

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

August 22, 2022

6:00 PM

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

**LANCASTER COUNTY COUNCIL
County Council Chambers, County Administration
Building, 101 North Main Street, Lancaster, SC 29720**

MINUTES

Council Members Present: Allen Blackmon, Brian Carnes, Terry Graham, Steve Harper, Larry Honeycutt, Charlene McGriff, and Billy Mosteller.

Staff Members/Others present: Dennis Marstall, County Administrator; John DuBose, County Attorney; Sherrie Simpson, Clerk to Council; John Bodner, Assistant County Administrator; Veronica Thompson, Financial Services Director; Jeff Catoe, Public Services Director; 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 Regular Meeting - Chairman Steve Harper

Chairman Steve Harper called the regular meeting of County Council to order at approximately 6:00 p.m.

Welcome and Recognition - Chairman Steve Harper

Chairman Steve Harper welcomed everyone to the meeting.

Pledge of Allegiance and Invocation - Council Member Allen Blackmon

Allen Blackmon led the Pledge of Allegiance to the American Flag and delivered the Invocation.

Approval of the Agenda

Charlene McGriff moved to approve the agenda as submitted. Seconded by Larry Honeycutt. Motion Passed 7-0.

Special Presentations

Jeff Catoe introduced Phil Leazer, with KCI Technologies. Mr. Leazer reviewed the County power point presentation for the Traffic Calming study. The presentation is attached to the written minutes in the Clerk to Council's office.

There were discussions on costs associated with traffic calming devices. Jeff Catoe stated the County has budgeted to do five (5) per year and already has one applicant for this year. Dennis Marstall stated the budget includes funding to do 4 to 5 per year. He stated Public Works would review the requests as they are received.

Citizens Comments

The following citizens signed up for Citizens Comments:

Haines Maxwell, Indian Land, SC spoke about "Barn Brothers" ministry and zoning issues with their meeting place.

Tindall Yarborough, Lancaster, SC spoke about the City of Lancaster's downtown area.

Alan Patterson, 206 Nivens Road, Van Wyck, SC spoke in support of traffic calming program on Niven Road.

Jose Luis, Indian Land, SC spoke against development and rezoning approvals for Redstone Development.

Walter Alexander, Lancaster, SC spoke against fugitive dust on Airdale and Assension Roads. He asked that all dirt and gravel roads be paved in Lancaster county.

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

Consent Agenda

Billy Mosteller moved to approve Consent Agenda Items **7a.**, **7b.**, **7c.**, **7d.** and **7e.** [which are the same as Item **a.**, Item **b.**, Item **c.**, Item **d.** and Item **e.** listed below]. Seconded by Larry Honeycutt. Motion Passed 7-0.

- a. **Approval of Minutes from the July 20, 2022 County Council Committee Of The Whole Meeting**
- b. **Approval of Minutes from the August 8, 2022 County Council Regular Meeting**
- c. **3rd Reading of Ordinance 2022-1815 regarding Rezoning Property for Five Parcels from General Business District (GB) and Light Industrial District (LI) to Institutional District (INS) for the Purpose of Building a new Detention Center**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Five (5) Parcels Totaling Approximately 63.8 Acres Located At 1578, 1586, 1592, 1604 & 1656 Pageland Highway (TM#s 00681-0F-011.00, 00681-0F-013.00, 00681-0F-015.00, 00681-0F-016.00 & A Portion Of 0069-00-045.00) From General Business District (GB) And Light Industrial District (LI) To Institutional District (INS). - *Planning Department Case Number: RZ-2022-0978.*
- d. **2nd Reading of Ordinance 2022-1810 regarding Rezoning Property Located at 7984 Taxahaw Road from Rural Business District, RUB, to Agricultural Residential District, AR (Applicant Nathaniel B. Purser)**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone One (1) Acre Of Property (TMS# 0093-00-004.04), Located At 7984 Taxahaw Road, From RUB, Rural Business District, To AR, Agricultural Residential District. - ***Planning Department Case Number: RZ-2022-0672.***

- e. **2nd Reading of Ordinance 2022-1817 regarding Rezoning Property from Manufactured Housing District, MH, to Low Density Residential District, LDR, to Allow the Parcel to Be Conjoined with Adjacent Homesite at 1628 John Truesdale Road (Applicant LaVern and Lina Hovey)**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 0.67 Acres, A Portion Of Property On John Truesdale Road (TM# 0060-00-092.04) From Manufactured Housing (MH) To Low Density Residential (LDR) District, To Allow The Parcel To Be Conjoined With Adjacent Homesite At 1628 John Truesdale Road (TM# 0060-00-092.00). - ***Planning Department Case Number: RZ-2022-1329.***

Non-Consent Agenda

Resolution 1210-R2022 regarding Approving the Annual Assessment Roll for the Edgewater Improvement District

Resolution Title: Approving The Updated 2022 Assessment Roll For The Edgewater Improvement District, Lancaster County, South Carolina.

Charlene McGriff moved to approve. Seconded by Brian Carnes.

Veronica Thompson stated this was Council's annual action that would approve all six (6) of the assessment districts. She stated the County was not obligated, they just act as the agent to make sure trustees receive the funds. She explained there were 700 parcels and the revenue requirement was \$330,000. She stated the assessments average between \$324 up to \$1,427, depending on proximity to lake. Terry Graham asked as Edgewater gets built out, will the assessments go down. Veronica explained each parcel is assigned a certain amount and until the property is sold, the developer pays the assessment.

Motion to approve Resolution 1210-R2022 Passed 7-0. Ayes: Blackmon, Carnes, Graham, Harper, Honeycutt, McGriff, Mosteller; Nays: None

Resolution 1211-R2022 regarding Approving the Annual Assessment Roll for the Edgewater II Improvement District

Resolution Title: Approving The Updated 2022 Assessment Roll For The Edgewater II Improvement District, Lancaster County, South Carolina.

Charlene McGriff moved to approve. Seconded by Billy Mosteller.

Veronica Thompson explained there were no parcels owned by third party holders, therefore, there were no assessments. She stated that they anticipate assessments for next year as they sell parcels.

Motion to approve Resolution 1211-R2022 Passed 7-0. Ayes: Blackmon, Carnes, Graham, Harper, Honeycutt, McGriff, Mosteller; Nays: None

Resolution 1212-R2022 regarding Approving the Annual Assessment Roll for the Sun City Carolina Lakes Improvement District

Resolution Title: Approving The Updated 2022 Assessment Roll For The Sun City Carolina Lakes Improvement District, Lancaster County, South Carolina.

Allen Blackmon moved to approve. Seconded by Charlene McGriff.

Veronica Thompson explained there were 3,160 parcels and the revenue requirement was \$980,000. She stated that the annual assessments would be \$310.13 per parcel.

Motion to approve Resolution 1212-R2022 Passed 7-0. Ayes: Blackmon, Carnes, Graham, Harper, Honeycutt, McGriff, Mosteller; Nays: None

Resolution 1213-R2022 regarding Approving the Annual Assessment Roll For Bond Area 1 Of The Walnut Creek Improvement District

Resolution Title: Approving The Updated 2022 Assessment Roll For Bond Area 1 Of The Walnut Creek Improvement District, Lancaster County, South Carolina.

Larry Honeycutt moved to approve. Seconded by Charlene McGriff.

Veronica Thompson explained there were 840 parcels and the revenue requirement was \$660,000. She stated the assessments were \$785.71 per parcel.

Motion to approve Resolution 1213-R2022 Passed 7-0. Ayes: Blackmon, Carnes, Graham, Harper, Honeycutt, McGriff, Mosteller; Nays: None

Resolution 1214-R2022 regarding Approving the Annual Assessment Roll For Bond Area 2 Of The Walnut Creek Improvement District

Resolution Title: Approving The Updated 2022 Assessment Roll For Bond Area 2 Of The Walnut Creek Improvement District, Lancaster County, South Carolina.

Charlene McGriff moved to approve. Seconded by Billy Mosteller.

Veronica Thompson stated the revenue requirement was \$842,640.68 and the assessments would average between \$564.89 and \$1,192.42, depending on whether property was single family home or townhome.

Motion to approve Resolution 1214-R2022 Passed 7-0. Ayes: Blackmon, Carnes, Graham, Harper, Honeycutt, McGriff, Mosteller; Nays: None

Resolution 1215-R2022 regarding Approving the Annual Assessment Roll For Bond Area 3 Of The Walnut Creek Improvement District

Resolution Title: Approving The Updated 2022 Assessment Roll For Bond Area 3 Of The Walnut Creek Improvement District, Lancaster County, South Carolina.

Brian Carnes moved to approve. Seconded by Allen Blackmon.

Veronica Thompson stated the revenue requirement was \$609,754.96 and the assessments would be \$1,141.86 per parcel.

Motion to approve Resolution 1215-R2022 Passed 7-0. Ayes: Blackmon, Carnes, Graham, Harper, Honeycutt, McGriff, Mosteller; Nays: None

Resolution 1216-R2022 regarding the Levy and Collection of Debt Service Millage in Reid Pointe

Resolution Title: A Resolution Authorizing The Levy And Collection Of Debt Service Millage In The Reid Pointe Special Tax District

Terry Graham moved to approve. Seconded by Charlene McGriff.

Veronica Thompson stated the Reid Pointe Special Tax District would be based on a millage rate of 35 mils. She

explained a home valued at \$209,645 would have a tax of \$293.65 and a home valued at \$259,300 would have a tax of \$362.95. There was discussion on anticipation notes, short term bonds versus long term debt.

Motion to approve Resolution 1216-R2022 Passed 7-0. Ayes: Blackmon, Carnes, Graham, Harper, Honeycutt, McGriff, Mosteller; Nays: None

Resolution 1217-R2022 regarding Authorization for the Issuance and Sale of General Obligation Bonds for Reid Pointe Special Tax District

Resolution Title: A Resolution To Authorize The Issuance And Sale Of A Not To Exceed \$650,000 General Obligation Bond Anticipation Note, Series 2022, Of Lancaster County, South Carolina, Or Such Other Appropriate Series Designation (Reid Pointe Special Tax District); To Provide For The Payment Of The Note And The Disposition Of The Proceeds Thereof; And Other Matters Relating Thereto.

Larry Honeycutt moved to approve. Seconded by Brian Carnes.

John DuBose stated this would authorize the issuance and sale of bonds for Reid Pointe Special Tax District for one (1) year.

Motion to approve Resolution 1217-R2022 Passed 7-0. Ayes: Blackmon, Carnes, Graham, Harper, Honeycutt, McGriff, Mosteller; Nays: None

3rd Reading of Ordinance 2022-1816 regarding Rezoning Property Located at 7580 Charlotte Highway from Neighborhood Business District (NB) to General Business District (GB) to Allow Potential Tenants of the Existing Shopping Center Use/Sale of Alcohol, Beer, Craft Beer and Wine (Applicant Michelle Sharp on Behalf of Owner R.B. Grisham/Grisham Family LLC)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 1.863 Acres At 7580 Charlotte Highway (TMS# 0016-00-027.01) From Neighborhood Business (NB) District To General Business (GB) District. - *Planning Department Case Number: RZ-2022-0812.*

Charlene McGriff moved to approve. Seconded by Billy Mosteller.

Ashley Davis stated there was nothing new to add to this request.

Motion to approve 3rd Reading of Ordinance 2022-1816 Passed 5-2. Ayes: Blackmon, Harper, Honeycutt, McGriff, Mosteller; Nays: Carnes, Graham

2nd Reading of Ordinance 2022-1819 regarding Rezoning Property from Regional Business District, RB, to Mixed Use District, MX (Applicant Redstone Investors, LLC)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 25.79 Acres (TM#s 0008-00-015.00, 0005-00-0106.06, 0005-00-0106.05 and p/o 0005-00-0106.04) From Regional Business (RB) District To Mixed Use (MX) District. - *Planning Department Case Number: RZ-2021-1650.*

Larry Honeycutt moved to approve. Seconded by Billy Mosteller.

Ashley Davis stated there was no new information on this request. She stated there would be more information under the Master Development Plan. Allen Blackmon asked about the townhomes being placed behind the Farm Haus restaurant. Ashley stated they meet the ordinance as written. She stated there was no buffering required when moving from Regional Business District to Mixed Use District. Mike Bilodeau addressed the questions from Council. He stated the townhomes near Farm Haus restaurant would have sound proof windows. He stated there were set back requirements for townhomes. Allen Blackmon stated the first phase is good but discussed location of retail for layout for phase 2. There were discussions concerning parking and fencing around Phase 2 and an extensive buffer for Blackhorse Run. Brian Carnes asked about the Traffic Impact Analysis. Mr. Bilodeau stated there would be less traffic now than with the retail project.

Motion to approve 2nd Reading of Ordinance 2022-1819 Passed 6-1. Ayes: Carnes, Graham, Harper, Honeycutt, McGriff, Mosteller; Nays: Blackmon

2nd Reading of Ordinance 2022-1820 regarding Approval of a Master Development Plan and Preliminary Plat for Redstone Phase II (Applicant Redstone Investors, LLC)

Ordinance Title: An Ordinance To Approve The Master Development Plan And Preliminary Plat Submission Of Redstone Investors, LLC, For A Proposed 370-Unit Residential Community (Townhomes/Multifamily Apartments At 14 Dwelling Units Per Acre), 24,000 Square Feet Of Commercial Non-Residential Development, And One Commercial Outparcel. (TMS# 0008-00-015.00, 0005-00-0106.06, 0005-00-0106.05 And P/O 0005-00-0106.04). - ***Planning Department Case Number: MX-2021-1650.***

Larry Honeycutt moved to approve. Seconded by Charlene McGriff.

Ashley Davis updated Council on the conceptual Master Plan of 350 garden apartments, 20 townhomes, 20,000 square feet of commercial, 1 mixed use building, 1 commercial outparcel and 3 acres of open space. She continued they have added buffering and fencing and increased buffering substantially. She stated the minor plat creating the phase 2 subject property will be completed prior to the 3rd reading.

Motion to approve 2nd Reading of Ordinance 2022-1820 Passed 6-1. Ayes: Carnes, Graham, Harper, Honeycutt, McGriff, Mosteller; Nays: Blackmon

2nd Reading of Ordinance 2022-1821 regarding Approval of a Development Agreement with Redstone Investors, LLC

Ordinance Title: An Ordinance To Approve A Development Agreement With Redstone Investors, LLC, In Accordance With Unified Development Ordinance Section 9.2.18 For A Proposed 370-Unit (14.3 Du/Acre) Townhome/Multifamily Apartment Community, 24,000 Square Foot Nonresidential Development, And One Commercial Outparcel Located On Approximately 25.79 Acres Of Land. - ***Planning Department Case Number: DA-2021-1650.***

Billy Mosteller moved to approve. Seconded by Charlene McGriff.

Brian Carnes made a motion to amend Exhibit 1 to Ordinance 2022-1821 by submitting the new language for sections 4.01D and 4.01E as set forth in the agenda package attachment and by substituting the new Exhibit B-1 attached to the agenda package. Seconded by Charlene McGriff. John DuBose stated the amendment was at the request from Council's last meeting. Terry Graham made a motion to amend the language from Indian Land to Panhandle area in Exhibit B-1. Seconded by Billy Mosteller. The motion to amend passed 7-0. Brian Carnes withdrew his motion based on new language. Charlene McGriff withdrew the second.

Motion to approve 2nd Reading of Ordinance 2022-1821 as amended Passed 6-1. Ayes: Carnes, Graham, Harper, Honeycutt, McGriff, Mosteller; Nays: Blackmon

Discussion and Action Items

Public Comment on the Edward Byrne Justice Assistance Grant (JAG) for 2022 - Sheriff Barry Faile

Dennis Marstall stated the Sheriff's Office is seeking a grant in the amount of \$23,673. He stated it is a 100% grant with no match.

Steve Harper opened for Public Comment on the Edward Byrne Justice Assistance Grant for 2022 at approximately 7:26 p.m.

The following speakers came forward to make comments or sent in written comments regarding the Grant:

Tindall Yarborough, Lancaster, SC spoke that the public needs more input, supports the Sheriff's Office, and would like to know what grants are available for rehabilitation of criminals and assistance in preventing crime.

Steve Harper closed the Public Comment at approximately 7:30 p.m.

Status of items tabled, recommitted, deferred or held

- a. HELD - 2nd Reading of Ordinance 2022-1813 regarding Rezoning Property for Five Parcels Located At and Adjacent to 9224 Tadlock Drive from Neighborhood Business (NB) and General Business (GB) to Regional Business (RB) (Applicant Two Capital Partners)
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Five (5) Parcels Comprising Approximately 50.77 Acres Located At And Adjacent To 9224 Tadlock Drive (TM#s 0010-00-051.00, 0010-00-052.00, 0010-00-052.01, 0010-00-052.02, 0010-00-052.03) From Neighborhood Business (NB) District And General Business (GB) District To Regional Business (RB) District. - ***Planning Department Case Number: RZ-2021-2803.***
- b. HELD - 2nd Reading of Ordinance 2022-1814 regarding Approval of a Development Agreement for Two Capital Partners
Ordinance Title: An Ordinance To Approve A Development Agreement With Two Capital Partners In Accordance With Unified Development Ordinance Section 9.2.18 For A Proposed 238-Unit Multifamily Apartment Community With Commercial Outparcels. - ***Planning Department Case Number: DA-2021-2803.***

There were no discussions regarding the status of items tabled, recommitted, deferred or held.

Miscellaneous Reports and Correspondence

There were no Miscellaneous Reports and Correspondence to discuss during the Council meeting.

Executive Session

There was no Executive Session held during the Council meeting.

Adjournment

Larry Honeycutt moved to adjourn. Seconded by Terry Graham. Motion Passed 7-0.

There being no further business, the regular meeting of County Council adjourned at approximately 7:31 p.m.

Respectfully Submitted:

Approved by Council on September 12, 2022:

Donna Greene

Donna Greene
Deputy Clerk to Council



Billy Mosteller, Secretary