

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

**County Administrator**

Dennis E. Marstall

County Attorney

Ginny L. Merck-Dupont

Clerk to Council

Sherrie Simpson

September 8, 2025

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: Dennis Marstall, County Administrator; Ginny Merck-Dupont, County Attorney; Sherrie Simpson, Clerk to Council; Stephany Snowden, Deputy County Administrator; Sabrena Harris, Chief Financial Officer; Allison Hardin, Development Services Director; April Williams, Planning Director; Jenna Woods, Communications and Marketing Director; Jeff Catoe, Public Works Director; Clay Catoe, Emergency Medical Services 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 PowerPoint presentation utilized during the meeting is attached to the written minutes in the Clerk to Council's office.

Call to Order Regular Meeting - Chairman Brian Carnes

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

Welcome and Recognition - Chairman Brian Carnes

Chairman Brian Carnes welcomed everyone to the meeting.

Pledge of Allegiance and Invocation - Council Member Billy Mosteller

Billy Mosteller led the Pledge of Allegiance to the American Flag and delivered the Invocation.

Approval of the Agenda

Charlene McGriff moved to approve the agenda. Seconded by Stuart Graham.

Jose Luis made a motion to amend the agenda to move Item **6a.** to September 22, 2025, and move Item **8b.** to October 13, 2025. Seconded by Charlene McGriff. The motion to amend

Passed by a vote of 7-0.

The motion to approve the agenda as amended Passed by a vote of 7-0.

Citizens Comments

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

1. Davis Martin, Charlotte, NC, explained that he was available for questions when Item **8c.** was brought before Council.
2. Andrea Mazzullo, Indian Land, SC, expressed several concerns with a commercial development on Barberville Road.
3. Jeannine Clifton, Indian Land, SC, expressed concerns with a commercial development on Barberville Road and non-compliance with the County's Unified Development Ordinance ("UDO").

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

1. Elane Balman, Lancaster, SC, wrote in opposition of CP-2025-1648, which was to be heard at the September 16, 2025, Planning Commission meeting. A copy of her comments are attached as Schedule A to the minutes.
2. Larry Bennett, Indian Land, SC, wrote in regarding several concerns with a commercial development on Barberville Road. A copy of his comments are attached as Schedule B to the minutes.
3. Dawne Foster, Lancaster, SC, wrote in opposition of CP-2025-1648, which was to be heard at the September 16, 2025, Planning Commission meeting. A copy of her comments are attached as Schedule C to the minutes.

Special Presentations

- a. **Recognition of Employee of the Quarter - 2025 - 2nd Quarter - Presented by County Administrator Dennis Marstall**

This item was moved to the September 22, 2025, County Council meeting.

Consent Agenda

Billy Mosteller moved to approve Consent Agenda Items **7a.**, **7b.**, **7c.**, **7d.**, and **7e.** [which are the same as Item **a.**, **b.**, **c.**, **d.**, and **e.** listed below]. Seconded by Charlene McGriff. The motion Passed by a vote of 7-0.

- a. **Approval of Minutes from the August 13, 2025, County Council Committee of the Whole Meeting**
- b. **Approval of Minutes from the August 25, 2025, County Council Regular Meeting**
- c. **3rd Reading of Ordinance 2025-1981**
Ordinance Title: An Ordinance To Authorize The Execution And Delivery Of One Or More Amendments To The Installment Purchase And Use Agreement And The Base Lease And Conveyance Agreement Each Between Lancaster County, South

Carolina, And Lancaster County Public Facilities Corporation; And To Provide For Other Matters Relating Thereto - Passed 7-0 at the August 11, 2025, County Council Meeting. Passed 7-0 at the August 25, 2025, County Council Meeting. - Dennis Marstall

d. 2nd Reading of Ordinance 2025-1959

Ordinance Title: An Ordinance To Amend The Lancaster County Code Related To The Membership Of The Health And Wellness Commission - Passed 7-0 at the August 25, 2025, County Council Meeting. - Dennis Marstall

e. 2nd Reading of Ordinance 2025-1960

Ordinance Title: An Ordinance To Amend The Lancaster County Code, Chapter 2, Article XI, Division 5, Related To The Lancaster County Community Relations Commission. - Passed 7-0 at the August 25, 2025, County Council Meeting. - Dennis Marstall

Non-Consent Agenda

a. Public Hearing and 2nd Reading of Ordinance 2025-1982

Ordinance Title: An Ordinance To Amend Ordinance 2015-1346, Related To A Development Agreement Between Lancaster County And UHF Development Group, LLC., Also Known As PDD-26, "Collins Road Site" To Realign Density And Lot Lines Between Villages F And H, And To Amend Section 17(B) Regarding Parking and to add Exhibit D, List of Permissible Uses. And Other Matters Related Thereto. - Passed 7-0 at the August 11, 2025, County Council Meeting. Held At Applicant's Request at the August 25, 2025, County Council Meeting. - April Williams

This agenda item was moved to the October 13, 2025, County Council meeting.

b. 2nd Reading of Ordinance 2025-1983

Ordinance Title: An Ordinance To Amend Ordinance No. 2025-1971, Relating To The Appropriation Of Funds And The Approval Of A Detailed Budget For Lancaster County For The Fiscal Year Beginning July 1, 2025, And Ending June 30, 2026 (FY 2025-2026), To Further Provide For Revenues And Expenditures During The Fiscal Year; And To Provide For Matters Related Thereto. - Passed 7-0 at the August 25, 2025, County Council Meeting. - Jamie Privuznak

Steve Harper moved to approve the 2nd Reading of Ordinance 2025-1983. Seconded by Charlene McGriff.

Sabrena Harris reviewed the proposed budget amendment and noted no changes since the 1st Reading of the Ordinance. Jose Luis stated that when approving amounts for the Rise Lane project, he wanted to make sure that Council and staff were receiving appropriate bids and that he was not in favor of the current amount that was being allocated for Rise Lane.

There was no discussion from Council. The 2nd Reading of Ordinance 2025-1983 Passed by a vote of 7-0.

c. 2nd Reading of Ordinance 2025-1984

Ordinance Title: An Ordinance To Amend Ordinance 2021-1711, Related To A Development Agreement Between Lancaster County And Redwood Indian Land

Barberville SC P1., Also Known, “Redwood” To Amend Section 1(A) Of The Ordinance, And To Amend Exhibit B-1, And To Amend Exhibit C, And To Correct Scrivner’s Errors In Section 1.02 And To Amend Section 1.10. And Other Matters Related Thereto. - Passed 4-3 at the August 25, 2025, County Council Meeting (Billy Mosteller, Jose Luis, and Stuart Graham Opposed). - April Williams

Charlene McGriff moved to approve the 2nd Reading of Ordinance 2025-1984. Seconded by Bryant Neal.

April Williams reviewed the proposed amendments via the County's PowerPoint presentation. Ms. Williams noted no changes since the 1st Reading of the Ordinance.

There was no discussion from Council. The motion Passed by a vote of 4-3; Ayes: Harper, Neal, Carnes, McGriff; Nays: Mosteller, Luis, Graham.

d. 2nd Reading of Ordinance 2025-1985

Ordinance Title: An Ordinance To Amend The Unified Development Ordinance (“UDO”) Chapters 7 And 10 To Define The Use Types “Large-Scale Grocery Store” And “Regional Hospital Facility,” And Provide For Additional Wall Signage For Both Uses. - Planning Department Case Number: TA-2025-1306. The Planning Commission recommended approval of a portion of the proposal. The applicant requests approval of the entire proposal. Passed 7-0 at the August 25, 2025, County Council Meeting. - Allison Hardin

Jose Luis moved to approve the 2nd Reading of Ordinance 2025-1985. Seconded by Billy Mosteller.

Allison Hardin explained that the only change since the 1st Reading of the Ordinance was to correct an error that Jose Luis pointed out regarding signage for "large-scale grocery stores".

There was no discussion from Council. The 2nd Reading of Ordinance 2025-1985 Passed by a vote of 7-0.

e. Public Hearing and 1st Reading of Ordinance 2025-1986

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 0.5 Acres (TM# 069M-OE-013.00), Which Is Located Adjacent To 454 Fox Lane, From The Low Density Residential (LDR) District To The Medium Density Residential (MDR) District - Planning Department Case Number: RZ-2025-1613. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the rezoning request. - April Williams

Charlene McGriff moved to approve the 1st Reading of Ordinance 2025-1986. Seconded by Billy Mosteller.

Brian Carnes opened the Public Hearing for Ordinance 2025-1986 at approximately 6:21 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 18 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 6:21 p.m.

April Williams reviewed the rezoning request via the County's PowerPoint presentation and explained that the applicant's intent was to conjoin the property with the adjacent lot for tax purposes.

There was no discussion from Council. The 1st Reading of Ordinance 2025-1986 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. Appointments for the International Code Board of Appeals (5 Members and 2 Alternates) - Chad Catledge has applied to serve on the Board and if appointed, he would serve as a member with experience in technical codes and would serve a four-year term that would end on 06/30/2029; Stacy Roberts has applied to serve on the Board and if appointed, he would serve as a member with experience in fire codes and would serve a two-year term that would end on 06/30/2027; and Harrison Blackwell has applied to serve on the Board and if appointed, he would serve as a member with experience in technical codes and would serve a four-year term that would end on 06/30/2029.

2. Current Board/Commission Vacancies

3. Upcoming Board/Commission Expirations

1. Sherrie Simpson explained that staff had received applications from Chad Catledge, Stacy Roberts and Harrison Blackwell for the International Code Board of Appeals. Steve Harper moved to appoint the three applicants. Seconded by Bryant Neal. There was no discussion from Council. The motion Passed by a vote of 7-0.
2. Sherrie Simpson explained that the current list of Board and Commission vacancies was included in the agenda packet.
3. Sherrie Simpson explained that the list of upcoming Board and Commission expirations was included in the agenda packet.

Status of Items Tabled, Recommitted, Deferred or Held

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

a. POSTPONED AT APPLICANT'S REQUEST - Public Hearing and 1st Reading of Ordinance 2025-1972

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

July 15, 2025. - April Williams

- b. **POSTPONED AT APPLICANT'S REQUEST - Public Hearing and 1st Reading of Ordinance 2025-1976**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone 159.64 Acres Located Off Old Hickory Road (TM# 0045-00-004.00), From RN, Rural Neighborhood District, To MDR, Medium Density Residential District. - Planning Department Case Number: RZ-2024-0367. The Planning Commission recommended denial by unanimous vote and the Planning staff also recommended denial of the rezoning request. Postponed at Applicant's Request on July 15, 2025. - April Williams

Executive Session

- a. **Two Items:**

1. Receipt of legal advice subject to the attorney-client privilege regarding the Lancaster County Library Board.

2. Discussion of personnel matters pursuant to South Carolina Code of Laws 30-4-70(a)(1) related to the County Administrator's office and the County Administrator's evaluation process.

Brian Carnes stated that he needed a motion to go into Executive Session for two items: (1) the receipt of legal advice subject to the attorney-client privilege regarding the Lancaster County Library Board and (2) 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 and the County Administrator's evaluation process and to invite Joanie Winters of the Winters Law Firm in to discuss the second item via Microsoft Teams. Billy Mosteller stated that he so moved. Seconded by Jose Luis. The motion to go into Executive Session Passed by a vote of 7-0. At approximately 6:26 p.m., Council went into Executive Session.

Items Requiring a Vote Following Executive Session

Council came out of Executive Session and Brian Carnes called the Council meeting back to order at approximately 7:49 p.m. Charlene McGriff moved to come out of Executive Session. Seconded by Bryant Neal. The motion to come out of Executive Session Passed by a vote of 7-0.

Upon returning to open session, Ginny Merck-Dupont stated that Council met in Executive Session in regard to two items: (1) for the receipt of legal advice subject to the attorney-client privilege regarding the Lancaster County Library Board; and (2) 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 and the County Administrator's evaluation process. She stated that during Executive Session, no motions were made, and no votes were taken.

Charlene McGriff made a motion to remove Brittany Gargano-Smith from the Lancaster County Library Board effective immediately. Seconded by Billy Mosteller. There was no discussion from Council. The motion Passed by a vote of 7-0.

Adjournment

Jose Luis moved to adjourn the Council meeting. There being no further business to discuss, the regular meeting of Council adjourned at approximately 7:50 p.m.

Respectfully Submitted:

Lauren Hill

Lauren Hill
Deputy Clerk to Council

Approved by Council on September 22, 2025.

Bryant Neal

Bryant Neal, Secretary

Sherrie Simpson

Schedule A

From: Elaine B
Sent: Monday, September 8, 2025 7:57 AM
To: Sherrie Simpson
Subject: CP2025-1648 Riverside Covepoint
Attachments: Covepoint Statement to County Council 982025.docx

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—IT Helpdesk, lancastersc.supportsystem.com

Good Morning Sherri,
Attached is my statement for tonight's council meeting. If you could kindly make sure my comments get read I would greatly appreciate it.

Enjoy Your Day!

Elaine Bulman

Schedule A

Citizen Statement in Opposition to CP2025-1648 Riverside Covepoint

A Call for Responsible Growth and Developer Accountability in
Lancaster County, SC

Thank you for allowing me to address the Council. My name is Elaine Bulman
, and I am a resident of and speaking solely on my own
behalf as a citizen of Lancaster County. I am speaking in strong opposition to CP2025-1648
Riverside Covepoint, a development proposal that, in its current form, threatens to push
our community beyond its breaking point.

Our county is already stretched thin. Roads are congested, traffic control is inadequate,
and emergency services—fire and EMS—are struggling to keep up with demand. Our
schools are overcrowded, and every new development without proper planning makes
these challenges worse.

Riverside Covepoint fails to account for these realities. How can we consider more growth
when the supporting infrastructure simply isn't there? Approving this project now would put
even more pressure on our roads and traffic, slow down emergency response times, and
create an even greater strain on our schools—risking the safety, well-being, and future of
Lancaster County.

It is not enough to hope that growth will somehow pay for itself. We must require
developers to take responsibility for the impact their projects have. Contracts must
mandate meaningful contributions to infrastructure upgrades, expanded fire and EMS
protection, and new educational facilities. Without these enforceable commitments, the
burden falls on taxpayers while developers profit.

Responsible growth means thoughtful planning, not unchecked expansion. It is about
ensuring every new resident—current and future—has access to safe roads, reliable
emergency services, and quality schools. We need leaders who will stand up for us by
making developer accountability a priority in every negotiation.

As we consider the long-term vision for Lancaster County, it's essential to recognize that
sustainable development is not the enemy of progress—it is its foundation. Growth, when
approached with intention and integrity, can enrich our community, attract new
opportunities, and enhance the quality of life for everyone. But this can only happen if

developers are genuine partners in building the infrastructure that growth requires, and if our elected officials safeguard the public interest at every step.

For example, the developer of Riverchase Estates, LGI, is contractually obligated to donate both money and land to Lancaster County for the construction of a firehouse on Riverside Road, just outside Riverchase Estates. However, despite the clear terms in the agreement, I am concerned that both the County and LGI are now dragging their feet. Several requests have been made regarding the status of the firehouse, yet answers and visible progress remain elusive. This delay undermines community trust and puts residents at greater risk as emergency response infrastructure lags far behind development.

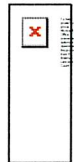
By setting high standards now, we establish Lancaster County as a place where growth is both possible and responsible—a community that welcomes progress without sacrificing safety, sustainability, or fairness. Let's be proactive, courageous, and united in our vision for the future. The decisions made today will echo for generations, and it is our duty to leave a legacy of responsible stewardship.

Thank you for considering my concerns and for your commitment to the wellbeing of all Lancaster County residents.

Sherrie Simpson

From: SeamlessDocs <noreply@sear
Sent: Monday, September 8, 2025 1
To: Sherrie Simpson; Lauren Hill; M
Subject: New Submission: Citizen Comment
Attachments: Citizen_Comment_a0fc92bf-fa1e-4bbb-ab0b-692a49822a49_pdfa.pdf

Schedule B



New Submission

A new submission was received for the form below. Log into your Submission Manager to review and process it.

Form name	Citizen Comment
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Submission Details:

Agenda Item for Discussion:

Non compliance concern with UDO

Meeting Date:

September 08, 2025 06:00 PM

Full Name

First Name

Larry

Last Name

Bennett

Phone Number

Email

Address:

Please check which meeting this comment is for:

County Council Meeting

Citizen Comment - Regarding Agenda Item:

Unfortunately, I am not able to be at the meeting so I am submitting the following: As a resident of the neighborhood, and I am writing to raise serious concerns about the commercial development being advanced beside our community. While I am not against commercial development, I am in favor of developers following the Unified Development Ordinance (UDO). The property has been zoned Neighborhood Business since 2019, zoning alone does not exempt this project from following the UDO. Staff may suggest the developer has a "by-right" plan or that this is a "different" submission, but that is simply not true. This is the same plan previously denied, being advanced through shortcuts that clearly violate the UDO and bypass the required oversight. First, this project is a Major Subdivision being disguised as a Minor Subdivision to avoid Council approval. UDO Ch.9.2.10A.1. makes clear that the Minor Subdivision process is only available for land divisions that "do not result in an increase in the number of lots/parcels included in a subdivision previously approved by Lancaster County." Any division that does not meet these criteria "shall be required to use the Major Subdivision process." In May 2024, the County approved the Barberville property to be divided from 1 parcel into 3 parcels. The current plan further subdivides those 3 parcels into 4, which leaves no legal option other than the Major Subdivision process. Council denied this same plan last year for UDO violations, and nothing material has changed. Second, this plan blatantly violates Tree Save and

Commercial Setback requirements. All parcels are within the Highway Corridor Overlay District (UDO Ch.4.3.2A), which exists to “preserve and enhance” the area with development that improves visual character. Yet the plan clear-cuts all trees, with no preservation in setbacks or buffers. UDO Ch.4.3.2L.2. requires that “all required setbacks and buffer yards shall be used as tree preservation areas,” that “retention and protection of large trees shall be required for all development,” and that “all canopy trees greater than 24 inches in diameter shall be incorporated into the site plan.” This plan does none of that. Furthermore, UDO Ch.5.5.4A. requires a minimum of 50-foot side and rear setbacks for commercial structures and Type C opaque buffers if parking is visible to adjacent properties, while UDO Ch.2.4.3. requires 15-foot road setbacks and 40-foot side and 30-foot rear setbacks for accessory structures. The current plan has parking without required buffers, a playground equipment too close to property lines and a primary building too close to the road. The development where the school will go also abuts homes in The Overlook, where all trees including large Canopy trees were taken down leaving only a few feet between their bedroom windows and the purposed school building. A day or two after the News came and did a story on this, the developer quickly toppled hundreds of trees, likely preferring to pay a small fine by the county over compliance with the law. These violations are not minor—they disregard the County’s development standards outright. For these reasons, I respectfully urge Council to enforce the UDO as written and require this developer to respect the process with full compliance to tree save and setback requirements and to remedy the mis-steps up to this point. Bypassing these protections undermines the integrity of Lancaster County’s development standards, negatively impacts property values and sets a dangerous precedent for future projects. Thank you for your consideration. Respectfully, Larry and Janis Bennett

View the submission and any attachments by following the link below and using this unique access code:

View Submission

[Log in to view in Submission Manager](#)

Lancaster County | 101 N. Main Street, Lancaster, SC 29720

Sherrie Simpson

Schedule C

From: Dawne Foster
Sent: Monday, September 8, 2025 2:56 PM
To: Sherrie Simpson
Subject: Comment for September 8th Council Meeting

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—IT Helpdesk, lancastersc.supportsystem.com

Dear Members of the Lancaster County Council,

My name is Dawne Foster, and I reside at _____ in writing as a concerned citizen to express my opposition to CP2025-1648 Riverside Covepoint, as well as the other proposed developments along Riverside Road that are expected to come before the Council for consideration.

Lancaster County is already significantly behind in planning for infrastructure needs associated with existing and recently approved developments. A clear example is the continued lack of follow-through on the longstanding commitment outlined in the development agreement between the County and LGI, the current developer of Riverchase Estates. LGI formally stated in writing (March 2025) that they were prepared to honor their obligation to donate land and funds for a fire station. That donation was expected to take place in July, and yet to date, there has been no public confirmation that this transaction has occurred.

While I understand that the donated land and funds will not fully cover the cost of a new fire station, the fact remains that this contribution is substantial and the County has been aware of it since 2008. Despite this, the County appears unprepared to act, and residents continue to experience emergency response times averaging 25 minutes for fire or ambulance services. With the projected addition of approximately 1,900 new homes (**not including** the already approved sections of Riverchase Estates) those wait times will inevitably increase, placing lives at risk.

The concern extends far beyond emergency services. Other facets of community infrastructure **like** roads, utilities, **and** schools will be severely impacted by the influx of residents unless a clear, funded, and enforceable plan is in place before more development is approved. I am not opposed to growth; I support thoughtful and strategic planning that ensures growth does not come at the cost of public safety or quality of life.

Therefore, I respectfully urge the Council to reject CP2025-1648 and pause approvals of additional developments along Riverside Road until a comprehensive infrastructure plan is developed. Moreover, future approvals must include stronger developer obligations to contribute meaningfully, financially and logistically to the public services that will be strained by their projects.

Thank you for your time and for your service to the residents of Lancaster County.

Sincerely,
Dawne Foster