

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

**December 8, 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 Steve Harper**
- 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**
 - a. Update on the Lancaster County Archives Center Project - *Presented by John Craig, Society of Historical Preservation***
- 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 November 12, 2025, County Council Committee of the Whole Meeting
- b. Approval of Minutes from the November 24, 2025, County Council Regular Meeting
- c. 3rd Reading of Ordinance 2025-1999
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately One Acre (p/o TM# 0049-00-097.00), Which Is Located At 2339 Charlotte Highway, From The General Business (GB) District To The Low Density Residential (LDR) District - ***Planning Department Case Number: RZ-2025-1864. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the rezoning. Passed 7-0 at the November 10, 2025, County Council Meeting. Passed 6-0 at the November 24, 2025, County Council Meeting (Charlene McGriff Absent). - April Williams***
- d. 2nd Reading of Ordinance 2025-2005
Ordinance Title: An Ordinance To Rescind Policies Related To Telecommuting And Remote Work Included In The Lancaster County Personnel Policies And Procedures In Accordance With Lancaster County Code, Chapter 2, Article IV, Relating To The Lancaster County Personnel Policy. - ***Passed 6-0 at the November 24, 2025, County Council Meeting (Charlene McGriff Absent). - Dennis Marstall***

8. Non-Consent Agenda

- a. Public Hearing and 3rd Reading of Ordinance 2025-2000
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 24.1 Acres (TM#s 0103-00-018.00, 0103-00-018.03 And 0103-00-018.04), Which Is Located On Red Hill Road, From The Low Density Residential (LDR) District To The Rural Residential (RR) District - ***Planning Department Case Number: RZ-2025-1834. The Planning Commission recommended approval by a vote of 6-0 and the Planning staff also recommended approval of the rezoning request. Passed 6-1 at the November 10, 2025, County Council Meeting (Billy Mosteller Opposed). Passed 5-1 at the November 24, 2025, County Council Meeting (Billy Mosteller Opposed and Charlene McGriff Absent). - April Williams***
- b. Public Hearing and 3rd Reading of Ordinance 2025-2003
Ordinance Title: An Ordinance To Amend Ordinance 2021-1787, Related To A Roundabout Agreement Between Lancaster County And Provident Bayard, LLC., And Subsequently Transferred To KB Homes Palmetto, Inc. To Add A Fifth Roundabout Amendment And To Attach Roundabout Amendments One, Two, Three And Four, And Other Matters Related Thereto. - ***Passed 7-0 at the November 10, 2025, County Council Meeting. Passed 6-0 at the November 24, 2025, County Council Meeting (Charlene McGriff Absent). - April Williams***
- c. Public Hearing and 2nd Reading of Ordinance 2025-2007
Ordinance Title: An Ordinance To Approve The Lease Of Certain Real Property Located At 1228 Colonial Commons Court, Suite 101 To Finding Serenity; And To Authorize County Officials To Take Such Actions As Necessary To Effectuate The Purposes Of This Ordinance. - ***Passed 5-1-1 at the November 10, 2025, County***

Council Meeting (Jose Luis Opposed and Charlene McGriff Recused). Held at the November 24, 2025, County Council Meeting. - Dennis Marstall

- d. 1st Reading of Ordinance 2009
Ordinance Title: An Ordinance To Amend The Development Agreement To Approve A Third Amendment To The Development Agreement Between Lancaster County And C4 Exchange Land Co., LLC For A Mixed-Use Townhome/ Multifamily Apartment And Nonresidential Development Project Known As "The Exchange" Upon Approximately 130 Acres Of Land, Located At 8918 Charlotte Highway, Lancaster, South Carolina, Establishing The Regulations For The Development Of The Property And Other Matters Related Thereto. - ***April Williams***
- e. 1st Reading of Ordinance 2025-2010
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. - ***Jamie Privuznak***
- f. 1st Reading of Ordinance 2025-2011
Ordinance Title: An Ordinance To Amend The Development Agreement To Approve An Amendment To The Development Agreement Between Lancaster County And The Inspiration Network, Inc. For A Mixed-Use/ Multifamily Apartment And Nonresidential Development Project Known As "The City Of Light" Upon Approximately 91.90 Acres Of Land, Located In Lancaster, South Carolina, Establishing The Regulations For The Development Of The Property And Other Matters Related Thereto. - ***April Williams***

9. 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. Appointment to the Library Board Vacancy for District 2 - Application from Marna Mortimore. If appointed, she would be filling an unexpired term that would end on 06/30/2027
 - 2. Appointment to the Community Outreach and Engagement Committee - Move Kevan Waiters from the District 7 seat to an At-Large Position whose term will expire on 06/30/2027 OR appoint LaShawn Sassnett to the At-Large Position and leave/reappoint Mr. Waiters as the District 7 representative and that term would expire on 06/30/2029.
 - 3. Appointment to the Health and Wellness Board - Cameo Green Coleman has applied to be appointed as the District 7 representative on the Health and Wellness Board and, if appointed, he would be serving his first term that would expire on 06/30/2029.
 - 4. Current Board/Commission Vacancies
 - 5. 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***
- d. **HELD** - 2nd Reading of Ordinance 2025-2004
Ordinance Title: An Ordinance To Amend The Ordinance 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; To Realign The Budget Appropriation In Ordinance No. 2025-1971 For The Purpose Of Establishing A Special Revenue Fund To Account For Department Of Social Services (DSS) Revenues ; And To Provide For Compliance With Federal And State Requirements Governing The Use Of DSS Funds. - ***Passed 7-0 at the November 10, 2025, County Council Meeting. Held at the November 24, 2025, County Council Meeting. Held at the December 8, 2025, County Council Meeting. - Sabrena Harris***

- e. **POSTPONED AT APPLICANT'S REQUEST** - 1st Reading of Ordinance 2025-2008
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 48.339 Acres (TM# 0044-00-004.00 And P/O 0044.00.006.00), Which Is Located On Charlotte Highway, Near McAteer Rd., From The Rural Neighborhood (RN) District To The General Business (GB) District - ***Planning Department Case Number: RZ-2025-1292. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommends approval of the rezoning request. - April Williams***

11. Executive Session

[Motions from Members may follow.]

a. **One Item:**

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

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>