

Council Members

District 1: Terry Graham
District 2: Charlene McGriff
District 3: Billy Mosteller, Secretary
District 4: Jose Luis
District 5: Steve Harper, Chair
District 6: Allen Blackmon
District 7: Brian Carnes, Vice-Chair

**County Administrator**

Dennis E. Marstall

County Attorney

Ginny L. Merck-Dupont

Clerk to Council

Sherrie Simpson

November 27, 2023**6:00 PM****101 North Main Street
Lancaster, SC 29720**

LANCASTER COUNTY COUNCIL
County Council Chambers, County Administration
Building, 101 North Main Street, Lancaster, SC 29720

MINUTES

Members Present: Allen Blackmon, Brian Carnes (*who arrived at approximately 6:08 p.m. after the vote on the **Consent Agenda***), Steve Harper, Billy Mosteller, Charlene McGriff, Terry Graham, and Jose Luis.

Staff Members/Others present: Dennis Marstall, County Administrator; Ginny Merck-Dupont, County Attorney; Sherrie Simpson, Clerk to Council; Stephany Snowden, Deputy County Administrator; Allison Hardin, Development Services Director; Brenda Thompson, Communications and Marketing Director; 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 power point presentation utilized during the meeting is attached to the written minutes in the Clerk to Council's office.

Call to Order Regular Meeting - Chairman Steve Harper

Chairman Steve Harper called the regular meeting of County Council to order at approximately 6:00 p.m.

Welcome and Recognition - Chairman Steve Harper

Chairman Steve Harper welcomed everyone to the meeting.

Pledge of Allegiance and Invocation - Council Member Jose Luis

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

Approval of the Agenda

Charlene McGriff moved to approve the agenda. Seconded by Allen Blackmon. Motion Passed 6-0.; Absent: Carnes

Citizens Comments

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

1. Bob Harris, Indian Land, SC, spoke regarding his family's property on Jim Wilson Road and a proposed commercial project for the property. A physical copy of his written comments were provided to each Council member and are also attached as Schedule A to the written minutes in the Clerk to Council's office.

The following citizens submitted electronic, written comments for Citizen Comments: None.

Consent Agenda

Billy Mosteller moved to approve Consent Agenda Item **6a** . and **6b**. [which are the same as Item **a** . and Item **b**. listed below]. Seconded by Charlene McGriff. The Consent Agenda items passed by a vote of 6-0.; Absent: Carnes

- a. **Approval of Minutes from the November 13, 2023 County Council Regular Meeting**
- b. **2nd Reading of Ordinance 2023-1881 regarding Amending the Future Land Use Designation for Property Located at 2458 Mineral Mining Road, Kershaw, SC, from Special District-Industrial to Rural Living (Applicants Charles and Ruth Strunk)**

Ordinance Title: An Ordinance To Approve The Request Of Charles And Ruth Strunk To Amend The Future Land Use Map Contained In The Lancaster County, South Carolina Comprehensive Plan 2014-2024, Changing The Future Land Use Designation For Their Property Located At 2458 Mineral Mining Road, Kershaw, SC, From Special District-Industrial To Rural Living (TMS # 0098-00-037.01). - ***Planning Department Case Number: CP-2023-1197.***

Non-Consent Agenda

Resolution 1254-R2023 regarding Adoption of the Airport Capital Improvement Plan

Resolution Title: A Resolution To Adopt The Lancaster County Airport Capital Improvement Plan For Federal Fiscal Year 2025 Through Federal Fiscal Year 2029.

Charlene McGriff moved to approve Resolution 1254-R2023. Seconded by Billy Mosteller.

Allen Blackmon and Jose Luis voiced concerns about the cost of the new airport hangar because the Capital Project Sales Tax 3 originally gave only nine hundred thousand dollars to the hangar project. They were disappointed in the lack of a detailed plan that was provided to Council, and also questioned the funding and what return on investment the County would see by spending an estimated two million dollars on a hangar. Steve Harper noted that the Airport Capital Improvement Plan (CIP) needed to be in place for federal funding to be received for the hangar.

Resolution 1254-R2023 Passed by a vote of 5-2; Ayes: Carnes, Harper, Mosteller, McGriff, Graham; Nays: Blackmon, Luis.

2nd Reading of Ordinance 2023-1877 regarding Rezoning Property Located at 1662 MacMillan Park Drive from Light Industrial (LI) to Institutional (INS) District to Convert an Existing Structure to a K-12 Private School Facility (Applicants Brian Cillian/Greybridge MacMillan LLC and LEH SC MacMillan LLC)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone

Approximately 7.286 Acres (TM# 0007-00-008.05) Located At 1662 Macmillan Park Dr, From Light Industrial (LI) District To Institutional (INS) District - ***Planning Department Case Number: RZ-2023-1464.***

Terry Graham moved to postpone the 2nd Reading of Ordinance 2023-1877 until such time as the applicant can provide to the Planning Department and/or County Administration proof that the covenants related to the park in which this proposed development will be located have been amended to allow for the requested use. Seconded by Jose Luis. There was no discussion from Council.

The motion to postpone the 2nd Reading of Ordinance 2023-1877 Passed by a vote of 7-0.

2nd Reading of Ordinance 2023-1883 regarding an Intergovernmental Agreement with the Town of Heath Springs

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 Town Of Heath Springs, South Carolina; And Other Matters Relating Thereto.

Brian Carnes moved to approve the 2nd Reading of Ordinance 2023-1883. Seconded by Charlene McGriff.

Allison Hardin presented data regarding the estimated time staff spent on plan reviews, permitting and inspections for the Town of Heath Springs. Jose Luis questioned if the ordinance could be drafted specifically for new single-family homes but was advised against it due to the need of support from the Planning Commission. Several Council members expressed interest in an annual review regarding the number of plan reviews and permits for the Town of Heath Springs, with the ability to terminate the agreement with notice, if Council sees fit. Ginny Merck-Dupont noted that the requested amendment to the agreement could be made before it is presented to Council for 3rd Reading.

The 2nd Reading of Ordinance 2023-1883 Passed by a vote of 7-0.

2nd Reading of Ordinance 2023-1884 regarding an Intergovernmental Agreement with the Town of Kershaw

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 Town Of Kershaw, South Carolina; And Other Matters Relating Thereto.

Charlene McGriff moved to approve the 2nd Reading of Ordinance 2023-1884. Seconded by Terry Graham.

Steve Harper noted that Council would need to see the same information and amendments as discussed for the 2nd Reading of Ordinance 2023-1883. There was no other discussion from Council.

The 2nd Reading of Ordinance 2023-1884 Passed by a vote of 7-0.

2nd Reading of Ordinance 2023-1885 regarding Amending Article IV of Chapter 25 of the County Code

Ordinance Title: An Ordinance To Amend Article IV Of Chapter 25 Of The Lancaster County Code So As To Amend The Duties Of The Building Department, Planning Department, And The Zoning Department Per The Intent Of The Intergovernmental Agreements Signed Between Lancaster County And The Towns Of Heath Springs And Kershaw.

Charlene McGriff moved to approve the 2nd Reading of Ordinance 2023-1885. Seconded by Brian Carnes.

Allison Hardin noted that the changes Council requested at the 1st Reading regarding the wording of the appointment of Planning Commission representatives found within Ordinance 2023-1885 were reflected in the 2nd Reading. There was no discussion from Council.

The 2nd Reading of Ordinance 2023-1885 Passed by a vote of 7-0.

Discussion and Action Items

Appointment to the Keep Lancaster County Beautiful Board

- John Kane as one of the District 4 Representatives to the Keep Lancaster County Beautiful Board to fill a four year term that would expire on 06/30/2027 (1st Term)

Jose Luis moved to approve the appointment of John Kane to the Keep Lancaster County Beautiful Board. Seconded by Billy Mosteller. There was no discussion from Council. The motion Passed by a vote of 7-0.

Adoption of the 2024 Calendar Meeting Schedule for Council, Committees, Boards and Commissions, and Advisory Boards and Adoption of the 2023 Holiday Schedule for the County

Brian Carnes moved to approve the 2024 calendar meeting schedule for Council, Committees, Boards and Commissions, and Advisory Boards and the Adoption of the 2024 holiday schedule for the County. Seconded by Allen Blackmon. There was no discussion from Council. The motion Passed by a vote of 7-0.

Status of items tabled, recommitted, deferred or held

- a. HOLD UNTIL THE 12/11/2023 COUNCIL MEETING TO COINCIDE WITH APPROVAL OF THE COMPREHENSIVE PLAN AMENDMENT - 3rd Reading of Ordinance 2023-1869 regarding Rezoning Property Located at 2458 Mineral Mining Road, Kershaw, from Light Industrial (LI) to Agricultural Residential (AR) District (Applicants Charles and Ruth Strunk)
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 6.60 Acres (TM# 0098-00-037.01) Located At 2458 Mineral Mining Road, Kershaw, From Light Industrial (LI) District To Agricultural Residential (AR) District. - ***Planning Department Case Number: RZ-2023-1197. The Planning Commission recommended approval by a vote of 5-2; however, the Planning staff recommended denial of the rezoning request. Passed 7-0 at the September 11, 2023 County Council Meeting. Passed 4-0 at the September 25, 2023 County Council Meeting (Terry Graham, Jose Luis, and Charlene McGriff Absent). - Allison Hardin***
- b. HOLD UNTIL THE 12/11/2023 COUNCIL MEETING -1st Reading of Ordinance 2023-1865 regarding Amending the Unified Development Ordinance related to Chapter 2, Section 2.4 District Standards for Medium Density Residential (MDR)
Ordinance Title: An Ordinance To Amend The Unified Development Ordinance (“UDO”) Chapter 2 (District Standards), Chapter 5 (Use Regulations), And Chapter 6 (Subdivision And Infrastructure Standards) Relating To The Medium Density Residential (MDR) Zoning District, On The Effective Date Of This Ordinance - ***Planning Department Case Number: UDO-TA-2023-0972. The Planning Commission recommended approval by unanimous vote. At the September 25, 2023 Council Meeting, the 1st Reading was Postponed until Council could discuss the item at the November 15, 2023 Committee of the Whole Meeting. - Allison Hardin***
- c. HOLD UNTIL THE 12/11/2023 COUNCIL MEETING -1st Reading of Ordinance 2023-1870 regarding Amending the Unified Development Ordinance (UDO) related to Chapter 4, Section 4.4.1 Cluster Subdivision Overlay Standards
Ordinance Title: An Ordinance To Amend The Unified Development Ordinance (“UDO”) Sections 4.4.1 (Cluster Subdivision Overlay District) On The Effective Date Of This Ordinance - ***Planning Department Case Number: UDO-TA-2023-0973. The Planning Commission recommended approval by a vote of 5-0. At the September 25, 2023 Council Meeting, the 1st Reading was Postponed until Council could discuss the item at the November 15, 2023 Committee of the Whole***

Meeting. - Allison Hardin

- d. HOLD UNTIL 12/11/2023 FOR CORRECTED PUBLIC HEARING NOTICE TO BE RUN - Public Hearing and 3rd Reading of Ordinance 2023-1880 regarding Amending the Fiscal Year 2023-2024 Budget Related to Land Acquisition and Sheriff's Uniforms

Ordinance Title: An Ordinance To Amend Ordinance No. 2023-1849, Relating To The Appropriation Of Funds And The Approval Of A Detailed Budget For Lancaster County For The Fiscal Year Beginning July 1, 2023 And Ending June 30, 2024 (FY 2023-2024), To Further Provide For Revenues And Expenditures During The Fiscal Year; And To Provide For Matters Related Thereto. - ***Passed 6-0 at the October 23, 2023 County Council Meeting (Charlene McGriff Absent). Passed 7-0 at the November 13, 2023 County Council Meeting. - Dennis Marstall / Veronica Thompson***

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

Executive Session

One Item:

- 1. Discussion of personnel matters pursuant to South Carolina Code of Laws 30-4-70(a)(1) related to the County Administrator's Office.***

Steve Harper stated that he needed a motion to go into Executive Session for the discussion of personnel matters pursuant to South Carolina Code of Laws 30-4-70(a)(1) related to the County Administrator's Office. Allen Blackmon stated that he so moved. Seconded by Charlene McGriff. The motion to go into Executive Session Passed 7-0. At approximately 6:50 p.m., Council went into Executive Session.

Items Requiring a Vote Following Executive Session

Council came out of Executive Session and Steve Harper called the Council meeting back to order at approximately 8:14 p.m. Allen Blackmon moved to come out of Executive Session. Seconded by Billy Mosteller. The motion to come to come out of Executive Session passed by a vote of 7-0. Upon returning to open session, Ginny Merck-Dupont noted that during Executive Session, Council discussed personnel matters pursuant to South Carolina Code of Laws 30-4-70(a)(1) related to the County Administrator's Office. She stated that it was her understanding that, during Executive Session, no motions were made and no votes were taken.

Adjournment

Jose Luis moved to adjourn the Council meeting. Seconded by Terry Graham. The motion to adjourn Passed 7-0.

There being no further business, the regular meeting of Council adjourned at approximately 8:15 p.m.

<Signatures appear on next page>

Respectfully Submitted:

Lauren Hill

Lauren Hill
Deputy Clerk to Council

Approved by Council December 11, 2023

A handwritten signature in black ink, appearing to read "B Mosteller", is written over a horizontal line.

Billy Mosteller, Secretary