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

Lancaster County
South Carolina

County Administrator
Brian Tucker

County Attorney
Ginny L. Merck-Dupont

Clerk to Council
Sherrie Simpson

August 10, 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: Brian Tucker, County Administrator; Ginny Merck-Dupont, County Attorney; Sherrie Simpson, Clerk to Council; \Sabrena Harris, Chief Financial Officer; Shannon Catoe, Interim Planning Director; Jeff Catoe, Public Works Director; Sheriff Faile; 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 - Council Member Bryant Neal
Bryant Neal led the Pledge of Allegiance to the American Flag and delivered the Invocation.

Approval of the Agenda
Charlene McGriff moved to approve the agenda. Seconded by Jose Luis. There was no discussion from Council. The motion Passed by a vote of 7-0.

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

1. Paul Koberg, Indian Land, SC, spoke in opposition of Ordinance 2026-2012. A copy of his comments is attached as Schedule A to the minutes.
2. Jeanne McCoy, Indian Land, SC, spoke in opposition of Ordinance 2026-2012.
3. Jane Alford, Lancaster, SC, spoke on behalf of the Lancaster County Council of the Arts and highlighted their projects on the Lindsay Pettus Greenway. A copy of her handouts to Council are attached as Schedule B to the minutes.
4. Jeanine Clifton, Indian Land, SC, expressed concerns regarding the Barberville Commercial development in Indian Land. A copy of her comments is attached as Schedule C to the minutes.
5. Nancy Di Dia, Indian Land, SC, expressed concerns regarding Ordinance 2026-2056 and the impact on traffic, if approved. A copy of her comments is attached as Schedule D to the minutes.
6. Kalpit Jhaveri, Indian Land, SC, expressed concerns regarding the Barberville Commercial development in Indian Land and potential Unified Development Ordinance ("UDO") violations.
7. Geetha Balan, Indian Land, SC, expressed concerns regarding the Barberville Commercial development in Indian Land and the need to enforce the UDO.
8. Shannon Aankinson, Indian Land, SC, expressed concerns regarding the Barberville Commercial development in Indian Land and noted that a formal complaint had been filed with the U.S. Army Corps of Engineers and the South Carolina National Pollutant Discharge Elimination System (NPDES) permitting agency.
9. Gwen Hill, Indian Land, SC, requested that Council postpone the 3rd Reading of Ordinance 2026-2012 and recommended different ways to alleviate traffic in the area. A copy of her comments is attached as Schedule E to the minutes.
10. Suzy Proescher, Indian Land, SC, spoke in opposition of Ordinance 2026-2012, requested that Council postpone the 3rd Reading of the Ordinance, change the zoning to General Business (GB), and add additional language to the Memorandum of Understanding (MOU) that was included in the Ordinance.
11. Barbara Scannell, Indian Land, SC, requested that Council postpone the 3rd Reading of Ordinance 2026-2012 and include additional language in the MOU. A copy of her comments is attached as Schedule F to the minutes.
12. Bob Scannell, Indian Land, SC, requested that Council postpone the 3rd Reading of Ordinance 2026-2012 due to traffic and public safety concerns. A copy of his comments is attached as Schedule G to the minutes.
13. Yashwanth Madadi, Indian Land, SC, expressed concerns regarding the Barberville Commercial development in Indian Land, and noted that a formal complaint had been filed with the U.S. Army Corps of Engineers and the South Carolina National Pollutant Discharge Elimination System (NPDES) permitting agency.

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

1. Pete B., No Address Given, wrote in regarding concerns with Resolution 1329-R2029. A copy of his comments is attached as Schedule H to the minutes.
2. Larry and Janis Bennett, Indian Land, SC, wrote in to express their concerns regarding the work being done on the Barberville Commercial development in Indian Land even though the Planning Commission denied the preliminary plat approval. A copy of their

comments is attached as Schedule I to the minutes.

3. Charles Anthony, Indian Land, SC, wrote in to express concerns about the Barberville Commercial development in Indian Land and the potential violation of their permits. A copy of his comments is attached as Schedule J to the minutes.
4. John Saul, Indian Land, SC, wrote in regarding his opposition of Ordinance 2026-2012 and requested that Council rezone the property to General Business (GB) instead. A copy of his comments is attached as Schedule K to the minutes.
5. Karen Saul, Indian Land, SC, wrote in regarding her opposition of Ordinance 2026-2012. A copy of her comments is attached as Schedule L to the minutes.

Special Presentations

a. **Recognition of Joanne Walding for Fifteen (15) Years of Dedicated Volunteer Service to the Sheriff's Office - *Proclamation Presented by Chair Brian Carnes and Commendation Letter Presented by Sheriff Barry Faile***

Chairman Brian Carnes and Sheriff Barry Faile recognized Joanne Walding for her 15 years of volunteer service to the Lancaster County Sheriff's Office, and presented Ms. Walding with a Proclamation from County Council as well as a Sheriff's Commendation award.

Consent Agenda

Billy Mosteller moved to approve Consent Agenda Items **7a.**, **7b.**, **7c.**, **7d.**, **7e.**, **7f.**, **7g.**, and **7h.** [which are the same as items **a.**, **b.**, **c.**, **d.**, **e.**, **f.**, **g.**, and **h.** 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 July 20, 2026, County Council Regular Meeting**

b. **Approval of Minutes from the July 22, 2026, County Council Special Meeting**

c. **3rd Reading of Ordinance 2026-2043**
Ordinance Title: An Ordinance To Amend The Lancaster County Code Related To The Appointment Of The County Attorney; And To Provide For Other Matters Related Thereto. - *Passed 7-0 at the June 22, 2026, County Council Meeting. Passed 6-0 at the July 20, 2026, County Council Meeting (Brian Carnes Absent). - Brian Tucker*

d. **2nd Reading of Ordinance 2026-2050**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 32.89 Acres (TM# 0002-00-028.00), Which Is Located At 11632 Harrisburg Road, From The Light Industrial (LI) District To The Institutional (INS) District - *Planning Department Case Number: RZ-2026-1016. The Planning Commission recommended denial by unanimous vote and the Planning staff also recommended denial of the rezoning request. Passed 6-0 at the July 20, 2026, County Council Meeting (Brian Carnes Absent). - Shannon Catoe*

e. **2nd Reading of Ordinance 2026-2052**

Ordinance Title: An Ordinance To Amend The 2040 Comprehensive Plan Of Lancaster County, South Carolina Of The Future Land Use Designation Of 32.89 Acres (TM# 0002-00-028.00), Which Is Located At 11632 Harrisburg Road, From Economic Development To The Growth Area Future Land Use Designation - *Planning Department Case Number: CP-2026-1016. The Planning Commission recommended denial by unanimous vote and the Planning staff also recommended denial of the amendment. Passed 6-0 at the July 20, 2026, County Council Meeting (Brian Carnes Absent). - Shannon Catoe*

f. 2nd Reading of Ordinance 2026-2049
Ordinance Title: An Ordinance To Amend The Unified Development Ordinance ("UDO") Chapter 6, Section 6.13, Roads, Bridges, And Public Ways To Clarify County Policy On Road Acceptance, Establish Criteria For The Acceptance Of Roads Into The County Road System, And Provide Procedures For County Council Consideration Of Road Acceptance Requests. - *Planning Department Case Number: TA-2026-1137. The Planning Commission recommended approval by a vote of 5-1 and the Planning staff also recommended approval of the text amendment. Passed 6-0 at the July 20, 2026, County Council Meeting (Brian Carnes Absent). - Shannon Catoe*

g. 2nd Reading of Ordinance 2026-2051
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 8.53 Acres (TM# 0089-00-099.04), Which Is Located At 1001 Lakefront Drive From The Rural Neighborhood (RN) District To The Agricultural Residential (AR) District - *Planning Department Case Number: RZ-2026-0977. The Planning Commission recommended approval by a vote of 4-1-1 (one recusal) and the Planning staff stated that the rezoning request met the UDO requirements for approval. Passed 6-0 at the July 20, 2026, County Council Meeting (Brian Carnes Absent). - Shannon Catoe*

h. 2nd Reading of Ordinance 2026-2053
Ordinance Title: An Ordinance To Authorize And Approve A Multi-County Park Agreement Between Kershaw County, South Carolina, And Lancaster County, South Carolina, To Create And Develop A Joint County Industrial Park To Be Initially Located Within The Geographical Boundaries Of Kershaw County, South Carolina; And To Provide For Other Matters Related Thereto. -*Passed 6-0 at the July 20, 2026, County Council Meeting (Brian Carnes Absent). - Brian Fulk*

<u>Non-Consent Agenda</u>

a. Public Hearing and 2nd Reading of Ordinance 2026-2047
Ordinance Title: An Ordinance To Authorize And Provide For The Issuance And Sale Of Not To Exceed $23,000,000 Principal Amount Lancaster County, South Carolina Roselyn Residential Improvement District Assessment Revenue Bonds, In One Or More Series; To Provide For The Execution Of A Second Supplemental Indenture, A Bond Purchase Agreement, A Continuing Disclosure Agreement And Other Related Documents For The New Bonds; To Approve A Preliminary Limited Offering

Memorandum And Authorize An Limited Offering Memorandum, Each Related To Such Bonds; To Make Other Covenants And Agreements In Connection With The Foregoing; And To Provide For Other Matters Relating Thereto ***- Passed 6-0 at the July 20, 2026, County Council Meeting (Brian Carnes Absent). - Michael Seezen***

Steve Harper moved to approve the 2nd Reading of Ordinance 2026-2047. Seconded by Charlene McGriff.

Brian Carnes opened the Public Hearing for Ordinance 2026-2047 at approximately 6:57 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 33 citizens, including staff members, in attendance during the Public Hearing for this Ordinance. The following speakers came forward to make comments or sent in written comments regarding the Ordinance: None. Brian Carnes closed the Public Hearing at approximately 6:57 p.m.

Ryan Gentry with Burr Forman, LLP, reviewed the Ordinance and explained that the only change that had been made since the 1st Reading of the Ordinance was the amount of funding that Lennar spent in the Roslyn District was updated to $32,690,000.

There was no discussion from Council. The 2nd Reading of Ordinance 2026-2047 Passed by a vote of 7-0.

b. 3rd 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 For The Purpose Of Developing A Commercial Center. ***- 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. At the May 11, 2026, Council Meeting, 2nd Reading was postponed until the July 20, 2026, County Council Meeting. Passed 4-2-1 at the July 20, 2026, County Council Meeting (Stuart Graham and Jose Luis Opposed; Brian Carnes Absent). - Shannon Catoe***

Billy Mosteller moved to approve the 3rd Reading of Ordinance 2026-2012. Seconded by Bryant Neal.

Shannon Catoe explained that staff had met with the applicant and drafted the Memorandum of Understanding (MOU) that was attached to the meeting agenda packet. Jose Luis questioned the importance of the 2040 Comprehensive Plan when rezoning projects are presented to staff. Shannon Catoe explained that the plan was a critical part of the review process, particularly when evaluating areas targeted for growth. Council and staff discussed the MOU and Brian Tucker explained that the MOU was incorporated into the Ordinance and there was language

added that would allow Council to revert the zoning back to the original zoning if the developer did not fulfill their obligation to create the proposed public improvements.

Jose Luis made a motion to postpone the 3rd Reading of Ordinance 2026-2012 to the next Council meeting (scheduled for August 24, 2026). Seconded by Stuart Graham. The motion to postpone Failed by a vote of 2-5; Ayes: Luis, Graham; Nayes: Harper, Neal, Carnes, Mosteller, McGriff.

There was no further discussion from Council. The 3rd Reading of Ordinance 2026-2012 Passed by a vote of 5-2; Ayes: Harper, Neal, Carnes, Mosteller, McGriff; Nayes: Luis, Graham.

c. **3rd Reading of Ordinance 2026-2048**
Ordinance Title: An Ordinance Of The County Council Of Lancaster County, South Carolina, Extending Ordinance No. 2025-1992, The Nine-Month Residential Development Moratorium, For An Additional Ninety (90) Days; Reaffirming The Findings Of County Council; Providing For Severability; And Providing For An Effective Date. - *Passed 6-0 at the July 20, 2026, County Council Meeting (Brian Carnes Absent). Passed 7-0 at the July 22, 2026, County Council Special Meeting. - Shannon Catoe*

Charlene McGriff moved to approve the 3rd Reading of Ordinance 2026-2048. Seconded by Jose Luis.

Shannon Catoe noted no changes since 2nd Reading.

There was no discussion from Council. The 3rd Reading of Ordinance 2026-2048 Passed by a vote of 7-0.

d. **Public Hearing and Resolution 1329-R2026**
Resolution Title: A Resolution To Approve The Favorable Recommendation With Conditions Of The Lancaster County Planning Commission Of A Conditional Use Application To Permit A "Vehicle Rental/Leasing/Sales" Use To Be Located Upon Tax Map# 0071-00-006.00, At 423 Rocky River Road. - *Planning Department Case Number: CU-2025-1674. The Planning Commission recommended approval, with conditions, by a vote of 6-0 and the Planning staff also recommended approval of the conditional use application. - Shannon Catoe*

Billy Mosteller moved to approve Resolution 1329-R2026. Seconded by Steve Harper.

Brian Carnes opened the Public Hearing for Resolution 1329-R2026 at approximately 7:10 p.m. He noted that no one signed up to speak at the Public Hearing for the Resolution. There were approximately 18 citizens, including staff members, in attendance during the Public Hearing for this Resolution. The following speakers came forward to make comments or sent in written comments regarding the Resolution: None. Brian Carnes closed the Public Hearing at approximately 7:10 p.m.

Jose Luis questioned why staff was recommending approval when the 2040 Comprehensive Plan had the area labeled as agricultural, and Shannon Caote explained that the Resolution was for a Conditional Use, not a rezoning, and the current zoning was already Rural Business

(RUB). Council and staff discussed the conditions that were recommended by the Planning Commission.

There was no further discussion from Council. Resolution 1329-R2026 Passed by a vote of 7-0.

e. Public Hearing and 3rd Reading of Ordinance 2026-2042
Ordinance Title: An Ordinance Of Lancaster County, South Carolina Authorizing The Execution Of An Intergovernmental Agreement By And Between Lancaster County, South Carolina And The City Of Lancaster, The Town Of Heath Springs, The Town Of Kershaw And The Town Of Van Wyck, South Carolina; And Other Matters Relating Thereto. - *Passed 7-0 at the June 22, 2026, County Council Meeting. Passed 6-0 at the July 20, 2026, County Council Meeting (Brian Carnes Absent). - Jeff Catoe*

Charlene McGriff moved to approve the 3rd Reading of Ordinance 2026-2042. Seconded by Jose Luis.

Brian Carnes opened the Public Hearing for Ordinance 2026-2042 at approximately 7:13 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 15 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 7:13 p.m.

Jeff Catoe noted no changes since the 2nd Reading.

There was no discussion from Council. The 3rd Reading of Ordinance 2026-2042 Passed by a vote of 7-0.

f. Public Hearing and 3rd Reading of Ordinance 2026-2044
Ordinance Title: An Ordinance To Approve A Temporary Construction And Permanent Easement Grant To Duke Energy Upon Real Property Owned By Lancaster County And Located Off South Carolina Highway 9 Bearing Tax Parcel Number 0068L-0F-023.02 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 June 22, 2026, County Council Meeting. Passed 6-0 at the July 20, 2026, County Council Meeting (Brian Carnes Absent). - Brian Tucker*

Billy Mosteller moved to approve the 3rd Reading of Ordinance 2026-2044. Seconded by Bryant Neal.

Brian Carnes opened the Public Hearing for Ordinance 2026-2044 at approximately 7:14 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 15 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 7:14 p.m.

There was no discussion from Council. The 3rd Reading of Ordinance 2026-2044 Passed by a

vote of 7-0.

g. **Public Hearing and 3rd Reading of Ordinance 2026-2045**
Ordinance Title: An Ordinance To Approve A Temporary Construction And Permanent Easement Grant To Comporium Communications Upon Real Property Owned By Lancaster County And Located Off South Carolina Highway 9 Bearing Tax Parcel Number 0068L-0F-023.02 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 June 22, 2026, County Council Meeting. Passed 6-0 at the July 20, 2026, County Council Meeting (Brian Carnes Absent). - Brian Tucker***

Charlene McGriff moved to approve the 3rd Reading of Ordinance 2026-2045. Seconded by Steve Harper.

Brian Carnes opened the Public Hearing for Ordinance 2026-2045 at approximately 7:16 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 15 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 7:16 p.m.

There was no discussion from Council. The 3rd Reading of Ordinance 2026-2045 Passed by a vote of 7-0.

h. **Public Hearing and 3rd Reading of Ordinance 2026-2046**
Ordinance Title: An Ordinance To Approve A Temporary Construction And Permanent Easement Grant To Lancaster County Natural Gas Authority Upon Real Property Owned By Lancaster County And Located Off South Carolina Highway 9 Bearing Tax Parcel Number 0068L-0F-023.02 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 June 22, 2026, County Council Meeting. Passed 6-0 at the July 20, 2026, County Council Meeting (Brian Carnes Absent). - Brian Tucker***

Charlene McGriff moved to approve the 3rd Reading of Ordinance 2026-2046. Seconded by Jose Luis.

Brian Carnes opened the Public Hearing for Ordinance 2026-2046 at approximately 7:17 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 15 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 7:17 p.m.

There was no discussion from Council. The 3rd Reading of Ordinance 2026-2046 Passed by a vote of 7-0.

i. **2nd Reading of Ordinance 2026-2054**
Ordinance Title: An Ordinance To Amend Ordinance No. 2026-2036, Relating To The Appropriation Of Funds And The Approval Of A Detailed Budget For Lancaster County For The Fiscal Year Beginning July 1, 2026 And Ending June 30, 2027 (FY 2026-2027), To Further Provide For Revenues And Expenditures During The Fiscal Year; And To Provide For Matters Related Thereto. - *Passed 7-0 at the July 22, 2026, County Council Special Meeting. - Sabrena Harris*

Charlene McGriff moved to approve the 2nd Reading of Ordinance 2026-2054. Seconded by Jose Luis.

There was no discussion from Council. The 2nd Reading of Ordinance 2026-2054 Passed by a vote of 7-0.

j. **Resolution 1331-R2026**
Resolution Title: A Resolution Authorizing The Execution Of A Dedication Agreement Conveying Certain Water Infrastructure Associated With The Lancaster County Detention Center Water Main Extension To The Lancaster County Water And Sewer District - *Brian Tucker*

Bryant Neal moved to approve Resolution 1331-R2026. Seconded by Billy Mosteller.

Brian Tucker explained that the Resolution was to authorize County staff to move forward with the Dedication Agreement with the Lancaster County Water and Sewer District for the new Detention Center.

There was no discussion from Council. Resolution 1331-R2026 Passed by a vote of 7-0.

Discussion and Action Items

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

1. Current Board/Commission Vacancies
2. Upcoming Board/Commission Expirations

Sherrie Simpson explained that this was for information only.

Status of Items Tabled, Recommitted, Deferred or Held
Sherrie Simpson noted that agenda item **10e.** had been withdrawn by the applicant, so it would not show up on future Council meeting agendas.

a. **POSTPONED AT APPLICANT'S REQUEST - Public Hearing and 1st Reading of Ordinance 2025-1976**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone 159.64 Acres Located Off Old Hickory Road (TM# 0045-00-004.00), From RN, Rural Neighborhood District, To MDR, Medium Density Residential District. - *Planning Department Case Number: RZ-2024-0367. The*

Planning Commission recommended denial by unanimous vote and the Planning staff also recommended denial of the rezoning request. Postponed at Applicant's Request on July 15, 2025. - Shannon Catoe

b. **POSTPONED AT APPLICANT'S REQUEST - Public Hearing and 1st Reading of Ordinance 2025-1972**
Ordinance Title: An Ordinance To Approve The Request Of Old Hickory Hill, LLC To Amend The Future Land Use Map Contained In The Lancaster County, South Carolina Comprehensive Plan 2040, Changing The Future Land Use Designation For Their Property Located On Old Hickory Rd From Rural To Growth (TMS # 0045-00-004.00 And 0045-00-004.02). - *Planning Department Case Number: CP-2024-0367. The Planning Commission recommended denial by unanimous vote and the Planning staff did not have a recommendation. Public Hearing and 1st Reading Postponed Until the July 21, 2025, County Council Meeting by Unanimous Vote at the May 27, 2025, County Council Meeting. Postponed at Applicant's Request on July 15, 2025. - Shannon Catoe*

c. **PENDING/SENT TO AD-HOC COMMITTEE - 1st Reading of Ordinance 2025-1988**
Ordinance Title: An Ordinance To Approve A Development Agreement With AM Group Land Holdings, LLC., In Connection With A Major Subdivision Preliminary Plat SD-2021-0528, Which Proposes A 92-Lot Single-Family Cluster Subdivision Overlay District (CSO) Development, Establishing The Regulations For The Development Of The Property, And Other Matters Related Thereto. - *Planning Department Case Number: DA-2025-1506 (and DA-2021-0528). The Planning Commission recommended approval of the request by a vote of 5-1 and the Planning staff recommended conditional approval with the provision that staff edits are included in the Development Agreement. At the October 13, 2025, Council Meeting, the 1st Reading was sent to the Ad-Hoc Development Agreement Committee for Recommendations. - Shannon Catoe*

d. **POSTPONED AT APPLICANT'S REQUEST - 1st Reading of Ordinance 2025-2008**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 48.339 Acres (TM# 0044-00-004.00 And P/O 0044.00.006.00), Which Is Located On Charlotte Highway, Near McAteer Rd., From The Rural Neighborhood (RN) District To The General Business (GB) District - *Planning Department Case Number: RZ-2025-1292. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the rezoning request. - Shannon Catoe*

e. **WITHDRAWN BY APPLICANT (See attached Memorandum) - PREVIOUSLY 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
There was no Executive Session.

Items Requiring a Vote Following Executive Session
There was no Executive Session.

Adjournment
Jose Luis moved to adjourn the Council meeting. There being no further business to discuss, the regular meeting of Council adjourned at approximately 7:20 p.m.

Schedule A

Good Evening County Council.

I live in am **not** here to stop the developme

I am respectfully asking the County Council to postpose the third reading of the zone change ordinance until outstanding public safety and zoning issues are fully addressed.

I have 20 years-experience in engineering sales. I have negotiated high level contracts throughout my career that ensured compliance with both legal and company requirements. I completed the Civics 101 and Sheriff Citizen Academy Programs

I have reviewed the MOUs CF Smith submitted to the County Council on 07/20 and 08/10.

Both versions of the draft MOUs protect the interests of CF Smith, but not the interests of Lancaster County, its residents and businesses. The County Council must require major revisions.

Issue 1 – Buffers Between SF Smith Shopping Center and Adjacent Single-Family Homes and Apartments

1.1 Current Language for Shelly Woods

Along the rear of the Property, the creation of a buffer yard at least 80 feet in width (approximately 3.6 acres), an undisturbed stream buffer of approximately 2.2 acres, and a stormwater pond area of approximately 1.7 acres; and

Correct MOU & Concept Plan to read: 80-feet in depth that runs entire length to the rear of the shopping center, north to south.

1.2 Current Language for Laurel Hill and Parkstone Apartments

Developer also commits to (a) the dedication of approximately 4.7 acres located at the north end of the Property as open space; (b) the dedication of approximately 4.6 acres located at the south end of the Property as open space with trails and amenity features;

Residents of the Laurel Hill single-family homes and Parkstone Apartments should have the same peaceful use as the Shelley Woods single-family homes Correct MOU for both developments to read:

1.2.1 Laurel Hill Single-Family Homes to the Rear of the Proposed Shopping Center

- Extend the same buffer requirements as the Shelley Woods single-family homes.

1.2.2 Laura Hill and Parkstone to the North and South of the Proposed Shopping Center

- Add a 40-foot-wide buffer that runs east to west between the CF Smith Shopping Center along Laurel Hill and Murphy Roads to the exterior rear boarder of the shopping center to Highway 521.
- Add a 20-foot-wide berm with evergreen trees, and a Palisade style fence 8 feet high fence along Laurel Hill and Murphy Roads to the exterior rear boarder of the shopping center to Highway 521.

Issue 2 – Road Improvements

2.1 Current Language for Traffic Signal at Hwy 521 & Murphy Drive/Halifax Drive

To the north of the new intersection of Laurel Hill Road and Charlotte Highway, Developer proposes to install, subject to SCDOT approval, a signalized full movement intersection serving the Property that will be located opposite Halifax Drive and available to the public. See Exhibit C. The SCDOT's non-approval of this new traffic signal will not affect the validity of this agreement.

This language needs to be removed and all specifications in the approved SCDOT Preliminary Traffic Plan need to be listed line-for-line on the CF Smith MOU and the Concept Plan.

2.2 Required External and Internal Road Improvements must be completely renegotiated to improve traffic circulation and prevent accidents.

Again, please postpone the third reading until these outstanding public safety issues are resolved and included in the MOU and Concept Plan. Thank you.

Schedule B

Greenway
Art Columns
UNVEILING
July 11, 2026
DUKE ENERGY FOUNDATION
SOUTH* CAROLINA ARTSCOMMISSION
Freedom 250
NATIONAL ENDOWMENT for the ARTS
The CLOSE FAMILY
BAXTER MILL archive
Lindsay Pettus Greenway
Walk. Run. Ride.
LANCASTER COUNTY COUNCIL OF THE ARTS

The Lancaster County Council of the Arts unveiled 12 art columns on Saturday, July 11, 2026, at the Lindsay Pettus Greenway. Three of the Phase 1 artists with their columns are, from left, Lori Orsini Hofmeister, Kiri Ashley and Emily Ottaviano. Phase 2 will be installed next spring.

Schedule C

I. General Development Requirements and:

As general background, *all development* is subject to *all applicable provisions* of the UDO.

- "No land or structure shall be used or occupied, and no structure or parts shall be constructed, erected, altered, or moved, unless in conformity with all of the regulations herein specified for the zoning district in which it is located and all other applicable local, state, and federal laws." (UDO 1.1.6A.)
- "From and after the adoption of the UDO, no real property lying within the unincorporated areas of Lancaster County shall be subdivided except in conformance with all applicable provisions of the UDO." (UDO 1.1.6B.)
- "From and after the adoption of this ordinance, no real property lying within the jurisdiction of Lancaster County shall be developed or subdivided except in conformance with all applicable provisions of this ordinance." (UDO 6.2.2E.)

II. Most Restrictive Standards Apply. By Statute, a State Permit does not obviate or supersede a more restrictive UDO requirement:

Any conflict within the UDO, or where UDO requirements are more restrictive than other local, state, or federal requirements, *the more restrictive requirements govern*.

- "When the regulations made under authority of this chapter...impose other more restrictive standards than are required in or under another statute, or local ordinance or regulation, the regulations made under authority of this chapter govern." (SC Code Section 6-29-960)
- "...wherever the requirements of this ordinance are in conflict with other requirements of laws of the United States or the State of South Carolina, or with other lawfully adopted County rules, regulations, ordinances, and policies, the most restrictive, or that imposing the highest standards, shall govern." (UDO 1.1.8A.)
- "...where the regulations of this chapter are more restrictive or impose higher standards or requirements than such easement, covenant, or other private agreement, then the requirements of this ordinance shall govern." (UDO 1.1.8B.)
- "In the event of a conflict or inconsistency between this ordinance and any adopted plans, the requirements of this ordinance shall take precedence." (UDO 1.1.5E.)
- "To the extent that the Highway Corridor Overlay District may contain land development standards and requirements that are inconsistent with or conflict with land development standards and requirements contained elsewhere in the UDO... the more restrictive and stringent regulations shall be deemed controlling." (UDO 4.3.2N.)
- "In the interpretation and application of this ordinance all provisions shall be considered as minimum requirements...However, where this ordinance and another conflict or overlap, whichever imposes the more stringent restrictions, shall prevail." (UDO 8.1.7A.1.)

III. The UDO mandates Action – Penalties, Injunction, and Abatement:

Development, including grading, for parcels 0006-00-058.01, 0006-00-058.02, 0006-00-057.00, or Melanie Ln does not appear to have received variances for any alleged violations described herein.

When a violation exists, the UDO legally obligates the County to act immediately.

UDO 9.4.8, et seq. requires that "the following procedures, penalties, and enforcement mechanisms for violations of this ordination **shall apply**":

1. "Any person who...grades or otherwise alters property in violation of this ordinance **shall be subject to civil and/or criminal penalties**." (UDO 9.4.8A.)
2. "...in the event of a violation of this ordinance, [the Administrator] may request that the County Attorney institute, in a court of competent jurisdiction, an injunctive action, mandamus action, or other appropriate proceeding to prevent...such...use of land." (UDO 9.4.8D.1.)
3. In addition to an injunction, the Administrator may apply for, and the court may enter into, an order of abatement as part of the judgment in the case. An order of abatement may direct...Any other action be taken that is necessary to bring the property into compliance with this ordinance." (UDO 9.4.8F. and 9.4.8F.4.)

UDO 9.4.8H. et seq. empowers the County to revoke Stormwater Permits, stating that "in the event of a violation of any provision of this UDO, the Administrator may stop any development of, use of, or activity on property by revoking the applicable permit." Listed grounds for revocation include:

1. "There has been a failure to comply with the requirements of this ordinance..."
2. "The permit was been mistakenly issued in violation of this ordinance."
3. "Work is being or has been done in substantial departure from the approved application or plan". This would apply if it is found that more stream bed waters of the United States has been impacted than authorized under USACE NWP 39.

UDO 9.4.3 grants the County power to immediately issue a Stop Work Order for UDO violations:

> "Whenever the administrator or designee finds a violation of this Section or of any permit or order issued...the administrator or designee may issue a stop work order on all development activity on the subject property..."

Citizens should not have to work this hard to hold the county experts and developers accountable to the defined codes. Continuing to ignore this at the expense of our properties, community, and the environment is unacceptable. We expect action.

NB Zone Parcel 1 (0006-00-058.01) UDO Issues

#	UDO Citation	Requirement	Alleged or Planned Violation
1	9.2.7C.	Every use must comply with all applicable regulations to receive Occupancy Permit	[multiple]
2	2.4.4A.	In NB, Accessory Structures require min 40ft side setback	The playground is an Accessory Structure, but is only set back 10ft from MDR lot line
3	5.7.2C.3.a.	Child Day Care must have parking and vehicle circulation that ensures safety as they arrive and leave	All children must cross vehicle traffic to enter or exit the building
4	5.7.2C.3.b.	Child Day Care must have designated pickup and delivery area where children do not cross vehicular travel way	All children must cross vehicle traffic to enter or exit building
5	1.4.7B.1.	No accessory use may be closer than 30ft to a R/W	Playground is accessory use and isless than 20ft from Oliver Ter R/W
6	1.4.7B.1.	No accessory use may be closer than 30ft to a R/W	Vacancy in the building is advertised for retail/commercial use. This is prohibited mix of use, but even ignored it is accessory. However, all such space is less than 30ft from Melanie Ln R/W.
7	9.2.10A.1.	Minor Subdivision not allowed if additional approval from any county board or commission	The playground is regulated by IBC, and needs approval from International Code of Appeals Board to challenge definition. Parcel 1 must be stopped or Major Sub. path
8	9.2.9A.8.	Any unapproved change to plans invalidates Site Plan and any subsequent building permits	Sidewalk appears to have been poured closer to Oliver Terrace R/W than in Site Plan
9	9.2.9A.4.	Site Analysis is mandatory prerequisite approval for any Site Plan	No documents meeting any of the defined criteria for Site Analysis appear to be submitted
10	9.2.5.	Site Analysis is mandatory prerequisite approval for any Site Plan	No documents meeting any of the defined criteria for Site Analysis appear to be submitted
11	9.2.5A.	A site analysis identifies forest stands, uniform trees, specimen trees of varying sizes and species, distinctive tree lines, and understory vegetation on a site prior to preparation of development plans. It's defined purpose is to preserve existing vegetation and environmentally sensitive areas, improve appearance, and use existing trees and vegetation to satisfy UDO requirements.	No trees, vegetation, or environmental areas were fully identified and preserved, and appearance is now significantly worse

12	9.2.8B.3.	Site Analysis is mandatory prerequisite approval for any Stormwater Permit	No documents meeting any of the defined criteria for Site Analysis appear to be submitted
13	9.2.8B.7.	Stormwater Permits shall expire if associated plan expires, is significantly modified, or is revoked	The Preliminary Plat was "significantly modified" in March, 2026 when noticed of County intent to revoke for violations in it
14	4.3.2I.16.	In the HCO, a sealed site lighting plan is required for site plan review	No lighting plan appears to be submitted prior to site plan approval
15	4.3.2L.2.	All required setbacks and buffer yards shall be used as tree preservation areas	No trees appear to be preserved in any setback or buffer
16	4.3.2L.2.b.	Protection shall be provided around tree preservation areas	No trees appear to be preserved or protected in any required area
17	4.3.2L.2.	Large canopy trees shall be incorporated into Site Plan	No large trees on the site were incorporated into the Site Plan
18	4.3.2L.2.c.	Any large canopy tree removed shall be replaced with another similar tree on the parcel	No replacement trees appear to be planned
19	7.1.2	Preservation of existing trees to satisfy landscaping requirements is expected	No trees appear to be preserved
20	7.1.2	"New development, through the protection of trees and existing vegetation, should be creative in design and placement of buildings, structures, parking, and other impervious surfaces as to preserve natural features and to complement the existing topography..."	No vegetation appears to be preserved, plans are not creative, and no adjustments appear to have been made to placement of any such elements since plan was first presented and denied by PC in 2024
21	4.3.2L.2.	Retention and protection of large trees shall be required for all development within the Highway Corridor Overlay District	No trees appear to be retained or protected
22	7.1.7E.1.	Protective barricades required for preserved trees prior to the start of development activities or grading, and remain in place until completed	No trees appear to be preserved or protected
23	7.1.7E.1.d.	Grading shall not take place within the protective areas of the existing trees	All required tree preservation areas appear to be clearcut and graded
24	7.1.7E.3.	Land disturbance within a tree dripline is prohibited	All trees appear to be clearcut
25	7.1.7G.	"...disturbance of any...vegetation required by this ordinance shall constitute a violation. All disturbed...vegetation shall be replanted..."	No plan appears to exist to replant the vegetation that was removed
26	4.3.2L.2.c.	All mitigation requirements also apply in HCO	No mitigation appears to be planned
27	4.3.2J.1.f.	Plants shall complement the surrounding structures in form, color, and height	Planned trees on north side are in a steep ditch, and may have to be at least 30ft tall before complementing the height of the building they buffer

28	7.1.5B.2.	Type B buffer requires no more than 10% seasonal visibility from the ground to a height of 8 feet within 2 years of planting	Planned trees will not provide required opacity, and along the north side lot line are in a steep ditch that may not provide such opacity 8ft up the building until they are at least 30ft tall
29	4.3.2L.1.	A minimum of 10% of the site must be devoted to usable open space (greens, unaltered natural features) not covered by impervious surface	Less than ~8% appears to be "usable" space (excludes severe slopes, planting areas). No natural features appear to remain
30	4.3.2F.5.a.ii.	Sidewalks and pedestrian corridors must provide safe movement from cars to buildings	The middle parking aisle requires pedestrians to cross vehicle circulation path to reach sidewalk or building
31	4.3.2F.5.a.iii.	Sidewalks must connect to existing pedestrian circulation of adjacent parcels	The northern parking lot perimeter sidewalk dead ends into the dumpsters before approaching the lot line
32	7.2.5C.1.f.	Adjoining parking lot connections must be placed where they will not require the removal of significant natural features (wetlands/trees)	All trees were removed at parking lot connection points
33	7.2.5C.2.	"Where a parking lot connection is required, an easement for ingress and egress to adjacent lots shall be recorded by the property owner with the Lancaster County Register of Deeds."	No easement appears to be recorded for required parking lot connection to other lot(s)
34	7.2.5E.	"...sidewalk corridors shall be provided within the parking area and/or along the perimeter to provide safe building access for pedestrians."	No corridor exists within the parking lot, and no perimeter sidewalk exists on much of the northern lot perimeter
35	7.1.4C.4.	A 10ft min width must be reserved for parking lot perimeter screening	No such width appears to exist on the north parking lot perimeter
36	4.3.2J.6.a.i.	"A perimeter landscape strip with a minimum width of 8 feet shall be required on all sides of parking areas." Per UDO 4.3.2J.6.a.v., this must be in addition to all other landscape requirements, including 7.1.4C.4.	No landscape strip appears to exist along the north parking lot perimeter
37	4.3.2J.6.a.ii.	"A continuous evergreen shrub screen is required within the perimeter landscape strip." Per UDO 4.3.2J.6.a.v., this must be in addition to all other landscape requirements.	No landscape strip appears to exist along the north parking lot perimeter
38	4.3.2J.6.a.iii.	Canopy trees shall line the perimeter of all parking areas and shall be spaced no more than 40 feet on center."	No tree planting areas appear to exist capable of meeting this requirement, except along the southern perimeter of parking lot

39	4.3.2J.6.a.iv.	"No less than a minimum of one tree planting area shall be provided for every 10 parking spaces. Additionally, a tree planting area shall be provided at both ends of all parking aisles." Per UDO 4.3.2J.6.a.v., this must be in addition to all other landscape requirements.	There appear to be 29 parking spaces, but only two tree planting areas that are not specific to the end of a parking aisle. These requirements are mutually exclusive and cumulative
40	4.3.2J.6.a.iv.	"Each tree planting area shall be a minimum of 200 square feet in area, being at least 10 feet in width..." Per UDO 4.3.2J.6.a.v., this must be in addition to all other landscape requirements.	Accounting for overlap because this can't be part of any other landscaping, buffer, or screening requirements, one tree planting doesn't appear to meet the min size
41	4.3.2J.3.a.	New utility boxes shall also be located to the rear and/or side of the building they serve	Electrical utility boxes are located on the front of the building
42	4.3.2J.3.b.	"All utility boxes...and similar structures shall be screened from view from all adjacent properties...using an opaque screen"	Electrical boxes are on the front of the building where they are clearly visible from adjacent HOA land and at least two SFH back yards
43	4.3.2J.3.b.	"All utility boxes...and similar structures shall be screened from view from all ...residential use districts...using an opaque screen"	Electrical boxes are on the front of the building where they are clearly visible from adjacent MDR and MDR on the other side of Barberville Rd
44	4.3.2J.3.b.	"All utility boxes...and similar structures shall be screened from view from all...public right-of-way using an opaque screen"	Electrical boxes are on the front of the building where they are clearly visible from Barberville Rd R/W
45	4.3.2F.1.	"The front facade of buildings shall be generally parallel to front property lines..."	The building appears skewed out of parallel with Barberville Rd, or any property line
46	4.3.2F.1.d.	"The development of retail commercial centers or villages is favorable over commercial 'strip development' in the Highway Corridor Overlay District.	The building appears designed as multi-tenant retail in nature, and is specifically advertised as "strip" on the developer's website and other commercial real estate sites
47	1.4.3A.1.	"...side lot lines shall be substantially at right angles to straight street lines and radial to curved street lines for a minimum distance of 100 feet from the front lot line."	The south side lot line immediately chicanes less than 40ft from Barberville Rd front lot line

Melanie Lane UDO Issues

#	UDO Citation	Requirement	Alleged or Planned Violation
48	6.4.1H.	No direct driveway access is allowed from a bordering thoroughfare to a subdivision	Melanie Ln is a driveway, Barberville Rd is a thoroughfare, and Melanie Ln provides direct access from Barberville to lots in the subdivision
49	9.2.10A.1.	Minor Subdivision not allowed if additional approval from any county board or commission	Melanie Ln is a direct driveway access in violation of UDO 6.4.1H., and requires a BZA variance
50	6.3	Improvements must comply with SCDOT ARMS Manual	Per ARMS Table 3-4: High Volume driveway should have min width 40ft, but Melanie Ln is only 24ft
51	6.3	Improvements must comply with SCDOT ARMS Manual	Per ARMS Table 3-4: High Volume driveway should have two exit lanes, but Melanie Ln only has one
52	6.8	A Traffic Impact Analysis is required for any subdivision or site plan	Per the developer, no up to date TIA currently exists for the site
53	6.8.2D.	The TIA shall identify horizon years, and shall analyze for the year after full capacity	An obsolete TIA only projects through 2026 horizon year, but the development is not complete and far from reaching full capacity
54	6.8.1D.	The on-site vehicle circulation shall accommodate all anticipated types of site traffic, based on Traffic Impact Analysis	The obsolete TIA specifies that "The site access should include one ingress and two egress lanes" with "50' storage" width, but Melanie Ln is only 24ft wide with one ingress and one egress, directly conflicting.
55	6.18.1C.1.a.	One access subdivisions shall have divided entrances and extra turn lanes	The subdivision has only one access, but Melanie Ln is not divided and has no extra turn lanes
56	6.2.4	Conformance to the MSSD is required in addition to the standards in this ordinance	MSSD Detail R6 specifies commercial drives (urban) must have 60ft wide R/W, but Melanie Ln only has 50ft R/W
57	6.14.1A.	Commercial drives (urban) must have 60ft wide R/W	Commercial drives (urban) must have 60ft wide R/W, but Melanie Ln only has 50ft R/W
58	6.18.1H.6.	Commercial private drive must comply with private road standards.	Commercial drives (urban) must have 60ft wide R/W, but Melanie Ln only has 50ft R/W
59	6.14.1C.	Minimum centerline radius for commercial drives is 250ft	Melanie Ln plans a curve with radius of just 50ft
60	6.14.2E.	All entrances shall be paved with 10in full depth asphalt for min 50 feet from R/W	The entrance throat of Melanie Ln appeared paved less than 10in deep

NB Zone Parcel 2 (0006-00-058.02) UDO Issues

#	UDO Citation	Requirement	Alleged or Planned Violation
61	6.2.2C.	"Site Plans Defined: A site plan is an architectural and/or engineering drawing of proposed improvements for a **specific lot** that depicts such elements as building footprints, driveways, parking areas, drainage, utilities, lighting, and landscaping."	No Site Plan appears to exist or be approved for the "specific lot" of Parcel 2.
62	9.2.9A.1.	"The Site Plan process shall apply to all development types for which discretionary review is not required..."	No Site Plan appears to have been approved specific to Parcel 2, yet development, "including, but not limited to...filling, **grading**, **paving**...or storage of equipment or materials" appears to be done on it.
63	9.2.8B.3.	"An approved Site Plan or Final Plat may also be required" for Stormwater Management Permit	No Site Plan appears to have been approved specific to Parcel 2
64	9.2.9A.5.	"All [Site Plan] decisions shall be in writing."	No written approval appears to exist for a Site Plan specific to Parcel 2
65	9.2.9A.4.	Site Analysis is mandatory prerequisite approval for any Site Plan	No documents meeting any of the defined criteria for Site Analysis appear to have been submitted
66	9.2.5.	Site Analysis is mandatory prerequisite approval for any Site Plan	No documents meeting any of the defined criteria for Site Analysis appear to have been submitted
67	9.2.5A.	A site analysis should identify forest stands, uniform trees, specimen trees of varying sizes and species, distinctive tree lines, and understory vegetation on a site prior to the advanced preparation of development plans to preserve existing vegetation and environmentally sensitive areas, improve appearance, use existing tree canopy, specimen trees, and vegetation to satisfy UDO requirements	No trees, vegetation, or environmental areas appear to have been identified or preserved, and appearance is now significantly worse
68	9.2.8B.3.	Site Analysis is mandatory prerequisite approval for any Stormwater Permit	No documents meeting any of the defined criteria for Site Analysis appear to have been submitted
69	4.3.2I.16.	In the HCO, a sealed site lighting plan is required for site plan review	No lighting plan appears to be submitted prior to site plan approval
70	4.3.2L.2.	All required setbacks and buffer yards shall be used as tree preservation areas	No trees appear to be preserved in any setback
71	4.3.2L.2.b.	Protection shall be provided around tree preservation areas	No trees appear to be preserved or protected in any required preservation area

72	4.3.2L.2.	Large canopy trees shall be incorporated into Site Plan	No large trees on the site were incorporated into the Site Plan
73	4.3.2L.2.c.	Any large canopy tree removed shall be replaced with another similar tree on the parcel	No replacement trees appear to be planned
74	7.1.2	Preservation of existing trees to satisfy landscaping requirements is expected	No trees appear to be preserved
75	7.1.2	"New development, through the protection of trees and existing vegetation, should be creative in design and placement of buildings, structures, parking, and other impervious surfaces as to preserve natural features and to complement the existing topography..."	No vegetation appears to be preserved, plans are not creative, and no adjustments appear to have been made to placement of any elements since plan was denied by PC in 2024
76	4.3.2L.2.	Retention and protection of large trees, shall be required for all development within the Highway Corridor Overlay District	No trees appear to be retained or protected
77	7.1.7E.1.	Protective barricades required for preserved trees prior to the start of development activities or grading, and remain in place until completed	No trees appear to be preserved or protected
78	7.1.7E.1.d.	Grading shall not take place within the protective areas of the existing trees	All required tree preservation areas appear to be clearcut and graded
79	7.1.7E.3.	Land disturbance within a tree dripline is prohibited	All trees appear to be clearcut, and their areas disturbed and graded
80	7.1.7G.	"...disturbance of any...vegetation required by this ordinance shall constitute a violation. All disturbed...vegetation shall be replanted..."	All trees appear to be clearcut, and their areas disturbed and graded. No replantings appear to be planned.
81	4.3.2L.2.c.	All mitigation requirements also apply in HCO	No mitigation appears to be planned
82	1.4.3A.1.	"...side lot lines shall be substantially at right angles to straight street lines and radial to curved street lines for a minimum distance of 100 feet from the front lot line."	The north side lot line immediately chicanes with Melanie Ln less than 40ft from Barberville Rd front lot line

GB Zone Lot (0006-00-057.00) UDO Issues

#	UDO Citation	Requirement	Alleged Violation
83	9.2.10B.2.	"No land-disturbing activity shall take place until a Preliminary Plat has been approved"	All preliminary plats including the parcel appear to have been denied unanimously by the PC
84	9.2.7A.	"...a Zoning Permit shall be required for expansions of existing uses, changes of use, and any uses permitted with conditional use and special exceptions"	The principal use has been changed from residential to Wireless Communications Tower, but no Zoning Permit appears to exist for it
85	9.2.7A.1.b.	"All other development in Lancaster County shall require a Zoning Permit in addition to other necessary approvals as outlined in this chapter."	Development, including fill and grading, has been done, but no Zoning Permit appears to exist for Wireless Communications Tower as a principal use
86	1.4.7	"...it shall be unlawful for any person to erect, construct, enlarge, move, or replace any accessory use or structure without first obtaining a Zoning Permits from the Administrator"	The principal use has been changed from residential to Wireless Communications Tower, but no Zoning Permit appears to exist for it
87	7.1.1	"Change of Use...The entire site shall be brought into full compliance with this chapter."	The principal use has been changed from residential to Wireless Communications Tower, but none of the alleged issues herein appear to have been brought into compliance
88	9.2.8B.7.	"An issued [Stormwater] permit shall become null and void if the applicant fails to secure a building permit, record a final plat or initiate construction on the site within 1 year after the date of approval."	No building permit appears to have been obtained for the parcel, and it appears to be more than one year since any stormwater permit was obtained. This requirement supersedes NPDES by being the more restrictive standard.
89	9.4.6A.5.	"The County may require a person who engaged in a land-disturbing activity and failed to retain sediment generated by the activity, to restore the waters and land affected by the...This authority is in addition to any other civil or criminal penalty or injunctive relief authorized under this section."	Sediment appears to have been discharged off-site beyond boundaries authorized by either USACE or SCDES. No restoration of impacted areas appears to have been done.
90	5.11.5B.	Cell towers "shall be camouflaged in a manner so as to reflect the characteristics of the neighborhood or its environs..."	The cell tower is not camouflaged in any discernible way.

91	5.11.5K.1.	Cell towers "shall preserve the pre-existing character of the site"	The pre-existing character of the site was mature growth trees, and nearly all were clearcut and graded away.
92	5.11.5K.1.	Existing vegetation around a cell tower should be "preserved or improved"	All mature trees and vegetation around the tower were clearcut. No replacement appears to be planned
93	5.11.5K.1.	Disturbance of existing topography of the site for a cell tower "should be minimized, unless such disturbance would result in less visual impact of the site on the surrounding area"	Clearcutting and grading has significantly increased visual impact of the tower on the surrounding area
94	5.11.5K.2.	"...freestanding towers shall be screened, constructed, and/or colored to blend...with the area and the background against which they are most commonly seen"	The tower stands alone now in the middle of a highly visible lot, with no other screening, objects, or vegetation near it from surrounding residential views
95	8.6.1A.1.a.	The project "will avoid adverse impacts...based on consideration of...existing topography [and] vegetation..."	Nearly all trees and vegetation have been completely removed, and preexisting topography was adversely impacted by filling US Waters that did not need filled to use the land. No efforts appear to exist in the plan to avoid these impacts. Sediment also appears to have been discharged off-site, adversely affecting existing stream and possibly Sugar Creek.
96	8.6.1A.1.b	The project "will minimize the adverse impacts to the greatest extent possible...based on consideration of...existing topography [and] vegetation..."	Nearly all trees and vegetation have been completely removed, and preexisting topography was adversely impacted by filling US Waters that did not need filled to use the land. No efforts appear to exist in the plan to minimize these impacts. Sediment also appears to have been discharged off-site, adversely affecting existing stream and possibly Sugar Creek.
97	8.3.5	"all development shall meet the minimum state, federal and local regulations"	Many local UDO regulations appear to be in violation, as detailed herein
98	8.3.5	"no development is exempt from the...wetland, riparian environment...provisions of this article"	Few, if any, of the UDO provisions for wetlands and riparian environments appear to be followed

99	8.6.1C.	"preservation of wetlands shall be provided by deed or plat restrictions"	Portions of wetlands do not appear to have been preserved or planned for preservation in any deed of plat
100	8.6.2	"stream systems shall be preserved to the greatest extent possible"	The stream channel has been filled despite no need to do so for economic use of the land. Riparian environments around the stream (part of the "stream system") do not appear to have been preserved.
101	8.6.2A.3.	"tree-cutting and vegetation removal shall be minimized within riparian environments"	Most mature trees and vegetation in the preexisting riparian environments appears to have been removed and graded
102	8.6.2A.4.b.	"development shall not "destroy or damage vegetation", especially when it "overhangs, stabilizes, provides overland flow filtration, or shades stream channels, wetlands..."	Most trees overhanging the stream channel appear to have been clearcut and graded away
103	8.1.4B.	The first objective of stormwater management and sediment and erosion control listed is "protection of riparian buffers", which is defined as the "vegetated areas...bordering a waterway that provides habitat or amenities dependent on the proximity to water"	Much of the stream has been filled, and the riparian buffers of that portion of the stream do not appear to have been protected
104	8.6.3	"undisturbed buffer areas shall be required for all waters of the United States"	The stream is designated US waters, but much of the stream has been filled, and the riparian buffers of that portion of the stream do not appear to have been protected
105	8.6.3A.1.	"linear buffers shall be designated along both sides of all channels meeting the definition of waters of the United States"	The stream is designated US waters, but much of the stream has been filled, and the riparian buffers of that portion of the stream do not appear to have been protected
106	8.6.3G.	"all buffer areas [of waters of the United States] shall be maintained as in-situ vegetation and free from development, including disturbance of the soil, dumping or filling, erection of structures and placement of impervious surfaces..."	The stream is designated US waters, but much of the stream has been filled, and the riparian buffers of that portion of the stream do not appear to have been protected
107	8.6.3J.	"preservation of [riparian] buffer areas shall be provided by deed or plat restrictions"	Much of the buffer areas do not appear to have been preserved, or planned as such by any deed or plat
108	8.6.2A.5.	"the length of any mitigated riparian environment shall be equal to or greater than the length of the disturbed area"	No mitigation plan appears to exist, and no replacement appears to be planned for the filled section of US waters

109	8.6.2A.6.	"mitigation requirements for riparian environment shall meet the wetland mitigation requirements" where "Mitigation" is defined as "Measures taken to eliminate or minimize damage from development activities, such as construction in wetlands or regulatory floodplain filling, by replacement of the resource."	No mitigation plan appears to exist, and no replacement appears to be planned for the filled section of US waters
110	8.6.2B.2.	"if...waters of the United States...is modified, an approved permit from the U.S. Army Corps of Engineers, in addition to a stream mitigation plan, shall be submitted for review and approval..." and that "the plan shall show how the physical characteristics of the modified channel meet the existing channel length, cross-section, slope...of the original channel."	No mitigation plan appears to exist, and no replacement appears to be planned that maintains those characteristics for the filled section of US waters
111	8.6.2B.2.	The mitigation plan "shall also provide specifications and details necessary to effectively re-establish vegetation within the stream channel modification."	No mitigation plan appears to exist, and no replacement appears to be planned for the filled section of US waters
112	8.6.1	"all impacts to jurisdictional waters of the US ...must be permitted in compliance with all federal and state standards."	More stream bed than authorized by the USACE appears to have been filled, and sediment appears to have been discharged beyond compliance with NPDES permit
113	9.2.8B.3.	Site Analysis is mandatory prerequisite approval for any Stormwater Permit	No documents meeting any of the defined criteria for Site Analysis appear to be submitted
114	4.3.2I.16.	In the HCO, a sealed site lighting plan is required for site plan review	No lighting plan appears to be submitted prior to site plan approval
115	4.3.2L.2.	All required setbacks and buffer yards shall be used as tree preservation areas	No trees appear to be preserved in any setback
116	4.3.2L.2.b.	Protection shall be provided around tree preservation areas	No trees appear to be preserved or protected in any required preservation area
117	4.3.2L.2.	Large canopy trees shall be incorporated into Site Plan	No large trees on the site appear to be incorporated into the Site Plan
118	4.3.2L.2.c.	Any large canopy tree removed shall be replaced with another similar tree on the parcel	No replacement trees appear to be planned
119	7.1.2	Preservation of existing trees to satisfy landscaping requirements is expected	No trees appear to be preserved

120	7.1.2	"New development, through the protection of trees and existing vegetation, should be creative in design and placement of buildings, structures, parking, and other impervious surfaces as to preserve natural features and to complement the existing topography..."	Most vegetation does not appear to be preserved, plans are not creative, and no adjustments have ever been made to placement of any elements since plan was denied by PC in 2024
121	4.3.2L.2.	Retention and protection of large trees, shall be required for all development within the Highway Corridor Overlay District	Most trees do not appear to be retained or protected
122	7.1.7E.1.	Protective barricades required for preserved trees prior to the start of development activities or grading, and remain in place until completed	Most trees do not appear to be preserved or protected
123	7.1.7E.1.d.	Grading shall not take place within the protective areas of the existing trees	Most required tree preservation areas were clearcut and graded
124	7.1.7E.3.	Land disturbance within a tree dripline is prohibited	Most required trees were clearcut and graded
125	7.1.7G.	"...disturbance of any...vegetation required by this ordinance shall constitute a violation. All disturbed...vegetation shall be replanted..."	No plan appears to exist to replant the vegetation that was removed

Schedule D

Good evening. My name is Nancy Di Dia, and I am a resident of the community. My home directly faces the proposed Bridge Pointe Charter School site across the Sugar Creek valley.

I want to begin by being clear: I support changing this property's zoning from Light Industrial to Institutional. I believe Institutional zoning is more compatible with the surrounding residential community than the industrial uses currently permitted.

I also support education and educational choice. My comments are not intended to oppose the school or the zoning change. They are intended to ensure that, as this proposal moves forward, its impact on the surrounding community is fully understood and responsibly addressed.

The proposed school has been described as potentially serving approximately 800 to 1,000 students. A school of that size will create significant daily activity, including buses, parent drop-off and pickup, employee traffic, lighting, noise, and vehicle headlights during early morning and evening hours.

As I understand it, a full Traffic Impact Analysis would not be required until the civil-site-design stage. I recognize that this may be the normal sequence in the development process. However, it means that some of the most important information about traffic and infrastructure is not yet available.

Because of that, I respectfully ask the Council to ensure that the Traffic Impact Analysis is thorough, transparent, and responsive to the real conditions along Harrisburg Road and within the surrounding community.

I also ask that particular attention be given to the property's topography. My home and others in Sugar Creek have a direct sightline across the valley to this site. A standard Type A landscape buffer may meet the technical requirement, but it may not adequately address lighting, noise, visibility, and the intensity of activity associated with a school of this size.

Supporting the zoning change and asking for responsible planning are not opposing positions. Both can—and should—happen together.

I support the change from Light Industrial to Institutional. At the same time, I ask the Council, County staff, and the applicant to work closely with the surrounding community as the site-design process proceeds and to ensure that traffic, buffering, lighting, noise, and safety concerns are meaningfully addressed.

Growth is important. Educational opportunity is important. And thoughtful implementation is what will allow both to succeed.

Thank you.

Schedule E

Good Evening County Council.

I live in the which has about 350 homes across from the proposed CF Smith Shopping Center. I am **not** here to stop the development.

I am respectfully asking the County Council to postpose the third reading of the zone change ordinance until outstanding public safety issues are fully addressed.

The CF Smith Concept Plan #8 you've been given includes two big box stores toward the back of the shopping center, with several other storefronts closer to Hwy 521. There are about 1,000 parking spaces.

Also, Planning Department reports dated 05/31/2026 shows there are 846 **unbuilt** single-family homes and 174 **unbuilt** apartment units off Shelley Mullis Road. This would add an estimated 1,800 more vehicles travelling near the proposed shopping center.

Highway 521 and Shelley Mullis Road are already heavily congested throughout the day, but especially during peak hours from 7:00 a.m. to 9:00 a.m. during the morning commute for schools and work, and 2:00 p.m.to 6:00 p.m. during the afternoon and evening.

The increased traffic from the proposed shopping center would make it even more unsafe for us if the County does not require CF Smith to implement specific internal and external road improvements in the MOU and included Concept Plan.

The additional cars generated by the shopping center would make it almost impossible for Lancaster County first responder units, Laurel Hill and Retreat residents, Parkstone residents and customers, and CF Smith customers to safely make left turns onto Hwy 521.

Therefore, the two most important road improvements are as follow.

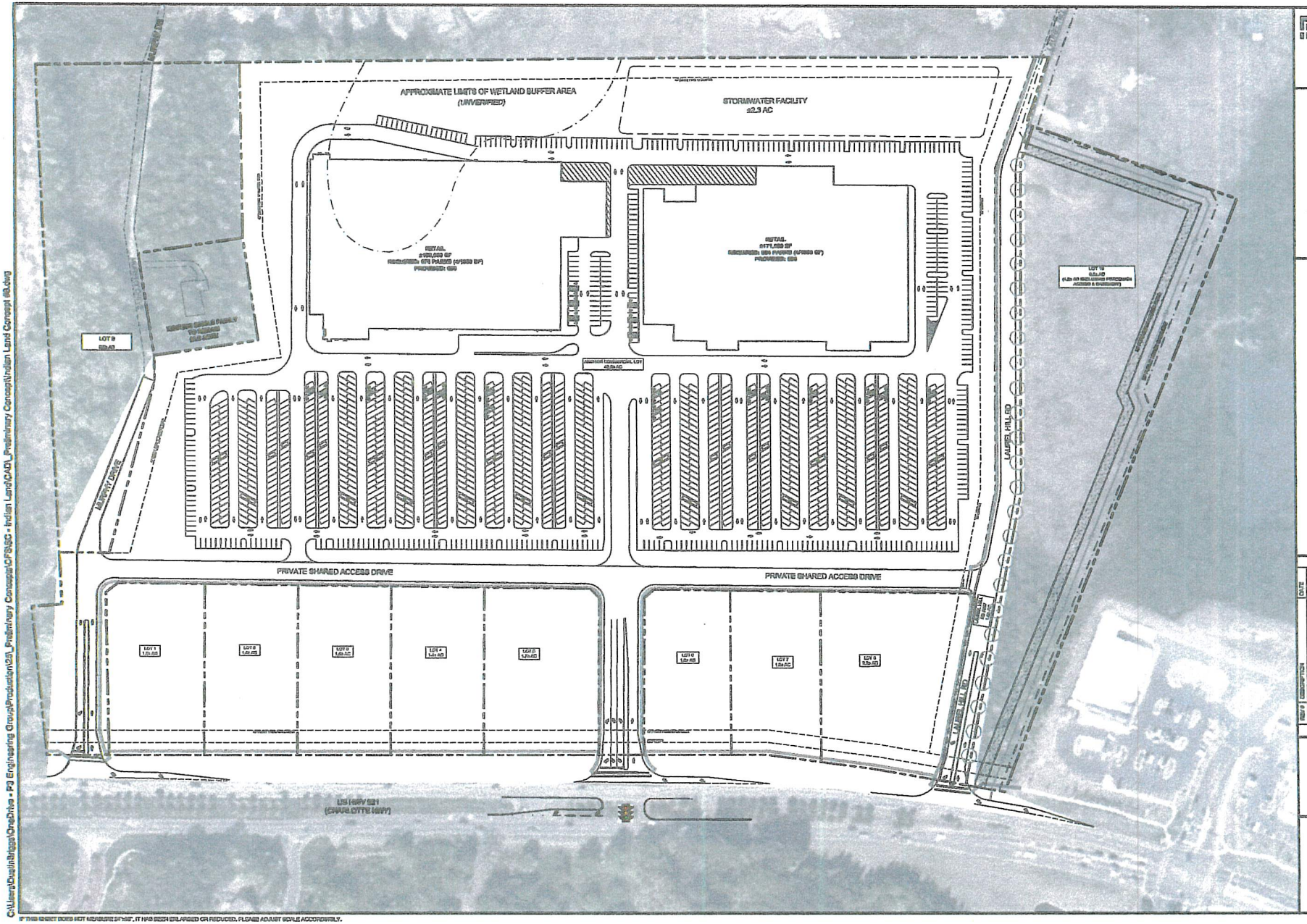
1. A traffic signal that controls vehicles across Highway 521 between Halifax Drive and Murphy Drive, with a right turn lane, left turn lane, and straight across lanes in each direction, both eastbound and westbound.

   This would enable Lancaster County sheriff units, EMS ambulances, Fire trucks, school busses, cars, and other large vehicles to safely make left turns onto northbound Hwy. 521.

2. A continued connection from Park Commons Avenue to Murphy Drive to enable Parkstone residents and customers to safely make left turns onto southbound Highway 521.

Again, please postpone the third reading until these outstanding public safety issues are resolved and included in the CF Smith MOU and Concept Plan.

Thank you.



ENGINEERING GROUP
701 BROCKINGTON LANE
FLORENCE, SC 29501
PHONE: 843-693-3479
EMAIL: KEVIN@PJEG.COM

FOR REVIEW ONLY

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

ORIGINAL ISSUE DATE: 10/20/2025

REV #	DESCRIPTION	DATE

PROJ. NO.: INDIAN LAND CONCEPT

GRAPHIC SCALE
0 120
1" = 60'

CONCEPT SITE PLAN
EXHIBIT

C:\Users\DustinBriggs\OneDrive - PJ Engineering Group\Production\25_Preliminary Concepts\CF\SC - Indian Land\CADD_Preliminary Concept\Indian Land Concept 9b.dwg

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

Good Evening County Council.

Schedule F

I live in . . . I am **not** here to stop the development.

I am respectfully asking the County Council to postpose the third reading of the zone change ordinance until outstanding public safety and zoning issues are fully addressed.

I worked for 3 cities for 20 years. I was responsible for developing and updating first responder communication systems, including coordinating communications capabilities between city, county, state and federal law enforcement agencies.

I served on technical review committees that reviewed all development applications submitted to the jurisdictions. Traffic engineers were also were at the meetings. I listened and learned a lot from them.

Though I can't draw up road and traffic signal specifications, I understand and can recommend road improvement and traffic circulation concept plans.

All road improvements to be completed and open for public use PRIOR TO the start of construction of the remainder of the shopping center.

The purpose of these road improvements is to provide improved public safety, decrease traffic along on Highway 521, and to reduce traffic accidents along Highway 521 and Shelley Mullis Road from unsignalized left turns from both residential and commercial centers.

Requiring CF so will benefit:

- Lancaster County first responders.
- Laurel Hill single-family home residents, Retreat single-family home residents, and Parkstone Apartment residents.
- Customers of the Parkstone Commercial Center and the CF Smith Shopping Center.
- Commuters along both Highway 521 and Shelley Mullis Road, including school busses.
- CF Smith building contractors.

EXTERNAL TRAFFIC IMPROVEMENTS

- Realignment of Laurel Hill Road.
- Realignment of Murphy Drive.
- **Traffic Signal at Murphy Drive/Halifax Drive and Highway 521.**
  - A right turn lane from Murphy Drive onto northbound Highway 521.
  - A left turn lane from Murphy Drive onto southbound Highway 521.
  - A straight westbound lane across all lanes Highway 521 between Murphy Drive & Halifax Drive.
  - A straight eastbound lane across all lanes of Highway 521 between Halifax Drive & Murphy Drive.
- **Right Turn/Merge Lanes along Highway 521.**
  - From the Aldi's right turn exit lane at Del Webb Boulevard, past Laurel Hill Road, to the CF Smith Shopping Center right turn entrance lane opposite Milsaps Way. This is needed to remove vehicles from the #2 lane.
  - From CF Smith Shopping Center right turn exit lane opposite Milsaps Way to the Murphy Drive right turn entrance lane.
  - From CF Smith Shopping Center right turn exit lane at Murphy Drive to the Parkstone Drive right turn entrance lane.
- **Crosswalks along northbound Highway 521 and at Halifax Drive along southbound Highway 521.**
- **Continuation of Park Commons Road to Murphy Drive, with connection to Murphy Drive internal service road roundabout**

INTERNAL TRAFFIC IMPROVEMENTS

- **CF Smith Shopping Center Internal Service Road.**
  - One lane northbound from Laurel Hill Road to Murphy Drive that connects to all three traffic roundabouts.
  - One lane southbound Murphy Drive to Laurel Hill Road that connects to all three traffic roundabouts.

- **Add traffic roundabouts at the intersections along the CF Smith Shopping Center Internal Service Road to the:**
  - CF Smith Internal Service Road and Laurel Hill Road.
  - CF Smith Internal Service Road and the CF Smith Shopping Center Entrance/Exit opposite Milsaps Way.
  - CF Smith Internal Service Road and Murphy Drive.

- **Add a one-way Delivery Truck Lane that circulates around the main section of the CF Shopping Center.**

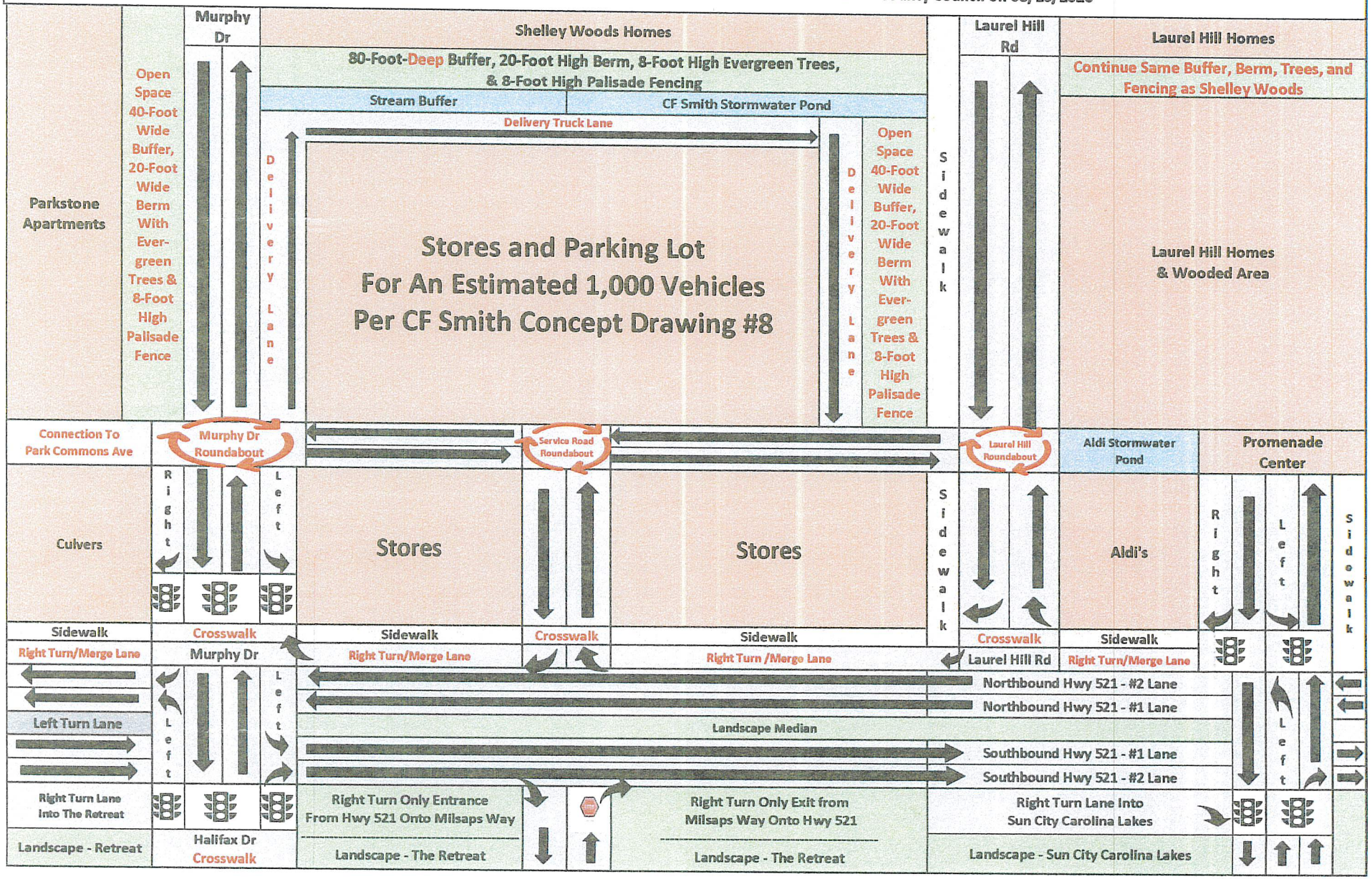
  Delivery trucks use of the Murphy Drive roundabout and internal Truck Delivery Lane would reduce noise pollution, air pollution, and traffic congestion to adjacent single family and apartment residents adjacent to Murphy Drive.

  It would completely eliminate delivery truck vehicles on Laurel Hill Lane.
  - Starts from the Murphy Drive entrance at the north of the shopping center to allow delivery drivers to use both the right turn lane and left turn lane from Highway 521.
  - Uses the Internal Service Road at the Murphy Drive Roundabout to enter the Truck Delivery Lane.
  - Proceeds east across the Truck Delivery Lane.
  - Proceeds south across the Truck Delivery Lane at the rear of the shopping center.
  - Proceeds west across the Truck Delivery Lane.
  - Proceeds north across the Internal Service Road.
  - Uses the Murphy Drive Roundabout of the Internal Service Road to enter either the left-turn exit lane or right turn exit lane shopping center onto Highway 521.

Again, please postpone the third reading until these outstanding public safety issues are resolved and included in the CF Smith MOU and Concept Plan.

Thank you.

Not to Scale Diagram of Proposed Changes in Red to the CF Smith Concept Plan and MOU
Prepared By Lancaster County Resident Barbara Scannell - Submitted to the Lancaster County Council on 08/10/2026



Schedule G

Good Evening County Council.

I live in and in full disclosure, I should mention that Barbara is my wife. I think you know her fairly well. In addition to attending County meetings, she's been volunteering for the Sheriff's Department for about five years. Sergeant Murphy once asked me if I was keeping Barbara in line, and my reply was that no one could.

I am a retired Police Detective and served for 25 years in the Los Angeles Metro area so I'm very familiar with explosive growth and traffic issues. In fact, for two years, I was assigned to the Traffic Division as a Traffic Accident Investigator where I investigated over 1200 injury and non- injury collisions. I'm also recognized in California Superior Court as an expert in the field of traffic accident investigations.

I've never come to these meetings before, but did this time because I think the traffic plan proposed by the developer, while more cost efficient, is not as safe or efficient as the ideas proposed by Barbara. Obviously, she's not a traffic engineer, but in my opinion, if Lancaster County embraced some of her ideas such a plan would reduce accidents and allow traffic to flow in a safer more efficient manner then the CF Smith proposed plan.

Please note that I'm not here to ask you to stop the development. I only ask that you postpone the third reading until these outstanding public safety issues are resolved and included in the MOU and Concept Plan.

Thank you.

Citizen Comment

Lancaster County

Schedule H

Agenda Item for Discussion:	Conditional Use Permit Request, 423 Rocky River Rd
Meeting Date:	August 10, 2026 12:00:00 AM
Full Name	**First Name:** Pete **Last Name:** B
Phone Number	
Email	
Address:	
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	I think this is for the County Council meeting but could be for the Planning Commission. Regarding the request for a conditional use permit as a 'Used Car Lot': The area currently used is reasonably small and acceptable. However, two issues are present: 1) It is getting unsightly. Lots of cars and appearing cluttered, unkempt, and occasionally rough/junky in appearance. It would be nice to have the lot appearance improved and better landscaping/presentation along the front. 2) Occasionally, when a larger truck arrives to deliver or pick up cars, they struggle, or are unable, to turn into the lot, thus parking in the road until business is completed. This causes traffic backup. Would like to see a clear improvement so this does not happen.
Googles reCAPTCHA	

Citizen Comment

Lancaster County

Schedule I

Agenda Item for Discussion:	
Meeting Date:	August 10, 2026 12:00:00 AM
Full Name	**First Name:** Larry & Janis **Last Name:** Bennett
Phone Number	
Email	
Address:	
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	I'm submitting this statement pertaining to the Melanie Lane / Barberville Road development regarding a troubling precedent that is being set if Lancaster County's ordinances are treated as suggestions rather than requirements. For example, the Planning Commission unanimously denied the preliminary plat required by UDO 9.2.10B.2 before land can legally be disturbed. Yet grading proceeded anyway. If a developer chooses to spend money or begin construction after a denial, that is a risk the developer knowingly assumes. The County should not be pressured into accommodating a project simply because the developer acted before receiving approval. Doing so sends a dangerous message to future applicants: if you are denied, build first and ask for permission later. Lancaster County has already seen the consequences of policies that shift the cost of growth from developers to existing taxpayers. Please do not create another precedent where the consequences of a developer's decisions are ultimately borne by the County and its residents. Please hold the line. Require compliance (and now correction), not accommodation. Thank you. Larry & Janis Bennett
Googles reCAPTCHA	

Schedule J

August 10, 2026

Lancaster County Council
Via email to Sherrie Simpson at ssimpson@lancastercountysc.gov

RE: "Barberville Commercial" and County Action

Dear Councilmembers,

Like many of my neighbors who will be able to attend the August 10, 2026 Council meeting in person, I want to draw your attention to the so-called "Barberville Commercial" development at the northwest corner of the Barberville Rd. and SC Hwy 160 intersection.

When there is a violation of the county's law, the county's law requires action. At the August 10 meeting, my neighbors will comment on the many different issues with the Barberville Commercial project – apparent violations of the Clean Water Act, apparent violations of permits issued to the project by federal and state authorities, and apparent violations of the county's Unified Development Ordinance ("UDO"), among others.

These apparent violations are not in some theoretical future tied to a yet-to-be-approved development plan. They are here and now, and they must be addressed. I implore you to direct the County Administrator, the County Stormwater Management Director, and any other county official of competent authority to take action as required by the county's law.

As just one example, at the July 21, 2026 Lancaster County Planning Commission meeting, Chairperson Richards recited a long list of nonconformities between the proposed plan and the UDO (which are not current violations since the proposed plan is just that, proposed). Chairperson Richards also, repeatedly, pointed to UDO 9.2.10.B.2, which says that, "No land-disturbing activity shall take place until a Preliminary Plat has been approved."

Whatever you think about the current UDO and its clarity, UDO 9.2.10.B.2 is crystal clear and simple to follow – if your project requires a major subdivision, like the grand plan for the Barberville Commercial development does, you cannot disturb the land until you have approval. As Chairperson Richards repeatedly said on July 21, the land was disturbed prior to approval; it has been "logged, stripped, cleared, and grubbed." There's no way to unring this bell and return from the barren landscape that has been created at the site. There is no regrowing the numerous mature trees the UDO would require be kept in place, which is the whole point of the rule requiring approval to begin with.

Section 9.4.1.C of the UDO requires that when there has been a violation of the UDO, the county "shall deliver a written notice" regarding the violation and take other action as appropriate. Notwithstanding the numerous complaints that have laid out in great detail what the clear and current UDO violations are, the only official response my neighbors received to their formal complaints is that the project is compliant.

As the County Council, please do not let this stand. Please do not let an uninformed, arbitrary, and capricious response – a response that directly contradicts the later findings of the Planning Commission (who clearly invested time to review the facts and current condition of the project) – be the county's last word on this. The county's law requires action. Please direct the county employees to follow it.

Please also direct the county employees to involve other authorities as required, such as the South Carolina Department of Environmental Services, the U.S. Environmental Protection Agency, and the Army Corps of Engineers as to the apparent Clean Water Act violations related to placing fill in more stream than was allowed and the significant, uncontrolled runoff and sediment pollution leaving the site.

I like that there is development in Lancaster County, and my family and I likely would not have chosen to live here when my job brought me to the area without it. That said, if the county's rules can be viewed as "suggestions," I fear that the only development we will see going forward is development that none of us will like.

Sincerely,

Charles Anthony[1]

[1] I am a licensed attorney, but I only represent myself in this matter.

Sherrie Simpson

Schedule K

From: John Saul
Sent: Monday, August 10, 2026 3:2
To: Sherrie Simpson
Subject: Please DENY Rezoning Ordinance 2026-2012 from Low Density Residential (LDR) per the ordnance and change the zoning designation to General Business (GB).

Importance: High

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—IT Helpdesk, support.lancastercountysc.gov

August 10, 2026

Lady and Gentlemen of the Lancaster County Council:

First, I would like to thank CF Smith Property Group and particularly John Parker for meeting so often with so many members of the Indian Land community and adjusting their development plans in accordance with suggestions from those neighbors so closely affected by the development of the property in question.

However, I am at a loss to understand how they can undertake this project with all the time and money invested so far without a firm commitment by a tenant capable of occupying a "big box store" similar to Costco, Walmart or a Home Depot. Maybe they have one, but are unable to provide the name due to contractual reasons, or some other privacy requirement.

A number of people I have spoken to find this very odd, that even now we cannot be presented with who our potentially very large and very impactful new neighbor might be.

That said, I 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), and instead **rezone it to General Business (GB).**

My neighborhood, the Retreat at Raylield where my wife and I have lived for the past 8 years anxiously hopes to benefit from safer access onto Hwy 521, and egress back into our neighborhood as a result of the installation of a much-needed traffic signal at Halifax and Murphy Dr at the main entrance to our development, resulting from the development of the proposed new shopping center. However, I am not yet convinced that the potential reward of a traffic signal is worth the risk associated with all that potentially accompanies such a large commercial development and the resulting increased traffic on an already overwhelmed highway infrastructure.

Several new regional shopping centers, including Target and Costco, have opened within the past year just a few miles away and are already noticeably exacerbating the enormous traffic issues we experience daily in Indian Land along Highway 521. And then there, is the new MUSC hospital complex, apartments and retail development including a Long Horn restaurant just north of Costco, the ongoing Cross Ridge development, whatever is being built across Hwy 521 from Target, as well as a Texas Road House Restaurant on the corner Hwy 521 and Shelly Mullis Rd that appears to have recently broken ground.

Even more concerning is that the rezoning request from Low Density Residential to Regional Business leaves the door wide open for potentially building high density apartments on this 71 acres property should there be some sort of "hiccup" with the development of the shopping center by CF Smith, or even some other developer should the property be sold or transferred during the development process.

Per the Ordnance 2026-2012, Section 1 (b) The Future Land Use Category of the subject property is Core Mixed Use, which the Lancaster County 2040 Comprehensive Plan describes as "intended to facilitate the ongoing development of the primary urban centers in the Panhandle. **These areas should accommodate a wide range of higher density housing, as well as major commercial and mixed-use developments.** These areas should help to support a transition to a more 'Urban' environment over time, with improved transportation connections, greater walkability, and more amenities for residents."

May I just add, that I believe the 2040 Comprehensive Plan **is wrong in its provision for "higher density housing"** for this particular property using the Regional Business zoning designation.

By the way, the Parkstone at Indian Land Apartments complex just to the north of this development is zoned Regional Business, so I hope you can understand my concern about any potential for high density residential development on this property.

Therefore, I respectfully request that the Lancaster County Council DENY Rezoning Ordinance 2026-2012 from Low Density Residential (LDR) per the ordnance and change the zoning designation to General Business (GB).

Thank you for considering my request and please vote accordingly.

John Saul

Sherrie Simpson

Schedule L

From: Karen Saul
Sent: Monday, August 10, 2026 3:41 F
To: Sherrie Simpson
Subject: Deny Ordinance 2026-2012

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—IT Helpdesk, support.lancastercountysc.gov

Dear Lancaster County Council Members,

Please deny Ordinance 2026-2012. Indian Land is overrun with new buildings. Infrastructure needs to be in place before more new buildings are erected. I know that Indian Land brings in much revenue to Lancaster County and that is the reason that everything is approved. we are your "cash Cow"!!!
Jose Luis and Stuart Graham are the only council members who take up for their constituents. You all should be concerned about the whole county not just your area.
My husband and I recently watched a U Tube Video about the fastest growing top 12 places in SC. Indian Land is number 1!
And it was pointed out that IL does not have the infrastructure for this growth, nor are there plans for new infrastructure.
Why is this happening?

Kind Regards,
Karen K. Saul