

**Council Members**

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



**County Attorney**  
John K. DuBose III

**Clerk to Council**  
Sherrie Simpson

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**September 15, 2021**

**4:00 PM**

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

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**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 *[who entered the meeting late during the Lancaster County Water and Sewer District (LCWSD) Discussion of Growth Related Utility Challenges]*, Terry Graham, Steve Harper, Charlene McGriff and Billy Mosteller.

Council Members absent: Larry Honeycutt.

Staff Members/Others present: Steve Willis, County Administrator; Kim Belk, Interim Deputy County Administrator/Budget Director; Sherrie Simpson, Clerk to Council; John DuBose, County Attorney; Rox Burhans, Development Services Director; Cathy McDaniel, Procurement Director; Katherine Jones, Deputy Director of Parks and Recreation; various Department Heads; various staff 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**

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

## **Citizens Comments**

The following citizens signed up for and spoke during Citizens Comments:

1. Dave Edwards, Indian Land, SC, spoke regarding The Exchange development.

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

## **Discussion and Action Items**

### **Lancaster County Water and Sewer District (LCWSD) Discussion of Growth Related Utility Challenges - Rox Burhans**

Brad Bucy, District Manager with the Lancaster County Water and Sewer District (LCWSD), reviewed a power point presentation entitled, "Growth Related Utility Challenges," and that power point is attached as Schedule A to the written minutes in the Clerk to Council's office.

### **Unified Development Ordinance (UDO) Assessment - Rox Burhans**

Robert Tefft, Senior Planner, provided an overview of the history of the Unified Development Ordinance (UDO) Assessment. Kelly Cousino, MPA, AICP, of White and Smith, LLC Planning and Law Group, provided a review of the assessment results and that review was included in the County's power point presentation that is attached to the written minutes in the Clerk to Council's office. The complete UDO Assessment was included as an attachment in the agenda packet. Kelly Cousino also explained that a complete re-write of the UDO, which is what her company is recommending, would be a two year process. Rox Burhans discussed potential interim actions that Council could use while the UDO was being updated and those actions are detailed in the County's power point presentation that is attached to the written minutes in the Clerk to Council's office.

### **Proposed Development Agreement for The Exchange - Rox Burhans**

Rox Burhans reviewed the proposed development project called The Exchange via the County's power point presentation attached to the written minutes in the Clerk to Council's office. The representatives from the Development Group of Crosland SouthEast, Peter Pappas, Tim Cinema and Yates Dunaway, provided an overview of the proposed development via a handout entitled, "The Exchange @ Indian Land," and that handout is attached as Schedule B to the written minutes in the Clerk to Council's office. The representatives from Crosland Southeast, staff and Council discussed traffic concerns regarding the development.

Council took a break in the meeting starting at approximately 6:07 p.m. The meeting resumed at approximately 6:16 p.m.

### **Information on Potential Hospitality Tax Bond for Regional Sports Complex - Steve Willis**

Steve Willis explained that the bonds for the proposed Recreation Complex could be available by July of 2022. He further explained that the bond would be a twenty year bond with 15.4 million in proceeds. He noted that the funding would be via installment revenue purchase and that the costs of the payback of the bonds would be approximately one million per year. He further noted that the County had approximately five million dollars in fund

balance and so Council should have approximately twenty million dollars that could be accessed for the park complex. He also explained that the County was currently in negotiations with the University of South Carolina at Lancaster regarding a home field for their baseball team. He also explained that the County would use hospitality funding for some of the operations at the complex and further noted that the bond ordinance would allow for other funding of the complex, such as Impact Fees.

Katherine Jones reviewed the preliminary sketch design for the complex via a one page handout entitled, "Lancaster Public Park Master Plan, Master Plan Concept "A"", and that handout is attached as Schedule C to the written minutes in the Clerk to Council's office. Cathy McDaniel also provided input regarding the project's design and the procurement process for the project.

Council asked that staff provide feedback from Lennar on when the road leading to the park would be accessible so that the County would know when work could actually begin.

### **Discussion of Noise Ordinance - Steve Willis**

Steve Willis explained that this item was a follow-up of a Citizens Comments regarding noise between neighbors. He noted that he, the Sheriff and the Chairman had an on site visit at the citizen's request. John DuBose explained that he was working on an update to the noise ordinance and that it would be ready for Council's review at the first meeting in October. Council and staff discussed potential ways to update the noise ordinance, regulating businesses via hours of operation and having businesses defined as a nuisance.

Steve Lambert provided commentary regarding his neighbors and the problems that they are having with them regarding noise. He indicated that he and his wife had also contacted State Representative Sandy McGarry, State Senator Mike Fanning and State Representative Brandon Newton regarding their issues with their neighbors. He stated that the County should be able to do something about the noise from their neighbors. He stated that his property value was being attacked.

After discussion, Council requested that the draft, updated noise ordinance be reviewed at a later meeting.

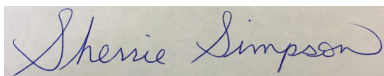
### **Citizen Comments**

All citizens were heard during the Citizens Comments held at the beginning of the Council meeting.

### **Adjournment**

Terry Graham moved to adjourn the Committee of the Whole meeting. Seconded by Brian Carnes The motion to adjourn Passed 6-0.; Absent: Honeycutt. There being no further business, the Committee of the Whole meeting adjourned at approximately 7:10 p.m.

Respectfully Submitted:



Sherrie Simpson  
Clerk to Council

Approved by Council on October 11, 2021



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Billy Mosteller, Secretary