

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 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: Steve Harper, Bryant Neal, Brian Carnes, Billy Mosteller, Charlene McGriff, Jose Luis, 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; Scott Hernandez, Information Technology Director; Brandon Elliot, Fleet Maintenance Director; Tim Greene, Project Manager; Christine Schwartz, Development Planner, with the Catawba Regional Council of Governments; 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 County Council to order at approximately 6:00 p.m.

Welcome and Recognition - Chair Brian Carnes

Brian Carnes welcomed everyone to the meeting.

Pledge of Allegiance and Invocation - Council Member Billy Mosteller

Billy Mosteller 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. Libby Sweatt-Lambert, Lancaster, SC, spoke regarding infrastructure and that the County does not have enough EMS or fire service personnel for the number of people in the County.
2. Jane Alford, on behalf of the Council of the Arts, spoke regarding a new, innovative pilot program, which is an Arts Integration Program for 3rd grade students at Kershaw Elementary School.
3. Jean Doyle, Lancaster, SC, spoke regarding her concerns over infrastructure and that there is too much over-development in the County.
4. Susan Dolphin, Lancaster, SC, spoke regarding HOPE in Lancaster County and she noted that their constituents are asking for the following infrastructure requests: (1) sustainable employment; (2) transportation services, which could be a park and ride or some other type of service; and (3) affordable housing. She noted that HOPE served over sixteen thousand (16,000) residents last year and stated she just wanted that number on the record.
5. Katie Crosby, Indian Land, SC, spoke regarding needing purposeful planning in the County, including services for affordable housing, transportation, and employment. She noted that this purposeful planning would make growth sustainable and that developers needed to pay their part for infrastructure.
6. Yokima Cureton, Lancaster, SC, spoke regarding the need for infrastructure and the need to plan for growth.

The following electronic, written comments were submitted for Citizen Comments, of which Council received a physical copy at their seats and which was acknowledged during the meeting by Sherrie Simpson, Clerk to Council:

1. Four citizens wrote in regarding their support for The Haven development project. A copy of the comments are attached as Schedule A to the minutes.

Special Presentations

- a. **Community Needs Assessment Public Hearing, Review of Community Needs List and Prioritization of Community Needs for 2025, and Review of Upcoming Community Development Block Grant (CDBG) Opportunities - *Christine Schwartz, Community Development Planner, Catawba Regional Council of Governments***

Christine Schwartz reviewed the Citizen Participation Plan, Community Development Block Grant (CDBG) Program, and the Prioritized Community Needs List (which were all included in the agenda packet). A Public Hearing was held, but no one signed up to speak. Council and Ms. Schwartz had an in-depth conversation regarding the reorganization of the priority needs list. Council will take action on the priority list during the regular County Council meeting scheduled for Monday, April 13, 2026.

Consent Agenda

Billy Mosteller moved to approve Consent Agenda Item **7a.**, **7b.**, **7c.**, **7d.**, and **7e.** [which are the

same as Item a., b., c., d., and e. listed below]. Seconded by Charlene McGriff. The motion Passed by a vote of 7-0.

- a. **Approval of Minutes from the March 9, 2026, County Council Regular Meeting**
- b. **3rd 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. Passed 7-0 at the March 9, 2026, County Council Meeting. - April Williams
- c. **2nd Reading of Ordinance 2026-2023**
Ordinance Title: An Ordinance To Approve A Temporary Construction And Permanent Easement Grant To Comporium Communications Upon Real Property Owned By Lancaster County And Located Off South Carolina Highway 9 Bearing Tax Parcel Number 0068L-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 March 11, 2026, County Council Special Meeting. - Steve Willis
- d. **2nd Reading of Ordinance 2026-2024**
Ordinance Title: An Ordinance To Approve A Temporary Construction And Permanent Easement Grant To Duke Energy Carolinas, LLC Upon Real Property Owned By Lancaster County And Located Off South Carolina Highway 9 Bearing Tax Parcel Number 0068L-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 March 11, 2026, County Council Special Meeting. - Steve Willis
- e. **2nd Reading of Ordinance 2026-2025**
Ordinance Title: An Ordinance To Approve A Temporary Construction And Permanent Easement Grant To Lancaster County Natural Gas Authority Upon Real Property Owned By Lancaster County And Located Off South Carolina Highway 9 Bearing Tax Parcel Number 0068L-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 March 11, 2026, County Council Special Meeting. - Steve Willis

Non-Consent Agenda

- a. **Public Hearing and 3rd 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). Passed 6-1 at the March 9, 2026, County Council Meeting (Jose Luis Opposed). - Steve Willis

Brian Carnes opened the Public Hearing for Ordinance 2025-2006 at approximately 6:50 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 37 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 6:50 p.m.

Steve Harper moved to approve the 3rd Reading of Ordinance 2025-2006. Seconded by Bryant Neal.

Steve Willis noted no changes since the 2nd Reading of the Ordinance.

There was no discussion from Council. The 3rd Reading of Ordinance 2025-2006 Passed by a vote of 6-1; Nays: Luis.

b. Public Hearing and 3rd 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. Passed 7-0 at the March 9, 2026, County Council Meeting. - Steve Willis

Brian Carnes opened the Public Hearing for Ordinance 2026-2020 at approximately 6:52 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 37 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 6:52 p.m.

Jose Luis moved to approve the 3rd Reading of Ordinance 2026-2020. Seconded by Charlene McGriff.

Steve Willis noted no changes since the 2nd Reading of the Ordinance.

There was no discussion from Council. The 3rd Reading of Ordinance 2026-2020 Passed by a vote of 7-0.

c. 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

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

April Williams noted no changes since the 1st Reading of the Ordinance. Stephany Snowden reviewed the County's PowerPoint presentation that highlighted the estimated impact on public safety from the proposed rezoning and development project. Council requested information regarding one-time costs as opposed to ongoing costs for public safety. Stephany Snowden provided Council with a handout that highlighted the summary of ongoing estimated operational costs. A copy of the handout is attached as Schedule B to the minutes. Charlene McGriff and Jose Luis stated that they wanted to see planned growth and infrastructure and public safety plans in place before they approved the project. Council and staff had an in-depth discussion regarding public safety and infrastructure needs.

There was no further discussion from Council. The 2nd Reading of Ordinance 2025-2001 Passed by a vote of 4-3; Ayes: Harper, Neal, Carnes, Mosteller; Nays: McGriff, Luis, Graham.

d. 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

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

Stuart Graham explained that Council needed to discuss the increased fees and acceptance of the proposed land donation.

Stuart Graham moved to amend section 4 of the proposed Development Agreement to provide for the price increases of the rooftop fees (so that the Sheriff's Office would receive \$1,000 per rooftop, Emergency Medical Services would receive \$1,000 per rooftop, and the Fire Service would receive \$2,993 per rooftop), remove section 4.01D, and amend section 4.01E to add additional land there or to add another provision that includes the land donation. Seconded by Jose Luis. The motion to amend Passed by a vote of 7-0.

There was no further discussion from Council. The 2nd Reading of Ordinance 2025-2002 as amended Passed by a vote of 6-1; Nays: Luis.

e. 2nd 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. - Passed 7-0 at the March 9, 2026, County Council Meeting. - Jamie Privuznak

Charlene McGriff moved to approve the 2nd Reading of Ordinance 2026-2022. Seconded by Bryant Neal.

Jamie Privuznak noted no changes since the 1st Reading of the Ordinance.

There was no discussion from Council. The 2nd Reading of Ordinance 2026-2022 Passed by a vote of 7-0.

f. 1st Reading of Ordinance 2026-2026

Ordinance Title: An Ordinance To Approve A Temporary Construction And Permanent Easement Grant To Lancaster County Natural Gas Authority Upon Real Property Owned By Lancaster County And Located Off Harrisburg Road Bearing Tax Parcel Number 0003-00-041.00 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. - Steve Willis

Charlene McGriff moved to approve the 1st Reading of Ordinance 2026-2026. Seconded by Steve Harper.

Steve Willis explained that Lancaster County Natural Gas Authority requested the easement in order to locate a natural gas substation on the Indian Land Fire property on Possum Hollow Road.

There was no discussion from Council. The 1st Reading of Ordinance 2026-2026 Passed by a vote of 7-0.

Discussion and Action Items

a. Scope of Work for the Fleet/IT Facility - Steve Willis/ Tim Greene

Steve Willis reviewed the County's PowerPoint presentation and highlighted the updated cost estimate for the Fleet and IT facility. Steve Harper stated that the scope of the work and cost estimates were more than what he would support and explained that it needed to be scaled back. Jose Luis stated that staff needed to review the costs of the project and revisit the original discussion of what Council wanted on the plans. Council agreed that the lift issues needed to be addressed for safety reasons. Scott Hernandez highlighted the Information Technology Department's needs and Brandon Elliot explained what the Fleet Maintenance Department's

needs were. Council requested that staff come up with a new cost estimate and present it back in a month.

b. Potential Relocation of Clemson Extension - Steve Willis

Steve Willis explained that he wanted to get Council's thoughts on using the County-owned Clemson Extension building as a data center for the IT Department. There was no discussion from Council. Mr. Willis noted that staff would get a cost estimate together for Council's review.

c. Notice of Closure of Fort Convenience Site - Steve Willis

Steve Willis explained that staff had been informed by the new owners of the Fort Convenience site on J.B. Denton Road that they did not intend to renew the County's lease, so the site would be closing. Council instructed staff to move forward with the closure notice.

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

1. William Kasper and Marie DeMartino have applied for the Planning Commission as the District 1 representative. If appointed, the person would be serving an unexpired term that would end on 06/30/2029.

2. Yvette Pressley has applied for the Community Outreach and Engagement or Health and Wellness Commission. The only available position is in District 4; however, Ms. Pressley resides in District 7 but residency in the district is not required for either of these Advisory Boards.

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

4. Current Board/Commission Vacancies

5. Upcoming Board/Commission Expirations

1. Sherrie Simpson explained that staff had received two applications for the Planning Commission District 1 vacancy. Stuart Graham stated that since applications were still being received, he wanted to postpone appointing someone. Stuart Graham made a motion to postpone the matter until the April 27, 2026, regular County Council meeting. Seconded by Jose Luis. The motion Passed by a vote of 7-0.
2. Sherrie Simpson explained that staff had received an application from Yvette Pressley for the Community Outreach and Engagement Advisory Committee or Health and Wellness Commission District 4 vacancy. Jose Luis made a motion to postpone the matter until the April 27, 2026, regular County Council meeting. Seconded by Stuart Graham. The motion Passed by a vote of 7-0.
3. Sherrie Simpson explained that this item was postponed indefinitely.
4. Sherrie Simpson explained that the current Board and Commission vacancies were included in the agenda packet.
5. Sherrie Simpson explained that the list of upcoming Board and Commission expirations

were included in the agenda packet.

Status of Items Tabled, Recommitted, Deferred or Held

There was no discussion of any items tabled, recommitted, deferred or held.

- a. **HELD UNTIL CONNECTIVITY ISSUES RESOLVED BUT NOT LATER THAN MAY 11, 2026 - 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). At the March 9, 2026, Council Meeting, 2nd Reading was postponed until the connectivity issues were resolved, but not later than 60 days. - April Williams*
- b. **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*
- c. **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*
- d. **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*

- e. **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***
- f. **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. Three Items:

- 1. Discussion of personnel matters pursuant to the South Carolina Code of Laws 30-4-70(a)(1) related to the County Administrator's office.***
- 2. Receipt of legal advice subject to the attorney-client privilege regarding potential contractual matters relating to animal control services.***
- 3. Receipt of legal advice subject to the attorney-client privilege regarding potential contractual matters relating to fire services.***

Brian Carnes stated that he needed a motion to go into Executive Session for three items: (1) for the discussion of personnel matters pursuant to the South Carolina Code of Laws 30-4-70(a)(1) related to the County Administrator's office; (2) for the receipt of legal advice subject to the attorney-client privilege regarding potential contractual matters relating to animal control services; and (3) for the receipt of legal advice subject to the attorney-client privilege regarding potential contractual matters relating to fire services. Charlene McGriff stated that she so

moved. Seconded by Jose Luis. The motion to go into Executive Session Passed by a vote of 7-0. At approximately 8:02 p.m., Council went into Execution Session.

Items Requiring a Vote Following Executive Session

Council came out of Executive Session and Brian Carnes called the Council meeting back to order at approximately 8:45 p.m. Jose Luis moved to come out of Executive Session. Seconded by Bryant Neal. The motion to come out of Executive Session Passed by a vote of 7-0.

Upon returning to open session, Ginny Merk-Dupont stated that Council met in Executive Session for three items: (1) for the discussion of personnel matters pursuant to the South Carolina Code of Laws 30-4-70(a)(1) related to the County Administrator's office; (2) for the receipt of legal advice subject to the attorney-client privilege regarding potential contractual matters relating to animal control services; and (3) for the receipt of legal advice subject to the attorney-client privilege regarding potential contractual matters relating to fire services. She stated that during Executive Session, no motions were made, and no votes were taken.

Adjournment

Jose Luis moved to adjourn the Council meeting. There being no further business to discuss, the regular meeting of Council adjourned at approximately 8:45 p.m.

Respectfully Submitted:

Lauren Hill

Lauren Hill
Deputy Clerk to Council

Approved by Council on April 13, 2026

Bryant Neal

Bryant Neal, Secretary



Schedule A

DERICK J. Close, CEO

March 23, 2026

Dear Lancaster County Council,

I am sending this letter today to the County Council members in support of The Haven, a development being rezoned by The Dooley Family and Lennar. This part of the county is in desperate need of high-quality housing and services.

With Roselyn across the street for Senior Living and the Norman Family's 100+ commercial developments taking shape soon, there is a desert for housing for professionals, plant managers, hospital administrations (MUSC), and corporate clients who want to call Lancaster and Chester County home.

This will give downtown the ability to attract new firms with new housing options up the street that really becomes the "new gateway into Lancaster."

EJ Gallo and our Springs Creative expansions in Fort Lawn bring new life to the neighborhood.

EJ Gallo was concerned about housing initially and have seen new housing growth show progress. They continue to discuss expansion in the future!

Lennar has a history of delivering these well-planned communities and have no doubt they will meet our expectations. I understand their Development Agreement has a very generous self-imposed roof top tax of over 13m to go for Fire, EMS, Sheriff, Schools- The housing development would create jobs- the houses would add tremendously to our tax base. I also understand they will be donating property for a new Fire Station as well as 140k tax for special fire tax to be used in support of a new station and personnel. This will set a new bar for future development agreements.

The Dooley Family has had the property since 1972, with a farm and venue entertaining over 15,000 people attending weddings, corporate retreats, and offsites- employing ten people full time and paying taxes by being good stewards of the property.

Growth is coming and having well planned communities that staff have vetted and approved for development within our county's growth map is a good thing.

Lancaster has an opportunity to recapture its golden era, and our family knows that smart development is crucial in providing neighborhoods where professionals want to call Lancaster home, and that gives back to our charities, churches, and schools. That improves the overall quality of life.

Let me know if I or anyone else at the Springs Company can offer any additional insights into why this is critically important for our community.

With best regards,

A handwritten signature in black ink, appearing to read "Derick Close", with a long horizontal flourish extending to the right.

Derick Close

Springs Digital, LLC
220 W. White Street,
Suite 140
Rock Hill, SC 29730

Sherrie Simpson

From: Craig Williams <will53cmw@gmail.com>
Sent: Thursday, March 19, 2026 11:43 AM
To: Sherrie Simpson
Subject: Haven Community

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

Hello,

I believe there will be a vote soon on allowing this development. I am in favor of this development moving forward and believe that continued growth only helps with the future development of Lancaster.

--

Thank you,

Craig Williams
11044 Gary Player Drive
Lancaster, SC 29720
(803) 804-2875

Sherrie Simpson

From: Greg Gregory <rhvolute@hotmail.com>
Sent: Thursday, March 19, 2026 8:59 AM
To: Sherrie Simpson
Cc: sharper@lancastrercountysc.gov; Brad Carnes; Charlene McGriff; Jose Luis
Subject: Lennar's The Haven community

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—IT Helpdesk, lancastrsc.supportsystem.com

Sherrie -

I'm writing in support of this community and to encourage Council to approve it. Lennar is offering a fantastic package to the County to mitigate the "costs" of the project.

In addition, neighborhoods such as this one are needed if Lancaster proper is ever to see growth again in its schools, amenities, commercial development such as grocery stores and restaurants, and the redevelopment of Main Street.

The median household income in the City of Lancaster is \$49,000 whereas in Indian Land it is \$115,000. The difference is b/c the building of new communities in Indian Land has brought wealthier households to the area and the amenities that follow them. Lancaster has experienced no growth for 35 years and, thus, faces deterioration in most everything.

Existing city residents aren't magically going to see their incomes increase 100% to match Indian Land's. Only those attracted to the area through neighborhoods such as The Haven will lead to Lancaster proper being able to enjoy the prosperity of Indian Land in the future.

Greg Gregory
President, Builders Supply Co.

Sherrie Simpson

From: fcp@comporium.net
Sent: Wednesday, March 18, 2026 11:22 AM
To: Sherrie Simpson
Subject: North Corner Haven

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—IT Helpdesk, lancastersc.supportsystem.com

Thank you for allowing me to voice my agreement FOR the North Corner Haven development. This group always, in my opinion, does such a great job developing and giving consideration of the surrounding community.

Thanks again
David M. Funderburk

Exhibit B

Summary Service Data

■ Summary of Ongoing Estimated Summary of Operational Costs (No Capital)

Agency	Buildout Operational Costs
Sheriff's Department	865,296
Fire Service	731,000
EMS	361,000
Total	1,957,026