

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 Administrator**

Dennis Marstall

County Attorney

John K. DuBose III

Clerk to Council

Sherrie Simpson

September 14, 2022

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, Terry Graham (*left early at approximately 5:56 after the Unified Development Ordinance Consultant Update*), Steve Harper, Larry Honeycutt, Charlene McGriff (*left early at approximately 5:14 during the Unified Development Ordinance Consultant Update*), and Billy Mosteller.
Absent: Brian Carnes

Staff Members/Others present: Dennis Marstall, County Administrator; John DuBose, County Attorney; Sherrie Simpson, Clerk to Council; John Bodner, Assistant County Administrator; Ashley Davis, Senior Planner, the press; 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 as submitted. Seconded by Allen Blackmon. Motion Passed 6-0. Absent: Brian Carnes

Citizens Comments

The following citizens signed up for Citizens Comments: None.

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

Discussion and Action Items

Donation of the Old Library, Old Jail and Clemson Extension Building to the Historical Preservation Society - Dennis Marstall and John Craig

Dennis Marstall stated the Lancaster County Society for Historical Preservation was asking for the County to donate the historic Old Lancaster County Library building on the northeast corner of West Gay Street and French Street. He stated they would like to restore the building as the Lancaster County Archives Center. He continued that they would like for the County to consider the donation of the entire parcel of property, which would include the Old Library, the Old Jail and the Clemson Extension building. He stated that they will be investing in updating and preserving these buildings, and so, they are asking the County to donate these buildings to them.

John Craig and Jimmy Wilhide with the Lancaster County Society for Historical Preservation reviewed the power point presentation regarding restoring and repurposing the Old Lancaster County Library Building, Old Jail and Clemson Coop Extension Service building in Lancaster County. The power point is attached as Schedule A to the written minutes in the Clerk to Council's office.

Council discussed how positive this would be for Lancaster County and stated their support for this project.

John DuBose provided a handout which is attached as Schedule B to the written minutes in the Clerk to Council's office. He continued that the County must declare the property as surplus, have an appraisal for the property and establish a process by ordinance. He stated conveyance would be de minimus, and so, there should be no legal prohibitions. He stated there would be a reversion clause included in the ordinance.

Dennis Marstall stated County staff was asked if there were any needs for these buildings and there were none forthcoming. He stated the intended plan was to demolish the Clemson Extension building. There was discussion regarding accommodations/hospitality taxes. He stated the appraisal process has started and they would be thinking through necessary legal points. He stated they should have an ordinance ready for Council after January.

Update on the Lancaster 2040 Comprehensive Plan - Ashley Davis

Ashley Davis reviewed the County power point presentation regarding the Lancaster 2040 Comprehensive Plan. The County's power point is attached to the written minutes in the Clerk to Council's office. Ashley Davis stated this was an update on the status of the Comprehensive Plan project. She stated staff would appreciate feedback from County Council.

Unified Development Ordinance Consultant Update - Presented by Kelly Cousino with White and Smith

Kelly Cousino with White and Smith, who are the Unified Development Ordinance (UDO) Consultants, reviewed

a power point presentation on the UDO update and that presentation is attached as Schedule C to the written minutes in the Clerk to Council's Office. She gave an overview of the first module for the full UDO rewrite project.

There were discussions on overlay districts, parking, density, agritourism, tiny houses, big box development, storage buildings which need a lot of setbacks. There were also discussions regarding business opportunities versus sustainability and flexibility versus being prescriptive. They also discussed flexible zoning and development areas.

Charlene McGriff and Terry Graham left the meeting early during this discussion.

Potential Sell of County Owned Property on Pageland Highway - Dennis Marstall

Dennis Marstall stated the County has received interest from a citizen to purchase a one (1) acre tract of County owned land at the corner of Pageland Highway and Garnette Road. He continued that as part of the County's purchasing policy, there was a process for the County. He continued the County must declare the property as surplus, have an appraisal completed and establish a process by ordinance by which to dispose of the property. He stated he had consulted with Department Directors and they have not identified any future need for this particular parcel.

Council discussed selling the land and the opinion of Council was to keep land for future growth.

Discussion on Amending the Unified Development Ordinance (UDO) regarding Outdoor Shooting Ranges (Section 5.5.12) - Dennis Marstall

Dennis Marstall stated at the September 12, 2022 meeting, County Council requested the topic of shooting ranges be added to the September 14, 2022 Committee of the Whole agenda. He stated this topic was discussed by County Council on April 12, 2021, primarily for the addition to undertake Turkey Shoots as part of the Unified Development Ordinance (UDO). He continued that, as part of that discussion, an amendment was made to bring forward exemptions to the UDO to address concealed weapons permit (CWP) classes. He stated that item was discussed at the April 26, 2021 Council meeting, but no action was finalized regarding changes to the shooting range portion of the UDO.

Allen Blackmon stated he brought the subject up because there was no where for concealed weapons permit instructors to teach in Lancaster County. He suggested changing the definition of commercial shooting ranges so that it does not include land being used for a commercial weapons permit on private property or something to that effect. Billy Mosteller stated there was one shooting range in the County and it is operated by the Lancaster Police Department. Steve Harper asked if there were exemptions for Concealed Weapon Permit instructors. John DuBose spoke regarding equal protection concerns for profit activity and so treating them separately was not fair. Council discussed shooting ranges and whether they could be defined by frequency of shooting. They requested research on what other counties do regarding CWP instructors and properties for shooting ranges. Council asked to have this information for discussion at the October Committee of the Whole meeting.

Citizen Comments

The following citizens signed up for Citizens Comments: None.

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

Adjournment

Larry Honeycutt moved to adjourn. Seconded by Billy Mosteller. Motion Passed 4-0.; Absent: Carnes, Graham, McGriff

There being no further business, the Committee of the Whole meeting adjourned at approximately 6:18 p.m.

Respectfully Submitted:

Approved by Council on October 10, 2022:

Donna Greene

Donna Greene
Deputy Clerk to Council

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

Billy Mosteller, Secretary