

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

April 13, 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 - Chair Brian Carnes**
- 2. Welcome and Recognition - Chair Brian Carnes**
- 3. Pledge of Allegiance and Invocation - Council Member Stuart Graham**
- 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. Update on Finding Serenity Non-Profit Group - *Julie Walters***
 - b. Recognition of the Lancaster County Fire Rescue High School Program - *Presented by Keith Wilson, Training Officer, Lancaster County Fire Service***
 - c. Recognition of Awards for Paramedic of the Year and Lancaster County Sheriff's Officer of the Year Awards from the Veterans of Foreign Wars (VFW) Post 12136 in Indian Land - *Presented by Robert Suzansky, Commander, VFW Post 12136***
 - d. Recognition of the Lancaster County Library for receiving a Resolution from the South**

Carolina General Assembly related to Bill H 5041, "A Concurrent Resolution To Recognize and Celebrate Ongoing Contributions Of South Carolina Public Libraries And To Encourage Continued Support And Investment For The Benefit Of All The Palmetto State's Citizens." - **Presented by Dr. April Williams, Director of Library Services**

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 March 11, 2026, County Council Special Meeting
- b. Approval of Minutes from the March 23, 2026, County Council Regular Meeting
- c. 2nd Reading of Ordinance 2026-2026
Ordinance Title: An Ordinance To Approve A Temporary Construction And Permanent Easement Grant To Lancaster County Natural Gas Authority Upon Real Property Owned By Lancaster County And Located Off Harrisburg Road Bearing Tax Parcel Number 0003-00-041.00 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 March 23, 2026, County Council Meeting. - Steve Willis**

8. Non-Consent Agenda

- a. 3rd 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 Overly(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. Passed 4-3 at the February 9, 2026, County Council Meeting (Stuart Graham, Jose Luis, and Charlene McGriff Opposed). At the February 23, 2026, County Council Meeting, the Public Hearing was held; however, the 2nd Reading was postponed by a vote of 4-3 (Steve Harper, Bryant Neal, and Billy Mosteller Opposed). Passed 4-3 at the March 23, 2026, County Council Meeting. (Stuart Graham, Jose Luis, and Charlene McGriff Opposed). - Shannon Catoe**
- b. 3rd 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. Passed 6-1 at the February 9, 2026, County Council**

Meeting (Jose Luis Opposed). At the February 23, 2026, County Council Meeting, the Public Hearing was held; however, the 2nd Reading was postponed by a vote of 4-3 (Steve Harper, Bryant Neal, and Billy Mosteller Opposed). Passed 6-1 at the March 23, 2026, County Council Meeting (Jose Luis Opposed). - Shannon Catoe

- c. Public Hearing and 3rd Reading of Ordinance 2026-2022
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 March 9, 2026, County Council Meeting. Passed 7-0 at the March 23, 2026, County Council Meeting. - Jamie Privuznak**
- d. Public Hearing and 3rd Reading of Ordinance 2026-2023
Ordinance Title: An Ordinance To Approve A Temporary Construction And Permanent Easement Grant To Comporium Communications Upon Real Property Owned By Lancaster County And Located Off South Carolina Highway 9 Bearing Tax Parcel Number 0068L-0F-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 March 11, 2026, County Council Special Meeting. Passed 7-0 at the March 23, 2026, County Council Regular Meeting. - Steve Willis**
- e. Public Hearing and 3rd Reading of Ordinance 2026-2024
Ordinance Title: An Ordinance To Approve A Temporary Construction And Permanent Easement Grant To Duke Energy Carolinas, LLC Upon Real Property Owned By Lancaster County And Located Off South Carolina Highway 9 Bearing Tax Parcel Number 0068L-0F-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 March 11, 2026, County Council Special Meeting. Passed 7-0 at the March 23, 2026, County Council Regular Meeting. - Steve Willis**
- f. Public Hearing and 3rd Reading of Ordinance 2026-2025
Ordinance Title: An Ordinance To Approve A Temporary Construction And Permanent Easement Grant To Lancaster County Natural Gas Authority Upon Real Property Owned By Lancaster County And Located Off South Carolina Highway 9 Bearing Tax Parcel Number 0068L-0F-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 March 11, 2026, County Council Special Meeting. Passed 7-0 at the March 23, 2026, County Council Regular Meeting. - Steve Willis**
- g. Public Hearing and 1st Reading of Ordinance 2026-2027
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 1.5 Acres (TM# 0068L-0D-004.00), Which Is Located At 1553 Pageland Highway, From The General Business (GB) District To The Low Density Residential (LDR) District - **Planning Department Case Number: RZ-**

2025-2735. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the rezoning request. - Shannon Catoe

- h. 1st Reading of Ordinance 2026-2029
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**
- i. Resolution 1322-R2026
Resolution Title: A Resolution Requesting That The Governor Of South Carolina Nominate Certain Census Tracts Within Lancaster County For Designation As Qualified Opportunity Zones Pursuant To Federal Law - **Steve Willis**
- j. Resolution 1323-R2026
Resolution Title: A Resolution To Approve The Recommendation Of The Lancaster County Non-Profit Grant Review Committee For The Distribution Of Funds From The Fiscal Year 2026 Budget. - **Stephany Snowden**

9. Discussion and Action Items

- a. Motion and Vote to Update the Lancaster County, SC, Prioritized Community Needs List - **Steve Willis**
- b. Receive Information and Take Desired Action Regarding Appointments and/or Re-Appointments to Various Boards and Commissions - **Sherrie Simpson**
 - 1. Appointment to the Board of Assessment Appeals - Michael D. Senkier has applied to serve on the Board of Assessment Appeals. The openings on this Board are in Districts 2 and 4 and residency in the district is not required. For either District, if appointed, Mr. Senkier would be serving an unexpired term that would end on 06/30/2027.
 - 2. **POSTPONED TO THE 4-27-2026 COUNCIL MEETING** - William Kasper and Marie DeMartino have applied for the Planning Commission as the District 1 representative. If appointed, the person would be serving an unexpired term that would end on 06/30/2029.
 - 3. **POSTPONED TO THE 4-27-2026 COUNCIL MEETING** - Yvette Pressley has applied for the Community Outreach and Engagement or Health and Wellness Commission. The only available position is in District 4; however, Ms. Pressley resides in District 7 but residency in the district is not required for either of these Advisory Boards.
 - 4. **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.
 - 5. Current Board/Commission Vacancies
 - 6. Upcoming Board/Commission Expirations

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

- a. **HELD UNTIL CONNECTIVITY ISSUES RESOLVED BUT NOT LATER THAN MAY 11, 2026** - 2nd 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. Passed 5-2 at the February 9, 2026, County Council Meeting (Stuart Graham and Jose Luis Opposed). At the February 23, 2026, Council Meeting, Council voted to postpone the 2nd Reading until the March 9, 2026, County Council Meeting by a vote of 6-1 (Billy Mosteller Opposed). At the March 9, 2026, Council Meeting, 2nd Reading was postponed until the connectivity issues were resolved, but not later than 60 days. - April Williams***
- b. **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***
- c. **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***
- d. **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

- 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***

- f. **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.]

a. One Item:

1. *Receipt of legal advice subject to the attorney-client privilege regarding a potential contractual matter relating to a lease agreement.*

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>