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

Lancaster County
South Carolina

Interim County Administrator
Steve Willis

County Attorney
Ginny L. Merck-Dupont

Clerk to Council
Sherrie Simpson

February 23, 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; Stephany Snowden, Deputy County Administrator; Sabrena Harris, Chief Financial Officer; Jamie Privuznak, Budget Director; April Williams, Planning Director; Amy Carnes, Business Retention and Expansion Manager; Jeff Catoe, Public Works Director; Clay Catoe, Emergency Medical Services Director; 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 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 Steve Harper
Council Member Steve Harper 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 Bryant Neal. 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 the Citizen Comments:

1. Jean Doyle, Lancaster, SC, spoke regarding the fact that County Council did not ask any questions of the developers at the last Council meeting and stated that Council does not have any plans to fix the problems in the County.
2. Toni McCammon, Indian Land, SC, spoke regarding the need for Council to use logic in thinking about development, that data does not matter to the Council members, and that they should ask themselves who is benefiting from all of their illogical thinking.
3. Jeanne McCoy, Indian Land, SC, spoke regarding the fact that she does not feel that Council members listen to comments from citizens, that they do not value the Planning Commission's recommendations, and that developers mean more to Council than citizens.
4. Kathy Storm, Indian Land, SC, spoke regarding the fact that she has little hope that citizens' voices matter, that Council should use logic in their decisions, and that they should consider why they ran for office in the first place.
5. Libby Sweatt-Lambert, Lancaster, SC, spoke regarding the fact that Lancaster County EMS saved her son; however, she noted that if the Council allowed development without infrastructure then there would be problems in the County.
6. Patty Benz, Indian Land, SC, spoke regarding Ordinance 2026-2012 and her comments and maps are attached as Schedule A to the minutes.
7. Suzy Proescher, Indian Land, SC, spoke regarding Ordinance 2026-2012 and her comments are attached as Schedule B to the minutes.
8. John Saul, Indian Land, SC, spoke regarding Ordinance 2026-2012 and his comments are attached as Schedule C to the minutes.
9. David Snepp, Indian Land, SC, spoke regarding Ordinance 2026-2012 and his comments are attached as Schedule D to the minutes.
10. Barbara Scannell, Indian Land, SC, spoke regarding Ordinance 2026-2012 and her comments, example of a concept plan, and handouts regarding the Unified Development Ordinance (UDO) are attached as Schedule E to the minutes.
11. Brian Endres, Indian Land, SC, spoke regarding the need for Fire Station 3 in Indian Land and noted that this 3rd fire station was really overdue with all of the new development in Indian Land.
12. Greg Gregory, Lancaster, SC, spoke in support of The Haven development project and how it would benefit Lancaster.
13. Wayne Bell, Lancaster, SC, spoke in regards to The Haven development project and his concerns about the impact the increased traffic would have on Craig Farm Road. He asked Council to delay their vote on the project.
14. Allen Boone stated that he was giving up his time to speak and did not come forward to make comments.

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

1. Three (3) citizens sent in electronic comments in support of The Haven development project or Ordinances 2025-2002 and 2025-2001 and all of those comments are attached to the minutes as Schedule F.

2. Two (2) citizens sent in electronic comments in opposition to all new developments, specifically along Highway 521 in Indian Land and those comments are attached to the minutes as Schedule G.
3. One (1) citizen sent in an electronic comment in opposition to the Haven development project or Ordinances 2025-2002 and 2025-2001 and that comment is attached to the minutes as Schedule H.
4. Two (2) citizens sent in electronic comments in support of Ordinance 2026-2012 and those comments are attached to the minutes as Schedule I.
5. Thirty-three (33) citizens sent in electronic comments in opposition to Ordinance 2026-2012 and those comments are attached to the minutes as Schedule J.
6. Three (3) citizens sent in the following miscellaneous comments: (1) Debby Hegler, Indian Land, SC, wrote in and asked Council to consider the impact of rezoning seventy-one (71) acres and that comment is attached to the minutes as Schedule K; (2) Kathleen Moellman, Indian Land, SC, wrote in regarding the need for service roads to keep the traffic off of Highway 521 and that comment is attached to the minutes as Schedule L; and (3) Kevin Clingenpeel, Indian Land, SC, wrote in regarding his concerns about notices that are sent out by the Planning Department and his comment is attached to the minutes as Schedule M.

Consent Agenda

Billy Mosteller moved to approve Consent Agenda Items **6a.**, **6b.**, **6c.**, **6d.**, and **6e.** [which are the same as Items **a.**, **b.**, **c.**, **d.**, and **e.** listed below]. Seconded by Charlene McGriff. There was no discussion from Council. The motion to approve all the Consent Agenda Items Passed by unanimous vote of 7-0.

a. Approval of Minutes from the February 9, 2026, County Council Regular Meeting

b. 3rd 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. Passed 7-0 at the February 9, 2026, County Council Meeting. - April Williams***

c. 2nd 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. - ***Passed 7-0 at the February 9, 2026, County Council Meeting. - Amy Carnes***

d. 2nd 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. Passed 7-0 at the***

February 9, 2026, County Council Meeting. - April Williams

e. 2nd 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 - *Passed 7-0 at the February 9, 2026, County Council Meeting. - Michael Seezen*

Non-Consent Agenda

a. 2nd 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. Passed 5-2 at the February 9, 2026, County Council Meeting (Stuart Graham and Jose Luis Opposed). - April Williams*

Billy Mosteller moved to approve the 2nd Reading of Ordinance 2026-2012. Seconded by Charlene McGriff.

April Williams provided an update on the project and noted that there were no significant changes related to project. She noted that the County's legal department was reviewing the developer's Memorandum of Understanding (MOU). Steve Harper asked that the MOU be released to the public. Council, staff, and the developers discussed "big box" commercial development; whether any changes or any actions would come back before Council, and it was noted that site plans and preliminary plats go to the Planning Commission for consideration and not Council; buffers and open space for the project; the lack of infrastructure for the development project; whether the MOU effects the rezoning, and the County Attorney noted that the MOU has to do with the road re-alignment; that the MOU would be adopted by a Resolution of Council; and connectivity.

Jose Luis made a motion to delay the vote for 2nd Reading of Ordinance 2026-2012 until the next meeting. Seconded by Stuart Graham. Council, staff, and the developer discussed the project's connectivity. The motion to delay the vote for 2nd Reading of Ordinance 2026-2012 Passed by a vote of 6-1. Ayes: Graham, McGriff, Luis, Harper, Neal, and Carnes; Nayes: Mosteller.

b. Public Hearing and 2nd 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. Passed 6-1 at the February 9, 2026, County Council Meeting (Jose Luis Opposed). - April Williams*

Brian Carnes opened the Public Hearing for Ordinance 2025-2002 at approximately 7:14 p.m. There were approximately 54 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 the Ordinance:

1. Libby Sweatt-Lambert, Lancaster, SC, stated that she was a neighbor to the property and that the County needed time for the infrastructure to catch up with development.

Brian Carnes closed the Public Hearing at approximately 7:16 p.m.

Billy Mosteller moved to approve the 2nd Reading of Ordinance 2025-2002. Seconded by Bryant Neal.

April Williams quickly reviewed the project via the County's PowerPoint presentation. Council and staff discussed the need for development planning south of Highway 5, that the County needed to slow down development so that infrastructure questions could be answered, and utilities for the property.

Jose Luis moved to delay the vote on the 2nd Reading of Ordinance 2025-2002 until the next Council meeting. Seconded by Stuart Graham.

Council and staff discussed whether The Haven development project should be discussed at the next Committee of the Whole meeting on March 11, 2026, and what fees would be collected relative to the project. The applicant provided an overview of the project via a PowerPoint presentation and that presentation is attached to the minutes as Schedule N. Council, staff, and the developer discussed growth in the County, the need for development, the need for a plan for development, and the need to address infrastructure in Indian Land.

Jose Luis amended his motion to discuss The Haven development project at the Committee of the Whole meeting on March 11, 2026, and then hear the 2nd Reading of Ordinance 2025-2002 at the 2nd Council meeting in March [which would be March 23, 2026]. Seconded by Stuart Graham. The motion Passed by a vote of 4-3. Ayes: Graham, McGriff, Luis, and Carnes; Nayes: Mosteller, Harper, and Neal.

c. Public Hearing and 2nd 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 Overly(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. Passed 4-3 at the February 9, 2026, County Council Meeting (Stuart Graham, Jose Luis, and Charlene McGriff Opposed). - April Williams*

Brian Carnes opened the Public Hearing for Ordinance 2025-2001 at approximately 7:57 p.m. There were approximately 40 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 the Ordinance:

1. Libby Sweatt-Lambert, Lancaster, SC, spoke regarding the loss of her child and the number of permits pulled in Lancaster County versus the number of EMS workers hired by the County.

Brian Carnes closed the Public Hearing at approximately 8:01 p.m.

Steve Harper moved to approve the 2nd Reading of Ordinance 2025-2001. Seconded by Billy Mosteller.

Jose Luis moved to discuss The Haven development project at the Committee of the Whole meeting on March 11, 2026, and then hear the 2nd Reading of Ordinance 2025-2002 at the 2nd Council meeting in March [which would be March 23, 2026], since the two ordinances were tied together. Seconded by Stuart Graham.

Council discussed that the project was well planned and thought out and that it takes care of EMS, the Sheriff's department, and fire services; that it would help the area around the City of Lancaster to grow; and whether waiting a couple of weeks would hurt the project.

The motion Passed by a vote of 4-3. Ayes: Graham, McGriff, Luis, and Carnes; Nayes: Mosteller, Harper, and Neal.

d. 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*

Brian Carnes opened the Public Hearing for Ordinance 2025-2009 at approximately 8:07 p.m. There were approximately 28 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 the Ordinance: None. Brian Carnes closed the Public Hearing at approximately 8:07 p.m.

Jose Luis moved to approve the 3rd Reading of Ordinance 2025-2009. Seconded by Charlene McGriff.

April Williams provided a history of the Ordinance. There was no discussion from Council.

The motion to approve the 3rd Reading of Ordinance 2025-2009 Passed by unanimous vote of 7-0.

e. 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*

Brian Carnes opened the Public Hearing for Ordinance 2025-2004 at approximately 8:09 p.m. There were approximately 28 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 the Ordinance: None. Brian Carnes closed the Public Hearing at approximately 8:10 p.m.

Charlene McGriff moved to approve the 3rd Reading of Ordinance 2025-2004. Seconded by Stuart Graham.

Sabrena Harris provided an overview of the budget amendment. She noted that this budget amendment would not change the bottom line of the budget, and that it would just move/allocate the funds into a different line item and out of the General Fund. Council and staff discussed whether the fund had two separate accounts and Sabrena Harris indicated that there were actually five (5) separate accounts.

The motion to approve the 3rd Reading of Ordinance 2025-2004 Passed by unanimous vote of 7-0.

f. 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*

Brian Carnes opened the Public Hearing for Ordinance 2025-2010 at approximately 8:13 p.m. There were approximately 27 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 the Ordinance: None. Brian Carnes closed the Public Hearing at approximately 8:13 p.m.

Charlene McGriff moved to approve the 3rd Reading of Ordinance 2025-2010. Seconded by Billy Mosteller.

Jamie Privuznak provided an overview of the amendment. There was no discussion from Council.

The motion to approve the 3rd Reading of Ordinance 2025-2010 Passed by unanimous vote of 7-0.

g. 3rd 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 0068I-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. Passed 7-0 at the February 9, 2026, County Council Meeting. - Steve Willis*

Steve Willis provided a history of the Ordinance. Bryant Neal moved to approve the 3rd Reading of Ordinance 2026-2015. Seconded by Steve Harper. There was no discussion from Council. The motion to approve the 3rd Reading of Ordinance 2026-2015 Passed by unanimous vote of 7-0.

h. 2nd 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. - *Passed 7-0 at the February 9, 2026, County Council Meeting. - Jamie Privuznak*

Charlene McGriff moved to approve the 2nd Reading of Ordinance 2026-2016. Seconded by Billy Mosteller.

Jamie Privuznak provided an overview of the budget amendment, which included the following two items: (1) temperature devices for EMS transport, and (2) a six month position for an Enterprise Resource Processing (ERP) position.

The motion to approve the 2nd Reading of Ordinance 2026-2016 Passed by unanimous vote of 7-0.

i. 1st Reading of Ordinance 2026-2017
Ordinance Title: An Ordinance To Establish A Housing Committee, Define Membership, Terms And Other Items Related Thereto. - *April Williams*

Charlene McGriff moved to approve the 1st Reading of Ordinance 2026-2017. Seconded by Stuart Graham.

April Williams presented an overview of the proposed Committee's purpose via the County PowerPoint presentation. Council and staff discussed that the Catawba Regional Council of Governments (COG) was currently doing an affordable housing study, the Committee members' training requirement that would be completed during the first year, the Committee's possible needs for future funding, the Committee's inclusion of municipal staff members rather than citizens of the municipality, and the inclusion of a representative from the Kershaw municipality.

The motion to approve the 1st Reading of Ordinance 2026-2017 Passed by unanimous vote of 7-0.

j. 1st Reading of Ordinance 2025-2006
Ordinance Title: An Ordinance To Approve A Permanent Easement Grant To Taylor Thornburg Pressley And Jonathan Allen Pressley Upon Real Property Owned By Lancaster County And Located Off Grace Avenue Bearing Tax Parcel Number 0083-00-007.01 And To Authorize County Officials To Take Such Actions As Are Necessary To Effectuate The Grant Of The Easement And To Effectuate The Purposes Of This Ordinance. - *Steve Willis*

Steve Harper moved to approve the 1st Reading of Ordinance 2025-2006. Seconded by Bryant Neal.

Steve Willis explained that this easement would be correcting an old plat, and that the County would be granting a twenty (20) feet easement of land that was useless to the County.

The motion to approve the 1st Reading of Ordinance 2025-2006 Passed by a vote of 6-1. Ayes: Graham, McGriff, Mosteller, Harper, Neal, and Carnes; Nayes: Luis.

k. 1st Reading of Ordinance 2026-2020
Ordinance Title: An Ordinance To Amend The Amended And Restated Master Multi-County Park Agreement Between Chesterfield County, South Carolina And Lancaster County, South Carolina, As Amended And Restated As Of November 9, 2015, So As To Further Update The Exhibits By Adding Property Located In Lancaster County (U.S. Strapping Company, Inc.). - *Amy Carnes*

Billy Mosteller moved to approve the 1st Reading of Ordinance 2026-2020. Seconded by Charlene McGriff.

Amy Carnes explained that the Multi-County Park (MCP) agreements were parks on paper only. She noted that the business was actually located in Lancaster County. She further explained that Chesterfield County would approve the MCP agreement via Resolution. She noted that this MCP agreement was routine in nature.

The motion to approve the 1st Reading of Ordinance 2026-2020 Passed by unanimous vote of 7-0.

l. Resolution 1319-R2026
Resolution Title: A Resolution To Direct County Staff To Take Appropriate Action To Accept The 2025 Local Emergency Management Performance Grant Issued Through The South Carolina Emergency Management Division, 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*

Charlene McGriff moved to approve Resolution 1319-R2026. Seconded by Jose Luis.

Steve Willis explained that this Resolution was to approve the annual Local Emergency Management Performance Grant. He noted that the grant match would be via in-kind salary. There was no discussion from Council.

The motion to approve Resolution 1319-R2026 Passed by unanimous vote of 7-0.

m. Resolution 1320-R2026
Resolution Title: A Resolution To Direct County Staff To Take Appropriate Action To Accept Distribution Of Funds From The DUI Assessment For EMS Issued Through The South Carolina Department Of Public 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 1320-R2026. Seconded by Bryant Neal.

Steve Willis explained that this Resolution was to approve a new grant for EMS trauma training. He noted that there was no match for the grant. There was no discussion from Council.

The motion to approve Resolution 1320-R2026 Passed by unanimous vote of Council.

Discussion and Action Items

a. Discussion and necessary action regarding Somerset Neighborhood roads - *Steve Willis / Jeff Catoe*

Steve Willis provided and reviewed the following handouts with Council: (1) page 9 and 10 of 23 of the Ansley Park Development Agreement, attached as Schedule O to the minutes; (2) plat information, attached as Schedule P to the minutes; and (3) a copy of Ordinance 2014-1299, which is attached as Schedule Q. Mr. Willis explained that there is no connectivity and that staff recommended denial of the request.

John Cooper, a resident of the Somerset neighborhoods, explained that the roads were designated as public on the plat and that the "ask" to take the Somerset roads into the County road system was not a big one. Council discussed when the County road system was closed. Jeff Catoe, the Director of Public Works, stated that the County had closed the road system via ordinance and that the exemptions did not exist for these roads. Ginny Merck-Dupont provided an explanation of private versus public roads and explained that the criteria for accepting the roads had not been met in this instance. Stuart Graham moved to accept the Somerset neighborhood roads into the County road system. There was no second to the motion and so the motion died on the floor.

John Cooper provided Council with four pages of handouts, and those handouts are attached to the minutes as Schedule R.

b. Receive Information and Take Desired Action Regarding Removal from a Board and Commission - *Sherrie Simpson*

1. Stormwater Advisory Council

Sherrie Simpson explained that a member of the Stormwater Advisory Committee, Jon Hardy, had moved out of Lancaster County. Ms. Simpson explained that Council could provide a waiver for out-of-County residents or they could remove the member due to the residency requirement not being met.

Jose Luis moved to remove Jon Hardy from the Stormwater Advisory Committee. Seconded by Steve Harper. There was no discussion from Council. The motion to remove Passed by

unanimous vote of 7-0.

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

1. Appointment to the Stormwater Advisory Council - Don Hagwell has applied to be one of three citizen appointees to the Stormwater Advisory Council. He has already been attending meetings as an interested citizen.
2. Appointment to the Community Outreach and Engagement Advisory Board - Michael Jacome has applied to serve as the District 3 representative, and if appointed, he would be serving his first four-year term that would expire on 06/30/2029.
3. *POSTPONED INDEFINITELY* - 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.
4. *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.
5. Current Board/Commission Vacancies
6. Upcoming Board/Commission Expirations

Sherrie Simpson stated that Don Hagwell had applied to be one of three citizen appointees to the Stormwater Advisory Council. Jose Luis moved to approve Don Hagwell's appointment. Seconded by Stuart Graham. There was no discussion from Council. The motion to approve Passed by unanimous vote of 7-0.

Sherrie Simpson explained that Michael Jacome had applied to serve as the District 3 representative on the Community Outreach and Engagement Advisory Board. She noted that, if appointed, he would be serving a four-year term that would expire on 06/30/2029. Billy Mosteller moved to approve the appointment. Seconded by Bryant Neal. There was no discussion from Council. The motion to approve Passed by unanimous vote of 7-0.

Stuart Graham moved to appoint Susan Brown to the Community Outreach and Engagement Advisory Board, removing her from the postponed indefinitely status. Seconded by Bryant Neal. There was no discussion from Council. The motion to approve Passed by unanimous vote of 7-0.

The proposed appointment of Kyvia Crisco to the Community Outreach and Engagement Advisory Board remained in the postponed indefinitely status.

Sherrie Simpson explained that 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. 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*

b. **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*

c. **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*

d. **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*

e. **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

a. Two Items:

1. Discussion of personnel matters pursuant to South Carolina Code of Laws 30-4-70(a)(1) relative to the County organizational chart.

2. Receipt of legal advice subject to the attorney-client privilege regarding a legal claim relative to a former employee.

Brian Carnes stated that he needed a motion to go into Executive Session in regards to two (2) items: (1) the discussion of personnel matters pursuant to South Carolina Code of Laws 30-4-70(a)(1) relative to the County Organizational Chart; and (2) the receipt of legal advice subject to the attorney-client privilege regarding a legal claim relative to a former employee, and to invite Joanie Winters of the Winters Law Firm in to discuss both items. Jose Luis so moved. Seconded by Charlene McGriff. The motion to go into Executive Session Passed by unanimous vote of 7-0. Council went into Executive Session at approximately 8:52 p.m.

Items Requiring a Vote Following Executive Session

Council came back into Chambers and Billy Mosteller moved that Council come out of Executive Session. Seconded by Jose Luis. The motion to come out of Executive Session Passed by unanimous vote of 7-0. Brian Carnes called the Council meeting back to order at approximately 9:47 p.m.

Upon returning to open session, Ginny Merck-Dupont stated that Council met in Executive Session for the discussion of personnel matters pursuant to South Carolina Code of Laws 30-4-70(a)(1) relative to the County Organizational Chart and for the receipt of legal advice subject to the attorney-client privilege regarding a legal claim relative to a former employee. She stated that during Executive Session, no motions were made, and no votes were taken.

Adjournment

Steve Harper moved to adjourn the Council meeting. There being no further business to discuss, the regular meeting of Council adjourned at approximately 9:47 p.m.

Respectfully Submitted:

Sherrie Simpson

Sherrie Simpson
Clerk to Council

Approved by Council on March 9, 2026

Bryant Neal

Bryant Neal, Secretary

Schedule A

Good Evening Council Members.

My testimony is about the CF Smith zoning change request, Agenda Item 7a, Ordinance No. 2026-2012.

Please refer to:

- Attachment A - Concept Site Plan given to residents by CF Smith at its 12/15 residents' meeting, and
- Attachment B - Revised Concept Site Plan prepared by a Sun City resident today.

Residents' concerns at the 12/15 CF Smith meeting included:

- the buffers between the shopping center and Laurel Hill houses and Shelley Woods houses,
- the traffic signal location, and
- the increased traffic on Highway 521.

CF Smith had three separate neighborhood meetings with residents in Laurel Hill, The Retreat, and Shelley Woods to discuss their concerns. These meetings took place after the Planning Commission meeting on 12/16 and before the County Council meeting on 02/09.

However, the CF Smith Concept Site Plan given to residents at its community meeting on 12/15 is the same one in the packet given to the 12/16 Planning Commission, and both the 2/9 and tonight's County Council meetings.

CF Smith had two and a half months to revise the 12/15 Concept Site Plan to address the identified issues.

We've heard CF Smith talk the talk. Now it's time for CF Smith to walk the walk and produce a revised Concept Site Plan that addresses the outstanding issues prior to the approval of the zoning change.

We are therefore respectfully asking the County Council to delay the vote on the second reading of zoning change Ordinance No. 2026-2012 until CF Smith submits a revised Concept Site Plan to the Planning Department for the County Council's review that includes the following.

- a minimum 100-foot buffer between the shopping center and the Laurel Hill homes, Shelley Woods homes, and Parkstone apartments,
- Relocate the traffic signal to Murphy Drive to align with Halifax Drive. Provide right turn, straight across, and left turn lanes from both Murphy Drive and Halifax Drive,
- Connect Park Commons Avenue to Murphy Drive,
- Connect the Promenade Shopping Center interior roadway to the CF Smith Service Road. If this is not possible, then extend the right turn lane on northbound Highway 521 from Del Webb Boulevard to Murphy Drive.

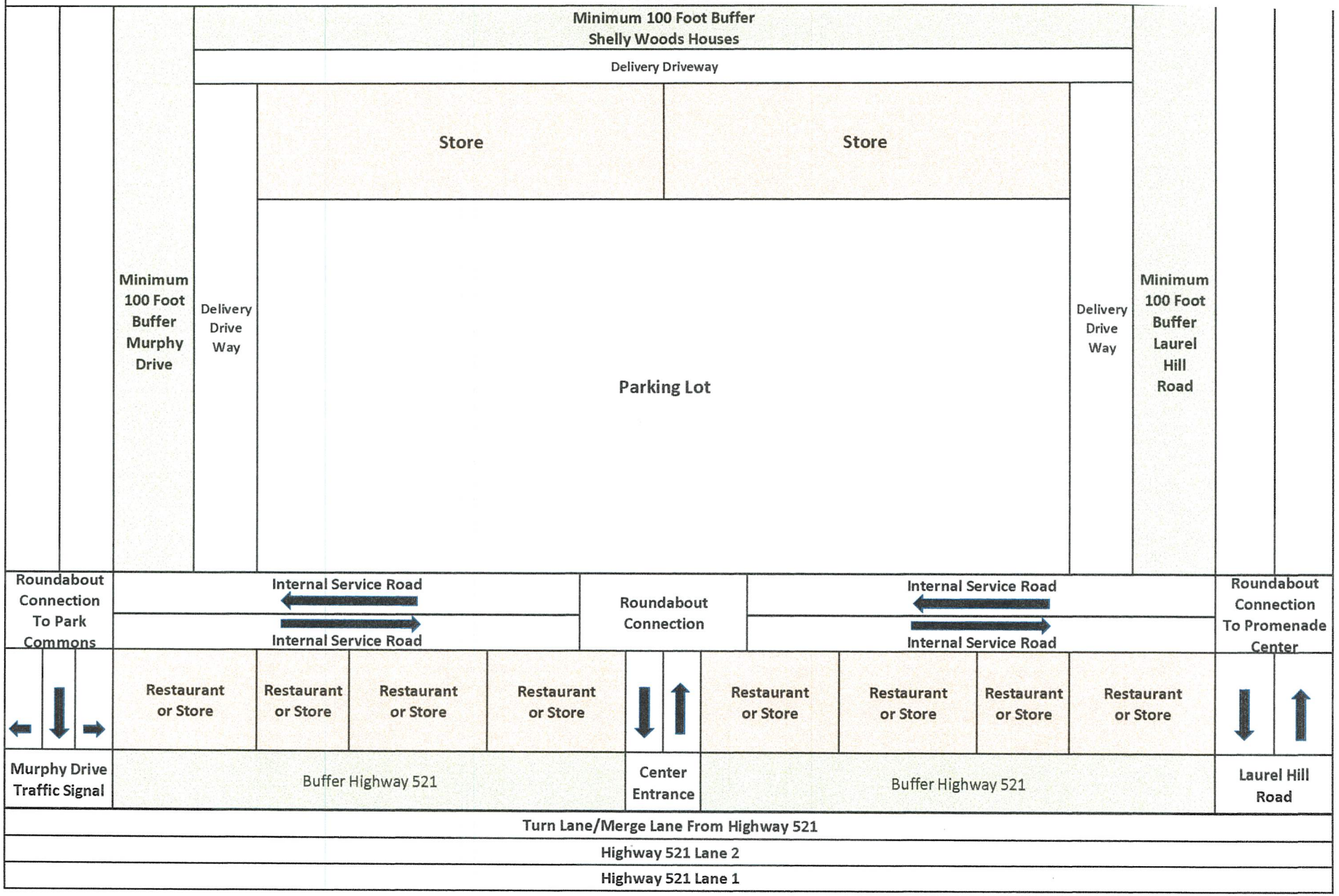
All Council Members acknowledged their concerns about this proposed shopping center at the 02/09 meeting. Please do what you can now to ensure a win-win for area residents and the County. Thank you.

ATTACHMENT B

Example of a Shopping Center Concept Site Plan - Prepared By A Sun City Resident - 02,

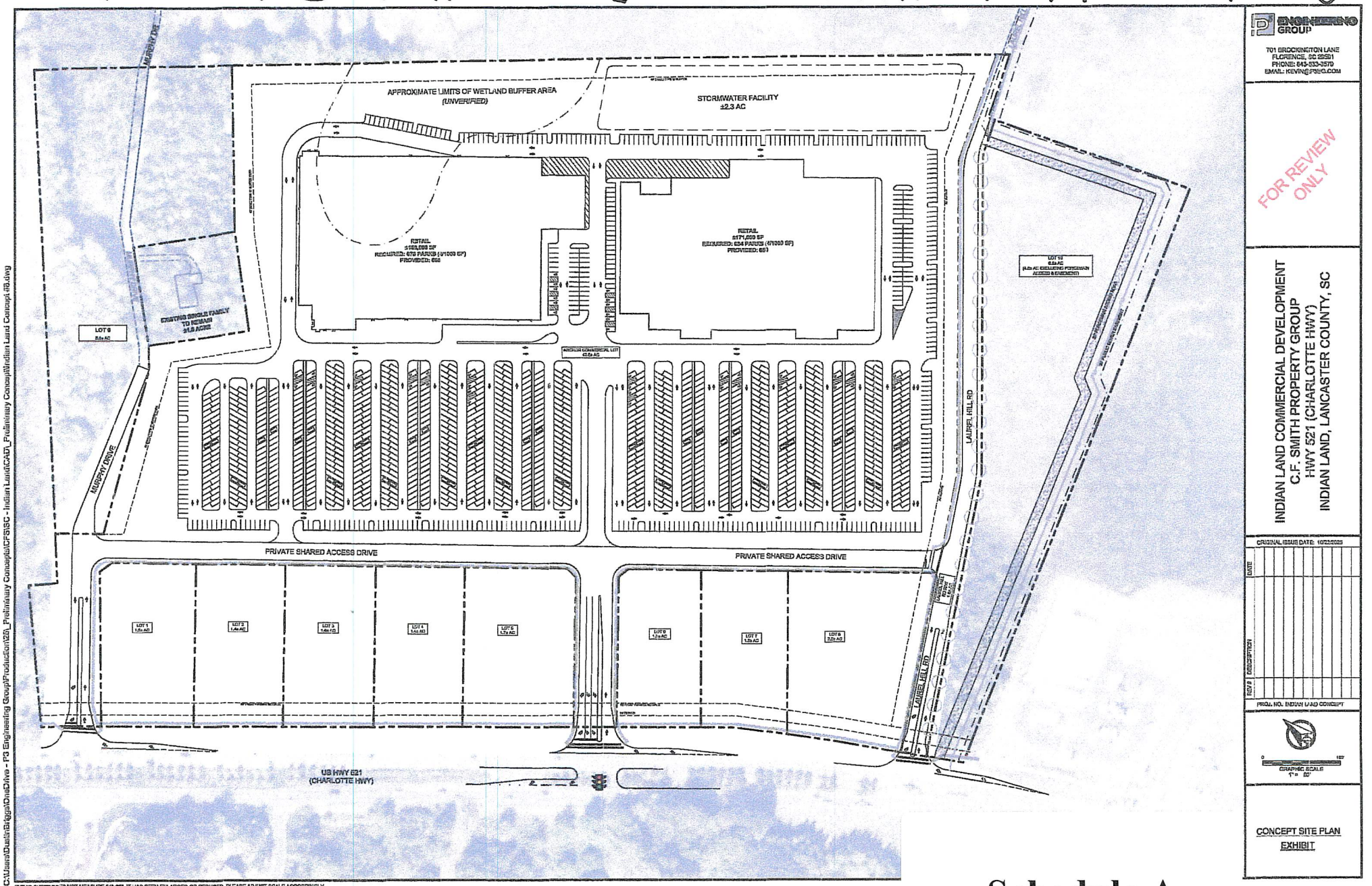
Not To Scale

Schedule A



ATTACHMENT A

SAME CF SMITH CONCEPT SITE PLAN FROM 12/15/2025



ENGINEERING GROUP

701 BROCKINGTON LANE
FflorENCE, SC 29501
PHONE: 843-533-3570
EMAIL: KEVIN@FSEG.COM

FOR REVIEW ONLY

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

ORIGINAL ISSUE DATE: 10/23/2025

REV'S	DESCRIPTION	DATE

PROJ. NO. INDIAN LAND CONCEPT

GRAPHIC SCALE
1" = 80'

CONCEPT SITE PLAN
EXHIBIT

C:\Users\DustinSaiggs\OneDrive - FS Engineering Group\Production\23_Preliminary Concepts\CFSISC - Indian Land\CAD_Preliminary Concept\Indian Land Concept.dwg

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

Schedule A

Schedule B

Good Evening Council Members.

My testimony is about the CF Smith zoning change request, Agenda Item 7a, Ordinance No. 2026-2012.

Residents have the ability to go the Lancaster County website on Friday ~~and~~ the before the meeting to review the agenda and packet information regarding items that affect their communities.

We did so for the CF Smith zoning change request from Low-Density Residential to Regional Business. on 02/09,

Our comments during the public hearing were based upon the documents regarding the rezoning that was on the Lancaster County website.

After we testified, we learned that the developer provided different information just before the Council Meeting and presented the information that night.

The same thing is happening tonight. We have learned that CF Smith submitted a Memorandum of Understanding for distribution to the Lancaster County Council this afternoon.

This behavior by the developer CF Smith is unethical and the total opposite of transparent. It does not give the residents, the Planning Department, or the Lancaster County Council adequate time to review the information, comment on it, and make sound decisions on what is best.

CF Smith's goal is to divide and conquer. They believe they can just have the Lancaster County Council rubber stamp whatever they submit.

We are therefore respectfully asking the County Council to <u>delay the vote on the second reading of zoning change Ordinance No. 2026-2012</u> until CF Smith submits an MOU and a revised Concept Site Plan to the Planning Department with sufficient time for the Planning Department's and the residents' review and the County Council's deliberate review and action.

By doing so, you are telling CF Smith that this is not ~~the way~~ the ethical and transparent way the Lancaster County Council does business on behalf of their constituents.

Thank you.

Schedule C

Good Evening Council Members.

My testimony is about the CF Smith zoning change request, Agenda Item 7a, Ordinance No. 2026-2012.

At the 02/09/2026 County Council meeting, some residents expressed their support based on statements made by CF Smith at neighborhood meetings in Laurel Hill, The Retreat, and Shelley Woods.

Council Members asked CF Smith to put the requested changes into a Memorandum of Understanding (MOU), which the developer agreed to do.

As was just presented by a previous resident, the packet on the County Council agenda website for the 02/23/2026 meeting tonight still has the CF Smith Concept Site Plan given to residents by the developer at the 12/15/2025 meeting at the Indian Land Recreation Center.

In addition, there is no MOU in the packet for residents' or County Council review.

It's time to hold CF Smith accountable. It doesn't matter what the CEO, Engineer, or Attorney says their intentions are at meetings regarding the proposed shopping center. It's what is in writing that counts.

As confirmed by Planning Staff at the 02/09/2026 Council Meeting, once the zoning change is approved, CF Smith only has to abide by the current UDO if no other binding documents exists.

We are therefore respectfully asking the County Council to delay the vote on the second reading of zoning change Ordinance No. 2026-2012 until CF Smith submits an MOU and a revised Concept Site Plan to the Planning Department for the residents' and County Council's review/action that includes the following items.

- a minimum 100-foot buffer between the shopping center and the Laurel Hill homes, Shelley Woods homes, and Parkstone apartments,
- Relocate the traffic signal to Murphy Drive to align with Halifax Drive. Provide right turn, straight across, and left turn lanes from both Murphy Drive and Halifax Drive,
- Connect Park Commons Avenue to Murphy Drive,
- Connect the Promenade Shopping Center interior roadway to the CF Smith interior Service Road. If this is not possible, then extend the right turn lane on northbound Highway 521 from Del Webb Boulevard to Murphy Drive.

Please use your authority to protect residents and the County's interests by ensuring that what has been discussed in meetings has been documented in writing that is signed by both the County and CF Smith prior to the approval of the zoning change.

The purpose is to ensure CF Smith's compliance to the items listed above once the requested Zoning Change is approved.

Thank you.

Schedule D

Good Evening Council Members.

My testimony is about the CF Smith zoning change request from Low Density Residential to Regional Business, Agenda Item 7a, Ordinance No. 2026-2012.

At the 02/09/2026 County Council meeting, the Planning Director said that the Regional Business Zoning Designation allows apartments and commercial businesses in the current UDO, which would still apply to this CF Smith Project.

She also said the current UDO standards would still apply, even if the civil plans process, permits, and construction on the shopping center starts after the updated UDO is passed later this year.

Here are my concerns with Regional Business.

- We already have 7 shopping centers in a distance of about 3 miles along Highway 521 from Jim Wilson to Possum Hollow.
- Indian Land already has a great deal of duplication in the types of stores, fast food restaurants, etc.
- The stores in CF Smith's PowerPoint presentation showed the same stores we already have.
- **Most people I know shop online, myself included.**

  An online article in the Epoch times stated the following.

  "Amazon surpassed Walmart to lead the world in sales for the first time last year, according to year-end filings released on Feb. 19."

  These sales figures also included on-line sales from Walmart.

  For reference, the webpage is listed below.

  https://www.theepochtimes.com/business/amazon-is-world-leader-in-annual-sales-topping-walmart-for-the-first-time-5987882

At the 02/09 meeting, the CF Smith CEO said his intention is to build a shopping center, hold onto it, and manage it, not build apartments.

- But what happens if CF Smith can't get two big box stores to sign on the dotted line?
- What if other anchor type and smaller stores aren't interested either because there are too many similar ones already in Indian Land?
- What if CF Smith decides to sell the property after all, or partners with an apartment complex developer, just like the adjacent property zoned Regional Business that has the Parkstone Apartments, a gas station, fast food restaurants, empty storefronts, and unbuilt pads?

Please take these concerns into account before you just approve the second reading to rezone the CF Smith property to Regional Business and come up with another zoning solution that would resolve the potential apartment complex issue.

If not, you may be creating bigger and costlier issues than the benefits you anticipate.

Thank you.

Schedule E

Good Evening Council Members.

The following is a summary of residents' concerns and requ
Agenda Item 7a, Ordinance No. 2026-2012.

We are respectfully asking the Lancaster County Council to **delay the vote on the second reading of the zoning change request, Ordinance No. 2026-2012** until CF Smith prepares and submits the following items to the Planning Department that are then posted on the Planning Department website for resident's review and added to a future Lancaster County Council's agenda for review and action.

Please use your authority to protect both the residents and the County's interests by ensuring that what has been discussed in meetings has been documented and executed in writing by both the County and CF Smith **prior to the approval of the zoning change**.

The purpose of these requests is to **ensure CF Smith's compliance to the items listed below once the Zoning Change is fully approved.** The County Council and CF Smith may consider using the attached revised Concept Site Plan prepared and submitted by a Sun City Resident as a guideline.

I am asking the attendees in the audience to please pay special attention to what I'm about to read because I will ask for a show of hands at the end for those who are in agreement.

1. Change rezoning request to **General Business**, which does not allow multifamily residential units.
2. Provide a **Revised Concept Site Plan and corresponding Memorandum of Understanding (MOU),** taking into account the areas that CF Smith has identified as not buildable due to topography. Approximate total acreage of the property is 71 acres.

Estimated Buildable Acres

2.1 Location and estimated acreage of the buildings within the property lines of the total buildable acreage.

2.2 Estimated acreage of the parking lot(s) and number of spaces required based upon building square footage as per the current Uniform Development Ordinance (UDO).

2.3 A minimum 100-foot buffer between the shopping center and residential units:

- 2.3.1 Laurel Hill homes.
- 2.3.2 Shelley Woods homes.
- 2.3.3 Parkstone apartments.

Draft Traffic Circulation

2.4 Murphy Drive/Halifax Road and Park Commons Avenue

- 2.4.1 Relocate the traffic signal to Murphy Drive to align with Halifax Drive.
- 2.4.2 Provide right turn, straight across, and left turn lanes from both Murphy Drive and Halifax Drive.
- 2.4.3 Connect Park Commons Avenue to Murphy Drive using a roundabout.

2.5 Central Entrance to the Shopping Center from Highway 521

- 2.5.1 Place between Laurel Hills Road and Murphy Drive, right turn in and right turn out.
- 2.5.2 Connect the Central Entrance to the Internal Service Road using a roundabout.

2.6 Laurel Hill and Promenade

- 2.6.1 Connect the Laurel Hill Road to Highway 521, right turn in and right turn.
- 2.6.2 Connect Laurel Hill Road to the Interior Service Road using a roundabout.
- 2.6.3 If possible, connect the Promenade Center to the Interior Service Road using the roundabout with Shelley Woods.

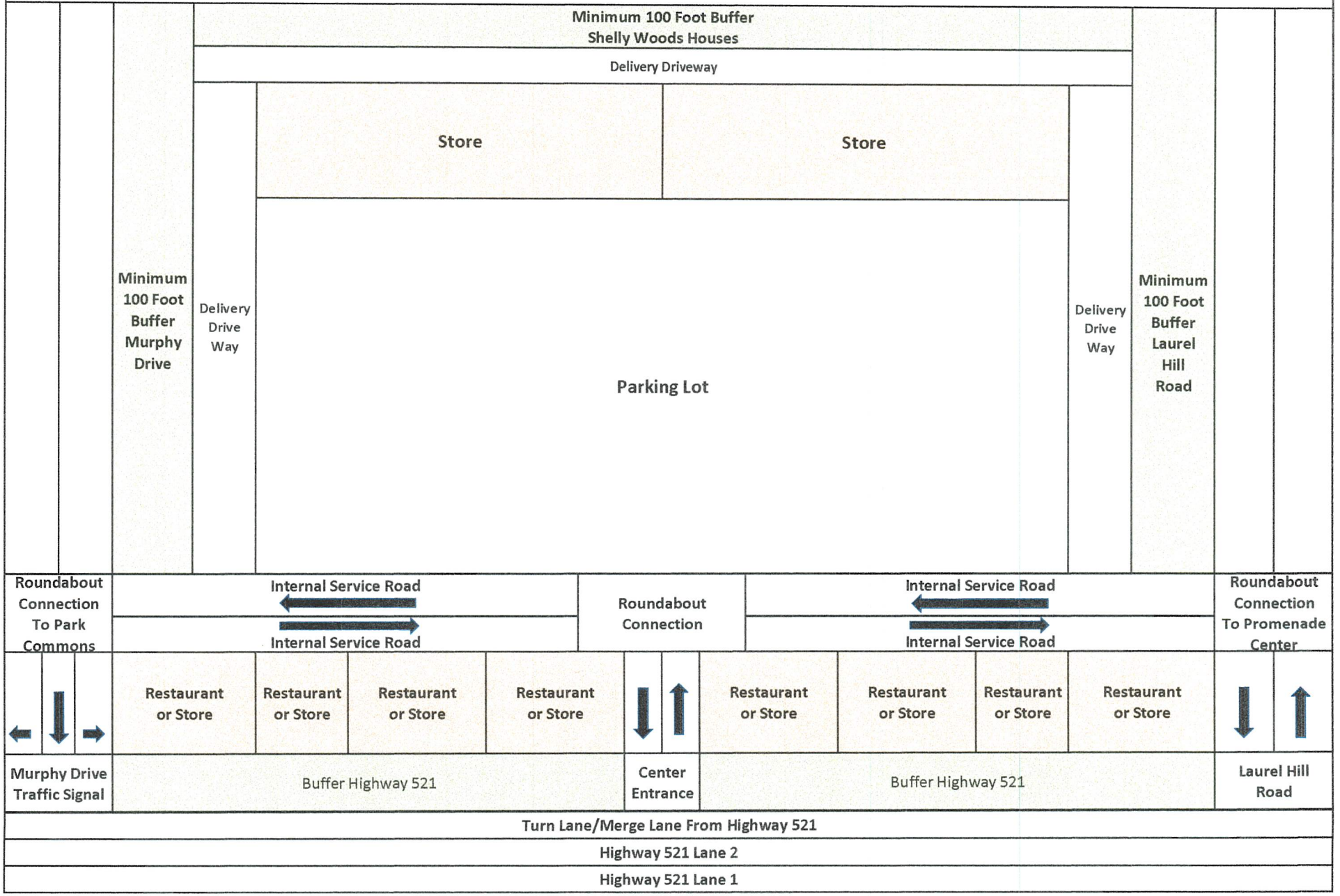
2.7 Extended right turn lane into and out of the shopping center along Highway 521 from Del Webb Boulevard to Murphy Drive to remove traffic off the lane closest to the shopping center and to assist all vehicles in and out of the shopping center to merge onto the main lanes on northbound Highway 521.

Thank you.

ATTACHMENT B

Example of a Shopping Center Concept Site Plan - Prepared By A Sun City Resident - 02/23/2026

Not To Scale



STANDARD	Low Density Residential (LDR)	Medium Density Residential (MDR	Professional Business (PB)	Neighborhood Business (NB)	General Business (GB)	Regional Business (RB)
1. DEVELOPMENT STANDARDS						
A. District/Development Area (min)	n/a	n/a	n/a	n/a	n/a	n/a
B. Development/District Exterior Setback/Buffer	n/a	n/a	n/a	n/a	n/a	n/a
C. Density (max)	1.5 unit/acre	2.5 units/acre	n/a	n/a	n/a	n/a
D. Open Space (min)	10%	20%	n/a	n/a	n/a	n/a
E. Park Space (min)	5%	5%	n/a	n/a	n/a	n/a
2. LOT STANDARDS						
A. Lot Area (min)	29,040 sf	10,000 sf	5,000 sf	n/a	n/a	n/a
B. Lot Width at Front Setback (min)	90 ft Water/Sewer OR 130 ft Septic See Below (5)	70 ft Water/Sewer OR 130 ft Septic See Below (5)	100 ft	100 ft	100 ft	100 ft
C. Pervious Surface (min)	45%	45%	24%	24%	24%	24%
3. PRINCIPAL BUILDING						
A. Principal Front Setback (min)	40 ft	30 ft	10 ft	25 ft	50 ft	50 ft
B. Street Side/Secondary Front Setback (min)	20 ft	15 ft	10 ft	10 ft	15 ft	15 ft
C. Side (from adjacent lot) Setback (min)	20 ft	10 ft	10 ft	10 ft	15 ft	15 ft
D. Rear Setback (min)	25 ft	25 ft	10 ft	10 ft	15 ft	15 ft
E. Other Standards	n/a	n/a	See Below (4)	See Below (4)	See Below (4)	See Below (4)
4. ACCESSORY STRUCTURE						
A. Side Setback	5 ft	5 ft	40 ft	40 ft	50 ft	50 ft
B. Rear Setback	5 ft	5 ft	30 ft	30 ft	30 ft	30 ft
C. Other Standards	See Below (1,3)	See Below (1, 2)	See Below (1, 2)	See Below (1,2)	See Below (1, 2)	See Below (1, 2)
5. PARKING CONFIGURATION						
A. Parking Location per Section 7.2.3	See Chart 7.2	See Chart 7.2		Per building type	Per building type	Per building type
B. Parking in Exterior Setback/Buffer	n/a	n/a	n/a	n/a	n/a	n/a
6. BUILDING HEIGHT						
A. Principal Building (max)	35 ft	35 ft	35 ft	35 ft or 3 stories (whichever is greater)	35 ft or 3 stories (whichever is greater)	50 ft
B. Accessory Structure (max)	2 stories	2 stories	35 ft	35 ft	35 ft	35 ft
C. Additional Height Permitted with Additional Setback	n/a	n/a	n/a	n/a	1 ft additional height permitted with each 2 ft horizontal setback	1 ft additional height permitted with each 2 ft horizontal setback

1. *Accessory structures over 600 sf must comply with principal setback requirement.*
2. *No accessory structures may be located on corner lots between the street and wall line of the principal structure.*
3. *No accessory structures may be located on corner lots between the street and wall line of the principal structure, unless front setback requirements are provided on both streets.*
4. *For any nonresidential structure which is located immediately adjacent to a single family residential use or district, the lot boundary line minimum distance shall be determined as follows: For every foot building height, the developer shall provide setbacks equal to the height of the building. At no time shall the setback be less than what is indicated in the above table.*
5. *Any development/ subdivision connected to both public water and sewer shall utilize the alternate dimensional standards given in the table.*

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

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					
A. RESIDENTIAL	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Dwelling - Single Family	P	P	P	-	P	P	P	P	-	-	-	-	-	-	-	-	P	-	P	P	-	
Dwelling - Two Family	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	-	-	-	5.2.1
Dwelling – Three Family, Four Family	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.3
Dwelling - Townhome	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	P	P	P	P	P	
Dwelling - Multifamily	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	PR	PR	PR	-	5.2.2
Dwelling - Accessory	PR	PR	PR	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	-	-	-	5.2.3
Halfway Homes	-	-	-	-	-	-	-	-	-	SE	-	SE	-	-	-	-	-	-	-	-	-	5.2.4
Live-Work Units	-	-	-	PR	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	PR	5.2.5
Manufactured Housing	PR	PR	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.6
Manufactured Home Park	SE	-	-	-	SE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.6
Residential/Family Care Home (5 or fewer residents)	P	P	P	-	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	P	P	
Residential Care Facilities (6 or more residents)	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.2.7

B. LODGING	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Bed and Breakfast Homes (up to 8 rooms)	PR	PR	PR	PR	-	PR	-	PR	PR	-	-	PR	-	-	-	-	PR	PR	-	PR	PR	5.3.1
Bed and Breakfast Inn (up to 12 rooms)	-	-	-	-	-	-	-	-	PR	-	-	PR	-	-	-	-	-	-	-	PR	PR	5.3.1
Boarding or Rooming House	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	5.3.2
Campground	SE	SE	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	-	-	5.3.3
Dormitory	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
Fraternity/Sorority House	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
Hotel/Motel	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	

C. OFFICE/SERVICE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
ATM	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Banks, Credit Unions, Financial Services	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Business Support Services	-	-	-	-	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Crematoria	-	-	-	-	-	-	-	-	-	-	CU	-	-	CU	-	-	-	-	-	-	-	5.4.1
Dry Cleaning and Laundry Services	-	-	-	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	P	P	
Funeral Homes	-	-	-	P	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	P	P	
Home Occupation	PR	PR	PR	-	PR	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	PR	PR	PR	5.4.2
Kennels, Indoor	PR	PR	PR	PR	-	-	-	-	PR	PR	PR	PR	-	PR	-	-	-	-	-	PR	PR	5.4.3
Kennels, Outdoor	PR	PR	CU	PR	-	-	-	-	-	-	CU	CU	-	CU	-	-	-	-	-	-	-	5.4.4
Medical Clinic	-	-	-	PR	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	5.4.5

P – Permitted by Right **PR** – Permitted with Review **CU** – Conditional Use Required **SE** – Special Exception Required

BASE DISTRICT	DESCRIPTION
Professional Business District (PB)	The Professional Business District is generally located adjacent to neighborhoods and provides opportunities for the provision of office and professional services that do not adversely impact the surrounding communities.
Neighborhood Business District (NB)	The Neighborhood Business District is generally located on thoroughfares and provides opportunities for the provision of neighborhood services that serve as an acceptable transition to generally auto-dependent neighborhoods.
General Business District (GB)	The General Business District is generally located on thoroughfares and provides opportunities for the provision of offices, services, and retail goods in proximity to generally auto-dependent, community neighborhoods. The regulations for this district are intended to accommodate the predominately auto-oriented pattern of existing development while encouraging the transition to pedestrian-friendly, mixed-use areas that avoid strip commercial development.
Regional Business District (RB)	The Regional Business District is generally located on the major thoroughfares in the community and provides opportunities for the provision of offices, services, and retail goods to meet the surrounding region. The regulations for this district are intended to accommodate the predominately auto-oriented pattern of existing development until such time that transportation network is retrofitted to accommodate more urban development patterns.
Institutional District (INS)	This Institutional District is intended to allow for the continued and future use, expansion, and new development of academic and religious campuses, governmental and health facilities and public and private utility infrastructure. The goal is to promote the many varied uses associated with such institutions while maintaining the overall design integrity of the campus setting and minimizing any adverse impacts on the neighboring residential areas. In the attempt to meet this goal numerous requirements are included, such as but not limited to buffers, landscaping, outdoor lighting, parking, signage, building height, setbacks, open space, and the like.
Open Space Preservation District (OSP)	The Open Space Preservation District is established to preserve and protect environmentally sensitive lands (e.g. floodways, wetlands) and properties that are already under public ownership and/or otherwise restricted for use for passive or active recreational use.

Sherrie Simpson

Schedule F

From: Jay Hildreth
Sent: Thursday, February 19, 2026 8:42 PM
To: Sherrie Simpson
Subject: The Haven Rezoning

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

Chairman Carnes,
Thank you for your service to Lancaster County!
I'm Jay Hildreth and I live in ve become aware that Lennar is proposing to rezone about 600 acres on the east side of Highway 521 just south of North Corner Road. We need the growth closer to Lancaster to help rejuvenate the town and bring more businesses to our County. We need the homes built before the retail and commercial will come to the area and downtown needs additional folks to help the restaurants, dealerships, flooring stores, grocery stores, etc.
Please vote YES for The Haven rezoning.
Sincerely,
Jay Hildreth

Sherrie Simpson

From: Task
Sent: Friday, February 20, 2026 4:21 PM
To: Sherrie Simpson
Subject: New Housing Community

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,

As business owners in Lancaster, we have recently learned that Lennar is considering developing a new community, The Haven, at the corner of Highway 521 and N. Corner Road. My husband, Tim, and I own .ıere in Lancaster, and we would like to express our support for this proposed development.

We believe a new housing community in this location would positively impact local businesses, increase traffic to downtown Lancaster, and contribute to the overall growth and vitality of our town. Additionally, the expanded tax base generated by new homes would provide valuable resources to help further revitalize and strengthen our community.

We respectfully ask that you please share this email with the County Council during Monday evening's meeting.

Thank you for your time and consideration.

Sincerely,
Tim and Laura Blue

Catherine Collins Reynolds

Feb. 23, 2026

The Honorable Lancaster County Council
ATTN: Council Chair Brian Carnes

Dear Council Chair Brian Carnes and Members of Lancaster County Council,

My name is Catherine Reynolds. I grew up in Lancaster and am a 1992 graduate of Lancaster High School. After spending 30 years away building a journalism career, I have returned home to launch a local business and invest in the community that shaped me.

I am writing to express my support for The Haven Development Project located between Charlotte Highway and Craig Farm Road.

When I look around Lancaster, I see many of the same qualities that defined my upbringing-kind, generous and hardworking people serving as the backbone of our nonprofits, schools, churches and local businesses. I see leaders working to move the county forward through thoughtful and creative solutions. To continue building a strong community, we need more of both: committed leaders and residents who live, work, worship, shop and raise their families here.

We have all watched the northern part of the county transform with new restaurants, grocery stores, medical offices, gyms, schools, churches and businesses. That kind of growth begins with housing. If we want to see broader prosperity reach the city of Lancaster and surrounding areas, we must attract more families to the heart of our community.

The more than 900 homes in The Haven project could bring 3,000 new residents within a five- to 10-minute drive of the city. That growth would support local businesses, attract new jobs, strengthen our schools and churches, and increase participation in youth sports and community activities. It would mean more families walking downtown, visiting our parks, attending cultural events, and investing their time and resources locally. It would contribute to a thriving and sustainable Lancaster.

Growth always presents challenges, but allowing those challenges to delay progress would cost us valuable opportunities. I believe welcoming new families to our area is essential to Lancaster's long-term success.

Thank you for your time and the opportunity to share my perspective.

Sincerely,
Catherine Reynolds

Sherrie Simpson

Schedule G

From: James Priest
Sent: Friday, February 20, 2026 9:35 AM
To: Sherrie Simpson
Subject: Ordinance 2026-2012

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Against new developments
Sent from my iPad

Sherrie Simpson

From: Robert Maher
Sent: Sunday, February 22, 2026 12:41 PM
To: Sherrie Simpson
Subject: New development in Indian Land

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I think it is irresponsible to keep on building in Indian Land, without doing something about the traffic on 521.
Bob Maher

Sherrie Simpson

Schedule H -

From: Roxanne La
Sent: Monday, February 23, 2026 4.
To: Sherrie Simpson
Subject: Fwd: VOTE NO (The Haven)

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We ask you to please vote NO to rezone to Medium Density Residential for The Haven. We've gone over this many times at meetings and discussed the issues regarding our overcrowded schools, our resources, our first responders, firefighters, ambulances and more. Why is it that no one cares about what the people want who live in these areas that will be effected. Why should we bother to vote for those who say they will work for us and can't get it right? This is too much about the Almighty dollar and not enough about common sense and humanity.

Roxanne LaChance
SCCL

PS: I VOTE NO

The Haven (Lennar)

- **Location:** ~604 acres between **Hwy 521 & Craig Farm Road**

Proposal: Rezone from **Rural Neighborhood (RN)** to **Medium Density Residential (MDR)** with a **Cluster Subdivision Overlay**
Scale: **~900 homes** (approx.)

Sherrie Simpson

Schedule I -

From: Allan Ahner
Sent: Friday, February 20, 2026 10:00 AM
To: Sherrie Simpson
Subject: Ordinance 2026-2012

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Since traffic problems continue to worsen disallowing this proposal will not change the traffic atmosphere. I vote in favor of this development.
Al Ahner
Sent from my iPhone

Citizen Comment

Lancaster County

Submitted On:
Feb 21, 2026, 02:43PM EST

Agenda Item for Discussion:	C. F. Smith/Harris Tract (Commercial
Meeting Date:	
Full Name	**First Name:** Don **Last Name:** Anderson
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 approving this rezoning. It would be nice to have more stores close to us so we could avoid driving on 521. Hopefully big box stores will be included (Home Depot?). I realize there will be more traffic and lights on 521 but think having needed stores closer will be worth it.

Sherrie Simpson

Schedule J

From: Nancy Eliades
Sent: Friday, February 20, 2026 10:10 AM
To: Sherrie Simpson
Subject: Rezoning of 71 acres in Indian Land

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Please please do NOT let this pass! There is SO much traffic on 521 and this will make it unbearable.

Sent from my iPad

Sherrie Simpson

From: Jim MacMillan
Sent: Friday, February 20, 2026 12:48 PM
To: Sherrie Simpson
Subject: Deny Rezoning of 71 Acres in Indian land

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County Board of Commissioners.

I do not support the rezoning of 71 acres of land on the east side of 521 between Aldi & Culver's from LDR (Low Density Residential) to Regional Business. This area is currently overcrowded with traffic and no additional stoplights will help the situation. Additional travel trips, compounding of congestion with additional stores will only add to the problems Indian Land faces. How many more retail shopping stores do we need to approve along Highway 521 to be built, then to sit empty along this congested corridor. Please use some commons sense to deny this request. If you count, there are at lease 12 unoccupied store fronts built along 521 and many out parcels. This type of uncontrolled development cannot be supported with the current infrastructure in place.

Jim MacMillan

Sherrie Simpson

From: Kathleen Fitzgerald
Sent: Friday, February 20, 2026 2:47 PM
To: Sherrie Simpson
Cc: Kathy Fitzgerald
Subject: A plea against further development

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I will again voice my concern and conviction that the Ordinance 2026 2012 that is up for the 2nd reading needs to be rejected.

As an dent, we continue to get development that supports the whole county financially yet shows no regard or planning to alleviate the immense traffic that the county council ignores.
Stop looking at dollar signs and represent ALL concerns of Lancaster county residents. We need improved infrastructure, roads and planning before more development.

Sincerely
Kathleen Fitzgerald

Kathy Fitzgerald

Sherrie Simpson

From: Robert Lombard
Sent: Friday, February 20, 2026 3:16 PM
To: Sherrie Simpson
Subject: Ordinance 2026-2012

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As a resident of _rge the council to vote "**NO**" regarding Ordinance 2026-2012. The area is already overwhelmed with traffic and traffic lights and, until the community sees a detailed plan on how the County Council will be addressing the problem, keep the land dormant.

Robert Lombard

Sherrie Simpson

From: Ronda Beegle
Sent: Friday, February 20, 2026 4:39 PM
To: Sherrie Simpson; Sherrie Simpson
Subject: Ordinance 2026-2012

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PLEASE vote NO!! You did not do the right thing at the meeting on 2/9/26 - you received so many emails and people in person asking for you to vote no on Ordinance 2026-2012. Indian Land cannot handle any more traffic, no matter what this contractor/builder proposes. You MUST stop this absolute madness, and do your civic duty and start focusing your time, energy, funds, planning and your common sense, to first and only first (with no more added buildings/structures/houses/businesses, et) work on the absolute madness and very unsafe environment of 521.

PLEASE VOTE NO! Save what was a wonderful town from becoming more of a nightmare.

Regards,
Ronda Beegle

Citizen Comment

Lancaster County

Submitted On:
Feb 21, 2026, 06:13PM EST

Agenda Item for Discussion:	Case:RZ-2025-2538
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:	You made a huge mistake at the 2/9 meeting by approving the first reading of this. PLEASE PLEASE vote no. Now is your chance to redeem yourself and do what is right and appropriate for a town that has basically been ruined. Stop the absolute madness. Take a step back and fix all the previous mistake, don't keep piling them on. Work to solve the congestion, the ungodly amount of traffic, improve safety and start to focus on the schools and public life. We do not need anymore stores, concrete or traffic. Vote no and begin to heal this community and save it before it really is too late.

Sherrie Simpson

From: sam beegle
Sent: Friday, February 20, 2026 5:02 PM
To: Sherrie Simpson
Subject: C.F. Smith Harris rezoning

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To whom it may concern,

I am 100% against the rezoning of the C.F Smith/Harris property. I would like to see the county actively fix the traffic problems in Indian Land. What we don't need are several more stop lights to waste even more of our day. I wish there were some discussion to fix this problem before making it worse. I don't buy the argument that the tax revenue will help fix the problems. If that's the case we should have already solved the problem with the increased revenue from the already crowded area. I also am tired of hearing it is SCDOT that needs to address the traffic. Give me a break and please stop making the problem worse!

Respectfully,
Sam Beegle

Sent from AT&T Yahoo Mail for iPhone

Sherrie Simpson

From: Marie Herrington
Sent: Friday, February 20, 2026 7:52 PM
To: Sherrie Simpson
Subject: Ordinance 2026-2012

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I am a resident of [redacted] and I am OPPOSED to ordinance 2026-2012. We do not need the traffic that will come if this is approved. It is a terrible situation at present, and this will make it worse. I am not able to make the meeting, please record my opinion.

Marie Herrington

Sherrie Simpson

From: Janice Hopper
Sent: Friday, February 20, 2026 10:04 PM
To: Sherrie Simpson
Subject: ORDINANCE 2026-2012

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So disappointed in our council members who voted in favor of this Ordinance. Kudos and to Councilmen Luis & Graham for standing up to the developer by voting against it. Despite the developers meager enhancements, they still do NOT address the impact of increased traffic that this development will bring. SCDOT and the County have done nothing to address a miserable traffic situation that will only get worse if the plan is approved. Estimates are that this development will bring 4,000 MORE cars daily. I support Mr. Luis and Mr. Graham to continue voting "No" and implore the remains council members to withdraw their support of the Ordinance on this next reading. Clearly, this area of the county can barely deal with the traffic now nor have the necessary first responder resources to handle this project.

Janice & Larry Hopper

Sherrie Simpson

From: Jennifer Griffis
Sent: Saturday, February 21, 2026 4:02 AM
To: Sherrie Simpson
Subject: Rezoning of 71 acres on Laurel hill and 521

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Hello
We vote NO! NO NO NO!!
I am a resident of the area behind the proposed development. Not only will this further clog up the area, but think of the impact of the people that live on the road these people want to move. We have lived peacefully in this neighborhood for 30 years. I have spoken with many neighbors and no one wants this development in front of our neighborhood. It will be months of continuous construction, noise pollution, very difficult to get out of our neighborhood. Not to mention giving easy access to people trespassing on our property. I have already had utility workers and surveyors thinking it's ok to park wherever they want for breaks and smoking.
The developers can take their businesses elsewhere. These developers have caused enough damage to our trees and quiet area. It's now all full of crime, loud vehicles, very little policing and teen agers running amuck in neighborhoods stealing and causing damage to property. The original residents of Indian Land have had enough! Leave the zoning as it is. Next thing y'all will be after our AG zoning as well! Leave us alone please!
Thank you

Sherrie Simpson

From:
Sent: Saturday, February 21, 2026 8:02 AM
To: Sherrie Simpson
Subject: Indian Land proposed box stores

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I am against this proposed building project until infrastructure is updated.
Sent from my iPhone

Sherrie Simpson

From: Jen Tsonas
Sent: Saturday, February 21, 2026 10:00 AM
To: Sherrie Simpson
Subject: ORDINANCE 2026-2012 VOTE NO

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Dear Council members,

You were elected to serve your constituents. Please listen to us.

521 cannot accommodate anymore traffic. We are suffocating! The re-zoning will bring cars, crime, accidents and even more stand still traffic.
The existing zoning for residential is already enough.

We appreciate our two Council members Luis and Graham who questioned the developer of the plan and voted no. Please don't think that you folks in Lancaster won't feel the impact of this oversized, unnecessary retail plan. You will, it is creeping down South right into your neighborhoods and then you will understand the impact.

VOTE NO on ORDINANCE 2026-2012.

Thank you!
Jennifer Tsonas

Sherrie Simpson

From: Sandy Lewis
Sent: Saturday, February 21, 2026 11:08 AM
To: Sherrie Simpson
Subject: The second reading of changing the land parcel to business on 521.

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521 traffic wise is busting right now. You can take almost 45 minute from sun city to Audrey Kell Rd. Don't allow anymore traffic until the road is widened.
Sandra Lewis.

Citizen Comment

Lancaster County

Submitted On:
Feb 21, 2026, 01:36PM EST

Agenda Item for Discussion:	Case:RZ-2025-2538 Smith/Harris Tracts
Meeting Date:	
Full Name	**First Name:** JEREMY **Last Name:** RUFF
Phone Number	
Email	
Address:	
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	I oppose this rezoning. Our infrastructure is inadequate for commercial businesses already in place and adding to them will create only more problems. FIX WHAT WE HAVE NOW and then look to expand in the future if need be.

Sherrie Simpson

From: Mary Jo Rini
Sent: Saturday, February 21, 2026 10:36 AM
To: Sherrie Simpson
Subject: Ordinance 2026-2012

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I'd like to voice my opinion about this proposal. I believe we need to halt all development until we resolve the traffic light syncing issue as well as the traffic congestion problem. If we want a desirable place to live we must be responsible in controlling our growth and the impending impact on the area.

Thank you.

Mary Jo Rini

Sherrie Simpson

From:
Sent: Saturday, February 21, 2026 3:23 PM
To: Sherrie Simpson
Subject: ORDINANCE 2026-2012

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To the Council Members,

This is a BIG NO vote.

We vigorously oppose the new development you are considering for approval.

The traffic is already a nightmare without even the addition of more vehicles from the businesses.

It is more hazardous for emergency vehicles to travel in this area. Response time for people in need of ambulance or police service is increased.

James and Sharon Grantham

Sherrie Simpson

From: jkohler22
Sent: Saturday, February 21, 2026 3:37 PM
To: Sherrie Simpson
Subject: CF Smith Rezoning @nd Reading

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Hello,
I would like to my hope that the County Council will NOT approve the rezoning. We don't have the infrastructure to handle more traffic to 521.

Thank you
Joe

Joe Kohler

Citizen Comment

Lancaster County

Submitted On:
Feb 21, 2026, 06:06PM EST

Agenda Item for Discussion:	Further Development and Rezoning of approx 70+ acres
Meeting Date:	
Full Name	**First Name:** Joyce **Last Name:** Rausch
Phone Number	
Email	
Address:	
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	Please accept my strongest expression of opposition. Our hometown is being absolutely ruined! Proliferation of commercialization and apartment complexes have made traffic nearly impassable!! The beauty of the area is being destroyed. At the very least, make our area pedestrian friendly and absolutely REQUIRE landscaping throughout. Get the development further back from 521!!! Please, please help us retain what we can of the beauty we once enjoyed! Longterm Resident: Joyce Rausch.

Sherrie Simpson

From:
Sent: Saturday, February 21, 2026 9:17 PM
To: Sherrie Simpson
Subject: Rezoning of ~71 acres of land on the east side of 521 between Aldi & Culver's from LDR (Low Density Residential) to Regional Business

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Dear Ms. Simpson,

We live in nd have already been impacted by increased traffic on 521 by all the new businesses, including Culvers, Target, Costco, etc.

We are opposed to rezoning this land from LDR to Regional Business.

Brooks & Brenda Rimes

Sherrie Simpson

From: Chuck Howard
Sent: Sunday, February 22, 2026 1:37 PM
To: Sherrie Simpson
Subject: VOTE NO on ORDINANCE 2026-2012.

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Dear Council members,

You were elected to serve your constituents! Please listen to us.

521 cannot accommodate any more traffic. ***We are suffocating!*** The rezoning will bring cars, crime, accidents and even more stand still traffic.
The existing zoning for residential is already enough.

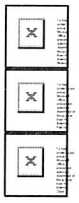
With backups at one light, stretching 1/4 mile, we often have to wait through 4 light changes to get through!

We appreciate our two Council members Luis and Graham who questioned the developer of the plan and voted no. Please don't think that you folks in Lancaster won't feel the impact of this oversized, unnecessary retail plan. You will, it is creeping down South right into your neighborhoods and then you will understand the impact.

VOTE NO on ORDINANCE 2026-2012.

Thank you!
Charles Howard

Compose:
New Message



Sherrie Simpson

From: Sharon Buzo
Sent: Sunday, February 22, 2026 3:31 PM
To: Sherrie Simpson
Cc: Stuart M. Graham
Subject: ORDINANCE 2026-2012

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To the members of the Lancaster County Council:

In regard to the commercial development on Highway521 and Laurel Hills Road, we **strongly disagree** with rezoning the 71 acres from Low Density Residential to Regional Business. We have lived in cated directly off Highway 521) for approximately 8 years. We moved here for the quaint feeling of a quiet, family friendly and beautifully landscaped community, not for many large box stores or discount strip malls, which is what the area is developing into.

We attended a meeting with the representative from C.F. Smith Property Group along with several County Representatives. We **DO NOT SUPPORT** rezoning; however, we would support the low-density housing, if that is what the land will be acquired for. This proposal to rezone will continue to label this area as a below mediocre area with over developments of less quality commercial businesses. This (RB) development will cause further traffic congestion (with approximately over 4,000 cars going north and south on Highway 21 per day) and another light we do not need. It will destroy the planted shrubbery in the median. At certain times of the day Highway 521 traffic backs up from the Food Lion to the Sun City entrance light going north in the morning and south in the evenings. 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 to the nearby communities, including The Retreat of Rayfield. The traffic in a low-density housing development could be routed away from direct access to Highway 521.

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 sale values from late 2025 in the range of $75,000. This proposed rezoning has the high probability of dropping home sales and home values even further. We do agree that the current traffic lights need to be retimed, not just add another one. We are not willing to drop property values due to rezoning and a promise for a traffic light that will cause further traffic delays in this area.

Families moving into this area are seeking reasonable housing cost, a safe environment that would allow their children to be outside, and a community they are proud of. Not just one more discount store after another, after another.

Does the Lancaster County Council want to continue to make this community into a low-cost strip mall area, attracting many more people and traffic to the area, or does the Lancaster County Council wish to respect this community's home values and the ambience the community desires to hold onto?

We are requesting The Lancaster County Council to protect the exiting residences and potential new residences with home values, traffic and personal safety, not just for higher tax revenue going to Lancaster County.

tively submitted,

and Sharon Buzo

Citizen Comment

Lancaster County

Submitted On:
Feb 22, 2026, 09:10PM EST

Agenda Item for Discussion:	request to Rezone property on 521 between aldi and Culver's from Low Density Residential (LDR) to Regional Business (RB)
Meeting Date:	
Full Name	**First Name:** Mavis **Last Name:** Gauruder
Phone Number	
Email	
Address:	
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	Council Members, I respectfully ask you to deny the request to rezone this property from Low Density Residential to Regional Business. This proposal is not a small neighborhood development. It is a large-scale commercial hub with retail and multiple outparcels. That level of intensity does not match the reality of the infrastructure or the services in this area. Our roads are already struggling. Traffic backs up during normal commuting hours. Intersections are stressed. Adding regional retail traffic — including delivery trucks and out-of-area shoppers — will dramatically increase congestion and safety risks. And there are no funded plans in place to upgrade the infrastructure to handle that volume. We cannot approve growth first and hope infrastructure catches up later. History shows it rarely does. Our public safety services are also stretched thin. Police, fire, and EMS are overburdened and understaffed. Response times matter. When someone calls 911, minutes matter. A regional commercial center will generate more calls — more traffic accidents, more medical emergencies, more service demands — without a clear plan to expand staffing or facilities. This is not responsible growth. This property is currently zoned Low Density Residential for a reason. That designation reflects the character and expectations of the surrounding community. A sudden shift to Regional Business is not a transition — it is a

dramatic escalation in intensity. The noise, lighting, traffic, and extended business hours will fundamentally change the area.

Once this zoning is approved, it cannot be undone. It sets a precedent. It opens the door to more high-intensity development in what has long been a residential corridor.

Growth is not the enemy. Poorly planned growth is.

If this project cannot demonstrate that infrastructure is funded, that emergency services can absorb the demand, and that compatibility with surrounding neighborhoods is protected, then approval would be premature.

I respectfully ask you to put residents first. Protect our infrastructure. Protect our public safety capacity. Protect the integrity of the Comprehensive Plan.

Please deny this rezoning request.

Thank you for your time and your service.

Sherrie Simpson

From: David New
Sent: Sunday, February 22, 2026 11:11 PM
To: Sherrie Simpson
Subject: Ordinance 2026-2012

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I am writing to express my opposition to the proposed rezoning of the property between Aldi and Culvers, on Route 521. There is NO need to change the Master Plan to add additional Regional Business in Indian Land. The existing Master Plan clearly has provided more than sufficient opportunity for regional business. Regional business has begun to take shape in Indian Land and is crippling traffic in the panhandle. Let development occur on existing undeveloped parcels. There is no need to add additional development opportunities that benefit nobody but a few land owners and business owners

Dave Bartlett

Sent from my iPhone

Sherrie Simpson

From: Helen Drahos
Sent: Sunday, February 22, 2026 11:41 PM
To: Sherrie Simpson
Subject: Deny rezoning land between Aldi and Culver's - Laurel Hill Road

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>
> As a taxpayer, voter and resident in the : I am respectfully requesting that the Council Deny the Rezoning request for the parcel of land at Laurel Hill Road between the Aldi's and Culver's off of Laurel Hill Road.
I am appalled that 5 council members who do not reside in this area had the audacity to vote for the rezoning.
>
> Kind Regards,
>
> Helen and John Drahos
>

>
>
> Sent from my iPad

Sherrie Simpson

From: Martha McCusker
Sent: Monday, February 23, 2026 7:06 AM
To: Sherrie Simpson
Subject: ORDINANCE 2026-2012

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I strongly oppose rezoning of this land.
Traffic in Indian Land is horrible. I have personally seen fire engines and ambulances stuck in traffic as they try to get to emergencies. Route 521 simply cannot support additional development.

Martha McCusker

Sherrie Simpson

From: susan sinnott
Sent: Monday, February 23, 2026 8:12 AM
To: Sherrie Simpson
Subject: Opposition to more commercial and residential development.

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I am strongly opposed to more commercial and residential development in the particular area noted, for so many obvious reasons. Please consider this note as a no to more building.
Thank you.
Sent from my iPhone

Citizen Comment

Lancaster County

Submitted On:
Feb 23, 2026, 08:30AM EST

Agenda Item for Discussion:	RZ-2025-2538
Meeting Date:	
Full Name	**First Name:** Ellen **Last Name:** Hitti
Phone Number	
Email	
Address:	
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	Regarding RZ-2025-2538, why is heavy machinery digging and are Ordinance signs already down on the property? Another light between the exit of the Promenade and Shelly Mullis would mean more traffic back ups o 521. Is the Council working with SCDOT to get the lights on 521 synced properly?

Sherrie Simpson

From: Paula Canington
Sent: Monday, February 23, 2026 8:50 AM
To: Sherrie Simpson
Subject: Tonight's council meeting vote on rezoning 71 acres

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Dear Sherrie,
We are opposed to the rezoning of the 71-acres from residential to commercial. The roads are already far too over-crowded and the commercialization is too dense. The ripple effects within the county are only beginning to be felt. Thank you.

Paula Canington

Sherrie Simpson

From:	John Saul
Sent:	Monday, February 23, 2026 10:21 AM
To:	Sherrie Simpson
Cc:	Stuart M. Graham; Jose Luis; Brian Carnes
Subject:	Vote "NO" on Ordinance 2026-2012 and DENY Rezoning Application RZ-2025-2538 - CF Smith/Harris Tracts from Low Density Residential (LDR) to Regional Business (RB).

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Lancaster County Council Members

Dear Lady and Gentlemen of the Lancaster County Council:

:My wife and I own a single-family home in Indian Land where we have lived for almost 8 years. We live in the elopment 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 with1,372 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) and vote "NO" on County Ordinance 2026-2012.

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.

Sincerely,

John Saul

Sherrie Simpson

From: Doug Englebaugh
Sent: Monday, February 23, 2026 10:46 AM
To: Sherrie Simpson
Subject: Rezoning Issue - 71 acres of land on the east side of 521 between Aldi & Culver's

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As an Indian Land, SC resident (SCCL) I have an issue with this rezoning decision for several reasons...

- Lancaster City Council has not adequately addressed the impact of increased traffic that this development will add to the entrance to SCCL (more than 4,000 cars daily).
- Increased traffic congestion could lead to more traffic accidents, increased travel time, worse air quality & additional traffic noise.

Our city council should consider an alternative use for this track of land that minimizes additional all day traffic.

Doug & Patty Englebaugh

Sherrie Simpson

From: Eileen Simpkins
Sent: Monday, February 23, 2026 11:01 AM
To: Sherrie Simpson; stuartgraham@lancastercountysc.gov; charlenemcgriff@lancastercountysc.gov; billymosteller@lancasntercountysc.gov; joseluis@lancastercountysc.gov; Steve Harper; bryantneal@lancastercountysc.gov; Brian Carnes
Subject: rezoning on Hwy. 521

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Please vote "NO" for the rezoning in Indian Land on HWY. 521 between Culver's and Aldi's.

Thank You,
Eileen Simpkins

Sherrie Simpson

From: Rich Simpkins
Sent: Monday, February 23, 2026 11:36 AM
To: Sherrie Simpson; stuartgraham@lancastercountysc.gov; charlenemcgriff@lancastercountysc.gov; billymosteller@lancastercountysc.gov; joseluis@lancastercountysc.gov; syeveharper@lancastercountysc.gov; bryantneal@lancastersc.gov; Brian Carnes
Subject: Rezoning of the property Between Culvers and Aldi Grocery Store

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Deny the rezoning.
Since when can a developer dictate what he can do?
--
Rich Simpkins

Sherrie Simpson

From: A Boone
Sent: Monday, February 23, 2026 12:03 PM
To: Sherrie Simpson
Subject: Re: Proposal RZ-2025-2538: CF Smith/Harris Tracts

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Good Morning Ms. Simpson,

I am contacting you again regarding the Proposal RZ-2025-2538: CF Smith/Harris Tracts. Following the 09Feb2026 Council meeting which included the first reading, I remain against passage of this request. While I believe there are multiple factors that I believe warrant rejection of this proposal, the main reason for my stance lies in the lack of developer assurances to complete their retail development as proposed and not revert to high density residential rental properties- which is a distinct possibility under the current UDO.

I appreciate your time and consideration in this matter.

kind regards,

Allen Boone

From: A Boone
Sent: Monday, February 9, 2026 12:46:23 PM
To: ssimpson@lancastercountysc.gov <ssimpson@lancastercountysc.gov>
Subject: Proposal RZ-2025-2538: CF Smith/Harris Tracts

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: MICHAEL SIMPSON
Sent: Monday, February 23, 2026 2:06 PM
To: Sherrie Simpson
Cc: Lorraine Simpson; MICHAEL SIMPSON
Subject: Deny Rezoning

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

Hello,
I would like to submit our statement to Deny rezoning along Highway 521.

Thank you,

Lorraine and Michael Simpson

Sent from my iPhone

Sherrie Simpson

From: Roxanne L
Sent: Monday, February 23, 2026 3:42 PM
To: Sherrie Simpson
Subject: Rezoning

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—IT Helpdesk, lancastersc.supportsystem.com

1). We do not want the rezoning to regional business: Location: 71.1 acres at Hwy 521 & Laurel Hill Rd (between Aldi and Culver's). We are overcrowded on roads and this will draw way more traffic. More than we can handle. As it is, you already have too many gas stations and too many cars washes. Why do we need too many commercial shopping? We have enough. Please build them in Lancaster so people don't have to drive up here. The City of Lancaster needs shops, not us.

Roxanne LaChance

Sherrie Simpson

Schedule K

From: Debby Hegler
Sent: Friday, February 20, 2026 1:53 . ...
To: Sherrie Simpson
Subject: Ordinance 2026-2012

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

Please consider the impact of the effort to rezone this 71 acres. Having lived in Lancaster County for many years, I have seen this area grow exponentially...through no fault of this council. While development in our panhandle has not been all bad, I ask council to think carefully before changing the area in question to an RB District.

Debby Hegler

P.S. Much to my surprise, the new Target is not drawing a lot of business. So do we really need one of every chain business up and down highway 521!

Citizen Comment

Lancaster County

Submitted On:
Feb 22, 2026, 09:16AM EST

Schedule L

Agenda Item for Discussion:	521
Meeting Date:	
Full Name	**First Name:** Kathleen **Last Name:** Moellman
Phone Number	
Email	
Address:	
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	Has anyone ever thought about service roads to keep the traffic off 521

Lancaster County
South Carolina

Citizen Comment

Lancaster County

Submitted On:
Feb 22, 2026, 07:44PM EST

Schedule M

Agenda Item for Discussion:	Planning Departmen
Meeting Date:	
Full Name	**First Name:** Kevin **Last Name:** Clingenpeel
Phone Number	
Email	
Address:	
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	I am the owner of a five acre plot in Indian Land which is surrounded on three sides by a neighboring property and the road on the fourth. Four years ago the property went up for sale. We have had issues ever since with trespassers. Last year a prospective buyer and their agents caused property damage initiating a confrontation. There were months of back and forth with no resolution and it was quite contentious. Then, following a period of peace and quiet, I began to receive calls from neighbors about a notice letter they received from planning. I never received notice despite being completely surrounded by the proposed project. When I attended the meeting I specifically went to address this issue with the planner responsible and she simply lied to me. I began to explain who I was and that I had never received notice and, before I could finish, she quickly stated "we don't keep records of those mailings". I knew that was true and went and filed a FOIA. I received in that information the full record certified by the very person who told me it didn't exist. Were it not for this lie, I could believe this a simple oversight. The only reason to attempt to dissuade me from retrieving the document was because she knew full well I was not on there. It appears clear at this point that the Planner took the interests of a developer and placed them well above those of a tax paying citizen. I would like to speak to someone about a proper and complete investigation to assure the public is being properly represented by the County. I already have an active lawsuit regarding this matter and I do not want to find out through discovery that the developer was communicating about me to the Planner. I have provided the mailing documents retrieved by FOIA to Stuart and am available to answer any questions at the provided contacts.

Schedule N



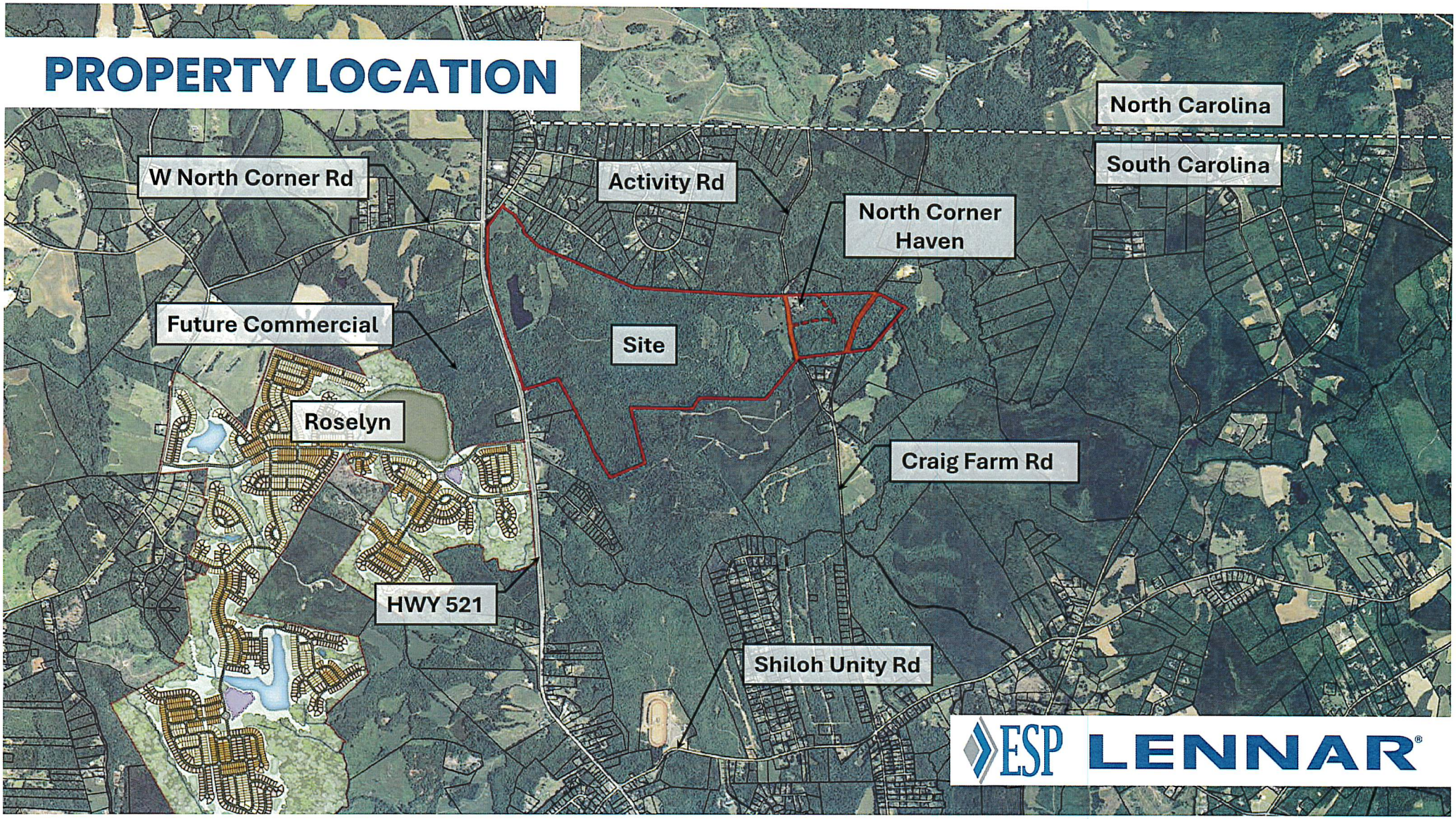
The Haven at North Corner

LANCASTER COUNTY – 2ND COUNCIL READING

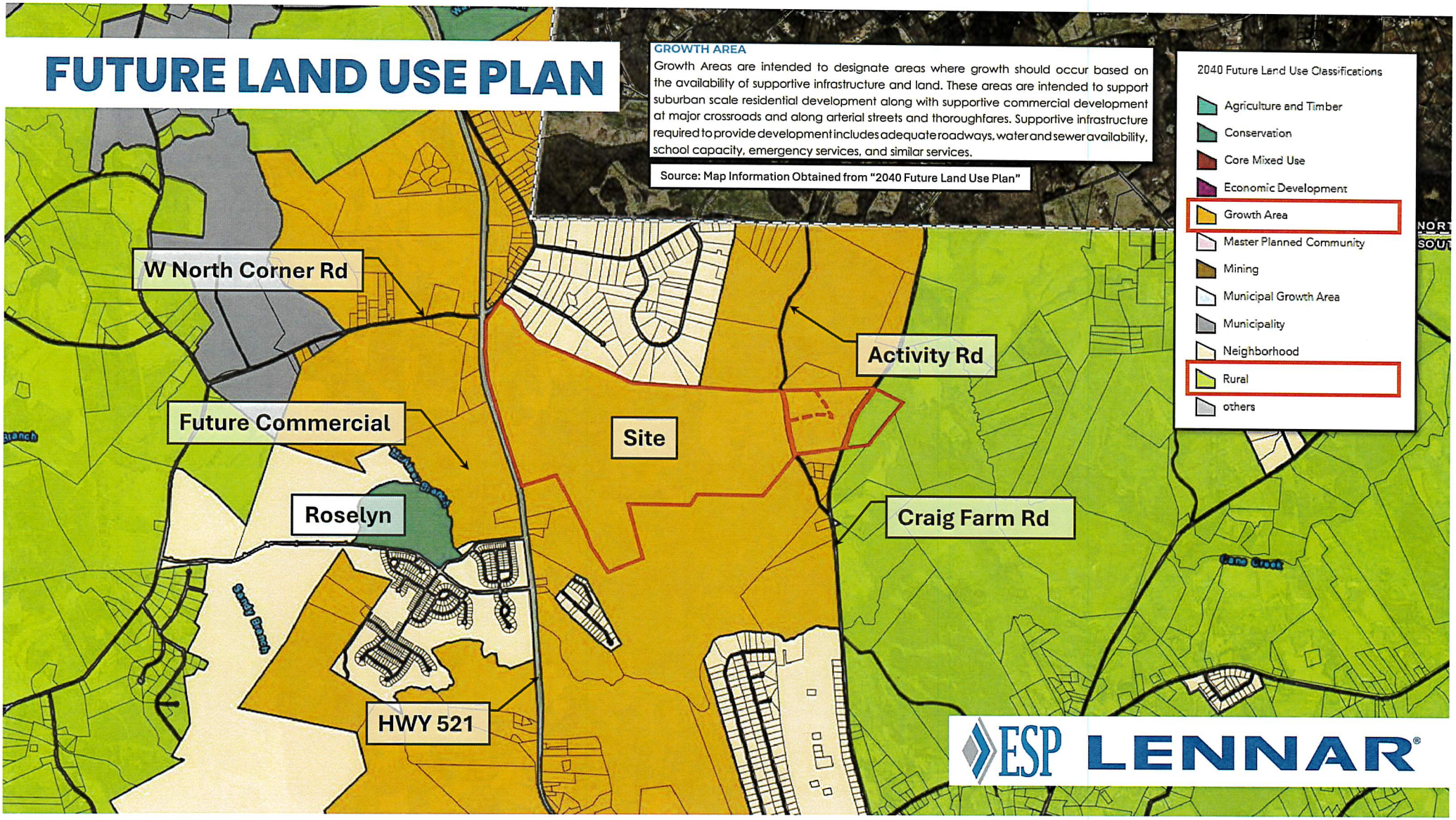
FEBRUARY 23, 2026

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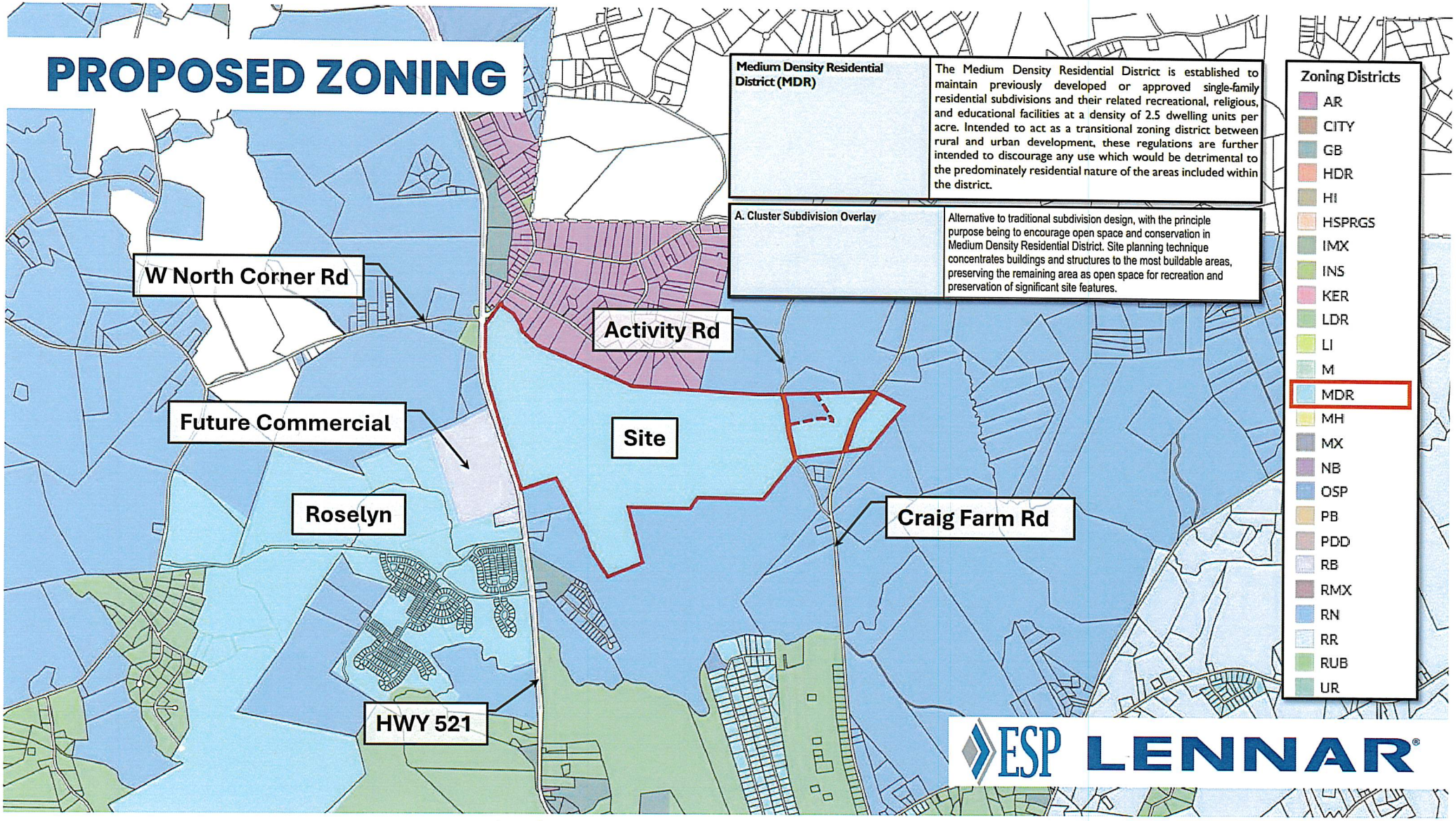
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PROPERTY LOCATION
North Carolina
South Carolina
W North Corner Rd
Activity Rd
North Corner Haven
Future Commercial
Site
Roselyn
Craig Farm Rd
HWY 521
Shiloh Unity Rd
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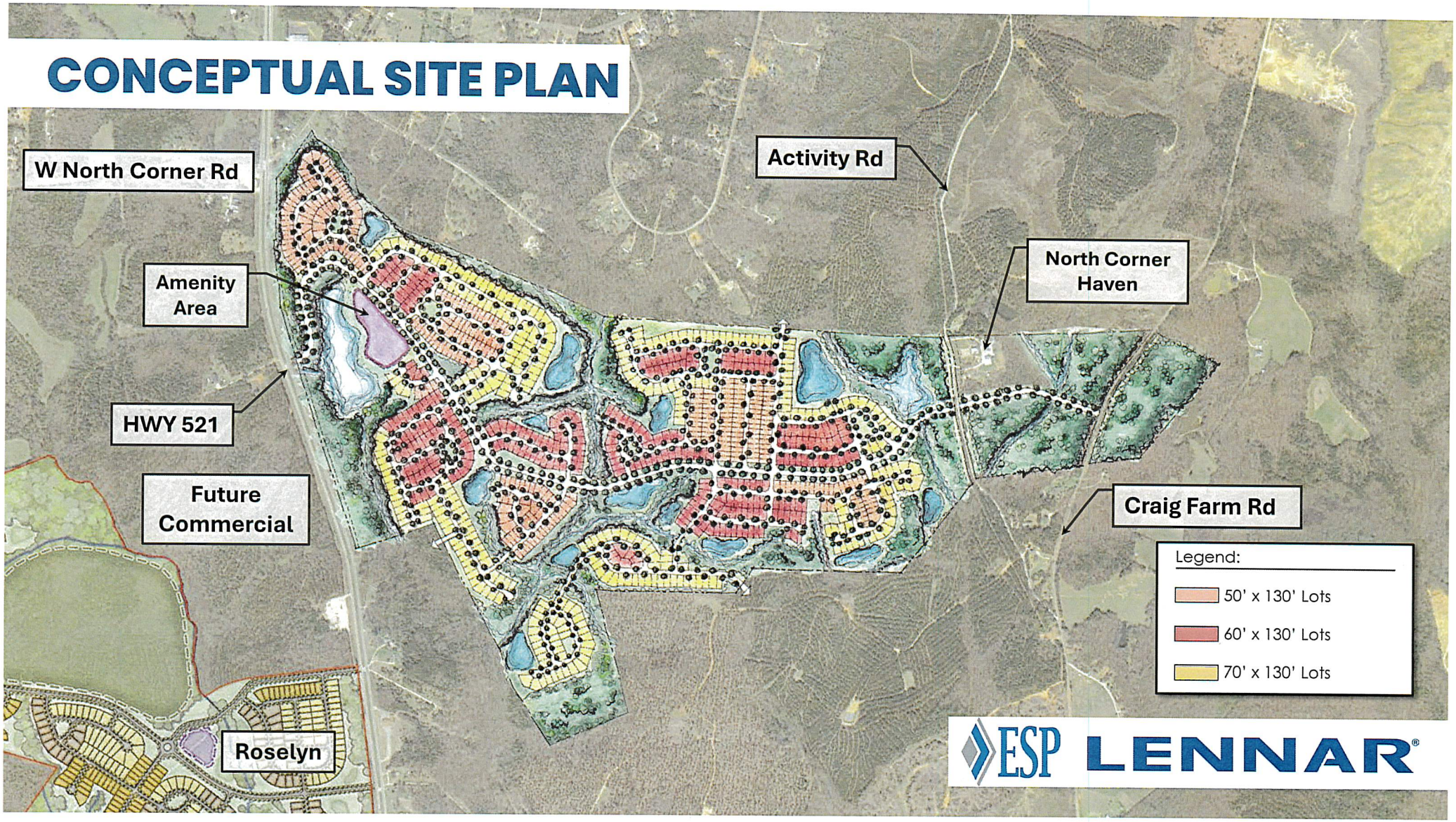
FUTURE LAND USE PLAN



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PROPOSED ZONING
Medium Density Residential District (MDR)
The Medium Density Residential District is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 2.5 dwelling units per acre. Intended to act as a transitional zoning district between rural and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.
A. Cluster Subdivision Overlay
Alternative to traditional subdivision design, with the principle purpose being to encourage open space and conservation in Medium Density Residential District. Site planning technique concentrates buildings and structures to the most buildable areas, preserving the remaining area as open space for recreation and preservation of significant site features.
W North Corner Rd
Activity Rd
Future Commercial
Site
Roselyn
Craig Farm Rd
HWY 521
Zoning Districts
AR
CITY
GB
HDR
HI
HSPRGS
IMX
INS
KER
LDR
LI
M
MDR
MH
MX
NB
OSP
PB
PDD
RB
RMX
RN
RR
RUB
UR
ESP
LENNAR

CONCEPTUAL SITE PLAN



CONCEPTUAL HOME ELEVATIONS















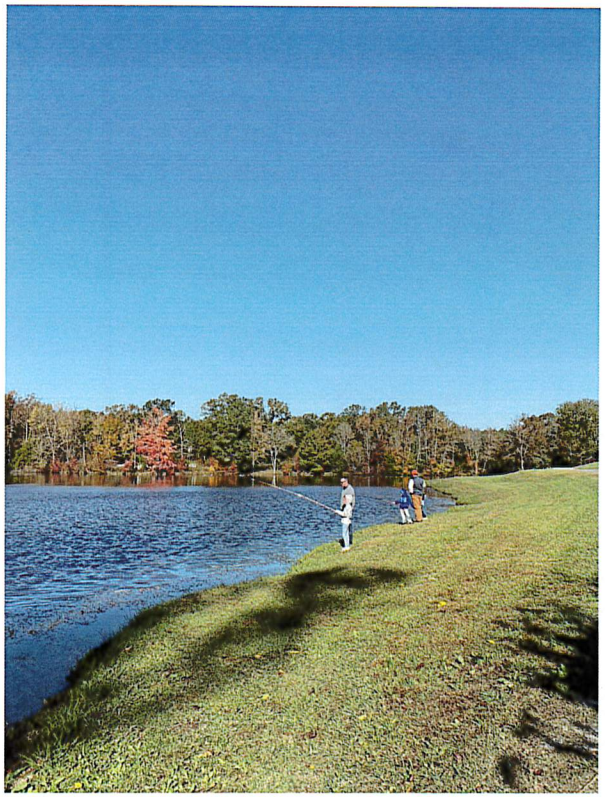


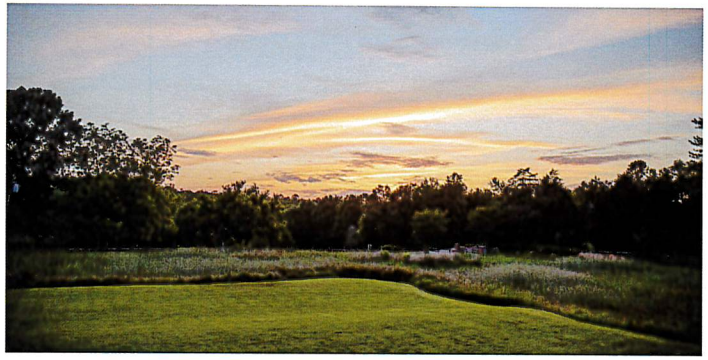


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CONSERVATION FEATURE – THE HAVEN









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PROPOSED AMENITY





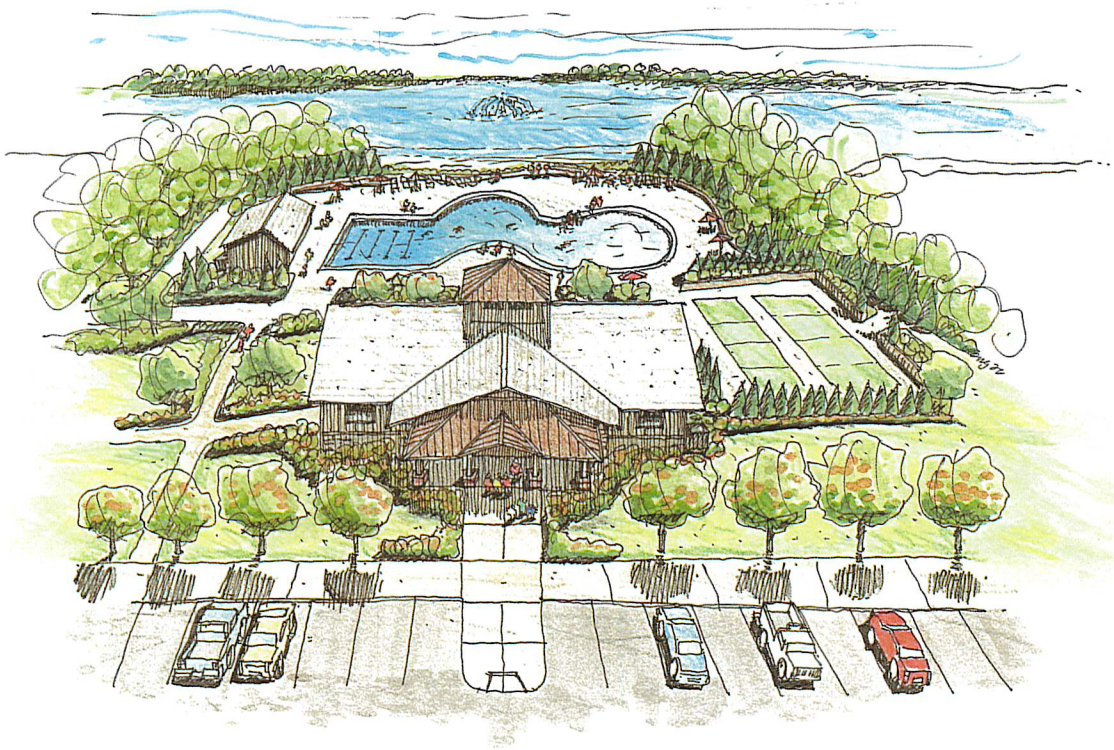




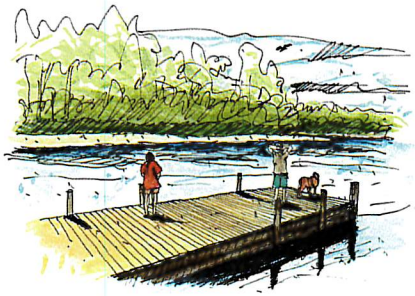
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CONCEPTUAL AMENITY







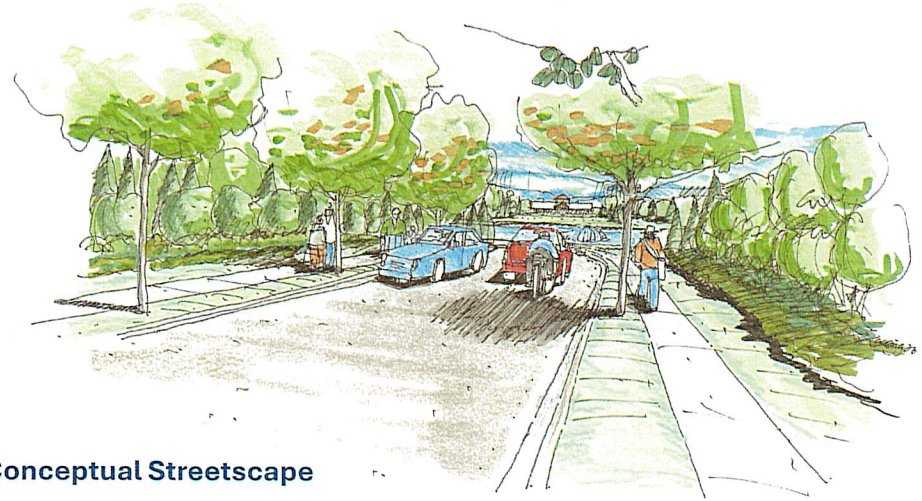
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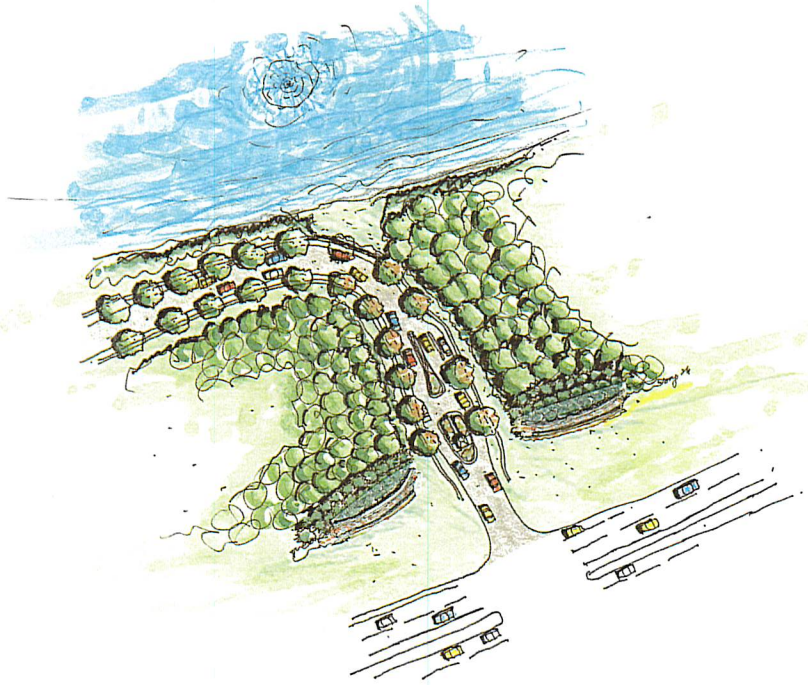
CONCEPTUAL ENTRANCE & MONUMENTATION



Conceptual Community Entrance from Hwy 521



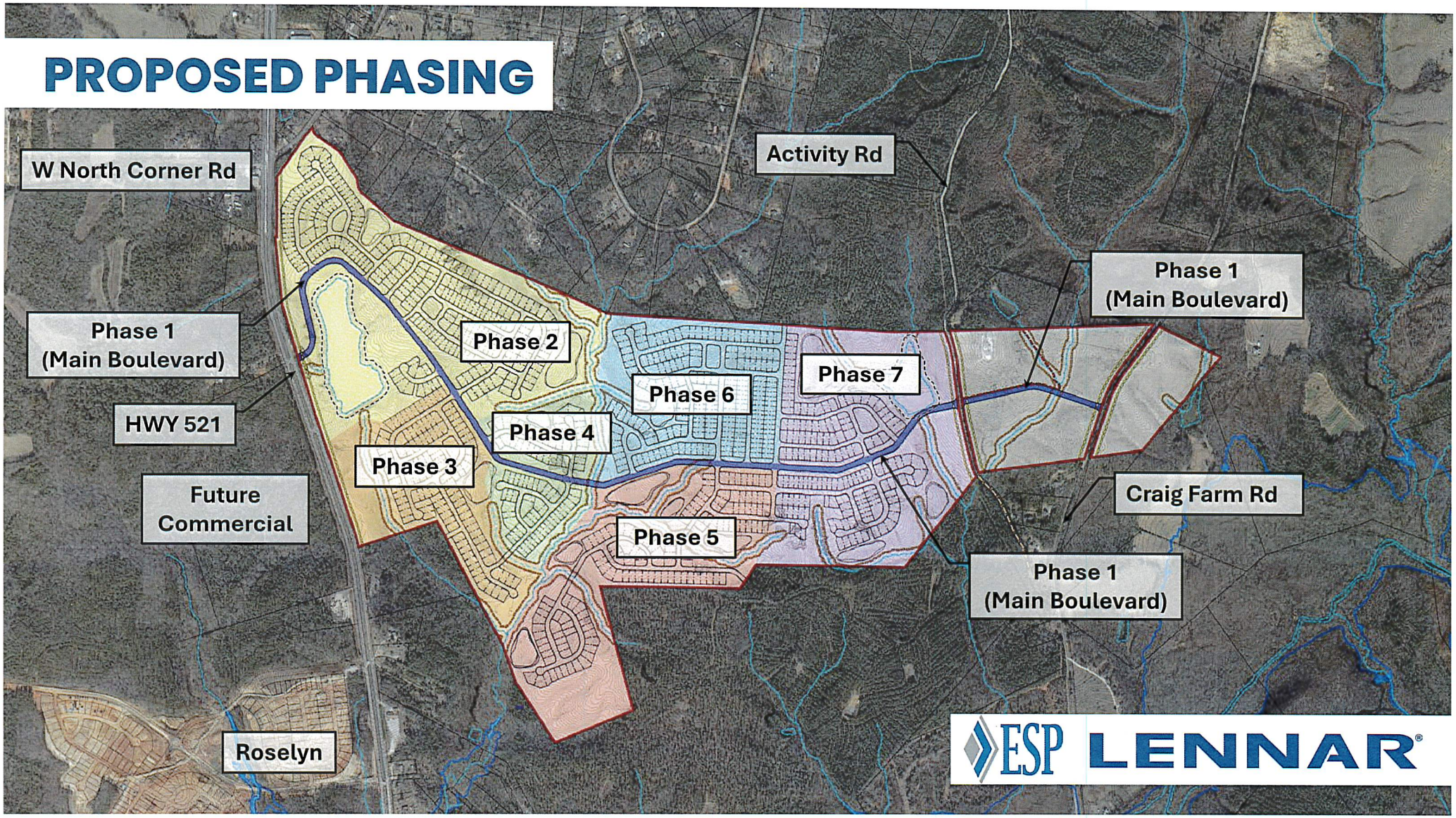
Conceptual Streetscape



Conceptual Community Entrance from Hwy 521

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PROPOSED PHASING
W North Corner Rd
Activity Rd
Phase 1
(Main Boulevard)
Phase 1
(Main Boulevard)
Phase 2
Phase 6
Phase 7
HWY 521
Phase 4
Phase 3
Future
Commercial
Craig Farm Rd
Phase 5
Phase 1
(Main Boulevard)
Roselyn
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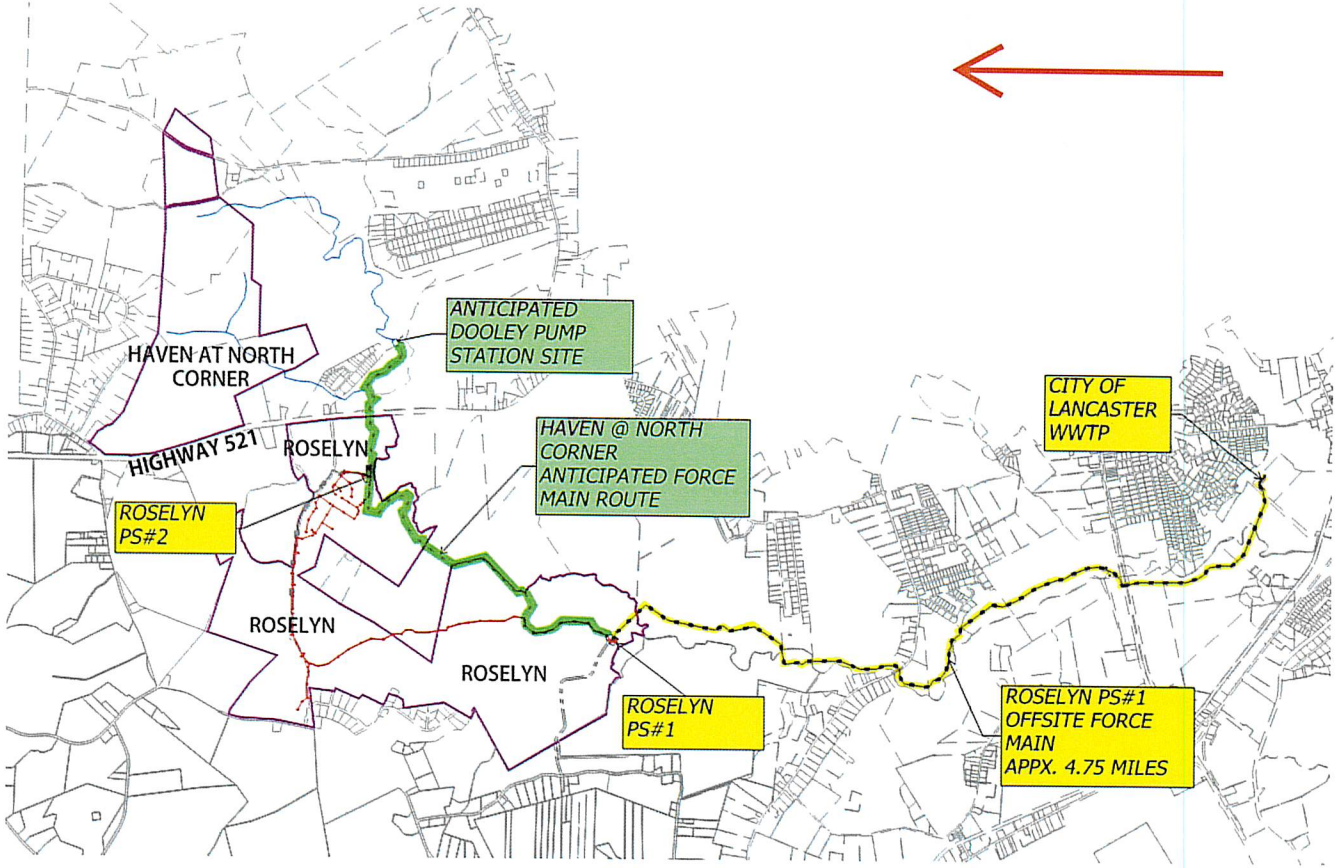
IMPACT FEES

	Fees:	Approx. Total Impact Fees Based on 926 Homes:
School District:	$8,899.00	$8,240,474.00
Sheriff:	$138.00	$127,788.00
EMS:	$128.00	$118,528.00
Fire:	$1,053.00	$975,078.00
Parks & Recreation:	$892.00	$825,992.00
Total:	**$11,110.00**	**$10,287,860.00 for Overall Development**

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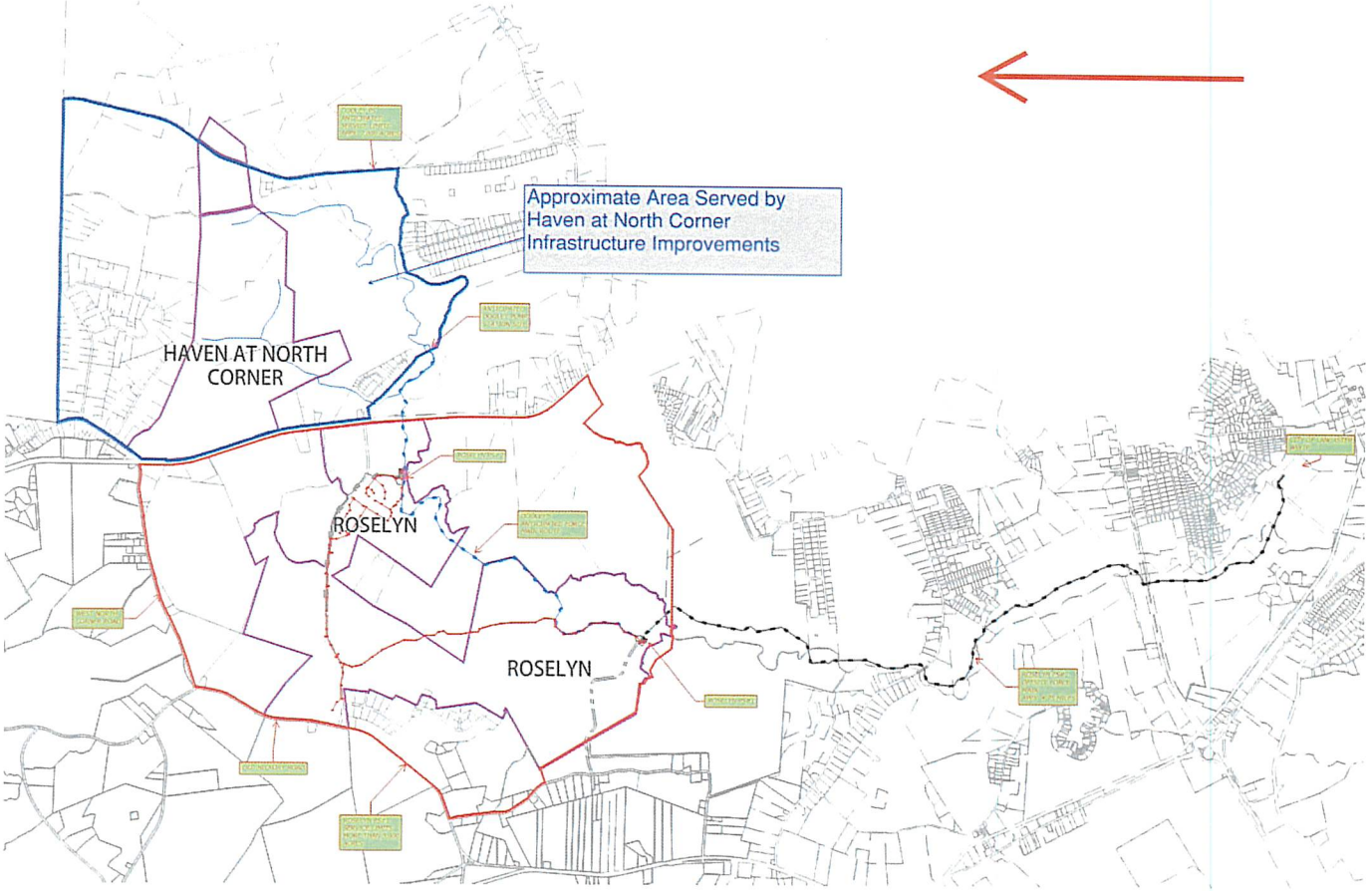
INFRASTRUCTURE IMPROVEMENTS



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INFRASTRUCTURE IMPROVEMENTS



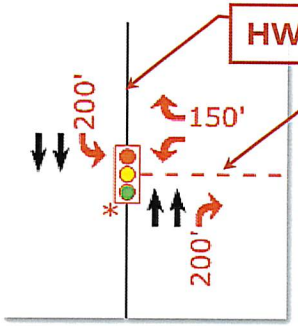
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TRAFFIC IMPROVEMENTS

TIA study had been approved by SCDOT and Lancaster County.

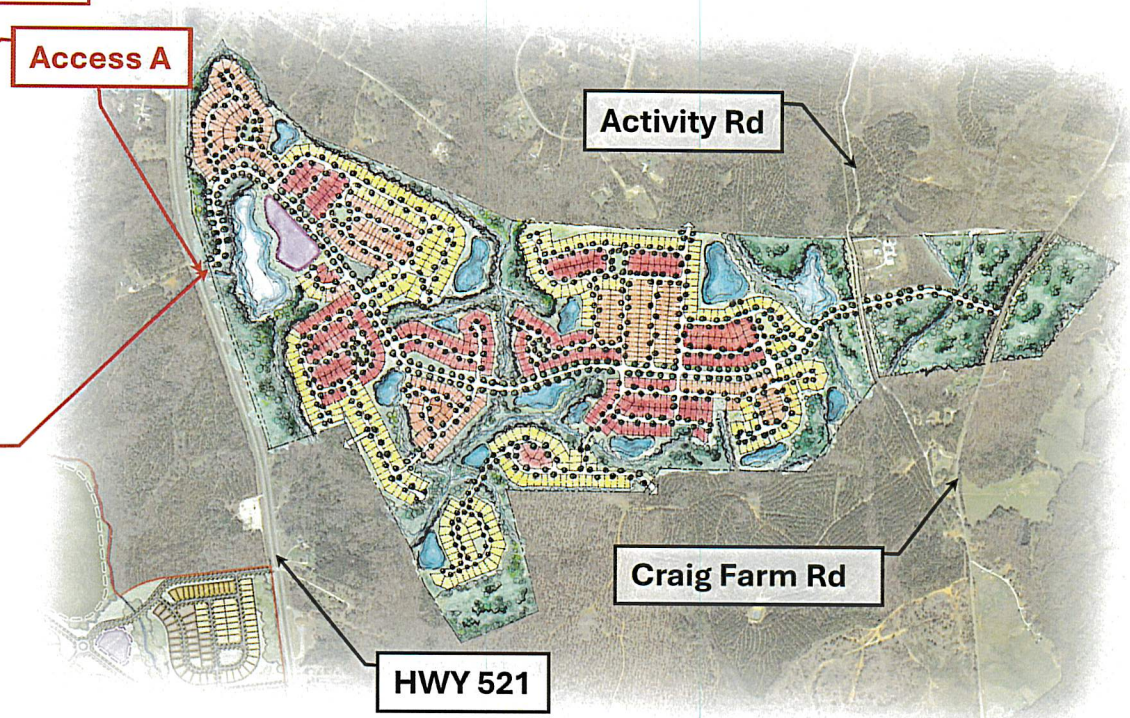
- Traffic signal installed at main entrance at Access A & US 521.
- Traffic Distribution 2036 – 61% of trips to Access A/US 521, 39% of trips to Access B/Craig Farm Road.



US 521 and Access A

- Construct Access A with one ingress and two egress lanes (exclusive left and right turn lane). Provide 150 feet of storage and appropriate taper length for the westbound right-turn lane.
- Monitor the intersection for signalization and install a traffic signal once signal warrants are met.
- Construct a southbound US 521 left-turn lane with 200 feet of storage and appropriate taper length.
- Construct a northbound US 521 right-turn lane with 200 feet of storage and appropriate taper length.
- Provide 150 feet of Internal Protected Stem (IPS) length.

As part of the construction of Access A, a new median break will need to be constructed. Based on discussions with SCDOT and the County, the removal of one existing median break along US 521 (along the sites frontage) would need to take place in order for the proposed new median break access to be constructed.

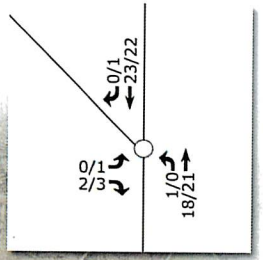


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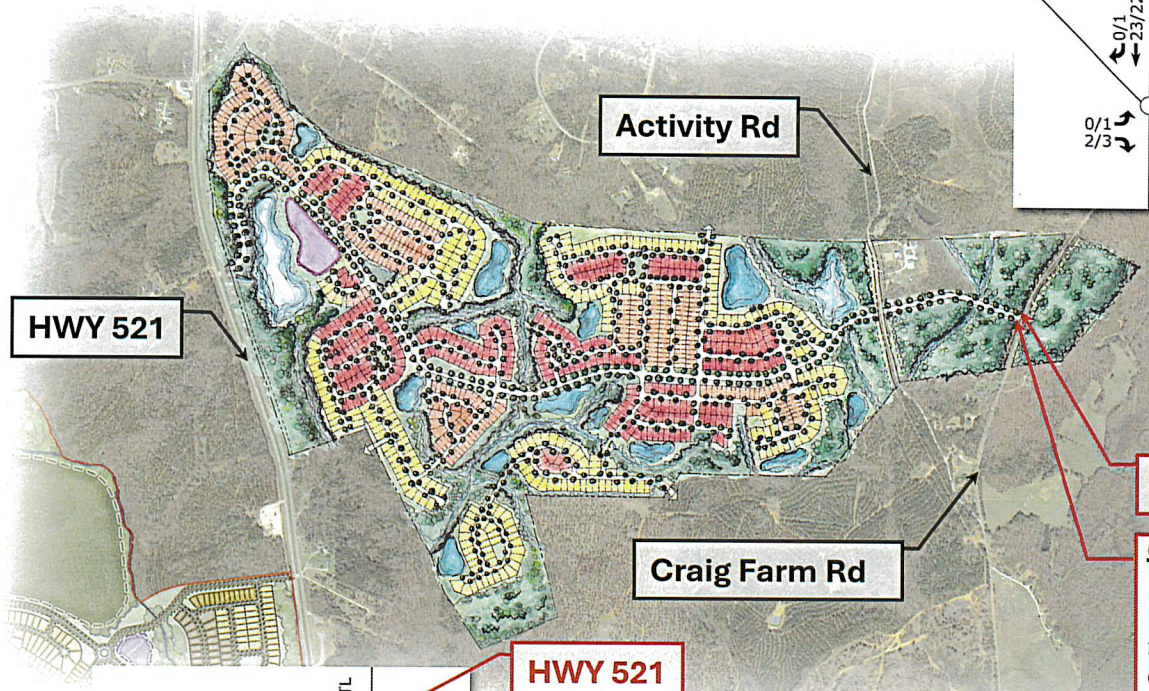
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TRAFFIC IMPROVEMENTS

2025 Existing Peak Hour Traffic at Activity Road and Craig Farm Road:



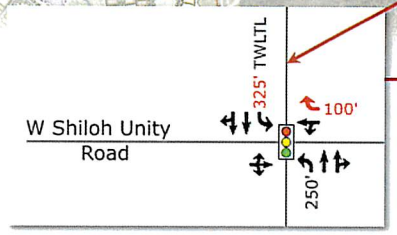
- At full build out in 2036, analysis at the intersection of Craig Farm Road & Access B shows minimal delays and queuing on all approaches. Additionally, no dedicated turn lanes are warranted or required based on low projected trips during peak hour.
- Traffic distribution 2036 – 39% of trips to Access B/ Craig Farm Road, 61% of trips to Access A/US 521.



Craig Farm Road and Access B

- Construct Access B with one ingress and one egress lane (shared left-right lane).

It should be noted that no IPS length was called out for Access B as development is not expected to be constructed east of Activity Road.



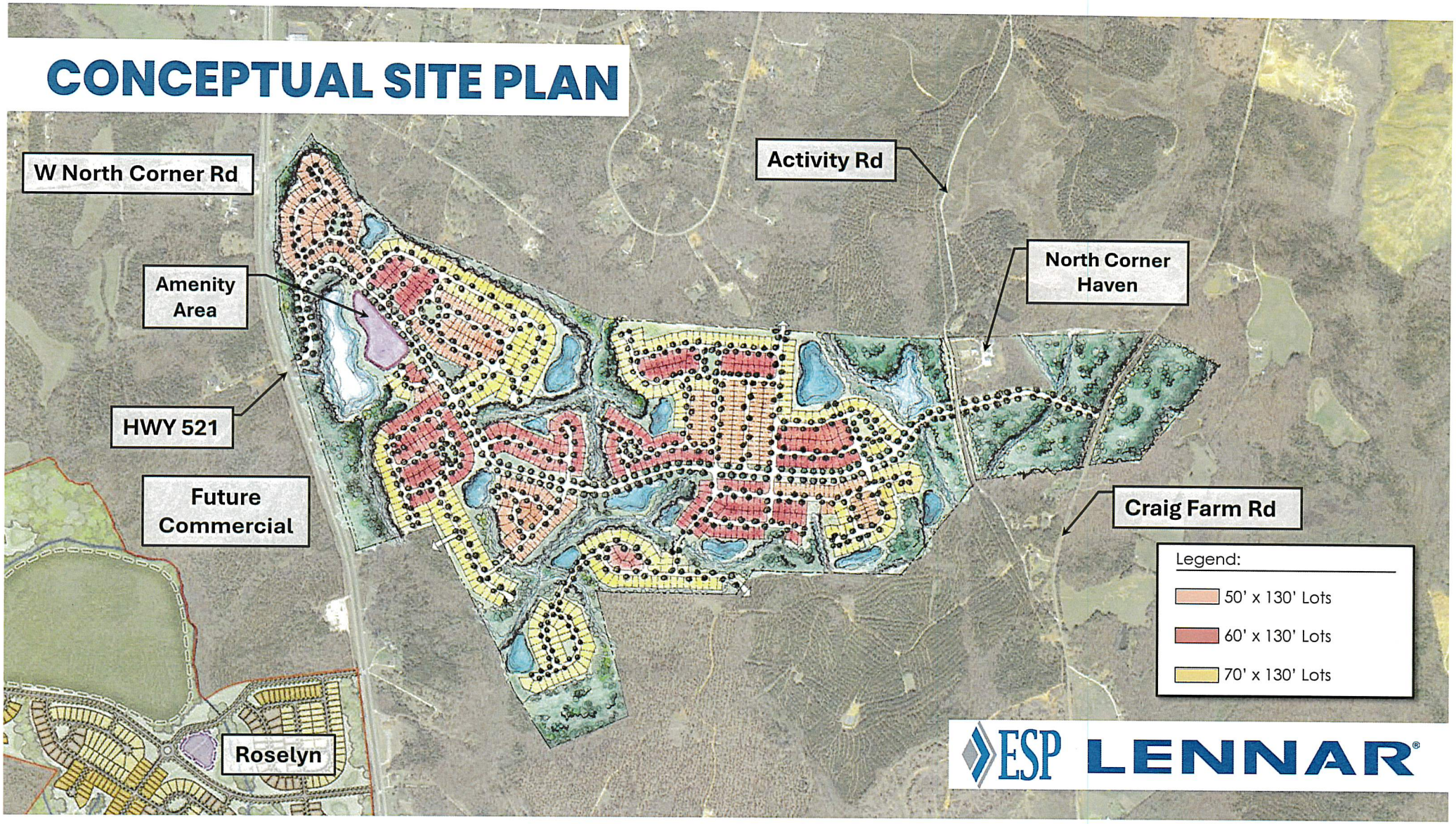
US 521 and Shiloh Unity Road / W Shiloh Unity Road

- Construct a westbound Shiloh Unity Road right turn lane with 100 feet of storage and appropriate taper length.
- Restripe the southbound US 521 TWLTL to provide 325 feet of storage and appropriate taper length.

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CONCEPTUAL SITE PLAN



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EXISTING SITE FEATURE – NORTH CORNER HAVEN





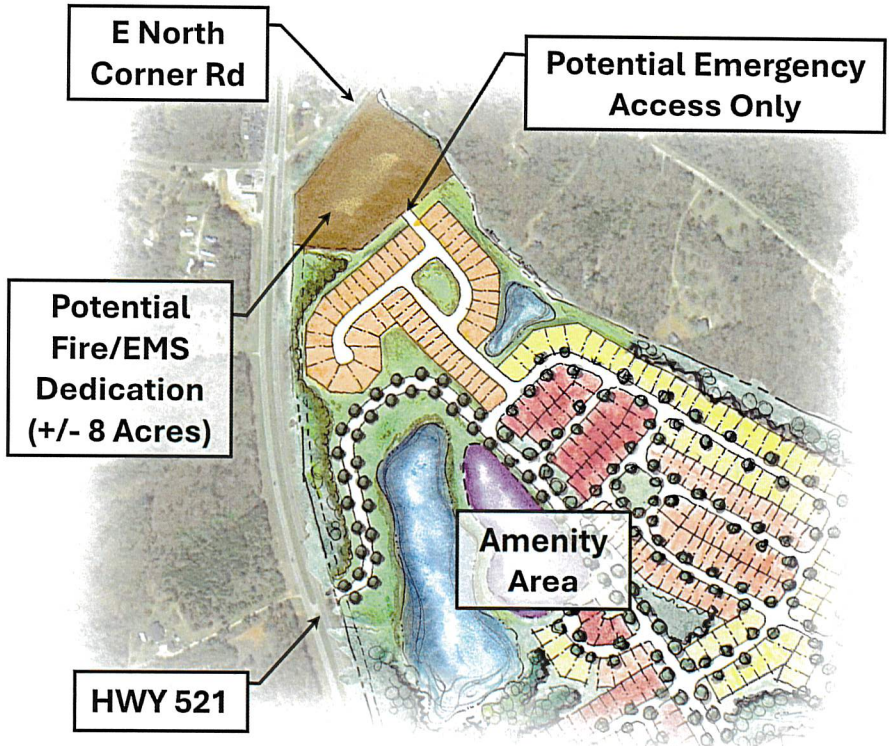


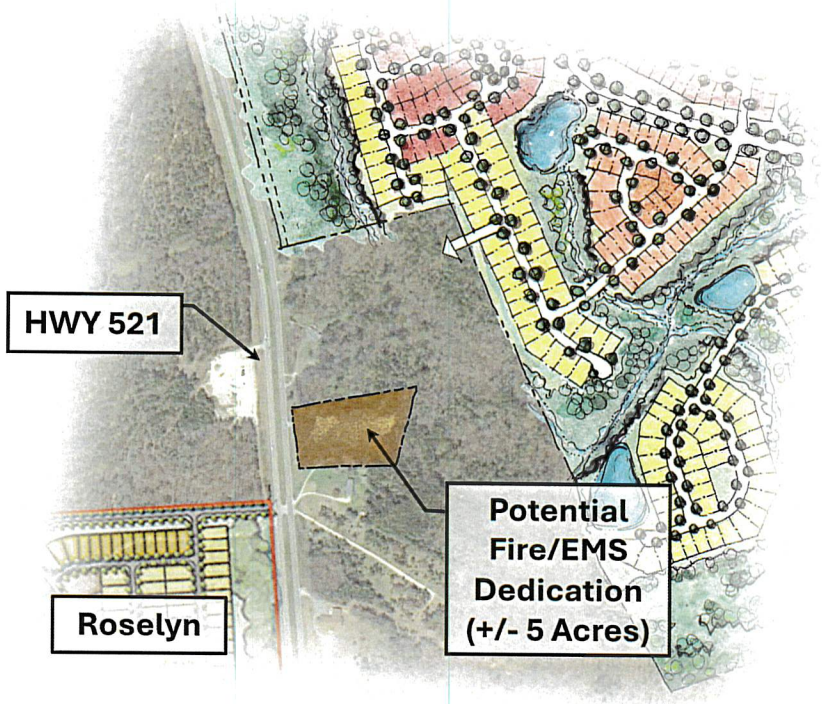


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POTENTIAL FIRE/EMS DEDICATION AREAS





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PROPOSED IMPACT FEES

	Current Fees:	Proposed Fees:	Amount Increased:
School District:	$8,899.00	$8,899.00	$0.00
Sheriff:	$138.00	$1,000.00	$862.00
EMS:	$128.00	$1,000.00	$872.00
Fire:	$1,053.00	$2,933.00	$1,880.00
Parks & Recreation:	$892.00	$892.00	$0.00
Total per Home:	**$11,110.00**	**$14,724.00**	**$3,614.00**
Overall Totals for 926 Homes:	**$10,287,860.00**	**$13,634,424.00**	**$3,346,564.00**

Public Safety Impact Fees Increasing **$3,614.00** per Home

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Schedule O

Section 4.03. Other Charges or Fees. (A) Nothing in this Agreement shall be construed as relieving Developer from the payment of any fees or charges in effect at the time of collection as may be assessed by entities other than the County.

(B) Developer is subject to the payment of any and all present or future fees enacted by the County that are of County-wide application and that relate to the County's costs of processing applications, issuing development permits, reviewing plans, conducting inspections or similar type processing costs.

Section 4.04. Infrastructure and Services. The Parties recognize that the majority of the direct costs associated with the Development of the Property will be borne by Developer, and many necessary infrastructure improvements and services will be provided by Developer or other governmental or quasi-governmental entities, and not by the County. For clarification, the Parties make specific note of and acknowledge the following:

(A) Roads. (1)(a) Developer is responsible for the construction and costs of all roads, whether for public or private use, within the Property including but not limited to any necessary entrance and intersection improvements as required by the South Carolina Department of Transportation related to the development of the Property. All roads must be constructed in accordance with the County's road standards. The road improvements are expected to be implemented on a schedule consistent with the development of the Property as contained in the development schedule and as necessary to serve the development.

(b) Developer shall cause to be prepared a traffic impact analysis conducted and sealed by a licensed South Carolina professional engineer. Any road improvements, which are determined to be necessary, based on the results of the traffic impact analysis, shall be incorporated into the final site plan prior to County approval and the Developer is responsible for all costs of the road improvements. The traffic impact analysis shall be reviewed by the County and in conjunction with the South Carolina Department of Transportation. If a County-level traffic planner is not available to review the traffic impact analysis at the time of submittal, the County may choose to hire a third-party consultant to assist in this review. The cost of the traffic impact analysis, including any additional reviews requested by the County, shall be paid by the Developer. Improvements set forth in the traffic impact analysis may be installed based on a phasing study prepared by a licensed South Carolina professional engineer at the expense of Developer. The installation of new traffic signals or improvements to existing traffic signals shall be based on warrant studies conducted by a licensed South Carolina professional engineer at established specific times and at the expense of Developer.

(c) If a signalized intersection is required by the traffic impact analysis, or additional poles are required at an existing signalized intersection, a mast-arm traffic signal shall be installed. At a minimum, the standard metal mast-arm poles used by Duke Energy Corporation shall be installed. Complete cost of the installation of the mast-arm traffic signal shall be paid by Developer. Developer shall furnish a financial guarantee, acceptable to the County in its discretion, to cover future repairs and replacement of the mast-arm traffic signal. Developer may transfer its obligation for future repairs and replacement for the mast-arm traffic signal to a homeowners' or property owners' association, or similar organization.

(2) Developer is responsible for all construction and maintenance, and the costs thereof, associated with the roads within the Property. Developer may transfer the ownership of the

roads and its obligations for the roads to a homeowners' or property owners' association, or similar organization.

(3) Developer agrees to maintain the landscaping at the entrance to the Property and obtain any necessary easements therefor from the South Carolina Department of Transportation. Developer's obligation to maintain the landscaping is limited to mowing and planting of grass, trimming and planting of shrubs, trees and other vegetation, and maintenance and operation of any associated irrigation system. County agrees to cooperate with Developer in obtaining an easement or other related approvals. Developer may transfer its maintenance obligation to a homeowners' or property owners' association, or similar organization.

(4) County is not responsible for any construction, maintenance, or costs associated with the roads within the Property. Developer acknowledges that County will not accept the roads within the Property into the County road system for any purpose, including, but not limited to, maintenance. Developer agrees to provide County prior to final plat approval documentation that a mechanism, such as a property owners' association, is in place for the perpetual maintenance of all roads within the Property. Developer acknowledges and agrees that the provisions of Section 26-27(B)(3)(a) and (b) of the Lancaster County Code, as amended by Ordinance No. 2014-1299, apply to the roads within the Property.

(B) Potable Water. Potable water will be supplied to the Property by the Lancaster County Water and Sewer District. Developer will construct, or cause to be constructed, all necessary water service infrastructure within the Property and the water service infrastructure will be maintained by the provider. County is not responsible for any construction, treatment, maintenance, or costs associated with water service or water service infrastructure to or within the Property. The water service infrastructure is expected to be implemented on a schedule consistent with the development of the Property as contained in the development schedule and as necessary to serve the development. Developer acknowledges that County has no authority or responsibility for providing potable water services in the County and that the Lancaster County Water and Sewer District is a governmental entity separate and distinct from the County.

(C) Sewage Treatment and Disposal. Sewage treatment and disposal will be provided by the Lancaster County Water and Sewer District. Developer will construct, or cause to be constructed, all necessary sewer service infrastructure within the Property and the sewer service infrastructure will be maintained by the provider. County is not responsible for any construction, treatment, maintenance, or costs associated with sewer service or sewer service infrastructure. Sewer service infrastructure is expected to be implemented on a schedule consistent with the development of the Property as contained in the development schedule and as necessary to serve the development. Developer acknowledges that County has no authority or responsibility for providing sewage treatment and disposal services in the County and that the Lancaster County Water and Sewer District is a governmental entity separate and distinct from the County.

(D) Storm Water Management. Developer will construct or cause to be constructed all storm water runoff conveyance systems and drainage improvements within the Property required by the development of the Property. All inlets, piping within a system, associated swales or other conveyance system shall be designed for a minimum twenty-five (25) year storm event. Individual culvert crossing shall be designed for a minimum twenty-five (25) year storm event. Developer agrees to construct or cause to be constructed permanent water quantity and water quality systems and improvements in accordance with best management practices. The applicable requirements and standards shall be the more stringent of either the requirements and

⚠ FRONT YARD SETBACK	20' (FROM BACK OF SIDEWALK)	
MIN. SIDE YARD	0'	
REAR YARD	0'	
SIDE/CORNER	0'	
MINIMUM BUILDING SEPARATION	10'	
MAXIMUM BUILDING HEIGHT	45'	
PROPOSED BUILDING HEIGHT	34'	

Schedule P

2. NUMBER OF LOTS: 110.

3. ALL IMPROVEMENTS SHALL CONFORM TO THE PDD-21 DISTRICT REGULATIONS AND/OR THE UNIFIED DEVELOPMENT ORDINANCE OF LANCASTER COUNTY.

4. ALL ROADS WILL BE PUBLIC, PRIVATELY MAINTAINED (AS NOTED).

5. SANITARY SEWER WILL BE PUBLIC AND CONSTRUCTED TO LANCASTER COUNTY WATER AND SEWER DISTRICT STANDARDS.

6. WATER LINES WILL BE PUBLIC AND CONSTRUCTED TO LANCASTER COUNTY WATER AND SEWER DISTRICT STANDARDS.

7. #5 REBARS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

8. TOTAL PLAT AREA –

SINGLE FAMILY LOTS:	7.155 ACRES
TOTAL COMMON OPEN SPACE:	10.244 ACRES
AREA OF PUBLIC DRIVES:	3.876 ACRES
TOTAL AREA:	21.275 ACRES

9. SUBJECT TRACT DEED/PLAT REFERENCES: DB 1023 PG22 DB 1335 PG 272, DB 1335 PG 272.

10. SUBJECT TRACT TAX PARCEL: #0010-00-005.00.

11. SURVEY COMPLETED: JUNE 2021.

12. AREA COMPUTATION BY COORDINATE METHOD.

13. PLAT IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, UTILITIES AND COVENANTS WHICH MAY BE OF RECORD.

14. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.

15. COMMON OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OR ITS ASSIGNS.

16. EASEMENTS HAVING A MINIMUM WIDTH OF AT LEAST TEN (10') WIDE AND LOCATED ALONG THE FRONT, SIDE, OR REAR LOT LINES SHALL BE PROVIDED AS REQUIRED FOR UTILITY LINES AND UNDERGROUND MAINS AND CABLES (5' EACH SIDE OF LOT LINE).

17. PROPOSED FIRE HYDRANTS, SIDEWALKS AND DRIVEWAYS NOT FIELD LOCATED, LOCATIONS TAKEN FROM PLANS BY ESP ASSOCIATES, INC.

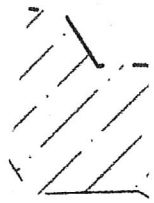
18. 20' WALL/COMMUNITY EASEMENT TO BE CENTERED ON THE FRONT FACE OF WALL AS BUILT, UNLESS OTHERWISE NOTED.

19. PROPERTY OWNERS ARE JOINTLY AND SEVERALLY LIABLE FOR COMPLIANCE



NORTH ORIENTED TO SOUTH CAROLINA GRID NAD83 (2011





PID 0(
MPV ANSI
DB
PB

Schedule Q

FILED
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2014 DEC 10 PM 3:51
CLERK OF COURT
LANCASTER SC

STATE OF SOUTH CAROLINA)
) ORDINACE NO. 2014-1299
COUNTY OF LANCASTER)

AN ORDINANCE

TO AMEND SECTION 26-27 OF THE LANCASTER COUNTY CODE RELATING TO THE ACCEPTANCE OF ROADS INTO THE COUNTY ROAD SYSTEM AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

WHEREAS, over the past decade the extraordinary growth in Lancaster County's population and the roadways associated therewith has made it necessary for Council to consider appropriate modifications to the present ordinance that establishes the policy of accepting roads into the county system; and

WHEREAS, so as to distinguish between existing roads that have long since been constructed and those other newer roads, including those to be constructed in the future, the following amendments hereby are adopted.

THEREFORE, be it **ORDAINED** by the Council of Lancaster County, South Carolina:

Section 26-27 of the Lancaster County Code is amended to read:

Section 1. Acceptance of roads.

(A) This amendment shall not impact those roads previously accepted into the Lancaster County roadway system.

(B) There is hereby established several categories of roads that may be considered by Council for acceptance into the public road system, namely:

(1) Legacy roads – these roads are considered to be those roads that have been platted and built prior to the passage of Lancaster County Ordinance 2008-915, passed on December 1, 2008. To be accepted by the County, each of the following conditions must be met on or before December 31, 2015.

(a) The roadway must have a soil compaction of not less than ninety five (95%) percent and a roadbed of four (4) inches of stone and two (2) inches of asphalt.

(b) The roadway must have a dedicated right-of-way of at least fifty (50') feet and a paved area of not less that eighteen (18') feet in width.

(c) The roadway must be inspected by the Lancaster County Public Works Director prior to acceptance. Any repair work, less and excepting any normal aging, must be completed and approved prior to acceptance.

(d) Prior to acceptance, the owner must provide to the County the following documentation:

(i) Attorney's opinion letter regarding legal authority to transfer road;

(ii) Recorded plat indicating road(s) to be transferred;

(iii) Recorded deed describing road(s) to be transferred;

(iv) Engineering report and verification that roadway standard noted herein has been met;

(v) If any repairs noted in (c) above were necessary, owner must provide a one year written warranty on the said repairs.

(e) Upon the prior conditions having been met, the roadway shall be accepted by the county staff without the requirement of Council approval.

(f) Under no circumstances shall the county accept ownership or responsibility for sidewalks, landscaped medians, storm water infrastructure outside the road right-of-way, detention ponds, street trees, decorative stamped asphalt or concrete. pavers, street lights or other similar items.

(2) Post Ordinance 2008-915 roads – these roads are considered to be those roads that were "identified and created through the submission of a preliminary plan" following the passage of Lancaster County Ordinance 2008-915 on December 1, 2008 but prior to January 1, 2015. To be accepted by the County, the following shall be mandatory:

(a) Each requirement and condition set forth in Ordinance 2008-915 must be accomplished;

(b) Each requirement shall be completed by the owner on or before December 31, 2017;

(3) Roads within a Planned Development District, a residential subdivision or cluster subdivision overlay community that are identified and created through the submission of a preliminary plan after January 1, 2015 will be private - Subject only to the specific exception noted below, the approval process for these roads shall have the following two requirements:

(a) The platted roadway must indicate with specificity on the plat to be recorded that the road will remain privately owned and privately maintained.

(b) The owner of the roadway must provide to Lancaster County sufficient proof that there is in existence a legally created property owners association or other similar entity for the purpose of providing perpetual maintenance and repairs for the road.

(c) One exception shall exist to the requirements set forth in Paragraph (3)(a) and (3)(b). Upon proof that the road in question has been built in full compliance with Ordinance 2008-915, Council may vote to accept the road into the county system upon a finding that the road provides connectivity to the county road system or is a necessary component for the proper development of the county road system.

(i) Council's favorable consideration shall be by an affirmative Resolution vote of at least two-thirds of the Council members..

(ii) The Resolution must contain language establishes a finding that the road fully meets the two conditions cited in Paragraph (3)(c) above.

(iii) Under no circumstances shall the county accept ownership or responsibility for sidewalks, landscaped medians, storm water infrastructure outside the road right-of-way, detention ponds, street trees, decorative stamped asphalt or concrete, pavers, street lights and similar items.

Section 2. **Severability.**

If any section, subsection or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

Section 3. **Conflicting provisions.**

To the extent this ordinance contains provisions that conflict with provisions contained in the Lancaster County Code or other County ordinances, orders and resolutions, the provisions contained in this ordinance supersede all other provisions and this ordinance is controlling.

Section 4. **Effective date.**

This ordinance is effective upon third reading.

And it is so ordained, this 8th day of December, 2014.

LANCASTER COUNTY, SOUTH CAROLINA

Larry McCullough, Chair, County Council

Jack Estridge, Secretary, County Council

ATTEST:

Debbie C. Hardin, Clerk to Council

First Reading: August 11, 2014
Second Reading: November 24, 2014
Third Reading; December 8, 2014

Approved as to form:

County Attorney

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Schedule R

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  - Entergy - Hamon Del... 3
- Health Insurance
  - Funny Stuff and family

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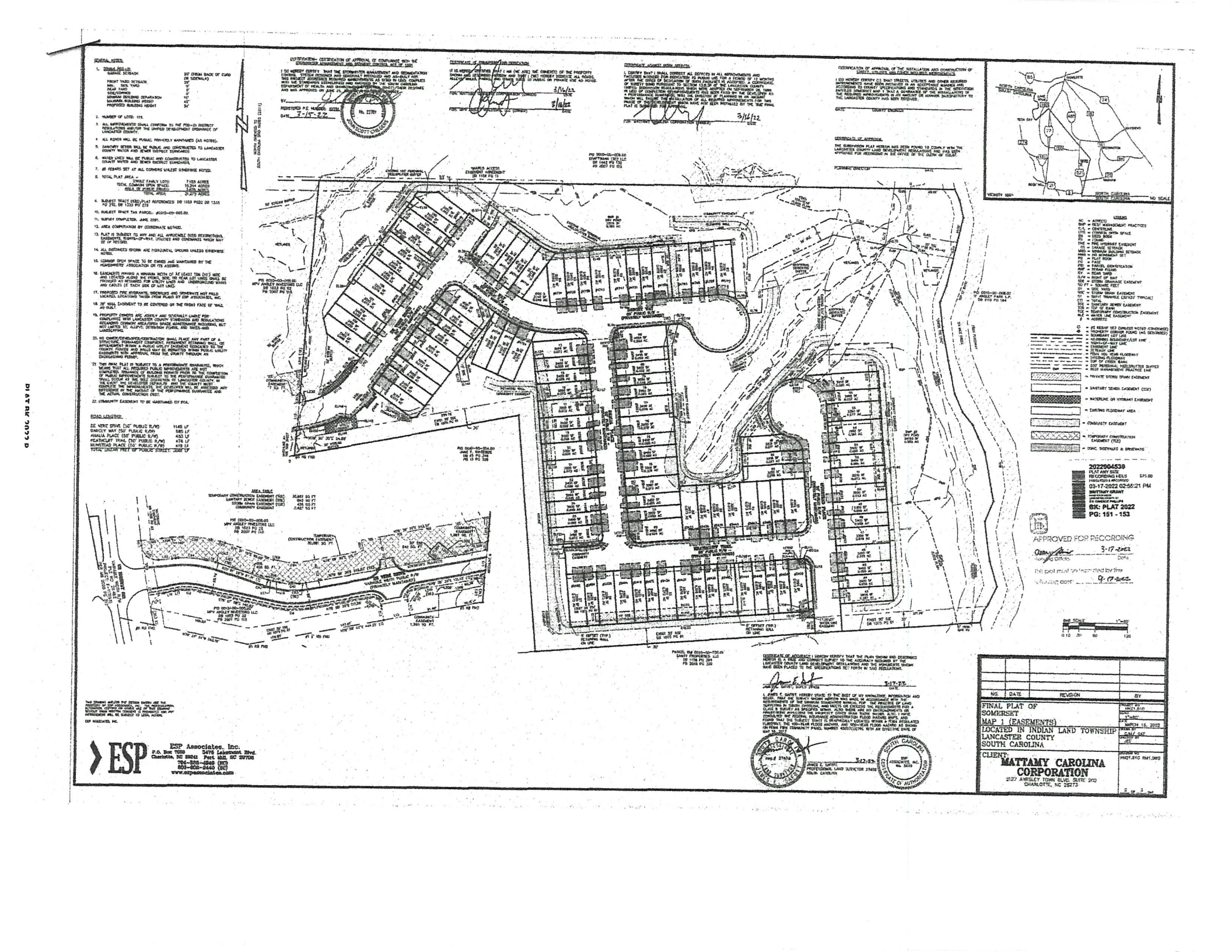
We are here to request that Somerset roads be accepted by the county. The plat should be revised to remove all references to privately maintained

1. The county has designated Somerset Roads as public. See note 4 in plat. Ordinance 2014-1299 is not applicable since it refers to roads that are private. See section 3 "will be private"

2. Roads meet requirements of ordinance 2008-915 as evidenced by release of performance bond September 2025.

3. Length of road to be maintained is 3081ft., 1/2 mile. See note 22 of plat

Re: Points to make (No subj... (No subj...


GENERAL NOTES:
1. ZONING PER UDO
GARAGE SETBACK 20' FROM BACK OF CURB OR SIDEWALK)
FRONT YARD SETBACK 20'
MIN. SIDE YARD 5'
REAR YARD 10'
SIDE/CORNER 15'
MINIMUM BUILDING SEPARATION 10'
MAXIMUM BUILDING HEIGHT 40'
PROPOSED BUILDING HEIGHT 34'
2. NUMBER OF LOTS: 115.
3. ALL IMPROVEMENTS SHALL CONFORM TO THE PDD-21 DISTRICT REGULATIONS AND/OR THE UNIFIED DEVELOPMENT ORDINANCE OF LANCASTER COUNTY.
4. ALL PONDS WILL BE PUBLIC, PRIVATELY MAINTAINED (AS NOTED).
5. SANITARY SEWER WILL BE PUBLIC AND CONSTRUCTED TO LANCASTER COUNTY WATER AND SEWER DISTRICT STANDARDS.
6. WATER LINES WILL BE PUBLIC AND CONSTRUCTED TO LANCASTER COUNTY WATER AND SEWER DISTRICT STANDARDS.
7. #5 REBARS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
8. TOTAL PLAT AREA =
SINGLE FAMILY LOTS: 7.153± ACRES
TOTAL COMMON OPEN SPACE: 10.314 ACRES
AREA OF PUBLIC ROAD: 3.870 ACRES
TOTAL AREA: 21.337± ACRES
9. SUBJECT TRACT DEED/PLAT REFERENCES: DB 1053 PG22 DB 1335 PG 272, DB 1335 PG 270
10. SUBJECT TRACT TAX PARCEL: #0010-00-005.00.
11. SURVEY COMPLETED: JUNE 2021.
12. AREA COMPUTATION BY COORDINATE METHOD.
13. PLAT IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, UTILITIES AND COVENANTS WHICH MAY BE OF RECORD.
14. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.
15. COMMON OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OR ITS ASSIGNS.
16. EASEMENTS HAVING A MINIMUM WIDTH OF AT LEAST TEN (10') FEET AND LOCATED ALONG THE FRONT, SIDE OR REAR LOT LINES SHALL BE PROVIDED AS REQUIRED FOR UTILITY LINES AND UNDERGROUND WIRES AND CABLES (3' EACH SIDE OF LOT LINE).
17. PROPOSED FIRE HYDRANTS, SPACINGS AND SPRINKLERS NOT FIELD LOCATED. LOCATIONS TAKEN FROM PLANS BY ESP ASSOCIATES, INC.
18. 20' WIDE EASEMENT TO BE CENTERED ON THE FRONT FACE OF WALL AS BUILT.
19. PROPERTY OWNERS ARE JOINTLY AND SEVERALLY LIABLE FOR COMPLIANCE WITH LANCASTER COUNTY STANDARDS AND REGULATIONS REGARDING STORMWATER AREA/OPEN SPACE MAINTENANCE INCLUDING, BUT NOT LIMITED TO, ALLEYS, DETENTION PONDS, AND SWALES AND LANDSCAPING.
20. NO OWNER/DEVELOPER/CONTRACTOR SHALL PLACE ANY PART OF A STRUCTURE, PERMANENT LANDSCAPING, INCLUDING TREES, OR ANY IMPROVEMENT WITHIN A PUBLIC UTILITY EASEMENT DESIGNED TO THE COUNTY. FENCES ARE SHALLY NOT BE PERMITTED WITHIN PUBLIC UTILITY EASEMENTS WITH APPROVAL FROM THE COUNTY THROUGH AN ENCROACHING PERMIT.
21. THIS FINAL PLAT IS SUBJECT TO A PERFORMANCE GUARANTEE, WHICH MEANS THAT ALL REQUIRED PUBLIC IMPROVEMENTS ARE NOT INSTALLED PRIOR TO ISSUANCE OF BUILDING PERMITS PRIOR TO THE COMPLETION OF REQUIRED IMPROVEMENTS SUBJECT TO THE PERFORMANCE GUARANTEE THAT MEETS THE REQUIREMENTS SET FORTH BY THE COUNTY. IN THE EVENT THE DEVELOPER DEFAULTS AND THE COUNTY MUST COMPLETE THE IMPROVEMENTS, THE DEVELOPER WILL BE RESPONSIBLE FOR ANY DIFFERENCE BY THE AMOUNT OF THE PERFORMANCE GUARANTEE AND THE ACTUAL CONSTRUCTION COST.
22. COMMUNITY EASEMENT TO BE MAINTAINED BY HOA.
ROAD LENGTHS:
ZIE VERC DRIVE (50' PUBLIC R/W) 1148 LF
SWEDLY WAY (50' PUBLIC R/W) 585 LF
AMALIA PLACE (50' PUBLIC R/W) 453 LF
FEATHERLIFT TRAIL (50' PUBLIC R/W) 476 LF
MUNSTEAD PLACE (50' PUBLIC R/W) 419 LF
TOTAL LINEAR FEET OF PUBLIC STREET: 3081 LF
CERTIFICATION- CERTIFICATION OF APPROVAL OF COMPLIANCE WITH THE STORMWATER MANAGEMENT AND SEDIMENT CONTROL ACT OF 1991
I DO HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT AND SEDIMENTATION CONTROL SYSTEM DESIGNED AND GENERALLY INSTALLED AND AS-BUILT FOR THIS PROJECT ADDRESSES REQUIRED IMPROVEMENTS AS STATED IN UDO, COMPLIES WITH THE STANDARDS ESTABLISHED AND ENFORCED BY THE SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL (DHEC)/THEIR DESIGNEE AND WAS APPROVED ON JUNE 21, 2022 BY DHEC.
BY:
REGISTERED P.E. NUMBER: 27676
DATE: 7-15-22
No. 27676
NORTH CAROLINA
PROFESSIONAL ENGINEER
CERTIFICATE OF DEDICATION
IT IS HEREBY CERTIFIED THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY DEDICATE ALL ROADS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED.
FOR: MATTAMY CAROLINA CORPORATION (OWNER) 3/14/22 DATE
FOR: NEW HOME INVESTORS, LLC (OWNER) 3/14/22 DATE
CERTIFICATE AGAINST WORK BEFORE
I, CERTIFY THAT I SHALL CORRECT ALL DEFECTS IN ALL IMPROVEMENTS AND FACILITIES INTENDED FOR DEDICATION TO PUBLIC USE FOR A PERIOD OF 12 MONTHS AFTER THE DATE OF DEDICATION OF SUCH FACILITIES TO A CORPORATE OR SURETY BOND PURSUANT TO SECTION 13.8.5 OF THE LANCASTER COUNTY UNIFIED DEVELOPMENT ORDINANCE, WHICH WERE ADOPTED IN SATISFACTION OF IN LIEU OF COMPLETION OF IMPROVEMENTS HAS BEEN PAID BY THE DEVELOPER TO A PERFORMANCE GUARANTEE WILL BE DEPOSITED IN ESCROW WITH THE COUNTY WHICH WILL ENSURE THE INSTALLATION OF ALL REQUIRED IMPROVEMENTS FOR THIS PLAT. IT IS UNDERSTOOD THAT WHICH WORK HAVE NOT BEEN INSTALLED BY THE TIME FINAL PLAT IS SUBMITTED FOR APPROVAL.
FOR: MATTAMY CAROLINA CORPORATION (OWNER) 3/14/22 DATE
CERTIFICATION OF APPROVAL OF THE INSTALLATION AND CONSTRUCTION OF STREET, UTILITIES AND OTHER REQUIRED IMPROVEMENTS
I DO HEREBY CERTIFY (1) THAT STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO COUNTY SPECIFICATIONS AND STANDARDS IN THE SUBDIVISION ENTITLED SOMERSET MAP 1, THAT A GUARANTEE OF THE INSTALLATIONS OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT OR MANNER SATISFACTORY TO THE LANCASTER COUNTY HAS BEEN RECEIVED.
DATE COUNTY ENGINEER
CERTIFICATE OF APPROVAL
THE SUBDIVISION PLAT HEREON HAS BEEN FOUND TO COMPLY WITH THE LANCASTER COUNTY LAND DEVELOPMENT REGULATIONS AND HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF COURT.
PLANNING DIRECTOR DATE
VICINITY MAP NO SCALE
LEGEND
AC = ACRE(S)
BMP = BEST MANAGEMENT PRACTICES
CL = CENTERLINE
CTYOS = COUNTY OPEN SPACE
EIP = EXIST. IRON
FD = FOUND
FHE = FIRE HYDRANT EASEMENT
GS = GARAGE SETBACK
MBS = MINIMUM BUILDING SETBACK
NMS = NO MONUMENT SET
PB = PLAT BOOK
PG = PAGE
PID = PARCEL IDENTIFICATION
RBF = REBAR FOUND
REY = REAR YARD
R/W = RIGHT OF WAY
SDE = STORM DRAINAGE EASEMENT
SQ FT = SQUARE FEET
SY = SIDE YARD
SWE = STORM DRAIN EASEMENT
SVT = SIGHT TRIANGLE (25'X25' TYPICAL)
(T) = TOTAL
SSE = SANITARY SEWER EASEMENT
TOB = TOP OF BANK
TCE = TEMPORARY CONSTRUCTION EASEMENT
WLE = WATER LINE EASEMENT
# = ADDRESS
= #5 REBAR SET (UNLESS NOTED OTHERWISE)
= PROPERTY CORNER FOUND (AS DESCRIBED)
= BOUNDARY LOT LINE
= INTERIOR LOT LINE
= EASEMENT LINE
= 25' BUFFER LINE
= FEMA 100 YEARS FLOODWAY
= EXISTING FLOODWAY
= TOP OF CREEK BANK
= 200' PERENNIAL/INTERMITTAL BUFFER
= BEST MANAGEMENT PRACTICE LINE
= PRIVATE STORM DRAIN EASEMENT
= SANITARY SEWER EASEMENT (SSE)
= WATERLINE OR HYDRANT EASEMENT
= EXISTING FLOODWAY AREA
= COMMUNITY EASEMENT
= TEMPORARY CONSTRUCTION EASEMENT (TCE)
= CONC. SIDEWALKS & DRIVEWAYS
AREA TABLE
TEMPORARY CONSTRUCTION EASEMENT (TCE) 30,661 SQ FT
SANITARY SEWER EASEMENT (SSE) 642 SQ FT
STORM DRAIN EASEMENT (SDE) 430 SQ FT
COMMUNITY EASEMENT 2,427 SQ FT
PID 0010-00-005.00 MPV ANSLEY INVESTORS LLC DB 1053 PG 22 PB 2007 PG 115
PID 0010-00-005.01 MPV ANSLEY INVESTORS LLC DB 1053 PG 22 PB 2007 PG 115
PID 0010-00-005.01 MPV ANSLEY INVESTORS LLC DB 1053 PG 22 PB 2007 PG 115
PARCEL ID# 0010-00-020.01 SANTE PROPERTIES LLC DB 1726 PG 294 PB 2015 PG 330
PID 0010-00-024.01 JANE F. KINSEDGE DB 45 PG 348 PB 13 PG 326
PID 0010-00-026.00 DRAYTRAIN CSC LLC DB 1443 PG 150 PB 1837 PG 113
PID 0010-00-028.02 O' ANSLEY FARR L.P. DB 1112 PG 164
CERTIFICATE OF ACCURACY: I HEREBY VERIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE LANCASTER COUNTY LAND DEVELOPMENT REGULATIONS AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.
JAMES E. DAFFIT, SURVEYOR 3-17-22 DATE
I, JAMES E. DAFFIT, HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION AND, IN ACCORDANCE WITH THE REQUIREMENTS OF THE LANCASTER COUNTY LAND DEVELOPMENT REGULATIONS, SURVEYING IN SOUTH CAROLINA, AND LIMITS OF ERROR AS SPECIFIED THEREIN FOR A CLASS A SURVEY AS SPECIFIED HEREIN, THE POSITIONS AND DIMENSIONS SHOWN HEREON ARE CORRECT WITHIN THE LIMITS OF ERROR SPECIFIED HEREIN. AS SHOWN HEREON, I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAPS AND FOUND THAT THE SUBJECT TRACT IS GRAPHICALLY LOCATED WITHIN A FEMA REGULATED FLOODWAY, ZONE X(SHADED) WITHIN A FEMA REGULATED FLOODWAY, ZONE X(SHADED) WITHIN A 100-YEAR FLOOD HAZARD, AND 100-YEAR FLOOD HAZARD AS SHOWN ON FEMA FIRM COMMUNITY PANEL NUMBER 45057C0279E, WITH AN EFFECTIVE DATE OF MAY 18, 2009.
NORTH CAROLINA LAND SURVEYOR No. 27676
3-17-22
JAMES E. DAFFIT, PROFESSIONAL LAND SURVEYOR 27676 SOUTH CAROLINA
ESP ASSOCIATES, INC. No. 3639
CERTIFICATE OF AUTHORIZATION
2022004539
PLAT ANY SIZE
RECORDING FEES $75.00
PRESERVATION & ARCHIVES
03-17-2022 02:55:21 PM
BRITTANY GRANT
LANCASTER COUNTY, SC
BK: PLAT 2022
PG: 151 - 153
APPROVED FOR RECORDING
3-17-2022
Date
Plat must be recorded by this
Planning date: 9-17-2022
BAR SCALE 1"=60'
0 15 30 60 120
NO. DATE REVISION BY
FINAL PLAT OF SOMERSET MAP 1 (EASEMENTS) LOCATED IN INDIAN LAND TOWNSHIP LANCASTER COUNTY SOUTH CAROLINA
PROJECT NO: MAT1.010
SCALE: 1"=60'
DATE: MARCH 15, 2022
DRAWN BY: CM/JAT
CHECKED BY: JEF
DRAWING NO: PHOT.01G PAT.DWG
CLIENT: MATTAMY CAROLINA CORPORATION
2127 AYRSLEY TOWN BLVD. SUITE 202
CHARLOTTE, NC 28273
1 OF 1 SHT
ESP ESP Associates, Inc.
P.O. Box 7030 Charlotte, NC 28241
3478 Lakemont Blvd. Fort Mill, SC 29708
704-329-9545 (NC)
803-802-9443 (SC)
www.espassociates.com
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ESP ASSOCIATES, INC.
PLAT BK 2022 PG 151

Outlook

RE: Performance Bond

From Chanda Kirkland <ckirkland@lancastercountysc.gov>
Date Tue 12/9/2025 4:56 PM
To john Cooper

Mr. Cooper-

The fund was released September 2025. I hope this information helps.

Chanda

Lancaster County
South Carolina
www.lancastercountysc.gov

Chanda Kirkland, *Development Service Coordinator*
Building

Lancaster County Government
PO Box 1809
101 N Main St
Lancaster, SC 29720

P: (803) 416-9390 F: (877) 636-3035
ckirkland@lancastercountysc.gov

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From: john Cooper
Sent: Monday, December 8, 2025 9:59 AM
To: Chanda Kirkland <ckirkland@lancastercountysc.gov>
Subject: Performance Bond

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

Chanda,
I represent HOA for Somerset subdivision in Indian Land. Can you provide the date that the performance bond was released back to the developer, Mattamy Carolina Corp. You have given this to me before but I misplaced my note. Sorry for the bother.

Regards
John Cooper

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