

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

June 8, 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**
- 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 May 13, 2026, County Council Special Meeting
- b. Approval of Minutes from the May 21, 2026, County Council Special Meeting

- c. Approval of Minutes from the May 26, 2026, County Council Regular Meeting
- d. 3rd Reading of Ordinance 2026-2032
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 0.61 Acres Of (TM# 0049-00-037.00), Which Is Located At Palmetto Kennel Lane, From The Low Density Residential (LDR) District To The Medium Density Residential (MDR) District - **Planning Department Case Number: RZ-2026-0409. The Planning Commission recommended approval by a vote of 6-0 and the Planning staff found that the request met the UDO requirements for approval. Passed 7-0 at the May 11, 2026, County Council Meeting. Passed 7-0 at the May 26, 2026, County Council Meeting. - Shannon Catoe**
- e. 3rd Reading of Ordinance 2026-2033
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 0.335 Acres (TM# 0086C-0N-003.01), Which Is Located At 1824 Steele Street, From The Manufactured Home (MH) District To The Professional Business (PB) District - **Planning Department Case Number: RZ-2026-0322. The Planning Commission recommended approval by unanimous vote of 6-0 and the Planning staff also recommended approval of the rezoning request. Passed 7-0 at the May 11, 2026, County Council Meeting. Passed 7-0 at the May 26, 2026, County Council Meeting. - Shannon Catoe**
- f. 3rd Reading of Ordinance 2026-2034
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 2.14 Acres (TM# 0087J-0A-012.00), Which Is Located At Shelton Street, From The General Business (GB) District To The Professional Business (PB) District - **Planning Department Case Number: RZ-2026-0308. The Planning Commission recommended approval by unanimous vote of 6-0 and the Planning staff also recommended approval of the rezoning request. Passed 7-0 at the May 11, 2026, County Council Meeting. Passed 7-0 at the May 26, 2026, County Council Meeting. - Shannon Catoe**

8. Non-Consent Agenda

- a. Resolution 1325-R2026
Resolution Title: A Resolution Establishing The Local Option Sales Tax Credit Factor For The 2026 Tax Year. - **Steve Willis**
- b. Public Hearing and 1st Reading of Ordinance 2026-2038
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 0.565 Acres (TM# 0013-00-018.10), Which Is Located At 2637 Worldreach Drive, From The General Business (GB) District To The Regional Business (RB) District - **Planning Department Case Number: RZ-2025-2390. The Planning Commission recommended approval by unanimous vote of 6-0 and the Planning staff also recommended approval of the rezoning request. - Shannon Catoe**
- c. Public Hearing and 1st Reading of Ordinance 2026-2039
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 7.09 Acres (TM# 0016-00-048.00), Which Is

Located At 7319 Charlotte Highway From The Low Density Residential (LDR) District To The Neighborhood Business (NB) District - **Planning Department Case Number: RZ-2026-0503. The Planning Commission recommended approval by unanimous vote of 6-0 and the Planning staff also recommended approval of the rezoning request. - Shannon Catoe**

- d. Public Hearing and 1st Reading of Ordinance 2026-2040
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately An 8.001 Acre Portion Of (TM# 0041-00-004.00), Which Is Located At 3172 Shiloh Unity Road From The Institutional (INS) District To The Rural Residential (RR) District - **Planning Department Case Number: RZ-2026-0725. The Planning Commission recommended approval by unanimous vote of 6-0 and the Planning staff has stated that the rezoning request meets the UDO requirements for approval. - Shannon Catoe**
- e. Public Hearing and 1st Reading of Ordinance 2026-2041
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 6.08 Acres (TM# 0007-00-014.01), Which Is Located At 9595 Yarborough Road From The Professional Business (PB) District To The Regional Business (RB) District - **Planning Department Case Number: RZ-2026-0736. The Planning Commission recommended approval by unanimous vote of 6-0 and the Planning staff stated that the rezoning request met the criteria for approval. - Shannon Catoe**
- f. 2nd Reading of Ordinance 2026-2035
Ordinance Title: An Ordinance To Amend A Development Agreement With Century Communities Southeast, LLC, In Accordance With Unified Development Ordinance Section 9.2.18.C.16.C And Section 5.02 Of Ordinance 2025-1987, To Extend The Effective Date Of The Agreement To September 30, 2026. - **Passed 4-2 at the May 26, 2026, County Council Meeting (Stuart Graham and Jose Luis Opposed; Steve Harper Recused). - Shannon Catoe**
- g. Public Hearing and 2nd Reading of Ordinance 2026-2036
Ordinance Title: An Ordinance To Appropriate Funds And Approve a Detailed Budget For Lancaster County For The Fiscal Year Beginning July 1, 2026 And Ending June 30, 2027 (FY 2026-27); To Set Millage Rates For The Levy Of Ad Valorem Taxes; To Approve A Schedule Of Taxes, Fees, And Charges For Services For FY2026-27; And To Provide For Matters Related Thereto. - **Passed 6-1 at the May 26, 2026, County Council Meeting (Billy Mosteller Opposed). - Jamie Privuznak**
- h. 2nd Reading of Ordinance 2026-2037
Ordinance Title: An Ordinance To Amend Ordinance No 2021-1726, Relating To The Adoption Of A Revised Lancaster County Capital Improvement Plan Fiscal Year 2021-2022 Through 2030-2031 As Recommended By The Lancaster County Planning Commission. - **Passed 6-1 at the May 26, 2026, County Council Meeting (Billy Mosteller Opposed). - Josiah Parke**

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. William Kasper has applied to be the District 1 representative for the Board of Assessment Appeals. Residency in the District is not required. If appointed, he would be serving his first term that would expire on 06/30/2029.
2. Jennifer Sims has applied to be the District 2 representative for the Board of Assessment Appeals. Residency in the District is not required. If appointed, she would be serving an unexpired term that would expire on 06/30/2027.
3. Current Board/Commission Vacancies
4. Upcoming Board/Commission Expirations

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

- a. **POSTPONED TO THE JULY 20, 2026, COUNTY COUNCIL MEETING - 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. At the May 11, 2026, Council Meeting, 2nd Reading was postponed until the July 20, 2026, County Council Meeting. - Shannon Catoe***
- 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. - Shannon Catoe***
- 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. - Shannon Catoe

- 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. - Shannon Catoe**

- 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 recommended approval of the rezoning request. - Shannon Catoe**

- 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. - **Shannon Catoe**

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>