

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 22, 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; Jamie Privuznak, Budget Director; Allison Hardin, Development Services Director; April Williams, Planning Director; Jeff Catoe, Public Works Director; Chris Clouden, Parks and Recreation Director; Clay Catoe, Emergency Medical Services Director; Sheriff Barry 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 - 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 Stuart Graham

Stuart Graham 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 Bryant Neal. The motion Passed by a vote of 7-0.

Citizens Comments

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

1. Mike Barnes, Lancaster, SC, explained that he attends Council meetings to be informed and up to date with what was happening in the County.
2. Jon Hardy, Rock Hill, SC, explained that he and the Lennar Development Team were available for questions once agenda item **9a.** was brought before Council and he briefly highlighted the proposed development.
3. Haskell Faulkenberry, Lancaster, SC, signed up to speak but did not come forward.
4. Barbara Scannell, Indian Land, SC, requested that an item regarding road improvement plans be added to the October 13, 2025, regular Council meeting agenda. A copy of her comments is attached as Schedule A to the minutes.
5. Davis Martin, Charlotte, NC, explained that he was available for questions once agenda item **8d.** was brought before Council.
6. Gordon Johnston, Charlotte, NC, explained that he was available for questions once agenda item **8e.** was brought before Council.
7. Jeannine Clifton, Indian Land, SC, expressed concerns regarding a commercial development on Barberville Road.

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

1. Cody Hinton, Indian Land, SC, wrote in regarding his concerns with a commercial development on Barberville Road. A copy of his comments is attached as Schedule B to the minutes.
2. Shannon Hankinson, Indian Land, SC, wrote in regarding her concerns with a commercial development on Barberville Road. A copy of her comments is 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*

Dennis Marstall recognized the employee of the quarter nominees and announced that Kelly Nunnery was the winner for the Public Safety division and Brenda McManus was the winner for General Government division.

b. Overview of Recommendations from the State Accommodations Tax Advisory Committee - *Presented by Haskell Faulkenberry, Chair of the Accommodations Tax Advisory Committee*

Haskell Faulkenberry explained that the Accommodations Tax Advisory (ATAX) Committee received and reviewed ten applications for grant funding totaling \$226,828.00 in requests, but had only \$170,631.00 in funds to disburse. Mr. Faulkenberry stated that the Committee was recommending eight applications with the following funding: (1) \$12,400 for the Society for Historical Preservation to fund five concerts at the Cultural Arts Center from the October 1, 2025, to June 30, 2026, time period (*Mr. Faulkenberry's letter of recommendation presented to Council indicated funding for four concerts, but this was a scrivener's error*); (2) \$33,200 for the

Carolinas Chili Championship, which is sanctioned by the International Chili Society, for advertising, public safety and event needs regarding waste; (3) \$20,000 for the Lindsay Pettus Greenway for the Lighting of the Greenway for advertising and event supplies; (4) \$3,015 for the Lancaster County Historical Commission for upkeep of historical markers; (5) \$2,815 for the Lancaster County Historical Commission for advertising to increase visitors to the Historic Museum, specifically for advertisement on the website SCIWAY and the Statewide Magazine, SC Living, which is an Electric Co-op magazine; (6) \$30,000 for Rooted Unity, which hosts the Indian Land 4th of July Fireworks Celebration, and this funding will be for marketing for the event; (7) \$30,000 for Hope on the Hill for electrical and production enhancements in the building, locker room conversions and renovations, and basement drainage and flooring, in order to attract larger, more diverse events that attract visitors from across North Carolina, South Carolina, and Georgia; and (8) \$20,205 for the Indian Land Community Festival, which is hosted by the Rotary Club of Indian Land, for advertising, security and shuttle bus drivers for the event. The two project applications the Committee did not recommend for funding were: (1) The Simple Faith Ranch and (2) Lancaster County Council of the Arts. Mr. Faulkenberry also explained that the Committee was recommending to roll over \$18,996 in funding in order to consider funding for tourism-driven projects for next year's ATAX grant cycle.

A copy of Haskell Faulkenberry's letter of recommendation for funding is attached as Schedule D to the minutes.

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 September 8, 2025, County Council Regular Meeting**
- b. 3rd 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. Passed 7-0 at the September 8, 2025, County Council Meeting. - Dennis Marstall
- c. 3rd 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. Passed 7-0 at the September 8, 2025, County Council Meeting. - Dennis Marstall
- d. 3rd 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. Passed 7-0 at the September 8, 2025, County Council Meeting. - Allison Hardin

e. 2nd 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. Passed 7-0 at the September 8, 2025, County Council Meeting. - April Williams*

Non-Consent Agenda

a. Resolution 1310-R2025

Resolution Title: A Resolution To Endorse The Recommendation Of The Lancaster County State Accommodations Tax Advisory Committee For The Distribution Of Funds From The State Accommodations Tax In 2025. - *Sabrena Harris*

Sabrena Harris thanked the ATAX Committee for reviewing the applications and for their funding recommendations. Ms. Harris explained that the Committee reviewed ten applications, for a total funding request of \$226,828, and the Committee had \$170,631 to disburse.

Jose Luis made a motion to bifurcate the motion to approve into three votes. Seconded by Steve Harper. The motion to bifurcate Passed by a vote of 7-0.

Charlene McGriff recused herself from the discussion of funding for Hope on the Hill and stepped out of Council Chambers at approximately 6:35 p.m. A copy of her Statement of Recusal is attached as Schedule E to the minutes. Steve Harper moved to approve funding for Hope on the Hill in the amount of \$30,000. Seconded by Bryant Neal. Jose Luis questioned how the funds requested would be utilized to promote tourism and Sabrena Harris explained that the funding for construction would allow the organization to expand the event space. There was no further discussion. The motion to approve funding for Hope on the Hill Passed by a vote of 6-0-1; Ayes: Harper, Neal, Carnes, Mosteller, Luis, Graham; Recused: McGriff. Charlene McGriff returned to the Council meeting at approximately 6:37 p.m.

Brian Carnes recused himself from the discussion of funding for the Carolinas Chili Championship and stepped out of Council Chambers at approximately 6:37 p.m. A copy of his Statement of Recusal is attached as Schedule F to the minutes. Billy Mosteller moved to approve funding for the Carolinas Chili Championship in the amount of \$33,200. Seconded by Stuart Graham. There was no discussion from Council. The motion to approve funding for the Carolinas Chili Championship Passed by a vote of 6-0-1; Ayes: Harper, Neal, Mosteller, McGriff, Luis, Graham; Recused: Carnes. Brian Carnes returned to the Council meeting at approximately 6:37 p.m.

Charlene McGriff moved to approve the remaining six applications as noted in the ATAX Committee recommendation (See agenda item **6b.**). Seconded by Jose Luis. There was no discussion from Council. The motion to approve the remaining six applications Passed by a vote of 7-0.

b. Resolution 1311-R2025

Resolution Title: A Resolution To Approve The Settlement With Defendant Purdue

Sackler And The South Carolina Opioid Settlement Allocation Agreement As Amended. - Dennis Marstall

Charlene McGriff moved to approve Resolution 1311-R2025. Seconded by Stuart Graham.

Dennis Marstall explained that the South Carolina opioid settlement allocation agreement, as amended, provided for an allocation of settlement funds once all participating jurisdictions had confirmed their agreement to participate in the settlement. Mr. Marstall explained that the State would determine how the funding was distributed to the participating jurisdictions once the number of participants was finalized.

There was no discussion from Council. Resolution 1311-R2025 Passed by a vote of 7-0.

c. Public Hearing and 3rd 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. Passed 7-0 at the September 8, 2025, County Council Meeting. - Jamie Privuznak

Charlene McGriff moved to approve the 3rd Reading of Ordinance 2025-1983. Seconded by Stuart Graham.

Brian Carnes opened the Public Hearing for Ordinance 2025-1983 at approximately 6:42 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 38 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 6:42 p.m.

Jamie Privuznak reviewed the proposed budget amendment and noted no changes since the 2nd Reading of the Ordinance.

Jose Luis made a motion to amend the Capital Project Sales Tax 2 (CPST2) allocation by limiting funds available for the Rise Lane road project to the amount of \$350,000. Seconded by Stuart Graham. Council and staff discussed what would happen if the bids for the Rise Lane project exceeded the capped amount, and Dennis Marstall stated that staff would bring that back to Council. Jeff Catoe explained that if the project was capped at \$350,000, the water line relocation would be removed from the project scope and the project scope would be to get the road as uniform as possible to 16 feet of pavement. There was no further discussion from Council. The motion to amend Passed by a vote of 6-1; Ayes: Harper, Neal, Carnes, Mosteller, Luis, Graham; Nays: McGriff.

Jose Luis moved to approve the 3rd Reading of Ordinance 2025-1983, as amended. Charlene McGriff noted for the record that she was unsure about the project's limited amount of \$350,000. The 3rd Reading of Ordinance 2025-1983 Passed, as amended, by a vote of 7-0.

d. Public Hearing and 3rd 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). Passed 4-3 at the September 8, 2025, County Council Meeting (Billy Mosteller, Jose Luis, and Stuart Graham Opposed). - April Williams

Charlene McGriff moved to approve the 3rd Reading of Ordinance 2025-1984. Seconded by Steve Harper.

Brian Carnes opened the Public Hearing for Ordinance 2025-1984 at approximately 6:54 p.m. He noted that one person signed up to speak at the Public Hearing for the Ordinance. There were approximately 37 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:

1. Davis Martin, Charlotte, NC, stated that he made an error and signed up for both the Public Hearing and Citizens Comments, so he had nothing further to add.

Brian Carnes closed the Public Hearing at approximately 6:54 p.m.

April Williams reviewed the proposed Development Agreement amendment via the County's PowerPoint presentation and noted no changes since the 2nd Reading of the Ordinance.

There was no discussion from Council. The 3rd Reading of Ordinance 2025-1984 Passed by a vote of 4-3; Ayes: Harper, Neal, Carnes, McGriff; Nays: Mosteller, Luis, Graham.

e. 1st Reading of Ordinance 2025-1987

Ordinance Title: An Ordinance To Amend A Development Agreement With Century Communities Southeast, LLC, In Accordance With Unified Development Ordinance Section 9.2.18.C.16.C And Section 5.02 Of Ordinance 2023-1854, To Extend The Effective Date Of The Agreement To June 30, 2026. - April Williams

Steve Harper recused himself from the meeting for the 1st Reading of Ordinance 2025-1987 at approximately 6:56 p.m. and stepped out of Council Chambers. A copy of his Statement of Recusal is attached as Schedule G to the minutes.

Billy Mosteller moved to approve the 1st Reading of Ordinance 2025-1987. Seconded by Charlene McGriff.

April Williams reviewed the proposed Development Agreement effective date extension via the County's PowerPoint presentation. Jose Luis stated that the applicant ensured that the date approved (December 31, 2025) at the last extension request would be enough time for the applicant to address the outstanding requirements, so Mr. Luis was not in favor of another extension.

There was no discussion from Council. The 1st Reading of Ordinance 2025-1987 Passed by a

vote of 4-2-1; Ayes: Neal, Carnes, Mosteller, McGriff; Nays: Luis, Graham; Recused: Harper.

Steve Harper returned to the Council meeting at approximately 7:00 p.m.

Discussion and Action Items

a. Consideration of and entering into a Development Agreement for The Haven at North Corner - *Dennis Marstall*

Dennis Marstall explained that County staff received a request from Lennar Carolinas, LLC to enter into a Development Agreement for The Haven at North Corner, which was then forwarded onto County Council. The property has 604 acres and Lennar Carolinas, LLC was proposing 900 homes. Mr. Marstall explained that the Unified Development Ordinance ("UDO") stipulates four action items found in section 9.2.18(6) where Council could: **(1)** Provide for the appointment of an ad hoc committee of the council, to review and make recommendations to the council on the content and disposition of the proposed agreement; **(2)** Request the review by and comment of any county agency, department, board or commission and such agency, department, board or commission shall, upon request of the council, make appropriate resources and personnel available to the council to facilitate the council's review and consideration of the proposed agreement; **(3)** Make arrangements as may be necessary or proper to enter into agreements, including negotiating and drafting of agreements; or **(4)** Engage such consultants and professional service providers as may be needed, including, but not limited to, engineering, financial, legal or other special services. Further, the UDO does not specifically state that Council may only select one option, so as such, Council may choose one or more of the available options, or they may choose none of the options. Brian Carnes noted that Council had discussed creating an Ad Hoc Committee to review the proposed Development Agreement and present the recommendations to Council.

Jose Luis moved to create an Ad Hoc Committee. Seconded by Steve Harper. There was no discussion from Council. The motion Passed by a vote of 7-0. Brian Carnes appointed himself, Billy Mosteller, and Stuart Graham to the Ad Hoc Committee, and appointed Mr. Mosteller as Chair.

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

- 1. Appointment to the Board of Zoning Appeals for a Development Related Professional - Joshua Pandle has applied to serve as a Development Related Professional on the Board of Zoning Appeals and, if appointed, he would be filling an unexpired term that would end on 06/30/2027.**
- 2. Appointment to the Airport Advisory Board for District 5 - Christy Barnes has applied to serve as the District 5 Representative on the Airport Advisory Board and, if appointed, she would be filling her first four-year term as the District 5 representative that would end on 06/30/2029.**
- 3. Current Board/Commission Vacancies**
- 4. Upcoming Board/Commission Expirations**

1. Sherrie Simpson explained that staff had received an application from Joshua Pangle for the Board of Zoning Appeal's vacancy for the Development Related Professional.

- Charlene McGriff moved to appoint Mr. Pangle. Seconded by Jose Luis. There was no discussion from Council. The motion to appoint Mr. Pangle Passed by a vote of 7-0.
2. Sherrie Simpson explained that staff had received an application from Christy Barnes for the Airport Advisory Commission's vacancy for District 5. Charlene McGriff moved to appoint Ms. Barnes. Seconded by Billy Mosteller. The motion to appoint Ms. Barnes Passed by a vote of 7-0.
 3. Sherrie Simpson explained that the current list of Board and Commission vacancies was included in the agenda packet.
 4. 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
- c. **POSTPONED AT THE APPLICANT'S REQUEST - 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. Postponed until the October 13, 2025, meeting at the September 8, 2025, County Council Meeting. - April Williams

Executive Session

a. Three Items:

1. Receipt of legal advice subject to the attorney-client privilege regarding possible imposition of requirements related to development.

2. Receipt of legal advice subject to the attorney-client privilege regarding a potential contractual matter related to the P-Card Audit.

3. Discussion of personnel matters pursuant to South Carolina Code of Law 30-4-70(a)(1) related to the County Administrator's office and the County Administrator's Evaluation.

Brian Carnes stated that he needed a motion to go into Executive Session for three items: (1) for the receipt of legal advice subject to the attorney-client privilege regarding possible imposition of requirements related to development; (2) for the receipt of legal advice subject to the attorney-client privilege regarding a potential contractual matter related to the P-Card Audit; and (3) for the discussion of personnel matters pursuant to South Carolina Code of Law 30-4-70(a)(1) related to the County Administrator's office and the County Administrator's Evaluation and to invite Joanie Winters of the Winters Law Firm in to discuss the third item via Microsoft Teams. Jose Luis stated that he so moved. Seconded by Bryant Neal. The motion to go into Executive Session Passed by a vote of 7-0. At approximately 7:05 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 8:25 p.m. Jose Luis moved to come out of Executive Session. Seconded by Steve Harper. 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 three items: (1) for the receipt of legal advice subject to the attorney-client privilege regarding possible imposition of requirements related to development; (2) for the receipt of legal advice subject to the attorney-client privilege regarding a potential contractual matter related to the P-Card Audit; and (3) 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. She stated that during Executive Session, no motions were made, and no votes were taken.

Jose Luis made a motion to create an Ad Hoc Personnel Committee as discussed in Executive Session. Seconded by Charlene McGriff. There was no discussion from Council. The motion Passed by a vote of 7-0. Brian Carnes appointed himself, Steve Harper and Bryant Neal to the Committee.

Adjournment

Jose Luis moved to adjourn the Council meeting. There being no further business to discuss, the regular meeting of Council adjourned at approximately 8:26 p.m.

Respectfully Submitted:

Approved by Council on October 13, 2025.

Lauren Hill

Lauren Hill
Deputy Clerk to Council

Bryant Neal

Bryant Neal, Secretary

Good Evening Mr. Chairman and Members of the Coun

Schedule A

I was at the Planning Commission meeting on Tuesday 08/19/2025.

There were several public hearings for proposed developments in which SCDOT did not require any or just minimal road improvements.

I am paraphrasing Planning Director Williams who said there were no road improvement requirements in the Uniform Development Ordinance (UDO). Therefore, Planning staff must recommend approval of the proposed development based upon the recommendations from the SCDOT Member on the Technical Review Committee.

As passed by the County Council, the November 4, 2025 election ballot will include a proposed 1% transportation sales tax increase.

If the UDO does not require consistent road and drainage improvements from all new developments, the County Council will be asking Lancaster County residents to pay for them again and again as more and more developments are approved throughout all districts.

I am therefore asking the County Council Chairman to please add the following items to the October 13, 2025 County Council Agenda for review and discussion.

- 1. Pass an ordinance to authorize funds to hire an independent traffic consulting firm to develop a comprehensive county-wide road improvement and drainage plan with the deliverables to include road improvement and drainage requirements to be adopted into the Uniform Development Ordinance.**

RFATS road improvement resources are also available for review and inclusion in the UDO.

SCDOT will then honor the stricter road improvement requirements placed on developments as long as they are adopted into the UDO. The items below are some examples. The traffic engineering firm would be able to provide more complete requirements.

Including consistent road and drainage requirements for new developments in the UDO would also free up more funds from other sources for non-development related road maintenance and improvement projects throughout all areas of Lancaster County.

1.1 Drainage plans to prevent flooding in roadways

Example:

Westbound Sam Wilson to northbound Highway 521 floods every time it rains

1.2 Right turn and left turn lanes into residential and commercial developments

Example:

There are no right turn lane or left turn lane into Sun City along Van Wyck Road. Drivers speed along Van Wyck Road in both directions, and the number of cars is increasing with the additional developments. It is very dangerous.

1.3 Continuous right turn lane along commercial developments along major roads such as Highways 521, 5, and 9

Example:

The Parkstone commercial and apartment development on the southeast parcels of northbound Highway 521 and Shelley Mullis has major traffic issues.

The right turn lane along northbound Highway 521 only goes into the first entrance for the apartments. The right turn lane does not continue along the next two entrances to the commercial buildings in the center up to Shelley Mullis.

It regularly takes at least 1 to 2 full traffic cycles during off-peak hours to get from Del Webb Blvd through the light at Shelley Mullis. It regularly takes 3 to 5 full traffic cycles at peak hours. If we can't get through, neither can EMS, Fire, or Sheriff units.

1.4 Continuous sidewalks and bike lanes along major roads with commercial developments such as Highway 521

Requiring these would provide alternate methods to reduce traffic along the roadways and promote a more-healthy lifestyle.

2. Pass an ordinance to require all new developments to pay into funds for specific roadway projects to offset the costs of increased traffic on the roadways.

South Carolina law does allow local jurisdictions to collect road improvement fees from new developments, as long as the funds collected are deposited into a separate revenue account for each specific roadway project.

County staff can develop an assessment formula based upon the provisions in the state law.

Any amounts the new developments pay will help reduce the cost to we the taxpayers. As you are aware, there are land-for-sale signs throughout the County.

These are some roads where I have seen these signs.

- 2.1 Highway 521
- 2.2 Henry Harris Road
- 2.3 Harrisburg Road
- 2.4 Collins Road
- 2.5 Shelley Mullis Road
- 2.6 Highway 75
- 2.7 Highway 5
- 2.8 Highway 9

Thank you for your time and consideration.



Citizen Comment

Lancaster County

Submitted On:

Sep 14, 2025, 07:19PM EDT

Schedule B

Agenda Item for Discussion:

Meeting Date:

September 16, 2025

Full Name

First Name: Cody

Last Name: Hinton

Phone Number

[REDACTED]

Email

[REDACTED]

Address:

[REDACTED]

Indian Land, SC

29707

Please check which meeting this comment is for:

Planning Commission Meeting

Citizen Comment - Regarding Agenda Item:

I would like to voice my concerns about the development at 9831 & 9901 Barberville Road / Fort Mill Highway, Fort Mill, SC 29707. Aside from the, what appear to be, shady and unclear building plans, the majority of the trees have been cut down right up to the property line and it appears the land is being graded. There are also piles of rocks and tree roots being cleaned up by their crews. Even though they've removed all of the trees that could be used as a natural buffer/shield between us, it's their land, they can do what they want with it.

My main concerns are with what they have or haven't done to make sure what they are doing is safe after they are done clearing the land.

They have removed a very large number of mature trees and their root systems. Part of our neighborhood is below the land being cleared with only a relatively small retaining wall between us and them. Since part of our neighborhood is below the land being cleared and water runs downhill, has a survey been done to ensure the soil and the retaining wall can handle a large amount of rain and can our drains and sewers handle the water runoff from their property?

From the neighborhood property, very large boulders on their property can be seen sticking out of the embankment that separates our two properties. How big are these boulders? My next door neighbor (whose property abuts the embankment separating our neighborhood and the land being developed) literally had to change the shape of their in-ground pool because they found a rock that was too large to move or break apart with heavy machinery. So we know some of the boulders are large, but we don't know just how large. Can/Will the integrity of the embankment be maintained if/when these

boulders are to be removed? Have any geological surveys been done to see if removal can be done safely? What if those boulders are so huge, they cross into our neighborhoods property underground? If they need to blast those boulders, will the, likely, tremors felt by our homes be damaging? What will be done by the Moody Group to ensure there will be no damage to persons or property?

I believe all of these questions and concerns to be pretty basic and reasonable, but since the Moody Group hasn't been forthcoming with any information to us or to the county, nobody seems to have answers to any questions.

Thank you



Citizen Comment

Lancaster County

Submitted On:

Sep 22, 2025, 04:11PM EDT

Schedule C

Agenda Item for Discussion: Citizen Comment

Meeting Date: September 22, 2025 04:00

Full Name
First Name: Shannon
Last Name: Hankinson

Phone Number 7144699363

Email shannon@hankinson.com

Address: 6408 Ancient Way

Please check which meeting this comment is for: County Council Meeting

Citizen Comment - Regarding Agenda Item:

We are submitting our statement to the Council in support of our neighborhood-The Overlook at Barber Rock. The construction continues adjacent to our homes- I'm sorry - the destruction of the trees and the barrier that surround our homes. Yet we still have no more information as to what the developers are doing there aside from one preschool. From what can be seen two plots are being cleared. The website of the developer has taken down references to this development so again we are in the dark. This lack of transparency is frustrating, as is the lack of information and support being shown to the residents of our community. As you review and approve updated UDOs on this evening's agenda, we still question what about the UDOs that our community members have questioned regarding possible violations on the property adjacent to us?

As community members we support good and responsible development, especially things that would benefit the community. But with continued silence from the developer and you, the Council, we ask yet again that the council take some kind of action and support the constituent taxpayers of the community who reside in the Overlook at Barber Rock. I will do one better. I invite every member of the council to come visit our community and see what is being developed and how it is being done and decide for yourselves if it's something you would be happy about living with in your back yard.

Schedule D

Good afternoon, Mr. Chairman and Council M

It is my great honor to bring before you this evening the recommendations for distribution of funds for the State Accommodations Tax Fund for 2025. These recommendations come before County Council pursuant to SC Code 6-4-25(c). Council will be asked to approve the Committee's recommendations via Resolution later in the meeting.

During this grant cycle, applications were to be received by August 15, 2025. The Accommodations Tax Advisory Committee met on September 10, 2025, to review the grant requirements, receive presentations from applicants, and then discuss and finalize the Committee's recommendations to Council. The Committee received ten applications totaling \$226,828.00 but had only \$170,631.00 in funds to disburse.

The Committee is recommending eight applications with the following funding: (1) \$12,400 for the Society for Historical Preservation to fund four concerts at the Cultural Arts Center from the 10-1-2025 to June 30, 2026 time period; (2) \$33,200 for the Carolinas Chili Championship, which is sanctioned by the International Chili Society, for advertising, public safety and event needs regarding waste; (3) \$20,000 for the Lindsay Pettus Greenway for the Lighting of the Greenway for advertising and event supplies; (4) \$3,015 for the Lancaster County Historical Commission for upkeep of historical markers; (5) \$2,815 for the Lancaster County Historical Commission for advertising to increase visitors to the Historic Museum, specifically for advertisement on the website SCIWAY and the Statewide Magazine, SC Living, which is an Electric Co-op magazine; (6) \$30,000 for Rooted Unity, which hosts the Indian Land 4th of July Fireworks Celebration, and this funding will be for marketing for the event; (7) \$30,000 for Hope on the Hill for electrical and production enhancements in the building, locker room conversions and renovations, and basement drainage and flooring, in order to attract larger, more diverse events that attract visitors from across North Carolina, South Carolina, and Georgia; and (8) \$20,205 for the Indian Land Community Festival, which is hosted by the Rotary Club of Indian Land, for advertising, security and shuttle bus drivers for the event.

Two project applications are not recommended for funding: (1) The Simple Faith Ranch and (2) Lancaster County Council of the Arts.

We are excited that these projects that will bring tourists into Lancaster County. The Committee did decide to roll over \$18,996 in funding in order to consider funding for tourism drive projects for the next year.

I appreciate your time and attention and would appreciate approval of Resolution 1310-R2025.

With kind regards,
Haskell Faulkenberry

Schedule E



Lancaster County, South Carolina

Post Office Box 1809 Lancaster, South Carolina 29721-1809

STATEMENT OF RECUSAL

In accordance with State Code § 8-13-700(b), I hereby abstain from all votes, deliberations, and other action on the following matter(s):

Hope on the Atay Grant

Resolution 1310-R2025

SECTION 8-13-700. Use of official position or office for financial gain; disclosure of potential conflict of interest.

(B) No public official, public member, or public employee may make, participate in making, or in any way attempt to use his office, membership, or employment to influence a governmental decision in which he, a member of his immediate family, an individual with whom he is associated, or a business with which he is associated has an economic interest. A public official, public member, or public employee who, in the discharge of his official responsibilities, is required to take an action or make a decision which affects an economic interest of himself, a member of his immediate family, an individual with whom he is associated, or a business with which he is associated shall:

- (1) prepare a written statement describing the matter requiring action or decisions and the nature of his potential conflict of interest with respect to the action or decision;
- (2) if the public official is a member of the General Assembly, he shall deliver a copy of the statement to the presiding officer of the appropriate house. The presiding officer shall have the statement printed in the appropriate journal and require that the member of the General Assembly be excused from votes, deliberations, and other action on the matter on which a potential conflict exists;
- (3) if he is a public employee, he shall furnish a copy of the statement to his superior, if any, who shall assign the matter to another employee who does not have a potential conflict of interest. If he has no immediate superior, he shall take the action prescribed by the State Ethics Commission;
- (4) if he is a public official, other than a member of the General Assembly, he shall furnish a copy of the statement to the presiding officer of the governing body of any agency, commission, board, or of any county, municipality, or a political subdivision thereof, on which he serves, who shall cause the statement to be printed in the minutes and require that the member be excused from any votes, deliberations, and other actions on the matter on which the potential conflict of interest exists and shall cause the disqualification and the reasons for it to be noted in the minutes;
- (5) if he is a public member, he shall furnish a copy to the presiding officer of any agency, commission, board, or of any county, municipality, or a political subdivision thereof, on which he serves, who shall cause the statement to be printed in the minutes and shall require that the member be excused from any votes, deliberations, and other actions on the matter on which the potential conflict of interest exists and shall cause such disqualification and the reasons for it to be noted in the minutes.

Reason(s) for Disqualification:

Board Member

Name: Charlene McRae
County Council Member

Date: 9-22-2025

Schedule F



Lancaster County, South Carolina

Post Office Box 1809 Lancaster, South Carolina 29721-1809

STATEMENT OF RECUSAL

In accordance with State Code § 8-13-700(b), I hereby abstain from all votes, deliberations, and other action on the following matter(s):

Chile Championship Atax

Resolution 1310-R2025

SECTION 8-13-700. Use of official position or office for financial gain; disclosure of potential conflict of interest.

(B) No public official, public member, or public employee may make, participate in making, or in any way attempt to use his office, membership, or employment to influence a governmental decision in which he, a member of his immediate family, an individual with whom he is associated, or a business with which he is associated has an economic interest. A public official, public member, or public employee who, in the discharge of his official responsibilities, is required to take an action or make a decision which affects an economic interest of himself, a member of his immediate family, an individual with whom he is associated, or a business with which he is associated shall:

- (1) prepare a written statement describing the matter requiring action or decisions and the nature of his potential conflict of interest with respect to the action or decision;
- (2) if the public official is a member of the General Assembly, he shall deliver a copy of the statement to the presiding officer of the appropriate house. The presiding officer shall have the statement printed in the appropriate journal and require that the member of the General Assembly be excused from votes, deliberations, and other action on the matter on which a potential conflict exists;
- (3) if he is a public employee, he shall furnish a copy of the statement to his superior, if any, who shall assign the matter to another employee who does not have a potential conflict of interest. If he has no immediate superior, he shall take the action prescribed by the State Ethics Commission;
- (4) if he is a public official, other than a member of the General Assembly, he shall furnish a copy of the statement to the presiding officer of the governing body of any agency, commission, board, or of any county, municipality, or a political subdivision thereof, on which he serves, who shall cause the statement to be printed in the minutes and require that the member be excused from any votes, deliberations, and other actions on the matter on which the potential conflict of interest exists and shall cause the disqualification and the reasons for it to be noted in the minutes;
- (5) if he is a public member, he shall furnish a copy to the presiding officer of any agency, commission, board, or of any county, municipality, or a political subdivision thereof, on which he serves, who shall cause the statement to be printed in the minutes and shall require that the member be excused from any votes, deliberations, and other actions on the matter on which the potential conflict of interest exists and shall cause such disqualification and the reasons for it to be noted in the minutes.

Reason(s) for Disqualification:

RELATIVE ON THE BOARD OF
DIRECTORS

Name:

Brian Cane

Date:

9/22/25

, County Council Member

Schedule G



Lancaster County, South Carolina

Post Office Box 1809 Lancaster, South Carolina 29721-1809

STATEMENT OF RECUSAL

In accordance with State Code § 8-13-700(b), I hereby abstain from all votes, deliberations, and other action on the following matter(s):

1st Reading of Ordinance 2025-1987

SECTION 8-13-700. Use of official position or office for financial gain; disclosure of potential conflict of interest.

(B) No public official, public member, or public employee may make, participate in making, or in any way attempt to use his office, membership, or employment to influence a governmental decision in which he, a member of his immediate family, an individual with whom he is associated, or a business with which he is associated has an economic interest. A public official, public member, or public employee who, in the discharge of his official responsibilities, is required to take an action or make a decision which affects an economic interest of himself, a member of his immediate family, an individual with whom he is associated, or a business with which he is associated shall:

- (1) prepare a written statement describing the matter requiring action or decisions and the nature of his potential conflict of interest with respect to the action or decision;
- (2) if the public official is a member of the General Assembly, he shall deliver a copy of the statement to the presiding officer of the appropriate house. The presiding officer shall have the statement printed in the appropriate journal and require that the member of the General Assembly be excused from votes, deliberations, and other action on the matter on which a potential conflict exists;
- (3) if he is a public employee, he shall furnish a copy of the statement to his superior, if any, who shall assign the matter to another employee who does not have a potential conflict of interest. If he has no immediate superior, he shall take the action prescribed by the State Ethics Commission;
- (4) if he is a public official, other than a member of the General Assembly, he shall furnish a copy of the statement to the presiding officer of the governing body of any agency, commission, board, or of any county, municipality, or a political subdivision thereof, on which he serves, who shall cause the statement to be printed in the minutes and require that the member be excused from any votes, deliberations, and other actions on the matter on which the potential conflict of interest exists and shall cause the disqualification and the reasons for it to be noted in the minutes;
- (5) if he is a public member, he shall furnish a copy to the presiding officer of any agency, commission, board, or of any county, municipality, or a political subdivision thereof, on which he serves, who shall cause the statement to be printed in the minutes and shall require that the member be excused from any votes, deliberations, and other actions on the matter on which the potential conflict of interest exists and shall cause such disqualification and the reasons for it to be noted in the minutes.

Reason(s) for Disqualification:

Vested interest in this
property

Name: [Signature]
County Council Member

Date:

9/22/2025