

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

**October 27, 2025
6:00 PM**

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

AGENDA

- 1. Call to Order Regular Meeting - Chairman Brian Carnes**
- 2. Welcome and Recognition - Chairman Brian Carnes**
- 3. Pledge of Allegiance and Invocation - Council Member Charlene McGriff**
- 4. Approval of the Agenda**
- 5. Citizens Comments**

[Lancaster County Council welcomes comments and input from citizens who may not be able to attend Council meetings in person. Written comments may be submitted via mail to ATTN: Sherrie Simpson, Post Office Box 1809, Lancaster, SC, 29721, by email to Sherrie Simpson at ssimpson@lancastercountysc.gov or by online submission by selecting the "Citizens Comments" link located on the County website homepage under the Agendas and Minutes quick link at <https://www.mylancastercountysc.gov/>. Comments must be no longer than approximately 3 minutes when read aloud. Comments received will be acknowledged during the Citizens Comments portion of the meeting. Comments will need to be received prior to 4:00 p.m. on the day of the meeting. Please use the same link above in order to submit input/comments for Public Hearings. *Please note that any handouts presented to Council or Council Boards and Commissions become an official part of the record and a copy is attached to the legal minutes for the meeting.]

- 6. Special Presentations**
- 7. Consent Agenda**

[Items listed under the Consent Agenda have previously been discussed by Council and approved unanimously. As such, these items are normally voted on as a group through a single vote rather than with a Council vote for each individual item. However, any Council member may remove any item on the Consent Agenda for individual discussion and vote.]

- a. Approval of Minutes from the October 13, 2025, County Council Regular Meeting
- b. 2nd Reading of Ordinance 2025-1991
Ordinance Title: An Ordinance To Approve The Request Of The Town Of Kershaw To Add An Addendum To The Lancaster County, South Carolina Comprehensive Plan

2040, Which Amendment Provides A Tailored Land Use Element For The Town Of Kershaw - **Planning Department Case Number: CP-2025-2062**). **The Planning Commission recommended approval of the addendum, with proposed edit of incorporation of Carolina Thread Trail language, by unanimous vote and the Planning staff also recommended approval of the addendum with inclusion of the Carolina Thread Trail language edit. Passed 7-0 at the October 13, 2025, County Council Meeting. - April Williams**

- c. 2nd Reading of Ordinance 2025-1994
Ordinance Title: An Ordinance To Amend The Lancaster County Code, Chapter 6, Article I Related To The Definition Of Animal Control Officer For Lancaster County And To Add A Section To The Lancaster County Code Providing For Commissioned County Code Enforcement Officers. - **Passed 7-0 at the October 13, 2025, County Council Meeting. - Dennis Marstall**

8. Non-Consent Agenda

- a. Resolution 1313-R2025
Resolution Title: A Resolution To Adopt The Lancaster County Airport Capital Improvement Plan For Federal Fiscal Year 2027 Through Federal Fiscal Year 2031. - **Dennis Marstall**
- b. 3rd 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. Passed 7-0 at the October 13, 2025, County Council Meeting. - April Williams**
- c. Public Hearing and 3rd 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. - **Passed 4-2-1 at the September 22, 2025, County Council Meeting (Stuart Graham and Jose Luis Opposed and Steve Harper Recused). Passed 4-2-1 at the October 13, 2025, County Council Meeting (Stuart Graham and Jose Luis Opposed and Steve Harper Recused). - April Williams**
- d. 2nd Reading of Ordinance 2025-1992
Ordinance Title: An Ordinance To Impose A Nine (9) Month Moratorium On The Acceptance Of, Review Of, And/Or Action Upon Applications For Zoning Approvals, Residential Development And Construction Permits, Site Plan Approvals And Any Other Official County Action That Would Authorize Or Permit The Development And Construction Of New Single Family Residential Subdivisions Or New Multifamily Residential Developments Pending The Consideration Of Amendments To The

County Unified Development Ordinance; Invoking The Pending Ordinance Doctrine; Protecting Existing Vested Rights As Required By Applicable Law; And To Provide For Other Matters Related Thereto. - **Passed 7-0 at the October 13, 2025, County Council Meeting. - Allison Hardin**

- e. 2nd Reading of Ordinance 2025-1993
Ordinance Title: An Ordinance To Amend Ordinance No. 2025-1971, Relating To The Appropriation Of Funds And The Approval Of A Detailed Budget For Lancaster County For The Fiscal Year Beginning July 1, 2025 And Ending June 30, 2026 (FY2025-2026), To Further Provide For Revenues And Expenditures During The Fiscal Year; And To Provide For Matters Related Thereto. - **Passed 7-0 at the October 13, 2025, County Council Meeting. - Jamie Privuznak**
- f. 2nd Reading of Ordinance 2025-1990
Ordinance Title: An Ordinance To Approve The Request Of Coulston Development 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 At The Intersection Of Bailey Road And Flat Creek Road From Rural To Neighborhood (TMS # 0080-00-061.00). - **Planning Department Case Number: CP-2024-1281. The Planning Commission recommended by a vote of 4-1-1 and the Planning staff also recommended approval of the project. Passed 4-3 at the October 13, 2025, County Council Meeting (Stuart Graham, Jose Luis, and Billy Mosteller Opposed). - April Williams**
- g. 2nd Reading of Ordinance 2025-1989
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 60.02 Acres (TM# 0080-00-061.00), Which Is Located At The Intersection Of Bailey Rd. And Flat Creek Rd., From The Rural Neighborhood (RN) District To The Medium Density Residential (MDR) District - **Planning Department Case Number: RZ-2024-1281. The Planning Commission recommended approval by a vote of 4-1-1 and the Planning staff also recommended approval of the rezoning request. Passed 4-3 at the October 13, 2025, County Council Meeting (Stuart Graham, Jose Luis, and Billy Mosteller Opposed). - April Williams**
- h. 1st Reading of Ordinance 2025-1995
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 59.14 Acres (TM# 0057-00-041.00), Which Is Located At 5294 Pageland Highway, From The Rural Neighborhood (RN) District To The Argicultural Residential (AR) District. - **Planning Department Case Number: RZ-2025-2080. The Planning Commission recommended approval by unanimous vote of 7-0 and the Planning staff also recommended approval of the rezoning request. - April Williams**
- i. 1st Reading of Ordinance 2025-1996
Ordinance Title: An Ordinance To Amend The Lancaster County Code Related To Rules And Regulations For Lancaster County Parks And Recreation Areas/Facilities. - **Dennis Marstall**
- j. 1st Reading of Ordinance 2025-1997

Ordinance Title: An Ordinance To Amend The Lancaster County Code, Chapter 6, Article I Related To The Animal Enforcement Provisions. - **Dennis Marstall**

k. 1st Reading of Ordinance 2025-1998

Ordinance Title: An Ordinance To Amend Ordinance No. 2021-1770, The Terms Of Which Created The Van Wyck Fire Protection District, In Order To Expand Funding Authority And Clarify Certain Governance Functions; And Other Matters Relating Thereto. - **Dennis Marstall**

9. Discussion and Action Items

a. Appointment of a County Council Ad-Hoc Unified Development Ordinance (UDO) Committee - **Chairman Brian Carnes**

b. Consideration of and entering into a Development Agreement for Meritage Homes of the Carolinas, Inc. - **Dennis Marstall**

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

1. Appointment(s) to the Health and Wellness Commission for an At-Large position - Robin Dawson (previously the Health Education Representative) has applied to serve as an At-Large Representative and, if appointed, she would be serving an unexpired term as an At-Large Representative and that term would end on 06/30/2027.

2. Appointment(s) to the newly-named, Community Outreach and Engagement Advisory Committee - LaSandra Middleton (currently serving as an At-Large Representative) would like to be moved to serve as the District 2 Representative and, if approved, she would be serving serving an unexpired term that would end on 06/30/2027 (which is the same expiration date as her At-Large Term); and Chiquita "Nickie" Evans as the vacated At-Large Representative and, if approved, she would be serving an unexpired term that would end on 06/30/2027.

3. Current Board/Commission Vacancies

4. Upcoming Board/Commission Expirations

10. Status of Items Tabled, Recommitted, Deferred or Held

a. **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.** - **April Williams**

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. - April Williams*

- c. **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*

11. Executive Session

[Motions from Members may follow.]

a. Four Items:

1. *Receipt of legal advice subject to the attorney-client privilege regarding a pending development matter in the Indian Land area.*
2. *Receipt of legal advice subject to the attorney-client privilege regarding the Lancaster County Planning Commission and the Lancaster County Board of Zoning Appeals.*
3. *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.*
4. *Discussion of personnel matters pursuant to South Carolina Code of Laws 30-4-70(a)(1) related to the County Attorney's office.*

12. Items Requiring a Vote Following Executive Session

13. Adjournment

Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in advance of this meeting. Lancaster County Council agendas are posted at the Lancaster County Administration Building and are available on the Website:

<https://www.lancastercountysc.gov/>

Meetings are livestreamed and can be found by using the following link:

<https://www.youtube.com/@LancasterCoSCGov/streams>