

VACANT, DISTRICT 1
T. YOKIMA CURETON, DISTRICT 2
LYNETTE HINSON, DISTRICT 3
JUDIANNA TINKLENBERG, DISTRICT 4
CHAIR: MICHELLE RICHARDS, DISTRICT 5
SHEILA HINSON, DISTRICT 6
FRANCES LIU, DISTRICT 7
SECRETARY: MARA MATA



**AMENDED MINUTES
Lancaster County Planning Commission
April 21, 2026, 6:00 p.m.**

Chairman Richards called the meeting to order at 6:03 p.m.

1. Roll Call: Quorum is present (6 Commissioners)

Commissioners Present:

T. Yokima Cureton, District 2
Judianna Tinklenberg, Dist. 4
Sheila Hinson, Dist. 6

Lynette Hinson, District 3
Michelle Richards, Dist. 5
Frances Liu, Dist. 7

Staff Present:

Shannon Catoe, Zoning Director
Matthew Blaszyk, Planner
Jennifer Bryan, Planning Technician
Ginny Merck-Dupont, County Attorney

Corey Barnes, Planner
Kirsten Willis, Planner
Mara Mata, Administrative Assistant
Josiah Parke, Budget Analyst

The following press were notified of the meeting by email in accordance with the Freedom of Information Act: The Lancaster News, Kershaw News Era, The Rock Hill Herald, The Fort Mill Times, Cable News 2, Channel 9, and the local Government Channel. The agenda was also posted in the lobby of the County Administration Building for the required length of time and was published on the County website.

Prayer and Pledge of Allegiance.....Y. Cureton

THE FOLLOWING IS A SUMMARY OF PROCEEDINGS. IT IS NOT A VERBATIM TRANSCRIPT.

2. APPROVE AGENDA

Chairman Richards called for a motion to approve the Agenda.

Motion to Approve by Y. Cureton; 2nd by S. Hinson.

Called Vote: 6:0. **Motion approved unanimously.**

3. APPROVE MINUTES

a. March 17, 2026 Regular Minutes

Chairman Richards called for a motion to approve March 17th, 2026 Regular Minutes as written. Motion to Approve by J. Tinklenberg; 2nd by L. Hinson.

Discussion:

The Commission had no questions or concerns to share.

Called Vote: 6:0. Motion approved unanimously.

b. April 2, 2026 Workshop Meeting Minutes

Chairman Richards called for a motion to approve April 2, 2026 Workshop Meeting Minutes as written. Motion to Approve by L. Hinson; 2nd by Y. Cureton.

Discussion:

The Commission had no questions or concerns to share.

Called Vote: 5:0. 5 for, 0 against, 1 abstention. Motion approved. F. Liu abstained.

Chairman Richards opened the floor to comments from the public.

4. CITIZEN'S COMMENTS [see Sign-In sheet attached]

No citizens signed up to speak.

5. Special Presentation: Capital Improvement Plan Project Ranking

- a.** Presented by Josiah Parke. A project ranking worksheet was distributed at the April 2nd, 2026 Planning Commission Workshop meeting and is attached to the minutes for that meeting. The Commission was asked to individually rank the projects and their worksheets were handed to Josiah Parke so he could compile the rankings and present the data to them under item 7a.

The Commission and Josiah discussed possible funding sources and whether County Council would take their rankings into consideration.

6. Public Hearing Items for Recommendations to Council

a. CU-2026-0168: Mohammad

Application by Arafath Mohammad and Waxlan Investment LLC for a Conditional Use permit for parcel of 4.7 acres at 10935 Harrisburg Road (TM 0003-00-048.00) to allow the property to be used as a Place of Assembly.

Commissioner Hinson recuses herself.

Staff Presentation: Dr. Kirsten Willis presented the application consistent with the staff report.

Staff Recommendations: Approval.

Questions To Staff:

Commissioner Tinklenberg states, for the record, “I have a staff report correction. For the sake of full transparency, and in continuing to serve in this role with honesty and humility, I now have a difficult matter to discuss. I ask that you please allow me to finish. It is unfortunate that I am having to address what could have been a very simple correction by our County staff in the staff report. However, after days of trying and because it is already part of the public record, it must now be addressed in its entirety. Last week, while preparing for this meeting, I noticed an error was made by the Planning staff on page 78 of our report, which states: “Commissioners Tinklenberg & Richards requested information regarding prayer schedule and how the facility will ‘call to prayer’ regarding bells and other noises that could affect the surrounding residential community.” Given the controversial nature of this agenda item, and my understanding of the religious laws and regulations involved, I was very careful about what I did and did not say during our workshop meeting on April 2nd. I did not make this statement. What I did ask about was the frequency of use as it relates to impacts on the surrounding community, an entirely standard question that I would ask regardless of the type of conditional use being requested. The lack of care demonstrated in the staff’s decision to include this statement is deeply concerning and may rise to the level of defamation. The staff was negligent in failing to verify the accuracy of the information or recordings, and in not considering the potential harm and implications of including such a statement. I take false statements about my reputation very seriously, and it is unacceptable that this was allowed to reach this point. It is unfair to the applicant that I must rise this issue at this time. It is unfair to the community here tonight, that we are beginning this meeting under these circumstances, and it is unfair to us as commissioners that we cannot rely on staff accuracy, even when we are acting in good faith and effort. For those reasons, this matter needed to be addressed. It is also unfortunate that County staff, whom we should be a-whom we should be able to work with collaboratively, chose to handle this error in this manner and do nothing. This rises serious concerns and diminishes confidence in the ability for certain staff members to perform their duties competently, to produce accurate reports, and to support decision-making with integrity. It also raises broader questions about true leadership, responsibility, and accountability or lack thereof. This concern is not based solely on this single occurrence. It must also be noted that last month, another significant error occurred when a published staff report included incorrect information about permitted uses under our UDO within a zoning district. That information was presented as fact and could have improperly influenced voting decisions. Accuracy and the responsible stewardship of information from our UDO should be the minimum standard of our staff. I strongly urge staff and leadership to implement improved redlining and peer review processes moving forward to prevent issues like this from occurring again. It’s my hope that, going forward, there will be fewer errors of this nature requiring public correction, and that staff will take the opportunity to make necessary and meaningful improvements. No County volunteer acting in good faith should have to contend with this level of ineptitude from staff, nor be placed in a position where their integrity and reputation is questioned. This is simply unacceptable. Thank you.”

Chairman Richards states, for the record, “I would like to say it was actually-I’m the one who brought up about call to prayers and stuff, and actually...Dr. Willis corrected me and said in-re-re-minded me of what the ramifications were, so I withdrew that request. I have several Muslim friends, so I reached out to them to find-I'm just not familiar with the Islamic faith, and I don't know how their services work, and so it was just to have information purposes to understand the process. So, I got wonderful information from all of my Muslim friends, and I feel like I can make an informed decision now. So, that's my two cents for the record.”

Commissioner Cureton agreed with the prior statements.

Comment from applicant(s):

Angelo Tillman (Charlotte) introduces his company All Pro Development, as well as Abdul Manan (Fort Mill), one of the applicants. Angelo shares that All Pro Development has worked with numerous churches and understands the specific requirements needed for civil plans. There will be no outside speakers and explains that his clients would like to worship close to home, as there are no mosques nearby. He also states the membership will be comprised of 40-50 people, and meetings will take place once a week on Fridays. Angela states that the applicants would like to be good neighbors and address any concerns from nearby residents and the Commission.

Questions from Commissioners:

Commissioner Cureton and Angelo Tillman discussed the amount of parking spaces. Angelo shares that they sought the advice of the Fire Marshal regarding spacing and additional parking. Commissioner Cureton asks what the future membership numbers will be and how that will affect traffic. Angelo responds by stating traffic patterns are addressed by the DOT. The applicants also hired a civil engineer and confirmed with the Planning department what the requirements were.

Chairman Richards summarized the 25 Citizen’s Comments submitted by email and mail.

Public Hearing: (See attachments: Sign-in Sheets)

1. Judson Connor (Indian Land) shared concerns regarding a possible cemetery.
2. Elizabeth Howey (Indian Land) shared concerns regarding a possible cemetery, traffic, parking, and sewer.
3. Karin Columbus (Fort Mill) shared concerns regarding the Quaran.
4. Michael Pelletier (Lancaster) shared concerns regarding property values, Sharia Law, and the intentions of Muslim practitioners.
5. Mark Smets (Indian Land) shared concerns regarding Sharia Law.
6. John Garrett (Indian Land) shared concerns regarding the loss of a residential property, parking lot, and traffic.
7. Martha Wray (Indian Land) shared concerns regarding traffic.
8. Melissa Woelffer (Indian Land) shared concerns regarding traffic, safety, and the proposed school nearby.
9. Josh Pangle (Indian Land) shared concerns regarding the loss of residential property and land the Lancaster County School District owns behind the proposed conditional use.

10. Pieter Miller (Lancaster) shared concerns regarding traffic and property values.
11. Dawn Cummings (Indian Land) shared concerns regarding traffic accidents.
12. David Price (Lancaster) shared concerns regarding Sharia Law and traffic.
13. Trisha Hunt (Indian Land) shared concerns regarding traffic and security risks.
14. Adrian Kroger (Indian Land) shared concerns regarding the current Muslim population in Charlotte and traffic around an Islamic Community Center in South Charlotte.

Applicant Rebuttal:

Abdul Manan shared that Angelo Tillman, the contractor, misspoke when he said there were no mosques nearby.

Chairman Richards closed Public hearing and called for a motion on item **CU-2026-0168: Mohammad.**

Motion to approve by F. Liu; 2nd by L. Hinson.

Discussion:

Commissioner Liu shared that she drove by the area and does not believe this is the best location for a place of assembly.

Commissioner Tinklenberg shared that she agrees with Commissioner Liu and as this is within her district, she drives Harrisburg Road often and does not believe the use is compatible with the area. She is also concerned about a proposed school on Harrisburg Road and how that will affect the area with this project.

Commissioner L. Hinson shared her concerns about the large parking lot and incompatibility with the growth area. She recalled a statement made by a member of the public regarding a potential cemetery on the property, and the public concern over Sharia Law. Again, she shared her concerns over the number of cars on the property.

Commissioner Cureton shared a study conducted by the Clemson Institute in 2005 and stated that their conclusion was that Lancaster County could not sustain the growth impacting it, financially or otherwise. She shares that there is an issue of overgrowth and overdevelopment.

Chairman Richards inquired if this parcel has public water or sewer. Dr. Willis replied that that information was not requested within this review of a conditional use permit. They discussed the possibility of the potential cemetery that was disclosed by a member of the public.

Chairman Richards shared that she sought the advice of Muslim friends and they agreed over the concerns of higher traffic, particularly during the holidays. She shared that her church often gets affected by traffic from the local high school and residents. She shared an anecdote regarding a Hispanic family across from her church that celebrates on Sunday mornings and stated that sometimes the church affects the community just as

much as the community affects the church. Chairman Richards shared that she tried to view this case from all angles and does not believe it is a good location for a place of worship.

Commissioner L. Hinson also shared her concerns over the potential school site and how Friday night football will increase traffic.

Roll called vote: 0:5. Motion is denied unanimously.

T. Yokima Cureton	Against	Lynette Hinson	Against
Judianna Tinklenberg	Against	Michelle Richards	Against
Frances Liu	Against		

The item will be referred to County Council for final decision, and applicant will be informed of time and date.

Recess taken at 7:34 pm.

Meeting resumes at 7:39 pm.

b. RZ-2026-0308: Rollins

Application by Nicholas Rollins, McTann LLC and Cauthen & Patterson LLC to rezone a parcel of 2.14 acres at Shelton Street near the intersection of Jubilee Ln (TM 0087J-0A-012.00) from General Business (GB) to Professional Business (PB), in order to remedy the non-conforming use of existing multi-family units.

Staff Presentation: Dr. Kirsten Willis presented the application consistent with the staff report.

Staff Recommendations: Approval.

Questions To Staff:

Commissioner Liu and Dr. Willis discussed the grandfathered buildings in the wrong zoning and the possibility of the applicants adding more buildings.

Comment from applicant(s):

The applicant had no questions or concerns to share.

Public Hearing: (See attachments: Sign-in Sheets)

No citizens signed up to speak.

Chairman Richards closed Public hearing and called for a motion on item **RZ-2026-0308: Rollins.**

Motion to approve by S. Hinson; 2nd by Y. Cureton.

Discussion:

The Commission had no questions or concerns to share.

Roll Called Vote: 6:0. **Motion is approved unanimously.**

T. Yokima Cureton	For	Lynette Hinson	For
Judianna Tinklenberg	For	Michelle Richards	For
Sheila Hinson	For	Frances Liu	For

The item will be referred to County Council for final decision, and applicant will be informed of time and date.

c. RZ-2026-0322: Lopez/Steele St

Application by Jose Lopez to rezone a parcel of 0.335 acres located at 1824 Steele Street (TM 0086C-0N-003.01) from Manufactured Home (MH) to Professional Business (PB), in order to allow renovation and use of existing non-conforming multi-family units.

Staff Presentation: Dr. Kirsten Willis presented the application consistent with the staff report.

Staff Recommendations: Approval.

Questions To Staff:

Commissioner Liu and Dr. Willis discussed the possibility of the applicants adding more buildings, whether any citizens reached out regarding the proposed rezoning.

Comment from applicant(s):

The applicant stated he was there for any questions from the Commission.

Public Hearing: (See attachments: Sign-in Sheets)

No citizens signed up to speak.

Chairman Richards closed Public hearing and called for a motion on item **RZ-2026-0322: Lopez/Steele St.**

Motion to approve by Y. Cureton; 2nd by L. Hinson.

Discussion:

The Commission had no questions or concerns to share.

Roll Called Vote: 6:0. **Motion is approved unanimously.**

T. Yokima Cureton	For	Lynette Hinson	For
Judianna Tinklenberg	For	Michelle Richards	For
Sheila Hinson	For	Frances Liu	For

The item will be referred to County Council for final decision, and applicant will be informed of time and date.

d. RZ-2026-0409: Freeman

Application by Russell Freeman and Paws In the Panhandle Inc to rezone 0.61 acre portion of TM 0049-00-037.00 from Low Density Residential (LDR) to Medium Density Residential (MDR), in order to allow the acreage to be conjoined to his existing adjacent lot (TM 0049K-0A-050.00) at 4059 Flint Drive.

Staff Presentation: Jennifer Bryan presented the application consistent with the staff report.

Staff Recommendations: Approval.

Questions To Staff:

Chairman Richards shared that she was initially concerned over a portion of the parcel being land locked but understands that has been addressed.

Comment from applicant(s):

The applicant had no questions or concerns to share.

Questions from Commissioners:

The Commission had no questions or concerns to share.

Public Hearing: (See attachments: Sign-in Sheets)

No citizens signed up to speak.

Chairman Richards closed Public hearing and called for a motion on item **RZ-2026-0409: Freeman.**

Motion to approve by F. Liu; 2nd by L. Hinson.

Discussion:

The Commission had no questions or concerns to share.

Roll Called Vote: 6:0. **Motion is approved unanimously.**

T. Yokima Cureton	For	Lynette Hinson	For
Judianna Tinklenberg	For	Michelle Richards	For
Sheila Hinson	For	Frances Liu	For

The item will be referred to County Council for final decision, and applicant will be informed of time and date.

County Attorney Ginny Merck-Dupont leaves at 7:54 p.m.

7. NON-HEARING ITEMS

a. Capital Improvement Plan

Tabulation report and discussion of FY2021-2031 Capital Improvement Plan and associated funding requests for FY2027, in alignment with the provisions of the Comprehensive Plan.

Discussion:

The Commission and Staff discussed moving up the animal shelter on the recommendation list and the proposed EMS micro hub.

Chairman Richards motions to recommend the 10-item CIP ranking from the Commission to County Council; 2nd by J. Tinklenberg.

Called Vote: 6:0. **Motion is approved unanimously.**

Discussion:

The Commission and Josiah Parke discuss adding another motion.

Commissioner Hinson and Staff discuss the proposed fire training center project.

Chairman Richard motions to recommend the remaining projects for funding next year to County Council; 2nd by S. Hinson.

Motion to approve by Y. Cureton; 2nd by J. Tinklenberg.

Called Vote: 4:2. **Motion is approved.** F. Liu and Y. Cureton opposed.

The item will be referred to County Council for final decision.

b. NRN- 2026-0402: Hillview Acres Drive

Application by Lisa Giovaniello for Hillview Acres LLC to name a private drive at and adjacent to new parcels platted off Ander Vincent Road at TM 0020-00-020.01. The driveway is located approximately 0.22 miles south of the intersection with Outlaw Ave. Application pursuant to Sec. 6.11.4.G of the Unified Development Ordinance. The name of the private drive is Hillview Acres Drive.

Staff Presentation: Jennifer Bryan presented the applications consistent with the staff report.

Staff Recommendations: Approval.

Questions To Staff:

The Commission had no questions or concerns to share.

No public hearing is required.

Chairman Richards called for a motion on item **NRN-2026-0402: Hillview Acres Drive.**

Motion to approve by L. Hinson; 2nd by S. Hinson.

Discussion:

The Commission had no questions or concerns to share.

Called vote: 6:0. **Motion is approved unanimously.**

The Planning Commission has final approval of new road names.

c. NRN-2026-0417: Legacy Pointe Place

Application by Legacy Pointe Indian Land, LLC and E911 Addressing via Preliminary Plats or Civil Plans to name a private road, pursuant to Sec.6.4.11 of the Unified Development Ordinance. The proposed road name is Legacy Pointe Place.

Staff Presentation: Jennifer Bryan presented the applications consistent with the staff report.

Staff Recommendations: Approval.

Questions To Staff:

Commissioner Liu shared concerns over the road name being too similar and very close to the Legacy Park neighborhood.

Chairman Richards and Jennifer Bryan discussed if the road name met criteria and requirements.

No public hearing is required.

Chairman Richards called for a motion on item **NRN-2026-0417: Legacy Pointe Place.** Motion to approve by Y. Cureton; 2nd by J. Tinklenberg.

Discussion:

The Commission had no questions or concerns to share.

Called vote: 5:1. **Motion is approved.** F. Liu opposed.

The Planning Commission has final approval of new road names.

8. Other

a. The Commission and Shannon Catoe discussed the yearly Comprehensive Plan update, UDO updates, UDO timeline.

Commissioner Liu thanks Andy Rowe and the rest of the Zoning department for addressing issues so quickly.

The Commission requested an update on the Impact Fee Study.

9. ADJOURN

Motion to adjourn by L. Hinson; 2nd by S. Hinson. Motion approved by unanimous consent. Meeting adjourned at 8:18 p.m.

ATTACHMENT:

Sign-In Sheets

SIGN IN ONLY IF YOU WISH TO SPEAK



MB2
4/21/26

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 4: CITIZEN'S COMMENTS

General Comments or comments on matters not on tonight's agenda.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, April 21, 2026

Citizens are allowed 3 minutes per person to speak. Everyone speaking before Council will be required to do so in a civil manner. Council will not tolerate personal attacks on individual Council Members, County Staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county.

**THIS SIGN IN IS ONLY FOR MATTERS NOT ON
TONIGHT'S AGENDA.**

PLEASE PRINT

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SIGN IN ONLY IF YOU WISH TO SPEAK



MAR
4/21/26

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 6a: CU-2026-0168 Mohammad

Application by Arafath Mohammad and Waxlan Investment LLC for a Conditional Use permit for parcel of 4.7 acres at 10935 Harrisburg Road (TM 0003-00-048.00) to allow the property to be used as a Place of Assembly.

Council Chambers
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PLEASE PRINT

✓ 1.	Jackson Connor	Secretary on property to left of house "
✓ 2.	Elizabeth Howey	
3.	Regina Currier	
✓ 4.	Karin Columbus	

SIGN IN ONLY IF YOU WISH TO SPEAK

✓	5.	Michael Pelletier	
	6.	Mike Gore	
✓	7.	Mark Smed	table until state passes legislation
✓	8.	John Garrety	John Garrety
✓	9.	Martha Whay	
✓	10.	Melissa Woelffer	new school near location
✓	11.	JOSH PANGLE	property behind owned by LCSD
✓	12.	Pieter Miller	
✓	13.	Angele Tillman	(APPLICANT)
	14.	Abdul Mannan	(APPLICANT)
✓	15.	Dawn Cummings	
✓	16.	David Price	
✓	17.	Trisha Hunt	concerned about security

SIGN IN ONLY IF YOU WISH TO SPEAK

✓ 18.

ADRIAN KROGER

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SIGN IN ONLY IF YOU WISH TO SPEAK



MB2
4/21/22

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 6b: RZ-2026-0308 Rollins

Application by Nicholas Rollins, McTann LLC and Cauthen & Patterson LLC to rezone a parcel of 2.14 acres at Shelton Street near the intersection of Jubilee Ln (TM 0087J-0A-012.00) from General Business (GB) to Professional Business (PB), in order to remedy the non-conforming use of existing multi-family units.

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SIGN IN ONLY IF YOU WISH TO SPEAK



MB2
4/21/26

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 6c: RZ-2026-0322 Lopez/Steele St

Application by Jose Lopez to rezone a parcel of 0.335 acres located at 1824 Steele Street (TM 0086C-0N-003.01) from Manufactured Home (MH) to Professional Business (PB), in order to allow renovation and use of existing non-conforming multi-family units.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, April 21, 2026

Citizens are allowed 3 minutes per person to speak. Everyone speaking before the Commission will be required to do so in a civil manner. The Commission will not tolerate personal attacks on individual Commissioners, County Staff or any person or group. Racial slurs will not be permitted. The Commission's number one priority is to conduct business for the citizens of this county.

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SIGN IN ONLY IF YOU WISH TO SPEAK



MBR
4/21/26

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 6d: RZ-2026-0409: Freeman

Application by Russell Freeman and Paws In the Panhandle Inc to rezone 0.61 acre portion of TM 0049-00-037.00 from Low Density Residential (LDR) to Medium Density Residential (MDR), in order to allow the acreage to be conjoined to his existing adjacent lot (TM 0049K-0A-050.00) at 4059 Flint Drive.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, April 21, 2026

Citizens are allowed 3 minutes per person to speak. Everyone speaking before the Commission will be required to do so in a civil manner. The Commission will not tolerate personal attacks on individual Commissioners, County Staff or any person or group. Racial slurs will not be permitted. The Commission's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

1.	Angele Tillman	CU
2.	Abdul Mannan	CU
3.		

ATTACHMENT:

**Disclosure & Recusal Statement from Commissioner
S. Hinson**



Disclosure & Recusal Statement

Meeting Date: Tues, April 21, 2026
Agenda Item No.: #6/A
Case No.: 6.a.
Case Title: C4-2026-0168: mohammad

Commission Member Information

Name: Deirdre Hansen
District/Seat: District 6

Disclosure

Pursuant to applicable South Carolina law, Lancaster County Unified Development Ordinance procedures, and the requirement for impartial decision-making in quasi-judicial matters, I hereby disclose a conflict affecting my ability to participate in this agenda item.

Basis for Recusal (check all that apply)

- ☒ Personal bias or prejudice regarding the matter - Goes Against the 'Word of God'
- ☐ Prior statement or expressed opinion indicating prejudgment
- ☐ Ex parte communication concerning this case
- ☐ Personal knowledge of disputed facts outside the record
- ☐ Relationship with applicant, property owner, or interested party
- ☐ Financial or economic interest (direct or indirect)
- ☐ Other: _____

Recusal Statement

I hereby recuse myself from the above-referenced agenda item and will:

- Not participate in discussion, deliberation, or voting
- Not attempt to influence the decision of the Planning Commission
- Absent myself from the dais during consideration of this item, if directed by the Chair

Certification

This recusal is made to ensure compliance with due process requirements, South Carolina FOIA, and applicable ethics and conflict of interest standards.

Signature: Deirdre Hansen

Date: April 21, 2026

ATTACHMENT:

**Citizen Comments Submitted Prior to Meeting for item
6a**

Accetturo; D.
Curry; G.
Fredricks; A.
Haase; H
Haase; R
Heybruck; J.
Hines; A.
Mager; D.
Mager; J.
Marshall; P. and J.
McClennan; J. and D.
Morrison; M.
Palit; S.
Price; D.
Rivera; T. (mail & email)
Rivera; W.
Saul; J.
Saul; K.
Smith; C.
Smith; G.
Smith; K.
Smith; S.
Thomas; J.
Tobin; J.

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

The principal concerns expressed are

- TRAFFIC and NOISE and LOSS OF RESIDENTIAL ZONING.

Additional concerns expressed are:

- Negative impact on adjacent residential properties
- Negative traffic impact combined with traffic of proposed schools on Harrisburg Rd
- Negative impact on EMS/Fire/all emergency and safety services
- Negative impact of overflow street parking

Email Comment : Desiree Accetturo



Outlook

[Draft] Re: Place of Assembly - Vote No

From

Draft saved Mon 4/20/2026 8:44 AM

To Dr. Kirsten Willis <kwillis@lancastercountysc.gov>; Desiree Accetturo [REDACTED]
Cc Stuart M. Graham <smgraham@lancastercountysc.gov>; CMCGRIFF@comporium.net
<CMCGRIFF@comporium.net>; Billy Mosteller <bmosteller@lancastercountysc.gov>; Jose Luis
<jluis@lancastercountysc.gov>; Steve Harper <steveharper@lancastercountysc.gov>; Bryant Neal
<bneal@lancastercountysc.gov>; Brian Carnes <briancarnes@lancastercountysc.gov>; Matthew Blaszyk
<mblaszyk@lancastercountysc.gov>; Corey D. Barnes <cdbarnes@lancastercountysc.gov>

From: Desiree Accetturo [REDACTED]

Sent: Sunday, April 19, 2026 8:43 PM

To: Stuart M. Graham <smgraham@lancastercountysc.gov>; CMCGRIFF@comporium.net; Billy Mosteller
<bmosteller@lancastercountysc.gov>; Jose Luis <jluis@lancastercountysc.gov>; Steve Harper
<steveharper@lancastercountysc.gov>; Bryant Neal <bneal@lancastercountysc.gov>; Brian Carnes
<briancarnes@lancastercountysc.gov>; April M. Williams <amwilliams@lancastercountysc.gov>; Matthew Blaszyk
<mblaszyk@lancastercountysc.gov>; Dr. Kirsten Willis <kwillis@lancastercountysc.gov>; Corey D. Barnes
<cdbarnes@lancastercountysc.gov>

Subject: Place of Assembly - Vote No

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

—IT Helpdesk, lancastersc.supportsystem.com

Good evening,

I'm writing regarding CU-2026-0168 Mohammed. That intersection is already congested. The entire area can't handle its current traffic.

I ask that you vote no due to traffic and noise concerns.

In addition, such a wonderful home in land should be used as such. Rural communities are quickly disappearing. Let's keep the integrity of our neighborhoods as such, not commercial spaces.

Thanks,

Desiree Accetturo
Indian Land resident

Email Comment: Gerry Curry

From: [Jennifer Bryan](#)
To: [Gerry Curry](#)
Cc: [Sherrie Simpson](#); [Jose Luis](#); [Mara Mata](#); [Mary Sue Curry](#); [Shannon Catoe](#); [Steve Willis](#); [Stephany Snowden](#)
Subject: RE: Conditional Use change
Date: Tuesday, April 14, 2026 8:36:00 AM
Attachments: [image001.png](#)

Thank you I will copy the submitted comments to the file, for distribution to the Planning Commissioners.

From: Gerry Curry [REDACTED]
Sent: Monday, April 13, 2026 6:58 PM
To: Jennifer Bryan <jbryan@lanastercountysc.gov>
Cc: Sherrie Simpson <ssimpson@lanastercountysc.gov>; Jose Luis <jluis@lanastercountysc.gov>; Mara Mata <mmata@lanastercountysc.gov>; Mary Sue Curry [REDACTED]
Shannon Catoe <shannoncatoe@lanastercountysc.gov>; Steve Willis <swillis@lanastercountysc.gov>; Stephany Snowden <ssnowden@lanastercountysc.gov>
Subject: Re: Conditional Use change

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—IT Helpdesk, lanastersc.supportsystem.com

I still object.

Thank you.

On Mon, Apr 13, 2026 at 9:56 AM Jennifer Bryan <jbryan@lanastercountysc.gov> wrote:

If that understanding changes his objection, he can, but we are happy to include his comments as is.



Jennifer Bryan, Planning Technician
Planning

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

P:(803) 285-6005
jbryan@lanastercountysc.gov

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From: Sherrie Simpson <ssimpson@lanastercountysc.gov>

Sent: Monday, April 13, 2026 9:29 AM

To: Jennifer Bryan <jbryan@lanastercountysc.gov>; Jose Luis <jluis@lanastercountysc.gov>;

Gerry Curry <[REDACTED]>; Mara Mata <mmata@lanastercountysc.gov>

Cc: Mary Sue Curry <[REDACTED]>; Shannon Catoe

<shannoncatoe@lanastercountysc.gov>; Steve Willis <swillis@lanastercountysc.gov>; Stephany Snowden <ssnowden@lanastercountysc.gov>

Subject: RE: Conditional Use change

Thank you for the clarification. Does Mr. Curry need to send new comments with that updated information?

Thanks,
Sherrie



Sherrie Simpson, Clerk to Council
County Council

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

P: (803) 416-9307 F: (877) 241-5430
ssimpson@lanastercountysc.gov

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From: Jennifer Bryan <jbryan@lanastercountysc.gov>

Sent: Monday, April 13, 2026 9:28 AM

To: Sherrie Simpson <ssimpson@lanastercountysc.gov>; Jose Luis

<jluis@lanastercountysc.gov>; Gerry Curry <[REDACTED]>; Mara Mata

<mmata@lanastercountysc.gov>

Cc: Mary Sue Curry <[REDACTED]>; Shannon Catoe

<shannoncatoe@lanastercountysc.gov>; Steve Willis <swillis@lanastercountysc.gov>; Stephany Snowden <ssnowden@lanastercountysc.gov>

Subject: RE: Conditional Use change

Sherrie;

There seems to be some confusion regarding this case; the referenced case is not a rezoning. The requested Use is already permitted in the existing zoning district; however it requires a Conditional Use permit approval before the applicant can submit a site plan for review by TRC.



Jennifer Bryan, Planning Technician
Planning

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

P:(803) 285-6005
jbryan@lanastercountysc.gov

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From: Sherrie Simpson <ssimpson@lanastercountysc.gov>

Sent: Monday, April 13, 2026 9:12 AM

To: Jose Luis <jluis@lanastercountysc.gov>; Gerry Curry <[REDACTED]>; Mara Mata <mmata@lanastercountysc.gov>; Jennifer Bryan <jbryan@lanastercountysc.gov>

Cc: Mary Sue Curry <[REDACTED]>

Subject: RE: Conditional Use change

Mr. Curry and Councilman Luis:

Item CU-2026-0168 (TM 0003-00-048.00) is scheduled to be heard at the 4-21-2026 Planning Commission meeting and should come before Council sometime in May. I am forwarding your comments to the Planning Department to include as part of their packet regarding comments they receive as either for or against the project. There is

no need to send another email unless you just prefer to do that.

Mara and Jennifer,

Can you please add the comments below to your packet? Thank you.

With kind regards,

Sherrie Simpson



Sherrie Simpson, Clerk to Council
County Council

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

P: (803) 416-9307 F: (877) 241-5430
ssimpson@lancastercountysc.gov

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From: Jose Luis <jluis@lancastercountysc.gov>

Sent: Sunday, April 12, 2026 10:02 AM

To: Gerry Curry <[REDACTED]>

Cc: Mary Sue Curry <[REDACTED]>; Sherrie Simpson
<ssimpson@lancastercountysc.gov>

Subject: RE: Conditional Use change

Thank you for your email, Mr. Curry. I think rezonings should not be so common if strategic planning is done correctly and I don't think a rezoning like this makes sense either. I'm copying Ms. Sherrie Simpson (our Clerk to Council) so she could have it for County records. It would be most helpful if you spoke about your concerns in person if this matter comes up before the Planning Commission and County Council. I know

it's a haul to the County Admin building, but I believe it is worth it to hear directly from constituents.

Ms. Simpson, does he need to send this directly to you so it becomes part of the meeting's citizen comments?

Thanks again,
Jose



Jose Luis
County Council

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

jluis@lancastercountysc.gov
P: (803) 416-9307

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From: Gerry Curry <[REDACTED]>
Sent: Wednesday, April 8, 2026 5:30 PM
To: Jose Luis <jluis@lancastercountysc.gov>
Cc: Mary Sue Curry <[REDACTED]>
Subject: Conditional Use change

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—IT Helpdesk, lancastersc.supportsystem.com

Dear Commissioner Luis,

My name is Gerald Curry, and I live at 5040 Barcroft Dr., Indian Land, SC 29707. I believe you represent our area, and I am writing to you today regarding a matter of concern in our community.

I have seen several discussions on social media regarding a "Conditional Use" request, specifically CU-2026-0168 (TM 0003-00-048.00). It appears that an individual or investment company may have purchased this land or is seeking a zoning change for it.

While I fully support the freedom of religion, I am concerned about the potential impact of a place of worship being established directly between existing homes. My primary concerns involve how this development might affect local traffic and the overall character of our neighborhood.

Could you please provide more information on this request or let me know how I can best stay informed on its progress?

Thank you for your time and for your service to our community.

Best regards,

Gerald Curry

Email Comment: Allison Fredricks



[Draft] Re: Please Vote No on Non-Residential Development – Traffic Concerns

From

Draft saved Tue 4/21/2026 9:43 AM

From: Allison Fredricks [REDACTED]

Sent: Tuesday, April 21, 2026 9:12 AM

To: April M. Williams <amwilliams@lanastercountysc.gov>; Matthew Blaszyk <mblaszyk@lanastercountysc.gov>; Dr. Kirsten Willis <kwillis@lanastercountysc.gov>; Corey D. Barnes <cdarnes@lanastercountysc.gov>

Subject: Please Vote No on Non-Residential Development – Traffic Concerns

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—IT Helpdesk, lanaster@lanastercountysc.gov

Dear Members of the Lancaster County Planning Commission,

I hope this message finds you well. I am writing as a concerned resident to respectfully urge you to vote NO on any proposed development of this land for purposes other than a single-family home.

Our area is already experiencing significant traffic congestion, and I am genuinely concerned that a non-residential use of this property — whether commercial, industrial, or otherwise — would bring a substantial increase in traffic that our roads and community simply cannot absorb. The quality of life and safety of residents who travel these roads every day would be directly and negatively impacted.

I understand that growth and development are important, but I strongly believe that in this case, the responsible and community-friendly choice is to limit this land to residential use only.

Thank you sincerely for your time, your service, and your careful consideration of this matter. I trust that you will weigh the concerns of the residents who will be most affected by this decision.

Respectfully,
Allison Fredricks
17027 Laurelmont Ct.
Fort Mill, SC 29707
[REDACTED]

Email Comment: Heather Haase



Outlook

[Draft] Re: 10935 Harrisburg Road Rezoning Hearing

From

Draft saved Tue 4/21/2026 2:29 PM

From: Heather Haase [REDACTED]

Sent: Tuesday, April 21, 2026 1:50 PM

To: AMWILLIAMS@lanastercountysc.gov; Matthew Blaszyk <mblaszyk@lanastercountysc.gov>; Dr. Kirsten Willis <kwillis@lanastercountysc.gov>; Corey D. Barnes <cdbarnes@lanastercountysc.gov>; Stuart M. Graham <smgraham@lanastercountysc.gov>; CMCGRUFF@comporium.net; BMOSTELLER@lanastercountysc.gov; STEVEHARPER@lanastercountysc.gov

Subject: 10935 Harrisburg Road Rezoning Hearing

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—IT Helpdesk, lanastercountysc.supportsystem.com

It has come to my attention that the 5 acre property of 10935 Harrisburg Road has notice of public hearing on so that it can be used as a place of assembly. As a current resident of this neighborhood, I would like to request that it remain as a single family home as it is. This is not an appropriate location for buildings of other types of function other than single family homes. Harrisburg Road has been developed with a wide variety of buildings such as a school, apartments, large neighborhoods, Community Centers and strip malls, all of which have significant impact on the traffic patterns and safety concerns for existing residents. Please honor the structure of the current neighborhood as it is.

Sincerely,

Heather Haase

Email Comment: Rick Haase



[Draft] Re: Re Zoning of 10935 Harrisburg Road

From

Draft saved Tue 4/21/2026 2:43 PM

From: Rick Haase [REDACTED]

Sent: Tuesday, April 21, 2026 2:32 PM

To: April M. Williams <amwilliams@lanastercountysc.gov>; Matthew Blaszyk <mblaszyk@lanastercountysc.gov>; Dr. Kirsten Willis <kwillis@lanastercountysc.gov>; Corey D. Barnes <cdarnes@lanastercountysc.gov>; SMGRAHAM@lanastercounty.gov <SMGRAHAM@LANASTERCOUNTY.GOV>; Billy Mosteller <bmosteller@lanastercountysc.gov>; Jose Luis <jluis@lanastercountysc.gov>; Steve Harper <steveharper@lanastercountysc.gov>

Subject: Re Zoning of 10935 Harrisburg Road

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—IT Helpdesk, lanaster@supportsystem.com

It has come to my attention that the 5 acre property of 10935 Harrisburg Road has notice of public hearing on so that it can be used as a place of assembly. As a current resident of this neighborhood, I would like to request that it remain as a single family home as it is. This is not an appropriate location for buildings of other types of function other than single family homes. Harrisburg Road has been developed with a wide variety of buildings such as a school, apartments, large neighborhoods, Community Centers and strip malls, all of which have significant impact on the traffic patterns and safety concerns for existing residents. Please honor the structure of the current neighborhood as it is.

Sincerely,
Rick Haase

Email Comment: Jeffrey Heybruck



Outlook

[Draft] Re: Opposition to Conditional Use Permit- 10935 Harrisburg Road

From

Draft saved Tue 4/21/2026 12:40 PM

From: Jeffrey Heybruck [REDACTED] [REDACTED]

Sent: Tuesday, April 21, 2026 12:29 PM

To: [REDACTED]

Subject: Opposition to Conditional Use Permit- 10935 Harrisburg Road

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—IT Helpdesk, lancastersc.supportsystem.com

Lancaster County Council and Planning Commission,

My family and I live at 10940 Caroline Acres Road, near the property under consideration. I recently became aware of the proposed conditional use request and wanted to share my concerns, as I am unable to attend the hearing this evening.

This property is currently a single-family home located mid-block within an established residential area. The surrounding neighborhood is characterized by similar large-lot, low-density residential uses. Introducing a place of assembly at this location would represent a significant change in use that is not consistent with the existing character of the area.

I am particularly concerned about traffic impacts. Harrisburg Road and Barberville Road already experience regular congestion, and the presence of a two-lane bridge in both directions near Barberville limits the feasibility of near-term road expansion. A use that draws regular gatherings and increased vehicle volume could exacerbate these existing issues and create additional strain on local infrastructure.

For these reasons, I respectfully request that you deny this conditional use application.

Thank you for your time and consideration.

-Jeff

Jeffrey M. Heybruck
President | Lucrum Consulting, Inc
(direct) [REDACTED]

[Our culture](#) is driven by our obsession to help our clients grow their businesses.

Email Comment: Anna Hines



[Draft] Re: Home on Harrisburg Rd

From

Draft saved Fri 4/17/2026 8:46 AM

To Dr. Kirsten Willis <kwillis@lancastercountysc.gov>; Anna Hines [REDACTED]
Cc Tyler Hines [REDACTED]; Steve Harper <steveharper@lancastercountysc.gov>; Jose Luis <jluis@lancastercountysc.gov>; Billy Mosteller <bmosteller@lancastercountysc.gov>; cmcgriff@comporium.net <cmcgriff@comporium.net>; Stuart M. Graham <smgraham@lancastercountysc.gov>; Corey D. Barnes <cdbarnes@lancastercountysc.gov>; Matthew Blaszyk <mblaszyk@lancastercountysc.gov>

From: Anna Hines: [REDACTED]

Sent: Thursday, April 16, 2026 5:18 PM

To: Tyler Hines [REDACTED]; Steve Harper <steveharper@lancastercountysc.gov>; Jose Luis <jluis@lancastercountysc.gov>; Billy Mosteller <bmosteller@lancastercountysc.gov>; cmcgriff@comporium.net; Stuart M. Graham <smgraham@lancastercountysc.gov>; Corey D. Barnes <cdbarnes@lancastercountysc.gov>; Dr. Kirsten Willis <kwillis@lancastercountysc.gov>; Matthew Blaszyk <mblaszyk@lancastercountysc.gov>; April M. Williams <amwilliams@lancastercountysc.gov>

Subject: Home on Harrisburg Rd

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—IT Helpdesk, lancastersc.supportsystem.com

Hello,

I recently received information that a home located between Carolina Acres Rd and Barberville Rd, owned by Waxlan Investments LLC, may be converted into a mosque. My husband and I would like to express our concerns regarding this potential change.

We value the current character and feel of our neighborhood, and we are worried that this type of development could significantly impact the area, particularly in terms of increased traffic and overall neighborhood dynamics. Given that there is already a mosque located further north on Harrisburg Road, we question whether an additional one is necessary in such close proximity.

We would appreciate the opportunity to stay informed and to support any efforts aimed at preserving the current residential nature of our community. Please feel free to contact us if any further information is needed.

We reside at 22036 Arbor Place Dr, off Carolina Acres Rd.

--

Anna Hines
[REDACTED]

Email Comment: Donna Mager



Outlook

[Draft] Re: Rezoning proposal

From

Draft saved Tue 4/21/2026 9:38 AM

To Dr. Kirsten Willis <kwillis@lanastercountysc.gov>; Donna Mager

From: Donna Mager

Sent: Monday, April 20, 2026 6:38 PM

To: Dr. Kirsten Willis <kwillis@lanastercountysc.gov>

Subject: Rezoning proposal

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—IT Helpdesk, lanastersc.supportsystem.com

I am responding to the proposed rezoning at 10935 Harrisburg Rd in Indian Land. As a forty-five year resident at 11240 McFalls Dr, I strongly oppose any dwelling other than a single family dwelling at this location. This is a quiet, tranquil neighborhood and I would hate to see the peacefulness disappear. We are proud of the fact that people still want to build beautiful new homes in this part of the county while still maintaining the integrity of the area. We would like to preserve the lovely place we call home.

Thank you for your consideration and we look forward to good decision making from our elected officials.

Thank you,
Donna Mager
11240 McFalls Dr
Indian Land, SC 29707

From: [Donna Mager](#)
To: [Jennifer Bryan](#)
Subject: Rezoning proposal
Date: Monday, April 20, 2026 6:37:19 PM

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—IT Helpdesk, lancastersc.supportsystem.com

I am responding to the proposed rezoning at 10935 Harrisburg Rd in Indian Land. As a forty-five year resident at 11240 McFalls Dr, I strongly oppose any dwelling other than a single family dwelling at this location. This is a quiet, tranquil neighborhood and I would hate to see the peacefulness disappear. We are proud of the fact that people still want to build beautiful new homes in this part of the county while still maintaining the integrity of the area. We would like to preserve the lovely place we call home.

Thank you for your consideration and we look forward to good decision making from our elected officials.

Thank you,
Donna Mager
11240 McFalls Dr
Indian Land, SC 29707
8034933801

Email Comment: Jack Mager



[Draft] Re: Rezoning proposal

From

Draft saved Tue 4/21/2026 11:29 AM

To Jennifer Bryan <jbryan@lanastercountysc.gov>

From: Jack Mager

Sent: Tuesday, April 21, 2026 11:25 AM

To: Jennifer Bryan <jbryan@lanastercountysc.gov>

Subject: Re: Rezoning proposal

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—IT Helpdesk, lanastercountysc.supportsystem.com

Our concern is TRAFFIC. We do not more traffic in our neighborhood. Presently our neighborhood is used as a "cut through" and the majority of cars are going way too fast (exceeding the speed limit). Please consider keeping this from growing any more.

Thank you

Jack Mager

Sent from my iPhone

On Apr 21, 2026, at 8:51 AM, Jennifer Bryan <jbryan@lanastercountysc.gov> wrote:

For information: The applicant has not requested rezoning. The application is a Conditional Use permit. Places of Assembly/Places of Worship are permitted in all residential zoning districts.

Jennifer Bryan, Planning Technician

Planning

Lancaster County Government

P.O. Box 1809

Lancaster, SC 29720

<lanccologo_db3e5d40-7215-4742-ba85-9e0e33ad59e2.png>

www.lanastercountysc.gov

P:(803) 285-6005

jbryan@lanastercountysc.gov

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-----Original Message-----

From: Jack Mager <[REDACTED]>
Sent: Monday, April 20, 2026 7:10 PM
To: Jennifer Bryan <jbryan@lanastercountysc.gov>
Subject: Rezoning proposal

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

I have lived off Harrisburg road for 45 years I have been told that 10935 Harrisburg Road has been added to a discussion about rezoning This whole area has been zoned residential since we moved here in 1981. I would strongly suggest that you vote to keep this property zoned as residential. Thank you for considering the thoughts of the people that are the closest to the property in question

Jack Mager
Lancaster County Resident
Sent from my iPhone

Email Comment: Pamela and James Marshall



Outlook

[Draft] Re: Conditional Use CU-2026-0168 10935 Harrisburg Rd

From mmata@lanastercountysc.gov

To Corey D. Barnes <cdbarnes@lanastercountysc.gov>

Cc Jennifer Bryan <jbryan@lanastercountysc.gov>

From: Pam Marshall [REDACTED]

Sent: Tuesday, April 14, 2026 1:51 PM

To: April M. Williams <amwilliams@lanastercountysc.gov>; Matthew Blaszyk <mblaszyk@lanastercountysc.gov>; Dr. Kirsten Willis <kwillis@lanastercountysc.gov>; Corey D. Barnes <cdbarnes@lanastercountysc.gov>; Stuart M. Graham <smgraham@lanastercountysc.gov>; cmcgriff@comporium.net; Billy Mosteller <bmosteller@lanastercountysc.gov>; Jose Luis <jluis@lanastercountysc.gov>; Steve Harper <steveharper@lanastercountysc.gov>; Bryant Neal <bneal@lanastercountysc.gov>; Brian Carnes <briancarnes@lanastercountysc.gov>

Subject: Conditional Use CU-2026-0168 10935 Harrisburg Rd

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—IT Helpdesk, lanaster@supportsystem.com

Dear Planning Commissioners and County Council members,

We live at 10756 Harrisburg Rd. and would like you to vote against the use of issuing a conditional use for a place of assembly for this residential property.. This is a single family residence between other single family residences. We are concerned that allowing this use would change the character of the neighborhood, leading to more rezoning of properties in the area which will lead to more traffic in an already congested Harrisburg Rd and Barberville Rd intersection. I have difficulty getting in and out of my driveway, which is less than 500 feet from the intersection, during school hours and Sundays during church hours often having to wait through 2 traffic light cycles. Currently there is way too much traffic for these 2 lane roads. We do not know the status of the 2 schools that were proposed for Harrisburg Rd, (elementary was to be built across from our driveway) and the highschool off Barberville Rd.if approved in the future there will be even more traffic.

We moved to this area in 2012 and have watched it go from a rural setting to a suburban housing nightmare. Please stop the rezoning and conditional use permits for this area.

Pamela and James Marshall

Email Comment: Sohn and Donna McClennen



Outlook

[Draft] Re: Vote NO 10935 Harrisburg Road Conditional Use

From

Draft saved Wed 4/8/2026 1:23 PM

To Dr. Kirsten Willis <kwillis@lanastercountysc.gov>

From: Donna McClennen [REDACTED]

Sent: Wednesday, April 8, 2026 1:04 PM

To: April M. Williams <amwilliams@lanastercountysc.gov>; Matthew Blaszyk <mblaszyk@lanastercountysc.gov>; Dr. Kirsten Willis <kwillis@lanastercountysc.gov>; Corey D. Barnes <cdbarnes@lanastercountysc.gov>; Stuart M. Graham <smgraham@lanastercountysc.gov>; cmcgriff@comporium.net; Billy Mosteller <bmosteller@lanastercountysc.gov>; Jose Luis <jluis@lanastercountysc.gov>; Steve Harper <steveharper@lanastercountysc.gov>; Bryant Neal <bneal@lanastercountysc.gov>; Brian Carnes <briancarnes@lanastercountysc.gov>

Subject: Vote NO 10935 Harrisburg Road Conditional Use

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—IT Helpdesk, lanastersc.supportsystem.com

My husband and I are opposed to the conditional use consideration of this property (10935 Harrisburg Rd) to be used as "a place of assembly." This is a single family residential home in an area of other rural residential homes. It is not suited for large gatherings, parking, increase in traffic, and noise. Churches, temples, and mosques should buy their own land and build in appropriately zoned areas rather than infiltrating what's left of our peaceful, rural community. We ask that you vote NO in considering this property's conditional use request and vote no for future property requests of single family homes for use as a place of assembly. Thank you.

John and Donna McClennen
2080 Clover Hill Rd
Indian Land, SC 29707

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

Email Comment : Matthew Morrison



[Draft] Re: Vote NO for Place of Assembly (Barberville & Harrisburg)

From

Draft saved Tue 4/21/2026 9:38 AM

To Dr. Kirsten Willis <kwillis@lanastercountysc.gov>; Matthew Morrison <[REDACTED]>
Cc Stuart M. Graham <smgraham@lanastercountysc.gov>; CMCGRIFF@comporium.net
<CMCGRIFF@comporium.net>; Billy Mosteller <bmosteller@lanastercountysc.gov>; Jose Luis
<jluis@lanastercountysc.gov>; Steve Harper <steveharper@lanastercountysc.gov>; Bryant Neal
<bneal@lanastercountysc.gov>; Brian Carnes <briancarnes@lanastercountysc.gov>; Matthew Blaszyk
<mblaszyk@lanastercountysc.gov>; Corey D. Barnes <cdbarnes@lanastercountysc.gov>

From: Matthew Morrison <[REDACTED]>

Sent: Monday, April 20, 2026 7:03 PM

To: Stuart M. Graham <smgraham@lanastercountysc.gov>; CMCGRIFF@comporium.net; Billy Mosteller
<bmosteller@lanastercountysc.gov>; Jose Luis <jluis@lanastercountysc.gov>; Steve Harper
<steveharper@lanastercountysc.gov>; Bryant Neal <bneal@lanastercountysc.gov>; Brian Carnes
<briancarnes@lanastercountysc.gov>; April M. Williams <amwilliams@lanastercountysc.gov>; Matthew Blaszyk
<mblaszyk@lanastercountysc.gov>; Dr. Kirsten Willis <kwillis@lanastercountysc.gov>; Corey D. Barnes
<cdbarnes@lanastercountysc.gov>

Subject: Vote NO for Place of Assembly (Barberville & Harrisburg)

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—IT Helpdesk, lanaster@lanastercountysc.gov

Greetings,

I'm writing in response to CU-2026-0168 Mohammed. I vote NO to put a place of assembly / Church / Mosque near Barberville and Harrisburg. The traffic patterns are not conducive to anything other than houses in that area.

As your constituent, fellow taxpayer, and voter; I ask that you vote NO on this issue. Please keep South Carolina beautiful and let us not introduce additional commercial spaces in or near residential areas.

Thank you for your consideration in this matter!!

Best Regards,

Matthew Morrison

Email Comment : Shubhankar Palit



[Draft] Re: Public Comment – Conditional Use CU-2026-0168 (Harrisburg Rd)

From

Draft saved Fri 4/17/2026 10:31 AM

To Dr. Kirsten Willis <kwillis@lancastercountysc.gov>; Shubhankar Palit [REDACTED]
Cc Matthew Blaszyk <mblaszyk@lancastercountysc.gov>; Corey D. Barnes <cdbarnes@lancastercountysc.gov>;
Stuart M. Graham <smgraham@lancastercountysc.gov>; CMCGRIFF@comporium.net
<CMCGRIFF@comporium.net>; Billy Mosteller <bmosteller@lancastercountysc.gov>; Jose Luis
<jluis@lancastercountysc.gov>; Steve Harper <steveharper@lancastercountysc.gov>; Bryant Neal
<bneal@lancastercountysc.gov>; Brian Carnes <briancarnes@lancastercountysc.gov>

From: Shubhankar Palit [REDACTED]

Sent: Friday, April 17, 2026 10:07 AM

To: April M. Williams <amwilliams@lancastercountysc.gov>; Matthew Blaszyk <mblaszyk@lancastercountysc.gov>; Dr.
Kirsten Willis <kwillis@lancastercountysc.gov>; Corey D. Barnes <cdbarnes@lancastercountysc.gov>; Stuart M. Graham
<smgraham@lancastercountysc.gov>; CMCGRIFF@comporium.net; Billy Mosteller <bmosteller@lancastercountysc.gov>;
Jose Luis <jluis@lancastercountysc.gov>; Steve Harper <steveharper@lancastercountysc.gov>; Bryant Neal
<bneal@lancastercountysc.gov>; Brian Carnes <briancarnes@lancastercountysc.gov>

Subject: Public Comment – Conditional Use CU-2026-0168 (Harrisburg Rd)

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—IT Helpdesk, lancastersc.supportsystem.com

Dear Planning Commission and County Council Members,

I hope you're doing well.

I am writing to formally express my opposition to the proposed conditional use permit (CU-2026-0168) for a "place of assembly" at 10395 Harrisburg Road.

While I fully respect the need for community gathering spaces, I have concerns regarding the location and its compatibility with the surrounding area, which is currently low-density residential and primarily single-family homes.

My concerns are as follows:

1. Traffic & Safety

Harrisburg Road and the surrounding connecting roads already experience increasing traffic. A place of assembly, especially during peak hours or weekends, could significantly increase congestion and raise safety concerns for residents.

2. Zoning Compatibility

The area is predominantly residential. Introducing a high-traffic use like a place of assembly may not align with the current character and intent of the zoning. Additionally, I have concerns regarding increased noise and activity levels associated with a place of assembly, which may not be consistent with the quiet residential character of this area.

3. Infrastructure Strain

With ongoing growth in Lancaster County, adding a high-density use in this location may place additional strain on local roads and infrastructure that are not designed for that level of activity.

4. Precedent for Future Development

Approving this could set a precedent for similar non-residential developments in low-density neighborhoods, potentially impacting long-term community planning.

I respectfully request that the Planning Commission and County Council carefully evaluate whether this use is appropriate for this specific location and consider alternative sites that are better suited for higher traffic and community gathering uses.

Thank you for your time and attention to this matter.

Sincerely,
Shubhankar Palit
Resident and Homeowner- Harrisburg Road



Public Hearing Comments

Submitted On: Apr 21, 2026, 11:05AM EDT

Lancaster County

Ordinance Number/Item for Discussion:	CU-2026-0168
Date Picker	April 21, 2026 6:00:00 PM
Full Name	First Name: David Last Name: Price
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	1041 Red Ventures Dr, Fort Mill, SC 29707
Public Comment - Regarding Agenda Item:	The use case of any land in Lancaster county for a mosque does not benefit the people of Lancaster county and is an incompatible with the values of its citizens.

Email Comment: Tina Rivera



[Draft] Re: Conditional Use Permit CU-2026-0168

From

Draft saved Wed 4/8/2026 1:31 PM

To Dr. Kirsten Willis <kwillis@lanastercountysc.gov>; Tina Rivera [REDACTED]

Cc Corey D. Barnes <cdbarnes@lanastercountysc.gov>; Matthew Blaszyk <mblaszyk@lanastercountysc.gov>

From: Tina Rivera [REDACTED]

Sent: Tuesday, April 7, 2026 4:18 PM

To: April M. Williams <amwilliams@lanastercountysc.gov>; Matthew Blaszyk <mblaszyk@lanastercountysc.gov>; Dr. Kirsten Willis <kwillis@lanastercountysc.gov>; Corey D. Barnes <cdbarnes@lanastercountysc.gov>

Subject: Conditional Use Permit CU-2026-0168

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—IT Helpdesk, lanastercsc.supportsystem.com

Dear Members of the Planning Commission,

I am writing to formally oppose Conditional Use Permit CU-2026-0168 for the proposed “Place of Assembly” at 10935 Harrisburg Road.

As a nearby resident/property owner, I have serious concerns about the impact this development would have on our community:

Traffic and Road Safety

Harrisburg Road is already a heavily traveled corridor that serves as a connector to major routes such as Highway 521 (Charlotte Highway) and is frequently used by commuters traveling between Lancaster County and the Fort Mill/Charlotte area. Traffic is especially congested during morning and evening peak hours.

Additionally, this corridor is heavily impacted by school traffic, including nearby schools such as Indian Land High School and Harrisburg Elementary School. During drop-off and pick-up times, traffic is already significantly slowed, and adding a high-capacity place of assembly—which typically generates large volumes of traffic at concentrated times—would create dangerous conditions, increase the risk of accidents, and negatively affect emergency response times.

Nearby intersections, particularly Harrisburg Road’s connections with Charlotte Highway (US-521) and other feeder roads, already experience congestion and delays. Increased turning movements and event-related traffic would further strain these intersections and create safety concerns for residents.

Incompatibility with Surrounding Area

The surrounding area is primarily residential and rural in character. A high-capacity place of assembly is not consistent with the existing land use pattern and would significantly alter the character of the community.

Noise and Disturbance

Regular gatherings, events, and increased vehicle activity—especially during evenings and weekends

—would introduce ongoing noise and disruption that is not consistent with the current quiet residential environment.

Parking and Overflow Concerns

Large gatherings often result in insufficient on-site parking, leading to overflow parking along Harrisburg Road and nearby side streets. This creates safety hazards, obstructs visibility, and interferes with normal traffic flow.

Precedent for Future Development

Approval of this permit may set a precedent for similar high-intensity uses in the area, leading to further encroachment of non-residential development into a residential community.

Given these concerns, I respectfully request that the Planning Commission deny this Conditional Use Permit.

Thank you for your time and consideration of the concerns of the surrounding community.

Sincerely,
Tina Rivera

mailed in letter : Tina Rivera

Tina Rivera
10919 Harrisburg Rd
Fort Mill, SC 29707

04/03/2026

Lancaster County Planning Commission
101 North Main Street
Lancaster, SC

RE: Opposition to Conditional Use Permit CU-2026-0168
Property: 10935 Harrisburg Rd, Fort Mill, SC

Dear Members of the Planning Commission,

I am writing as a nearby resident and property owner to formally oppose Conditional Use Permit CU-2026-0168 for the proposed "Place of Assembly" at 10935 Harrisburg Road.

Traffic and Road Safety

Harrisburg Road is already a heavily traveled corridor, particularly during peak commuting hours. According to recent traffic studies and local observations, the road frequently experiences congestion and delays. The addition of a place of assembly would generate large volumes of traffic at concentrated times, exacerbating congestion, creating dangerous turning conditions, and potentially impacting emergency response times. This poses a significant risk to public safety and the well-being of residents.

Incompatibility with Surrounding Area

The surrounding area is primarily residential and rural in character, as outlined in the Lancaster County Comprehensive Plan. A high-capacity place of assembly is not consistent with the existing land use pattern and would fundamentally alter the character of the community, undermining the intent of current zoning regulations.

Noise and Disturbance

Regular gatherings, events, and increased vehicle activity would likely lead to ongoing noise, especially during evenings and weekends. This disturbance would negatively affect nearby residents' quality of life, peace, and enjoyment of their homes.

Parking and Overflow Concerns

Large gatherings often result in insufficient on-site parking, leading to overflow parking along roadways. This creates safety hazards, blocks access for emergency vehicles, and inconveniences neighboring properties. Past events in similar venues have demonstrated these issues, and there is no indication that adequate mitigation measures are proposed.

Precedent for Future Development

Approval of this permit may set a precedent for similar high-intensity uses in the area, further eroding the residential nature of the community and encouraging future incompatible developments.

Community Opposition

Many residents share these concerns. The overwhelming sentiment is that this development would harm the neighborhood and diminish property values.

Given these substantial concerns, I respectfully request that the Planning Commission deny Conditional Use Permit CU-2026-0168. Even with mitigation measures, the negative impacts on traffic, safety, community character, and quality of life would remain unacceptable.

Thank you for your time and consideration of the concerns of the surrounding community.

Sincerely,



Tina Rivera

Mailed in letter: Wilfredo Rivera

Wilfredo Rivera
10919 Harrisburg Rd
Fort Mill, SC 29707

04/03/2026

Lancaster County Planning Commission
101 North Main Street
Lancaster, SC

RE: Opposition to Conditional Use Permit CU-2026-0168
Property: 10935 Harrisburg Rd, Fort Mill, SC

Dear Members of the Planning Commission,

I am writing to express my strong opposition to Conditional Use Permit CU-2026-0168, which seeks approval for a "Place of Assembly" at 10935 Harrisburg Road. As a resident and property owner living in close proximity to the proposed site, I am deeply concerned about the negative consequences this development would bring to our community.

Traffic Congestion and Safety Risks

Harrisburg Road is already burdened with heavy traffic, especially during morning and evening rush hours. The addition of a place of assembly would further strain this corridor, leading to increased congestion, unsafe turning movements, and longer emergency response times. These risks are not hypothetical; they are real and would directly impact the safety and daily lives of local residents.

Mismatch with Community Character

Our neighborhood is defined by its residential and rural atmosphere. The proposed facility is incompatible with the established land use and would disrupt the peaceful character of the area. Such a change would undermine the intentions of local zoning and planning policies, which aim to preserve the integrity of our community.

Noise, Disturbance, and Quality of Life

Events and gatherings at a place of assembly inevitably generate noise and activity, particularly during evenings and weekends. This ongoing disturbance would diminish the tranquility that residents currently enjoy and could lead to a decline in overall quality of life.

Parking Shortages and Overflow Issues

Experience with similar venues shows that on-site parking is often insufficient, resulting in overflow parking along public roads. This not only creates safety hazards and blocks emergency access but also inconveniences neighbors and degrades the appearance of the area.

Setting a Harmful Precedent

Granting this permit would open the door to further high-intensity developments, threatening the residential nature of Harrisburg Road and surrounding neighborhoods. The long-term consequences could be irreversible.

Unified Community Opposition

I am not alone in my concerns. Many residents have voiced their opposition, and the consensus is clear: this project is not in the best interest of our community.

For these reasons, I urge the Planning Commission to deny Conditional Use Permit CU-2026-0168. The risks and disruptions posed by this development far outweigh any potential benefits.

Thank you for considering the views and well-being of local residents.

Sincerely,



Wilfredo Rivera



Public Hearing Comments

Lancaster County

Submitted On: Apr 21, 2026, 10:06AM EDT

Ordinance Number/Item for Discussion:	CU-2026-0168
Date Picker	
Full Name	First Name: Karen Last Name: Saul
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	201 SWEET BRIAR DR
Public Comment - Regarding Agenda Item:	Please deny the rezoning for CU-2026-0168

Agenda Item for Discussion:	CU-2026-0168: Mohammad
Meeting Date:	
Full Name	First Name: John Last Name: Saul
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	201 Sweet Briar Dr Indian Land, SC 29707
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	I am writing to object to Planning Commission item 6.a. CU-2026-0168 : Mohammad, the Conditional Use permit for a 4.7 acres parcel on Harrisburg Rd. allowing the property to be used as a "Place of Assembly." Currently Harrisburg Rd is inundated with a huge amount of traffic in that area particularly in the mornings and afternoons. The area where the current mosque, the Islamic Community Center of South Charlotte, located at 1048 Gant Rd near Harrisburg Rd, according to reports has such a large presence on Friday mornings during rush hour traffic that vehicles are forced to park on Harrisburg Rd. Some of those vehicles actually protrude onto the roadway of Harrisburg Rd and create a dangerous situation for vehicular traffic travelling along the highway. Again, Harrisburg Rd is already maxxed out with development and traffic issues. Don't make it worse. Additionally, guarantees regarding Islamic "calls to prayer" and excessive noise issues need to be addressed prior to the issuance of any conditional use waiver for the proposed "Place of Assembly" at the 10935 Harrisburg Rd property. Finally, let me say, that I like millions of Americans are concerned with the rapid advancement and intolerance of Islam in American and once they have established a significant presence in American communities their demands for Sharia Law as opposed to the laws guaranteed US citizens by the South Carolina Constitution and the US Constitutions. The issue of Sharia Law which is I understand it is a core belief of Islam is of such concern that 52 US Congressmen have signed on to the Congressional "Sharia-Free America Caucus," including 3 from South Carolina: Sheri Biggs, Russell Fry and Ralph Norman who is currently running for Governor of South Carolina. Unfortunately, too many Americans still believe that Islam is just another religion. In fact, it is also very much a political ideology, as we have seen time and again across the world for almost 1,400 years has sought to dominate and subjugate nation after nation as it advances and subjugates the "infidels" in its path. We are all certain it won't happen here, but that is what we have been told time and again in cities in Minnesota, Michigan, Texas, New Jersey, Ohio, Virginia and New York, including New York City where there are calls to prayer across the city each morning before sunrise. Let's not have this happen in Indian Land, South Carolina.

Email Comment: Cynthia Smith



[Draft] Re: 10935 Harrisburg Road

From

Draft saved Tue 4/21/2026 9:36 AM

To Dr. Kirsten Willis <kwillis@lanastercountysc.gov>; Cynthia Smith [REDACTED]
Cc Matthew Blaszyk <mblaszyk@lanastercountysc.gov>; Corey D. Barnes <cd Barnes@lanastercountysc.gov>; Stuart M. Graham <smgraham@lanastercountysc.gov>; CMCGRUFF@comporium.net <CMCGRUFF@comporium.net>; Billy Mosteller <bmosteller@lanastercountysc.gov>; Jose Luis <jluis@lanastercountysc.gov>; Steve Harper <steveharper@lanastercountysc.gov>; Bryant Neal <bneal@lanastercountysc.gov>; Brian Carnes <briancarnes@lanastercountysc.gov>

From: Cynthia Smith [REDACTED]

Sent: Monday, April 20, 2026 2:54 PM

To: April M. Williams <amwilliams@lanastercountysc.gov>; Matthew Blaszyk <mblaszyk@lanastercountysc.gov>; Dr. Kirsten Willis <kwillis@lanastercountysc.gov>; Corey D. Barnes <cd Barnes@lanastercountysc.gov>; Stuart M. Graham <smgraham@lanastercountysc.gov>; CMCGRUFF@comporium.net; Billy Mosteller <bmosteller@lanastercountysc.gov>; Jose Luis <jluis@lanastercountysc.gov>; Steve Harper <steveharper@lanastercountysc.gov>; Bryant Neal <bneal@lanastercountysc.gov>; Brian Carnes <briancarnes@lanastercountysc.gov>

Subject: 10935 Harrisburg Road

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—IT Helpdesk, lanastersc.supportsystem.com

To whom it may concern.

I am writing to express my opposition to the conditional request to designate 10935 Harrisburg Road as a "place of assembly."

As a resident of the area, I am concerned that this location is unsuitable for such a designation. This is a residential zone, and the local roads are not equipped to handle additional traffic. We already experience significant traffic issues due to an existing place of assembly on Harrisburg Road, and adding another would further strain the infrastructure.

I do not believe this residential home is an appropriate location for a place of assembly.

Please feel free to contact me directly at [REDACTED] if you wish to discuss this matter further.

Regards,

Cynthia A. Smith

All Star Pool & Spa, Inc.

Mobile: [REDACTED]

Office: [REDACTED]

Email: [REDACTED]

Email Comment: Gary Smith



[Draft] Re: Change of use

From

Draft saved Tue 4/21/2026 12:40 PM

From: gary smith [REDACTED]

Sent: Tuesday, April 21, 2026 12:31 PM

To: JLUIS@LANCASTERCOUNTYSC.GOV; Matthew Blaszyk <mblaszyk@lanastercountysc.gov>; Dr. Kirsten Willis <kwillis@lanastercountysc.gov>; Corey D. Barnes <cdarnes@lanastercountysc.gov>; Stuart M. Graham <smgraham@lanastercountysc.gov>; Charlene McGriff <cmcgriff@lanastercountysc.gov>; Billy Mosteller <bmosteller@lanastercountysc.gov>; Steve Harper <steveharper@lanastercountysc.gov>; Bryant Neal <bneal@lanastercountysc.gov>; Brian Carnes <briancarnes@lanastercountysc.gov>

Subject: Change of use

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—IT Helpdesk, lanaster@supportsystem.com

Dear County Council and Planning Commission:

I hope this message finds you all well. I am writing to express my concerns regarding the proposed change in use at 10935 Harrisburg Road, from single-family residential to a "Conditional Use Permit", "Place of Assembly" use (Possibly a Church) in our community.

It is important to consider that the area in question is not large enough, only about 5 acres. The road would have a hard time accommodating the increased traffic that would result from such a change of use. This shift could lead to significant congestion and negatively impact the quality of life for residents, as well as the overall character of our neighborhood. I have lived in my house for over 46 years, I have seen the growth of our area and I feel that this will add a large level of stress on all of us. I kindly urge you and your team to take these factors into account when making decisions about a "Conditional Use Permit" change of use. Maintaining our community as a single-family residential area is essential for preserving its charm and ensuring the well-being of current and future residents. Thank you for your attention to this matter. I appreciate your commitment to serving our community and look forward to your thoughtful consideration.

Sincerely,

Gary S, Smith

11212 Mc Falls Dr., Indian Land, SC 29707

Virus-free. www.avg.com

Email Comment: Kyle Smith



[Draft] Re: Case #-CU-2026-0168

From

Draft saved Tue 4/21/2026 9:40 AM

To Dr. Kirsten Willis <kwillis@lancastercountysc.gov>; Kyle Smith [REDACTED]@com>
Cc Matthew Blaszyk <mblaszyk@lancastercountysc.gov>; Corey D. Barnes <cdbarnes@lancastercountysc.gov>; Stuart M. Graham <smgraham@lancastercountysc.gov>; CMCGRIFF@COMPORIUM.net <CMCGRIFF@COMPORIUM.net>; Billy Mosteller <bmosteller@lancastercountysc.gov>; Jose Luis <jluis@lancastercountysc.gov>; Steve Harper <steveharper@lancastercountysc.gov>; Bryant Neal <bneal@lancastercountysc.gov>; Brian Carnes <briancarnes@lancastercountysc.gov>

From: Kyle Smith [REDACTED]

Sent: Monday, April 20, 2026 7:42 PM

To: April M. Williams <amwilliams@lancastercountysc.gov>; Matthew Blaszyk <mblaszyk@lancastercountysc.gov>; Dr. Kirsten Willis <kwillis@lancastercountysc.gov>; Corey D. Barnes <cdbarnes@lancastercountysc.gov>; Stuart M. Graham <smgraham@lancastercountysc.gov>; CMCGRIFF@COMPORIUM.net; Billy Mosteller <bmosteller@lancastercountysc.gov>; Jose Luis <jluis@lancastercountysc.gov>; Steve Harper <steveharper@lancastercountysc.gov>; Bryant Neal <bneal@lancastercountysc.gov>; Brian Carnes <briancarnes@lancastercountysc.gov>

Subject: Case #-CU-2026-0168

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To whom it may concern.

I am writing to express my opposition to the conditional request to designate 10935 Harrisburg Road as a "place of assembly" and rezoning of current "Residential" property.

As a resident of the area, born and raised in Indian Land, I am concerned that this location is unsuitable for such a designation. This is a residential zone, and the local roads are not equipped to handle additional traffic. We already experience significant traffic issues due to an existing place of assembly on Harrisburg Road, and adding another would further strain the infrastructure. I have witnessed multiple near accidents at the current location of "Place of Assembly" up the road on Harrisburg near Regent Park. The road I reside on is already used as a "cut-through" with everyone speeding up and down to get from one end to the other. Adding more vehicles and traffic congestion concerns me in the safety aspect for our neighbors and children. The growth in Indian Land has far surpassed the current infrastructure of the road ways and schools.

I do not believe this residential home is an appropriate location for a place of assembly.

Regards,

Kyle Smith

Email Comment: Starla Smith



Outlook

[Draft] Re: "Rezoning" on Harrisburg Road, Indian Land

From

Draft saved Mon 4/20/2026 11:32 AM

To Corey D. Barnes <cdbarnes@lanastercountysc.gov>

From: starla smith 

Sent: Monday, April 20, 2026 11:21 AM

To: April M. Williams <amwilliams@lanastercountysc.gov>; Matthew Blaszyk <mblaszyk@lanastercountysc.gov>; Dr. Kirsten Willis <kwillis@lanastercountysc.gov>; Corey D. Barnes <cdbarnes@lanastercountysc.gov>

Subject: "Rezoning" on Harrisburg Road, Indian Land

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—IT Helpdesk, lanaster@supportsystem.com

Good Morning. I am contacting you about the rezoning of property on Harrisburg Road in Indian Land. The request is for "place of assembly". Please consider voting "No" for this rezoning. This is an established residential area. Our poor roads and neighbors are struggling with all the development now. I have lived here for 46 years in this neighborhood with only single family homes. This is not an area for business properties. Thank you for your time.

Starla Smith

Email Comment : Joni Thomas



[Draft] Re: 10935 Harrisburg Road

From

Draft saved Tue 4/21/2026 9:37 AM

To Dr. Kirsten Willis <kwillis@lanastercountysc.gov>; Joni Thomas <[REDACTED]>
Cc mblaszyk@lanastercountysc.net <mblaszyk@lanastercountysc.net>; Corey D. Barnes <cdbarnes@lanastercountysc.gov>; Stuart M. Graham <smgraham@lanastercountysc.gov>; cmcgriff@comporium.net <cmcgriff@comporium.net>; Billy Mosteller <bmosteller@lanastercountysc.gov>; Jose Luis <jluis@lanastercountysc.gov>; Steve Harper <steveharper@lanastercountysc.gov>

From: Joni Thomas <[REDACTED]>

Sent: Monday, April 20, 2026 5:16 PM

To: April M. Williams <amwilliams@lanastercountysc.gov>; mblaszyk@lanastercountysc.net; Dr. Kirsten Willis <kwillis@lanastercountysc.gov>; Corey D. Barnes <cdbarnes@lanastercountysc.gov>; Stuart M. Graham <smgraham@lanastercountysc.gov>; cmcgriff@comporium.net; Billy Mosteller <bmosteller@lanastercountysc.gov>; Jose Luis <jluis@lanastercountysc.gov>; Steve Harper <steveharper@lanastercountysc.gov>

Subject: 10935 Harrisburg Road

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—IT Helpdesk, lanaster@supportsystem.com

To All Members of Planning Commission and County Council:

I am Joni Thomas a resident of 10981 Caroline Acres Road. The above mentioned property is a home in a residential zoned area. The plans for use are vague. Please deny this request. Our fine neighborhood has been driven all over with the developments on Harrisburg. Please no more additional vehicle flow in our area.

Best regards, Joni J Thomas

Email Comment : Jennifer Tobin



Outlook

[Draft] Re: Opposition to Conditional Use Request – Harrisburg Road Property

From

Draft saved Thu 4/16/2026 9:28 AM

To Dr. Kirsten Willis <kwillis@lancastercountysc.gov>; Jennifer Tobin [REDACTED]

Cc Matthew Blaszyk <mblaszyk@lancastercountysc.gov>; Corey D. Barnes <cdbarnes@lancastercountysc.gov>

From: Jennifer Tobin [REDACTED]

Sent: Wednesday, April 15, 2026 5:10 PM

To: April M. Williams <amwilliams@lancastercountysc.gov>; Matthew Blaszyk <mblaszyk@lancastercountysc.gov>; Dr. Kirsten Willis <kwillis@lancastercountysc.gov>; Corey D. Barnes <cdbarnes@lancastercountysc.gov>

Subject: Opposition to Conditional Use Request – Harrisburg Road Property

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—IT Helpdesk, lancastersc.supportsystem.com

Dear Members of the Lancaster County Planning Commission,

I am writing to express my opposition to the conditional use request for the proposed 2,448 sq ft structure on Harrisburg Road between Barberville Road and Caroline Acres Road.

This property is located within a low-density residential area made up entirely of single-family homes. Approving a conditional use that introduces a non-residential or higher-intensity use would be inconsistent with the established character of this community and could set a precedent for similar developments in the future. This property is surrounded by single-family homes on all side sides with a school that will be built across the street in the future.

Traffic and safety along Harrisburg Road are already significant concerns. These concerns will only increase with the planned construction of schools directly across from this site, which will bring additional daily traffic, school buses, and young drivers into an already strained corridor.

Additionally, there is an existing religious facility located less than two miles away on Harrisburg Road that already creates regular traffic congestion during

peak use times. Vehicles frequently back up along the roadway, and there is little to no traffic control or law enforcement presence to manage the flow. This has created ongoing safety hazards for residents who travel this road daily.

Introducing another high-traffic use in such close proximity—especially in a residential area not designed to support it—would likely compound these issues and further compromise the safety of our community.

There is also limited publicly available information regarding Waxlan Investments LLC and the intended long-term use of the property. This lack of transparency makes it difficult for residents to fully understand the potential impact of this request.

As someone who lives off of Harrisburg Road and travels the road multiple times a day I respectfully ask that you consider the cumulative impact of existing traffic issues, future school development, and this proposal, and vote NO on this conditional use request.

Thank you for your time and consideration.

Sincerely,

Jennifer T

Sent from my iPhone

ATTACHMENT:

**Citizen Comments Submitted After PC Meeting For
Item 6a**

Agenda Item for Discussion:	Mosque being built off of Harrisburg
Meeting Date:	
Full Name	First Name: Charlotte Last Name: Carlson
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	1012 Mantell Rd, Lancaster, SC 29720
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	To the members of the board, Thank you for taking the time to consider public input on this matter. I'm writing as a resident who cares deeply about our community and the principles that guide it. I understand that this proposal has raised strong feelings, and I want to acknowledge that. Change can be difficult, and it's natural for people to have questions or concerns about new developments. At the same time, I believe it's important that decisions like this be grounded in fairness and in the values we share as Americans. One of those core values is the freedom to practice one's religion. That freedom applies to everyone equally, and it is a cornerstone of what our nation was founded upon. If this proposed mosque meets all legal and zoning requirements—such as safety, traffic, and land use considerations—then it should be evaluated on those criteria, just as any other place of worship would be. We have churches and other religious institutions throughout our communities that contribute positively, and a mosque should be given the same fair consideration. On a personal note, my perspective is shaped by my own experiences. My son was delivered via C-section by a male Somali Muslim doctor. During that time, he ensured that my husband and I felt safe, informed, and cared for every step of the way. I will always be grateful for the role he played in bringing my child into the world safely. Because of experiences like that—and many other positive interactions I've had—I will always advocate for the Muslim community. My support comes not from theory, but from real, human connections that reflect compassion, professionalism, and shared values. Welcoming people of different faiths does not take anything away from our community. Instead, it reflects a commitment to fairness, consistency, and respect. I'm not asking anyone to change their personal beliefs, only that we apply the same standards and equal treatment under the law. I hope this decision will reflect the principles of fairness and religious freedom that have long defined our country. Thank you for your time and consideration.

Agenda Item for Discussion:	Mosque
Meeting Date:	
Full Name	First Name: Tony Last Name: Grosso
Phone Number	[REDACTED]
Email	[REDACTED]
Address:	6167 Russo court Lancaster sc 29720
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	We don't need a mosque. In Indianland. I have seen what has happened in Dearborn Michigan and other places. These people want to change our way of life and demographics to their way of life. This is a Christian state move to the south to get away from this nonsense and now you want to bring it here. It will only bring trouble in the long run. if they want to worship, they can worship in their own homes. We don't need to them calling everyone to prayer three times a day.sorry not sorry. They are not here for the benefit of our country they are here to control. And if push comes to shove watch your back because they will not. What's next you're gonna welcome Sheria law in our backyard.

accepts no liability for any damage caused by any virus transmitted by this email.

NOTICE: All email correspondence to and from this address may be subject to public disclosure under the SC Freedom of Information Act.

From: Trisha Hunt <[REDACTED]>
Sent: Tuesday, April 21, 2026 5:01 PM
To: April M. Williams <amwilliams@lanastercountysc.gov>; Dr. Kirsten Willis <kwillis@lanastercountysc.gov>; Corey D. Barnes <cdbarnes@lanastercountysc.gov>; Matthew Blaszyk <mblaszyk@lanastercountysc.gov>; CMCGRIFF@COMPORIUM.NET
Cc: SMGRAHAM@LANCATERCOUNTYSC.GOV; Billy Mosteller <bmosteller@lanastercountysc.gov>; Jose Luis <jluis@lanastercountysc.gov>; Steve Harper <steveharper@lanastercountysc.gov>; Trisha Hunt <[REDACTED]>
Subject: OPPOSITION TO CONDITIONAL USE REQUEST Arafath Mohammad and Waxlan Investment LLC Conditional Use CU-202600168 Conditional Use Request.
Importance: High

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

Hello to all!

I am writing this email to you to express my family's opposition to the -Arafath Mohammad and Waxlan Investment LLC Conditional Use CU-202600168 Conditional Use Request.

This area is a RESIDENTIAL area. We have lived here for 35 years and do know the area and its capacity.

Naming some of the reasons for opposition.

TRAFFIC- This area already cannot handle the traffic. The traffic backs up for about ½ mile in all directions from 6:30 AM to 9 Am and #:30 PM to 7 Pm each day, blocking the homes as well as the entire community of Patterson Plantation .. each day.

Even hiring traffic mitigation officers would not solve this problem. The entrance to and from the facility will also be regulated by the stop light.

NOISE- If there are multiple public "calls to prayer" this is not acceptable noise for the area.

SECURITY- As Mosques in particular are in a higher category of "targetable Asset" then other religious house of worship, Security should be a priority.

NOTE! This is not about religion- this is a know security issue/ problem.

This being used as a Mosque or religious place of assembly makes **all adjoining property "targetable asset risk"**

It is not fair or reasonable to ask existing home owners to be at risk and to force the addition of higher and very costly perimeter security additions to their property.

SECURITY MEASURES FOR THE MOSQUE/ RELIGIOUS ASSEMBLY

ASIS GUIDELINES:

- INTERIOR SECURITY CONTROLS- ACCESS CONTROL

- ALARM SYSTEMS
- CCTV SYSTEM
- EXTRA SECURITY FOR DOORS WINDOWS LOCKS
- PERIMETER SECURITY!!
 - ANTI CUT ANTI CLIMB STABLE PLATFORM FENCE.. 8-10 FEET TALL WITH EXPANDED METAL MESH POSS. NOT CHAINLINK
 - LARGE PLANTERS
 - GATES
 - VEHICLE BARRIERS SUCH AS POP UP WEDGES AND OR BOLLARDS
 - UTILIZE **CPTED** (CRIME PREVENTION THRU ENVIRONMENTAL DESIGN) STRATEGY
 - LIGHTING
 - PARKING LOTS
 - CCTV SYSTEMS
 - LOCAL LAW ENFORCEMENT UTILIZATION
 - SECURITY RELATED TRAINING TO A SECURITY TASK TEAM/ MEMBERS
 - SHELTER IN PLACE LOCKDOWN PROCEDURES
 - SPECIAL EVENT SAFETY AND SECURITY PLAN
 - EMERGENCY PLAN FOR ACTS OF VIOLENCE
 - CRISIS MANAGEMENT
 - TRAFFIC CONTROL
- The ASIS security for houses of Worship link is below and is just one org. that attends to this subject.

<https://www.asisonline.org/globalassets/get-involved/subject-area-communities/documents/best-practices-securing-houses-of-worship.pdf#:~:text=These%20areas%20require%20additional%20security,in%20the%20infant%20c are%20rooms%2C>

ASIS international ASIS International, headquartered in Alexandria, Virginia, is a professional organization for security professionals. It issues certifications, standards, and guidelines for the security profession..

The Department of Defense of the United States of America , while the do not have requirements of the Mosque for now, they do have requirements to protect any of their own facilities if in area of this type of asset.

No house of worship is exempt from crime. And this puts all of us in danger. The proximity of the Mosque to neighbors land encourages terrorist type activists to trespass and use other property to access that asset.

Thank you for your consideration

Trisha Hunt

Charlie Hunt

Patterson Plantation home owners and Property owners association members

ATTACHMENT:

CIP Newspaper Hearing Notice

The Lancaster News

980 N Woodland Drive
PO Box 640
Lancaster, SC 29721
803-283-1133

PUBLIC HEARING NOTICE

For the purpose of obtaining oral and written comments from the public regarding the following matters, the Lancaster County Planning Commission and County Council will conduct public hearings on Tuesday, March 17, 2026, and Monday, April 13, 2026, respectively. The hearings will take place held at 6:00 PM at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

1. **RZ-2025-2735:** Application by Charles Roberts to rezone approximately 1.5 acres at 1553 Pageland Highway (TM 0068L-0D-004.00) from General Business (GB) to Low Density Residential (LDR) District, to resolve non-conforming residential Use.
2. **RZ-2026-0152:** Application by DPR Design and JPR Investments LLC for a rezoning for 43.61 acres at 9257 Charlotte Hwy (TM 0008-00-069.00), from Low Density Residential (LDR) to Regional Business (RB) district, to allow development as commercial and office space.

The following item only requires one public hearing before the Lancaster County Planning Commission on Tuesday, March 17, 2026, at 6:00 PM at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

3. **SD-2024-1114:** Application by Point SC LLC and Raghunadha Kotha for a Commercial Preliminary Plat for 44.25 acres comprising multiple parcels at Charlotte Highway near the intersection of Dogwood Acres Rd (TM 0008-00-071.01, 0008-00-071.10, 0008-00-072.00, 0008-00-072.01, 0008-00-074.00, 0008-00-074.01, 0008-00-074.02 and 0008-00-077.00) in order to create a 12-parcel commercial subdivision.

The following item requires 30-day prior notice for hearings by the Lancaster County Planning Commission on Tuesday, April 21, 2026, and County Council on Tuesday, May 26, 2026. Hearings will be held at 6:00 PM at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

1. **CAPITAL IMPROVEMENT PLAN:** Review and update of FY2021-2031 Capital Improvement Plan and associated funding requests for FY2027, in alignment with the provisions of the Comprehensive Plan.

Copies of the documents to be considered are available for public inspection in the office of the Lancaster County Planning Department located at 101 North Main Street, Lancaster, South Carolina. Persons requiring special arrangements due to handicap please call (803) 285-6005 at least 24 hours in advance.

Public comments may be made in person at the hearing or submitted in written format to be provided to the Planning Commission or to County Council at the public hearing. Comments made in person or in writing should be limited to three (3) minutes in duration if read aloud. Written comments may be submitted either by online submission by selecting the "public hearing comments" quick link located on the county website (<https://www.lancastercountysc.gov/>), email to ssimpson@lancastercountysc.gov, or by mail addressed to Clerk to Council at 101 N. Main Street, Lancaster, SC 29720 with the Ordinance number or other appropriate identifier clearly referenced in the communication. At the public hearing and any adjournment of it, all interested persons may be heard either in person or by their designee or by submission of written comments.

I hereby certify that on the above notice published in The Lancaster News, a general circulation in Lancaster County, South Carolina, in accordance with law on

SWORN to before me this 2 day of
March, 2026

Kristi Ross

Notary Public for South Carolina

My Commission Expires: 7/22/2034

Newspaper Rep Signature



ATTACHMENT:

CIP Ranking Exercise Sheets from the Commission

Capital Project Summary Sheet and Planning Commission Ranking

Project Rank	Project Owner	Project Name	CIP Bucket	Project Amount	Funding Source
14	Airport	12K Stainless Steel Tanks	Approved Projects, Scheduled for FY27 Start	1,000,000	No funding source identified
15	Animal Shelter	Add-on Space for Animal Control Officers	New Capital Project Request	120,000	No funding source identified
22	Development Services	Building/Office Space	Approved Projects, Scheduled for FY27 Start	4,000,000	No funding source identified
23	Economic Development*	Spec Building (Health Springs Lot Improvement)	Approved Projects, Scheduled for FY27 Start	2,000,000	1x Fund Balance Appropriation
9	Emergency Medical Services**	EMS Station 3 (City of Lancaster)	Approved CIP Project, unfunded	1,800,000	No funding source identified
8	Emergency Medical Services**	EMS Station 6 (Town of Kershaw)	Approved CIP Project, unfunded	1,800,000	No funding source identified
10	Emergency Medical Services**	EMS Combination Station	Approved CIP Project, unfunded	4,000,000	No funding source identified
11	Fire Rescue	Riverchase Development Agreement Fire Station	New Capital Project Request	6,228,000	No funding source identified
4	Fire Rescue	Fire Service County Training Center	New Capital Project Request	26,228,000	No funding source identified
3	Indian Land Consolidated Fire Service District	Concrete - Fire Station 1	New Capital Project Request	320,000	No funding source identified
1	Indian Land Consolidated Fire Service District	Station 3 Construction	Approved CIP Project, unfunded	10,725,000	No funding source identified
2	Indian Land Consolidated Fire Service District	Station 3 Engine	Approved CIP Project, unfunded	1,300,000	No funding source identified
12	Information Technology*	Public Safety Dispatch and Records Management	New Capital Project Request	8,003,933	No funding source identified
18	Parks & Recreation	Walnut Creek Soccer Fields	Approved Projects, Scheduled for FY27 Start	2,108,739	CPST3 and General Fund Millage
19	Parks & Recreation	Flat Creek Improvements (Playground and Walking Track)	New Capital Project Request	600,000	No funding source identified
20	Parks & Recreation	13 Passenger Bus (x4)	New Capital Project Request	513,960	No funding source identified
21	Parks & Recreation	45 Passenger Bus (x3)	New Capital Project Request	587,940	No funding source identified
13	Planning Commission	EMS Microhub	New Capital Project Request	1,200,000	No funding source identified
14	Planning Commission	Workforce/Affordable Housing Land Control Fund	New Capital Project Request	1,000,000	No funding source identified
5	Public Safety Communications	Generator Replacement	New Capital Project Request	300,000	No funding source identified
6	Public Safety Communications	Radio Console Replacement (x12)	New Capital Project Request	1,900,000	No funding source identified
7	Public Safety Communications	Fire Dispatch CAD Integration	New Capital Project Request	750,000	No funding source identified
17	Road Maintenance	Caterpillar 930 Wheel Loader (1)	New Capital Project Request	294,701	No funding source identified
24	Sheriff*	Parking Lot Repair and modification (SHF Main)	New Capital Project Request	451,220	No funding source identified
	TOTAL			77,231,493	

*Quote for project was submitted after the request form submittal date.

**Amount requested is original project estimate. This amount will increase if approved for Funding in FY27.

Capital Project Summary Sheet and Planning Commission Ranking

Project Rank	Project Owner	Project Name	CIP Bucket	Project Amount	Funding Source
	Airport	12K Stainless Steel Tanks	Approved Projects, Scheduled for FY27 Start	1,000,000	No funding source identified
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	Development Services	Building/Office Space	Approved Projects, Scheduled for FY27 Start	4,000,000	No funding source identified
	Economic Development*	Spec Building (Health Springs Lot Improvement)	Approved Projects, Scheduled for FY27 Start	2,000,000	1x Fund Balance Appropriation
6	Emergency Medical Services**	EMS Station 3 (City of Lancaster)	Approved CIP Project, unfunded	1,800,000	No funding source identified
5	Emergency Medical Services**	EMS Station 6 (Town of Kershaw)	Approved CIP Project, unfunded	1,800,000	No funding source identified
4	Emergency Medical Services**	EMS Combination Station	Approved CIP Project, unfunded	4,000,000	No funding source identified
	Fire Rescue	Riverchase Development Agreement	New Capital Project Request	6,228,000	No funding source identified
	Fire Rescue	Fire Station	New Capital Project Request	26,228,000	No funding source identified
3	Indian Land Consolidated Fire Service District	Fire Service County Training Center	New Capital Project Request	320,000	No funding source identified
1	Indian Land Consolidated Fire Service District	Concrete - Fire Station 1	New Capital Project Request	10,725,000	No funding source identified
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	Parks & Recreation	Flat Creek Improvements (Playground and Walking Track)	New Capital Project Request	513,960	No funding source identified
	Parks & Recreation	13 Passenger Bus (x4)	New Capital Project Request	587,940	No funding source identified
	Parks & Recreation	45 Passenger Bus (x3)	New Capital Project Request	1,200,000	No funding source identified
	Planning Commission	EMS Microhub	New Capital Project Request	1,000,000	No funding source identified
	Planning Commission	Workforce/Affordable Housing Land Control Fund	New Capital Project Request	300,000	No funding source identified
9	Public Safety Communications	Generator Replacement	New Capital Project Request	1,900,000	No funding source identified
8	Public Safety Communications	Radio Console Replacement (x12)	New Capital Project Request	750,000	No funding source identified
10	Public Safety Communications	Fire Dispatch CAD Integration	New Capital Project Request	294,701	No funding source identified
	Road Maintenance	Caterpillar 930 Wheel Loader (1)	New Capital Project Request	451,220	No funding source identified
	Sheriff*	Parking Lot Repair and modification (SHF Main)	New Capital Project Request	77,231,493	No funding source identified
	TOTAL				

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Capital Project Summary Sheet and Planning Commission Ranking

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21	Development Services	Building/Office Space	Approved Projects, Scheduled for FY27 Start	4,000,000	No funding source identified
23	Economic Development*	Spec Building (Health Springs Lot Improvement)	Approved Projects, Scheduled for FY27 Start	2,000,000	1x Fund Balance Appropriation
5	Emergency Medical Services**	EMS Station 3 (City of Lancaster)	Approved CIP Project, unfunded	1,800,000	No funding source identified
4	Emergency Medical Services**	EMS Station 6 (Town of Kershaw)	Approved CIP Project, unfunded	1,800,000	No funding source identified
10	Emergency Medical Services**	EMS Combination Station	Approved CIP Project, unfunded	4,000,000	No funding source identified
3	Fire Rescue	Riverchase Development Agreement Fire Station	New Capital Project Request	6,228,000	No funding source identified
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20	Indian Land Consolidated Fire Service District	Concrete - Fire Station 1	New Capital Project Request	320,000	No funding source identified
1	Indian Land Consolidated Fire Service District	Station 3 Construction	Approved CIP Project, unfunded	10,725,000	No funding source identified
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16	Road Maintenance	Caterpillar 930 Wheel Loader (1)	New Capital Project Request	294,701	No funding source identified
22	Sheriff*	Parking Lot Repair and modification (SHF Main)	New Capital Project Request	451,220	No funding source identified
TOTAL				77,231,493	

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Capital Project Summary Sheet and Planning Commission Ranking

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1	Emergency Medical Services**	EMS Station 3 (City of Lancaster)	Approved CIP Project, unfunded	1,800,000	No funding source identified
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Capital Project Summary Sheet and Planning Commission Ranking

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Capital Project Summary Sheet and Planning Commission Ranking

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21	Planning Commission	Workforce/Affordable Housing Land Control Fund	New Capital Project Request	1,000,000	No funding source identified
14	Public Safety Communications	Generator Replacement	New Capital Project Request	300,000	No funding source identified
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16	Road Maintenance	Caterpillar 930 Wheel Loader (1)	New Capital Project Request	294,701	No funding source identified
23	Sheriff*	Parking Lot Repair and modification (SHF Main)	New Capital Project Request	451,220	No funding source identified
	TOTAL			77,231,493	

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ATTACHMENT:
Compiled CIP Ranking

Capital Project Summary Sheet and Planning Commission Ranking

Planning Commission Rank	Project Owner	Project Name	CIP Bucket	Project Amount	Funding Source
45	Indian Land Consolidated Fire Service District	Station 3 Engine	Scheduled for FY27	1,300,000	No funding source identified
41	Indian Land Consolidated Fire Service District	Station 3 Construction	Scheduled for FY27	10,725,000	No funding source identified
40	Emergency Medical Services**	EMS Station 3 (City of Lancaster)	Scheduled for FY27	1,800,000	No funding source identified
36	Emergency Medical Services**	EMS Station 6 (Town of Kershaw)	Scheduled for FY27	1,800,000	No funding source identified
25	Emergency Medical Services**	EMS Combination Station	Scheduled for FY27	4,000,000	No funding source identified
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14	Animal Shelter	Add-on Space for Animal Control Officers	New Capital Project Request	120,000	No funding source identified
9	Fire Rescue	Fire Service County Training Center	New Capital Project Request	26,228,000	No funding source identified
9	Information Technology*	Public Safety Dispatch and Records Management	New Capital Project Request	8,003,933	No funding source identified
9	Parks & Recreation	13 Passenger Bus (x4)	New Capital Project Request	513,960	No funding source identified
7	Public Safety Communications	Fire Dispatch CAD Integration	New Capital Project Request	750,000	No funding source identified
5	Economic Development*	Spec Building (Health Springs Lot Improvement)	Scheduled for FY27	2,000,000	1x Fund Balance Appropriation
5	Parks & Recreation	45 Passenger Bus (x3)	New Capital Project Request	587,940	No funding source identified
4	Development Services	Building/Office Space	Scheduled for FY27	4,000,000	No funding source identified
3	Parks & Recreation	Flat Creek Improvements (Playground and Walking Track)	New Capital Project Request	600,000	No funding source identified
3	Planning Commission	Workforce/Affordable Housing Land Control Fund	New Capital Project Request	1,000,000	No funding source identified
0	Airport	12K Stainless Steel Tanks	Scheduled for FY27	1,000,000	No funding source identified

0 Parks & Recreation	Walnut Creek Soccer Fields	Scheduled for FY27		2,108,739	CPST3 and General Fund Millage
0 Planning Commission	EMS Microhub	New Capital Project Request		1,200,000	No funding source identified
0 Road Maintenance	Caterpillar 930 Wheel Loader (1)	New Capital Project Request		294,701	No funding source identified
0 Sheriff*	Parking Lot Repair and modification (SHF Main)	New Capital Project Request		451,220	No funding source identified
TOTAL				77,231,493	

*Quote for project was submitted after the request form submittal date.

**Amount requested is original project estimate. This amount will increase if approved for Funding in FY27.

ATTACHMENT:

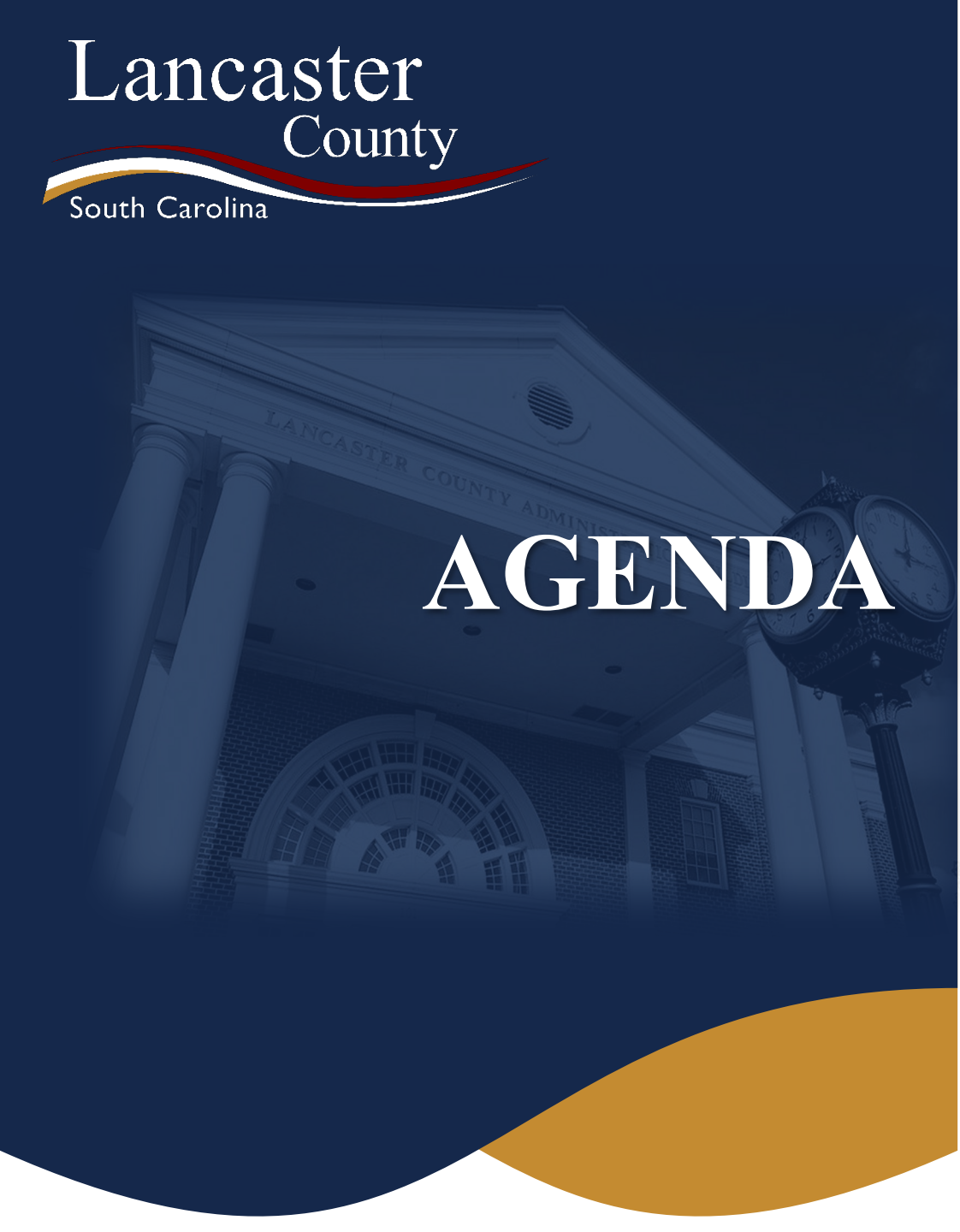
CIP PPT

A photograph of the Lancaster County Administration Building, a large white classical structure with columns. A large clock tower stands in front of it. An orange map of South Carolina is overlaid on the left side of the image.

2022-2031 Capital Improvement Plan (CIP)

FY27 Budget Cycle

April 21, 2026



AGENDA

- Capital Planning Summary & Timeline
- Existing & Scheduled Project Requests for FY27
- New Capital Requests for FY27
- Requested Actions
- Next Steps

Capital Planning

WHY

Create a thriving
community

Build and
maintain
infrastructure to
deliver public
services

WHO

Residents
County Council
Planning
Commission
County Staff

WHAT

10-year plan:
Revised annually

No monetary
commitment

Budget
Implications

HOW

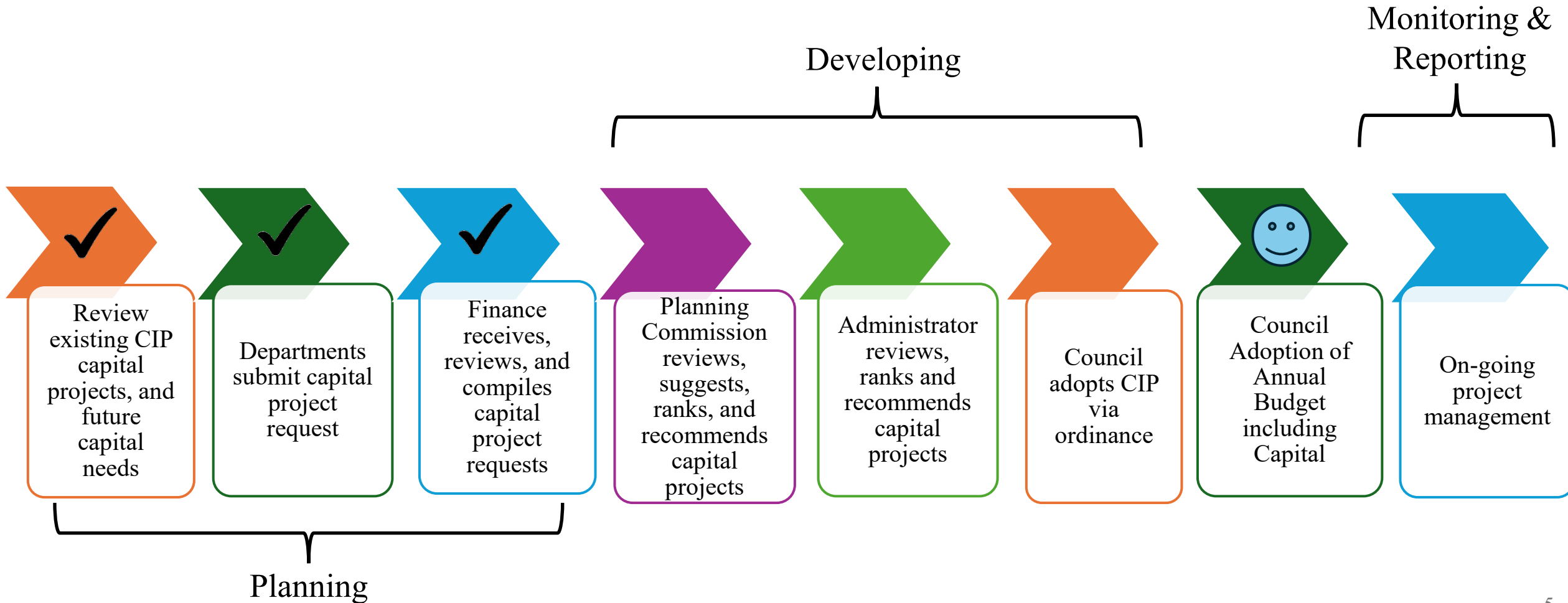
Borrow
(G.O. Bond)

Tax and Fees
(Millage Rate and
Impact Fee)

Cash
(Savings)

- A financial planning tool only
 - Assets or projects of \$100K or more with a useful life of more than 1 year
- Various Funding Sources:
 - Special Revenue Tax
 - Millage
 - Impact Fees
 - Fund Balance
 - Borrow (Ex: General Obligation Bond)

CIP Process Steps



Project Category	Number of Projects	Funding Request
Scheduled for FY27 (Ord No. 2025-1970)*	26	68,396,224
New Request for FY27	15	48,497,754
Total	41	116,893,978

*Project is scheduled and reflects an updated cost estimate for budget year.

Department	Project	FY27 Request
Administration*	Enterprise Resource Planning (ERP)	1,323,215
Airport	12K Stainless Steel Tanks	1,000,000
Coroner*	Office Space Expansion	850,000
Development Services	Building/Office Space	4,000,000
Economic Development*	Spec. Building	2,000,000
Emergency Medical Services*	Ambulances (2x)	1,100,000
Emergency Medical Services	EMS Combination Station	4,000,000

*Project is scheduled and reflects an updated cost estimate for budget year.

Department	Project	FY27 Request
Emergency Medical Services	EMS Station 3 (City of Lancaster)	1,800,000
Emergency Medical Services	EMS Station 6 (Town of Kershaw)	1,800,000
Fire Services/Emergency Mgmt.*	Apparatus (New Stations)	388,347
Fire Services/Emergency Mgmt.*	Brush Truck Replacement Program	283,282
Fire Services/Emergency Mgmt.*	Fire Apparatus – County Wide	18,747,966
Fleet Maintenance*	Vehicle Replacement	1,518,885
Indian Land Consolidated Fire*	Station 3 Construction	10,725,000

*Project is scheduled and reflects an updated cost estimate for budget year.

Department	Project	FY27 Request
Indian Land Consolidated Fire*	Station 3 Engine	1,300,000
Information Technology*	IT Hardware Replacement Program	250,000
Parks and Recreation*	Lancaster County Regional Park	518,385
Parks and Recreation*	Walnut Creek Soccer Fields	2,108,739
Parks and Recreation*	Gym Wall Padding and Flooring (Springdale Gym)	240,000
Road Maintenance*	Arrowwood Drive – Drainage Project	400,000
Road Maintenance*	Road Preservation	500,000

*Project is scheduled and reflects an updated cost estimate for budget year.

Department	Project	FY27 Request
Road Maintenance*	Road Paving	11,530,405
Sheriff*	Patrol Vehicle Replacements	1,650,000
Solid Waste Collections*	Refuse Can Replacement (5x)	50,000
Solid Waste Collections*	Refuse Truck (1)	212,000
Solid Waste Collections*	Refuse Vehicle Trade-In (5x)	100,000
Total:		68,396,224

*Project is scheduled and reflects an updated cost estimate for budget year.

FY27 New Requests

Department	Project	Request Amount
Animal Shelter	Add-on Space for Animal Control Officers	120,000
Fire Services/Emergency Mgmt.	Riverchase Development Agreement Fire Station	6,228,000
Fire Services/Emergency Mgmt.	Fire Service County Training Center	26,228,000
Indian Land Consolidated Fire Service District	Concrete - Fire Station 1	320,000
Information Technology	Public Safety Dispatch and Records Management	8,003,933
Parks and Recreation	Flat Creek Improvements (Playground & Walking Track)	600,000
Parks and Recreation	13 Passenger Bus (x4)	513,960
Parks and Recreation	45 Passenger Bus (x3)	587,940

FY27 New Requests

Department	Project	Request Amount
Planning Commission	EMS Microhub	1,200,000
Planning Commission	Workforce/Affordable Housing Land Control Fund	1,000,000
Public Safety Communications	Generator Replacement	300,000
Public Safety Communications	Radio Console Replacement (x12)	1,900,000
Public Safety Communications	Fire Dispatch CAD Integration	750,000
Road Maintenance	Caterpillar 930 Wheel Loader (1)	294,701
Sheriff	Parking Lot Repair and Modification (SHF Main)	451,220
Total:		48,497,754

Project Category	Number of Projects	Funding Request
Scheduled for FY27 (Ord No. 2025-1970)*	26	68,396,224
New Request for FY27	15	48,497,754
Total	41	116,893,978

- **May 6th:** Budget staff will present Council with ranked project lists by the Planning Commission and Interim County Administrator

CIP Project Ranking Exercise:

1. Planning Commissioners will select and rank 10 projects individually, using the ranking sheets provided
 - Select top 10 projects and score each project from 1 – 10 (with 1 being the project of HIGHEST priority)
2. Budget staff will collect ranking sheets and tabulate a consensus priority list of the top 10 highest scored projects
3. Planning Commissioners will discuss this combined list and may make any adjustments to the ranking in preparation for a vote

Requested Action for Planning Commission:

1. Vote on a recommended prioritized capital project list
2. Vote on a recommendation to Council to include 15 new capital project requests to the existing CIP and to adopt the revised CIP ordinance accordingly

