

Council Members

District 1: Terry Graham
District 2: Charlene McGriff
District 3: Billy Mosteller, Secretary
District 4: Jose Luis
District 5: Steve Harper, Chair
District 6: Allen Blackmon
District 7: Brian Carnes, Vice-Chair

**County Administrator**

Dennis E. Marstall

County Attorney

Ginny L. Merck-Dupont

Clerk to Council

Sherrie Simpson

November 15, 2023

4:00 PM

**101 North Main Street
Lancaster, SC 29720**

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

MINUTES

Council Members Present: Allen Blackmon, Brian Carnes, Steve Harper, Billy Mosteller, Charlene McGriff, Terry Graham, and Jose Luis (*who arrived at approximately 4:05 p.m. after the vote on the **Approval of Agenda***).

Staff Members/Others present: Dennis Marstall, County Administrator; Ginny Merck-Dupont, County Attorney; Sherrie Simpson, Clerk to Council; Lauren Hill, Deputy Clerk to Council/Administrative Assistant; Stephany Snowden, Deputy County Administrator; Darren Player, Fire Rescue/Emergency Management Director; Allison Hardin, Development Services Director; Ashley Davis, Deputy Planning Director; Paul Moses, Airport Director; Ken Holt, Holt Consulting; Lawrence Flynn, Pope Flynn LLC; 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 power point presentation utilized during the meeting is attached to the written minutes in the Clerk to Council's office.

Call to Order - Chairman Steve Harper

Chairman Steve Harper called the Committee of the Whole meeting to order at approximately 4:00 p.m.

Welcome and Recognition - Chairman Steve Harper

Chairman Steve Harper welcomed everyone to the meeting.

Pledge of Allegiance and Invocation - Council Member Terry Graham

Terry Graham led the Pledge of Allegiance to the American Flag and delivered the Invocation.

Approval of Agenda

Charlene McGriff moved to approve the agenda. Seconded by Allen Blackmon. Motion Passed 6-0.; Absent: Luis

Citizens Comments

The following citizens signed up for and spoke during Citizen Comments: None

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

Discussion and Action Items

Lancaster County Airport Capital Improvement Plan (CIP) Update - Dennis Marstall / Paul Moses / Ken Holt

Dennis Marstall thanked Ken Holt for the grant application he submitted to the South Carolina Aeronautics Commission for the Airport Terminal Project. The grant approval was received, and the County will be receiving approximately \$720,000 in funding. Mr. Holt provided an update on the five-year Airport Capital Improvement Plan that is required to be sent to the Federal Aviation Administration (FAA). He also broke down the spreadsheet that was provided to Council and that was included within the meeting agenda.

Fire Growth Management Plan - Dennis Marstall / Darren Player

Darren Player discussed an apparatus request and potential capital needs within the Fire Service. Mr. Player noted that the delivery timeframe for 24 new pieces of apparatus would be approximately 44-46 months, with an estimated cost of 16.6 million dollars. Steve Harper voiced concerns with providing every County fire station a new piece of equipment and stated that he would rather new equipment be issued on an "as needed" basis. He requested a list of all Fire Service apparatus in the County before Council votes on funding this equipment. Mr. Player noted that three new fire stations would be needed in the County within the next five years, with the average cost of a new fire station being approximately 6 million dollars, excluding the land cost. Mr. Player highlighted staffing issues in the Fire Service due to the lack of volunteers and the need for paid fulltime firefighters. Dennis Marstall and Lawrence Flynn discussed potential funding method options for millage support for the fire service.

Council took a break in the meeting, which began at approximately 5:31 p.m. Steve Harper called the meeting back to order and the Committee of the Whole meeting resumed at approximately 5:39 p.m.

Update on the Rewrite of the Unified Development Ordinance (UDO) regarding the Calculation of Density - Ashley Davis, Deputy Planning Director

Ashley Davis discussed density calculations with Council to see what their preference was for the new Unified Development Ordinance (UDO). Ms. Davis highlighted that gross density allowed for more flexibility in site development, while net density correlated with the visual impact of site development, which she noted would more accurately represent what the development feels like in reference to the placement of housing. Council discussed that they would like to see net density used in the rewrite of the Unified Development Ordinance.

Discussion of Ordinance 2023-1865 regarding Amending the Unified Development Ordinance related to Chapter 2, Section 2.4 District Standards for Medium Density Residential (MDR)

Ordinance Title: An Ordinance To Amend The Unified Development Ordinance ("UDO") Chapter 2 (District Standards), Chapter 5 (Use Regulations), And Chapter 6 (Subdivision And Infrastructure Standards) Relating To

The Medium Density Residential (MDR) Zoning District, On The Effective Date Of This Ordinance - ***Planning Department Case Number: UDO-TA-2023-0972.***

Allison Hardin and Council discussed garages, affordable housing, parking issues, setback requirements, and increasing lot sizes in new developments, and how to address the rising issues related to those items. Ms. Hardin noted that Lancaster County is in need of flexible type housing (e.g. duplex homes) to address the "missing middle" housing opportunities. Council discussed their preferred architectural requirements for new developments and the rapid increase of residential growth in the Indian Land area of the County.

Discussion of Ordinance 2023-1870 regarding Amending the Unified Development Ordinance (UDO) related to Chapter 4, Section 4.4.1 Cluster Subdivision Overlay Standards

Ordinance Title: An Ordinance To Amend The Unified Development Ordinance ("UDO") Sections 4.4.1 (Cluster Subdivision Overlay District) On The Effective Date Of This Ordinance - ***Planning Department Case Number: UDO-TA-2023-0973.***

Allison Hardin presented a cluster subdivision text amendment to Council and highlighted the benefits of these types of subdivisions, which include environmental benefits, a reduced infrastructure footprint, and the reduction of long-term maintenance costs. Council and staff discussed off-street parking to allow public safety vehicles to safely access the development roads. The text amendment proposed a change in lot sizes and setbacks, open spaces, on-street parking restrictions, and the preservation of natural resources. Ms. Hardin provided Council with a handout of an example cluster subdivision in Mount Pleasant, South Carolina. A copy of the attachment is attached as Schedule A to the written minutes in the Clerk to Council's office.

Adjournment

Jose Luis moved to adjourn the meeting. Seconded by Brian Carnes. The motion to adjourn passed 7-0.

There being no further business to discuss, the Committee of the Whole meeting adjourned at approximately 6:54 p.m.

Respectfully Submitted:

Approved by Council on December 11, 2023

Lauren Hill

Lauren Hill
Deputy Clerk to Council

A handwritten signature in dark ink, appearing to read "B Mosteller", is written over a horizontal line.

Billy Mosteller, Secretary