

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**

MINUTES

Council Members Present: Brian Carnes, Steve Harper, Jose Luis, Billy Mosteller, Charlene McGriff, Bryant Neal, Stuart Graham

Staff Members/Others Present: Steve Willis, Interim County Administrator; Ginny Merck-Dupont, County Attorney; Sherrie Simpson, Clerk to Council; Stephany Snowden, Deputy County Administrator; Sabrena Harris, Chief Financial Officer; Josiah Parke, Budget Analyst; Keith Wilson, Director of Emergency Management; Shannon Catoe, Interim Planning Director; 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 PowerPoint presentation utilized during the meeting is attached to the written minutes in the Clerk to Council's office.

Call to Order Regular Meeting - Chair Brian Carnes

Chairman Brian Carnes called the Lancaster County Council meeting to order at approximately 6:00 p.m.

Welcome and Recognition - Chair Brian Carnes

Chairman Brian Carnes welcomed everyone to the meeting.

Pledge of Allegiance and Invocation - Council Member Stuart Graham

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

Approval of the Agenda

Charlene McGriff moved to approve the agenda. Seconded by Bryant Neal. There was no discussion from Council. The motion Passed by a vote of 7-0.

Citizens Comments

The following citizens signed up for and spoke during the Citizen Comments:

1. Toni McCammon, Indian Land, SC, spoke regarding the need for common sense and concurrency to keep up with growth in the County.
2. Kathy Storm, Indian Land, SC, questioned the process for the non-profit grant award that would be reviewed later at the meeting, and recommended that Council use the funds set aside for non-profits for infrastructure instead.
3. Jean Doyle, Indian Land, SC, stated that infrastructure included affordable housing, jobs, etc., and questioned what was being done to bring new economic development to the County.
4. Libby Sweatt-Lambert, Lancaster, SC, stated that she spent time protesting before the start of the meeting, and explained that people earning the median income in the County could not afford the new homes being built, and that the infrastructure currently in place was not enough to take care of the residents who already lived here.
5. Yokima Cureton, Lancaster, SC, reviewed a Clemson University study from 2005 that projected the infrastructure needs that come with growth.
6. Jane Alford, Fort Mill, SC, spoke on behalf of the Lancaster County Arts Council regarding upcoming events.

The following citizens submitted electronic, written comments for Citizen Comments, of which Council received a physical copy at their seats and which was acknowledged during the meeting by Sherrie Simpson, Clerk to Council:

1. Leslie Telson-Schappi, Lancaster, SC, wrote in requesting that County Council issue a \$10 million "Quality of Life" grant to the Lancaster County School District. A copy of her comments is attached as Schedule A to the minutes.
2. Bailey Patrick, MPV Properties, LLC, sent in a letter of support for The Haven development project. A copy of his comments is attached as Schedule B to the minutes.
3. T. Yokima Cureton, Lancaster, SC, wrote in regarding Artificial Intelligence (AI), workforce development investment, and Community Development Block Grant (CDBG) priority inclusion in the FY26-27 budget. A copy of her comments is attached as Schedule C to the minutes.
4. Susan Weir, No Address Given, wrote in regarding her support for The Haven development project. A copy of her comments is attached as Schedule D to the minutes.

Special Presentations

a. Update on Finding Serenity Non-Profit Group - *Julie Walters*

Julie Walters, with Finding Serenity, provided Council with an update and presented a video highlighting aspects that would be included in their proposed wellness center. Ms. Walters also presented a sketch plan of the property. The sketch plan is attached as Schedule E to the minutes.

b. Recognition of the Lancaster County Fire Rescue High School Program - Presented by Keith Wilson, Training Officer, Lancaster County Fire Service

Keith Wilson explained that the Fire Rescue high school program had been a huge return on investment as there had been quite a few graduates obtain jobs with the Lancaster County Fire Service. Mr. Wilson recognized several firefighters currently enrolled in the program.

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

Robert Suzansky and Ken Obriot presented Sergeant Cassie Thompson with the Lancaster County Sheriff's Officer of the Year Award from the Veterans of Foreign Wars (VFW) Post 12136 and Teri Faulkenberry with the Paramedic of the Year Award.

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

Dr. April Williams read a Resolution that was given to the Lancaster County Library from the General Assembly.

Consent Agenda

Billy Mosteller moved to approve Consent Agenda Items **7a.**, **7b.**, and **7c.** [which are the same as Item **a.**, **b.**, and **c.** listed below]. Seconded by Charlene McGriff. There was no discussion from Council. The motion Passed by a vote of 7-0.

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

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

Steve Harper moved to approve the 3rd Reading of Ordinance 2025-2001. Seconded by Billy Mosteller.

Shannon Catoe noted no changes since the 2nd Reading of the Ordinance. Charlene McGriff reiterated her opposition of the rezoning and emphasized the need to have smart growth and a funding plan in place, and Jose Luis agreed. Mr. Luis also expressed concerns regarding current staffing levels and certifications. Council discussed potentially establishing public service districts to fund fire, EMS, and Sheriff's Office.

There was no further discussion from Council. The 3rd Reading of Ordinance 2025-2001 Passed by a vote of 4-3; Ayes: Harper, Neal, Carnes, Mosteller; Nays: McGriff, Luis, Graham.

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

Steve Harper moved to approve the 3rd Reading of Ordinance 2025-2002. Seconded by Bryant Neal.

Jose Luis made a motion to amend the following: (1) to define "Developer" as Lennar Carolinas, LLC, a Delaware limited liability company, and any successor(s) in interest, assignee(s), or transferee(s) of all or any portion of the Property who have been approved by the County in accordance with this Agreement, and who are responsible for the planning, financing,

development, construction, or implementation of the Project, or any phase thereof; (2) to add "Good Cause" in Section 1.07(d) which means the occurrence of events or circumstances beyond the reasonable control of the Developer that materially delay or prevent the timely performance of development obligations under this Agreement, despite the Developer's exercise of reasonable diligence. Such events may include, but are not limited to: (a) Acts of God, including severe weather events, floods, hurricanes, or other natural disasters; (b) War, terrorism, civil unrest, or national emergencies; (c) Epidemics, pandemics, or public health emergencies; (d) Unanticipated delays in obtaining required governmental approvals or permits, provided the Developer has timely and diligently pursued such approvals; (e) Delays caused by utility providers or other third parties not under the control of the Developer; (f) Shortages of labor or materials, or supply chain disruptions not reasonably foreseeable; (g) Changes in applicable laws, regulations, or governmental requirements after the Effective Date that materially affect the Project; (h) Litigation, administrative appeals, or legal challenges affecting the Project; and (i) Other similar circumstances beyond the reasonable control of the Developer. Good Cause shall not include delays resulting from the Developer's financial inability to perform, lack of financing, market conditions, or failure to act with reasonable diligence."; (3) to amend Exhibit B, No. 7(c) to "Notwithstanding any provision of the County's ordinances, Unified Development Ordinance (UDO), administrative procedures, or policies to the contrary, no amendment, modification, deviation, or adjustment to this Agreement shall be deemed "minor," administrative, or otherwise exempt from County Council approval. Without limiting the foregoing, the following shall not be considered minor and shall require formal amendment pursuant to this Section: (a) Any change to the permitted uses, density, or intensity of development; (b) Any modification to the development schedule or phasing plan; (c) Any alteration of infrastructure obligations, including roads, utilities, or stormwater facilities; (d) Any change to open space requirements, buffers, or design standards; (e) Any change affecting vested rights established under this Agreement; and (f) Any change that could reasonably affect the timing, scope, or impact of the Project. The parties expressly agree that County staff, administrative officials, boards, or commissions shall have no authority to approve or authorize any modification to this Agreement, whether characterized as minor or otherwise. Any purported amendment, modification, or deviation not approved in strict compliance with this Section shall be void ab initio and of no force or effect. This provision is intended to ensure full compliance with the South Carolina Local Government Development Agreement Act and to preserve the legislative authority of County Council over all substantive and non-substantive changes to this Agreement." Seconded by Charlene McGriff. There was no discussion from Council. The motion to amend Passed by a vote of 5-2; Ayes: Harper, Carnes, McGriff, Luis, Graham; Nays: Neal, Mosteller.

The 3rd Reading of Ordinance 2025-2002, as amended, Passed by a vote of 6-1; Nays: Luis.

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

Brian Carnes opened the Public Hearing for Ordinance 2026-2022 at approximately 7:11 p.m.

He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 34 citizens, including staff members, in attendance during the Public Hearing for this Ordinance. The following speakers came forward to make comments or sent in written comments regarding the Ordinance: None. Brian Carnes closed the Public Hearing at approximately 7:11 p.m.

Bryant Neal moved to approve the 3rd Reading of Ordinance 2026-2022. Seconded by Charlene McGriff.

Josiah Parke noted no changes since the 2nd Reading of the Ordinance.

There was no discussion from Council. The 3rd Reading of Ordinance 2026-2022 Passed by a vote of 7-0.

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

Brian Carnes opened the Public Hearing for Ordinance 2026-2023 at approximately 7:12 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 34 citizens, including staff members, in attendance during the Public Hearing for this Ordinance. The following speakers came forward to make comments or sent in written comments regarding the Ordinance: None. Brian Carnes closed the Public Hearing at approximately 7:12 p.m.

Charlene McGriff moved to approve the 3rd Reading of Ordinance 2026-2023. Seconded by Billy Mosteller.

Steve Willis noted no changes since the 2nd Reading of the Ordinance.

There was no discussion from Council. The 3rd Reading of Ordinance 2026-2023 Passed by a vote of 7-0.

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

Brian Carnes opened the Public Hearing for Ordinance 2026-2024 at approximately 7:13 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 32 citizens, including staff members, in attendance during the Public Hearing for this Ordinance. The following speakers came forward to make comments or sent in written comments regarding the Ordinance: None. Brian Carnes closed the Public Hearing at approximately 7:13 p.m.

Charlene McGriff moved to approve the 3rd Reading of Ordinance 2026-2024. Seconded by Billy Mosteller.

Steve Willis noted no changes since the 2nd Reading of the Ordinance.

There was no discussion from Council. The 3rd Reading of Ordinance 2026-2024 Passed by a vote of 7-0.

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

Brian Carnes opened the Public Hearing for Ordinance 2026-2025 at approximately 7:15 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 32 citizens, including staff members, in attendance during the Public Hearing for this Ordinance. The following speakers came forward to make comments or sent in written comments regarding the Ordinance: None. Brian Carnes closed the Public Hearing at approximately 7:15 p.m.

Jose Luis moved to approve the 3rd Reading of Ordinance 2026-2025. Seconded by Bryant Neal.

Steve Willis noted no changes since the 2nd Reading of the Ordinance.

There was no discussion from Council. The 3rd Reading of Ordinance 2026-2025 Passed by a vote of 7-0.

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

Brian Carnes opened the Public Hearing for Ordinance 2026-2027 at approximately 7:16 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 32 citizens, including staff members, in attendance during the Public Hearing for this Ordinance. The following speakers came forward to make comments or sent in written comments regarding the Ordinance: None. Brian Carnes closed the Public Hearing at approximately 7:16 p.m.

Billy Mosteller moved to approve the 1st Reading of Ordinance 2026-2027. Seconded by Charlene McGriff.

Shannon Catoe reviewed the rezoning request via the County's PowerPoint presentation and explained that the intent of the rezoning was to expand the existing residential use (storage shed). Billy Mosteller stated that the property was in his district, and he had no issues with the request.

There was no discussion from Council. The 1st Reading of Ordinance 2026-2027 Passed by a vote of 7-0.

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

Charlene McGriff moved to approve the 1st Reading of Ordinance 2026-2029. Seconded by Steve Harper.

Josiah Parke explained that due to the increasing costs to hold juveniles at the Department of Juvenile Justice (DJJ) in Columbia, South Carolina, the budget amendment was needed to reallocate \$78,375 from the Administrator's Department Special Projects account line to the Sheriff's Office Detention Center DYS Service Contract account line to fund the detention of youth offenders at the State's facility.

There was no discussion from Council. The 1st Reading of Ordinance 2026-2029 Passed by a vote of 7-0.

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

Bryant Neal moved to approve Resolution 1322-R2026. Seconded by Charlene McGriff.

Steve Willis explained that the Resolution was to allow staff to nominate Census Tract 103 (which includes the Heath Springs Industrial Park) to Governor McMaster as an Opportunity Zone. Mr. Willis explained the benefits of opportunity zones, which include potential federal tax incentives for economic development projects, and also state incentives through the Department of Commerce. Bryant Neal noted that it was a great opportunity for the lower part of

the County.

There was no further discussion from Council. Resolution 1322-R2026 Passed by a vote of 7-0.

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*

Charlene McGriff recused herself from the Council meeting and stepped out of Council Chambers at approximately 7:26 p.m. A copy of her Statement of Recusal is attached as Schedule F to the minutes.

Steve Harper moved to approve Resolution 1323-R2026. Seconded by Stuart Graham.

Stephany Snowden introduced Kathy Sanchez and Chanda Kirkland, and they reviewed the Non-Profit Grant Committee review process and recommendations via the County's PowerPoint presentation. Billy Mosteller expressed his concerns with the Committee's recommendations.

Billy Mosteller moved to postpone the vote until the following Council meeting, so Council could have more time to review. Seconded by Jose Luis. Steve Harper explained that his intent was to help support people that are in need of the basic necessities of life. Jose Luis requested that staff provide a chart detailing the legal name of the entity, their purpose, year of formation, current standing with the South Carolina Secretary of State, and their last tax filing year. He noted that there were several organizations who had not filed a tax return for several years. Council directed staff to provide the applications and backup materials, and Council would be the one to make the decisions for funding. Stuart Graham stated that he felt the funds were being spread too thin among the applicants. There was no further discussion from Council. The motion to postpone Resolution 1323-R2026 Passed by a vote of 6-0-1; Recused: McGriff.

Charlene McGriff reentered the Council meeting at approximately 7:45 p.m.

Discussion and Action Items

a. Motion and Vote to Update the Lancaster County, SC, Prioritized Community Needs List - *Steve Willis*

Jose Luis moved to approve the Lancaster County, SC, Prioritized Community Needs List. Seconded by Charlene McGriff.

Charlene McGriff made a motion to amend the Prioritized Community Needs list to add, on priority number 2 where it says "activities to increase affordable housing," at the end of that statement to include, "and to seek funding to address housing needs, to include rehabilitation, affordable housing, and down payment and closing cost assistance" and to delete it from number 9 on the priority list. Seconded by Jose Luis. There was no discussion from Council. The amendment Passed by a vote of 7-0.

There was no further discussion from Council. The motion, as amended, Passed by a vote of 7-0.

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

1. Sherrie Simpson explained that Michael Senkier had applied for the Board of Assessment Appeals to represent either District 2 or 4. Jose Luis moved to appoint Mr. Senkier to District 4. Seconded by Stuart Graham. There was no discussion from Council. The motion Passed by a vote of 7-0.
2. Sherrie Simpson explained that this item was postponed until the April 27, 2026, County Council meeting.
3. Sherrie Simpson explained that this item was postponed until the April 27, 2026, County Council meeting.
4. Sherrie Simpson explained that this item was postponed indefinitely.
5. Sherrie Simpson explained that the current list of Board and Commission vacancies were included in the agenda packet.
6. Sherrie Simpson explained that the list of upcoming Board and Commission expirations were included in the agenda packet.

Status of Items Tabled, Recommitted, Deferred or Held

There was no discussion of any 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

Executive Session

a. **One Item:**

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

Brian Carnes stated that he needed a motion to go into Executive Session for the receipt of legal advice subject to the attorney-client privilege regarding a potential contractual matter relating to a lease agreement. Jose Luis stated that he so moved. Seconded by Charlene McGriff. The motion to go into Executive Session Passed by a vote of 7-0. At approximately 7:52 p.m., Council went into Executive Session.

Items Requiring a Vote Following Executive Session

Council came out of Executive Session and Brian Carnes called the Council meeting back to order at approximately 8:10 p.m. Billy Mosteller moved to come out of Executive Session. Seconded by Steve Harper. The motion to come out of Executive Session Passed by a vote of 7-0.

Upon returning to open session, Ginny Merck-Dupont stated that Council met in Executive Session for the receipt of legal advice subject to the attorney-client privilege regarding a potential contractual matter relating to a lease agreement. She stated that during Executive Session, no motions were made, and no votes were taken.

Jose Luis made a motion to authorize the Interim County Administrator to negotiate a lease as discussed in Executive Session. Seconded by Charlene McGriff. there was no discussion from Council. The motion Passed by a vote of 7-0.

Adjournment

Jose Luis moved to adjourn the Council meeting. There being no further business to discuss, the regular meeting of Council adjourned at approximately 8:10 p.m.

Respectfully Submitted:

Lauren Hill

Lauren Hill
Deputy Clerk to Council

Approved by Council on April 27, 2026

Bryant Neal

Bryant Neal, Secretary

Sherrie Simpson

Schedule A

From: 1>
Sent: Wednesday, March 25, 2026 6:2
To: Sherrie Simpson
Subject: Formal Request

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, lancastersc.supportsystem.com

Dear County Council members,

As a taxpayer and resident, I am writing to formally request that the County Council prioritize the immediate needs of our students by issuing a \$10 Million "Quality of Life Grant" to the Lancaster County School District. The 2025/2026 County Audit (ACFR) reveals that our General Fund has grown to \$90 Million, with an unassigned cash surplus of \$72 Million. This represents 10 months of operating reserves, nearly triple the 3.5-month buffer required by the County's own fiscal policy.

While this surplus sits in a vault, our schools are facing a \$10 million deficit that threatens middle school sports, arts, and essential extracurricular programs. These programs are the backbone of our community's "Quality of Life," a core pillar of the County's mission statement.

We are aware that the Council has used its authority to grant funds to institutions like USCL in the past. We are asking you to do the same for our K-12 students today.

Our community is not asking for a tax increase; we are asking for a responsible allocation of the record-breaking surplus we have already paid for. I look forward to seeing this item added to a future Council agenda for public discussion.

Sincerely,

Leslie Telson- Schappi



Schedule B

April 1, 2026

Dear Lancaster County Council,

I am writing this letter to convey my strong support for the current rezoning petition filed by Lennar Homes related to the proposed development of the Robert T. Dooley family property located on Highway 521 known as The Haven.

As a commercial real estate practitioner and co-founder of Merrifield Patrick Vermillion now MPV Properties, LLC, I am very familiar with the development history of the Highway 521 corridor having personally worked on the assemblage for the Sun City, Carolina Lakes development, and much of the commercial and residential land that is located across 521 from Sun City and down along Jim Wilson Road. In addition, I am involved as a partner in the Highway 521 - Redstone commercial development.

I acknowledge that the rapid growth of the Lancaster County Indian land area has led to growing pains associated with increased traffic and overburdened infrastructure however, the positives of this development far outweigh the negatives as Indian Land now is home to many successful residential neighborhoods and commercial properties, offering attractive jobs, tremendous tax revenue for the County and wonderful retail and medical services to the community. In addition, the dramatically higher impact fee payments being proposed by Lennar and ultimately Meritage will go a long way towards ensuring that these projects will be very positive contributors to the long-term sustainability and success of Lancaster County.

Lennar's The Haven proposed development will create a high-quality single-family neighborhood that is needed in order to attract economic development to the City of Lancaster. In addition, as Roslyn and The Haven build out, there will be increased demand for quality neighborhood grocery anchored retail development and medical amenities that will ultimately serve that immediate area therefore reducing the need for people to drive north on Highway 521 to Indian Land. In terms of the existing road infrastructure, it is my belief that most of the traffic on Craig Farm Road is trying to get to Highway 521 and that the new Parkway that Lennar will build through the Haven development from 521 to Craig Farm Road will actually reduce traffic on Craig Farm Road because people will turn off Craig Farm Road earlier than currently in order to use the Parkway to go through the Haven to get to 521 faster. Again, perhaps most important is the commitment that Lennar is making to offer a staggering \$13,600,000 contribution in fees to Lancaster County, including donating a 5-acre site on 521 for a future Fire/EMS facility. The tremendous commitment that Lennar is making in their



development agreement to Lancaster County for The Haven will establish a very important precedent for future developers, and builders to make similar significant commitments related to their proposed projects.

As a result, I believe strongly that the Lancaster County Council should unanimously approve the Haven rezoning because it will become a key catalyst for further economic development for the City of Lancaster and it will be an important part of the solution going forward to serve the long-term needs of Lancaster County and its citizens.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Bailey W. Patrick", written in a cursive style.

Bailey W. Patrick
Managing Partner
MPV Properties, LLC

Schedule C

AI on Purpose™

Access is the new infrastructure

Yokima "Yoki" Cureton

Founder & CEO

Lancaster, South Carolina

April 2026

Council Member Harper,

My name is Yokima Cureton. I am a Lancaster County District 5 resident and you are my elected representative on County Council.

I am writing to introduce you to something I am building — and to make the case that it belongs in Lancaster County's economic development conversation.

I am the Founder and CEO of AI on Purpose, a workforce training initiative that equips working adults with practical AI tools — so they can compete for the jobs Lancaster County is actively recruiting. I noticed that you recently championed the county's \$1 million investment in USC Lancaster's nursing program. You said it right: assets like that help Lancaster County now and in the future. AI on Purpose is built on the same logic.

Lancaster County is the 5th fastest-growing county in South Carolina. But that growth creates a workforce gap — the distance between the skills the economy now demands and what existing residents are currently equipped to deliver. Over 200 healthcare roles are projected to open at MUSC Lancaster by 2027. Continental Tire, Nutramax, and others have brought manufacturing and production work to this county. The question is not whether the jobs are coming. **The question is whether Lancaster County residents are positioned to fill them — or whether those roles go to people recruited from outside.**

AI on Purpose closes that gap. Our cost per participant runs between \$955 and \$1,157 — compared to the WIOA industry benchmark of \$1,500 to \$8,000 per person. Three-year projections show \$4 to \$6 million in documented aggregate income increase for Lancaster County residents. That is not a social program. That is an economic return on a workforce investment.

I have enclosed a one-pager with the full data and projections. I would welcome 20 minutes at your convenience to discuss how this fits into what the county is already building.

With respect and as your constituent,

Yoki

Yokima Cureton

Founder & CEO, AI on Purpose™ · District 5 Resident

Lancaster, South Carolina

AI on Purpose™

Lancaster County grows faster when every resident grows with it.

OFFICIAL NOTICE • FOR THE PUBLIC RECORD

Notice of Community Investment Intent AI on Purpose™ — Lancaster County Council

Submitted By:

Yokima "Yoki" Cureton
Founder & CEO, AI on Purpose™

Date of Submission:

April 2026

Submitted To:

Clerk of Court • Lancaster County
Lancaster, South Carolina

Re: Lancaster County Council

Economic Development & CDBG
Workforce Investment • FY 2026-2027

TO THE OFFICE OF THE CLERK OF COURT

Lancaster County Council

101 North Main Street
Lancaster, South Carolina 29720

This notice is submitted for the public record to formally introduce **AI on Purpose™** to Lancaster County and to document the organization's intent to engage the Lancaster County Council regarding workforce development investment and Community Development Block Grant (CDBG) priority inclusion for the FY 2026-2027 budget cycle.

AI on Purpose™ is a Lancaster, South Carolina-based workforce and capacity-building initiative founded by Yokima "Yoki" Cureton, a resident of Lancaster County. The organization equips low-income working adults, small business owners, nonprofit staff, and workforce-ready residents with practical artificial intelligence tools — enabling them to compete for the economic opportunities being created in Lancaster County, including the 200+ healthcare roles projected to open at MUSC Lancaster by 2027.

Lancaster County is the 5th fastest-growing county in South Carolina. That growth creates a workforce gap between what the new economy demands and what existing county residents are currently equipped to deliver. AI on Purpose addresses that gap directly — at a cost of \$955 to \$1,157 per participant, compared to the WIOA industry benchmark of \$1,500 to \$8,000 per person. Three-year projections show \$4 to \$6 million in documented aggregate income increase for Lancaster County residents — expanding the county's tax base and strengthening its workforce pipeline for future employer recruitment.

The organization has formally engaged the following Lancaster County Council members regarding this initiative and has provided both with an Economic Development Brief outlining program goals, three-year projections, performance metrics, and a specific ask of the council:

Council Member Charlene McGriff — District 2, Lancaster County Council

Council Member Steve Harper — District 5, Lancaster County Council

This submission is intended to establish a clear public record that AI on Purpose presented its work, its intent, and its request to Lancaster County prior to any formal funding application or budget consideration — in keeping with the standards of transparent civic engagement.

ENCLOSURES

- AI on Purpose™ Economic Development Brief — Lancaster County (April 2026)
- Letter to Council Member Charlene McGriff, District 2
- Letter to Council Member Steve Harper, District 5

I hereby certify that the information contained in this notice is accurate and submitted in good faith for the public record of Lancaster County, South Carolina.

Yokima "Yoki" Cureton

Founder & CEO, AI on Purpose™ · Lancaster County Resident
Lancaster, South Carolina

Sherrie Simpson

Schedule D

From: Susan Weir
Sent: Wednesday, April 8, 2026 8:04 A
To: Sherrie Simpson
Subject: Lancaster County Council

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, lancastersc.supportsystem.com

Sent from my iPhone

Begin forwarded message:

From: Susan Weir

Dear Lancaster County,

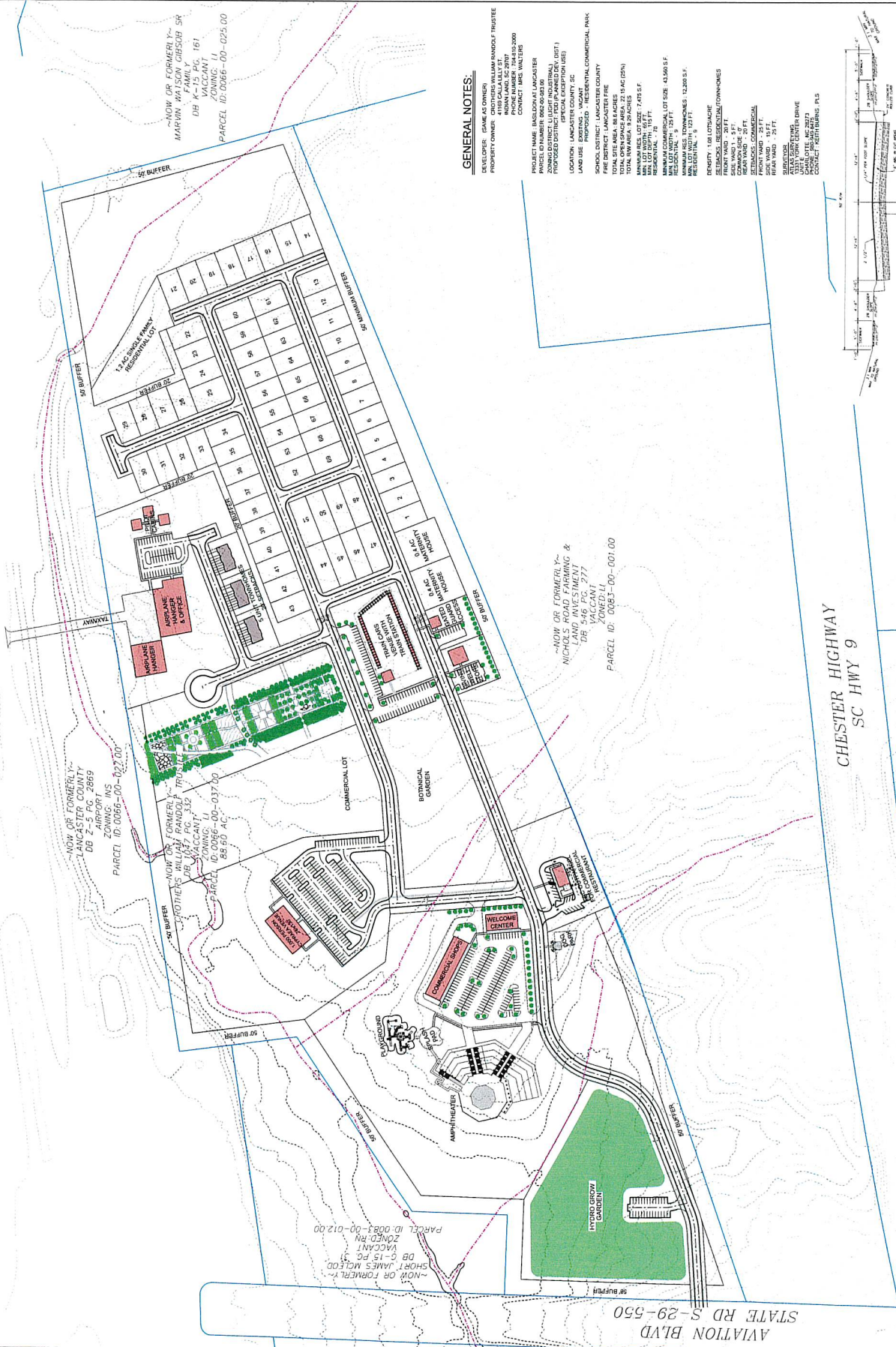
My name is Susan Weir and I'm writing this letter on behalf of my family which includes my father, Rayner Weir, my mother Adele Wilson Weir, and brother, Wilson Weir. Together, we own Weir Associates Limited Partnership, which invest in commercial real estate in the greater Charlotte area with a large focus on Lancaster County. My mother, Adele Wilson Weir grew up in Indian Land where the Wilson's have been there since the 1800's. The Wilson family have owned a considerable amount of property for the past century along Lancaster Highway, Jim Wilson Road and Henry Harris Road. My Mother, who is 94, was born on her family's farm in 1932. Her father, Cecil Wilson had 12 siblings, and my Mother was one of 52 first cousins. Although there are only 3 cousins still alive, her generation has greatly benefited from the success and development of Indian Land and surrounding areas, and feel like it contributes positively to the community. While we recognize challenges around traffic and strained public service, we believe strongly that the net impact of this growth has been positive for Lancaster County, and will continue to work to address the associated growing pains.

Weir Associates, LP is currently a partner in property that is contiguous to the proposed Lennar-The Haven project, we would like to convey our strong support for approval of the pending development proposal. We feel this project will contribute positively to Lancaster County, and will continue to provide quality residential communities closer to proximity to the city of Lancaster. In order to help foster continued economic development and job creation, The Lennar and the Dooley family have put forward a very compelling development proposal, with extremely attractive financial payments to the county. We hope that the Lancaster County Council will vote to approve The Lennar-Haven rezoning petition, as it will be an important catalyst for the continued growth and success of lower Lancaster County and the city of Lancaster.

Thank you for your consideration,
Best Regards,

Susan A. Weir, General Partner and family,
Weir Associates Limited Partnership
Sent from my iPhone

A map showing a river flowing from the bottom left towards the top right. A road, labeled 'Gracie Ave', runs vertically through the center of the map. On the west side of Gracie Ave, south of its intersection with the river, there is a shaded rectangular area representing the proposed development. A small circle with a crosshair is located at the intersection of Gracie Ave and the river.

[illegible]

SCALE: 1" = 100'

DATE: 12/1/2025

JOB NO.: 251208

SHEET

PROJECT
PDD AIRPORT SITE
LANCASTER, SOUTH CAROLINA
PREPARED FOR WILLIAMS RANDOLF CORUTHERS TRUSTEE

APPROVALS Project Eng: _____ Drawn By: _____ Checked By: _____ Review: _____ Ball: _____ Construction: _____		PREPARED BY
 JOEL E. WOOD & ASSOCIATES PLANNING • ENGINEERING • MANAGEMENT		(803) 664-3300
P.O. BOX 296 CLOVER, SC 29710		

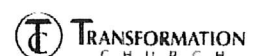
Finding Serenity Community Campus

A place where hope takes root, lives are restored, and futures are built.

There are moments in life when everything changes—when a family faces crisis, a mother needs safety, a student needs opportunity, or someone simply needs a place to begin again.

- The Finding Serenity Community Campus will take up 88.6 acres in Lancaster County with a vision of becoming a community that is intentionally designed to restore lives and strengthen lives.
- The campus will include safe housing for mothers and children, cottages/duplexes for students and interns.
- As the campus grows, it will include gardens, event venues/gathering spaces, and an amphitheater that will foster connection and bring the community together.
- At the heart of this vision is a commitment to opportunity for all. Finding Serenity will provide meaningful workforce opportunities for individuals with special needs.
- This community will empower residents through employment and volunteer opportunities. Individuals will rediscover purpose, contribute to something greater, and play a role in helping others rise.
- In time, Finding Serenity will become a destination where families gather, children play, businesses grow, and lives are transformed—body, mind, and spirit.
- Your investment is not just funding land or structures—it is creating a lasting legacy of hope in Lancaster and beyond. It is planting seeds that will grow for generations. We invite you to stand with us. Because together, we are not just building a campus...we are building a place where everyone belongs—and where lives are changed forever.

Finding Serenity is made possible through the generosity and partnership of organizations that share a commitment to strengthening our community and creating lasting impact.





Lancaster Count

Schedule F

Post Office Box 1809 Lancaster, South Carolina 29721-1809

STATEMENT OF RECUSAL

In accordance with State Code § 8-13-700(b), I hereby abstain from all votes, deliberations, and other action on the following matter(s):

Resolution 1323-R2026

SECTION 8-13-700. Use of official position or office for financial gain; disclosure of potential conflict of interest.

(B) No public official, public member, or public employee may make, participate in making, or in any way attempt to use his office, membership, or employment to influence a governmental decision in which he, a member of his immediate family, an individual with whom he is associated, or a business with which he is associated has an economic interest. A public official, public member, or public employee who, in the discharge of his official responsibilities, is required to take an action or make a decision which affects an economic interest of himself, a member of his immediate family, an individual with whom he is associated, or a business with which he is associated shall:

- (1) prepare a written statement describing the matter requiring action or decisions and the nature of his potential conflict of interest with respect to the action or decision;
- (2) if the public official is a member of the General Assembly, he shall deliver a copy of the statement to the presiding officer of the appropriate house. The presiding officer shall have the statement printed in the appropriate journal and require that the member of the General Assembly be excused from votes, deliberations, and other action on the matter on which a potential conflict exists;
- (3) if he is a public employee, he shall furnish a copy of the statement to his superior, if any, who shall assign the matter to another employee who does not have a potential conflict of interest. If he has no immediate superior, he shall take the action prescribed by the State Ethics Commission;
- (4) if he is a public official, other than a member of the General Assembly, he shall furnish a copy of the statement to the presiding officer of the governing body of any agency, commission, board, or of any county, municipality, or a political subdivision thereof, on which he serves, who shall cause the statement to be printed in the minutes and require that the member be excused from any votes, deliberations, and other actions on the matter on which the potential conflict of interest exists and shall cause the disqualification and the reasons for it to be noted in the minutes;
- (5) if he is a public member, he shall furnish a copy to the presiding officer of any agency, commission, board, or of any county, municipality, or a political subdivision thereof, on which he serves, who shall cause the statement to be printed in the minutes and shall require that the member be excused from any votes, deliberations, and other actions on the matter on which the potential conflict of interest exists and shall cause such disqualification and the reasons for it to be noted in the minutes.

Reason(s) for Disqualification:

Volunteer

Name: Charlene M. Smith
, County Council Member

Date: 4-13-2026