

Council Members

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



Interim County Administrator
Steve Willis

County Attorney
Ginny L. Merck-Dupont

Clerk to Council
Sherrie Simpson

May 11, 2026
6:00 PM

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

MINUTES

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

Staff Members/Others Present: Steve Willis, Interim County Administrator; Ginny Merck-Dupont, County Attorney; Sherrie Simpson, Clerk to Council; Stephany Snowden, Deputy County Administrator; Sabrena Harris, Chief Financial Officer; Jamie Privuznak, Budget Director; Shannon Catoe, Interim Planning Director; Jeff Catoe, Public Works Director; Chris Clouden; Parks and Recreation Director; Clay Catoe, Emergency Medical Services Director; Karla Deese, Coroner; the press; various elected officials; various Department Heads; various employees; and citizens.

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

Call to Order Regular Meeting - Chair Brian Carnes

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

Welcome and Recognition - Chair Brian Carnes

Chairman Brian Carnes welcomed everyone to the meeting.

Pledge of Allegiance and Invocation - Chair Brian Carnes

Chairman Brian Carnes led the Pledge of Allegiance to the American Flag and delivered the Invocation.

Approval of the Agenda

Charlene McGriff moved to approve the agenda. Seconded by Steve Harper. There was no

discussion from Council. The motion Passed by a vote of 7-0.

Citizens Comments

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

1. Toni McCammon, Indian Land, SC, spoke regarding the County's budget, taxes, and lack of infrastructure.
2. Jane Alford, Fort Mill, SC, spoke on behalf of the Lancaster County Arts Council and highlighted a few of the organization's upcoming events.
3. Ernesta Pierre, Lancaster, SC, spoke regarding the County's non-profit grant funding process and lack of funding for all applicants, and the need for increased support for critical services.
4. Saif Jafri, Lancaster, SC, spoke in support of the Conditional Use Permit/Resolution 1324-R2026.

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

1. Sixteen (16) electronic citizen comments were received in support of the Conditional Use Permit/Resolution 1324-R2026. A copy of the comments are attached as Schedule A to the minutes.
2. Eleven (11) electronic, citizen comments were received in opposition of the Conditional Use Permit/Resolution 1324-R2026. A copy of the comments are attached as Schedule B to the minutes.
3. Two (2) electronic citizen comments were received in opposition of Ordinance 2026-2012. A copy of the comments are attached as Schedule C to the minutes.
4. Two (2) electronic citizen comments were received in opposition of Ordinance 2026-2021. A copy of the comments are attached as Schedule D to the minutes.
5. Peter Lewis, Lancaster, SC, wrote in regarding the need for commercial infrastructure on the southern side of the City of Lancaster. A copy of his comments are attached as Schedule E to the minutes.
6. Yokima Cureton, Lancaster, SC, wrote in regarding her concerns with the housing affordability study being conducted through the Catawba Regional Council of Governments (COG). A copy of her comments are attached as Schedule F to the minutes.
7. Airen Ayres, Indian Land, SC, wrote in regarding Ordinance 2026-2012 and traffic concerns, as well as the need for more effective traffic engineering along the Highway 521 corridor. A copy of his comments are attached as Schedule G to the minutes.

Special Presentations

- a. **Overview of Piedmont Medical Center's Freestanding Emergency Department Project in Indian Land - *Christopher Mitchell, CEO, Piedmont Medical Center in Fort Mill***

Christopher Mitchell provided an overview of the Piedmont Medical Center's Freestanding Emergency Department project in Indian Land via the County's PowerPoint presentation. There

was no discussion from Council.

b. Enhancing Search Readiness: Mounted Response Unit And EMS Integrated Search Training Scenario - Coroner Karla Deese

Karla Deese provided an update on the Coroner's Mounted Response Unit via PowerPoint presentation. A copy of the PowerPoint presentation is attached as Schedule H to the minutes. Clay Catoe highlighted the Emergency Medical Services (EMS) Department's Special, Technical, Advanced Response (STAR) Team. Ms. Deese thanked Union County for allowing the teams to train on their property. Ms. Deese explained that the team was called to search for a missing hunter, and they were able to find the person alive. The members of the Lancaster County Mounted Response Unit were recognized, and Council thanked them, and all the public safety responders, for their hard work.

Consent Agenda

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

- a. Approval of Minutes from the April 15, 2026, County Council Budget Workshop**
- b. Approval of Minutes from the April 27, 2026, County Council Regular Meeting**
- c. 3rd Reading of Ordinance 2026-2027**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 1.5 Acres (TM# 0068L-0D-004.00), Which Is Located At 1553 Pageland Highway, From The General Business (GB) District To The Low Density Residential (LDR) District - Planning Department Case Number: RZ-2025-2735. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the rezoning request. Passed 7-0 at the April 13, 2026, County Council Meeting. Passed 7-0 at the April 27, 2026, County Council Meeting. - Shannon Catoe

Non-Consent Agenda

- a. 2nd Reading of Ordinance 2026-2012**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 71.1 Acres (TM#S 0013-00-067.00, 0013-00-067.01, 0013-00-067.02, 0013-00-067.03, And 0013-00-135.00), Which Is Located At Charlotte Highway And Laurel Hill Road, From The Low Density Residential (LDR) District To The Regional Business (RB) District - Planning Department Case Number: RZ-2025-2538. The Planning staff recommended approval of the rezoning request; however, Planning Commission recommended denial by unanimous vote. Passed 5-2 at the February 9, 2026, County Council Meeting (Stuart Graham and Jose Luis Opposed). At the February 23, 2026, Council Meeting, Council voted to postpone the 2nd Reading until the March 9, 2026, County Council Meeting by a vote of 6-1 (Billy Mosteller Opposed). At the March 9, 2026, Council Meeting, 2nd Reading was

postponed until the connectivity issues were resolved, but not later than 60 days. - Shannon Catoe

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

Ben Johnson requested that Council postpone the 2nd Reading no longer than 60 days to continue to address connectivity concerns with the neighboring property owners.

Steve Harper moved to postpone the 2nd Reading until the Council meeting in July 2026. Seconded by Billy Mosteller. Jose Luis stated that the County did not have the infrastructure in place for the project, and did not think the project should move forward. The applicant and Council discussed the requested extension and whether any improvements would be made before the 60-day mark. There was no further discussion from Council. The motion Passed by a vote of 6-1; Ayes: Harper, Neal, Carnes, Mosteller, McGriff, Graham; Nays: Luis.

b. Public Hearing and Resolution 1324-R2026

Resolution Title: A Resolution Of The County Council Of Lancaster County, South Carolina, Accepting For Review A Conditional Use Permit Application Not Recommended For Approval By The Lancaster County Planning Commission Pursuant To The Unified Development Ordinance - Planning Department Case Number: CU-2026-0168. The Planning Commission did not recommend approval by a vote of 0-5-1 (Sheila Hinson Recused); however, the Planning staff recommended approval of the conditional use application. - Shannon Catoe

Charlene McGriff moved to bring 1324-R2026 to the floor. Seconded by Steve Harper. There was no discussion from Council. The motion Passed by a vote of 7-0.

Shannon Catoe reviewed the Conditional Use Permit via the County's PowerPoint presentation and explained that the intent of the Conditional Use was to open a Place of Assembly. The applicant, Arfah Mohammad, reviewed the proposed project via PowerPoint presentation. A copy of the PowerPoint presentation is attached as Schedule I to the minutes. Mr. Mohammad explained the intent of the property and noted that, in terms of the Unified Development Ordinance, the proposal met the requirements for the Conditional Use permit.

Brian Carnes opened the Public Hearing for Resolution 1324-R2026 at approximately 6:55 p.m. He noted that 32 people signed up to speak at the Public Hearing for the Resolution. The following speakers came forward to make comments or sent in written comments regarding the Resolution:

1. Nadia Dabassum, Indian Land, SC, spoke in favor of Resolution 1324-R2026.
2. Larry Bird, spoke in opposition of Resolution 1324-R2026 due to traffic and infrastructure concerns.
3. Salmon Mahmood, Indian Land, SC, spoke in favor of Resolution 1324-R2026.
4. Karin Columbus, Indian Land, SC, spoke in opposition of Resolution 1324-R2026 due to traffic concerns.
5. Joel Miller, Indian Land, SC, spoke in favor of Resolution 1324-R2026.
6. Donna McRorie, Indian Land, SC, spoke in opposition of Resolution 1324-R2026 due to traffic and public safety response concerns.

7. Muhammad Mahmood, Indian Land, SC, spoke in favor of Resolution 1324-R2026.
8. Elizabeth Howey, Indian Land, SC, spoke in opposition of Resolution 1324-R2026 due to concerns with traffic and a cemetery located on the property.
9. Adhan Jafri, Fort Mill, SC, spoke in favor of Resolution 1324-R2026.
10. Michael Hutchinson, Indian Land, SC, spoke in opposition of Resolution 1324-R2026.
11. Ikram Khan, Indian Land, SC, spoke in favor of Resolution 1324-R2026.
12. Martha Wray, Indian Land, SC, spoke in opposition of Resolution 1324-R2026 due to traffic and congestion concerns.
13. Muhammad Ajmal, Charlotte, NC, spoke in favor of Resolution 1324-R2026.
14. Trisha Hunt, Indian Land, SC, spoke in opposition of Resolution 1324-R2026 due to traffic concerns, a cemetery being located on the property, lack of sewer infrastructure, and environmental concerns. A copy of her comments is attached as Schedule J to the minutes.
15. Sulfeman Waheed, Charlotte, NC, spoke in support of Resolution 1324-R2026.
16. Josh Pangle, Indian Land, SC, spoke in opposition of Resolution 1324-R2026 and explained that he was in opposition of anything other than residential.
17. Zafer Mohamed, Indian Land, SC, spoke in favor of Resolution 1324-R2026.
18. Melissa Woelffer, Indian Land, SC, spoke in opposition of Resolution 1324-R2026 due to traffic concerns, zoning incompatibility, and lack of infrastructure.
19. Shaik Mannam, Fort Mill, SC, spoke in favor of Resolution 1324-R2026.
20. Ted Matuga, Indian Land, SC, spoke in opposition of Resolution 1324-R2026.
21. Umair Afzal, Indian Land, SC, spoke in favor of Resolution 1324-R2026.
22. Cheryl Ballock, Indian Land, SC, spoke in opposition of Resolution 1324-R2026 due to traffic concerns.
23. Masoom Shaik, Indian Land, SC, spoke in favor of Resolution 1324-R2026.
24. John Saul, Indian Land, SC, spoke in opposition of Resolution 1324-R2026 due to infrastructure concerns.
25. Arafath Mohammed (the applicant), signed up to speak, but was told that he would have a chance to rebuttal at the end of the Public Hearing.
26. John Pettus, Indian Land, SC, spoke in opposition of Resolution 1324-R2026 due to growth and traffic concerns.
27. Ariba Tariq, Indian Land, SC, spoke in favor of Resolution 1324-R2026.
28. Kathy Storm, Indian Land, SC, spoke in opposition of Resolution 1324-R2026 due to lack of infrastructure.
29. Zafar Iqbal, Indian Land, SC, spoke in favor of Resolution 1324-R2026.
30. Abdul Shaik, Indian Land, SC, spoke in favor of Resolution 1324-R2026.
31. John Garrett, Indian Land, SC, spoke in opposition of Resolution 1324-R2026 due to traffic concerns.
32. Sameerulla Muhammed, Indian Land, SC, spoke in favor of Resolution 1324-R2026.
33. Ian Watson signed up to speak, but did not come forward when called.

Brian Carnes closed the Public Hearing at approximately 8:15 p.m.

Council and staff discussed why the Planning Commission denied the Conditional Use permit application and what a Conditional Use permit is. Jose Luis and Stuart Graham both expressed concerns about the lack of infrastructure in the area. As a rebuttal, the applicant explained that if the Conditional Use permit were to be approved, they would still need to go through all the proper review channels with the South Carolina Department of Transportation (SCDOT), Fire Marshal, Planning, etc. Jose Luis stated that the proposed use would be incompatible with the

surrounding residential areas, and he also had traffic and infrastructure concerns. Stuart Graham reiterated his concerns regarding the lack of infrastructure and traffic in the Harrisburg Road area of the County.

Jose Luis made a motion to deny the Conditional Use permit application based on traffic, lack infrastructure, and use incompatibility. Seconded by Stuart Graham. The motion to deny Passed by a vote of 7-0.

Council took a break from the meeting at approximately 8:30 p.m. and resumed at approximately 8:40 p.m.

c. Public Hearing and 3rd Reading of Ordinance 2026-2029

Ordinance Title: An Ordinance to Amend Ordinance No. 2025-1971, Relating To The Appropriation Of Funds And The Approval Of A Detailed Budget For Lancaster County For The Fiscal Year Beginning July 1, 2025 And Ending June 30, 2026 (FY2025-2026), To Further Provide For Revenues And Expenditures During The Fiscal Year, And To Provide For Matters Related Thereto. - Passed 7-0 at the April 13, 2026, County Council Meeting. Passed 7-0 at the April 27, 2026, County Council Meeting. - Jamie Privuznak

Jose Luis moved to approve the 3rd Reading of Ordinance 2026-2029. Seconded by Charlene McGriff.

Brian Carnes opened the Public Hearing for Ordinance 2026-2029 at approximately 8:42 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 24 citizens, including staff members, in attendance during the Public Hearing for this Ordinance. The following speakers came forward to make comments or sent in written comments regarding the Ordinance: None. Brian Carnes closed the Public Hearing at approximately 8:42 p.m.

Jamie Privuznak noted no changes to the Ordinance since the 2nd Reading.

There was no discussion from Council. The 3rd Reading of Ordinance 2026-2029 Passed by a vote of 7-0.

d. 2nd Reading of Ordinance 2026-2021

Ordinance Title: An Ordinance To Adopt Amended Policies Related To Poll Workers And Their Classification As Temporary Employees As Included In The Lancaster County Personnel Policies And Procedures In Accordance With Lancaster County Code, Chapter 2, Article IV, Relating To The Lancaster County Personnel Policy. - Passed 6-1 at the May 6, 2026, County Council Special Meeting (Jose Luis Opposed). - Steve Willis

Charlene McGriff moved to approve the 2nd Reading of Ordinance 2026-2021. Seconded by Billy Mosteller.

Steve Willis reviewed the proposed Ordinance and noted no changes since the 1st Reading.

There was no discussion from Council. The 2nd Reading of Ordinance 2026-2021 Passed by a

vote of 6-1; Ayes: Harper, Neal, Carnes, Mosteller, McGriff, Graham; Nays: Luis.

e. 2nd Reading of Ordinance 2026-2030

Ordinance Title: An Ordinance To Amend The Lancaster County Code Related To The Meeting Requirements Of The Lancaster County Planning Commission As It Relates To Workshop Meetings. - Passed 7-0 at the April 27, 2026, County Council Meeting. - Steve Willis

Bryant Neal moved to approve the 2nd Reading of Ordinance 2026-2030. Seconded by Steve Harper.

Steve Willis explained that, at the direction of Council at the 1st Reading of the Ordinance, the County Attorney added language to the Ordinance stating that the majority of the Planning Commission members can call a workshop meeting, as well as the Chair.

There was no discussion from Council. The 2nd Reading of Ordinance 2026-2030 Passed by a vote of 7-0.

f. 2nd Reading of Ordinance 2026-2031

Ordinance Title: An Ordinance To Disestablish/Dissolve The Recreation Advisory Board And Remove The Duties And Responsibilities Of Those Persons And Organizations Associated Therewith. - Passed 7-0 at the April 27, 2026, County Council Meeting. - Chris Clouden

Charlene McGriff moved to approve the 2nd Reading of Ordinance 2026-2031. Seconded by Jose Luis.

Chris Clouden noted no changes since the 1st Reading of the Ordinance. Council and staff briefly discussed the ambassador program and membership details if the Recreation Advisory Board was dissolved.

There was no further discussion from Council. The 2nd Reading of Ordinance 2026-2031 Passed by a vote of 7-0.

g. Public Hearing and 1st Reading of Ordinance 2026-2032

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 0.61 Acres Of (TM# 0049-00-037.00), Which Is Located At Palmetto Kennel Lane, From The Low Density Residential (LDR) District To The Medium Density Residential (MDR) District - Planning Department Case Number: RZ-2026-0409. The Planning Commission recommended approval by a vote of 6-0 and the Planning staff found that the request met the UDO requirements for approval. - Shannon Catoe

Charlene McGriff moved to approve the 1st Reading of Ordinance 2026-2032. Seconded by Bryant Neal.

Brian Carnes opened the Public Hearing for Ordinance 2026-2032 at approximately 8:49 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were

approximately 24 citizens, including staff members, in attendance during the Public Hearing for this Ordinance. The following speakers came forward to make comments or sent in written comments regarding the Ordinance: None. Brian Carnes closed the Public Hearing at approximately 8:49 p.m.

Shannon Catoe reviewed the rezoning request via the County's PowerPoint presentation and explained that the intent of the rezoning was to conjoin it with the neighboring residential property. Council questioned if the parcel and the neighboring property would be combined, and Ms. Catoe stated that, if approved, it would be combined and be on one plat.

There was no further discussion from Council. The 1st Reading of Ordinance 2026-2032 Passed by a vote of 7-0.

h. Public Hearing and 1st Reading of Ordinance 2026-2033

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 0.335 Acres (TM# 0086C-0N-003.01), Which Is Located At 1824 Steele Street, From The Manufactured Home (MH) District To The Professional Business (PB) District - *Planning Department Case Number: RZ-2026-0322. The Planning Commission recommended approval by unanimous vote of 6-0 and the Planning staff also recommended approval of the rezoning request. - Shannon Catoe*

Steve Harper moved to approve the 1st Reading of Ordinance 2026-2033. Seconded by Charlene McGriff.

Brian Carnes opened the Public Hearing for Ordinance 2026-2033 at approximately 8:52 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 23 citizens, including staff members, in attendance during the Public Hearing for this Ordinance. The following speakers came forward to make comments or sent in written comments regarding the Ordinance: None. Brian Carnes closed the Public Hearing at approximately 8:52 p.m.

Shannon Catoe reviewed the rezoning request via the County's PowerPoint presentation and explained that the intent of the rezoning was to correct a non-conforming use. Council and staff discussed the Professional Business (PB) District and why the property would qualify for that type of zoning district. Steve Harper noted that this rezoning would improve the neighborhood it is located in.

There was no further discussion from Council. The 1st Reading of Ordinance 2026-2033 Passed by a vote of 7-0.

i. Public Hearing and 1st Reading of Ordinance 2026-2034

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 2.14 Acres (TM# 0087J-0A-012.00), Which Is Located At Shelton Street, From The General Business (GB) District To The Professional Business (PB) District - *Planning Department Case Number: RZ-2026-0308. The Planning Commission recommended approval by unanimous vote of 6-0 and the Planning staff also recommended approval of the rezoning request. - Shannon Catoe*

Charlene McGriff moved to approve the 1st Reading of Ordinance 2026-2034. Seconded by Jose Luis.

Brian Carnes opened the Public Hearing for Ordinance 2026-2034 at approximately 8:55 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 23 citizens, including staff members, in attendance during the Public Hearing for this Ordinance. The following speakers came forward to make comments or sent in written comments regarding the Ordinance: None. Brian Carnes closed the Public Hearing at approximately 8:55 p.m.

Shannon Catoe reviewed the rezoning request via the County's PowerPoint presentation and explained that the intent of the rezoning was to correct a non-conforming use.

There was no discussion from Council. The 1st Reading of Ordinance 2026-2034 Passed by a vote of 7-0.

j. Resolution 1326-R2026

Resolution Title: A Resolution To Approve The Settlement With Six Remnant Defendants And The South Carolina Opioid Settlement Allocation Agreement As Amended. - Steve Willis

Steve Harper moved to approve Resolution 1326-R2026. Seconded by Bryant Neal.

Steve Willis explained that the Resolution was to approve the settlement with Six Remnant Defendants as a part of the South Carolina Opioid Settlement Allocation Agreement, and Council needed to authorize Mr. Willis to execute the agreement.

There was no discussion from Council. Resolution 1326-R2026 Passed by a vote of 7-0.

k. Resolution 1327-R2026

Resolution Title: A Resolution Of The County Council Of Lancaster County, South Carolina, Supporting The Safe Streets And Roads For All (SS4A) Program And Authorizing The Submission Of A Grant Application. - Steve Willis / Jeff Catoe

Charlene McGriff moved to approve Resolution 1327-R2026. Seconded by Stuart Graham.

Steve Willis explained that the Resolution would authorize County staff to submit a grant application for a highway safety grant. Mr. Willis noted for the record that there was a possibility that a local match may be required, but he would not know for sure until the grant was finalized. Jeff Catoe explained that the County was awarded the SS4A grant a few years back, and staff wanted to submit another application.

There was no discussion from Council. Resolution 1327-R2026 Passed by a vote of 7-0.

Discussion and Action Items

a. Update from United Way related to their American Rescue Plan Act (ARPA) Funds - Holly Furr

Steve Willis explained that this agenda item was for information only and that County staff had been in touch with the South Carolina Association of Counties (SCAC), National Association of Counties (NACo) and the U.S. Department of Treasury regarding the project. Holly Furr provided an update on the United Way's Homeless Shelter project that was funded using American Rescue Plan Act (ARPA) funds. Ms. Furr and Council discussed if the use of the building and/or project was changing, what other funds were available to the United Way to complete the project, and the City's zoning requirements for the property. Staff noted that the next steps remained uncertain until the three organizations listed above responded to County staff.

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

- 1. Recommendation from the Fire Commission for the Unity Fire Department. They would like Daniel Mahaffey to replace Kelsi M. Lang, whose term ends on 06/30/2026. Daniel would be serving a four year term that would end on 06/30/2030.**
- 2. Douglas Hall has applied to be the District 4 representative for the Airport Advisory Board. If appointed, he would be serving an unexpired term that would end on 06/30/2027.**
- 3. Yvette Pressley and Emily Elizabeth Pierce have applied to be the District 4 representative for the Community Outreach and Engagement Committee. If appointed, they would be serving an unexpired term that would end on 06/30/2027.**
- 4. POSTPONED INDEFINITELY - Appointment to the Community Outreach and Engagement Advisory Board as the District 4 Representative - Kyvia Crisco has applied to serve as the District 4 representative, and, if appointed, she would be serving an unexpired term that would end on 06/30/2027.**
- 5. Current Board/Commission Vacancies**
- 6. Upcoming Board/Commission Expirations**

1. Sherrie Simpson explained that the Fire Commission recommended appointing Daniel Mahaffey as the Unity Fire Department Fire Commission representative. Billy Mosteller moved to appoint Mr. Mahaffey. Seconded by Steve Harper. There was no discussion from Council. The motion Passed by a vote of 7-0.
2. Sherrie Simpson explained that Douglas Hall had applied for the District 4 vacancy on the Airport Advisory Commission. Jose Luis moved to appoint Mr. Hall. Seconded by Stuart Graham. There was no discussion from Council. The motion Passed by a vote of 7-0.
3. Sherrie Simpson explained that Yvette Pressley and Emily Elizabeth Pierce had both applied for the District 4 vacancy on the Community Outreach and Engagement Advisory Committee. Jose Luis moved to appoint Emily Elizabeth Pierce. Seconded by Steve Harper. There was no discussion from Council. The motion Passed by a vote of 7-0.
4. Sherrie Simpson explained that this item was postponed indefinitely.
5. Sherrie Simpson explained that the current list of Board and Commission vacancies were included in the agenda packet.
6. Sherrie Simpson explained that the list of upcoming Board and Commission expirations were included in the agenda packet.

Status of Items Tabled, Recommitted, Deferred or Held

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

- a. **POSTPONED TO THE MAY 26, 2026, COUNTY COUNCIL MEETING - Public Hearing and 3rd Reading of Ordinance 2026-2026**
Ordinance Title: An Ordinance To Approve A Temporary Construction And Permanent Easement Grant To Lancaster County Natural Gas Authority Upon Real Property Owned By Lancaster County And Located Off Harrisburg Road Bearing Tax Parcel Number 0003-00-041.00 And To Authorize County Officials To Take Such Actions As Are Necessary To Effectuate The Grant Of The Easements And To Effectuate The Purposes Of This Ordinance. - Passed 7-0 at the March 23, 2026, County Council Meeting. Passed 7-0 at the April 13, 2026, County Council Meeting. At the April 27, 2026, County Council Meeting, the Public Hearing and 3rd Reading were postponed until the May 26, 2026, County Council Meeting. - Steve Willis
- b. **POSTPONED AT APPLICANT'S REQUEST - Public Hearing and 1st Reading of Ordinance 2025-1976**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone 159.64 Acres Located Off Old Hickory Road (TM# 0045-00-004.00), From RN, Rural Neighborhood District, To MDR, Medium Density Residential District. - Planning Department Case Number: RZ-2024-0367. The Planning Commission recommended denial by unanimous vote and the Planning staff also recommended denial of the rezoning request. Postponed at Applicant's Request on July 15, 2025. - Shannon Catoe
- c. **POSTPONED AT APPLICANT'S REQUEST - Public Hearing and 1st Reading of Ordinance 2025-1972**
Ordinance Title: An Ordinance To Approve The Request Of Old Hickory Hill, LLC To Amend The Future Land Use Map Contained In The Lancaster County, South Carolina Comprehensive Plan 2040, Changing The Future Land Use Designation For Their Property Located On Old Hickory Rd From Rural To Growth (TMS # 0045-00-004.00 And 0045-00-004.02). - Planning Department Case Number: CP-2024-0367. The Planning Commission recommended denial by unanimous vote and the Planning staff did not have a recommendation. Public Hearing and 1st Reading Postponed Until the July 21, 2025, County Council Meeting by Unanimous Vote at the May 27, 2025, County Council Meeting. Postponed at Applicant's Request on July 15, 2025. - Shannon Catoe
- d. **PENDING/SENT TO AD-HOC COMMITTEE - 1st Reading of Ordinance 2025-1988**
Ordinance Title: An Ordinance To Approve A Development Agreement With AM Group Land Holdings, LLC., In Connection With A Major Subdivision Preliminary Plat SD-2021-0528, Which Proposes A 92-Lot Single-Family Cluster Subdivision Overlay District (CSO) Development, Establishing The Regulations For The Development Of The Property, And Other Matters Related Thereto. - Planning Department Case Number: DA-2025-1506 (and DA-2021-0528). The Planning Commission recommended approval of the request by a vote of 5-1 and the Planning staff recommended conditional approval with the provision that staff edits are included in the Development Agreement. At the October 13, 2025, Council

Meeting, the 1st Reading was sent to the Ad-Hoc Development Agreement Committee for Recommendations. - Shannon Catoe

- e. **POSTPONED AT APPLICANT'S REQUEST - 1st Reading of Ordinance 2025-2008**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 48.339 Acres (TM# 0044-00-004.00 And P/O 0044.00.006.00), Which Is Located On Charlotte Highway, Near McAteer Rd., From The Rural Neighborhood (RN) District To The General Business (GB) District - Planning Department Case Number: RZ-2025-1292. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the rezoning request. - Shannon Catoe
- f. **PENDING/SENT TO AD-HOC COMMITTEE - 1st Reading of Ordinance 2025-2011**
Ordinance Title: An Ordinance To Amend The Development Agreement To Approve An Amendment To The Development Agreement Between Lancaster County And The Inspiration Network, Inc. For A Mixed-Use/ Multifamily Apartment And Nonresidential Development Project Known As "The City Of Light" Upon Approximately 91.90 Acres Of Land, Located In Lancaster, South Carolina, Establishing The Regulations For The Development Of The Property And Other Matters Related Thereto. - Shannon Catoe

Executive Session

a. Two Items:

1. Receipt of legal advice subject to the attorney-client privilege regarding a potential contractual matter relating to Solid Waste disposal.

2. Discussion of a personnel matter pursuant to South Carolina Code of Laws 30-4-70(a)(1) relative to the office of the County Administrator.

Brian Carnes stated that he needed a motion to go into Executive Session in regard to two items: (1) for the receipt of legal advice subject to the attorney-client privilege regarding a potential contractual matter related to Solid Waste disposal; and (2) for the discussion of a personnel matter pursuant to South Carolina Code of Laws 30-4-70(a)(1) relative to the office of the County Administrator and to invite the Public Works Director in to discuss the first item and representatives of the search firm, Find Great People, and Joanie Winters of the Winters Law Firm in to discuss the second item. Jose Luis stated that he so moved. Seconded by Charlene McGriff. The motion to go into Executive Session Passed by a vote of 7-0. At approximately 9:17 p.m., Council went into Executive Session.

Items Requiring a Vote Following Executive Session

Council came out of Executive Session and Brian Carnes called the Council meeting back to order at approximately 10:21 p.m. Jose Luis moved to come out of Executive Session. Seconded by Billy Mosteller. The motion to come out of Executive Session Passed by a vote of 7-0.

Upon returning to open session, Ginny Merck-Dupont stated that Council met in Executive Session in regard to two items: (1) for the receipt of legal advice subject to the attorney-client privilege regarding a potential contractual matter relating to Solid Waste disposal; and (2) for the discussion of a personnel matter pursuant to South Carolina Code of Laws 30-4-70(a)(1) relative to the office of the County Administrator. She stated that during Executive Session, no motions were made, and no votes were taken.

Steve Harper moved to authorize the proposed contract for the County Administrator position and for the Council Chairman to enter into contract negotiations within the parameters discussed in Executive Session with the candidate previously mentioned and approved to serve as the County Administrator. Seconded by Jose Luis. There was no discussion from Council. The motion Passed by a vote of 7-0.

Adjournment

Jose Luis moved to adjourn the Council meeting. There being no further business to discuss, the regular meeting of Council adjourned at approximately 10:24 p.m.

Respectfully Submitted:

Lauren Hill

Lauren Hill
Deputy Clerk to Council

Approved by Council on May 26, 2026

Bryant Neal

Bryant Neal, Secretary

Sherrie Simpson

Schedule A

Subject: FW: Requesting Fair Consideration c
Rd., Indian Lan

From: Ashfaq Ahmed

Sent: Friday, April 24, 2026 1:06 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>; CMCGRIFFF@comporium.net; Billy Mosteller <bmosteller@lanastercountysc.gov>; Jose Luis <jluiss@lanastercountysc.gov>; Steve Harper <steveharper@lanastercountysc.gov>; Bryant Neal <bneal@lanastercountysc.gov>; Brian Carnes <briancarnes@lanastercountysc.gov>

Cc: rcash@charlotteobserver.com

Subject: Requesting Fair Consideration of Mosque Zoning Application – 10935 Harrisburg Rd., Indian Lan

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Dear Council Members

My name is Ashpak ahmed and I am a proud resident of York county. I am writing to respectfully ask you to reconsider the recent rejection of the zoning application submitted by our local Muslim community for a place of worship at 10935 Harrisburg Rd., Indian Land, SC 29707.

As someone who values the principles of fairness and equal treatment that define our great nation and our community, I urge you to evaluate this application on its merits. Here is why I believe approval is the right decision:

- Religious Freedom: The First Amendment guarantees every American the right to practice their faith. Denying a zoning change for a house of worship—while comparable facilities like churches and other institutions already operate in the area raises serious legal and ethical concerns.
- Equal Standards: A church and a planting nursery already operate within a few blocks of this property. Applying a different standard to a mosque would constitute unequal treatment under the law.
- Community Need: Lancaster County's Muslim community is growing rapidly. Existing mosques are already serving two to three times their capacity, creating unnecessary congestion at other locations.
- Traffic Solutions: The community is fully open to working with the county on traffic management plans. These concerns are solvable through planning—they should not be grounds for outright rejection.
- Community Benefits: The proposed mosque will include a food pantry, free community health clinics, and other services that benefit all Lancaster County residents, regardless of faith.

I respectfully ask that you vote to approve the zoning request and ensure that all Lancaster County and York county residents—of every background and faith—are treated fairly and equitably. Thank you for your service and your attention to this matter.

Sincerely,
Ashpak ahmed

Sherrie Simpson

Subject: FW: Requesting Fair Consideration of Mosque Zoning Application – 10935 Harrisburg Rd., Indian Land

From: Salman Mahmood

Sent: Saturday, April 25, 2026 8:22 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>; 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>

Cc: rcash@charlotteobserver.com; rachel.richardson@wbtv.com

Subject: Requesting Fair Consideration of Mosque Zoning Application – 10935 Harrisburg Rd., Indian Land

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Dear members of the Lancaster County Council and Planning Commission,

My name is Salman Mahmood, and I am a proud resident of Lancaster County. I am writing to respectfully ask you to reconsider the recent rejection of the zoning application submitted by our local Muslim community for a place of worship at 10935 Harrisburg Rd., Indian Land, SC 29707.

As someone who values the principles of fairness and equal treatment that define our great nation and our community, I urge you to evaluate this application on its merits. Here is why I believe approval is the right decision:

- Religious Freedom: The First Amendment guarantees every American the right to practice their faith. Denying a zoning change for a house of worship—while comparable facilities like churches and other institutions already operate in the area—raises serious legal and ethical concerns.
- Equal Standards: A church and a planting nursery already operate within a few blocks of this property. Applying a different standard to a mosque would constitute unequal treatment under the law.
- Community Need: Lancaster County's Muslim community is growing rapidly. Existing mosques are already serving two to three times their capacity, creating unnecessary congestion at other locations.
- Traffic Solutions: The community is fully open to working with the county on traffic management plans. These concerns are solvable through planning—they should not be grounds for outright rejection.
- Community Benefits: The proposed mosque will include a food pantry, free community health clinics, and other services that benefit all Lancaster County residents, regardless of faith.

I respectfully ask that you vote to approve the zoning request and ensure that all Lancaster County residents—of every background and faith—are treated fairly and equitably. Thank you for your service and your attention to this matter.

Sincerely,

Salman Mahmood

Sherrie Simpson

Subject: FW: Indian Land Resident Request – Fair Approval of Mosque Zoning at Harrisburg Rd.

From: Sameerulla

Sent: Saturday, April 25, 2026 8:01 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>

Cc: rachel.richardson@wbtv.com; rcash@charlotteobserver.com

Subject: Indian Land Resident Request – Fair Approval of Mosque Zoning at Harrisburg Rd.

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Dear Members of the Planning Commission and County Council,

My name is Mohammed Sameerulla, and I am a . I am writing to respectfully request your support for the zoning application for the proposed mosque at 10935 Harrisburg Rd. As someone who lives in this community, raises a family here, and contributes to the local economy, I feel directly connected to the future of Indian Land. Our area has experienced rapid growth of new schools, neighborhoods, and businesses and with that growth comes the responsibility to support the needs of all residents.

The Muslim community in Lancaster County is not new; we are homeowners, taxpayers, professionals, and parents whose children attend the same schools as everyone else. However, our current places of worship are operating well beyond capacity, often requiring people to travel far or manage overcrowded conditions. This is not sustainable for a growing community like ours.

I believe this zoning request deserves approval for the following reasons:

- **Local Need, Not Expansion Pressure:** This is a request from existing Indian Land residents who need a nearby place of worship.
- **Balanced Growth:** Supporting a mosque aligns with the continued growth of schools, businesses, and other community institutions in our area.
- **Minimal Impact, Maximum Benefit:** The proposed site is thoughtfully planned, and the community is open to working with the county on traffic and logistics.
- **Community Value:** In addition to serving as a place of worship, the mosque plans to offer food assistance, health initiatives, and outreach programs that will benefit the wider community.

Most importantly, I believe decisions like this should reflect fairness, consistency, and the values that make Lancaster County a welcoming place to live.

As a resident of Indian Land, I respectfully ask you to evaluate this application on its merits and approve the zoning request.

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

Sincerely,

Mohammed Sameerulla

Sherrie Simpson

Subject: FW: Requesting Fair Consideration of Mosque Zoning Application – 10935 Harrisburg Rd., Indian Land

From: javed jakate

Sent: Saturday, April 25, 2026 5:31 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>; CMCGRUFF@comporium.net; Billy Mosteller <bmosteller@lanastercountysc.gov>; Jose Luis <jluisc@lanastercountysc.gov>; Steve Harper <steveharper@lanastercountysc.gov>; Bryant Neal <bneal@lanastercountysc.gov>; Brian Carnes <briancarnes@lanastercountysc.gov>

Cc: rcash@charlotteobserver.com;

Subject: Requesting Fair Consideration of Mosque Zoning Application – 10935 Harrisburg Rd., Indian Land

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Dear All,

My name is Javed Jakate, and the proposed mosque is i am writing
to respectfully ask you to reconsider the recent rejection of the zoning application submitted by our local Muslim
community for a place of worship at 10935 Harrisburg Rd., Indian Land, SC 29707.

As someone who values the principles of fairness and equal treatment that define our great nation and our community, I request you to evaluate this application on its merits. Here is why I believe approval is the right decision:

- Religious Freedom: The First Amendment guarantees every American the right to practice their faith.
- Community Need: Muslim community is growing rapidly. Existing mosque is already serving two to three times its capacity, creating unnecessary congestion at other locations. This adds on traffic issues to everyone especially on Friday afternoons.
- Traffic Solutions: The community is fully open to working with the county on traffic management plans to solve traffic issue.
- Community Benefits: The proposed mosque will include a food pantry, free community health clinics, and other services that benefit all Lancaster County residents, regardless of faith.

I respectfully ask that you vote to approve the zoning request. Thank you for your service and your attention to this matter.

Sincerely,

Javed Jakate

Sherrie Simpson

Subject: FW: Upholding Fairness & American Values – Lancaster County Mosque Zoning Application

From: Syed Talha

Sent: Saturday, April 25, 2026 9:01 PM

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

Cc: rcash@charlotteobserver.com

Subject: Upholding Fairness & American Values – Lancaster County Mosque Zoning Application

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Dear Commissioner Willis,

My name is Syed Talha, and I am a resident of Lancaster County. I am writing to express my concerns about how the recent zoning hearing for the proposed mosque at 10935 Harrisburg Rd. was conducted, and to respectfully urge you to help make things right.

At the public hearing, much of the opposition had less to do with legitimate land use concerns and more to do with unfounded anxieties about Muslims and Shariah law. Lancaster County's residents deserve leadership that rises above fear and misinformation. Below are the key reasons I am asking you to vote in favor of this zoning request:

- **Decisions Must Be Grounded in Policy, Not Fear:** Zoning determinations should be based on land use standards, infrastructure capacity, and community planning principles — not on prejudice toward a religious group. Allowing fear to shape policy creates a harmful and lasting precedent.
- **There Are Clear Legal Obligations Here:** The Religious Land Use and Institutionalized Persons Act (RLUIPA) explicitly bars governments from applying land use regulations in ways that discriminate against religious institutions. Rejecting this application while permitting churches and commercial establishments in the same area could expose Lancaster County to serious legal consequences.
- **These Are Our Neighbors:** The Muslim families behind this zoning request are fellow Lancaster County residents. They work alongside us, send their children to our schools, contribute to our local economy, and are as much a part of this community as anyone else.
- **A Mosque Benefits the Broader Community:** Beyond serving as a house of worship, the proposed facility plans to provide free health clinics, a food pantry, and community programs open to all residents — a genuine investment in the well-being of Lancaster County.
- **Your Vote Reflects Our County's Character:** The decision you make here will say something about what kind of community Lancaster County chooses to be. I encourage you to lead with integrity, honor the law, and approve this application.

I am confident you will make a decision that serves all Lancaster County residents with fairness and

respect. Thank you for your time and your dedication to public service.

Respectfully,
Syed Talha

Sherrie Simpson

Subject: FW: Upholding Fairness & American Values – Lancaster County Mosque Zoning Application

From: Ariba Tariq

Sent: Saturday, April 25, 2026 9:47 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 <jluiss@lanastercountysc.gov>; Steve Harper <steveharper@lanastercountysc.gov>; Bryant Neal <bneal@lanastercountysc.gov>; Brian Carnes <briancarnes@lanastercountysc.gov>

Cc: rachel.richardson@wbvtv.com; rcash@charlotteobserver.com

Subject: Upholding Fairness & American Values – Lancaster County Mosque Zoning Application

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Dear members of the Lancaster County Council and Planning Commission,

My name is Ariba Tariq, and I am a resident of Lancaster County. I am writing to express my concern regarding the recent zoning hearing for the proposed mosque at 10935 Harrisburg Rd. was conducted, and to urge you to carefully reconsider this matter with fairness and objectivity.

During the public hearing, much of the opposition appeared to be rooted not in practical land-use concerns, but in misconceptions and unfounded fears about Muslims and Sharia law. Lancaster County—and all of its residents—deserve decisions grounded in facts, fairness, and established policy standards.

I respectfully ask you to vote in favor of this zoning request for the following reasons:

- **Decisions Should Be Based on Facts, Not Fear:** Zoning considerations should focus on land use, infrastructure, and planning criteria—not misinformation or bias against any religious group. Allowing fear to shape policy undermines the integrity of the process.
- **Legal Responsibility:** The Religious Land Use and Institutionalized Persons Act (RLUIPA) protects religious institutions from discriminatory zoning practices. Denying this application while permitting similar uses nearby could expose the county to legal risk.
- **Our Community Includes Muslim Residents:** The families requesting this zoning change are part of our community. They are taxpayers, professionals, and neighbors who contribute positively to Lancaster County.
- **A Positive Community Resource:** Beyond serving as a place of worship, the proposed mosque plans to offer services such as free health clinics, a food pantry, and community programs accessible to all residents.

- The Importance of Fair Leadership: Your decision on this matter will reflect the values of Lancaster County. I urge you to uphold fairness, follow the law, and support this application.

Thank you for your time, consideration, and service to our community. I trust you will make a decision that reflects fairness and respect for all residents.

Respectfully,

Ariba Tariq

Sherrie Simpson

Subject: FW: Upholding Fairness & American Values – Lancaster County Mosque Zoning Application

From:

Sent: Sunday, April 26, 2026 7:44 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>; 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>

Cc: rcash@charlotteobserver.com; rachel.richardson@wbttv.com

Subject: Upholding Fairness & American Values – Lancaster County Mosque Zoning Application

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Dear members of the Lancaster County Council and Planning Commission,

My name is Muhammad Mahmood, and I am reaching out because I am troubled by how the recent zoning hearing for the proposed mosque at 10935 Harrisburg, was untolded, and I believe you have the opportunity to set things right.

During the public hearing, a significant portion of the opposition expressed not practical concerns, but unfounded fears about Muslims and Shariah law. I believe Lancaster County deserves better—and so do all of its residents. Here is why I am asking you to vote yes on this zoning request:

- **Fear Is Not Policy:** Zoning decisions must be based on land use, infrastructure, and community planning standards—not on fear or misinformation about a religious group. Allowing bias to drive policy decisions sets a dangerous precedent.
- **Legal Obligation:** The Religious Land Use and Institutionalized Persons Act (RLUIPA) prohibits governments from imposing land use regulations that discriminate against religious institutions. Denying this application, while allowing churches and commercial uses nearby, may expose Lancaster County to significant legal liability.
- **Our Muslim Neighbors Are Our Neighbors:** The Muslim families seeking this zoning change are Lancaster County residents—our coworkers, neighbors, and fellow Americans. They pay taxes, send their children to our schools, and contribute to our local economy.
- **A Mosque Is a Community Asset:** In addition to serving as a place of worship, this facility will offer free health clinics, a food pantry, and community programs open to everyone. It is an investment in Lancaster County.
- **Leadership Matters:** How you vote on this issue will reflect Lancaster County's values. I urge you to lead with fairness, uphold the law, and approve this application.

I trust that you will make the right decision for all Lancaster County residents. Thank you sincerely for your time and public service.

Respectfully,

Muhammad Mahmood

Sherrie Simpson

Subject: FW: Requesting Fair Consideration of Mosque Zoning Application – 10935 Harrisburg Rd.

From: Zafer Mohamed

Sent: Sunday, April 26, 2026 11:05 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>

Cc: rcash@charlotteobserver.com

Subject: Requesting Fair Consideration of Mosque Zoning Application – 10935 Harrisburg Rd.

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Dear Members of the Planning Commission & County Council,

My name is Zafer Mohamed, and my residence

am writing to respectfully urge you to approve the zoning request for this place of worship.

As a nearby resident, I believe this application deserves your support for the following reasons:

- Religious Freedom and Legal Fairness: The First Amendment and the Religious Land Use and Institutionalized Persons Act (RLUIPA) protect the right of all religious communities to establish houses of worship. Denying this application while comparable institutions already operate within blocks of the property would constitute unequal treatment.
- Meeting Community Needs: Our local Muslim community is growing rapidly, and existing facilities are currently operating at two to three times their capacity. This facility is a much-needed addition to serve our neighbors and manage this growth effectively.
- Benefits for All Residents: The mosque plans to provide valuable community assets, including a food pantry and free health clinics, which will serve all Lancaster County residents regardless of their faith.
- Consistent with Smart Growth: Lancaster County is a vibrant, expanding community. A modest, well-planned house of worship is a natural and positive part of this development and reflects our values as a welcoming county.

I ask that you evaluate this request based on land-use facts and the principles of fairness. Thank you for your leadership and for your attention to this matter.

Sincerely,
Zafer Mohamed

Sherrie Simpson

Subject: FW: A Respectful Request to Support the Indian Land Mosque Zoning Application

From: Abdul Shaik

Sent: Monday, April 27, 2026 8:21 AM

To: 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>; April M. Williams <amwilliams@lancastercountysc.gov>; rcash@charlotteobserver.com

Subject: A Respectful Request to Support the Indian Land Mosque Zoning Application

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Dear Honorable Members of the Commission and County Council,

My name is Abdul Shaik, and I am

respectfully ask for your support of the zoning request for a mosque at 10935 Harrisburg Road, a modest and much needed addition for our growing community.

I understand that new developments raise valid questions around traffic, parking, and community impact. I trust this request will be evaluated based on the same planning standards applied to any other place of worship.

A mosque is a place of peace, community, and service, operating under the same laws and regulations as any other place of worship. It will serve residents of all ages and provide a safe and welcoming space for families. As a father, I hope for a place where my daughter can grow up with a sense of belonging and strong values.

We as local residents are committed to being responsible neighbors and will fully cooperate to ensure traffic, parking, and logistics are handled thoughtfully.

We live here, contribute to the local economy, support our schools, and are part of this community. We are simply asking for the same opportunity as any other faith community.

I respectfully ask you to consider this request with fairness and consistency and hope you will support its approval.

Thank you for your time and service.

Respectfully,
Abdul Shaik



Public Hearing Comments

Lancaster County

Submitted On: May 5, 2026, 10:04PM EDT

Ordinance Number/Item for Discussion:	CU-2026-0168
Date Picker	May 11, 2026 12:00:00 AM
Full Name	First Name: Masoom Last Name: Shaik
Phone Number	
Email	
Address:	
Public Comment - Regarding Agenda Item:	Support for place of Assembly

Sherrie Simpson

Subject: FW: Support for Conditional-Use Permit – 10935 Harrisburg Rd

From: Abdul Mannan

Sent: Wednesday, May 6, 2026 4:16 PM

To: Stuart M. Graham <smgraham@lancastercountysc.gov>; CMCGRIFF@comporium.net; Billy Mosteller <bmosteller@lancastercountysc.gov>; Jose Luis <jluisc@lancastercountysc.gov>; Steve Harper <steveharper@lancastercountysc.gov>; Bryant Neal <bneal@lancastercountysc.gov>; Brian Carnes <briancarnes@lancastercountysc.gov>

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

Subject: Support for Conditional-Use Permit – 10935 Harrisburg Rd

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Dear Chairman and Council Members,

My name is Abdul Mannan, and I have been a resident of the _____ for over a decade. I am writing ahead of the May 11 public hearing to respectfully urge you to approve the conditional-use permit for the proposed **mosque at 10935 Harrisburg Rd., Indian Land, SC.**

As a parent of five children, I believe places of worship play an important role in helping families and young people stay connected to positive values, guidance, and community support.

The case for approval is straightforward

- The proposed use is fully consistent with the applicable zoning district under Lancaster County Land Development Regulations.
- The project is compatible with surrounding land uses and has been adequately conditioned to address potential impacts.
- County Planning staff reviewed the application and formally recommended approval.
- All criteria for conditional-use approval have been met.

A place of worship—whether a mosque, church, or any faith community—is more than just a building. It is a place where families come together peacefully, where children learn respect and responsibility, and where communities grow stronger.

I understand there are concerns, and I respect the council's responsibility to carefully review them. However, when staff recommends approval and all code requirements are satisfied, I respectfully believe the appropriate action is to vote yes.

Please support a place that helps our children grow into good people and contributes positively to the community.

Thank you for your time, your service, and your consideration.

Sincerely,
Abdul Mannan

Sherrie Simpson

Subject: FW: Supporting a Positive Space for Families and Youth in Indian Land - Mosque

From: Mariya Tabassum

Sent: Wednesday, May 6, 2026 5:08 PM

To: Stuart M. Graham <smgraham@lancastercountysc.gov>; CMCGRIFF@comporium.net; Billy Mosteller <bmosteller@lancastercountysc.gov>; Jose Luis <jiluis@lancastercountysc.gov>; Steve Harper <steveharper@lancastercountysc.gov>; Bryant Neal <bneal@lancastercountysc.gov>; Brian Carnes <briancarnes@lancastercountysc.gov>

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

Subject: Supporting a Positive Space for Families and Youth in Indian Land - Mosque

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My name is Mariya, and I grew up in the Fort Mill area. My entire childhood has been in this community — my schooling, college, sports, activities, and many of the experiences that shaped who I am today all took place here in the Fort Mill area.

I also currently work at Red Ventures. I am writing ahead of the May 11 public hearing to respectfully express **my support for the proposed mosque at 10935 Harrisburg Rd., Indian Land, SC**, which is also very close to my home.

As a young person, I believe having places that provide guidance, community, and positive values is extremely important. A place of worship is more than just a building — it is a place where young people can stay connected to good influences, strong values, and a supportive community.

In today's world, many young people struggle with stress, pressure, and feeling disconnected. Having a peaceful place nearby where families and youth can come together truly makes a difference.

I know this decision is important, and I appreciate the time and consideration given to this proposal. I truly believe this place of worship can become a positive space for families, youth, and the broader community, and I respectfully ask for your support.

At the end of the day, regardless of background or faith, we all want young people to grow into respectful, responsible, and caring members of the community.

Please support a place that helps guide youth in a positive direction and strengthens the community.

Thank you for your time and service.

Sincerely,
Mariya Tab

Sherrie Simpson

From: Nadia Tabassum
Sent: Thursday, May 7, 2026 5:09 PM
To: Stuart M. Graham; CMCGRIFF@comporium.net; Billy Mosteller; Jose Luis; Steve Harper; Bryant Neal; Brian Carnes; Sherrie Simpson
Cc: April M. Williams; Matthew Blaszyk; Dr. Kirsten Willis; Corey D. Barnes
Subject: Support for Proposed Mosque at 10935 Harrisburg Road

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Dear Chairman and Council Members,

I hope you are doing well. My name is Nadia Tabassum, and I am a local resident from Indian Land. I am writing to respectfully express my support for the proposed mosque and place of assembly at 10935 Harrisburg Road in Indian Land.

I grew up in this community and am currently a student at UNCC pursuing a major in Political Science with a minor in Legal Studies. I also work at a Family Law office in York County, where I work closely with families throughout the surrounding communities. Through both my education and work experience, I have seen how important guidance, community support, and strong values are for young people and families.

For many local families, a place of worship is much more than a building. It is a place where people come together in peace, where youth are guided toward positive values, where families find support during difficult times, and where community relationships are strengthened.

As Indian Land and the surrounding areas continue to grow, many Muslim families are also growing within this community and hope to have a local place nearby where they can gather, pray, volunteer, and support one another.

I also understand that some neighbors have concerns regarding traffic, growth, and compatibility with the surrounding area, and I respect the council's responsibility to carefully evaluate those concerns. At the same time, I believe this proposal can responsibly coexist within the community through proper planning, reasonable conditions, and continued cooperation with county staff and neighboring residents.

I respectfully ask the council to consider the positive impact this project could have on local families, youth, and the broader community. I truly believe this can become a place that promotes peace, guidance, service, and positive community involvement for many residents who proudly call this area home.

Thank you very much for your time, service, and consideration.

Sincerely,

Sherrie Simpson

Subject: FW: Requesting Fair Consideration of Mosque Zoning Application – 10935 Harrisburg Rd, Indian Land

From: Afsha Nazneen

Sent: Thursday, May 7, 2026 5:22 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>; CMCGRIF@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>

Cc: rcash@charlotteobserver.com

Subject: Requesting Fair Consideration of Mosque Zoning Application – 10935 Harrisburg Rd, Indian Land

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—IT Helpdesk, lanastersc.supportsystem.com

Dear Council Member / Commissioner,

My name is Afsha Nazneen , and I am a proud resident of South Carolina in . I am writing to respectfully ask you to reconsider the recent rejection of the zoning application submitted by our local Muslim community for a place of worship at 10935 Harrisburg Rd, Indian Land, SC 29707.

As someone who values the principles of fairness and equal treatment that define our great nation and our community, I urge you to evaluate this application on its merits. Here is why I believe approval is the right decision:

- **Legal Obligation:** The Religious Land Use and Institutionalized Persons Act (RLUIPA) prohibits governments from imposing land use regulations that discriminate against religious institutions. Denying this application, while allowing churches and commercial uses nearby, may expose Lancaster County to significant legal liability.
- **Modest, Well-Planned Use:** The Muslim community has purchased a 5-acre property specifically to build a right-sized facility for their congregation—not an oversized commercial development.
- **Community Benefits:** The proposed mosque will include a food pantry, free community health clinics, and other services that benefit all Lancaster County residents, regardless of faith.
- **Consistent with County Growth:** Lancaster County is actively welcoming new schools, businesses, and residential developments. A community mosque is a natural and positive part of that growth.
- **Traffic Solutions:** The community is fully open to working with the county on traffic management plans. These concerns are solvable through planning—they should not be grounds for outright rejection.
- **Our Muslim Neighbors Are Our Neighbors:** The Muslim families seeking this zoning change are Lancaster County residents—our coworkers, neighbors, and fellow Americans. They pay taxes, send their children to our schools, and contribute to our local economy.

I respectfully urge you to focus on the facts of this application and approve the zoning change. I am happy to discuss this further and would welcome the opportunity to speak with you directly. Thank you for your service and leadership.

Sincerely,

Afsha

Sherrie Simpson

Subject: FW: Vote YES on May 11 – The Indian Land Mosque Is an Asset for All of Lancaster County

From: Saif Jafri

Sent: Friday, May 8, 2026 4:06 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>

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

Subject: Vote YES on May 11 – The Indian Land Mosque Is an Asset for All of Lancaster County

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—IT Helpdesk, lanastersc.supportsystem.com

Dear Council Members,

I am a proud Lancaster County resident, and I am asking you to support our community's Muslim neighbors by voting yes on the conditional-use permit for the mosque at 10935 Harrisburg Rd. at the May 11 hearing.

Beyond meeting every legal and planning requirement, this project is a genuine asset for Lancaster County:

- Lancaster County is growing fast. The Muslim community has grown alongside it and currently has no dedicated local mosque—existing facilities elsewhere are serving two to three times their capacity.
- Approving this site will reduce traffic pressure on roads leading to overcrowded facilities in neighboring areas, directly benefiting the broader community.
- The mosque will host a food pantry, free community health clinics, and outreach programs open to all Lancaster County residents—regardless of faith.
- The application has been reviewed and recommended for approval by County Planning staff, confirming the project's compatibility with surrounding land uses.

Lancaster County welcomes new schools, neighborhoods, and businesses. A mosque that serves our neighbors and strengthens our community deserves the same welcome. Please vote yes on May 11.

Thank you for your time and public service.

With appreciation,

Saif Jafri

Sherrie Simpson

Schedule B

From: Sherrie Simpson
Sent: Friday, May 1, 2026 5:13 PM
To: Sherrie Simpson
Subject: Against mosque being built

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: The house they bought is in the middle of other houses in neighbourhoods because it is zoned residential. The area cannot handle the amount of traffic, parking, and development they are proposing. There is another place of assembly (mosque) up Harrisburg Rd and it is an absolute nightmare the days they assemble. Cars and people parked along the road and in the Regarding: 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.

Sherrie Simpson

From: Karen Schilder
Sent: Friday, May 1, 2026 5:58 PM
To: Sherrie Simpson

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

Stop the mosque. This is the wrong area. I've lived in other places where they've put in the mosque and it screws up the traffic. Please do not do this.

Sent from my iPhone

Sherrie Simpson

From: Mary Ellen DeLouise
Sent: Sunday, May 3, 2026 11:09 AM
To: Sherrie Simpson
Subject: improper building on harrisburg road

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—IT Helpdesk, lancastersc.supportsystem.com

it appears that we need to email the government about a Mosque being built off harrisburg Road. The final vote is set for 5/11 and the address is 10935 harrisburg Road

<https://www.heraldonline.com/news/local/article315493417.html>
ssimpson@lancastercountysc.gov

RE: Cu-2026-0168: Mohammed application by Arafath Mohammad and Waxlan Investment LLC for a conditional use permit for a parcel of 4.7 acres at 10935 Harrisburg Road (Tm 0003-00-48.00) to allow the property to be used as a place of assembly.

Talking Points: The house they bought is in the middle of other homes in a residential neighborhood! The area cannot handle the amount of traffic, parking, and development they are proposing.

There is another place of assembly (mosque) up Harrisburg Rd that is an absolute nightmare on the days they assemble. Cars and people parked along the road and in the road.

I have seen this in other states. It should not be allowed in a residential area between other homes not only for traffic congestion,

parking but for security etc. This should be a public proposal not a private residential proposal.

Sherrie Simpson

From: Julia Gayden Truluck
Sent: Tuesday, May 5, 2026 2:02 PM
To: Sherrie Simpson
Subject: Regarding: CU-2026-0168 Mohammad Application

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—IT Helpdesk, lancastersc.supportsystem.com

Dear S Simpson:

Ref: Application by Arafath Mohammad and Waxlan Investment LLC for 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

I'm writing this as a concerned citizen of Lancaster County. This house that was purchased is in the middle of other houses in neighborhoods because it is zoned Residential. That area cannot handle the amount of traffic, parking and development that is being proposed. There is another place of Assembly or Mosque up Harrisburg Road now! And the traffic is a nightmare on the days they assemble. There are cars parked everywhere all along the side of the road and in the road, when they assemble. We in Lancaster County have enough traffic to deal with and it just keeps coming!!!

The amount of apartments and new housing developments, MUSC Hospital and its University, is enough and now this!!!

Please take this into consideration this point and do not let this go forward. Please vote NO on May 11, 2026.

Sincerely,
Julia Gayden Truluck

Sherrie Simpson

From:
Sent: Wednesday, May 6, 2026 6:27 PM
To: Sherrie Simpson
Subject: regarding:CU-2026-0168 Mohammad Application

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—IT Helpdesk, lancastersc.supportsystem.com

My name is Alan Truluck, an A community of 5,000 retired Residents. This application for a 'place of assembly or Mosque' on 4.7 acres at 10935 Harrisburg Rd. Will increase a tremendous amount of traffic in our area with more buildings to come Including MUSC Hospital, and its university. There is another Mosque up Harrisburg, so This will add to more overcrowding and parking problems, and traffic control.

PLEASE VOTE NO ON MAY 11!

Sincerely, Alan Truluck

Sherrie Simpson

From: Deborah Pawlowski
Sent: Friday, May 8, 2026 12:44 PM
To: Sherrie Simpson
Subject: CU - 2026-0168

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—IT Helpdesk, lancastersc.supportsystem.com

Regarding: 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.

We do not support the proposed ordinance permitting the construction of a mosque within this residential neighborhood. We believe this type of development is inconsistent with the character, density, an intended use of the community.

Deborah and Peter Pawlowski

[Sent from Yahoo Mail for iPhone](#)

Sherrie Simpson

Subject: FW: Harrisburg Road - Proposed Mosque

From: P.G. Kendrick

Sent: Sunday, May 10, 2026 3:06 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: Fwd: Harrisburg Road - Proposed Mosque

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—IT Helpdesk, lancastercountysc.supportsystem.com

Sent from my iPhone

Begin forwarded message:

From: "P.G. Kendrick"

Date: April 26, 2026 at 6:53:34 PM EDT

To: SMGRAHAM@lancastercountysc.gov, CMCGRIFF@comporium.net,
BMOSTELLER@lancastercountysc.gov, JLUIS@lancastercountysc.gov,
STEVEHARPER@lancastercountysc.gov, BNEAL@lancastercountysc.gov,
BRIANCARNES@lancastercountysc.gov

Subject: Harrisburg Road - Proposed Mosque

As an Indian Land resident (and voter), that lives not far from the proposed site of the mosque, I do not support the proposal. The plan is not in line with the surrounding area. The property is a lovely residential property and I can't imagine what it's going to look like after they plow down all the trees and put up a commercial structure and parking. It will have impact on traffic. It will have an impact on the surrounding infrastructure.

Given that they paid \$750,000 for the home plus the costs to clear the property and build, I can't imagine that there weren't more appropriate sites available for the mosque.

Please do the right thing and vote no. We need to do a better job of planning given the explosive growth in our area.

Thank you in advance,

C. Kendrick

Sent from my iPhone

Sherrie Simpson

From: Karen Saul
Sent: Monday, May 11, 2026 9:40 AM
To: Sherrie Simpson
Subject: Resolution 1324-R2026 expansion of existing Mosque

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—IT Helpdesk, lancastersc.supportsystem.com

Dear Ms. Simpson,

Please deny the permit for 1324-R2026. The permit for expansion of the existing mosque will create more safety issues for the residents of this area. The infrastructure will not handle this expansion and there is to be a school built nearby which will further enhance traffic problems.

Kind Regards,
Karen K. Saul

Sherrie Simpson

From: Lu Malcolm
Sent: Monday, May 11, 2026 1:46 PM
To: Sherrie Simpson
Subject: Final vote May 11 2026 on masque on Harrisburg Rd & Barberville Rd

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Sherri, I am not able to attend this important meeting. However, I am sending forth a resounding NO!!! to this matter!

Thank you for forwarding my vote to the council members

Sherrie Simpson

From: Toni McCammon
Sent: Monday, May 11, 2026 1:59 PM
To: Sherrie Simpson
Subject: Resolution 1324-R2026

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

I strongly encourage a NO VOTE for council to rezone this conditional use permit.
It doesn't fit with the existing area and would only increase the traffic burden on Harrisburg Rd. The county currently isn't able to maintain roads. Now, add more wear and tear? Makes no sense.

Sent from my iPad

Sherrie Simpson

From: Jeanne McCoy
Sent: Monday, May 11, 2026 3:59 PM
To: Sherrie Simpson
Subject: ssimpson@lanastercountysc.gov

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I wish to register my request that the entire council vote NO on Agenda #8b. Thank you.
Jeanne McCoy

Sherrie Simpson

Schedule C

From: Karen Saul
Sent: Monday, May 11, 2026 9:34 AM
To: Sherrie Simpson
Subject: Ordinance 2026-2012 Smith - Harris Property

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

Dear Ms. Simpson,

I am requesting that Ordinance 2026-2012 (Smith-Harris) be denied. The infrastructure is not suitable for such a large project. The traffic is already horrendous and there are several projects in the works in Indian Land that will create even more traffic/safety issues (hospital, building at Bridge Mill, and other unknown projects that are in the works).

The lack of concern by the Lancaster County Council for the safety and well-being of the citizens of Indian Land. is disturbing. It seems we are being used as a "cash cow".

Please deny this rezoning.

Kind Regards,
Karen K. Saul

Sherrie Simpson

From: John Saul
Sent: Monday, May 11, 2026 2:58 PM
To: Sherrie Simpson
Subject: DENY Ordinance 2026-2012, the rezoning of the CF Smith/Harris tracts from Low Density Residential (LDR) to Regional Business (RB).

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Lady and Gentlemen of the Lancaster County Council,

I continue to ask that the Lancaster County Council **DENY** Ordinance 2026-2012, the rezoning of the CF Smith/Harris tracts from Low Density Residential (LDR) to Regional Business (RB).

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

Several new regional shopping centers, Target and Costco, have opened within the past several months just a few miles away and are already noticeably exacerbating the enormous traffic issues we experience daily in Indian Land along Highway 521.

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

Another regional shopping center with possibly one big box store proposed, plus eight (8) other medium size stores along Hwy 521 is absolutely beyond imaginable given the traffic congestion issues we already experience daily along 521 in Indian Land.

Given the current traffic congestion and the large number of single-family homes, apartments and businesses of all sorts already approved for development and construction in the Pan Handle of Lancaster County, it is absurd to think that another big box store and additional retail businesses are going directly across the street from my residential development where my neighbors and I live.

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

That said, if we must have the property across Hwy 521 developed, I believe a much less strain on infrastructure and better use of the property would be for Medium Density Residential Zoning, similar to my neighborhood. By my amateur calculations this 71 acre tract, could be used to provide from 120 to 200 new single-family homes, although I am aware that traffic on Hwy 521 is rapidly approaching a saturation point.

Therefore, I respectfully request that the Lancaster County Council **DENY** Rezoning Ordinance 2026-2012 from Low Density Residential (LDR) to Regional Business (RB).

Thank you for hearing my request and please vote accordingly.

Sincerely,

John Saul

Sherrie Simpson

Schedule D

From: Karen Saul
Sent: Monday, May 11, 2026 9:52 AM
To: Sherrie Simpson
Subject: 2026-2021 poll workers

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

Dear Ms. Simpson,

I am requesting that Lancaster County Council deny 2026-2021. Poll workers should not be required to be drug tested nor have background checks. Poll working is a long, long day and the workshop that is a requirement is long and tedious. Anyone who works the polls should not be treated as a county employee. There are no benefits - just minimal pay and a very long day. I have worked the polls and was very frustrated at the way we were treated by the person in charge of that particular poll. She was derogatory to seniors who were most of the workers. This will further discourage patriots who volunteer because they want fair elections.

Kind Regards,
Karen K Saul

Sherrie Simpson

From: John Saul
Sent: Monday, May 11, 2026 3:34 PM
To: Sherrie Simpson
Subject: I object to Ordinance 2026-2021 making SC election poll workers Lancaster County temporary employees with drug screening, etc.

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—IT Helpdesk, lancastersc.supportsystem.com

Regarding: 2nd Reading of Ordinance 2026-2021

Ordinance Title: An Ordinance To Adopt Amended Policies Related To Poll Workers And Their Classification As Temporary Employees As Included In The Lancaster County Personnel Policies And Procedures In Accordance With Lancaster County Code, Chapter 2, Article IV, Relating To The Lancaster County Personnel Policy.

I am writing to object to the requirement that SC election workers be treated as temporary Lancaster County employees which would require the submission of an employment application and drug tests. This is ridiculous.

I would very much like to know who came up with this idea because they appear to need an additional drug screening.

John Saul

From: Peter Lewis
Sent: Thursday, April 23, 2026 10:02 AM
To: Sherrie Simpson
Subject: Comments for County Council

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—IT Helpdesk, lancastersc.supportsystem.com

Please pass to all County Council members and, if possible, pass to all Lancaster City Council members.

I read an article in the April 18th edition of The Lancaster News regarding Council's review of some proposed developments. I specifically noted the votes against by 3 council members due to concerns over being able to fulfill infrastructure needs to support the developments.

I very strongly support those concerns, especially given the number of other new developments that have been approved, or are already under construction in the city of Lancaster and on the southern side of the city. While the Council Members' concerns were focused on required government provided infrastructure I see a critical shortage of what I call "Commercial Infrastructure" particularly on the south side of the city of Lancaster and in the adjoining areas of the County. Several examples:

- There is only 1 grocery store on the south side, the Food Lion on Airport Rd. while on the north side of town there are 3 grocery stores within a half mile of each other. The single Food Lion on the south side is already extremely busy and in talking to several of the store managers, they do not think the store will be able to keep up with the demand as the new developments are completed. (Note: I do not consider Dollar General, Family Dollar, etc., grocery stores as they only carry canned, boxed, and frozen items, not fresh food items.) This will also mean more traffic going through the city as people fulfill their needs. Wouldn't it be nice if we could get a Sam's Club or BJ's in the immediate Lancaster area so residents don't have to drive to Rock Hill or Pineville AND people can spend their money right here in their home county.

- The vast majority of restaurants and fast food outlets are all along the Hwy 9 Bypass or US 521. There are several small restaurants/cafes on the south side and only one fast food outlet (KFC). If you drive by Bojangles or McDonalds during breakfast or lunch hours the lines are extremely long, and worse on weekend mornings. Frequently the drive-thru lines at Bojangles on a weekend can have as many as 20 cars which makes access from the highway difficult for both Bojangles and the Circle K. Similarly, the drive-thru lines at McDonalds are 10-12 cars. Additionally, people working on the south side of the city/county have to drive through or around the city to get to the Bypass locations.

As you all well know, infrastructure takes time to put in place. The same is true for the commercial infrastructure. I noted one member's comment in The Lancaster News article that as the roof tops come so will the commercial infrastructure. I think that is a very near-sighted viewpoint and

I very strongly recommend the Lancaster County and Lancaster City Councils work jointly to lean forward in getting commercial infrastructure in place sooner rather than later. Getting it in place also leads to more jobs.

Peter Lewis

Lancaster County (just south of the city)

Sherrie Simpson

Schedule F

From: T. Yokima Cureton
Sent: Wednesday, May 6, 2026 4:47 PM
To: Sherrie Simpson
Cc:
Subject: Public Comments: Catawba Regional Workforce Housing Study / Request for City-Specific Analysis and Methodological Correction Affecting the City of Lancaster

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Yokima Cureton

April 18, 2026

Ms. Sherrie Simpson

Clerk to Council

Lancaster County Council

101 North Main Street

Lancaster, South Carolina 29720

RE: Public Comment for the Record — Catawba Regional Workforce Housing Study / Request for City-Specific Analysis and Methodological Correction Affecting the City of Lancaster

Dear Members of Lancaster County Council:

I submit this comment for the public record in my capacity as a member of the Lancaster County Planning and Zoning Commission and as a civic leader with deep roots in the City of Lancaster, South Carolina. I write with genuine appreciation for this Council's investment in a regional workforce housing study. Commissioning that analysis was the right decision. But the study being conducted on this Council's behalf by CommunityScale through the Catawba Regional Council of Governments contains a structural flaw that, if left uncorrected, will return to this body findings that overstate housing affordability for City of Lancaster residents and underserve the community this Council is responsible for governing.

The flaw is not technical. It is foundational. The study applies a regional income and affordability framework to the City of Lancaster that does not reflect what Lancaster City residents actually earn, what they can actually qualify for, or what it actually costs them to access the jobs that might support the housing price points being cited. The Catawba Regional COG is conducting the study. But this Council has the authority — and the responsibility — to direct that the methodology be corrected before the study is finalized and presented as the basis for housing policy in this county.

I am respectfully asking this Council to issue that direction.

I. THIS PROBLEM WAS DOCUMENTED BY LANCASTER COUNTY'S OWN COMMISSIONED RESEARCH IN 2005 — AND IT HAS ONLY WORSENE

This Council's predecessors understood this problem. In January 2005, Lancaster County Council commissioned a formal economic study from researchers at Clemson University's Institute for Economic and Community Development and the Strom Thurmond Institute of Government and Public Affairs. That study — Residential Fiscal Impact Assessment: Lancaster County, South Carolina, authored by William E. Molnar, AICP, and Charles Taylor — identified with precision the defining structural challenge Lancaster County faces: it is a bifurcated county, split between a rapidly developing northern corridor driven by Charlotte metro spillover and a southern economic base anchored in the historic City of Lancaster, where wages, services, and fiscal capacity operate under entirely different conditions.

The Molnar-Taylor study was prepared in direct collaboration with the Catawba Regional Council of Governments, which provided key data used in the analysis. It documented that population growth in the northern panhandle — the Indian Land area adjacent to York County — was projected to jump approximately 140 percent from 2000 to 2015, with most of that growth associated with Charlotte metro expansion. Meanwhile, the bulk of the county's existing service infrastructure remained anchored 25 miles south, around the City of Lancaster. The authors found that this growth pattern

would generate public expenditures exceeding new revenues — projecting a ten-year deficit with a present value exceeding million — and concluded plainly that residential development in Lancaster County was not paying for itself.

The study further documented that bedroom community growth — development driven by people who live in Lancaster County but earn wages in another county — produces economic leakage rather than local reinvestment. Workers who commute to employment centers elsewhere tend to shop and spend near their workplace, not their residence. The economic multiplier effect of new residential development accrues to York County, Mecklenburg County, and the Charlotte metro, while Lancaster County bears the public service costs.

Twenty years later, that pattern has not reversed. It has accelerated.

II. THE REGIONAL STUDY'S AFFORDABILITY BENCHMARK DOES NOT REFLECT CITY OF LANCASTER REALITY

The COG Regional Workforce Housing Study covers Chester, Lancaster, and York counties, with a focus on households earning between 80 and 150 percent of the Area Median Income. That framework is appropriate for the region broadly. But when a single regional AMI is applied to the City of Lancaster, the benchmark is being measured against the wrong income floor.

The City of Lancaster's median household income is approximately 6,311 to 9,346 as of 2024. The statewide median is 2,400. Lancaster City is below South Carolina's median by more than 3,000 per year. The median gross rent paid by Lancaster renters is 68 per month, and the median household income specifically for renter households in Lancaster is approximately 4,975.

The regional study references an annual housing benchmark in the range of 80,000. To qualify for a mortgage at that price point at current interest rates — approximately 6.5 to 7 percent on a 30-year term — a household must earn roughly 9,000 to 5,000 per year to meet standard debt-to-income underwriting requirements. That qualifying income threshold is more than 0,000 above the City of Lancaster's median household income. For the City's renter population — the residents most in need of workforce housing interventions — the gap is not a gap. It is a wall.

The regional study is describing a 80,000 home as a workforce housing solution for a community where the median household cannot qualify for that mortgage. That is not a housing affordability framework. That is a housing framework for the region's higher-wage corridor being applied without adjustment to a community it does not fit.

The 2005 Molnar-Taylor study understood this. It used actual Lancaster County building permit data and differentiated the economic conditions of distinct parts of the county. The CRCOG workforce housing study should do the same.

III. THE STUDY DOES NOT ADEQUATELY ACCOUNT FOR THE ABSENCE OF REGIONAL TRANSIT

A housing affordability analysis that excludes transportation costs is structurally incomplete. For City of Lancaster residents, that omission is not a technical detail. It is the difference between an accurate affordability picture and a false one.

The high-wage jobs that would support a qualifying income for the study's cited housing price points are concentrated in York County — in Rock Hill, Fort Mill, and the communities within the Charlotte labor market. There is no regional transit infrastructure connecting the City of Lancaster to those employment centers. The overwhelming majority of Lancaster residents who commute to higher-wage jobs in York County do so in privately owned automobiles, bearing the full cost of vehicle ownership and fuel. The American Automobile Association estimates that cost at ,000 to 2,000 per year for a typical vehicle. That is 67 to ,000 per month that must come out of a household budget before the first dollar of housing cost is paid.

A household earning 9,000 per year, after transportation costs, has the effective purchasing power of a household earning 0,000 to 1,000. The study's affordability calculations do not reflect this. The CommunityScale study acknowledges in general terms that limited transit options impose commuting costs on workers — but acknowledgment in narrative is not correction in methodology. The affordability analysis needs to reflect what it actually costs to live in Lancaster City and access the jobs that might support housing at the study's cited price points.

The 2005 Molnar-Taylor study identified this same dynamic. Nothing has changed in the underlying structure. Regional transit has not been built. The leakage continues. And now a workforce housing study is being finalized that prices housing for the wage level of the commuting corridor while assessing it against the income base of a community that has no transit access to that corridor.

IV. THERE ARE LEGAL AND FISCAL TOOLS AVAILABLE TO LANCASTER THAT THE STUDY SHOULD IDENTIFY

This comment is not only a critique. It is also a contribution to the study's recommendations.

In May 2023, the South Carolina General Assembly enacted Act No. 57 — Senate Bill 284 — amending SC Code §§ 6-1-530 and 6-1-730 to permit local governments to dedicate up to 15 percent of annual local hospitality tax and local accommodations tax revenue toward workforce housing development. This authority exists today. It is legally available to Lancaster County right now.

The City of Lancaster operates a local hospitality tax fund with a budgeted annual balance of approximately .273 million for fiscal year 2023-24. Fifteen percent of that figure equals approximately 90,000 per year that could be legally directed toward workforce housing development — without displacing a dollar of the tourism-related spending that currently anchors the fund — provided the City passes an ordinance, completes the required housing impact analysis under SC Code § 6-4-12, and ensures expenditures include homeownership promotion programs as required by statute.

Lancaster County holds additional capacity under its own local hospitality tax and its share of the state accommodations tax distribution. These revenue streams represent real, available, local dollars not currently being used for housing. They are not a complete solution on their own — but they are the kind of demonstrated local commitment that SC Housing, CDBG, HOME, and other state and federal funders evaluate when selecting projects and awarding dollars. A jurisdiction that has formally activated its hospitality tax authority for workforce housing is a jurisdiction positioned to compete for those larger resources.

The COG study's recommendations should include a specific directive to this Council to evaluate and act on this authority before the 2030 sunset.

V. THE WORKFORCE HOUSING TAX AUTHORITY IS EXPIRING — THIS COUNCIL CAN AND MUST ACT NOW

There is a matter before this Council that does not require waiting for the COG study to be finalized. It requires action now.

The workforce housing authority created by SC Act No. 57 expires on December 31, 2030 — and that date is closer than it appears. Before a single dollar can be directed toward workforce housing under this authority, this Council must pass an ordinance, complete a formal housing impact analysis as required by SC Code § 6-4-12, and submit that analysis to the SC Department of Revenue and the Tourism Expenditure Review Committee. That process, undertaken with appropriate diligence, requires 12 to 18 months at minimum.

If this Council waits for the study to be finalized — then waits for staff to prepare a recommendation — then moves through normal legislative process — the realistic window to get dollars actually deployed before the sunset closes is not 2030. It is now.

This Council does not need the study to authorize this action. The legal authority already exists. The need is already documented — including in research this Council's own predecessors commissioned in 2005. What is needed is a Council decision to begin the process on a parallel track, not contingent on the study's timeline.

The study can inform how the money is spent. But the authority to spend it requires a Council decision, and that decision has a deadline. I respectfully urge this Council to direct the Interim County Administrator, Deputy Administrator and County Attorney to begin preparing an ordinance and housing impact analysis to activate the workforce housing provisions of SC Act No. 57 immediately.

VI. SPECIFIC REQUESTS

I respectfully ask this Council to take the following actions:

First — Direct the Catawba Regional COG to commission or incorporate a City of Lancaster-specific housing affordability analysis that uses the City's actual median household income — not a regional AMI — as the baseline for determining what housing price points are attainable for Lancaster City residents. (This is why it would behoove they County and City of Lancaster to strategically coordinate planning and zoning efforts for efficiency and greater impact.)

Second — Direct that all affordability calculations for the City of Lancaster incorporate a transportation cost adjustment reflecting the absence of regional transit and the burden that private automobile commuting imposes on households attempting to access higher-wage employment in the York County corridor.

Third — Require disaggregation of Lancaster County data from York County data in all summary findings and policy recommendations, in recognition of the economic bifurcation this Council's own predecessors documented twenty years ago.

Fourth — Direct the County Administrator, Deputy Administrator and County Attorney to begin preparing an ordinance and housing impact analysis activating the workforce housing provisions of SC Act No. 57 of 2023 on a parallel track, independent of the study timeline, before the December 31, 2030 statutory sunset.

Fifth — Direct the COG study to include a specific inventory of available local fiscal tools — including the hospitality and accommodations tax workforce housing authority — with

actionable recommendations for Lancaster City Council and Lancaster County Council on activating those tools.

Sixth — Ensure direct engagement with City of Lancaster leadership, residents, and planning officials during the remaining stages of the study process so that the City's distinctive economic profile is represented in the final findings.

CLOSING

The 2005 Molnar-Taylor study — produced by Clemson University researchers at the direct request of Lancaster County Council and in collaboration with the Catawba Regional COG — warned two decades ago that Lancaster County's growth pattern was producing fiscal stress, economic leakage, and a service delivery gap between where growth was occurring and where the county's existing residents lived. Those findings were specific, documented, and tied to real numbers about this county.

This Council has an opportunity right now — while the study is still in process — to ensure that those lessons are not lost again in a regional average. The residents of the City of Lancaster are not a data point in the Charlotte metro growth story. They are the people this Council was elected to serve. The housing analysis being finalized on your behalf should reflect their reality, not someone else's market.

The workers who generate this region's hospitality and accommodations tax revenue, who staff its schools, its hospitals, and its restaurants, and who have stayed in Lancaster through every economic cycle deserve to know that the housing analysis shaping their community's future was built with them in mind.

I respectfully urge this Council to act on the authority it already has, correct the study it commissioned, and ensure the City of Lancaster is seen clearly in the process.

Respectfully submitted,

Yokima Cureton

Citation: Molnar, William E., AICP, and Charles Taylor. Residential Fiscal Impact Assessment: Lancaster County, South Carolina. Clemson Institute for Economic and Community Development and The Strom Thurmond Institute of Government and Public Affairs, Clemson University. January 2005. Digitized by the South Carolina State Library.

Respectfully,

T. Yokima Cureton



Citizen Comment

Lancaster County

Schedule G

DT

Agenda Item for Discussion:	2nd Reading of Ordinance 202 Of Lancaster County To Rezone Approximately 71.1 Acres (TM#S 0013-00-067.00, 0013-00-067.01, 0013-00-067.02, 0013-00-067.03, And 0013-00-135.00), Which Is Located At Charlotte Highway And Laurel Hill Road, From The Low Density Residential (LDR) District To The Regional Business (RB) District - Planning Department Case Number: RZ-2025-253	p
Meeting Date:	May 11, 2026 12:00:00 AM	
Full Name	First Name: Airen Last Name: Ayres	
Phone Number		
Email		
Address:		
Please check which meeting this comment is for:	County Council Meeting	
Citizen Comment - Regarding Agenda Item:	This ordinance includes yet another traffic light along Charlotte highway. While I'm not opposed to growth, the effective traffic engineering is severely lacking along the 521 corridor in Indian Land. 521 is the main thoroughfare to Charlotte from Lancaster county which many people rely on every day to get to work. It is being clogged up with traffic light after traffic light, and every time I go through this corridor personally I catch nearly every light red which adds unnecessary time to the commute. I highly encourage the county to begin modeling 521 after highway 74 in Union county between Monroe and Mecklenburg county. The U-turn lanes help limit traffic lights and greatly improve to flow to traffic passing straight through. Thank you for your time.	



Citizen Comment

Lancaster County

Submitted On: May 10, 2026, 08:23AM EDT

Agenda Item for Discussion:	Right turning lane onto 521 north from Shiloh Unity Rd; turning lane for Cogito Academy on Shiloh Unity Rd.
Meeting Date:	May 19, 2026 12:00:00 AM
Full Name	First Name: Airen Last Name: Ayres
Phone Number	
Email	
Address:	
Please check which meeting this comment is for:	Planning Commission Meeting
Citizen Comment - Regarding Agenda Item:	Good evening. I'm unsure if this is the correct commission to submit this request, but I am concerned about the flow of traffic on Shiloh Unity Rd once Cogito Academy opens. Are there any plans for a turning lane into the school? I believe there also needs to be an extended right turning lane from Shiloh Unity heading west at the light onto 521 north. This intersection already gets backed up on weekdays, and I assume it will get worse once the school opens. Many people travel through Shiloh Unity for their work commute every day, and without proper traffic engineering the addition of this school could add much unnecessary time and frustration to workday commutes. Thank you for your time.

Schedule H

Coroner Karla Deese
EMS Director Clay Catoe

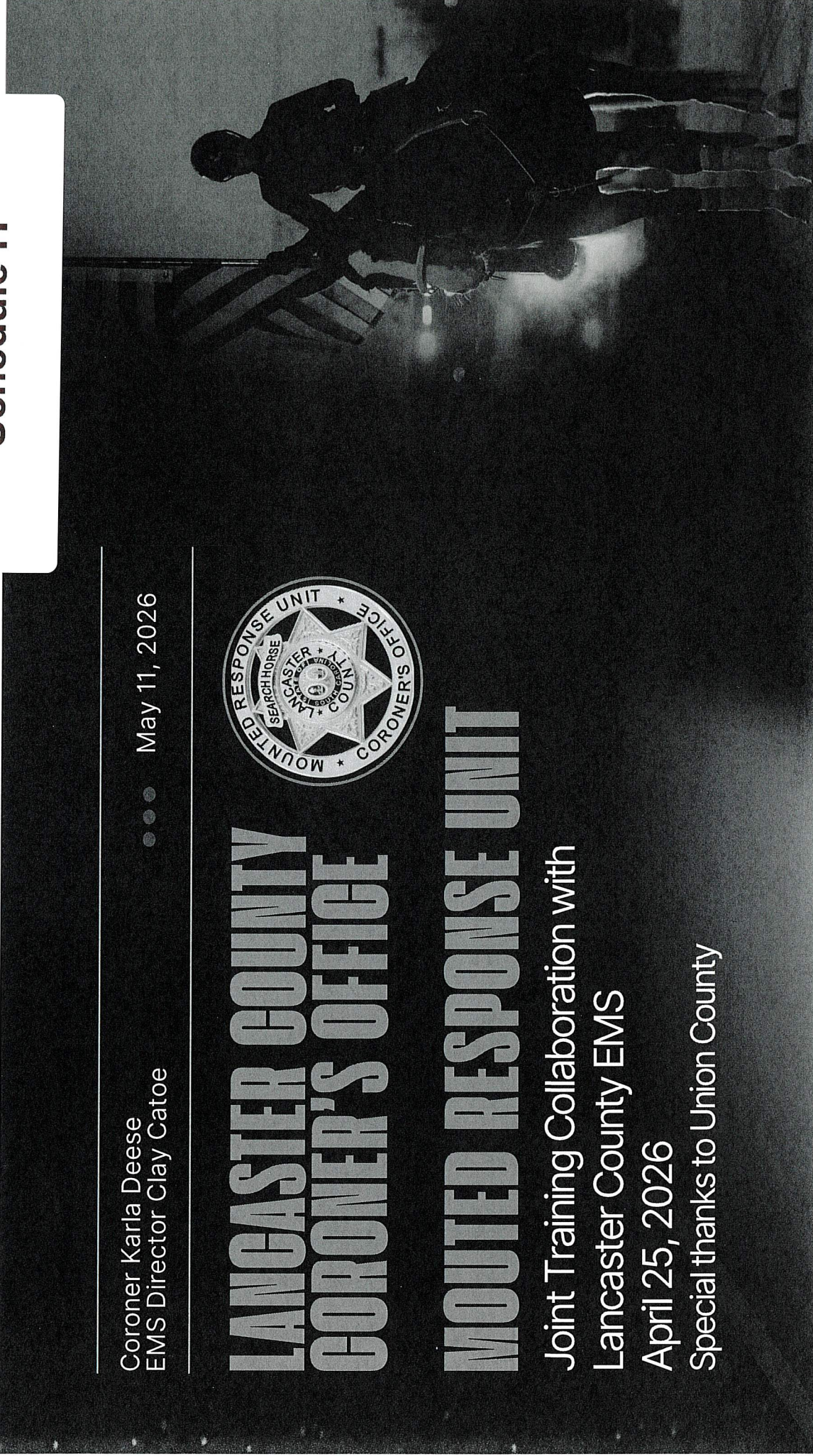
• • • May 11, 2026

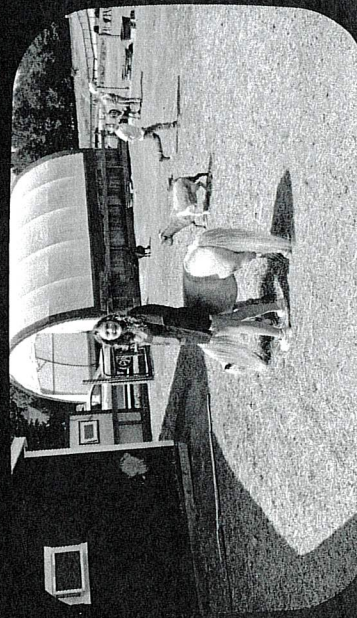
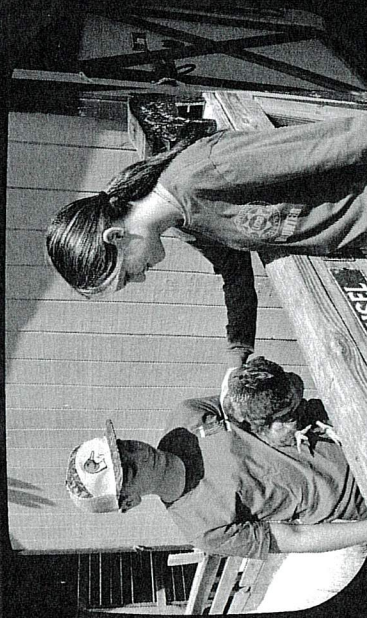
LANCASTER COUNTY CORONER'S OFFICE



MOUTED RESPONSE UNIT

Joint Training Collaboration with
Lancaster County EMS
April 25, 2026
Special thanks to Union County





MRU

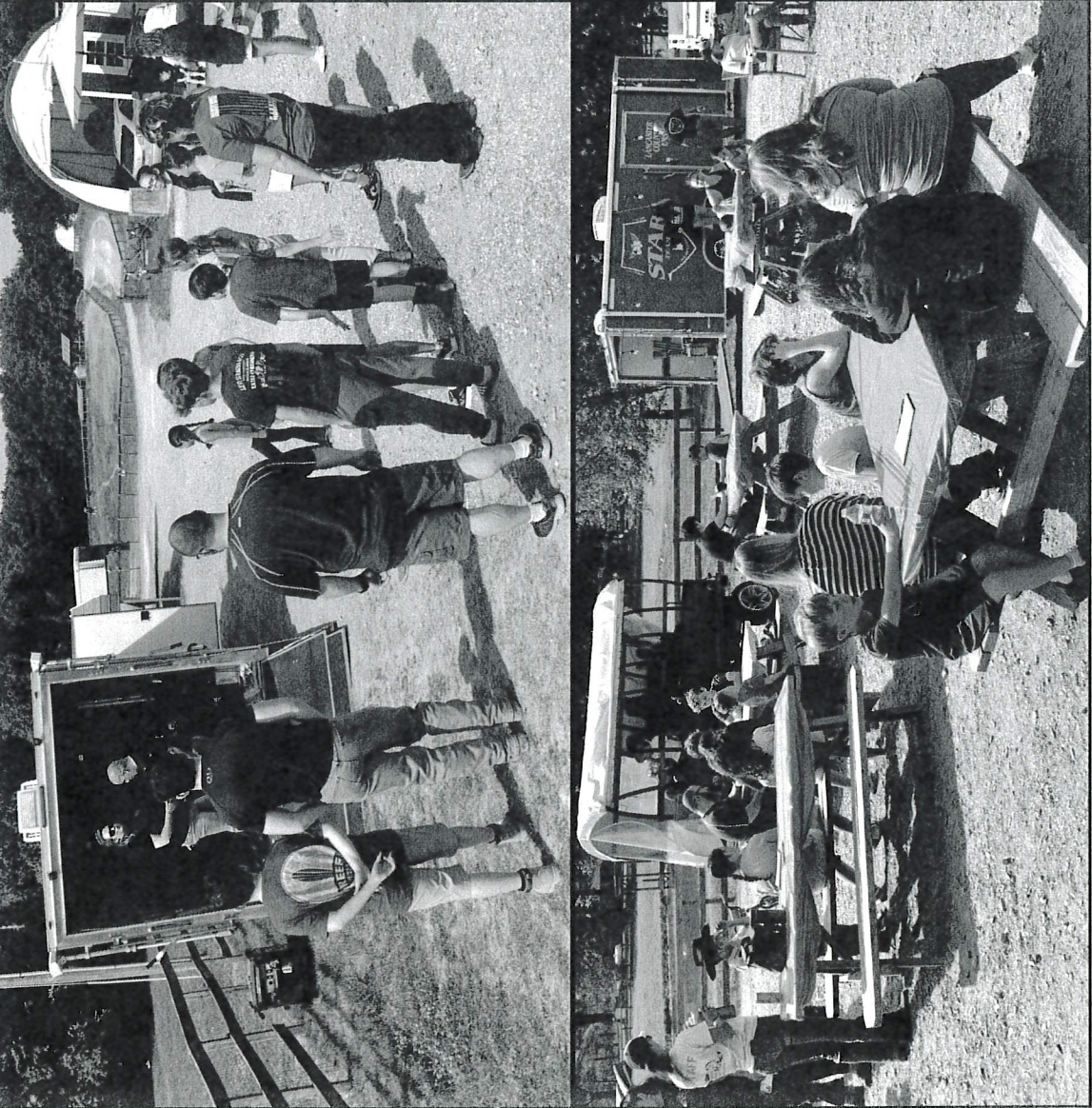
EXPLORERS

Learned about horses,
farm life, and getting
back to basics and
fundamentals - Many
had never seen live
animals

Complete
electronics
detox - for 3
hours!
(Parents too)

EMS taught them
about all the role of
medics and the
importance of first
response. Allowed
lots of "hands on"
with equipment

They requested
future trainings to
include calling 911,
CPR, Firefighting,
Police Officers,
etc.



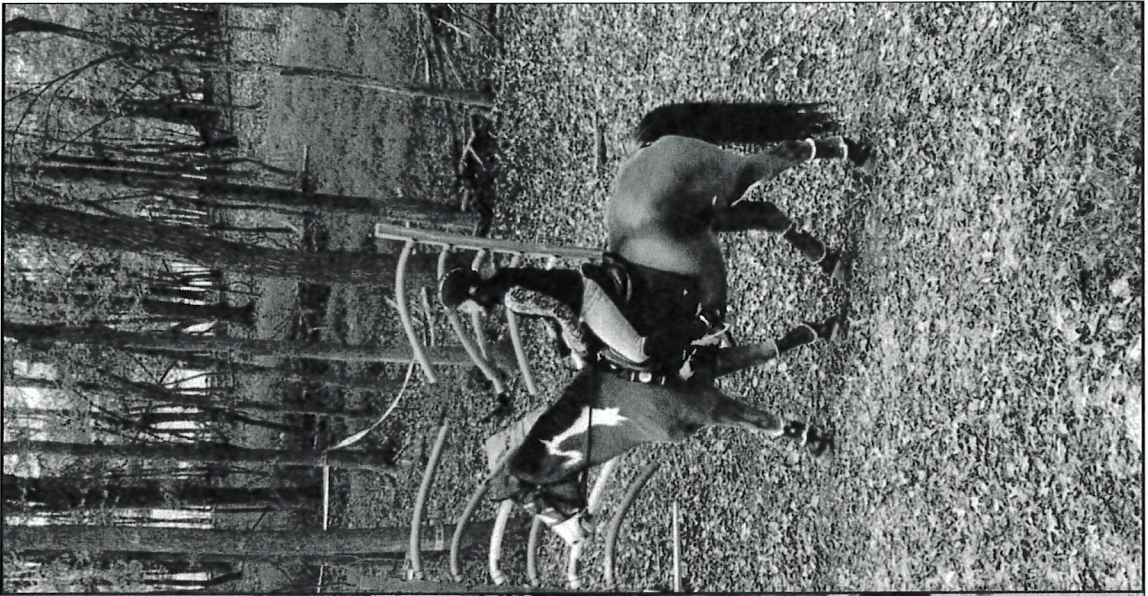


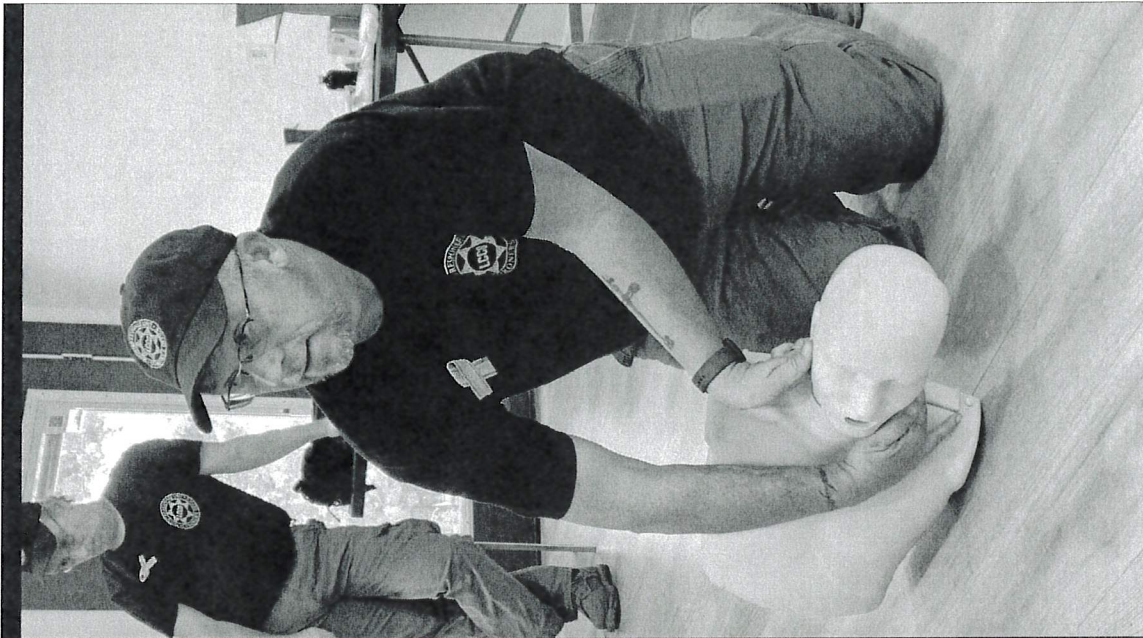


DEPLOYMENT READINESS

- ▶ Conduct rigorous mock call missions with various agencies
- ▶ Enhancing the resources of rescue and response for Lancaster County
- ▶ Working to ensure safety and operational preparedness
- ▶ Public education and awareness events









MOCK CALL OUTS

- Live victim search - Lost and/or injured
- Autistic children
- Dementia/Alzheimer's
- Recovery missions for death scenes
- Many more as we continue to build our trainings - we welcome any suggestions!

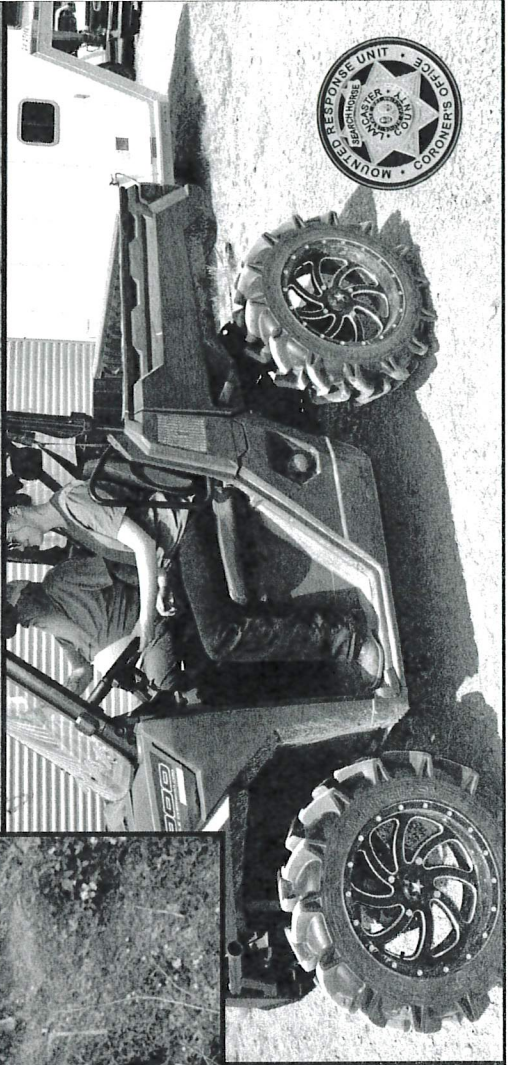


MOUNTED SEARCH PROVIDES

- Elevated Perspective
- Covering Ground Quickly
- Strength, Agility, Endurance
- Ability to Reach Inaccessible Areas



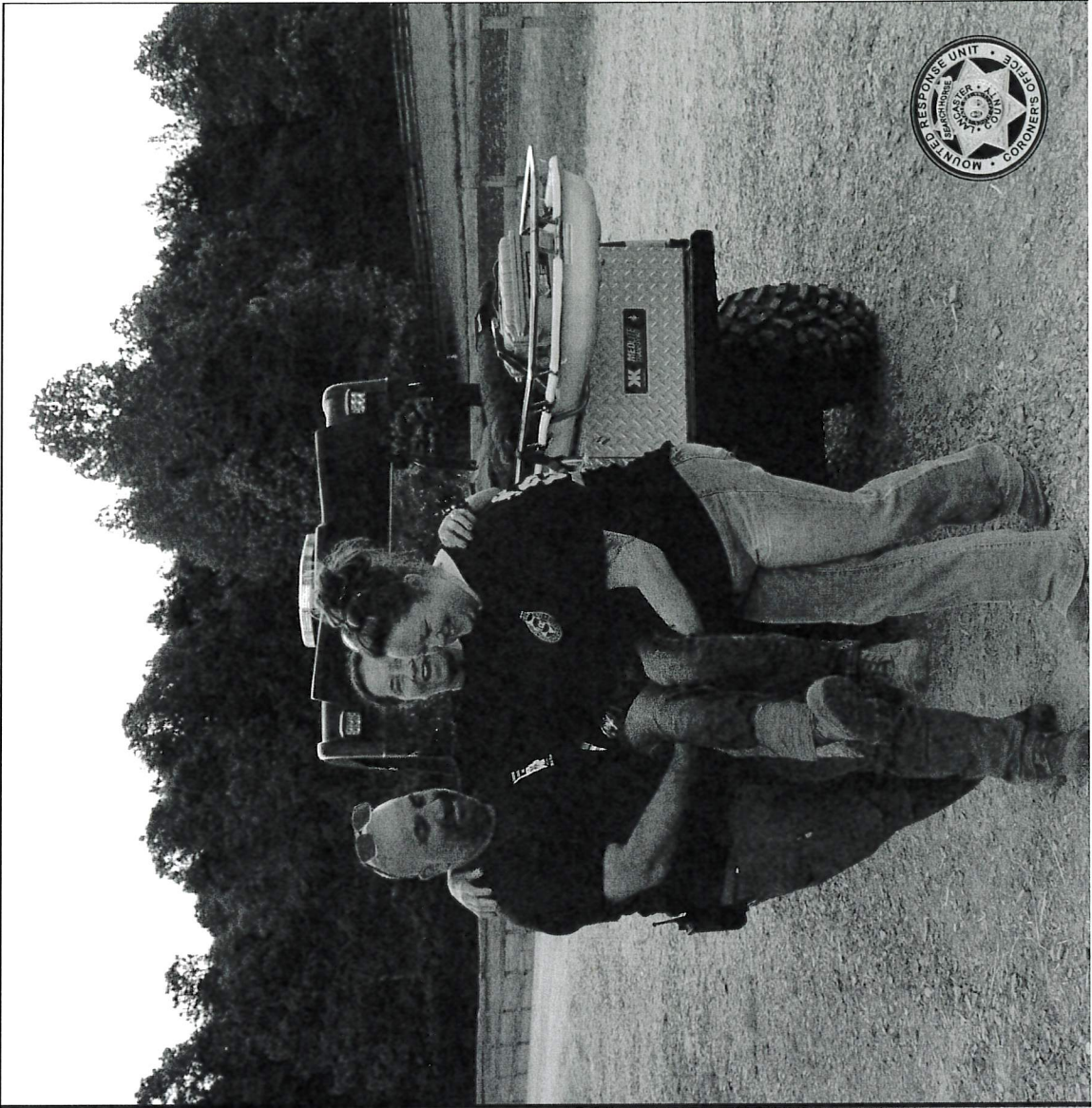




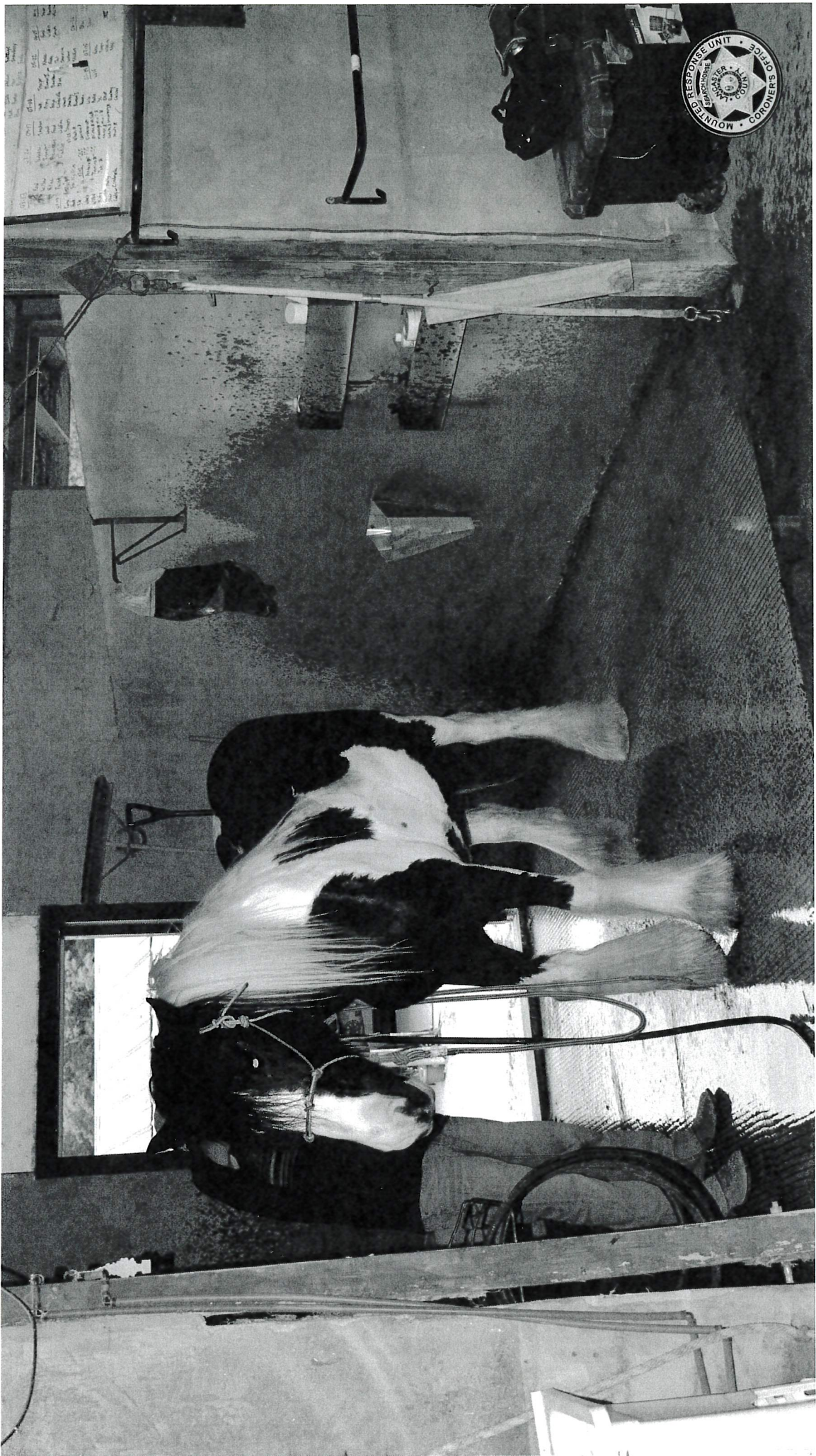










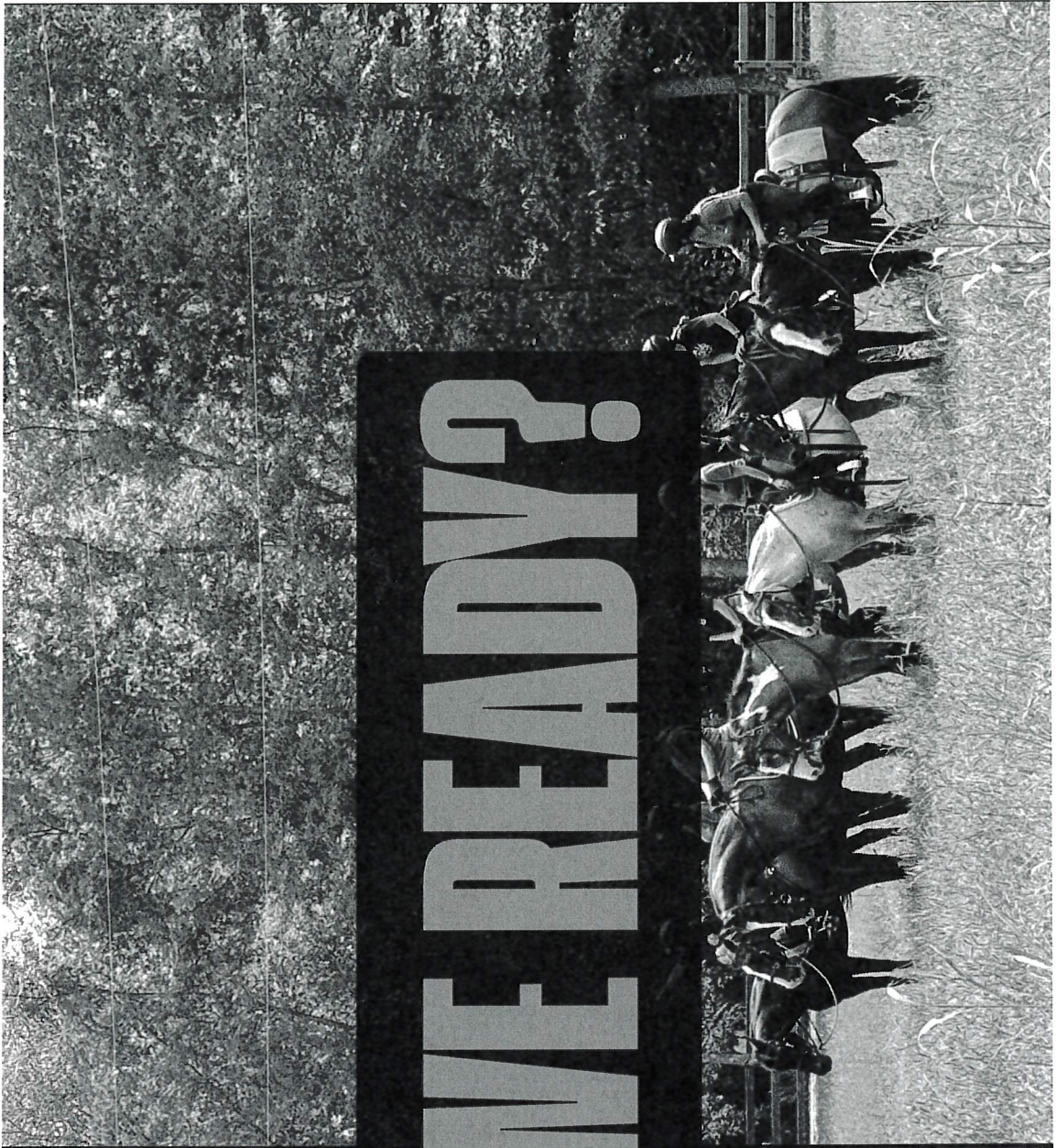


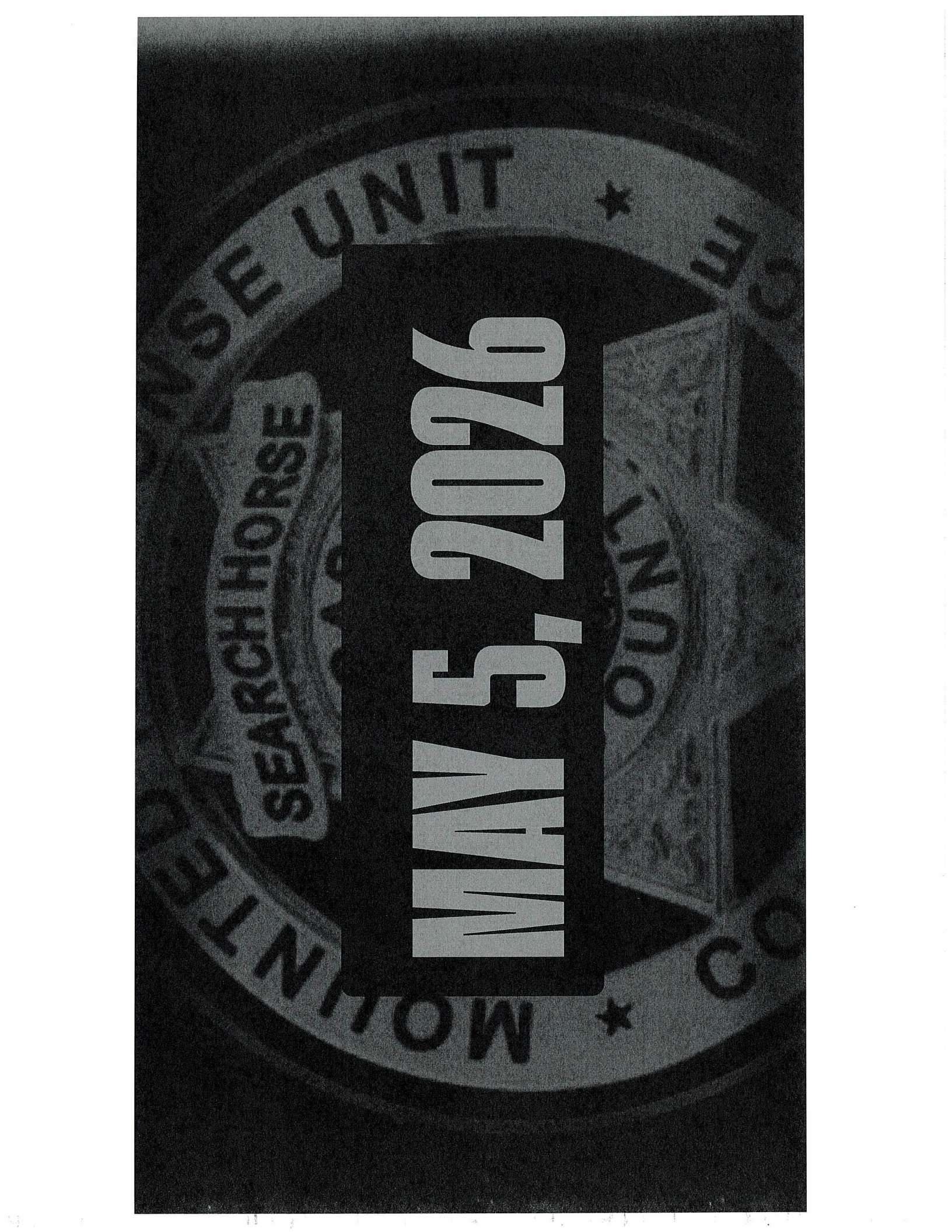
TAKE ALWAYS

Interagency Coordination is Key!

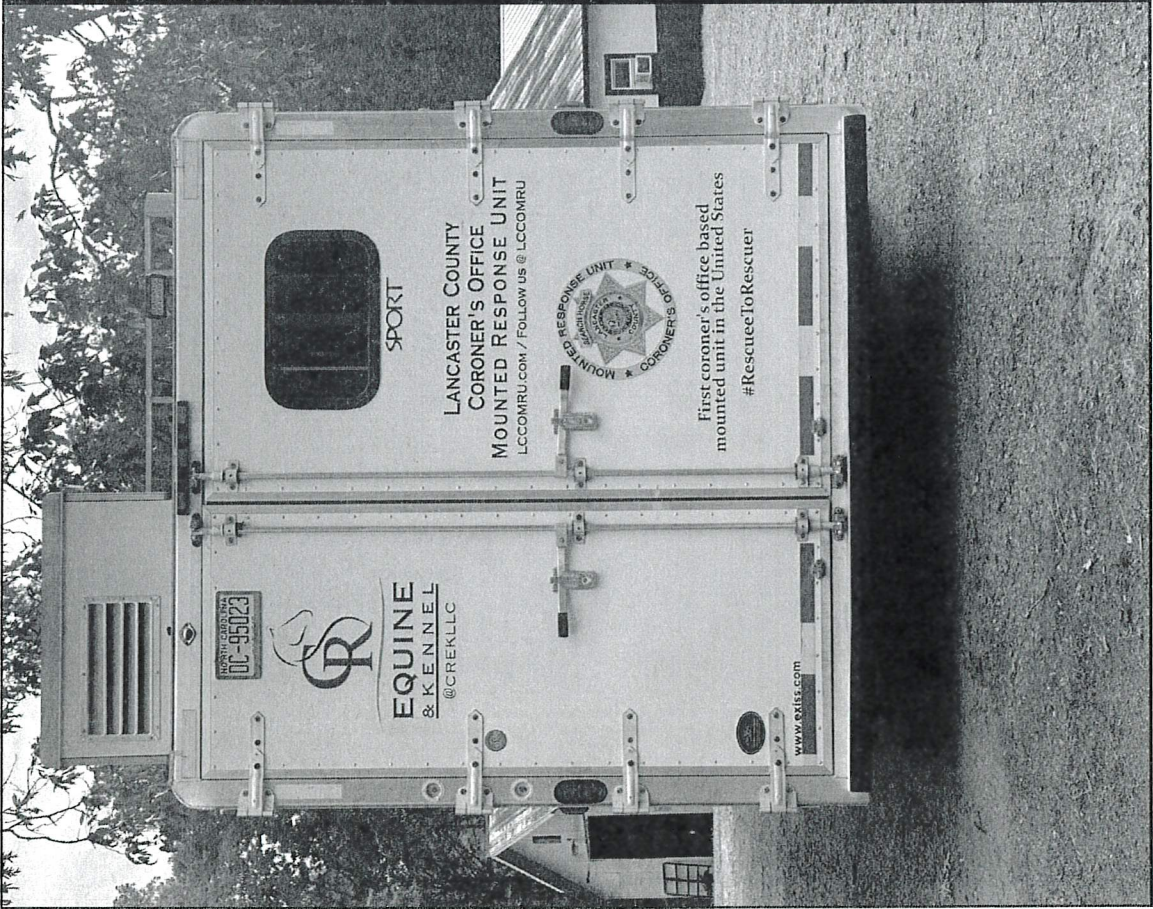
- Understanding Roles Improves Efficiency
- Mounted Units Provide Unique Advantages
- EMS Integration Enhances Safety
- Better Preparedness for Real-World Events
- Relationship Building Strengthens Response Capability
- Resource Awareness for County Leadership
- Public Safety Impact



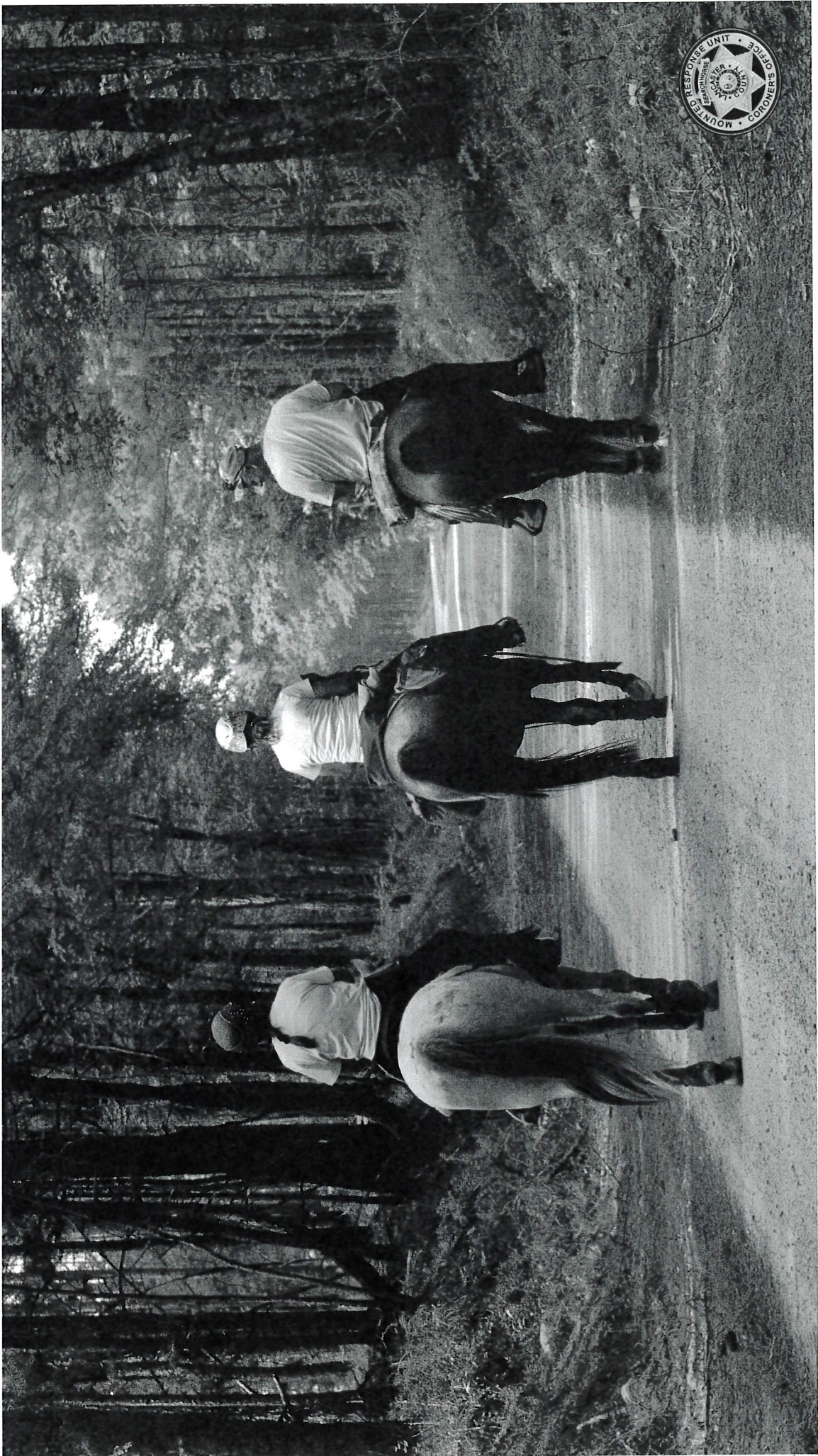




MAY 5, 2026









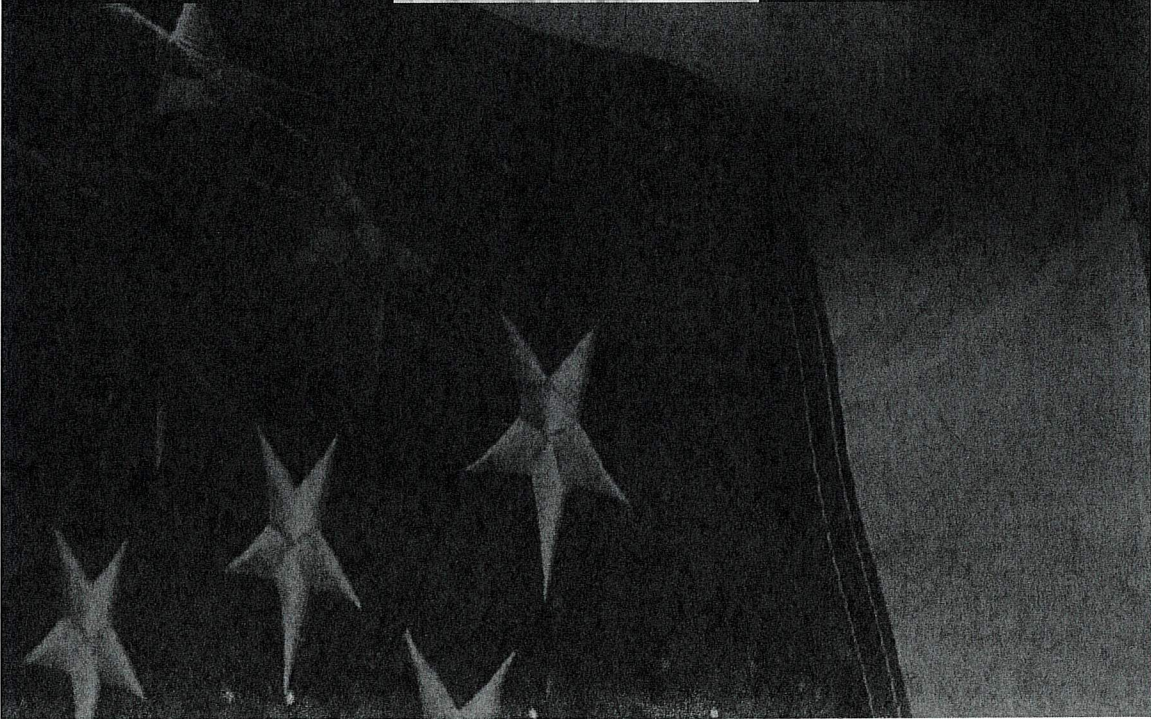
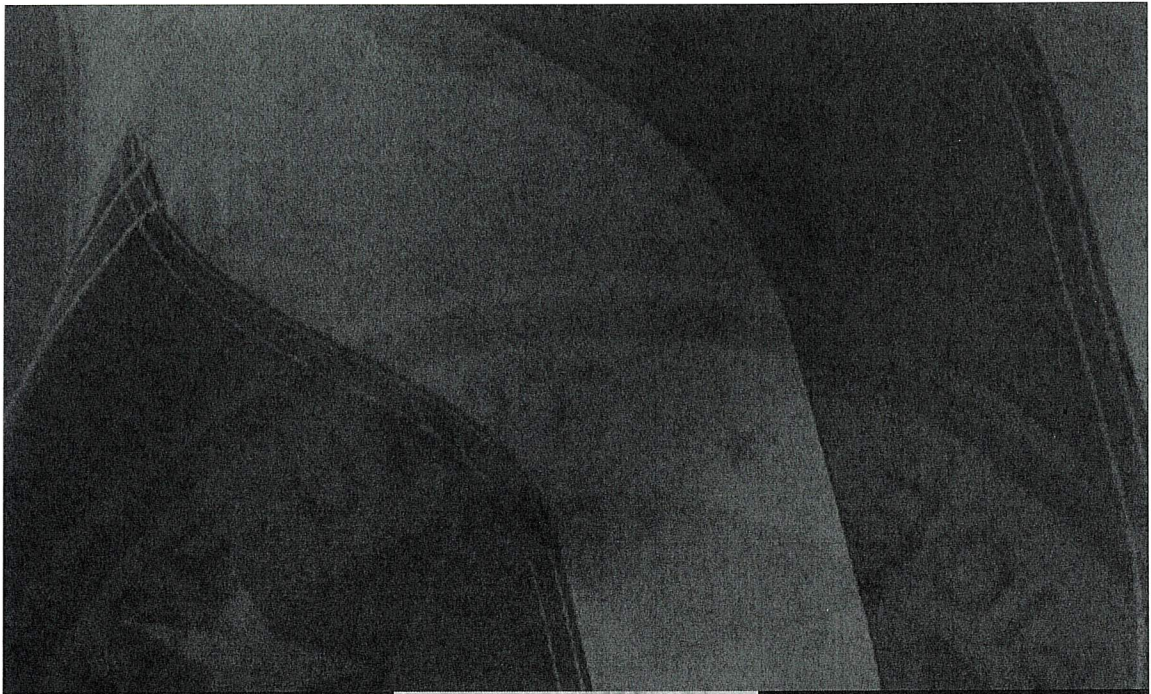






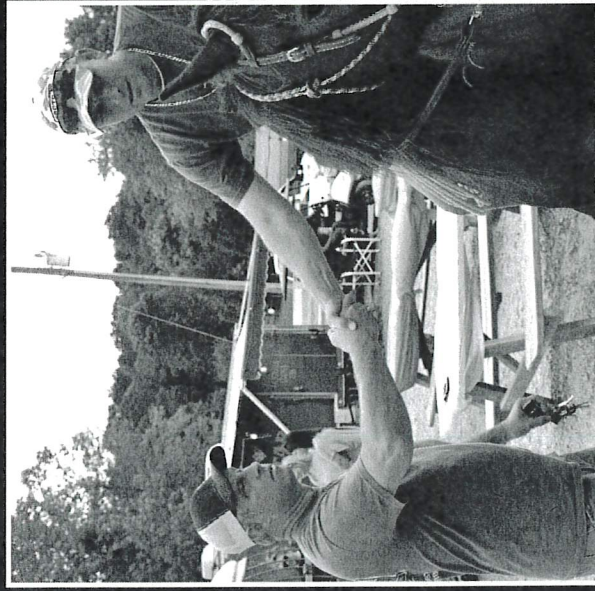
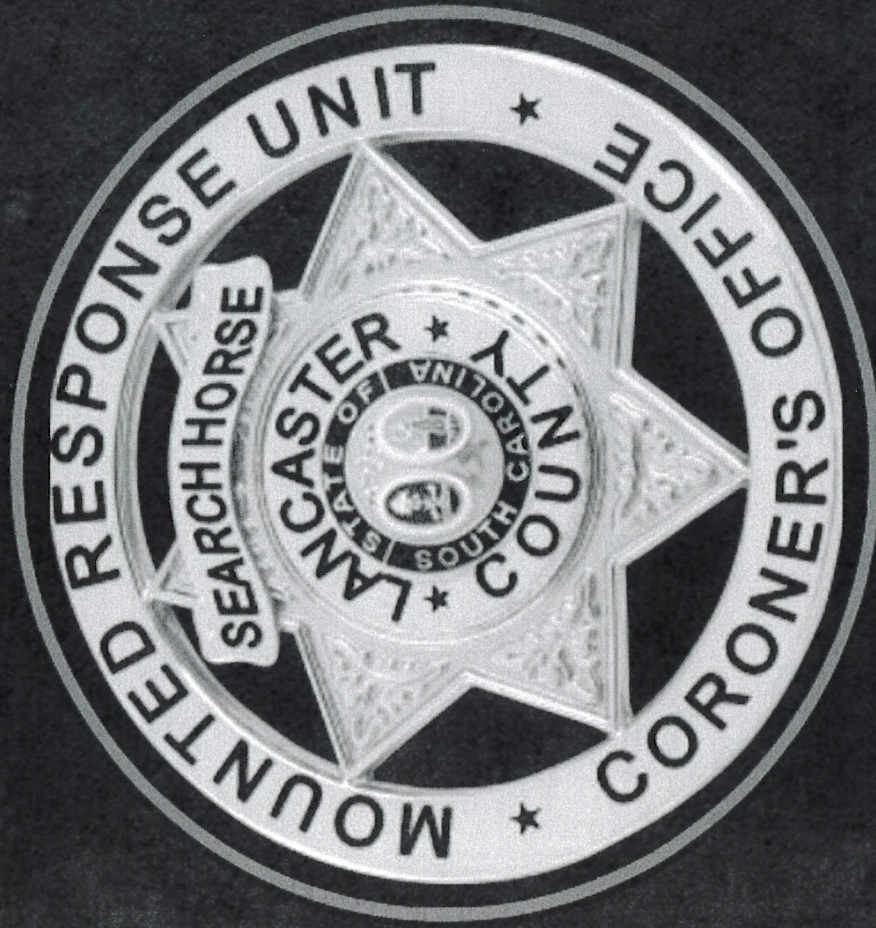


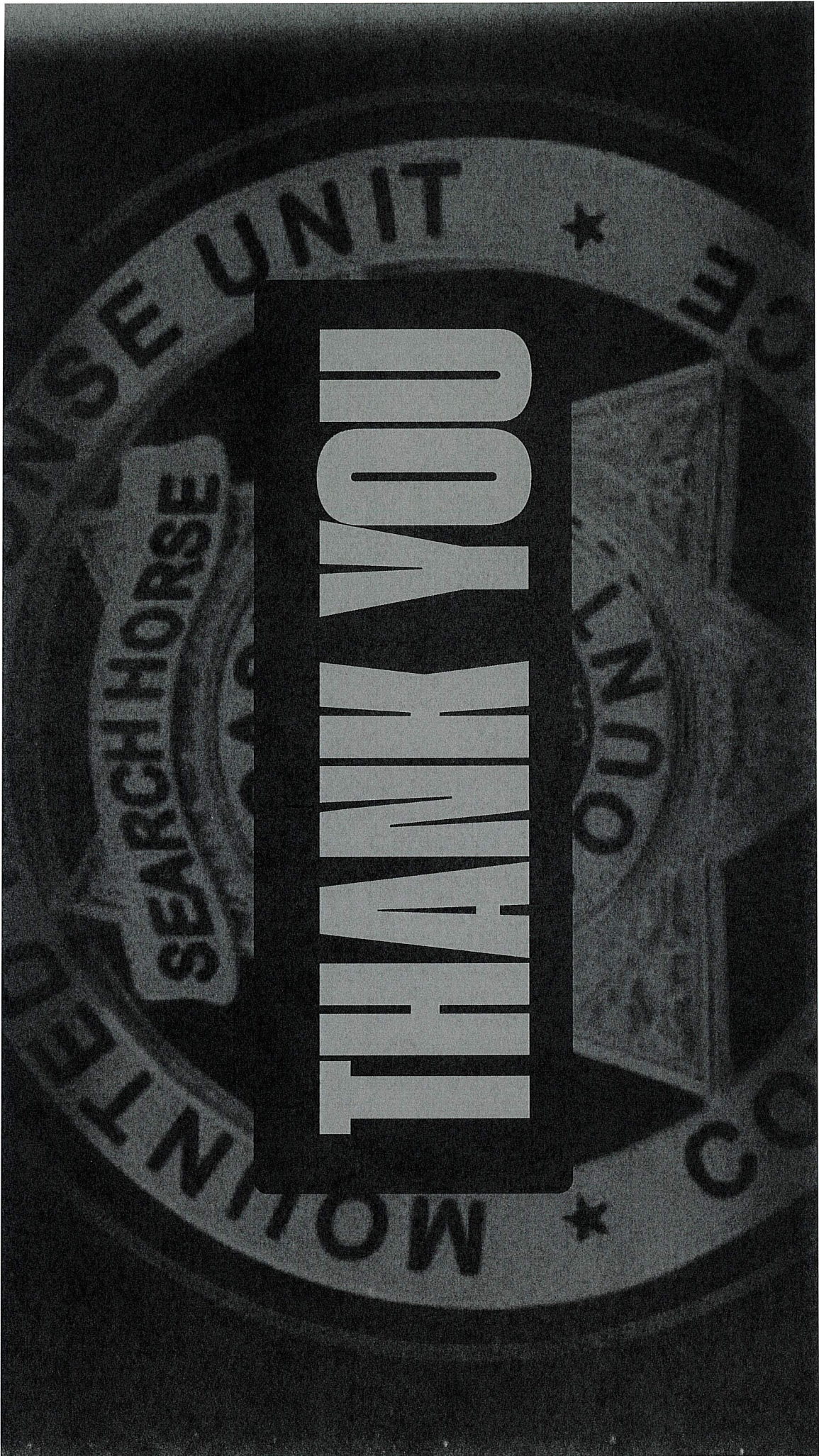




CONNECT

 @LCCOMRU





THANK YOU

Schedule I

LANCASTER COUNTY COUNCIL

Public Hearing · May 11, 2026

Conditional Use Request

Place of Assembly

10935 Harrisburg Road
Indian Land, South Carolina
Tax Map 0003-00-048.00
Case CU-2026-0168

PRESENTED BY

Arafath Mohammad
Waxlan Investments LLC

THE REQUEST

Approve a Conditional Use Permit for a Place of Assembly at 10935 Harrisburg Road, subject to standard county technical review.



Existing single-family dwelling on site; development/upfit and site improvements remain subject to site-plan and technical review



Place of Assembly is a defined use under UDO Section 5.6.3, conditionally permitted in LDR



Planning staff recommended approval; all reviewers conditionally approved with no department noting issues with the proposed use



Applicant requests the County to apply existing UDO standards.

BOTTOM LINE

Approval With Conditions Is the Practical Path

1	STAFF POSITION Planning staff recommended approval after review under the Unified Development Ordinance.	2	LAND USE The use is conditionally permissible in LDR; conditional review is the established path.	3	PERMITS Legitimate land-use concerns can be addressed during Permit Process until certificate of occupancy
--------------	--	--------------	---	--------------	--

REQUESTED ACTION Approve the conditional use permit, subject to reasonable conditions and all applicable county, SCDOT, stormwater, safety, and site-plan requirements.

Source: Lancaster County Planning Department staff report, Case CU 2026-0168.

DECISION STANDARD

This Is a Land-Use Decision

The question before Council is whether the proposed use can satisfy the neutral zoning criteria the UDO already provides.



UDO DEFINITION

"Places of Assembly" include worship centers such as churches, temples, synagogues, and mosques. UDO Section 5.6.3 lists Places of Assembly in LDR and requires a Type B buffer from adjoining residential uses.



PROPER LAND-USE CRITERIA

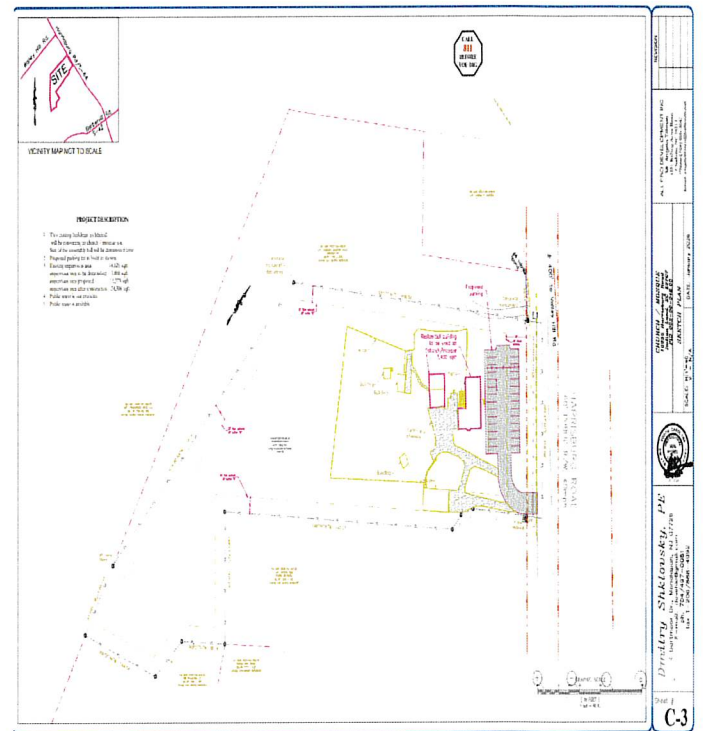
- Ordinance criteria (UDO 5.6.3, conditional use standards)
- Traffic, access, and SCDOT review
- Parking, site plan, and circulation
- Stormwater and SC DES compliance
- Fire/life-safety and building-code review
- Lighting, buffering (Type B), and compatibility
- Reasonable, enforceable conditions



NOT PROPER DECISION CRITERIA

- Identity of the applicant or worshippers
- Religious belief or practice
- Generalized fear
- Stereotypes
- Public sentiment in place of evidence
- Hostility toward a faith group
- Demographic anxieties

Case	CU-2026-0168
Applicant	Arafath Mohammad
Owner / entity	Waxlan Investment LLC
Property	10935 Harrisburg Road, Indian Land, SC
Tax Map	0003-00-048.00
Parcel size	Approximately 4.7 acres
Current Use & Zoning	Single Family & LDR
Proposed use	Place of Assembly (UDO 5.6.3)
Parking Spaces	28
Max Number of People for Assembly	112 (28 X 4) – Light Assembly
Future site	Single-family dwelling (LDR) to Land Use for Place of Assembly



Subject parcel (purple outline) · Surrounding zoning is predominantly LDR

PROFESSIONAL REVIEW

Staff Recommended Approval

STAFF FINDING

“Staff recommend approval of this conditional use application.”

— Lancaster County Planning Department, Staff Report, Case CU-2026-0168

TRC — verbatim from Staff Report:

“All reviewers have conditionally approved this request based on initial assessments of the site. No department noted any issues with the proposed use.”

REVIEW THAT REMAINS AFTER COUNCIL'S VOTE

Approval here does not end review. Each item below remains a separate gate before the project can operate.

- 1 County site-plan approval
- 2 SCDOT driveway and access approval (encroachment permit)
- 3 Stormwater plan approval / SC DES NPDES (MS4)
- 4 Fire Marshal apparatus access and life-safety review
- 5 Building-code compliance
- 6 Parking, buffering, lighting, and noise conditions
- 7 Final conditions and occupancy verification

MITIGATION

Addressing questions raised in public last hearing

All questions raised in the public process maps to a specific, enforceable condition or technical-review gate.

CONCERN	→	PROPOSED CONDITION / CONTROL
Traffic / access	→	SCDOT and county access approval before occupancy
Parking	→	Site-plan parking compliance verified
Overflow	→	Special-event / overflow plan if required
School coordination	→	Peak-use timing and traffic controls reviewed during site-plan / SCDOT process; applicant will coordinate with county and school district if required
Stormwater	→	Approved stormwater plan before construction or occupancy
Public safety	→	Fire marshal and building-code compliance
Lighting	→	Full-cutoff, downward-directed fixtures
Noise	→	No outdoor amplified worship or call to prayer
Buffers	→	Landscaping and screening at residential boundaries
Cemetery / graveyards	→	No disturbance; protective boundaries maintained

Conditions are illustrative; final language to be set by County staff and counsel.

COUNCIL'S REVIEW

An Independent Review on Neutral Standards

Council decides this application on its own record. The standard below is the same standard Council would apply to any comparable place of assembly.



CONTEXT

Record Facts Public reporting indicates the multiple Place of Assembly institutions within 2 miles radius of the Subject Property - Next to LDR Zoning (10728 Barberville Rd, 10409 Barberville Rd & 1048 Gant Rd)

Record concern: Public reporting indicates the prior hearing included both conventional land-use concerns and religion-linked / demographic-fear commentary. An independent review on neutral criteria avoids adopting improper factors.

Reference: standard advisory-recommendation framework under Lancaster County's conditional-use process.

REQUESTED ACTION

Approve With Conditions

Approve the **conditional use** permit for 10935 Harrisburg Road, subject to:

- County site-plan approval
- Parking compliance
- Fire / life-safety and building-code compliance
- Cemetery / graveyard protection
- SCDOT driveway and access approval
- Stormwater approval
- Lighting, buffering, and noise conditions
- Approved occupancy limits

The applicant seeks equal treatment under neutral land-use standards.

Thank you • Questions welcomed

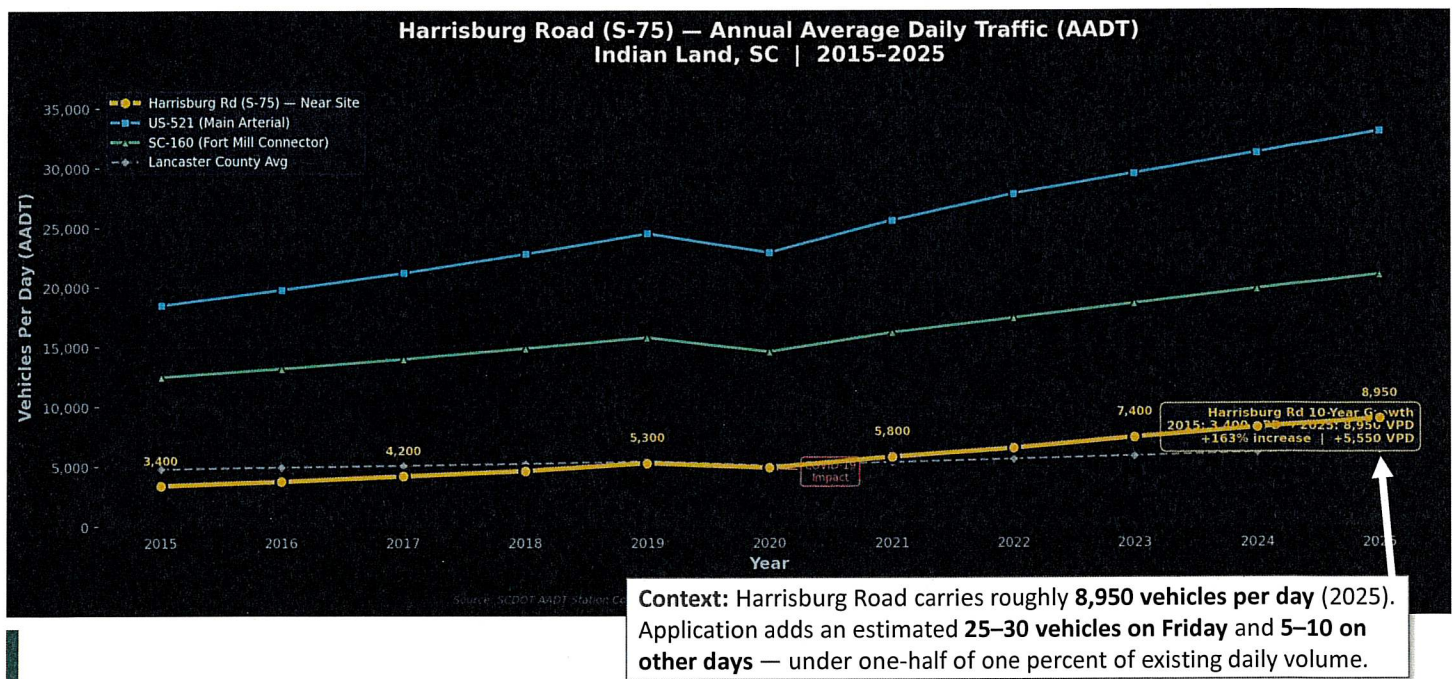
APPENDIX

Reference Material

APPENDIX CONTENTS

- A1 Harrisburg Road traffic data — AADT 2015–2025
- A2 Indian Land Place of Assembly

Harrisburg Road Traffic — AADT, 2015–2025



Source: SCDOT AADT station counts, Lancaster County · RFATS 2055 Long Range Transportation Plan.

Indian Land Place of Assembly – In/Adjacent LDR

Place of Worship	Denomination	In/Adjacent LDR
Transformation Church	Non-Denominational	✓ Yes
Indian Land Baptist	Baptist (SBC)	✓ Yes
Pleasant Hill UMC	Methodist (UMC)	✓ Yes
Pleasant Valley Baptist	Baptist (SBC)	✓ Yes
Gateway Church of God	Church of God	✓ Yes
Church of Christ	Church of Christ	✓ Yes
Faith Presbyterian	Presbyterian (PCUSA)	✓ Yes
Belair UMC	Methodist (UMC)	✓ Yes
Crossroads Lutheran	Lutheran (ELCA)	No
Community Life Church	Baptist (SBC)	No
ICCSC	Islamic	✓ Yes
★ Proposed Place of Assembly	Islamic (Proposed)	✓ LDR Zoned

Source: SCDOT AADT station counts, Lancaster County · RFATS 2055 Long Range Transportation Plan.

Hello to all!

Schedule J

First let me thank you for listening to the residents a visiting the site etc. that was wonderful and I appreciate the time it took and the sensitivity of the entire issue. **Thank you.**

I am writing this email to you to offer you further information concerning the :
-Arafath Mohammad and Waxlan Investment LLC Conditional Use CU-202600168 Conditional Use Request.
That I did not have time to gather and present for previous meeting as Patterson Plantation was not notified.

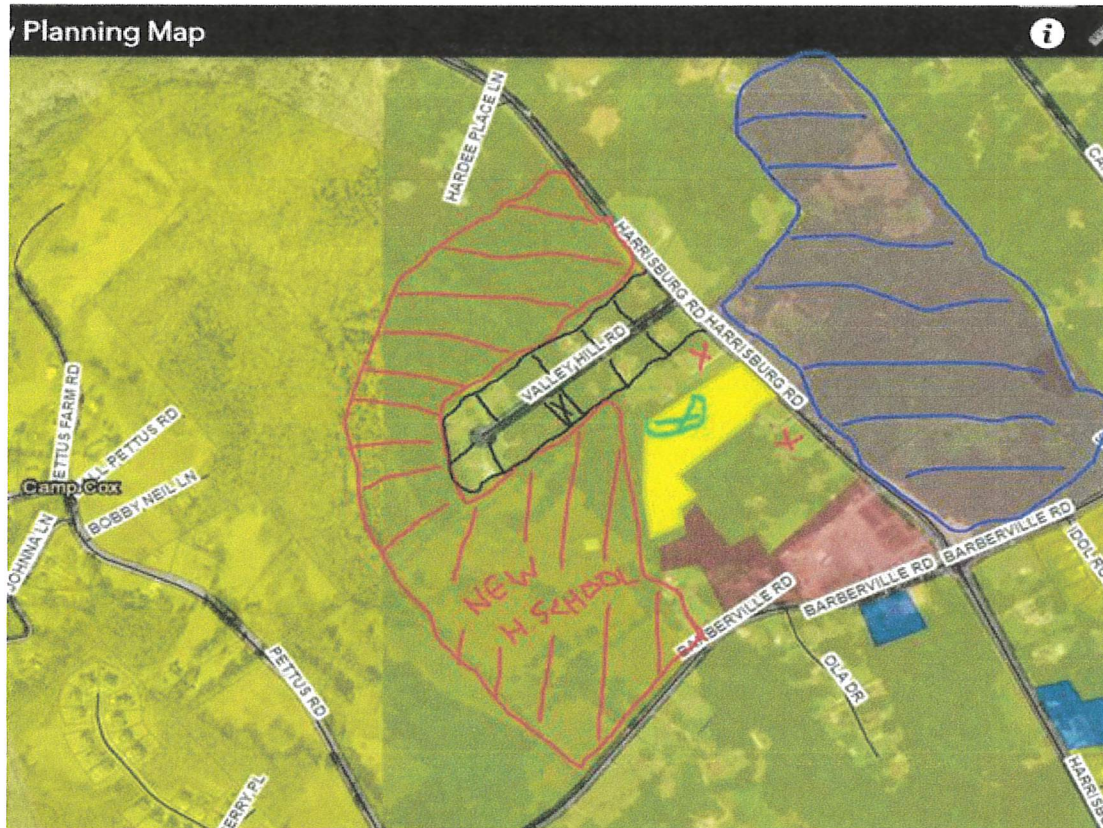
Please find below More Applicable Information for your consideration of this permit:

1. NO COUNTY SEWAR SERVICES ONLY SEPTIC TANK
 - This area now had county water service but no sewer. Septic tanks are required to handle waste and there are many in area. This brings item 2 to attention:
2. NEED OF STORMWATER RETENTION POND -since the plan is to build commercial building and add large paved area for parking spaces this will cause a need for retention pond to prevent pollution.(See aerial view of site, site outlined in yellow, graveyard area of approx. 100 graves outlined in red circle and arrow pointing to pond very nearby)
**NOTE there are ponds, streams and natural springs in this area that could possibly be polluted by runoff caused by paving this planned building.
-One stream -nearby on the new school site -that -I personally- saw heel splitters in, years ago when I kept my horse on that property which was a horse farm for years and directly behind my house. I would be concerned about run off and pollution that paving this large area would produce and how it may possibly affect streams and ponds nearby.
 - Flood Control: These ponds act as temporary storage, preventing excessive runoff from overwhelming natural streams and surrounding properties during heavy rain.
 - Water Quality Treatment: They remove contaminants, including sediments, fertilizer nutrients (nitrogen/phosphorus), garbage, motor oil, and pet waste.



3. NEW SCHOOL SITE PROXIMITY
 - Please see in this aerial view the location of the new High School site that Lancaster county recently purchased.
 - i. The school site is noted in RED,
 - ii. the Arafath Mohammad property is in YELLOW
 - iii. the GREEN "x" area is approx. location of the graveyard

- iv. the BLUE area is a proposed multi family housing area that will as we have been told, include hundreds of homes.
- the added School traffic to BOTH (assuming) Harrisburg road and Barberville road will be exponential! I would assume hundreds of cars, and many buses .
- i. there is a stoplight at the intersection of these roads that already causes traffic backup to and past the Patterson Plantation / Valley hill Road entrance. Which makes residents have to be “let out” or in during rush hours and beyond many times.

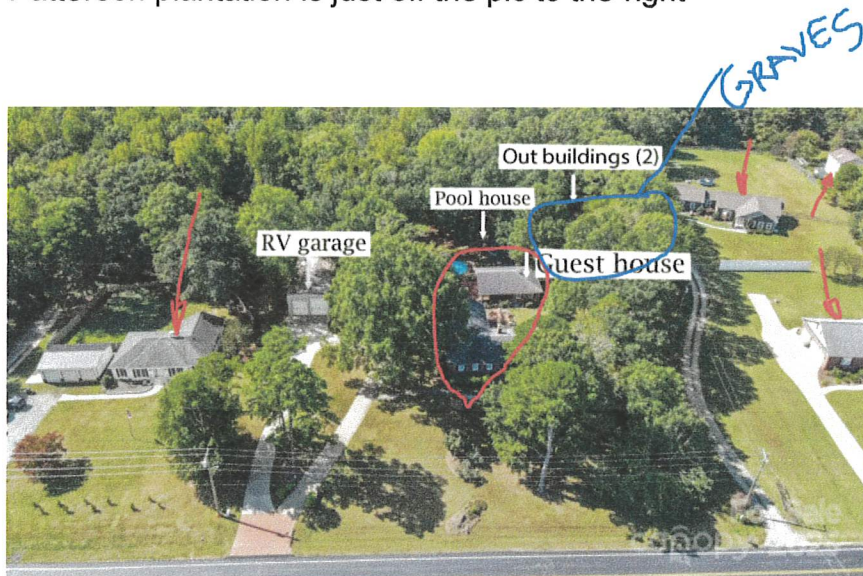


- How will traffic from the Arafath Mohammad area contribute to this traffic- ? hundreds of trips per day and big traffic influx on Friday afternoons during rush hour traffic.
- they stated they were planning a one hundred car parking lot and we already know what the traffic is out of the mosque 1.8 miles away.. see pic below
- the red arrows point to cars still parked on Harrisburg road, pedestrians walking on road to cars and this is after much of usually traffic was gone



- i.
- 4. 501 C3 TAX EXEMPTION
- This makes religious facilities tax exempt
- i. Will all of the residences have to pay for road repairs and traffic management???

- ii. All this trouble and they will not be required to contribute financially to the road issues?
- 5. ARIAL VIEW OF RESIDENTIAL AREA INCLUDING PROXIMITY TO OTHER HOMES
 - The Arafath area is in the Red circle
 - The homes nearby have Red arrows
 - The Graveyard area is in blue
 - Patterson plantation is just off the pic to the right



-
- 6. GRAVEYARD OF APPROX 100 GRAVES ON PROPERTY / INCLUDING PICTURES
 - Gravesite area in red circle
 - These pictures are current and taken days ago. There are two elder neighbors that have seen this graveyard, have relatives there, can attest to a vandalism years ago and specifically said 100 graves at least. Said that there were stacks of gravestones from vandalism at one time in a stack there. I looked into hiring ESP engineers to provide aerial view so could identify entire grave area and this time of year trees block and no guarantee that if no leaves, the boundaries could be fully identified.



7.



8.

•

9. PICTURE OF EXISTING MOSQUE 1.8 MILES AWAY ON HARRISBURG AND TRAFFIC AND BREAKING OF LAW BY PARKING ON SIDE OF HARRISBURG, CAUSING TRAFFIC STOPS AND ACCIDENTS

• Please see picture above

10. UDO -UNIFIED DEVELOPMENT ORDANANCE ADDOPTED BY LANCASTER COUNTY IN 2026 AND HOW IT ADDRESSES / REQUIREMENTS OF THIS ORDANANCE IN THIS SITUATION

• These ordinances (UDOs) are designed to manage growth and enhance areas . overlay zoning districts: these are specialized tools to create additional requirements to maintain existing neighborhood character such as limiting home demolition and enforcing specific design standards and help to preserve the aesthetic of an area.

• This is the area , the red arrow is house beside this house shown to be demolished



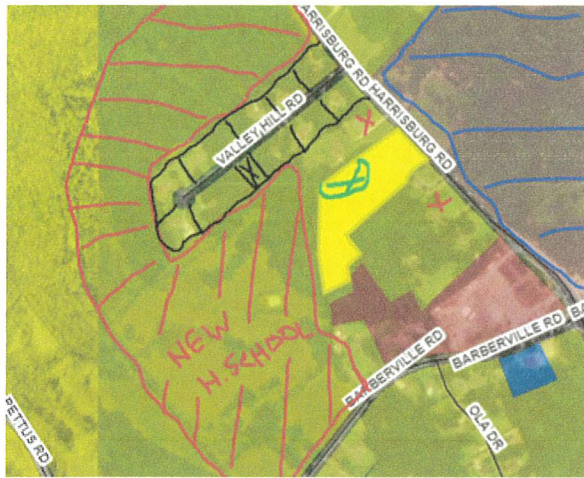
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11. PATTERSON PLANTATION PRIVATE ROAD TRAFFIC

• Valley hill road is one house away from this property. Already the growth and nearby stoplight causes all 10 residents to have extreme difficulty getting in and out of the neighborhood onto Harrisburg road.

• Also, it is a private road that residents have to maintain. Lancaster county would not accept it. Even though it is marked private no trespassing, much traffic including large maintenance trucks etc. use the road as a turn around and we now have about a \$ 50,000.00 repair in just the Cul de sac area of our road. We believe the mosque will increase using valley hill road as a turn around to the expense of the 10 residents.



12. HARRISBURG ROAD ENGINEERING

- Is Harrisburg road SCDOT designed to accommodate this additional use and traffic and why will mosque not be required to contribute financially to this issue ... Harrisburg road has had to be improved many times in past at great expense to county will the mosque be required to contribute financially?

13. As mentioned at the first meeting, the traffic on Harrisburg road is large. Over 7000 cars per day was stated in meeting as result of study. This mosque will increase traffic exponentially and cause large issues for road and residential area. Please don't allow this. The cost to the county and neighbors will be high in many instances and we cant afford it.

14. SECURITY

- I work in the security business and provide CEU education for architects and engineers on protecting Assets. I am approved AIA, ASLA, and PE provider to give CEU points to these folks to maintain their licenses. Saying this in hope of you believing that what I am saying below has merit.
- All religious facilities fall into targetable asset category. Especially Mosques. There was never a security plan mentioned by them in the first meeting. They should have one for the congregation of course, and that was not mentioned..did they name it and team with the county on how to handle that??
- but also for the neighboring communities and residences... to protect them from being used as staging areas for terrorist attacks on the mosques. The anti-mosque activity, arson, vandalism, break-ins and hate activity is well documented in this country .
- The owners noted that they wanted to be good neighbors but have not teamed with the local residents on security, how they will contribute to perimeter security in the resident's property or their own. The required type of perimeter security can cost hundreds of dollars per linear foot. This is a residential area and if you review pics above you will see it would degrade that residential feel and use of this area.

Below is copy from my original letter:

NOTE -My family , Patterson Plantation HOA, and as you saw at first meeting.. many neighbors are against this Facility.

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 known 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 TRAIING TO A SECURITY TASK TEAM/ MEMBERS
- SHELTER IN PLACE LOCKDOWN PROCEDURIES
- 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

Kind Regards:

Trisha Hunt