

Council Members

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



Interim County Administrator
Steve Willis

County Attorney
Ginny L. Merck-Dupont

Clerk to Council
Sherrie Simpson

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

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

MINUTES

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

Staff Members/Others Present: Steve Willis, Interim County Administrator; Ginny Merck-Dupont, County Attorney; Sherrie Simpson, Clerk to Council; Stephany Snowden, Deputy County Administrator; Sabrena Harris, Chief Financial Officer; Jamie Privuznak, Budget Director; Michael Seezen with Burr Law Firm; 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 - Chair Brian Carnes

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

Welcome and Recognition - Chair Brian Carnes

Chair Brian Carnes welcomed everyone to the meeting. Chair Carnes recognized Council Member Jose Luis for winning the People's Choice Award while competing in the Dancing with the Star's Competition at Andrew Jackson School.

Pledge of Allegiance and Invocation - Council Member Jose Luis

Council Member Jose Luis led the Pledge of Allegiance to the American Flag and delivered the Invocation.

Approval of the Agenda

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

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

Citizens Comments

The following citizens signed up for and spoke during the Citizen Comments:

1. Ben Johnson, Lancaster, SC, stated that he represented the developer for Ordinance 2026-2012 and requested that the 2nd Reading be postponed due to concerns over connectivity.
2. Brian Long, Lancaster, SC, spoke regarding Ordinance 2026-2012 and his comments are attached as Schedule A to the minutes.
3. Kathy Storm, Lancaster, SC, spoke regarding Ordinance 2026-2012 and asked if anyone had gotten in touch with the schools, fire, or EMS regarding their infrastructure needs for the project. She also stated that each Council Member represented the entire County and not just an individual district and that the County should be a united County.
4. Toni McCammon, Lancaster, SC, stated that Council could not resolve infrastructure problems in the County by increasing commercial development and noted that the County has more money in the General Fund than required by State law.
5. Jeanne McCoy, Lancaster, SC, asked Council to vote against the rezoning project or Ordinance 2026-2012.
6. Jean Doyle, Lancaster, SC, asked Council to deny Ordinance 2026-2012.
7. Libby Sweatt-Lambert, Lancaster, SC, spoke regarding development agreements and stated that every person moving into Lancaster County should receive a notice that the County does not have the infrastructure in place to support development.
8. Barbara Scannell, Indian Land, SC, spoke regarding Ordinance 2026-2012 and her comments are attached as Schedule B to the minutes.

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. One (1) citizen sent in an electronic comment asking the County to place a pause on Ordinance 2026-2012 and that comment is attached as Schedule C to the minutes.
2. Two (2) citizens sent in electronic comments opposing the rezoning of Ordinance 2026-2012 to commercial and those comments are attached as Schedule D to the minutes.
3. One (1) citizen sent in an electronic comment in support of The Haven Development Project and that comment is attached as Schedule E to the minutes.
4. Five (5) citizens sent in electronic comments opposing the rezoning of Ordinance 2026-2012 and those comments are attached as Schedule F to the minutes.
5. Two (2) citizens sent in electronic comments supporting the rezoning of Ordinance 2026-2012 and those comments are attached as Schedule G to the minutes.

Consent Agenda

Billy Mosteller moved to approve Consent Agenda Items **6a.**, **6b.**, **6c.**, and **6d.**, [which are the same as Items **a.**, **b.**, **c.**, and **d.**, 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 11, 2026, County Council Special Meeting**
- b. **Approval of Minutes from the February 23, 2026, County Council Regular Meeting**
- c. **3rd 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. Passed 7-0 at the February 23, 2026, County Council Meeting. - April Williams*
- d. **2nd 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.). - *Passed 7-0 at the February 23, 2026, County Council Meeting. - Amy Carnes*

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). At the February 23, 2026, Council Meeting, Council voted to postpone the 2nd Reading until the March 9, 2026, County Council Meeting by a vote of 6-1 (Billy Mosteller Opposed). - April Williams*

Bryant Neal moved to defer the 2nd Reading of Ordinance 2026-2012 to a later date and until the connectivity issues are resolved. Seconded by Charlene McGriff.

Council and staff discussed whether Council should put a time limit on delayed ordinances so that they are not lingering around as HELD on the agendas. Council and staff also discussed whether this rezoning was affected by the moratorium and it was determined that it did not because it was primarily commercial.

Bryant Neal amended his motion to postpone the 2nd Reading of Ordinance 2026-2012 to a later date and until the connectivity issues are resolved, but not later than 60 days. Charlene McGriff amended her 2nd as well. There was no further discussion from Council. The motion to postpone Passed by unanimous vote of 7-0.

- b. **Public Hearing and 3rd 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. Passed 7-0 at the February 23, 2026, County Council Meeting. - Michael Seezen

Brian Carnes opened the Public Hearing for Ordinance 2026-2019 at approximately 6:35 p.m. There were approximately 29 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, electronic comments regarding the Ordinance: None. Brian Carnes closed the Public Hearing at approximately 6:35 p.m.

Steve Harper moved to approve the 3rd Reading of Ordinance 2026-2019. Seconded by Bryant Neal.

Michael Seezen explained that there have been no changes to the Ordinance and that the County has consent from True Homes and from the Forfeited Land Commission.

The motion to approve the 3rd Reading of Ordinance 2026-2019 Passed by unanimous vote of 7-0.

c. Public Hearing and 3rd 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. Passed 7-0 at the February 23, 2026, County Council Meeting. - Jamie Privuznak

Brian Carnes opened the Public Hearing for Ordinance 2026-2016 at approximately 6:37 p.m. There were approximately 25 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, electronic comments regarding the Ordinance: None. Brian Carnes closed the Public Hearing at approximately 6:37 p.m.

Charlene McGriff moved to approve the 3rd Reading of Ordinance 2026-2016. Seconded by Steve Harper. There was no discussion from Council. The motion to approve the 3rd Reading of Ordinance 2026-2016 Passed by unanimous vote of 7-0.

d. Public Hearing and 3rd 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 US Strapping Company, Inc., 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. Passed 7-0 at the February 23, 2026, County Council Meeting. - Amy Carnes

Brian Carnes opened the Public Hearing for Ordinance 2026-2013 at approximately 6:38 p.m. There were approximately 25 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, electronic comments regarding the Ordinance: None. Brian Carnes closed the Public Hearing at approximately 6:38 p.m.

Billy Mosteller moved to approve the 3rd Reading of Ordinance 2026-2013. Seconded by Steve Harper. There was no discussion from Council. The motion to approve the 3rd Reading of Ordinance 2026-2013 Passed by unanimous vote of 7-0.

e. Public Hearing and Resolution 1318-R2026

Resolution Title: A Resolution To Approve The Favorable Recommendation Of The Lancaster County Planning Commission Of A Conditional Use Application To Permit A "Vehicle Services- Minor" Use To Be Located Upon Tax Map# 0006-00-068.01, At 1081 Fort Mill Highway, Unit B. - Planning Department Case Number: CU-2025-2644. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the application. - April Williams

Brian Carnes opened the Public Hearing for Resolution 1318-R2026 at approximately 6:40 p.m. There were approximately 25 citizens, including staff members, in attendance during the Public Hearing for this Resolution. The following speakers came forward to make comments or sent in written, electronic comments regarding the Resolution: None. Brian Carnes closed the Public Hearing at approximately 6:40 p.m.

Jose Luis moved to approve Resolution 1318-R2026. Seconded by Charlene McGriff.

April Williams explained that the project property previously had an approved conditional permit for a minor vehicle repair shop; however, she noted that now there was a new owner and that they are requesting the same type of permit for the property. She noted that all regulations had been met, but that the new owners would be getting a building permit for some minor upfits. There was no discussion from Council.

The motion to approve Resolution 1318-R2026 Passed by unanimous vote of 7-0.

f. 2nd 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. - Passed 6-1 at the February 23, 2026, County Council Meeting (Jose Luis Opposed). - Steve Willis

Bryant Neal moved to approve the 2nd Reading of Ordinance 2025-2006. Seconded by Billy Mosteller.

Steve Willis explained that there were no changes to the Ordinance since 1st Reading. There was no discussion from Council.

The motion to approve the 2nd Reading of Ordinance 2025-2006 Passed by a vote of 6-1. Ayes: Graham, McGriff, Mosteller, Harper, Neal, and Carnes; Nays: Luis.

g. 2nd Reading of Ordinance 2026-2017

Ordinance Title: An Ordinance To Establish A Housing Committee, Define Membership, Terms And Other Items Related Thereto. - Passed 7-0 at the February 23, 2026, County Council Meeting. - April Williams

Jose Luis moved to approve the 2nd Reading of Ordinance 2026-2017. Seconded by Charlene McGriff.

April Williams explained that the only change to the Ordinance was that she clarified the role of the municipal appointments to be staff members. She noted that she would like to send out letters to the municipalities to obtain applications for appointments if the ordinance passed 2nd reading. Billy Mosteller explained that he supported the Ordinance, but was not committing to any future funding for the Committee.

The 2nd Reading of Ordinance 2026-2017 Passed by unanimous vote of 7-0.

h. 1st Reading of Ordinance 2026-2022

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

Charlene McGriff moved to approve the 1st Reading of Ordinance 2026-2022. Seconded by Billy Mosteller.

Jamie Privuznak explained that this budget amendment had two (2) parts: (1) an increase in the EMS equipment line item, so they can purchase oxygen for EMS transport units; and (2) an increase in the Coroner's office budget for professional services. Steve Willis also explained that the budget amendment contained an updated organizational chart that would reflect a new organizational structure and that the amended and updated organizational chart was intended to restructure certain departments in order to improve efficiency, reporting, and operational flow. There was no discussion from Council.

The motion to approve the 1st Reading of Ordinance 2026-2022 Passed by unanimous vote of 7-0.

i. Resolution 1321-R2026

Resolution Title: A Resolution Requesting The South Carolina Department Of Transportation To Study Prohibiting Through Truck Traffic On Possum Hollow Road (S-29-157) Between Charlotte Highway (U.S. 521) And Fort Mill Highway (S.C. 160). - Steve Willis

Jose Luis moved to approve Resolution 1321-R2026. Seconded by Stuart Graham.

Steve Willis explained that this Resolution came about as a request from residents. Jose Luis stated that the prohibition of trucks on Possum Hollow Road was needed. There was no further discussion from Council.

Resolution 1321-R2026 Passed by unanimous vote of 7-0.

Discussion and Action Items

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

1. 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.

2. Current Board/Commission Vacancies

3. Upcoming Board/Commission Expirations

Sherrie Simpson explained that an appointment for Kyvia Crisco to the Community Outreach and Engagement Committee was still in the postponed indefinitely status. She further noted that current vacancies and upcoming term expiration were informational items for Council and citizens.

Status of Items Tabled, Recommitted, Deferred or Held

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

a. HELD UNTIL PROJECT DISCUSSED AT THE MARCH 11, 2026, COMMITTEE OF THE WHOLE MEETING - 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). At the February 23, 2026, County Council Meeting, the Public Hearing was held; however, the 2nd Reading was postponed by a vote of 4-3 (Steve Harper, Bryant Neal, and Billy Mosteller Opposed). - April Williams*

b. HELD UNTIL PROJECT DISCUSSED AT THE MARCH 11, 2026, COMMITTEE OF THE WHOLE MEETING - 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 Overlay(MDR-CSO) District. - *Planning Department Case Number: RZ-2024-2259. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the rezoning. Passed 4-3 at the February 9, 2026, County Council Meeting (Stuart Graham, Jose Luis, and Charlene McGriff Opposed). At the February 23, 2026, County Council Meeting, the Public Hearing was held; however, the 2nd Reading was postponed by a vote of 4-3 (Steve Harper, Bryant Neal, and Billy Mosteller Opposed).- April Williams*

- c. **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*
- d. **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*
- e. **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*
- f. **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*
- g. **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. One Item:

1. Receipt of legal advice subject to the attorney-client privilege regarding a potential contractual matter relating to the P-Card audit.

Brian Carnes stated that he needed a motion to go into Executive Session in regards to one item: the receipt of legal advice subject to the attorney-client privilege regarding a potential contractual matter relating to the P-Card audit and to invite Tracy Rabon, Procurement Director in to discuss the item. Jose Luis so moved. Seconded by Bryant Neal. The motion to go into Executive Session Passed by unanimous vote of 7-0. Council went into Executive Session at approximately 6:52 p.m.

Items Requiring a Vote Following Executive Session

Council returned to Chambers and Jose Luis moved that Council come out of Executive Session. Seconded by Steve Harper. 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 7:05 p.m.

Upon returning to open session, Ginny Merck-Dupont stated that Council met in Executive Session in regards to one item: the receipt of legal advice subject to the attorney-client privilege regarding a potential contractual matter relating to the P-Card audit. She noted that, during Executive Session, no motions were made, and no votes were taken.

Adjournment

There being no further business to discuss, the regular meeting of Council adjourned at approximately 7:06 p.m.

Respectfully Submitted:

Sherrie Simpson

Sherrie Simpson
Clerk to Council

Approved by Council on March 23, 2026

Bryant Neal

Bryant Neal, Secretary

Schedule A

3/9/26

Public Comment – Rezoning Case RZ-2025-2538 - CF Smith Property Group / Harris Tract

Submitted by:

Brian Long – VP of Development

The Widewaters Group as Managing Agent for

Indian Land Multifamily Ownership, LLC and

Indian Land Development Ownership, LLC

My name is Brian Long, with The Widewaters Group, the Managing Agent for the Parkstone property owners, Indian Land Multifamily Ownership, LLC and Indian Land Development Ownership, LLC. The Parkstone Development directly adjoins the property subject to Rezoning Case RZ-2025-2538.

For the reasons set forth below, we respectfully urge the County Council to deny the proposed rezoning. At a minimum, the Council should determine that it lacks legal authority to approve this rezoning:

- (a) until such time as the applicant has reached a mutually agreed upon cross-access easement to allow for the connection to, necessary improvements to, and long-term maintenance of Park Commons Avenue, and
- (b) while the County's moratorium remains in effect, because the requested zoning district permits multifamily residential development

1. Material Adverse Impacts on the Existing Parkstone Development

Independent of the moratorium issue, the proposed rezoning would cause substantial harm to the existing Parkstone Development, and the cross-access to Park Commons Avenue being represented by the applicant can only exist following a mutually executed shared access agreements per Section 6.8.4(B)(1) of the UDO. To date, the applicant has requested such agreement, and no such agreement exists.

Parkstone was approved, constructed, and financed based on specific assumptions regarding zoning intensity, traffic generation, and access. As part of its approval, Parkstone constructed significant off-site improvements along Highway 521 and received a state-issued full-movement access at Parkstone Drive. In fact, Piedmont Health is preparing to open a freestanding emergency medical facility that relies upon the full access nature of Parkstone Drive for its critical care and life-saving operations. The applicant has indicated that the proposed development would restrict or eliminate Parkstone's existing full access at Hwy 521 & Parkstone Drive and redirect traffic to a new signal for its own development and benefit. This would have dire consequences.

It is also proposed to divert its traffic across Park Commons Avenue, a 2-lane internal development collector road within Parkstone, connecting to Shelly Mullis Road. While Park Commons Avenue functions as a collector, it is privately owned and privately maintained, and it was approved to serve Parkstone and development of similar scale and intensity.

The existing two-lane Park commons Avenue internal street within Parkstone was never designed to accommodate the traffic volumes generated by a large regional commercial center. Increased cut-through traffic would compromise driveway operations, create safety concerns for residents and customers, and impose additional private maintenance burdens on Parkstone ownership.

These significant traffic impacts would materially degrade the functionality and value of an already-approved development, causing safety and traffic backups for residents and customers of Parkstone. It is worth noting that the applicant has not communicated any of these intents nor engaged in any discussions about cross-access or Hwy 521 access modifications with the Parkstone owner.

2. The Rezoning Conflicts Directly with the County's Moratorium

Lancaster County adopted Ordinance 2025-1992 imposing a nine-month moratorium on the acceptance, review, and approval of zoning and development actions that would authorize or permit the development or construction of new single-family residential subdivisions or new multifamily residential development.

The applicant seeks to rezone approximately 71.1 acres of Low Density Residential (LDR) to Regional Business (RB). According to Lancaster County's own Planning Department materials, the RB zoning district allows "Commercial / Multi-Family Residential" uses.

This fact is determinative.

Rezoning is not limited to an applicant's stated intent; it is a legislative action that authorizes all uses permitted within the zoning district. If Council approves a rezoning to RB, it is approving a district that expressly allows multifamily residential development. That action would therefore authorize a zoning entitlement that the moratorium was enacted to prohibit during its effective period.

The applicant's and Planning Department's statement that the request is "commercial in nature" does not alter the legal effect of the rezoning. Once the zoning map is amended, all RB-permitted uses attach to the property by right, including multifamily residential, regardless of whether such use is proposed in an initial site plan.

3. South Carolina Law Allows Only Zoning Authority Explicitly Implemented Through the UDO

South Carolina counties possess no inherent zoning authority. All zoning power exercised by Lancaster County exists solely by delegation from the State through the South Carolina Local Government Comprehensive Planning Enabling Act, codified in Title 6, Chapter 29.

That enabling legislation authorizes counties to regulate land use by zoning districts, as implemented through a duly adopted zoning ordinance. It further requires that zoning regulations be uniform within each district. The Act does not authorize counties to negotiate or approve zoning

districts subject to ad hoc exclusions, voluntary conditions, or side agreements not contained in the ordinance itself.

Lancaster County's Unified Development Ordinance reflects this statutory structure. As the County's own legal analysis has recognized, the UDO provides no mechanism for Council to approve a rezoning while selectively excluding permitted uses of the district, nor does it authorize Council to enforce applicant-volunteered limitations on a rezoning.

Accordingly, Council cannot lawfully approve "RB but not multifamily." Approval of RB necessarily carries with it all uses permitted in the RB district, including multifamily residential. Because the moratorium prohibits County action authorizing multifamily residential development, Council lacks authority to approve this rezoning during the moratorium period.

Any attempt to rely on a memorandum of understanding, voluntary conditions, or future site-plan representations would not cure this defect. Such arrangements do not alter the zoning ordinance, do not bind future owners, and are not authorized substitutes for district-based regulation under South Carolina law.

4. Conclusion

For these reasons, Rezoning Case RZ-2025-2538:

1. is predicated on cross-access to Parkstone Commons Avenue (a private street) for which the applicant has no inherent right to access without the existence of a mutually executed agreement.
2. conflicts directly with the County's moratorium, because the requested Regional Business district expressly allows multifamily residential development.
3. exceeds the County's zoning authority during the moratorium, as South Carolina law permits zoning action only as implemented through the UDO, which does not allow selective exclusion of district-permitted uses; and
4. would cause significant and irreversible harm to the existing Parkstone Development.

On behalf of the Parkstone ownership entities, we respectfully request that the County Council deny the rezoning or, at a minimum, decline to act on it while the moratorium remains in effect.

Respectfully submitted,

Brian Long
VP of Development at The Widewaters Group
Managing Agent for
Indian Land Multifamily Ownership, LLC
Indian Land Development Ownership, LLC

Good Evening Mr. Chairman and Council Members.

I have given a great deal of thought about Rezoning Application Ordinance No. 2026-2012 submitted by CF Smith for a proposed shopping center in Indian Land.

The stores in the other shopping centers that CF Smith built duplicates what Indian Land already has in abundance. As most people are now shopping on-line through Amazon and other retail websites, the need for traditional shopping centers continues to decline.

I am therefore recommending a different business model for the proposed shopping center.

Develop an Indoor Sports Complex!!!

I got the idea from my son-in-law, who plays in an adult indoor soccer league in Rhode Island.

CF Smith could adopt this new business model throughout the Carolinas and neighboring states.

I did some research and found Rise Indoor Sports near Winston-Salem. The website address is:
<https://www.riseindoorsports.com>

My husband and I recently visited the facility, and were very impressed. We spoke to the Chief Operations Officer. In addition to regular league and drop-in play, there are sports clinics, summer camps, special events, and multi-year contracts for tournaments with major sports organizations.

I encourage the County Council, County staff, and CF Smith to check out the website and visit the facility.

I also recently saw a local TV news story about an indoor pickleball facility in Charlotte. There were folks of all ages playing together, including parents, grandparents, and kids. What a great way to stay in shape and strengthen family bonds.

I live in I enjoy taking part in numerous outdoor activities. However, the weather in Lancaster County is often too cold, too hot, too rainy, too windy, or a combination of these conditions.

There is a YMCA and a Lancaster County Recreation Center nearby in Indian Land, but the buildings do not have the capacity that an indoor sports complex would provide.

I have attached an alternate Concept Site Plan with potential multi-use courts and fields. It includes a retail store, where residents could purchase sports equipment and clothing.

Lancaster County could ask residents to complete an online survey to find out which sports they would be interested in by age group.

I also thought about the regional park that Lancaster County is in the process of developing adjacent to the Roselyn 55+ community. As the County already purchased the land, perhaps a public-private partnership could be negotiated with CF Smith to build an indoor sports complex at that site as well to benefit all the other Lancaster County districts.

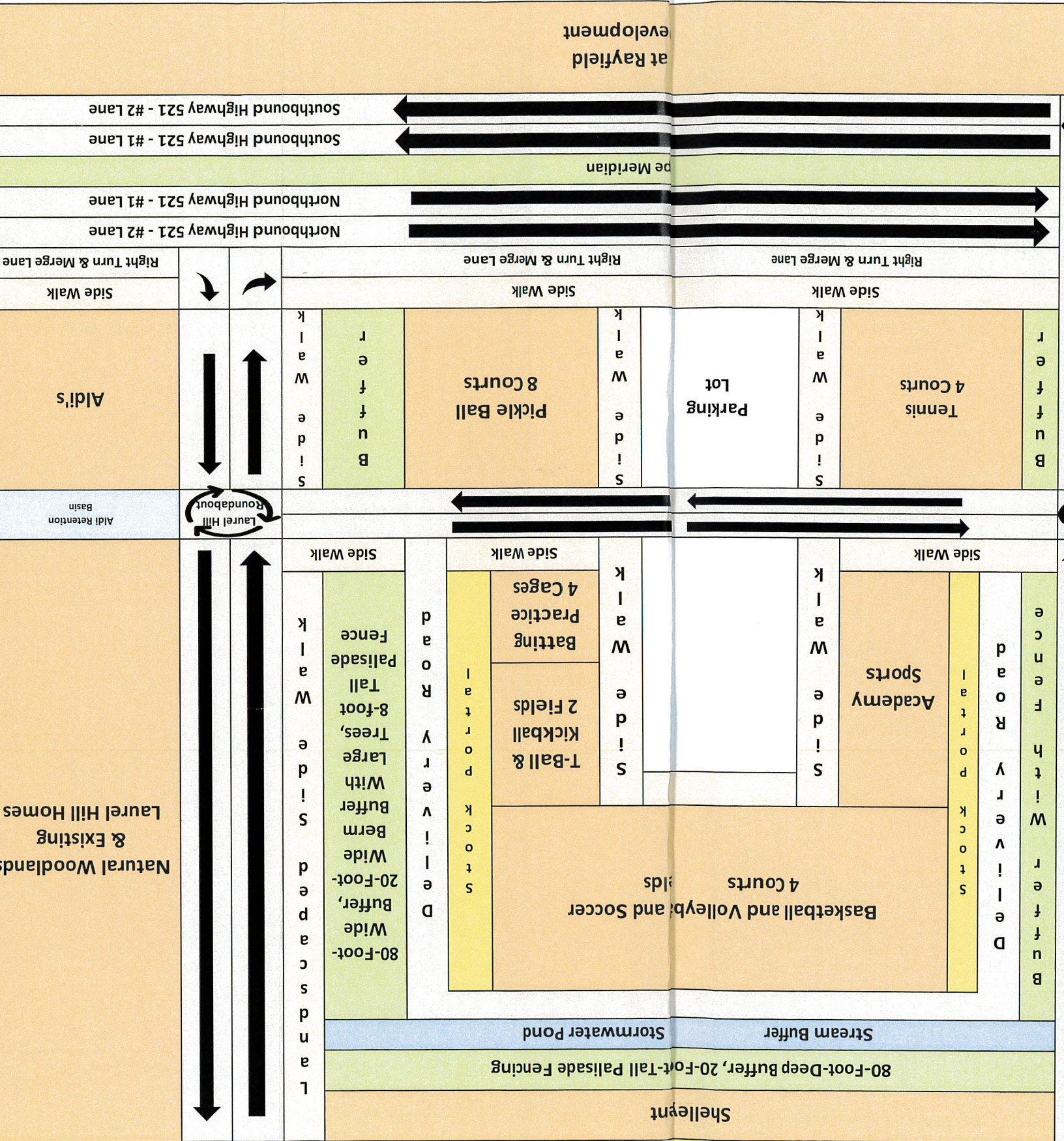
I have several operational ideas to ensure that residents with varied physical abilities and financial situations could still participate. The indoor sports complex would also provide employment for adults and high school students. I'd be happy to discuss my ideas with all concerned parties at a later time.

Developing indoor sports complexes could be a win-win endeavor for all Lancaster County residents and CF Smith. I hope the Lancaster County Council and CF Smith will seriously consider this opportunity, and will discuss this recommendation during the Second Reading of the Ordinance this evening.

Thank you.

Barbara Scannell

Schedule B



at Rayfield
development

Southbound Highway 521 - #2 Lane

Southbound Highway 521 - #1 Lane

de Meridian

Northbound Highway 521 - #1 Lane

Northbound Highway 521 - #2 Lane

Right Turn & Merge Lane

Right Turn & Merge Lane

Side Walk

Side Walk

Pickle Ball
8 Courts

Tennis
4 Courts

Parking
Lot

Aldi's

Aldi Retention
Basin

Laurel Hill
Roundabout

Side Walk

Side Walk

Side Walk

Sports
Academy

T-Ball &
Kickball
2 Fields

Batting
Practice
4 Cages

Palisade
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Stormwater Pond

Stream Buffer

80-Foot-Deep Buffer, 20-Foot-Tall Palisade Fencing

Shelleynt

Natural Woodland
& Existing
Laurel Hill Homes



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triadsportsmanagement@gmail.com

336-896-0386(Office)

336-486-3311(Cell)

Agenda Item for Discussion:

Re: Location: 71.1 acres at Hwy 521 & Laurel Hill Rd between the Aldi and Culvers. Request: Rezone from Low Density Residential (LDR) to Regional Business (RB). We need to put a pause on further development in Indian Land, SC until sufficient infrastructure including more roadways and some sort of bus service are in place.. Over 100K senior citizens live in this area and many are limited drivers. Creating hectic, crowded roads is a threat to public safety.

Meeting Date:

Full Name

First Name: susan

Last Name: jensen

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

We need to place a pause on further commercial development in Indian Land, SC until urban planners can analyze the infrastructure needs and : a. create more roadways, traffic lights and roundabouts as needed to stop traffic snarls/accidents b. some bus service going along highway 521 around the 55+ communities as the 100K seniors living in Indian Land, SC and its environs cannot drive safely in such dense traffic.

Agenda Item for Discussion:	Case:RZ-2025-2538, C.F. Smith / Harris Tracts (Commercial)
Meeting Date:	
Full Name	First Name: Suzanne Last Name: Kleiman
Phone Number	
Email	
Address:	
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	I am against rezoning this parcel to commercial. The traffic along 521 has gotten horrible, way too congested, in both directions. There is already a lot of new commercial development along 521. It is too much too fast. I would put a moratorium on all new construction for at least a year or two or three, to see how the services around this current growth works out. There has been very little planning as far as I can see.

Sherrie Simpson

From: Karen Saul
Sent: Sunday, March 8, 2026 2:03 PM
To: Sherrie Simpson
Subject: Deny Smith-Harris Property Rezoning RZ-2025-2538 -

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—IT Helpdesk, lancastersc.supportsystem.com

Dear Ms. Simpson,

I am requesting that Lancaster County Council Members vote against rezoning the Smith-Harris Property to commercial. The infrastructure in Indian Land cannot handle 2 large box stores plus other smaller stores. The planning department did not think of infrastructure when they created the ruination of Indian Land. There are already unoccupied new spaces and many parcels under construction such as a new hospital and hotel. Our community knows it is being used for a "cash cow" and we are tired of it.

Regards,
Karen K. Saul

Sherrie Simpson

Schedule E

From: Mark Johnson
Sent: Wednesday, March 4, 2026 8:09 PM
To: Sherrie Simpson
Subject: Re: the Haven

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On Tue, Mar 3, 2026 at 7:23 PM Mark Johnson

I want to be counted among those in favor of the Haven subdivision. Thanks.

Sherrie Simpson

Schedule F

From: Rhonda Oliver
Sent: Monday, March 9, 2026 11:46 AM
To: Sherrie Simpson
Subject: Resident Comments for March. 9th Lancaster County Council Meeting - Public Hearing and 2st Reading of Ordinance 2026-2012

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Dear Sherry Simpson,

I am Rhonda Oliver,

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

County Council should oppose this rezoning because it does not Indian Land's current infrastructure and does not fit the current plans/requirements.

Given the rapid growth already occurring in Indian Land this rezoning will place additional strain on our community. The increased traffic, higher demand on water and electricity infrastructure, and further loss of trees and open land are significant issues for residents. Indian Land does not need another traffic light impacting traffic. Many large projects have already been approved in this area, and it is important to consider the cumulative impact they will have on the infrastructure.

As I mentioned in my previous email, the property owner is Renewable Energy Development LLC. Additionally, I have not seen any credible information suggesting that major retailers are planning to open large stores in Indian Land or elsewhere in South Carolina. This company may be deceiving Lancaster County with their site plans.

Thank you again for your attention to this issue and for representing the interests of the Indian Land community.

Sincerely,

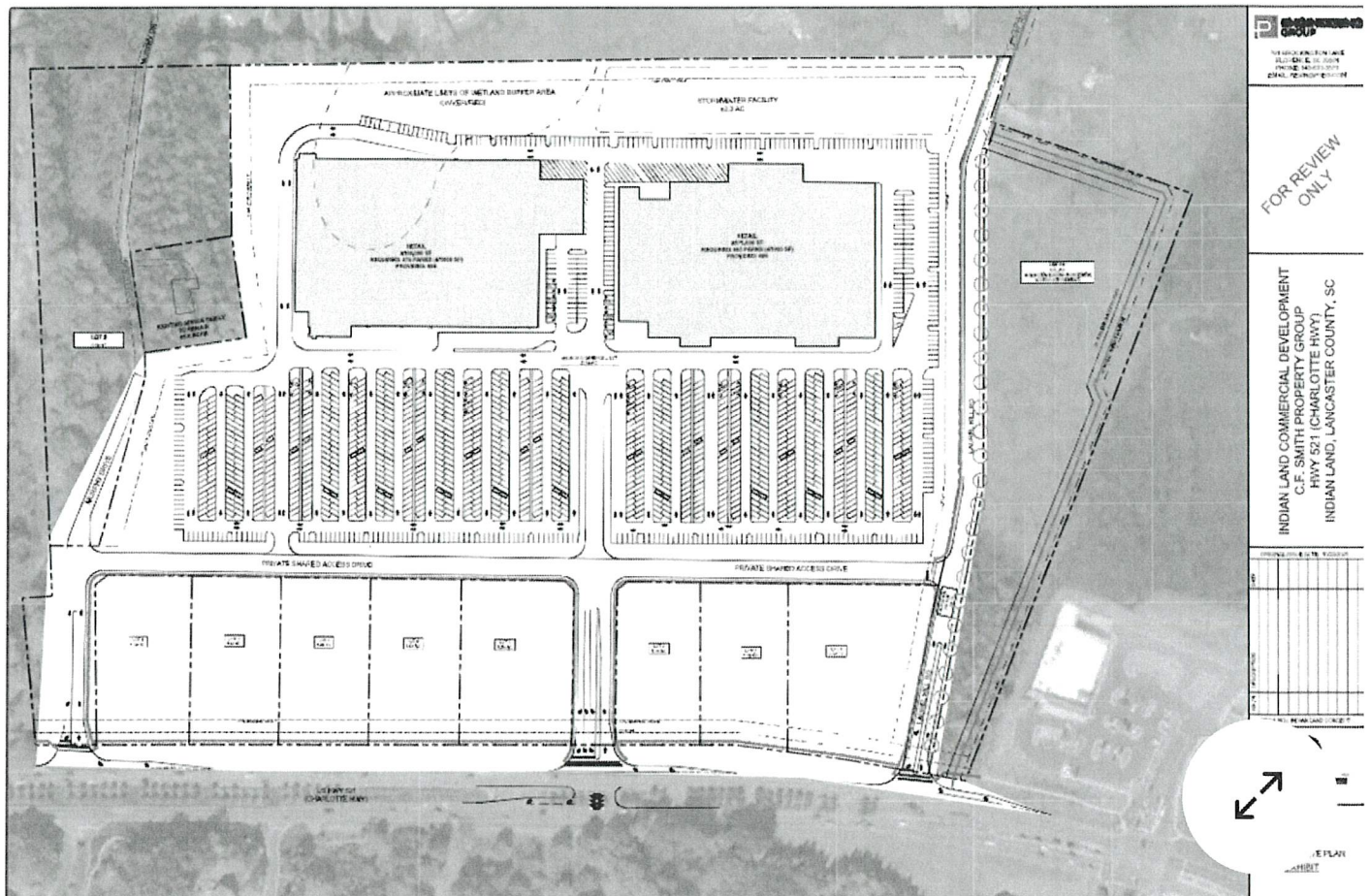
Rhonda Oliver

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

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

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

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



Thank you,
Rhonda Oliver

Sherrie Simpson

From: John Saul
Sent: Monday, March 9, 2026 12:56 PM
To: Sherrie Simpson
Subject: Deny Rezoning Application RZ-2025-2538, Ordinance 2026-2012 - CF Smith/Harris Tracts

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Dear Lancaster County Council Members:

My wife and I own a single-family home in Indian Land where we have lived for almost 8 years. We drive on Hwy 521 daily and see the frequent enormous traffic congestion issues beginning as we attempt to exit our neighborhood.

The developer, CF Smith, proposes to build a substantial commercial regional shopping center on 33 acres, plus additional projects on 13 acres between Aldi and Culver's along Hwy 521 near my community.

There are several new regional shopping centers that recently opened a short distance away that are already exacerbating the enormous traffic issues we have been experiencing for the past couple of years along Highway 521.

Highway 521 is frequently at the breaking point during morning, lunch and evening rush hours. We are already experiencing frequent traffic accidents.

Is it any wonder that the Lancaster County Planning Commission voted 6 to 0 in December, 2026 to deny this rezoning request?

Therefore, I respectfully request that the Lancaster County Council abide by the decision of the County Planning Commission and **DENY** Rezoning Application RZ-2025-2538, Ordinance 2026-2012 - CF Smith/Harris Tracts from Low Density Residential (LDR) to Regional Business (RB).

I believe a better use of the property would be for Medium Density Residential Zoning with between 120 to 200 homes.

Thank you for supporting my request and please vote accordingly.

Sincerely,

John Saul

Sherrie Simpson

From: Carol Troy Schmitt
Sent: Monday, March 9, 2026 3:39 PM
To: Sherrie Simpson
Subject: Deny rezoning Application RZ 2025-2538 Ordinance 2026-2012-CF Smith Harris Tracts

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Dear Lancaster county Council Members

I own a single family home in Lancaster and travel up and down hwy 521 many times a week and the traffic is a nightmare. We do not need any more commerce on this highway. It will fail at some point and then we will see businesses going out of business. Meanwhile we will have a constance traffic problem. Please don't hurt Indian land's progress and don't jeopardize our community.

Thank you for supporting my request and please bot accordingly.

Sincerely,

Carol Troy Schmitt

Sherrie Simpson

From: Bud Nadeau
Sent: Monday, March 9, 2026 3:42 PM
To: Sherrie Simpson
Cc: Irene A1 Nadeau
Subject: Deny Rezoning Application RZ-2025-2538, Ordinance 2026-2012 - CF Smith/Harris Tracts

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3/9/26

Dear Lancaster County Council Members:

I own a single-family home in Indian Land and drive on Hwy 521 daily.

The developer, CF Smith, proposes to build a substantial commercial regional shopping center on 33 acres, plus additional projects on 13 acres between Aldi and Culver's along Hwy 521 near my community.

There are several new regional shopping centers that recently opened a short distance away that are already exacerbating the enormous traffic issues we have been experiencing for the past couple of years along Highway 521.

Highway 521 is frequently at the breaking point during morning, lunch and evening rush hours. We are already experiencing frequent traffic accidents.

Is it any wonder that the Lancaster County Planning Commission voted 6 to 0 in December, 2026 to deny this rezoning request?

Therefore, I respectfully request that the Lancaster County Council abide by the decision of the County Planning Commission and **DENY** Rezoning Application RZ-2025-2538, Ordinance 2026-2012 - CF Smith/Harris Tracts from Low Density Residential (LDR) to Regional Business (RB).

I believe a better use of the property would be for Medium Density Residential Zoning which would add from 120 to 200 homes to this property which would involve far fewer vehicles added to Hwy 521 than the commercial development proposed by CF Smith.

Thank you for supporting my request, and please vote accordingly.

Sincerely,

Mr & Mrs. Ralph Nadeau

Sherrie Simpson

From: Roger
Sent: Monday, March 9, 2026 2:59 PM
To: Sherrie Simpson
Subject: DENY Rezoning Application RZ-2025-2538

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I respectfully request that the Lancaster County Council abide by the decision of the County Planning Commission and **DENY** Rezoning Application RZ-2025-2538, Ordinance 2026-2012 - CF Smith/Harris Tracts from Low Density Residential (LDR) to Regional Business (RB) until Hwy 521 is better able to handle the volume of traffic we are now experiencing.

I believe a better use of the property would be for Medium Density Residential Zoning with between 120 to 200 homes.

Roger Hough

Sent from my Galaxy

Sherrie Simpson

From: Mike Schultz
Sent: Monday, March 9, 2026 4:04 PM
To: Sherrie Simpson
Subject: DENY Rezoning Application RZ-2025-2538

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I respectfully request that the Lancaster County Council abide by the decision of the County Planning Commission and **DENY** Rezoning Application RZ-2025-2538, Ordinance 2026-2012 - CF Smith/Harris Tracts from Low Density Residential (LDR) to Regional Business (RB) until Hwy 521 is better able to handle the volume of traffic we are now experiencing.

I believe a better use of the property would be for Medium Density Residential Zoning with between 120 to 200 homes.

Michael Schultz

Sent from my Galaxy

Sherrie Simpson

Schedule G

From: Clare McConaughay
Sent: Monday, March 9, 2026 1:29 PM
To: Sherrie Simpson
Subject: County Council Ordinance 2026-2012

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Chairman Carnes and Council,

I am writing in support of passing this ordinance to rezone 71.1 acres at Charlotte Highway and Laurel Hill Road from LDR to RB .

I was saddened to listen to a group of citizens chastise you as a whole , call you “unethical ” and “displaying illogical thinking ” , and yet ignore the rules of order to greatly exceed their 3 minutes of allotted time at the February 23 meeting.

Thank you for all you do and may God give you the wisdom to make a fair decision for the generational landowners of this property.

Clare McConaughay

Sent from my iPhone

Sherrie Simpson

From: John Zito
Sent: Monday, March 9, 2026 4:07 PM
To: Sherrie Simpson
Subject: Harris Tract

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I support the Rezoning Application RZ-2025-2538, Ordinance 2026-2012 - CF Smith/Harris Tracts from Low Density Residential to Regional Business. I live in the _____ and I feel that the developer has expressed a willingness to address the traffic issues that have been created by the reckless development in our area. Fixing the traffic between Shelly Mullis and Sun City is imperative and the developer has expressed a willingness to do so.