

Committee Members
District 1: Stuart Graham
District 3: Billy Mosteller, Chair
District 7: Brian Carnes



County Administrator
Dennis E. Marstall

County Attorney
Ginny L. Merck-Dupont

Clerk to Council
Sherrie Simpson

**October 13, 2025
4:00 PM**

LANCASTER COUNTY COUNCIL
COUNTY COUNCIL AD-HOC DEVELOPMENT AGREEMENT COMMITTEE
COUNTY COUNCIL CHAMBERS, COUNTY ADMINISTRATION
BUILDING, 101 NORTH MAIN STREET, LANCASTER, SC 29720

MINUTES

Committee Members Present: Brian Carnes, Stuart Graham, and Billy Mosteller

Staff Members/Others Present: Dennis Marstall, County Administrator; Ginny Merck-Dupont, County Attorney; Sherrie Simpson, Clerk to Council; April Williams, Planning Director; and citizens.

A quorum of the County Council Ad-Hoc Development Agreement Committee 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 Ad-Hoc Committee Meeting - Committee Chair Billy Mosteller

Committee Chair Billy Mosteller called the Ad-Hoc Committee meeting to order at approximately 4:00 p.m. The Committee Chair welcomed everyone to the meeting.

Approval of the Agenda

Stuart Graham moved to approve the agenda. Seconded by Brian Carnes. The motion to approve the agenda Passed by unanimous vote of 3-0.

Citizens Comments

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

1. Jon Hardy, with Lennar Homes, spoke regarding the proposed site plan for the development, the proposed donation of land for the schools, the proposed recycling/convenience center property and Fire/EMS station land donations, the proposed road system, and the proposed rooftop fees. He also talked about the proposed home sale prices and proposed amenities for the development.

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

Executive Session

a. One Item

1. Receipt of legal advice subject to the attorney-client privilege regarding a potential contractual matter related to The Haven Development Agreement.

Billy Mosteller stated that he needed a motion to go into Executive Session in regards to one item, the receipt of legal advice subject to the attorney-client privilege regarding a potential contractual matter related the The Haven Development Agreement and to invite the Planning Director in to discuss the item. Brian Carnes so moved. Seconded by Stuart Graham. The motion Passed by unanimous vote of 3-0. At approximately 4:03 p.m., the Ad-Hoc Committee went into Executive Session.

Items Requiring a Vote Following Executive Session

The Ad-Hoc Committee came out of Executive Session and Billy Mosteller called the Committee meeting back to order at approximately 5:23 p.m. Brian Carnes moved to come out of Executive Session. Seconded by Stuart Graham. The motion to come out of Executive Session Passed by unanimous vote of 3-0.

Upon returning to open session, Ginny Merck-Dupont stated that the Ad-Hoc Development Agreement Committee met in Executive Session in regard to one item: (1) the receipt of legal advice subject to the attorney-client privilege regarding a potential contractual matter related to The Haven Development Agreement. She stated that during Executive Session, no motions were made, and no votes were taken.

Adjournment

Stuart Graham moved to adjourn the Committee meeting. Seconded by Brian Carnes. The motion to adjourn Passed by unanimous vote of 3-0. There being no further business to discuss, the Ad-Hoc Development Agreement Committee meeting adjourned at approximately 5:24 p.m.

Respectfully Submitted:

Sherrie Simpson

Sherrie Simpson
Clerk to Council

Approved by the Committee on October 27, 2025