

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



Interim County Administrator
Steve Willis

County Attorney
Ginny L. Merck-Dupont

Clerk to Council
Sherrie Simpson

**February 9, 2026
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 Bryant Neal**
- 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.lancastercountysc.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. Annual Report to Council regarding Impact Fees - **Jamie Privuznak**

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 January 12, 2026, County Council Regular Meeting

- b. Approval of Minutes from the January 14, 2026, County Council Committee of the Whole Meeting
- c. Approval of Minutes from the January 21, 2026, County Council Retreat Workshop
- d. Approval of Minutes from the January 29, 2026, County Council Retreat Workshop

8. Non-Consent Agenda

- a. Public Hearing and 1st Reading of Ordinance 2026-2012
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 71.1 Acres (TM#S 0013-00-067.00, 0013-00-067.01, 0013-00-067.02, 0013-00-067.03, And 0013-00-135.00), Which Is Located At Charlotte Highway And Laurel Hill Road, From The Low Density Residential (LDR) District To The Regional Business (RB) District - ***Planning Department Case Number: RZ-2025-2538. The Planning staff recommended approval of the rezoning request; however, Planning Commission recommended denial by unanimous vote. - April Williams***
- b. Recommendation from the Council Ad-Hoc Development Agreement Committee and 1st Reading of Ordinance 2025-2002
Ordinance Title: An Ordinance To Approve A Development Agreement For The Haven Development Project Located Between Charlotte Highway And Craig Farm Road, Lancaster, South Carolina, Establishing The Regulations For The Development Of The Property And Other Matters Related Thereto. -***Planning Department Case Number: DA-2024-2259. The Planning Commission recommended approval by unanimous vote and the Planning staff recommended approval of the development agreement. - April Williams***
- c. 1st Reading of Ordinance 2025-2001
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 604.56 Acres (TM# 0032-00-026.00, 0044-00-005.00, 0032-00-028.00 And P/O 0033-00-031.00), Which Is Located On Charlotte Highway, From The Rural Neighborhood (RN) District To The Medium Density Residential- Cluster Subdivision Overlay(MDR-CSO) District. - ***Planning Department Case Number: RZ-2024-2259. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the rezoning. - April Williams***
- d. 1st Reading of Ordinance 2026-2019
Ordinance Title: An Ordinance To Add Certain Property To The Edgewater II Improvement District; And To Provide For Other Matters Relating Thereto - ***Michael Seezen***
- e. Resolution 1316-R2026
Resolution Title: A Resolution To State The Commitment Of Lancaster County To Enter Into A Special Source Revenue Credit Agreement With An Entity Identified By The County As Project Alpine 2, Including Any Related Or Affiliated Entities; To Provide The General Terms Of The Special Source Revenue Credit Agreement; And To State The Commitment Of Lancaster County To Place Property Owned Or Leased By Project Alpine 2 In A Multi-County Industrial Or Business Park. - ***Amy Carnes***

- f. 1st Reading of Ordinance 2026-2013
Ordinance Title: An Ordinance To Authorize The Execution And Delivery Of A Special Source Revenue Credit Agreement By And Between Lancaster County And [], An Entity Previously Identified By The County As Project Alpine 2, Including Any Related Or Affiliated Entities, Providing For Special Source Revenue Credits; And To Express The Intention Of County Council To Provide Monies To The Economic Development Fund. - **Amy Carnes**
- g. Public Hearing and 2nd Reading of Ordinance 2026-2014
Ordinance Title: An Ordinance To Amend The Title Of Ordinance 2025-1995, An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 59.14 Acres (TM# 0057-00-041.00), To Reflect The Correct Zoning Information For Said Property. - **Passed 7-0 at the January 12, 2026, County Council Meeting. - April Williams**
- h. Public Hearing and 2nd Reading of Ordinance 2026-2015
Ordinance Title: An Ordinance To Approve A Temporary Construction And Permanent Easement Grant To Lancaster County Water And Sewer District Upon Real Property Owned By Lancaster County And Located Off South Carolina Highway 9 Bearing Tax Parcel Number 0068I-Of-023.00 And To Authorize County Officials To Take Such Actions As Are Necessary To Effectuate The Grant Of The Easements And To Effectuate The Purposes Of This Ordinance. - **Passed 7-0 at the January 12, 2026, County Council Meeting. - Steve Willis**
- i. Public Hearing and 1st Reading of Ordinance 2026-2018
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 1.74 Acres (TM 0022-00-007.02), Which Is Located At 9070 Van Wyck Rd., From The Medium Density Residential (MDR) District To The Institutional (INS) District - **Planning Department Case Number: RZ-2025-2810. The Planning staff recommended approval of the rezoning request and the Planning Commission recommended approval by unanimous vote. - April Williams**
- j. 1st Reading of Ordinance 2026-2016
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**
- k. Resolution 1317-R2026
Resolution Title: A Resolution To Direct County Staff To Take Appropriate Action To Move Forward With The Grant In Aid For EMS Issued Through The South Carolina Department Of Health, To Execute Such Other Documents As May Be Necessary And Convenient, And To Take Any Other Action As May Be Needed To Carry Into Effect This Resolution. - **Steve Willis**

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 Community Outreach and Engagement Advisory Board - Susan B. Brown has applied to serve as the District 1 representative, and, if appointed, she would be serving an unexpired term that would end on 06/30/2029.
2. Appointment to the Library Board - there are 3 applicants for the Library Board for District 2 and, if one is appointed, they would be filling an unexpired term that would end on 06/30/2027.
3. **POSTPONED INDEFINITELY** - Appointment to the Community Outreach and Engagement Advisory Board for the District 4 Representative - Kyvia Crisco has applied to serve as the District 4 representative, and, if appointed, she would be serving an unexpired term that would end on 06/30/2027.
4. Current Board/Commission Vacancies
5. Upcoming Board/Commission Expirations

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

- a. **HOLD TO RESCHEDULE PUBLIC HEARING IN NEWSPAPER** - Public Hearing and 3rd Reading of Ordinance 2025-2009
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. - ***Passed 7-0 at the December 8, 2025, County Council Meeting. Passed 7-0 at the January 12, 2026, County Council Meeting. - April Williams***
- b. **HOLD TO RESCHEDULE PUBLIC HEARING IN NEWSPAPER** - Public Hearing and 3rd 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. Passed 7-0 at the January 12, 2026, County Council Meeting. - Sabrena Harris***
- c. **HOLD TO RESCHEDULE PUBLIC HEARING IN NEWSPAPER** - Public Hearing and 3rd 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. - ***Passed 7-0 at the December 8, 2025, County Council Meeting. Passed 7-0 at the January 12, 2026, County Council Meeting. - Jamie Privuznak***

- d. **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***
- e. **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***
- f. **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***
- g. **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***
- h. **PENDING/SENT TO AD-HOC COMMITTEE** - 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***

11. Executive Session

[Motions from Members may follow.]

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>