: [Search](#), [Organize](#), [Conquer](#)

Sherrie Simpson

From: Will Riney
Sent: Saturday, February 7, 2026 9:50 PM
To: Brian Carnes; Sherrie Simpson
Subject: Deny Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts

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Dear Chairman Carnes:

I own a single-family home in residential development in District 1.

The developer, CF Smith, intends to build a regional shopping center directly across Hwy 521 from my community. There are several new regional shopping centers that recently opened a short distance away that are already exacerbating the enormous traffic issues along Highway 521. There is also increased law enforcement activity at the regional shopping centers throughout the Indian Land Panhandle.

I respectfully request that the Lancaster County Council **DENY** Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts from Low Density Residential (LDR) to Regional Business (RB).

Thank you for supporting my request and vote accordingly.

Best Regards,

Will Riney

Sherrie Simpson

From: Maureen Brentrup
Sent: Sunday, February 8, 2026 8:10 AM
To: Sherrie Simpson
Subject: Rezoning of 71 acres on east side of Rt. 521

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I strongly oppose the rezoning of 71 acres between Aldi's and Culvers. At the present time, there appears to be no need for any additional box stores. The present infrastructure cannot support the potential traffic.

Thank you.

Maureen Brentrup

Sherrie Simpson

From: Jerry C Perillo
Sent: Sunday, February 8, 2026 9:54 AM
To: Brian Carnes; Sherrie Simpson
Cc: Marian Perillo
Subject: Deny Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts

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Dear Chairman Carnes:

I own a single-family home in _____ residential development in District 1. The proposed developer, CF Smith, intends to build a regional shopping center directly across Hwy 521 from my community. Based upon the proposal, with the entrance locations, I believe that this development will only multiply the traffic congestion and subsequent issues along Highway 521. It would further complicate the northbound exit from The Retreat at Rayfield for us and visitors to our neighborhood. Currently, at multiple busy traffic hours, it is increasingly dangerous to navigate the existing U-turn. There are also people exiting from the Culver's location who pull out into the center of the divided highway and try to make a left turn. That situation also impedes the U-trn re-entry from the shopping areas around Sun City back into The Retreat. My address is 213 Sweet Briar Dr. Indian Land SC 29707.

I have noticed a lot more accidents in our stretch between Jim Wilson Rd and Doby Bridge Rd. My son was recently rear-ended at Culver's intersection by a vehicle that could not stop in time while he was waiting for activity in front of him to resume moving. It is starting to be a concern at all the entrances of shopping centers throughout the Indian Land Panhandle. The traffic signal sequencing is terrible at commuting hours. Proceeding from a red light at the speed limit or less, only to go 1/4 mile to see the next light turn red, strikes me as inefficient, especially if there is only one vehicle that causes the light to change, while impacting a few dozen others.

I respectfully request that the Lancaster County Council DENY Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts from Low Density Residential (LDR) to Regional Business (RB).

The mere addition of more shopping and development does not concern me, but the planned entrances and lack of road traffic impact planning does.

Thank you for supporting my request and vote accordingly.

Best Regards,

Jerry Perillo

Sherrie Simpson

From: Crystal Stango
Sent: Sunday, February 8, 2026 10:17 AM
To: Sherrie Simpson
Subject: Rezoning

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(* please disregard an earlier blank email sent in error)

Dear Ms. Simpson,

I am unable to attend the meeting on Monday evening, but as a 20-year resident of Indian Land I would like my **opposition** to rezoning the land on 521 between Aldi & Culver's from LDR to RB counted.

We do not need or want even one more big box store here. Costco & Target seem to have all needs covered for customers and then some. Indian Land simply does not have the infrastructure to support this. Truthfully, we don't have the infrastructure required for more residential development either. The lack of sufficient roads is only part of the problem. Many of us have noticed a significant drop in water pressure with every new project. That is not normal and suggests a real strain on the water and sewer system.

The traffic lights are already too many in number, and yet not providing the level of safety they should because of all the open cut- throughs and U-turns left along 521 allowing cars to avoid traffic lights by dashing out and across the highway as they please.

It appears as if Lancaster County allows anything any developer wants with zero regard to how these massive projects affect the day-to-day safety and quality of life for Indian Land residents. Its becoming overwhelming.

Please do not allow for rezoning of the vast acerage between Aldi & Culver's. The stretch of highway 521 from Walnut Creek Park to the NC state line is already out of control. Please DO NOT make it any worse.

Sincerely,
Crystal Stango

Sherrie Simpson

From: John Crabtree
Sent: Sunday, February 8, 2026 11:02 AM
To: Sherrie Simpson
Subject: Rezoning Land Between Culvers and Aldi on 521

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I am strongly opposed to rezoning of RZ 2025-2538 CF Smith/Harris Tracts off Laurel Hill Rd.!

I reside nearby and we are being buried in traffic, traffic lights and retail shopping.

John Crabtree

Sherrie Simpson

From: Terri Kennedy
Sent: Sunday, February 8, 2026 12:12 PM
To: Sherrie Simpson
Subject: Deny Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts

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Dear Mr Simpson,
I DENY this rezoning!!!

Terri Kennedy

Terri Kennedy

Sherrie Simpson

From: Eileen Simpkins
Sent: Sunday, February 8, 2026 12:16 PM
To: Sherrie Simpson
Subject: Case RZ-2025-2538

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I am against rezoning the CF Smith/Harris property.
Eileen Simpkins

Sherrie Simpson

From: Mary Kolock
Sent: Sunday, February 8, 2026 12:46 PM
To: Sherrie Simpson
Subject: 521

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Please no rezoning of the 71 acres on 521. Adding that much more traffic and another light will result in further delays of an already stalled flow.

Mary Kolock

Sent from my iPhone

Sherrie Simpson

From: Carol Clancy
Sent: Sunday, February 8, 2026 1:23 PM
To: Sherrie Simpson
Subject: Fw: Deny Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts

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From: Carol Clancy
Sent: Sunday, February 8, 2026 1:21 PM
To: briancarnes@lancastercountysc.gov <briancarnes@lancastercountysc.gov>
Subject: Deny Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts

Dear Chairman Carnes:

I own a single family home in residential development in District 1.

The developer, CF Smith, intends to build a regional shopping center directly across Hwy 521 from my community. There are several new regional shopping centers that recently opened a short distance away that are already exacerbating the enormous traffic issues along Highway 521. There is also increased law enforcement activity at the regional shopping centers throughout the Indian Land Panhandle.

I respectfully request that the Lancaster County Council DENY Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts from Low Density Residential (LDR) to Regional Business (RB).

We have lived in our current home for almost 10 years and we have had to change our lives and plans because it is impossible to leave our neighborhood in the afternoon because we must make a U-Turn to go to Charlotte so now we cannot go there in the evenings like we used to because it is next to impossible to make the U-Turn with the amount of traffic. If this shopping center (huge) is allowed, we will never be able to go to Ballantyne and/or Charlotte.

We are in extreme need of a traffic light at Halifax Drive even without a new development.

Thank you for supporting my request and vote accordingly.

Carol and Robert Clancy

Sherrie Simpson

From: Jimmy Rice
Sent: Sunday, February 8, 2026 1:25 PM
To: Brian Carnes
Cc: Sherrie Simpson; Stuart M. Graham; Jose Luis; Billie Jo Rice
Subject: Deny Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts

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Dear Chairman Carnes:

I own a single-family home in _____ residential development in District 1.

The developer, CF Smith, intends to build a regional shopping center directly across Hwy 521 from my community. There are several new regional shopping centers that recently opened a short distance away that are already exacerbating the enormous traffic issues along Highway 521. There is also increased law enforcement activity at the regional shopping centers throughout the Indian Land Panhandle.

An additional commercial development will not increase the liveability of our community. Mr. Harris has personally discussed his situation with me and publicly posted about his family has been trying to sell this property for 12 years and just wants to move on. The developer has said this will not increase traffic and will in fact better our traffic situation because of a light at Halifax the main entrance to our neighborhood. I feel like this is all gas lighting. The infrastructure is not in a position in our county to handle any more development. I'm sure Mr. Harris has had previous offers over the years to sell his property. His desire to move on is not the concern of our community nor should be taken into consideration by the council. CF Smith says the only way to get a light at Halifax is through them. I do not believe this statement. I believe the state DOT can approve a light at Halifax without a new regions development and may be a better first step to improve the safety of the Culver's intersection as well as the u-turn issue from our community.

I respectfully request that the Lancaster County Council DENY Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts from Low Density Residential (LDR) to Regional Business (RB). This specific rezoning needs to be denied now and not reconsidered until the county has appropriately planned for handling additional traffic, first responders, etc.

Thank you for supporting my request and vote accordingly.

Best Regards,

Owner: James Rice

Please excuse my brevity, sent from my iPhone

Sherrie Simpson

From: Paul Longo
Sent: Sunday, February 8, 2026 1:41 PM
To: Braincarnes@lanastercountysc.gov
Cc: Sherrie Simpson
Subject: Deny Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts

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Dear Chairman Carnes:

I own a single-family home in residential development in District 1.

The developer, CF Smith, intends to build a regional shopping center directly across Hwy 521 from my community. There are several new regional shopping centers that recently opened a short distance away that are already exacerbating the enormous traffic issues along Highway 521. There is also increased law enforcement activity at the regional shopping centers throughout the Indian Land Panhandle.

I respectfully request that the Lancaster County Council **DENY** Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts from Low Density Residential (LDR) to Regional Business (RB).

Thank you for supporting my request and vote accordingly.

Best Regards,

Paul Longo

Sherrie Simpson

From: Nancy Outlaw
Sent: Sunday, February 8, 2026 2:32 PM
To: Sherrie Simpson
Subject: Changing of zoning on 521

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—IT Helpdesk, lancaster@supportsystem.com

I live in My husband and I moved here from Northern Virginia in September 2024. We have noticed a huge increase in traffic on 521 just since moving here and it seems to get worse each day.

Please vote "No" Monday night on the rezoning of of 71 acres on 521 between Aldi's and Culver's from Low Density Residential to Regional Business. We do not need the additional traffic and over development in this area. The current infrastructure does not support this development.

Thank you.

Nancy Outlaw

Sherrie Simpson

From: John Saul
Sent: Sunday, February 8, 2026 2:36 PM
To: Brian Carnes; Sherrie Simpson
Subject: Deny Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts / Please consider something more common sense!

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Honorable Brian Carnes, Lancaster County Council Chair

Dear Chairman Carnes:

My wife and I own a single-family home in Indian Land where we have lived for almost 8 years. We live in the _____ exactly across Hwy 521 from the proposed massive shopping center, so needless to say, we feel that we have a huge stake in what happens with the proposed property and its affect on our community.

There are several new regional shopping centers that recently opened a short distance away that are already exacerbating the enormous traffic issues we experience daily in Indian Land along Highway 521.

A new regional shopping center with two (2) big box stores of some sort, each larger than our Indian Land Costco, providing a proposed parking lot with 1,372 parking spaces, plus eight (8) other medium to large size stores along Hwy 521 is absolutely ridiculous. Given the current traffic congestion and the large number of single-family homes, apartments and businesses of all sorts already approved for development and construction in the Pan Handle of Lancaster County, it is absurd to think that essentially the equivalent of two Costco's are going directly across the street from my development.

Traffic in Indian Land is completely out of control. We do not need this additional strain on our infrastructure. Hwy 521 is a routinely a nightmare for the Sheriff's Office vehicles, fire trucks, EMS and school buses needing to travel along it at certain times of the day, and certainly impossible when there are just minor fender benders.

Therefore, I respectfully request that the Lancaster County Council **DENY** Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts from Low Density Residential (LDR) to Regional Business (RB).

I believe a better use of the property would be for Medium Density Residential Zoning, or possibly even a mixed use residential plan with smaller businesses along Hwy 521 and homes further back on the property. away from Hwy 521.

Thank you for supporting my request and please vote accordingly.

Please confirm you have received this email.

Sincerely,

John Saul

Sherrie Simpson

From: Robert Lombard
Sent: Sunday, February 8, 2026 3:14 PM
To: Brian Carnes
Cc: Sherrie Simpson
Subject: Rezoning denial

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Brian,

Please cast a “NO” vote for the rezoning request RZ-2025-2538 CFSmith/Harris tracts. If the planning commission said “no”, why should the council say “yes”? Indian Land is still in the process of absorbing all the changes related to Costco, Lowe’s Foods, etc. coming to that area and having a new round of commercial entities in the area is too much at the moment. Also, keep the housing moratorium in place for now. Until there is much better plan for road infrastructure in place I think the council needs to cool its heels. (And I did vote “yes” for the road tax).

One of your constituents,

Rob Lombard

Sherrie Simpson

From: DAVE WALLACE
Sent: Sunday, February 8, 2026 3:41 PM
To: Sherrie Simpson
Subject: No to Laurel Hill project.

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Despite the Planning Commission turning down this proposal, now the County Council is trying an end run.

The people of Indian Land are overwhelmingly against this growth. We are sick of gridlock traffic. I wish for a County Government that actually works in the interest of the People.

David Wallace

Sherrie Simpson

From: Richard Gasko
Sent: Sunday, February 8, 2026 3:51 PM
To: Sherrie Simpson
Subject: Rezoning of ~71 acres along 521 near Culver's in Indian Land

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I understand the owners/develops of the subject property have requested rezoning from LDR (low density residential) to RB (regional business). I respectfully request that you DENY this request. Anyone who lives in and or travels thru Indian Land knows how incredibly congested it has become in the last several years. What's more numerous large and small development sites are now under construction along 521. While adding traffic lights is helpful in some ways it does not resolve the root problem of too much development occurring over a short period of time that is over burdening road capacity and causing daily gridlock and increased traffic accidents. Public safety is now an issue.

My husband and I moved to Sun City over 10 years ago. Unlike many residents I did anticipate significant development here, since my career was in economic development in Maryland. I understand the tremendous appeal of attracting the prestigious retailers like Costco and Target bring to the area. I also know the tremendous pressure this now puts on Lancaster officials as "flood gates" are now open as Indian Land is quickly becoming a location of choice for an increasing number a prominent retailers, businesses and residential developers.

Until such time as Lancaster County can secure more road infrastructure money to help relieve current congestion and get State assistance to make developers pay for impacts their developments cause on our roadways, it is imperative that our elected officials do everything in their power to not make our traffic situation worse! Any proposed new development currently in the pipeline like the one above need to be kept to the lowest allowed density.

Nancy Gasko (and Richard Gasko)

Sent from my iPad

Sherrie Simpson

From: Melissa Johnson
Sent: Sunday, February 8, 2026 7:40 PM
To: Sherrie Simpson
Subject: Fwd: DENY REZONING APPLICATION RZ-2025-2538 - CF SMITH/HARRIS TRACTS

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Dear Chairman:

I own a single-family home in [redacted] development in District 1. The developer, CF Smith, intends to build a regional shopping center direction across Highway 521 from my community. There are several new regional shopping centers that recently opened in the area that are exacerbating the already enormous traffic issues. The U-turn required to enter the neighborhood from the South has become increasingly dangerous. I respectfully request that the Lancaster County Council DENY Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts from Low Density Residential (LDR) to Regional Business (RB).

Thank you for supporting my request and vote accordingly

Best Regards,
Melissa Johnson

Sherrie Simpson

From: Daniel Johnson
Sent: Sunday, February 8, 2026 7:45 PM
To: Sherrie Simpson
Subject: Fwd: DENY REZONING APPLICATION RZ-2025-2538 - CF SMITH/HARRIS TRACTS

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Dear Chairman:

I own a single-family home in [redacted] development in District 1. The developer, CF Smith, intends to build a regional shopping center directly across Highway 521 from my community. There are several new regional shopping centers that recently opened in the area that are exacerbating the already enormous traffic issues. The U-turn required to enter the neighborhood from the South has become increasingly dangerous. I respectfully request that the Lancaster County Council DENY Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts from Low Density Residential (LDR) to Regional Business (RB).

Thank you for supporting my request and vote accordingly

Best Regards,
Daniel Johnson

Sherrie Simpson

From: Joan Taylor
Sent: Sunday, February 8, 2026 9:09 PM
To: Sherrie Simpson
Subject: Planning Department Case# RZ-2025-2538

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I object to the proposed rezoning because of the traffic congestion on US 521. Voters failed to raise the sales tax to provide funds to improve the highway and additional commercial development along it will only increase the congestion. There are other commercial developments underway on 521 in Indian Land that have space available, so this proposed development is not needed.

Respectfully submitted,
Joan Taylor

Yahoo Mail: Search, Organize, Conquer

Sherrie Simpson

From: dominsky
Sent: Sunday, February 8, 2026 9:42 PM
To: Sherrie Simpson
Subject: Ms. Simpson, My husband and I are against the development proposed for Rte 521.in Indian Land between Aldi's abd Culver's. The density in this area has become overwhelming.

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We urge the Council to vote against the proposal.
Thank you, Donna and Mark Ominsky

Sent from my Galaxy

Sherrie Simpson

From: Dina
Sent: Sunday, February 8, 2026 10:55 PM
To: Sherrie Simpson; Brian Carnes
Subject: Deny Rezoning

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Dear Chairman Carnes:

I own a single-family home residential development in District 1.
The developer, CF Smith, intends to build a regional shopping center directly across Hwy 521 from my community.
There are several new regional shopping centers that recently opened a short distance away that are already exacerbating the enormous traffic issues along Highway 521. There is also increased law enforcement activity at the regional shopping centers throughout the Indian Land Panhandle.

I respectfully request that the Lancaster County Council DENY Rezoning Application RZ-2025-2538
- CF Smith/Harris Tracts from Low Density Residential (LDR) to Regional Business (RB).

Thank you for supporting my request and vote accordingly.

Thank you for your time ,
Dina and Mell Bishop

Sent from my iPhone

Sherrie Simpson

From: Jeanne McCoy
Sent: Monday, February 9, 2026 8:53 AM
To: Sherrie Simpson
Subject: Ordinance 2026-2012

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My name is Jeanne McCoy

I wish to register my voice to deny this ordinance. The infrastructure to handle changing from LDR to RB does not exist and doing so would not be in the interest or to the benefit of Lancaster County residents. Thank you.

Sherrie Simpson

From: Karen Partipilo
Sent: Monday, February 9, 2026 9:14 AM
To: Sherrie Simpson
Subject: Planning Department Case Number RZ-2025-2538

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Dear Planning Committee,

Please DENY the request to rezone the CF Smith/Harris property along Hwy 521 (Case Number RZ-2025-2538) from low density residential to commercial.

Thank you,

Karen Partipilo

Sherrie Simpson

From: Paula Canington
Sent: Monday, February 9, 2026 9:25 AM
To: Sherrie Simpson
Subject: rezoning issue 71 acres, Indian Land

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Hello,

John and I cannot be present tonight, but we are OPPOSED to the rezoning of the 71-acre tract in Indian Land from low-density residential to commercial. Please DENY this request by the developer.

Thank you.

Paula Canington

Sherrie Simpson

From: Matthew Carpenter
Sent: Monday, February 9, 2026 9:41 AM
To: Brian Carnes; Sherrie Simpson
Subject: Concerns Regarding Rezoning Application RZ-2025-2538 – CF Smith/Harris Tracts

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Dear Chairman Carnes,

I am a homeowner in a single-family residential community in the Indian Land area of Lancaster County, and I am writing regarding Rezoning Application RZ-2025-2538 for the CF Smith/Harris Tracts.

I understand that this property will be developed at some point, and I want to be clear that my concern is not opposition to development in general. In fact, I would prefer a thoughtfully planned retail use over additional residential density. However, the current rezoning request raises serious concerns related to traffic management and public safety.

Highway 521 is already heavily congested, and nearby regional shopping centers have significantly worsened traffic conditions in the Indian Land Panhandle. During a community meeting, the developer met with residents and acknowledged these concerns. At that meeting, CF Smith agreed that a traffic signal at Halifax Drive—rather than the currently proposed access configuration—was the appropriate and necessary solution to mitigate traffic impacts on surrounding neighborhoods.

Despite that agreement, the rezoning application submitted to Lancaster County does not include revised plans reflecting a traffic light at Halifax Drive. This omission is a critical issue. Proceeding with the rezoning without this commitment formally incorporated into the plan leaves the community exposed to worsening congestion, safety risks, and a lack of accountability for previously stated assurances.

For these reasons, I respectfully request that Lancaster County Council DENY Rezoning Application RZ-2025-2538 in its current form.

Thank you for your time, consideration, and service to our community. I appreciate your attention to this matter and ask that you vote accordingly.

Sincerely,

Matthew E. Carpenter

Sherrie Simpson

From: Rhonda Oliver
Sent: Monday, February 9, 2026 10:43 AM
To: Sherrie Simpson
Subject: Resident Comments for Feb. 9th Lancaster County Council Meeting - Public Hearing and 1st Reading of Ordinance 2026-2012

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Dear Sherry Simpson,

I am Rhonda Oliver, a resident of Indian Land

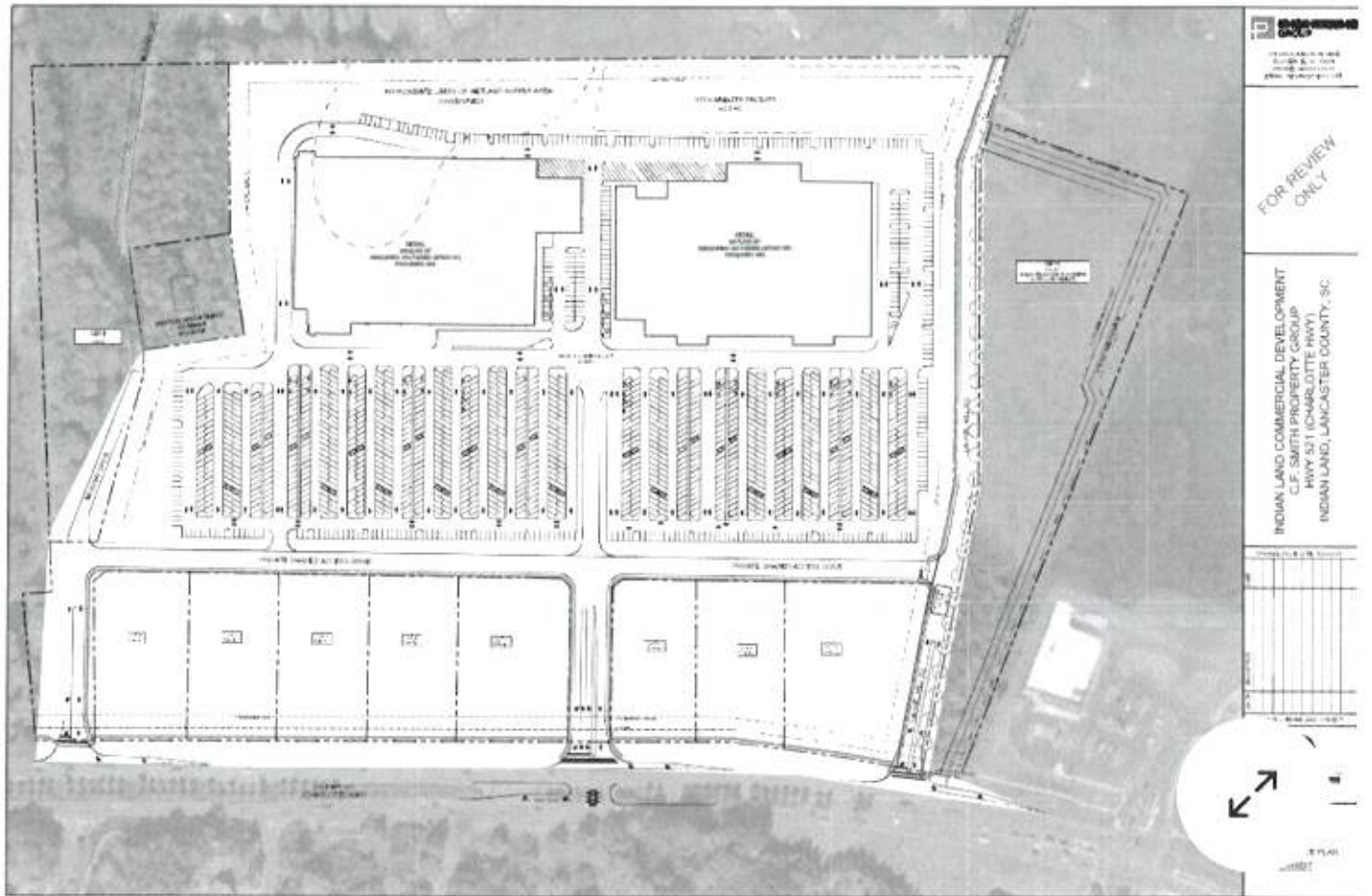
I am writing to the Lancaster County Council to let them know that I am opposed to the rezone of Approximately **71.1 Acres** (TM#S 0013-00-067.00, 0013-00-067.01, 0013-00-067.02, 0013-00-067.03, And 0013-00-135.00), Which Is Located At Charlotte Highway And Laurel Hill Road, From The Low Density Residential To The Regional Business for Commercial development.

Indian Land does not need another large shopping center, or more traffic lights or more traffic added to Hwy. 521 and other roads. This development will also put a stress on our water supply, stress our electrical resources, and a stress on our environment by removing more trees. All the big retailers are already in Indian Land.

These buildings being planned are as large as the current Walmart (182,000. Sq ft.) in Indian Land. Big retailers like Home Depot, IKEA and Furniture stores are not building large retail stores this size. Eight more retail lots are planned for the front of this property for more stores or restaurants. The **C.F. Smith Property Group** is not showing Lancaster County Council which retailers are making a commitment to this development.

The owner of this property is **Renewable Energy Development LLC**, which makes me think that they are not going to build retail stores here. They could pull fast one on Lancaster County and build manufacturing facilities in these buildings (Light Industrial). Which would fall under the current UDO. This would also put stress on our roads, water supply, electrical resources, and our environment.

I am asking you to please vote NO on this rezoning and development being proposed for Indian Land.



Thank you,
Rhonda Oliver

Sherrie Simpson

From:
Sent: Monday, February 9, 2026 10:55 AM
To: Sherrie Simpson
Subject: Rezoning Between Culver's and Aldi on 521

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I am strongly opposed to rezoning referenced area off Laurel Hill Rd. We live nearby and are being buried in retail stores and traffic.

Thank you! Susie Crabtree

Sent from my iPhone

Sherrie Simpson

From: Gary Storm
Sent: Monday, February 9, 2026 11:35 AM
To: Sherrie Simpson
Subject: Rezoning of C F SMITH/ HARRIS Tracts RZ-2025-2538

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I am requesting County Council to DENY the rezoning of the C F SMITH/HARRIS tracts this evening:
RZ-2025-2538.

Thank You,
Kathy Storm

Sherrie Simpson

From: Rachel Mc
Sent: Monday, February 9, 2026 11:56 AM
To: Sherrie Simpson
Subject: Approval

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Please do not vote yes to allowing development between Culver's and Aldi's.

This is not smart development. Please do not allow this to happen.

Concerned Indian Land Resident

Thank you in advance for your vote.

Sherrie Simpson

From: Yahoo Mail
Sent: Monday, February 9, 2026 12:01 PM
To: Sherrie Simpson
Subject: RZ-2025-2538 C F SMITH/HARRIS tracts

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Vote No. Deny the approval of zoning application: RZ-2025-2538 C F SMITH/HARRIS Tracts.
County Council members, please vote NO to limit the commercial development along this portion of
Charlotte Highway.

Thank you,
Gary Storm

Sherrie Simpson

From: Maryanne Richards
Sent: Monday, February 9, 2026 12:16 PM
To: Brian Carnes; Sherrie Simpson
Subject: Deny Rezoning Application RZ-2025-2538-CF Smith/Harris Tracts

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Honorable Brian Carnes
Lancaster County Council Chair

Dear Chairman Carnes:

I own a single-family home in Indian Land.

The developer, CF Smith, intends to build another huge regional shopping center between Aldi and Culver's along Hwy 521 near my community.

There are several new regional shopping centers that recently opened a short distance away that are already exacerbating the enormous traffic issues along Highway 521. There is also increased law enforcement activity at the regional shopping centers throughout the Indian Land Panhandle.

Therefore, I respectfully request that the Lancaster County Council **DENY** Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts from Low Density Residential (LDR) to Regional Business (RB). I believe a better use of the property would be for Medium Density Residential Zoning, or possibly a mixed use residential plan with smaller businesses along Hwy 521 and homes further back on the property. Thank you for supporting my request and please vote accordingly.

Please confirm you have received this email.

Best regards,

Maryanne Richards

Sherrie Simpson

From: A Boone
Sent: Monday, February 9, 2026 12:46 PM
To: Sherrie Simpson
Subject: Proposal RZ-2025-2538: CF Smith/Harris Tracts

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

Good Afternoon Ms. Simpson,

My apologies as this email may be arriving past the deadline for inclusion to the County Council. Nevertheless, I am contacting you to express my concerns with this proposed request, as well as to let you know I am against its passage. I can cite multiple reasons for my stance, but as time is of the essence I will follow-up at a different time.

kind regards,

Allen Boone

Sherrie Simpson

From: mnmmorrow
Sent: Monday, February 9, 2026 1:24 PM
To: Brian Carnes
Cc: Sherrie Simpson
Subject: Deny Rezoning Application RZ-2025-2538- CF Smith/Harris Tracts

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

Dear Chairman Carnes:

I own a single-family home in The Retreat at Rayfield residential development in District 1. The developer, CF Smith, intends to build a regional shopping center directly across Hwy 521 from my community. There are several new regional shopping centers that recently opened a short distance away that are already exacerbating the enormous traffic issues along Highway 521. There is also increased law enforcement activity at the regional shopping centers throughout the Indian Land Panhandle.

I respectfully request that the Lancaster County Council DENY Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts from Low Density Residential (LDR) to Regional Business (RB).

Thank you for supporting my request and vote accordingly.

Best Regards,

Owner: Michael and Marian Morrow

Sherrie Simpson

From: John Saul
Sent: Monday, February 9, 2026 2:56 PM
To: Brian Carnes; Sherrie Simpson
Subject: Deny Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts / Please consider something more common sense!

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

Honorable Brian Carnes, Lancaster County Council Chair

Dear Chairman Carnes:

My wife and I own a single-family home in Indian Land where we have lived for almost 8 years. We live in the Retreat at Rayfield Development directly across Hwy 521 from the proposed massive shopping center, so needless to say, we feel that we have a huge stake in what happens with the proposed property and its affect on our community.

There are several new regional shopping centers that recently opened a short distance away that are already exacerbating the enormous traffic issues we experience daily in Indian Land along Highway 521.

A new regional shopping center with two (2) big box stores of some sort, each larger than our Indian Land Costco, providing a proposed parking lot with 1,372 parking spaces, plus eight (8) other medium to large size stores along Hwy 521 is absolutely ridiculous. Given the current traffic congestion and the large number of single-family homes, apartments and businesses of all sorts already approved for development and construction in the Pan Handle of Lancaster County, it is absurd to think that essentially the equivalent of two Costco's are going directly across the street from my development.

Traffic in Indian Land is completely out of control. We do not need this additional strain on our infrastructure. Hwy 521 is a routinely a nightmare for the Sheriff's Office vehicles, fire trucks, EMS and school buses needing to travel along it at certain times of the day, and certainly impossible when there are just minor fender benders.

Therefore, I respectfully request that the Lancaster County Council **DENY** Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts from Low Density Residential (LDR) to Regional Business (RB). I believe a better use of the property would be for Medium Density Residential Zoning, or possibly even a mixed use residential plan with smaller businesses along Hwy 521 and homes further back on the property. away from Hwy 521.

Thank you for supporting my request and please vote accordingly.
Please confirm you have received this email.

Sincerely,

John Saul

Sherrie Simpson

From: G. Schwartzkopf
Sent: Monday, February 9, 2026 2:59 PM
To: Sherrie Simpson
Subject: Request for zoning change 521 Shelly Mullins

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

With traffic as is it now wit the addition of Costco area a Target area any additional Business model near Shelly Mullins will create day long delays for every one. This would and will create more accidents with people trying to beat the lights make that left hand turn and get their children to and from Indian Land Middle School! Thank you for you consideration of this very important matter.

Glenn Schwartzkopf
Mary Ann Schwartzkopf



Citizen Comment

Lancaster County

Schedule B

3T

Agenda Item for Discussion: CF Smith/Harris Tracts

Meeting Date:

Full Name

First Name: Jeannie

Last Name: Jamieson

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item: I am in favor of the zoning change request submitted for the CF Smith / Harris Tracts.



Citizen Comment

Lancaster County

Submitted On:

Feb 4, 2026, 10:02PM EST

Agenda Item for Discussion: CF Smith/ Harris Tracts

Meeting Date:

Full Name

First Name: Tommy

Last Name: Broome

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

I am in FAVOR of the zoning request submitted for the CF Smith/Harris Tracts



Citizen Comment

Submitted On:

Feb 5, 2026, 05:25PM EST

Lancaster County

Agenda Item for Discussion: CF Smith / Harris Tracts

Meeting Date:

Full Name

First Name: Chris

Last Name: Dillinger

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item: I am in favor of the zoning change request submitted for the CF Smith/Harris Tracts



Citizen Comment

Submitted On:

Feb 5, 2026, 06:12PM EST

Lancaster County

Agenda Item for Discussion: CF Smith / Harris Tracts

Meeting Date:

Full Name

First Name: Grend

Last Name: Naumi

Phone Number

Email

Address:

Please check which meeting this comment is for: County Council Meeting

Citizen Comment - Regarding Agenda Item: I am in favor of the zoning change request submitted for the CF Smith/Harris Tracts



Citizen Comment

Submitted On:

Feb 5, 2026, 06:15PM EST

Lancaster County

Agenda Item for Discussion: CF Smith / Harris Tracts

Meeting Date:

Full Name

First Name: Benedeta

Last Name: Simaku

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item: I am in favor of the zoning change request submitted for the CF Smith/Harris Tracts



Citizen Comment

Lancaster County

Submitted On:

Feb 5, 2026, 06:30PM EST

Agenda Item for Discussion: Cf smith/harris property

Meeting Date:

Full Name

First Name: Robert

Last Name: Harris

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

I am in favor of rezoning the property.



Citizen Comment

Lancaster County

Submitted On:

Feb 5, 2026, 08:15PM EST

Agenda Item for Discussion: CF Smith/Harris Tracks

Meeting Date:

Full Name

First Name: John

Last Name: Irvin

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item: I am in favor of the zoning change request submitted for the CF Smith/Harris Tracts



Citizen Comment

Submitted On:

Feb 5, 2026, 08:38PM EST

Lancaster County

Agenda Item for Discussion: C F Smith/ Harris Tracks

Meeting Date:

Full Name

First Name: Janice

Last Name: Irvin

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item: I am in favor of the zoning change request submitted for the CF Smith/Harris Tracts

Sherrie Simpson

From:
Sent: Thursday, February 5, 2026 10:15 PM
To: Brian Carnes
Cc: Sherrie Simpson
Subject: Rezoning of Laurel Hill Road/Hwy 521 Property

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

Dear Mr. Carnes,

We are Ben and Robin Medlock and have lived on Indian Land for thirty three (33) years. As you know, there have been lots of changes in Indian Land over those thirty three years. Now we are faced with a major change that directly affects our property, as well as all of our neighbors on Laurel Hill and Hatchway Roads. I am referring to Application RZ-2025-2538, CF Smith/Harris Tracts to rezone 71 acres on Hwy 521 from low density housing to regional business. Along with many of our neighbors, we have met with representatives from CF Smith, the possible developer, to discuss their plans and feel they are taking some of our concerns into consideration. Although we do not want the property rezoned at all, we know that is unrealistic. Therefore, we are in support of the rezoning to Regional Business (RB) for CF Smith's commercial development. What we ABSOLUTELY DO NOT WANT is for the property to be zoned for apartments or HD residential.

We understand there will be many people from other parts of Indian Land attending the County Council meeting on Monday night, February 9, to push for denial of the rezoning. They are residents of Walnut Creek, Tree Tops, Sun City, and The Retreat at Rayfield whose major issue with the rezoning is traffic. Traffic is definitely an issue for Indian Land and especially the area around this particular property. But, this development does not have the direct impact to their personal property as it does for us. Their complaints and concerns, although valid, should be directed to SCDOT. The traffic light that SCDOT has already approved for this new development will actually help to relieve several of the current traffic problems.

Again, we'd prefer nothing change to the road frontage on Hwy 521 at Laurel Hill Road but we do support CF Smith's planned development and therefore request that the rezoning application RZ-2025-2538 be approved.

Thank you for your consideration.

Regards,

Ben and Robin Medlock

Ben and Robin Medlock



Citizen Comment

Submitted On:

Feb 6, 2026, 07:06AM EST

Lancaster County

Agenda Item for Discussion: CF Smith / Harris Tracts

Meeting Date:

Full Name

First Name: Marcus

Last Name: Barfield

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item: " I am in favor of the zoning change request submitted for the CF Smith/Harris Tracts" or type a statement of your own.



Citizen Comment

Lancaster County

Submitted On:

Feb 6, 2026, 09:17AM EST

Agenda Item for Discussion:

CF Smith / Harris Tracts

Meeting Date:

Full Name

First Name: David

Last Name: Sweem

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

I am in favor of the zoning change request submitted for the CF Smith/Harris Tracts!



Citizen Comment

Submitted On:

Feb 6, 2026, 11:20AM EST

Lancaster County

Agenda Item for Discussion:

Stuart-Gram-Lancaster-county-council

Meeting Date:

Full Name

First Name: Denise

Last Name: Murphy

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

I am in favor of the zoning change request submitted for the C F Smith/Harris Tracts



Citizen Comment

Submitted On:

Feb 6, 2026, 02:16PM EST

Lancaster County

Agenda Item for Discussion:

put in CF Smith / Harris Tracts

Meeting Date:

Full Name

First Name: Tressie

Last Name: Nootz

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

I am in favor of the zoning change request submitted for the CF Smith/Harris Tracts



Citizen Comment

Submitted On:

Feb 6, 2026, 02:43PM EST

Lancaster County

Agenda Item for Discussion: CF Smith / Harris tracts

Meeting Date:

Full Name

First Name: Christy

Last Name: Nevels

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item: I am in favor of the zoning change request submitted for the CF Smith/Harris Tracts



Citizen Comment

Submitted On:

Feb 6, 2026, 02:47PM EST

Lancaster County

Agenda Item for Discussion: CF Smith / Harris tracts

Meeting Date:

Full Name

First Name: Kenneth

Last Name: Nevels

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item: I am in favor of the zoning change request submitted for the CF Smith/Harris Tracts.



Citizen Comment

Submitted On:

Feb 6, 2026, 03:12PM EST

Lancaster County

Agenda Item for Discussion:

Harris property rezoning

Meeting Date:

Full Name

First Name: John

Last Name: Silvestro III

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

I am in agreement with this rezoning. I apologize for not being able to attend in person. Please allow and vote in the positive for this request to rezone.

Sincerely,

John Silvestro III

Sherrie Simpson

From: Clare McConaughay
Sent: Friday, February 6, 2026 3:20 PM
To: Sherrie Simpson
Subject: Regarding Non Consent item 2026-2012 Rezoning the Charlotte Hwy Harris property

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

Sent from my iPhone

Honorable Council Chair Carnes , Council members Harper , Neal , Mosteller , McGriff , Luis and Graham , This note is to express my support for passage of rezoning from LDR to RB . In a perfect world it would be nice to have the county buy and preserve this property as a green space , but I feel quality commercial development requiring road / traffic light improvements, is the next best use during our moratorium , and adding to our tax base .

Thank you in advance for your deliberations .

Clare McConaughay



Citizen Comment

Submitted On:

Feb 6, 2026, 04:11PM EST

Lancaster County

Agenda Item for Discussion: CF Smith / Harris tracts

Meeting Date:

Full Name

First Name: Ivan

Last Name: Muggeridge

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item: I am in favor of the zoning change request submitted for the CF Smith/Harris Tracts



Citizen Comment

Lancaster County

Submitted On:

Feb 6, 2026, 04:35PM EST

Agenda Item for Discussion:	Cf smith/harris tract
Meeting Date:	
Full Name	First Name: Thomas Last Name: Fox
Phone Number	
Email	
Address:	
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	I. Am in favor of rezoning



Citizen Comment

Submitted On:

Feb 6, 2026, 05:21PM EST

Lancaster County

Agenda Item for Discussion: Smith/Harris zoning change

Meeting Date:

Full Name

First Name: Tom

Last Name: Papin

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

I support and favor the zoning change in the Smith/Harris tracts



Citizen Comment

Lancaster County

Submitted On:

Feb 6, 2026, 06:24PM EST

Agenda Item for Discussion: CF Smith/Harris Rezoning Request

Meeting Date:

Full Name

First Name: Leslie

Last Name: Harris

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

I am in favor of the zoning change-



Citizen Comment

Submitted On:

Feb 6, 2026, 07:25PM EST

Lancaster County

Agenda Item for Discussion:

CF Smith / Harris Tracts

Meeting Date:

Full Name

First Name: Margaret

Last Name: Morris

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

I am in favor of the zoning change requested submitted for the CF Smith / Harris Tracts.

My grandfather was always in favor of Indian Land progressing. He worked long and hard helping to get our rural schools consolidated into one school many years ago. He had many businesses and raised his children to respect our neighbors. This agenda must go forward.



Citizen Comment

Submitted On:

Feb 7, 2026, 05:34PM EST

Lancaster County

Agenda Item for Discussion:

CF Smith / Harris Tracts Rezoning

Meeting Date:

Full Name

First Name: Pam

Last Name: Hill

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

I am in favor of the zoning change request for the CF Smith / Harris tracts of land. While it is true the traffic will increase on 521, there are many positive results of having a shopping center there such as more options in shopping and more job opportunities. It will be no different from having the Costco - Target - Lowes Foods shopping centers just a few miles north of this property.



Citizen Comment

Submitted On:

Feb 7, 2026, 06:00PM EST

Lancaster County

Agenda Item for Discussion: CF Smith/Harris Tracts Rezoning

Meeting Date:

Full Name

First Name: Dwayne

Last Name: Hill

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item: I am in favor of the rezoning request for this property for many different reason.



Citizen Comment

Lancaster County

Submitted On:

Feb 8, 2026, 01:23PM EST

Agenda Item for Discussion: CF Smith/Harris tract

Meeting Date:

Full Name

First Name: Barbara

Last Name: Benson

Phone Number

Email

Address:

Please check which meeting this comment is for:

Planning Commission Meeting

Citizen Comment - Regarding Agenda Item:

I am in favor of the zoning change request for the CF Smith / Harris plot



Citizen Comment

Lancaster County

Submitted On:

Feb 8, 2026, 02:55PM EST

Agenda Item for Discussion: CFSmith/Harris Property

Meeting Date:

Full Name

First Name: Virginia

Last Name: Gross

Phone Number

Email

Address:

Please check which meeting this comment is for:

Planning Commission Meeting

Citizen Comment - Regarding Agenda Item:

Considering the number of people who have moved here the last 7 or 8 years, it is inevitable that there is more traffic. However, we now have all the services we could possibly want on 521 without us having to drive to Pineville or Charlotte. We are even going to have a 50 bed hospital soon!

Part of this problem is that there is no other way to get to 485.

If this passes, I hope that the developer will consider what we really can use here. A nice restaurant to celebrate special occasions would be one idea, not another fast food joint. Another would be a hardware store where we could pick up some small home improvement items and some outdoor plants once Spring finally arrives.

Therefore, I totally support the proposal as I feel that the family has the right to sell the property they have owned for 85+ years.



Citizen Comment

Lancaster County

Submitted On:

Feb 8, 2026, 05:15PM EST

Agenda Item for Discussion: CF Smith/Harris Tracts

Meeting Date:

Full Name

First Name: Davis

Last Name: Bonner

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

I am in full support of developing the 84 Acre Harris Tract into a Commercial Shopping District. It is the most appropriate use at this time. I would however suggest developers be required to deed an easement for at least one thru lane & one de-celebration lane on US521 boundary.



Citizen Comment

Lancaster County

Submitted On:

Feb 8, 2026, 07:17PM EST

Agenda Item for Discussion: CF Smith/Harris Tracts

Meeting Date:

Full Name

First Name: Renee

Last Name: McConnell

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item: I am in favor of the zoning change request submitted for the CF Smith/Harris Tracts



Citizen Comment

Submitted On:

Feb 8, 2026, 08:34PM EST

Lancaster County

Agenda Item for Discussion: CF Smith/Harris Tracts

Meeting Date:

Full Name

First Name: Patricia

Last Name: Moore

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item: I am in favor of the zoning change request submitted for the CF Smith/Harris tracts.



Citizen Comment

Submitted On:

Feb 8, 2026, 08:37PM EST

Lancaster County

Agenda Item for Discussion: CF Smith/Harris Tracts

Meeting Date:

Full Name

First Name: Barry

Last Name: Moore

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item: I am in favor of the zoning change request submitted for the CF Smith/Harris tract.



Citizen Comment

Submitted On:

Feb 8, 2026, 08:46PM EST

Lancaster County

Agenda Item for Discussion:

Agenda: C F Smith/Harris tracts

Meeting Date:

Full Name

First Name: Dorella

Last Name: McCorkle

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

I am in favor of the zoning change request submitted for the C F Smith/Harris tracts.



Citizen Comment

Submitted On:

Feb 8, 2026, 09:01PM EST

Lancaster County

Agenda Item for Discussion: C F Smith/Harris tracts

Meeting Date:

Full Name

First Name: James

Last Name: McCorkle

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item: Yes, I am in favor of the zoning change request submitted for the C F Smith/Harris tracts.



Citizen Comment

Submitted On:

Feb 8, 2026, 10:34PM EST

Lancaster County

Agenda Item for Discussion: CF Smith / Harris Tracts

Meeting Date:

Full Name

First Name: Don

Last Name: McCorkle

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

CF Smith / Harris Tracts - In Favor of



Citizen Comment

Submitted On:

Feb 9, 2026, 07:45AM EST

Lancaster County

Agenda Item for Discussion:

CF Smith / Harris TRacts Rezoning

Meeting Date:

Full Name

First Name: Kathy

Last Name: Whiteside

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

I vote in favor of the development of this property.



Citizen Comment

Lancaster County

Submitted On:

Feb 9, 2026, 10:07AM EST

Agenda Item for Discussion:

CF Smith / Harris Tracts

Meeting Date:

Full Name

First Name: Lynn

Last Name: Griffin

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

I am in favor of the zoning change request submitted for the CF Smith/Harris Tracts. The Harris Family has long worked and advocated for the Indian Land Community. I believe this plan has been well thought out.



Citizen Comment

Submitted On:

Feb 9, 2026, 11:17AM EST

Lancaster County

Agenda Item for Discussion: CF Smith / Harris Tracts

Meeting Date:

Full Name

First Name: Robert

Last Name: Barr

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

I support the Harris family being able to change their current zoning classification to a commercial classification.



Citizen Comment

Submitted On:

Feb 9, 2026, 01:59PM EST

Lancaster County

Agenda Item for Discussion:

Rezoning of CF Smith/Harris Tract RZ2025-2538

Meeting Date:

Full Name

First Name: Natalie

Last Name: Milby

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

My Name is Natalie Milby
I live at

The Retreat at Rayfield is the subdivision on the West side of 521, directly across from the CF Smith/Harris tract. We have 375 homes in our subdivision, and our neighborhood will be the most impacted by your zoning decision. I am in favor of the re-zoning of the CF Smith/Harris tract of land from Low Density Residential to Regional Business. There is a current of heightened concern, and in some cases anger, amongst residents in this area about how Indian Land has been allowed to develop. As we all know, there has been massive development on 521 in the past few years. We also know that the unprecedented population growth, coupled with poor planning by previous zoning boards and elected officials has played into the current situation. Many have argued that traffic will increase if the proposal from CF Smith is approved. I disagree. Traffic is already a nightmare- primarily at commute time and school drop-off/pick-up times. More stores in the area will not increase traffic during those times. More housing will. The looming final approval of over 1500 homes being built just 12 miles to the South of us is what will increase traffic. The subdivisions known

as the Haven
and the Meritage have already been approved by the Planning Commission. I believe It is short-sighted to think that those residents will primarily travel south for work and shopping rather than north towards Charlotte. It will be just a matter of time before Indian Land feels the increase in traffic, and the detrimental effect on schools and infrastructure that those homes will bring to the area.

If anything, I believe the proposal by CF Smith to develop will help to control our traffic issues. This company has taken the time to listen to our concerns, and they have acted in good faith to date. The only entrance and exit to our subdivision are off 521. The need for a traffic light at our entrance is desperately needed, whether or not there is any more development on 521. This was something that should have been addressed when Parkstone apartment complex and Culver's went in, but for whatever reason, it was not. CF Smith has publicly stated that they recognize the need for a traffic light at the entrance to our subdivision, and they have assured us that they will work with the state to get that accomplished.

The CF Smith/Harris tract is clearly prime commercial property. There are businesses already located adjacent to this property, so the proposed plan to rezone does not conflict with the current landscape. Tracts all along 521 have been developed or are in the process of being developed for business use, and denying this rezoning request could be challenged as arbitrary and capricious. The current zoning designation of Low-Density Residential is outdated.

We must ask ourselves what will happen if this zoning does not get approved for CF Smith. It is unrealistic to think that this property is going to stay undeveloped or that individual homes would want to be built in this area that is surrounded by commercial property. Development is coming whether we like it or not. If CF Smith does not get the rezoning approved, another buyer will come along- and likely one or several who will not care about

our concerns. Will the next zoning request be for another apartment complex, another retirement community, a senior living center, more medical facilities, or more fast-food businesses? I strongly believe that CF Smith is our best option for the area. Lastly, it goes without saying that Mr Harris has a right to sell his property. No one can refuse him that right. Mr. Harris has taken extraordinary steps to find a buyer with a strong reputation in the industry and who is willing to work with the community. CF Smith has held numerous neighborhood meetings to address community concerns. Strategic planning has been held and continues to take place. Most importantly, they have made an offer to develop the entire parcel- not a hodgepodge of independent developments.

I strongly urge you to APPROVE this zoning request.

Thank you.
Natalie Milby

Citizen Commen



Citizen Comment

Schedule D

.8PM EST

Lancaster County

Agenda Item for Discussion: CF Smith/Harris Family Tracts.

Meeting Date:

Full Name

First Name: Brenda

Last Name: McDonnell

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item: I would like to see the C/F Harris family tract renowned as commercial from low density residential. I think this would greatly benefit all of Indian Land.



Citizen Comment

Lancaster County

Schedule E

EST

Agenda Item for Discussion:

CF Smith/Harris Family tract

Meeting Date:

Full Name

First Name: Terry

Last Name: McDonnell

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

I would like to see the CF Smith/ Harris Family tract rezoned from low density residential to commercial. I think more stores, restaurants and businesses would benefit Indian Land greatly.

Sherrie Simpson

Schedule F

From: April M. Williams <amwilliams@
Sent: Friday, January 16, 2026 8:30 AM
To: Sherrie Simpson
Subject: FW: Proposed developments by Meritage Homes and Lennar Homes

Sherrie,

Can you please add this to the packet for the upcoming council meeting. They are speaking regarding the Haven development.

Thanks,

April



April Williams, Planning Director
Planning

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

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

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From: George Craig
Sent: Thursday, January 15, 2026 11:02 AM
To: April M. Williams <amwilliams@lancastercountysc.gov>
Subject: Proposed developments by Meritage Homes and Lennar Homes

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—IT Helpdesk, lancastersc.supportsystem.com

My name is George W.(Bill) Craig. My wife and I live on and own a part of Craig Farm. I own the livestock operation on the farm and maintain the farm for my brother (John) and my 3 sisters. Almost 3/4 mile of Craig Farm Road runs through our property.

We wish to express our opposition to the planned development submitted by Tim Sheehy for Meritage Homes of the Carolinas and Able Farms LLC to develop medium residential complexes on 355 acres between US 521 and Activity Road (TM# p/o 0044-00-006.0) and additional acreage between the same roads (TM#s 0032-00-026-00, 0044-00-005.00, and 0032-00-028-00. Our reasons for opposing this development are as follows:

1. Obviously, Lancaster County does not have the infrastructure (schools, roads, etc) to support houses currently being built in the US 521 Corridor, much less that which would be added by these large planned developments.

2. As we have been informed, the plan is to route traffic out of these developments onto Activity Road (a short, currently narrow dirt road), and then onto Craig Farm Road instead of directly onto US 521. Obviously, 4-lane 521 is designed to accommodate high volumes of traffic such as that which will be produced by these developments (though not necessarily volumes near as high as can readily be foreseen considering all the other developments already under construction). Surely, any logical person would have to acknowledge Craig Farm Road was not designed to accommodate traffic created by this size development.

3. The plan, as we understand it, is to widen the north end of Craig Farm Rd south to the intersection with Shiloh Unity Road, then divert traffic back to US 521 or to SC 200, thus keeping it off of the south end of Craig Farm Road. Why? Because the south end of Craig Farm Road all the way to where it dead ends into Craig Manor Road has not been repaved in recent years and will not meet current width requirements without being widened. Plus, if it were widened, it would destroy the African American Community located at the junction of Shiloh Unity Road and Craig Farm Road. This plan is further marred by the fact that Shiloh Unity Road is already a nightmare to drive because of the heavy traffic as a result of it being a major connector between US 521 to SC 200 and points east. The idea of dumping more high volume traffic on Shiloh-Unity is beyond comprehension. It is a no-brainer that the traffic will not divert itself and will continue south to Craig Manor Rd.

4. Due to additional houses built in the last few years along Craig Farm Road, traffic has already increased

exponentially. While we welcome new neighbors, we do not welcome obviously unwise development. My family and I have preserved Historic Craig Farm for many years and intend to continue its preservation. Widening of Craig Farm Road, which will almost inevitably happen if the planned developments are approved, would damage Craig House and its grounds, as well as adversely affect scenic Craig Farm.

In summary, we hope the Planning Commission and Lancaster County Council will reject this planned development.

George W. (Bill) Craig

Cynthia P. Craig

LANCASTER COUNTY SOCIETY FOR HISTORICAL PRESERVATION

January 12, 2026

Ms. April Williams
Lancaster County Planning Director
Lancaster County, SC 29720

Dear April,

We would like to register concerns about the plans submitted by Tim Sheehy for Meritage Homes of the Carolinas and Lennar Homes on behalf of Dooley Investments Inc and Able Farms LLC, to develop, respectively, medium density residential complexes on 355 acres between the Charlotte Hwy and Activity Road (TM# p/o 0044-00-006.00) and acreage also between the Charlotte Hwy. and Activity Road (TM#s 0032-00-026-00, 0044-00-005.00, and 0032-00-028-00).

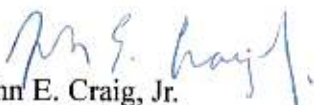
1. Both developments will create an enormous new infrastructure requirement for County and school district services, for which there seem to be no plans—physical, operational, or financial.
2. The plan, I am informed, to route the traffic out of the two proposed developments onto Activity Rd. and then Craig Farm Rd. (instead of directly on to the Charlotte Highway) is extremely objectionable, made all the more so by reported plans to widen Craig Farm Rd. going south from Activity Rd. to the intersection with Shiloh Unity Rd. (See attached map.)
 - a. 4-lane-divided Highway 521 is designed to handle a large volume of high-speed traffic, while the country route Craig Farm Rd. definitely is not.
 - b. The apparent thinking “to avoid putting more traffic on Highway 521” is faulty, as any traffic diverted south to Shiloh Unity Rd. would ultimately end up at the intersection of that road and Highway 521—an area where accidents (even with a stoplight) are already common. The two developments would add substantially to Highway 521 congestion, regardless.
 - c. Plans, I am informed, to widen Craig Farm Rd. from the prospective Activity Road egress for the developments to the intersection with Shiloh Unity Rd. are far off the mark:
 - i. Some 30 attractive low-density new homes were constructed on this stretch of road over the last 4-5 years, and road-widening would immediately damage this community’s character and devalue the homeowners’ investments.

- ii. Accidents at the intersection of Shiloh Unity and Craig Farm Rd. already occur frequently and would increase with the proposed traffic channeling—whether the already much-needed stop light is eventually added or not.
- d. Widening of Craig Farm Rd. north of Shiloh Unity Rd. would almost certainly lead to widening it, down the pike, southward to the intersection with Craig Manor Dr.—an act that would severely impair one of Lancaster's premier historic landscapes.
 - i. Such widening would destroy the historic African American community on the south side of Shiloh Unity Road at the intersection—where homes are already very close to the existing road.
 - ii. The Craig Farm Historic Preservation Foundation is placing conservation easements with the Katawba Valley Land Trust on properties with approximately one mile of road frontage (most of it 2-sided) on Craig Farm Rd. from the African American community to Montgomery Lane. Widening of the road would impair this conservation project.
 - iii. The National Register of Historic Places-designated Craig House is on this stretch and is already quite close to the road. Widening of Craig Farm Rd. would irreparably impair its planned repurposing as the Craig House Historic House Museum upon our passing, if not before.

In sum, we plea that the County Council take into account the value of preserving our county's historic landscapes in its deliberations on proposed residential and commercial developments. Lancaster is an attractive place to live because it offers beauty and history as well as economic opportunities to citizens. Permitting unnecessary destruction of the landscape and historic features will, in the long term, work to the County's detriment.

We appreciate your taking our concerns into consideration as you deliberate on the proposed developments.

Sincerely,


John E. Craig, Jr.

Chairman of the Lancaster County Society for Historic Preservation and President of the Craig Farm Historic Preservation Foundation


Johannes Tromp

Kilburnie Innkeeper and board member of the Lancaster County Society for Historic Preservation and of the Craig Farm Historic Preservation Foundation



Citizen Comment

Lancaster County

Submitted On:

Jan 19, 2026, 09:40AM EST

Agenda Item for Discussion:

900+ subdivision

Meeting Date:

Full Name

First Name: Mary

Last Name: Ray

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

We do not have the infrastructure to support this increase in residency



Citizen Comment

Lancaster County

Schedule G

ST

Agenda Item for Discussion:

The Haven (formerly the Dooley Tract)

Meeting Date:

Full Name

First Name: Ronda

Last Name: Beegle

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

The planning commission has already smartly recommended a no to this proposal. Please do not go against the vast majority of the Lancaster citizens - you must say no to this proposal. We cannot handle anymore traffic, the schools are a complete disaster - rundown, overcrowded, underfunded. Our EMS and Fire are also underfunded and understaffed. A no vote is the only way to start to dig ourselves out of this mess we are currently in. PLEASE PLEASE VOTE NO.



Citizen Comment

Submitted On:

Jan 19, 2026, 10:47AM EST

Lancaster County

Agenda Item for Discussion:

Tha Haven at North Corner and CF Smith and Harris tracts

Meeting Date:

Full Name

First Name: Sam

Last Name: Beegle

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

Please deny the requests for The Haven at North Corner and also the CF Smith and Harris tracts. Until the problems in Indian Land are fixed we do not need to add any additional congestion.



Citizen Comment

Submitted On:

Jan 19, 2026, 11:20AM EST

Lancaster County

Agenda Item for Discussion: Commercial and Residential Proposals

Meeting Date:

Full Name

First Name: Joyce

Last Name: Rausch

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

521 has become an absolute nightmare. Dense population growth is being permitted again and again and 900 new homes plus commercial growth sounds unbearable!! We are destroying what was once a beautiful area. If we must have new growth, why cluster!?!? Why continue to change zoning?

At the very least, it would seem we could require beautiful landscaping to be in, among, and around the seeming unchecked growth. In that way let us PLEASE prevent the ugliness of what we are becoming! Where is the PLANNING for such growth? It's not there!! Where is the absolutely required infrastructure plan? It's not there!!

Inside, I weep each time I see clear cutting. What of sidewalks, grass, trees, beauty?! Planned growth CAN be beautiful. Study other such areas that value and PLAN accordingly. THIS is becoming a cheap looking quagmire. I beg you to STOP and CAREFULLY PLAN.

Sherrie Simpson

Schedule H

From: Ann Spitzer
Sent: Monday, January 19, 2026 12:22
To: Sherrie Simpson
Subject: Rezoning meeting

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—IT Helpdesk, lancastersc.supportsystem.com

I am a resident of Lancaster County and live in

521 CANNOT take any more traffic or new construction of any kind. The county is way behind in maintaining the road so traffic can flow. Adding more stop lights will only make it worse.

PLEASE STOP!!!

Ann Spitzer

Sherrie Simpson

From: Nancy Eliades
Sent: Friday, February 6, 2026 2:49 PM
To: Sherrie Simpson
Subject: No more!

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No more development that will increase traffic on 521!! There's already too much and all of the businesses have destroyed the way Indian Land looks and feels. It's like Hwy 74 in Monroe and that's an ugly sight. So very sorry that I moved here.

Sent from my iPhone

Sherrie Simpson

From: Cynthia Rudolph
Sent: Friday, February 6, 2026 8:14 PM
To: Sherrie Simpson
Subject: Indian Land development

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I have lived in Indian Land for almost 20 years. It had beautiful trees and open space.
But due to the lack of planning and allowing developers to decimate our surroundings our community has turned into
Independence Blvd in Charlotte.

I ask that you stand up for the people and say NO more to this unchecked development.

Our roads are hazardous and this unchecked development is putting us in danger and making life miserable.

Say "enough is enough "".

Cynthia Rudolph
Indian Land resident

Sent from my iPhone

Sherrie Simpson

From: Brian L
Sent: Friday, February 6, 2026 9:28 PM
To: Sherrie Simpson
Subject: ORE Development concerns

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

Dear Ms Simpson

This is in response to a Next-Door post we just read Thursday.

My bio: as an Architect in NYC 25+ years ago, I dealt with numerous agencies, especially our notorious borough building departments. I submitted documents for new buildings/renovations, etc for high end firms. Many "Planning Inspectors" would pass a submission after receiving a "hat/matchbook/other" from various firms (I refused to do it many times. Too much Integrity/laws and other minutia). Eventually, after years of complaints the D.A. chose among the most egregious examples, almost the entire planning review department in Brooklyn was indicted and arrested by the D.A. as an example.

So to put it in proper context, as with any zoning \$ubmi\$\$ion posted by **any** developer, they are hoping that their (Alleged hat/matchbook/other) "campaign contribution\$" to village/town/city/county/state administrators will help them with getting their beautiful usele\$\$ monstrosity pa\$\$ed.

And I'm sure "our" public servants? are going to follow the laws and make sure that the UDO is followed - NO exceptions/No exemptions (ALERT: I've got a bridge in Brooklyn I'll sell to Lancaster County really cheap). As an example, where are the many **REQUIRED** turn off lanes on many of the **current** 521 developments that **AREN'T** in place? And **why aren't** they in place?

I'll **guess** many other ordinary citizens expect that the council WILL/HAS approved this not wanted, not needed development, regardless of it's purported purpose (other than to make themselves richer).

As another guess, I'll say that the developer has already staked out and has started removing vegetation, even though the county hasn't "given it's approval".

And as a third guess, based on my experience, how many long term leases have **already** been signed before the "approval" "**hasn't**" been approved. NO large big box store is waiting, **they're already sure** it's going to happen.

As of Jan. 6, 2026 - **County Planning Commission voted NO** on the request from December 2025.
Council will pa\$\$ it in 2026

PROVE ME WRONG!!

Fed up with government corruption (eg: Minneapolis **LEARING** centers, among others).

B...L...

To Ms Simpson - If you respond to this email I'll give you my name for the record if necessary.

AMERICAN, VETERAN, INDEPENDENT ANGRY VOTER

BCC to other SCCL neighbors

AND - Please pass this on to others & forward to Ms Simpson to let the council know there's 5,000+ voters here.



Virus-free www.avast.com

Sherrie Simpson

From: Daniel Sadvary
Sent: Friday, February 6, 2026 10:23 PM
To: Sherrie Simpson
Subject: Indian Land —Development

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—IT Helpdesk, lancastersc.supportsystem.com

Unless and until substantive Infrastructure is Completed, there should be NO New Development...
Perhaps All Lancaster County Officials should spend weeks here driving on 521 during normal weekday
Business hours...experience the ever increasing traffic..approaching gridlock often !

Dan Sadvary

Sent from my iPad

Sherrie Simpson

From: Sherry Marella
Sent: Saturday, February 7, 2026 7:43 AM
To: Sherrie Simpson
Subject: Building !

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—IT Helpdesk, lancastersc.supportsystem.com

We are new in the area, I think the traffic here is Unbearable ! They do not need any more stores, houses or apartments. To many cars on the road now. Traffic is terrible all the time !! And Please no more lights .
Thanks Sherry Marella

Sherrie Simpson

From: Maggie Meyer
Sent: Saturday, February 7, 2026 10:55 AM
To: Sherrie Simpson
Subject: More development on 521? Seriously!

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—IT Helpdesk, lancastersc.supportsystem.com

We certainly don't need more development or traffic on 521 in North Lancaster. I have been on that road when emergency vehicles are trying to get through. People who are in need of emergency services certainly don't need to be waiting for units to get to them.

I'm not a fan of sitting through 2 or 3 light cycles at an intersection either. Those who set the lights up do not live here and need to deal with the traffic. Those developers who want to build here also do not live in this community and need to deal with traffic issues on a daily basis. Not sure how many on the county council live in this area either and need to deal with the traffic issues.

Enough is enough! No more big, little, medium box stores, shopping centers, houses, apartments or condos!

Margaret Meyer

Sherrie Simpson

From: Robert Kovacs
Sent: Saturday, February 7, 2026 11:40 AM
To: Sherrie Simpson
Subject: Development along Hwy #521

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—IT Helpdesk, lancastersc.supportsystem.com

Sherry:

I live in Lancaster County and would like to oppose further development on Hwy 521 north of VanWyck road. Specifically the discussion/vote scheduled for Monday, 02/09/2026 concerning a parcel between Aldi's and Culvers on the East side of this road.

The infrastructure just cannot take any more commercial development at this time and widening the highway is not really much of a solution. The problem is that there are 20+ traffic lights between VanWyck road and Hwy #485. This proposed development would not only add thousands of cars, but also another 1-2 traffic lights. Enough is enough.

There is plenty of land in Lancaster County south of VanWyck and all the way to downtown Lancaster. Yet, the county continues to expand retail in the Panhandle alone for the most part.

I greatly appreciate any support.

Robert Kovacs

Sherrie Simpson

From: Chuck Howard
Sent: Saturday, February 7, 2026 12:56 PM
To: Sherrie Simpson
Subject: NO Rezoning

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—IT Helpdesk, lancastersc.supportsystem.com

Dear Council Members,

We cannot support any more commercial development in Indian Land. **521 is CHOKED with traffic** at all times of the day and night.
All the additional traffic lights slow down traffic even more.

The land on the east side of 521 between Aldi and Culvers is zoned LDR. You have seen the increase of traffic caused by Target, Costco and Lowes. I often have to **wait for two or even three traffic light changes to get through** some 521 intersections. **Backups are as long as a quarter mile!**
Please DO NOT exacerbate it anymore by allowing the rezoning to RB! Two more BIG BOX stores and the accompanying retail will suffocate us.

You voted no in December. Please stay firm and **consider the consequences** **VOTE NO TO REZONING!!**

Thank you!

Charles Howard

Sherrie Simpson

From: Joyce Howes
Sent: Monday, February 9, 2026 12:19 PM
To: Sherrie Simpson
Subject: 521 development

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—IT Helpdesk, lancastersc.supportsystem.com

A few weeks ago I was hit by a truck in front of Publix market. Lucky a off duty fireman came to help we, along with management from the store. The fireman called for an ambulance. It took them over 25 minutes to reach Publix on 521. They were coming from Walnut Ridge. They explained the traffic was so bad on 521 was the reason. I didn't require transportation, thank God. But if I had?

More development is Not needed on this road, it's an issue of safety for us taxpayers. Please do not allow additional building plus two more traffic lights. We cannot handle it. You are turning Indian Land into Independence Blvd. No one wasn't to live or educated their children in that environment.

Joyce Howes

[Get Outlook for Android](#)



Citizen Comment

Lancaster County

Schedule I

1 EST

Meeting Date:

Full Name

First Name: Barbara

Last Name: Jackson

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

Council should consider that current roads cannot accommodate number of cars from 900 additional residences. A low estimate of vehicles would be a thousand plus cars per day added to the overcrowded roads.

Sherrie Simpson

Schedule J -

From: Susan Thomas
Sent: Friday, February 6, 2026 2:38 P...
To: Sherrie Simpson
Subject: planning for commercial development

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—IT Helpdesk, lancastersc.supportsystem.com

Please give careful consideration to the complications that developed due to the lack of proper planning (roads, exits, turn lanes, lights, etc) that currently exist for those of us who live and work in the Lancaster/Indian Land/Van Wyck areas. Traffic stacks up almost immediately when more than several drivers are turning right, or left (lanes are either non-existent or too short) and the flow of traffic ceases to exist. I have lived and owned property in 10 different states and this is the first state where the local community does not require any developer, residential or commercial, to present plans for traffic impact, utilities and their relocation, etc BEFORE any consideration can be given to the development itself. A perfect example is the commercial development on the corner of 521 and Van Wyck Road. Was there a traffic control plan presented before consideration for commercial permits? If the developer cannot present a plan for the future, then what does it matter the development itself?

We are a hot commodity in terms of population, quality of living and location. Let's protect it!!
Susan Thomas

Schedule K

From: Barbara Scannell
Sent: Thursday, February 5, 2026 9:46 AM
To: Sheriff Faile <SheriffFaile@lacoso.net>
Subject: Re: Shopliftings

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—IT Helpdesk, lancastersc.supportsystem.com

Thank you Sheriff Faile.

About how much time does it usually take for a Deputy to respond to the call and then transport the evidence to CSI?

How many deputies are assigned to District 1-1, 1-2 and 1-3 in each 12 hour shift?

My point is that responding to shoplifting calls takes deputies away from patrolling and responding to more serious crimes.

Thank you.
Barbara Scannell

Sent from my iPhone

On Feb 5, 2026, at 9:28 AM, Sheriff Faile <SheriffFaile@lacoso.net> wrote:

Barbra,

You reached out requesting the number of shoplifting cases in District 1 (Indian Land) for 2025. I had our crime analyst review the data, and the total number of cases for District 1 was 142.

If you need any additional information, please don't hesitate to reach out.

Thanks,
Barry



RE: Shopliftings

From Sheriff Faile <SheriffFaile@lacoso.net>
Date Thu 2/5/2026 10:35 AM
To Barbara Scannell <blscannell@live.com>

We currently have seven officers assigned to each shift, with a total of four shifts, overseen by a District Commander who manages daily operations. At this time, we are four officers short of full staffing, and there are occasions when officers are unavailable due to training assignments or illness.

Response times and the duration of calls for shoplifting incidents can vary depending on the circumstances. For example, with first-time offenders, officers may issue a citation and release the individual at the scene, which typically takes between 30 minutes and one hour. In other cases, when an arrest is made and the offender is transported to jail, the officer may be out of service for approximately one to two hours. These time estimates reflect the period from when the officer arrives on the scene and do not include travel time to the location. I hope this provides the clarification you were seeking.

—Barry



www.lacoso.net

Barry Faile
Sheriff
Lancaster County Sheriff's Office

PO Box 908
1520 Pageland Highway
Lancaster, SC 29720

P: (803) 313-2121
F: (866) 491-1007
SheriffFaile@lacoso.net

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Schedule L

Good Evening Mr. Chairman and Council Members.

I am respectfully asking the County Council to deny RZ-2025-2538 from applicants CF Smith and Harris from Low Density Residential to Regional Commercial.

I am providing you with development data from several sources. Please take this information into consideration.

Unbuilt Residential Data

Data is from Development Summaries on the Planning Department website. Copies have been provided to you.

I have also attached a spreadsheet that summaries the data for all seven County Council Districts.

The following data is for the Panhandle from Highway 75 to the North Carolina State Line from the Planning Department reports dated 12/31/2025

Unbuilt Housing Units

- Over 2,200 Unbuilt Houses and Townhouses
- Over 1,700 Unbuilt Apartments

Certificate of Occupancy Permits Issued in the Panhandle.

Fiscal Year 2024 (07/01/2024 - 06/30/2025)

- Total Certificate of Occupancy Permits issued: 1,118
- 1,066 Single-Family Residential
- 52 Commercial (of which 12 Multi-family Apartments buildings)

Fiscal Year 2026 To Date (07/01/2025 – 12/31/2025)

- Total Certificate of Occupancy Permits issued: 567
- 545 Single-Family Residential
- 22 Commercial

Growth in the Panhandle has far exceeded the capability of our infrastructure including roads and drainage systems, first responders including Emergency Medical Services, Fire and Law Enforcement, and other essential County services.

Approving another regional shopping center with two big box stores that directly abuts up to existing low density and medium density houses would be detrimental to their quality of life and disrupt the peaceful habitation and enjoyment of their homes.

Again, please deny RZ-2025-2538.

Thank you.

Lancaster County Residential Development Summaries Dated December 31, 2025			
Panhandle Development	Factor	Unbuilt Lots Dec 2025	Additional Cars On Roads
Single Family & Townhomes	2.00	2,263	4,526
Multi-Family	1.50	1,795	2,693
Total December 2025		4,058	7,219
Pending Due To Moratorium	2.00	1,400	2,800
Total		5,458	10,019

Riverchase Development	Factor	Unbuilt Lots Dec 2025	Additional Cars On Roads
Riverchase 1	2.00	159	318
Riverchase 2	2.00	343	686
Riverchase 3	2.00	251	502
Roselyn	1.50	1,651	2,477
		2,404	3,983

Edgewater Development	Factor	Unbuilt Lots Dec 2025	Additional Cars On Roads
Edgewater PDD-2 & Pinery	2.00	480	960
Edgewater Sunset Point	2.00	856	1,712
Edgewater Eagles Landing	2.00	132	264
Edgewater - Phase 11	2.00	155	310
Edgewater - Phase 9	2.00	99	198
		1,722	3,444

Greater Lancaster	Factor	Unbuilt Lots Dec 2025	Additional Cars On Roads
Greater Lancaster	2.00	560	1,120
Kershaw	2.00	71	142
		631	1,262

Lancaster County Subdivision Development Summary

Subdivision	PDD/DA #	Year Prelim. Plat Approved	# Approved Lots	# Vacant Lots	# Lots Built or Under Construction	Percentage Built	Area within County	Notes
Active Building Sites								
Avondale	PDD-27	2017, Updated: 2019	511	30	481	94%	Panhandle	Single Family and Townhomes
Bridgemill	PDD-11	2003	840	57	783	93%	Panhandle	Allowed up to 550 detached and 250 attached units by DA
Traditions at Bretagne	DA #20181551	2018	108	11	97	90%	Panhandle	
Ridgecrest (Chateau Ridge)		2016	129	0	132	102%	Panhandle	Cluster Subdivision
Covington North	DA #2015-1360	2015	187	25	162	87%	Panhandle	Allowed up to 320 lots (Split between North and South), Cluster Subdivision
Creek Water (Townhomes)	PDD-26	2022	411	381	30	7%	Panhandle	Revised from 320 to 235 units. Apartments 400 units
The Exchange (Townhomes)	DA #2021-1773	2021	235	206	29	12%	Panhandle	
Harris Mill		2019	383	352	33	8%	Panhandle	
Kinsale		2021	281	172	106	38%	Panhandle	
Longbrooke		2005	67	31	36	54%	Panhandle	
Millstone Creek		2003	85	6	79	93%	Panhandle	
Preswick		2017	167	28	139	83%	Panhandle	
Queensbridge	PDD-25	2014	249	7	242	97%	Panhandle	
Riverchase Sec I	DA 2008	2008	378	199	218	58%	Panhandle	Allowed up to 1,250 P on septic, or 1,939 if on sewer by DA. Some lots have been combined.
Somerset	PDD-21	2020	110	1	109	99%	Panhandle	
Sugar Creek (Estates and Pines I)		2016	512	207	271	53%	Panhandle	Cluster Subdivision
Sugar Creek The Ridge (Townhomes)		2018	224	214	10	4%	Panhandle	Allowed up to 235 by Master Plan
Tree Tops	DA #2014-1315	2015	786	39	757	96%	Panhandle	Allowed up to 935 lots by DA
Walnut Creek	PDD-8	2006	2312	205	2107	91%	Panhandle	Allowed up to 2355 lots by DA
Edgewater (added The Pinery 181 lots)	PDD-7	1999	1505	480	1134	75%	Lancaster	The Pinery on hold since 2022. Big permits released
Roselyn		2018	1860	1651	208	11%	Lancaster	
Wilson Creek		2021	308	175	128	41%	Panhandle	Cluster Subdivision
Grading/ Sitework Underway								
Preliminary/ Civil Phase								
Shiloh Woods		2022	379	379	0	0%	Lancaster	Cluster Subdivision - On Hold for DA
Alcott Village		2022	72	72	0	0%	Lancaster	Civil Plan under review
Arbor Meadows	DA #2021-1759	2021	92	92	0	0%	Lancaster	New DA required
(Edgewater) Sunset Point	PDD	2022	856	856	0	0%	Edgewater	On Hold: LCWSD
Edgewater: Eagles Landing (Ph 6-7)	PDD	2024	132	132	0	0%	Edgewater	Civil Ph 1 approved 6/2025; Civil Ph 2 under review
Edgewater: Phase 11	PDD	2024	155	155	0	0%	Edgewater	Final Plat approved 9/29/2025
Edgewater: Phase 9	PDD	2025	155	155	0	0%	Edgewater	Prelim Plat only
Pettus Pond aka Pettus Farm		2023	99	99	0	0%	Panhandle	On Hold
Riverchase Section 3	Preliminary Plat	2023	251	251	0	0%	Greater Lancaster	Sec 3 Ph 1 Final Plat submitted 8/29/2025
Riverchase Section 2	Preliminary Plat	2025	343	343	0	0%	Greater Lancaster	Civil Plan under review
Boone Village		2024	17	17	0	0%	Greater Lancaster	Civil Plan approved 3/12/2025
The Sands at Kershaw		2024	71	71	0	0%	Southern Lancaster	Civil Plan under review
Asbury		2024	78	78	0	0%	Panhandle	Civil Plan under review
Silverton		2025	44	44	0	0%	Panhandle	Civil Plan under review
Single Family Total	Prelim Plat		14,392	7,175	7,279	51%		

Last Update: December 31, 2025

Schedule M

Good Evening Mr. Chairman and Council Members.

I am here asking the County Council to deny RZ-2025-2538 from applicants CF Smith and Harris from Low Density Residential to Regional Commercial.

Please look at the site plans I just distributed for the Costco and Target Shopping Centers. There's so much more residential and commercial developments that are still to be built at those locations, which means even more impact on our roads and traffic, drainage, first responders including Emergency Medical Services, Fire and Sheriff, and schools.

There are still a lot of empty storefronts at the few sites that were able to be visited. Having empty store fronts is not a good look for Indian Land or Lancaster County.

Stores	Empty Pads	Empty Built Stores
Aldi's Indian Land	1	0
Culvers	3	3
Harris Teeter Indian Land	1	2
Lowes Foods Indian Land	2	11
Red Stone Indian Land	0	1
Target Indian Land	4	14

This rapid growth is unsustainable for our current resources. Please do not approve more development until infrastructure and County services can catch up.

Again, please deny RZ-2025-2538.

Thank you.



□ COMING SOON

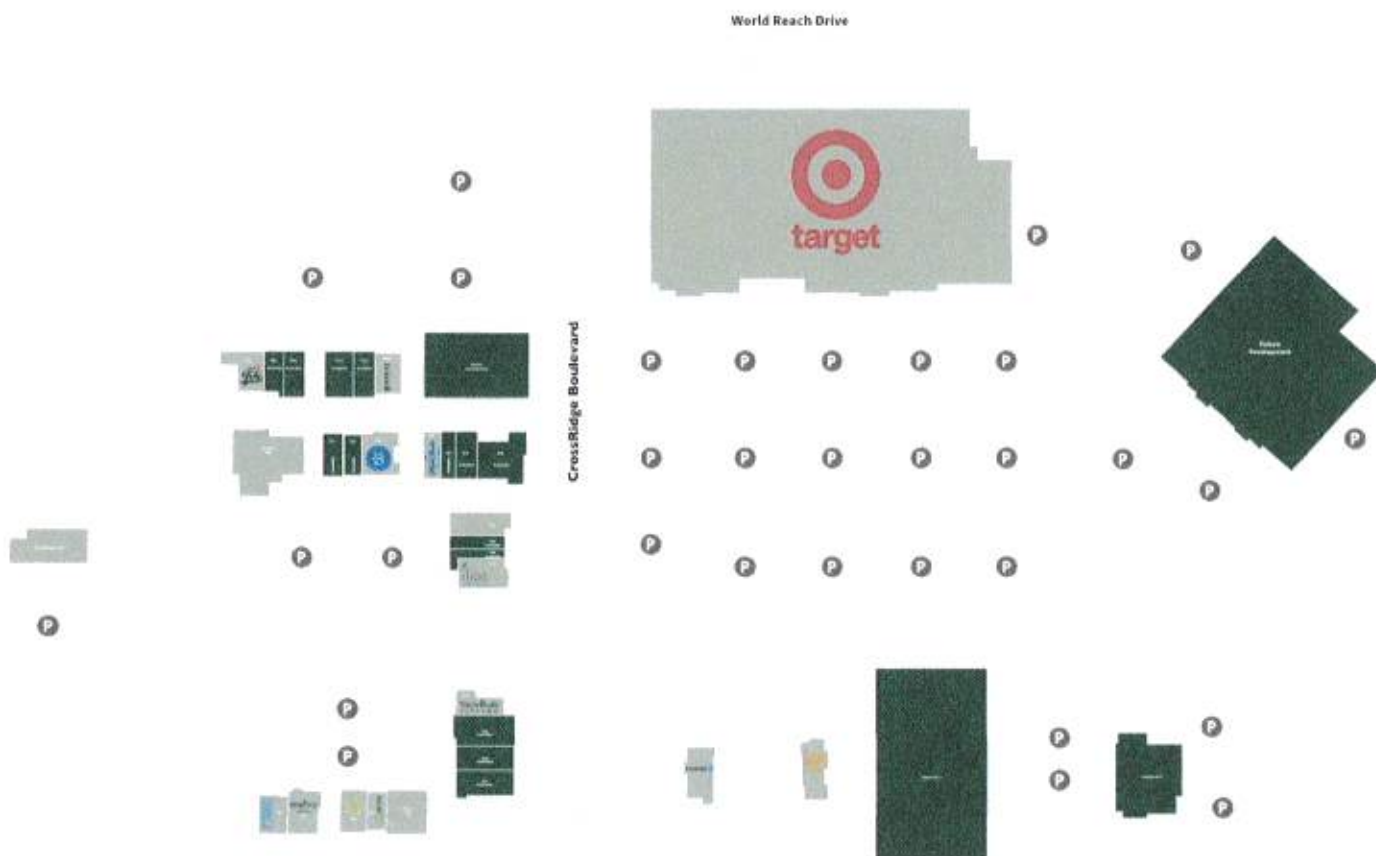
MB MAILBOX KIOSK



TO BALLANTYNE

(No subject)

Date: Mon 2/9/2026 12:31 PM



Sent from my iPad

Schedule N -K

Good Evening Mr. Chairman and Council Members.

I am here asking the County Council to deny RZ-2025-2538 from applicants CF Smith and Harris from Low Density Residential to Regional Commercial.

The chart below lists large stores and big box stores in Indian Land, their hours they are open and the hours the Tractor Trailers deliver goods to the stores. All stores keep the lights on in the delivery areas all night for safety and security.

The store operational hours range from 6:00 am to 11:00 pm.

Tractor trailer delivery hours range from 4:00 am to midnight.

Approving another regional shopping center with two big box stores that directly abuts to existing low density and medium density houses would be detrimental to their quality of life and the peaceful habitation of their homes.

This is not right. Whether people live in single family homes, townhomes, or apartments, everyone deserves to have a quality life.

Please ask yourselves would you or your constituents want to live right behind a big box store when tractor trailers deliver goods at all hours of the early morning or late at night?

The proposed shopping center is not a reasonable transition from low density and medium density homes to regional development. Again, please deny RZ-2025-2538.

Store	Store Hours	Tractor Trailer Delivery Hours
Costco Indian Land	M-F 9:00 am to 8:30 pm Sat 9:00 am to 7 pm Sun 9:00 am to 6:00 pm	4:30 am to 8:30 am 9:00 pm to midnight
Food Lion Indian Land	7 Days Sun-Sat 7:00 am to 11:00 pm	8:00 am to 9:00 pm
Harris Teeter Indian Land	7 Days Sun-Sat 6:00 am to 11:00 pm	2:00 pm to midnight
Hobby Lobby Indian Land	M-Sat 9:00 am to 8:00 pm	8:00 am to 6:00 pm
Home Goods Indian Land	M-Sat 9:30 am to 9:30 am Sun 10:00 am to 8:00 pm	8:00 am to 9:00 pm
Lowes Foods Indian Land	6:00 am to 11:00 pm	5:00 am to 11:00 am 1:00 pm to 5:00 pm
Lowes Home Improvement Indian Land	M-Sat 6:00 am to 9:00 pm Sun 8:00 am to 8:00 pm	6:00 am to 6:00 pm
Target Indian Land	M-F 7:00 am to 10:00 pm Sat-Sun 8:00 am to 10:00 pm	4:00 am to 11:00 pm
Home Depot Lancaster	M-Sat 6:00 am to 9:00 pm Sun 8:00 am to 8:00 pm	4:00 am to 6:00 pm

Schedule O

Lady and Gentlemen of the Lancaster County Council,

I am here to ask that the Lancaster County Council **DENY** Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts from Low Density Residential (LDR) to Regional Business (RB).

My wife and I own a single-family home in Indian Land where we have lived for almost 8 years. We live in the Retreat at Rayfield Development which is comprised of 375 homes. We live directly across Hwy 521 from the proposed massive shopping center, so needless to say, we feel that we have a huge stake in what happens with the proposed rezoning of this property and its future effect on our community.

Several new regional shopping centers, Target and Costco, have recently opened within 2 miles are already noticeably exacerbating the enormous traffic issues we experience daily in Indian Land along Highway 521.

According to the information I have been able to obtain, the new Indian Land Costco is 162,100 square feet in size with 799 parking spaces, with many being thoroughly utilized 7 days a week by multiple shoppers per parking space, per day.

A new regional shopping center with two (2) big box stores proposed, each larger than the new Costco with a proposed parking lot with 1,372 parking spaces, plus eight (8) other medium size stores along Hwy 521 is absolutely beyond imaginable given the traffic congestion issues we already experience daily along 521.

Given the current traffic congestion and the large number of single-family homes, apartments and businesses of all sorts already approved for development and construction in the Pan Handle of Lancaster County, it is absurd to think that essentially the equivalent of two Costco's are going directly across the street from my residential development where my neighbors and I live.

Traffic in Indian Land is completely out of control. We do not need this additional strain on our infrastructure. Hwy 521 is routinely a nightmare for average motorists, as well as the Sheriff's Office vehicles, fire trucks, EMS and school buses needing to travel along it at certain times of the day, and certainly impossible when there are just minor fender benders.

That said, if we must have the property across Hwy 521 developed, I believe a much better use of the property would be for Medium Density Residential Zoning, similar to my neighborhood. By my amateur calculations that would be a 71 acre development of from 120 to 200 new single-family homes. It would be pretty hypocritical of me, to oppose a similar residential development directly across Hwy 521 from me, although I am aware that traffic on Hwy 521 is at a saturation point and beyond.

Therefore, I respectfully request that the Lancaster County Council **DENY** Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts from Low Density Residential (LDR) to Regional Business (RB).

Thank you for hearing my request and please vote accordingly.

Sincerely,

John Saul

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

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

The principal concerns expressed are

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

Additional concerns expressed are:

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

(4-Approved) (48-Denied) (No Vote) 10 of 5

Indian Land Resident Recommendation to the Planning Commission Item 6b: RZ-2025-2538 - CF Smith/Harris Tract - Highway 521 Between Laurel Hill Road and Murphy Drive				
First Name	Last Name	Development Name or Access Road From Highway 521	Approve	Deny
JANE VICKI ~~DAWNEY~~	Dawney	Retreat @ Rayfield		✓
Kenneth	Metevier	Retreat @ Rayfield		✓
~~John~~	Skull	Retreat @ Rayfield		✓
Haren	Saul	Retreat @ Rayfield		✓
PAULA	WALTER	Retreat @ Rayfield		✓
~~PAUL~~	WALTER	" "		✓
Bruce Cohen		Walnut Creek		✓
Ken	Beck	Sun City		✓
MARY	Wade	Retreat @ Rayfield		✓
Jim	Wade	Retreat @ Rayfield		✓
Randy	O'Brien	Shelly Woods		✓
Lynne	O'Brien	Shelly Woods		✓
Red Mies	Acgo	Retreat @ Rayfield		✓
Shawn	Frost	Shelly Woods		✓
Albert	Fernandez	Shelly Woods		✓
TOOD ~~VALENZUELA~~	VALENZUELA	Shelly Woods		✓
Carol	Campas	Shelly Woods		✓
Andres	Flaris	Shelly Woods		✓

2 of 5

Indian Land Resident Recommendation to the Planning Commission
Item 6b: RZ-2025-2538 - CF Smith/Harris Tract - Highway 521 Between Laurel Hill Road and Murphy Drive

First Name	Last Name	Development Name or Access Road From Highway 521	Approve	Deny
Karen	Thomas	The Point/Murphy Rd		✓
Mark	Burke	Murphy Rd		✓
Chris	Ross	Shelly Woods		✓
Cindy	Kenley	Shelly Woods/Marietta		✓
Brian	West	Shelly Woods		✓
PAT	BEUZ	Sun City		✓
JILL	EMCHE	RETREAT AT RAYFIELD		✓
Alan	Sparr	Sun City		✓
Roger	King	Retreat At Rayfield		✓
COLEMAN	HORIEL	LAUREL HILL		✓
Wanda Maria	Brown	Retreat at Rayfield		✓
Barbara	Scannell	Sun City		✓
ERIC	FUEHRER	SHELLY WOODS		✓

4 of 5

Indian Land Resident Recommendation to the Planning Commission Item 6b: RZ-2025-2538 - CF Smith/Harris Tract - Highway 521 Between Laurel Hill Road and Murphy Drive				
First Name	Last Name	Development Name or Access Road From Highway 521	Approve	Deny
Croft	Myrick	Hatchway		
Betty	Griffin	Hatchway		
Mitchell	Creech	Hatchway Rd.		X
JARED	CALLIS	LAUREL HILL		X
Louisa	Callis	Laurel Hill		X
Cheryl	Woodard	Smelly Woods/Canyon		X
WOLF	DUGLAS	Reverat at Rayfield		X
PAUL	KOBERG	SUN CITY		X
KATLY	STORAN	TREE TOPS		X
Rucker	Dudley	Ward Hill		X
Steven	Kewenke	Highway		X

Schedule Q

ION TO THE LANCASTER COUNTY COUNCIL APPLICATION RZ-2025-2538 - CF SMITH/HARRIS TRACTS

Residential Development Name	Lancaster County Council District	Lancaster County Council Member
Lancaster Hills Sun City	District 1	Stuart Graham

We the undersigned owners of residential homes in Sun City respectfully request the Lancaster County Council to DENY Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts from Low Density Residential (LDR) to Regional Business (RB). Based upon the submitted concept plan, the developer intends to build a regional shopping center with two big box stores and approximately 1,000 parking spaces that would increase traffic on Highway 521 that is already heavily congested not only during morning and evening commute times but throughout the day. The proposed shopping center would also increase calls for the already overburdened Sheriff Department for shoplifting and other crimes.

PLEASE PRINT LEGIBLY

#	First Name/Last Name	House Address	Signature
1	KEVIN GRIBBON		<i>[Signature]</i>
2	PAUL KOBERG		<i>[Signature]</i>
3	JERRY FREDERICK		<i>[Signature]</i>
4	William A. Lancaster Jr		<i>[Signature]</i>
5	Roy Wrenn		<i>[Signature]</i>
6	Melvin Conlinsky		<i>[Signature]</i>
7	Calvin Hub		<i>[Signature]</i>
8	Barbara Grangeia		<i>[Signature]</i>
9	Anita Schult		<i>[Signature]</i>
10	Barbara Rollenhagen		<i>[Signature]</i>
11	Margaret A Gibson		<i>[Signature]</i>
12	MARGUERITE F. PARKER		<i>[Signature]</i>
13	Wayne W. Landenbach		<i>[Signature]</i>
14	Rose Marie Gronser		<i>[Signature]</i>
15	Carol Miscavage		<i>[Signature]</i>

PETITION TO THE LANCASTER COUNTY COUNCIL

TO DENY REZONING APPLICATION RZ-2025-2538 - CF SMITH/HARRIS TRACTS

Residential Development Name	Lancaster County Council District	Lancaster County Council Member
~~Lancaster~~ Sun City	District 1	Stuart Graham

We the undersigned owners of residential homes in Sun City respectfully request the Lancaster County Council to DENY Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts from Low Density Residential (LDR) to Regional Business (RB). Based upon the submitted concept plan, the developer intends to build a regional shopping center with two big box stores and approximately 1,000 parking spaces that would increase traffic on Highway 521 that is already heavily congested not only during morning and evening commute times but throughout the day. The proposed shopping center would also increase calls for the already overburdened Sheriff Department for shoplifting and other crimes.

PLEASE PRINT LEGIBLY

#	First Name/Last Name	House Address	Signature
16	RON KLEIMAN		
17	ANGELA JANPOL		
18	BEVERLY MARIN		
19	HELAINE STONE		
20	VICTORIA SPENCER FORREST		
21	Michael Welch		
22	Margaret A. Ciano		
23	Deb Izorziak		
24	Rebecca Espar		
25	EDWARD CIANO		
26	Cathy Horton		
27	Dan Gwynett		
28	MARGARET A. CIANO		
29	Helen P. Hanselman		
30	Jay D. Hanselman		

**PETITION TO THE LANCASTER COUNTY COUNCIL
TO DENY REZONING APPLICATION RZ-2025-2538 - CF SMITH/HARRIS TRACTS**

Residential Development Name	Lancaster County Council District	Lancaster County Council Member
Laurel Hill	District 1	Stuart Graham

We the undersigned owners of residential homes in Sun City respectfully request the Lancaster County Council to DENY Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts from Low Density Residential (LDR) to Regional Business (RB). Based upon the submitted concept plan, the developer intends to build a regional shopping center with two big box stores and approximately 1,000 parking spaces that would increase traffic on Highway 521 that is already heavily congested not only during morning and evening commute times but throughout the day. The proposed shopping center would also increase calls for the already overburdened Sheriff Department for shoplifting and other crimes.

PLEASE PRINT LEGIBLY

#	First Name/Last Name	House Address	Signature
31	Joyce A. Dekarske		Joyce Dekarske
32	James Murphy		James Murphy
33	Gayle K. Murphy		Gayle K. Murphy
34	Cheryl Poliquin		Cheryl Poliquin
35	Cathy Bonacorsi		Cathy Bonacorsi
36	Gary Bonacorsi		Gary Bonacorsi
37	Dorene Kelly		Dorene Kelly
38	Thomas Bork		Thomas Bork
39	Barbara Scannell		Barbara Scannell
40	Karee Johnson		Karee Johnson
41	Mary Beth Johnson		Mary Beth Johnson
42	Toni McCannor		Toni McCannor
43	Ralph Nicotera		Ralph P. Nicotera
44	Jeanne McCoy		Jeanne McCoy
45	Patricia Pota		Patricia Pota

**PETITION TO THE LANCASTER COUNTY COUNCIL
TO DENY REZONING APPLICATION RZ-2025-2538 - CF SMITH/HARRIS TRACTS**

Residential Development Name		Lancaster County Council District	Lancaster County Council Member
Sun City		District 1	Stuart Graham
We the undersigned owners of residential homes in Sun City respectfully request the Lancaster County Council to DENY Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts from Low Density Residential (LDR) to Regional Business (RB). Based upon the submitted concept plan, the developer intends to build a regional shopping center with two big box stores and approximately 1,000 parking spaces that would increase traffic on Highway 521 that is already heavily congested not only during morning and evening commute times but throughout the day. The proposed shopping center would also increase calls for the already overburdened Sheriff Department for shoplifting and other crimes.			
PLEASE PRINT LEGIBLY			
#	First Name/Last Name	House Address	Signature
46	Carol Townsend		Carol Townsend
47	Thomas Townsend		Th. Townsend
48	Miriam Jakobovits		M. Jakobovits
49	Andrei Jakobovits		A. Jakobovits
50	Wendy Bloom		Wendy Bloom
51	Beverly Grady		Beverly Grady
52	Kae M. Hamilton		K. M. Hamilton
53	Sue Hamilton		Sue Hamilton
54	Heleen Beck		Heleen Beck
55	Linda Irvin		Linda Irvin
56	Donald Irvin		Donald Irvin
57	CHERYL HANHART-BECK		Cheryl Hanhart-Beck
58	Kenneth Beck		Kenneth Beck
59	ROBERT SCANNELL		Robert Scannell
60	SUSAN PROESCHER		Susan D. Proeschner

Schedule R

Good Evening Mr. Chairman and Council Members.

I am here asking the County Council to deny RZ-2025-2538 from applicants CF Smith and Harris from Low Density Residential to Regional Commercial.

I live in Walnut Creek. This past Saturday at about 1:00 p.m., I was driving northbound on Highway 521 to go to the Publix Shopping Center. It was stop and go the whole way from Van Wyck Road to Collins Road. Even though there were 4 traffic signals, I had to sit through 11 full traffic light cycles.

As you can see from the chart below, it took me over 20 minutes to drive just 2 miles.

Road Traveled	From	To	Distance	Traffic Signals	Traffic Signal Cycles
North Highway 521	Van Wyck Road	Jim Wilson Road	0.4 miles	1	2
North Highway 521	Jim Wilson Road	Del Webb Blvd	0.4 miles	1	2
North Highway 521	Del Webb Blvd	Shelley Mullis Road	0.8 miles	1	3
North Highway 521	Shelley Mullis Road	Collins Road	0.4 miles	1	4
			2.0	4	11

Imagine what it would be like for residents to drive the same distance during heavy commute times in the morning, the afternoon when schools get out, and into the evening when people are driving home. It will only get worse with all the new residential and commercial development already approved and being built in the Indian Land panhandle.

I've already experienced gridlock conditions at different locations across all lanes on Highway 521 in Indian Land. If residents can't get through, neither can EMS, Fire and Sheriff first responders.

I attended several meetings about the new Target and Costco Centers. I recall hearing numbers of about 2,000 or more trips to and from the centers each day.

The traffic counts CF Smith provided are from the SC DOT website are from SCDOT counts several hours each day from 12/04 to 12/06/2023. It's now two years later with a lot more residential and commercial development already built and occupied, and there's a lot more already approved.

The proposed shopping center site plan provided by CF Smith shows about 1,000 parking spaces. Just think about how many more trips that will create.

If another traffic signal were to be added, there would be five traffic signals at about every quarter mile from Van Wyck Road to Collins Road.

I know that making left turns onto Highway 521 from the Laurel Hill and Retreat housing developments, as well as the Parkstone Apartments and adjacent commercial center at the corner of Highway 521 and Shelley Mullis is extremely dangerous.

I believe SCDOT and Lancaster County Public Works need to work together to address these left turn issues. However, I don't see how adding thousands more trips to and from another large shopping center every day will help the situation. Again, please deny RZ-2025-2538.

Thank you.

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

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