

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

MINUTES

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

Staff Members/Others Present: Steve Willis, Interim County Administrator; Ginny Merck-Dupont, County Attorney; Lauren Hill, Deputy Clerk to Council; Sabrena Harris, Chief Financial Officer; Jamie Privuznak, Budget Director; Josiah Parke, Budget Analyst; Shannon Catoe, Interim Planning Director; Suzette Murphy, Auditor; Clay Catoe, Emergency Medical Services Director; Karla Knight Deese, Coroner; Sheriff Barry Faile; 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

Bryant Neal moved to approve the agenda. Seconded by Steve Harper. 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 Citizen Comments:

1. Tim Page, Lancaster, SC, spoke on behalf of the Council on Aging and their FY27 budget request for the Lancaster Area Ride Service (LARS) transportation program.
2. Shirnetha Belk, Lancaster, SC, spoke on behalf of the Council on Aging and their FY27 budget request for the LARS transportation program.
3. Pat Clancy, Lancaster, SC, spoke on behalf of the Council on Aging and their FY27 budget request for the LARS transportation program.
4. Jeannine Clifton, Indian Land, SC, expressed concerns regarding a commercial development on Barberville Road and non-compliance with the County's Unified Development Ordinance (UDO).
5. Jean Doyle, Indian Land, SC, spoke regarding budget concerns, the cost of fire stations, employee salaries, and line item budgets.
6. Gordon Johnson, Charlotte, NC, stated that he was available for questions once agenda item **8f.** was brought to the floor for discussion.
7. Kathy Storm, Indian Land, SC, spoke regarding budget concerns, and also encouraged citizens to vote in the upcoming election that was being held on Tuesday, June 9, 2026.
8. Karla Knight Deese, Kershaw, SC, explained that she wanted Council to reconsider increasing the Council member's salaries.
9. Jane Alford, Fort Mill, SC, spoke on behalf of the Lancaster County Council of the Arts and highlighted upcoming community events.

The following citizens submitted electronic, written comments for Citizen Comments, of which Council each received a physical copy at their seats and of which was acknowledged during the Council meeting by Chairman Brian Carnes:

1. Frank Simpkins, Indian Land, SC, wrote in questioning if Council had a strategic plan for infrastructure when reviewing rezoning requests. A copy of his comments is attached as Schedule A to the minutes.
2. Sony Reivers, Lancaster, SC, wrote in regarding her concerns with the condition of the downtown Lancaster area. A copy of her comments is attached as Schedule B to the minutes.

Special Presentations

There were no special presentations.

Consent Agenda

Billy Mosteller moved to approve Consent Agenda Items **7a.**, **7b.**, **7c.**, **7d.**, **7e.**, and **7f.** [which are the same as items **a.**, **b.**, **c.**, **d.**, **e.**, and **f.** 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 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

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

Charlene McGriff moved to approve Resolution 1325-R2026. Seconded by Jose Luis.

Steve Willis explained that the Local Option Sales Tax (LOST) credit factor was imposed to reduce the property tax burden on residents of the County, and noted that the credit factor was formula driven and not subject to amendments by Council. Mr. Willis also stated that the credit factor amount had decreased this year, but it should go up again next year.

There was no discussion from Council. Resolution 1325-R2026 Passed by a vote of 7-0.

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

Bryant Neal moved to approve the 1st Reading of Ordinance 2026-2038. Seconded by Charlene McGriff.

Brian Carnes opened the Public Hearing for Ordinance 2026-2038 at approximately 6:28 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 56 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 6:28 p.m.

Shannon Catoe reviewed the rezoning request via the County's PowerPoint presentation and explained that the intent of the rezoning was to recombine the property with another to allow for commercial development. Jose Luis questioned if the property could be rezoned as General Business (GB), and Ms. Catoe explained that the use was allowed in the GB district, but the applicant wanted to combine it with a property zoned Regional Business (RB). Council and staff discussed the parking for the property.

There was no further discussion from Council. The 1st Reading of Ordinance 2026-2038 Passed by a vote of 7-0.

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

Steve Harper moved to approve the 1st Reading of Ordinance 2026-2039. Seconded by Stuart Graham.

Brian Carnes opened the Public Hearing for Ordinance 2026-2039 at approximately 6:33 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 56 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 6:33 p.m.

Shannon Catoe reviewed the rezoning request via the County's PowerPoint presentation and

explained that the intent of the rezoning was to allow for commercial development with a mix of uses. Council and staff discussed the access points to the property and the concerns regarding an access point on Charles Pettus Road.

There was no further discussion from Council. The 1st Reading of Ordinance 2026-2039 Passed by a vote of 7-0. Steve Harper requested that the item remain on the non-consent agenda for the 2nd Reading and also requested that the applicant be present at that meeting.

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*

Billy Mosteller moved to approve the 1st Reading of Ordinance 2026-2040. Seconded by Charlene McGriff.

Brian Carnes opened the Public Hearing for Ordinance 2026-2040 at approximately 6:39 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 56 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 6:39 p.m.

Shannon Catoe reviewed the rezoning request via the County's PowerPoint presentation and explained that the intent of the rezoning was to allow for residential construction.

There was no discussion from Council. The 1st Reading of Ordinance 2026-2040 Passed by a vote of 7-0.

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*

Chairman Brian Carnes noted that the applicant for this rezoning request had withdrawn their application.

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

Steve Harper recused himself from the Council meeting at approximately 6:41 p.m. A copy of his Statement of Recusal is attached as Schedule C to the minutes.

Billy Mosteller moved to approve the 2nd Reading of Ordinance 2026-2035. Seconded by Charlene McGriff.

Shannon Catoe noted no changes since the 1st Reading of the Ordinance.

There was no discussion from Council. The 2nd Reading of Ordinance 2026-2035 Passed by a vote of 4-2-1; Ayes: Neal, Carnes, Mosteller, McGriff; Nays: Luis, Graham; Recused: Harper.

Steve Harper re-entered Council Chambers at approximately 6:42 p.m.

- 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

Steve Harper moved to approve the 2nd Reading of Ordinance 2026-2036. Seconded by Bryant Neal.

Brian Carnes opened the Public Hearing for Ordinance 2026-2036 at approximately 6:45 p.m. He noted that one person signed up to speak at the Public Hearing for the Ordinance. There were approximately 52 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:

1. Barbara Scannell, Indian Land, SC, provided Council with a handout of her comments, which is attached as Schedule D to the minutes. Ms. Scannell expressed her concerns regarding funding issues for Emergency Medical Services (EMS) and Fire Service, emergency response times, and suggested that Council look into implementing an annual County-wide EMS/Fire fee for all residents.

Brian Carnes closed the Public Hearing at approximately 6:49 p.m.

Steve Willis explained that the 2nd Reading of the Ordinance was a net-neutral millage budget, so recurring expenses had to be cut. Mr. Willis explained that cuts had to be made, even for the smaller County departments, and stated, for the record, "this one affects me because I am 70. I am hoping they're [the General Assembly] going to pass the new Homestead Bill, but Suzette Murphy [County Auditor] needs to have someone tracking that, but that person was cut from the

budget". Mr. Willis stated that Council may want to change some of the cuts and fund other positions, but those were policy decisions that Council needed to make.

Jamie Privuznak stated, for the record, that "Council was receiving a handout that highlighted the positions that were requested initially and where they stood [at 2nd Reading]." A copy of the handout is attached as Schedule E to the minutes. Jamie Privuznak reviewed the proposed budget via the County's PowerPoint presentation. Ms. Privuznak explained that with a net-neutral budget, only four new positions would be funded: the ERP Specialist, the Gang Investigator, the Criminal Justice Coordinating Council Coordinator, and the Real-Time Crime Center Manager. Mr. Willis explained that two of the Sheriff's Office positions were currently funded through a grant, but those would be expiring soon, and the ERP Specialist was only funded for a half year, so the request was for the full-year. Council discussed, in depth, employee salary increases, different funding scenarios, and what the salary increase percentages should be for public safety departments and all other staff members.

Billy Mosteller made a motion to amend the budget so that all public safety employees would receive a 6% across the board raise, and all others would receive a 5% across the board raise, and remove the increase to \$17 an hour for the minimum wage and the wage compression figures. Seconded by Bryant Neal. Stuart Graham stated that Council should finish the entire budget discussion before making any changes so that they could have the full picture of what needed to be done to address the County's needs. The motion and second were withdrawn.

Council and staff discussed the County's reserves and interest revenue, increasing the funding amount for the Council on Aging's request for the Lancaster Area Ride Service (LARS) transportation program, funding for necessary positions (Correctional Officers and Booking Clerks for the new Detention Center and a Clerk for the Auditor's Office), removing the Comprehensive Class and Compensation Study, the Fire Service/Emergency Medical Services (EMS) partnership, and the 24/72-hour EMS shift change proposal and staffing numbers. When discussing the EMS shift change proposal, Steve Willis stated, for the record, that the 24/72-hour shift change funding request was for the first of a two-year cycle.

Jamie Privuznak continued to review the PowerPoint presentation and highlighted the County's millage history. Council and staff discussed the County's millage value history, ad valorem property taxes, personal property taxes, building permit revenue, interest income, the road improvement fee, ambulance charges, and the new general fund revenue. Ms. Privuznak then reviewed the changes that had been made since the 1st Reading of the Ordinance, the general fund summary, the special revenue fund, and the State Accommodations Tax tourism agency designation. Council and staff discussed the funding for the Nurse Practitioner that is moving from the Administration budget to Human Resources and if the City of Lancaster was still sharing the cost of the program with the County. Stuart Graham questioned the funding request for the background checks for the Human Resources Department and asked that staff verify the requested amount.

Council took a break from the Council meeting at approximately 7:57 p.m. and resumed at approximately 8:08 p.m.

After the break, Council discussed personnel needed for the new detention center, the 24/72-hour EMS shift change proposal, employee salary increases, the Sheriff's Staff Attorney position, and the additional funding request from the Council on Aging for their LARS transportation program. The Council on Aging's Director, Jessica McGriff, explained that their

intention was to apply for a federal grant that would require a local match, which is why they were requesting \$200,000. Ms. McGriff stated that the County funding their full request would allow them to get the \$600,000 grant match to continue their local transportation services. Council and staff also discussed the new full-time Clerk position that was requested by the Auditor's Office and the Coroner's Office Case/Records Data Manager position request. Karla Knight Deese explained that if Council did not want to create a new position, she could give a current staff member extra duties (that a Case/Records Data Manager would be responsible for) with a salary increase, with Council's approval. Council discussed doing a 5% across the board salary increase for public safety employees and a 4% across the board salary increase for all other employees, as well as doing a 1.5 mil increase to the operating budget. Billy Mosteller stated, for the record, that he did not agree with allocating \$6 million for a new fire department on Harrisburg Road because one could be built for \$4 million.

Stuart Graham made a motion to amend the budget by the following: **(1)** fully fund 8 Correction Officers and 4 Booking Clerks for the Detention Center, **(2)** funding the 24/72-hour EMS shift change for half a year, **(3)** funding the Staff Attorney for the Sheriff's Office for half a year, **(4)** funding an additional \$100,000 for Council on Aging's LARS transportation program, **(5)** funding a new full-time Clerk for the Auditor's Office, **(6)** fund a salary increase for a current Coroner's Office employee (Steve Willis stated, for the record, that this would be a split staff increase to take on additional duties instead of funding the Case/Records Data Manager position), **(7)** funding a 5% across the board salary increase for public safety employees, **(8)** funding a 4% across the board salary increase for all other employees, and **(9)** increasing the County's operating budget millage by 1.5 mil (maximum). Seconded by Jose Luis. There was no discussion from Council. The motion to amend Passed by a vote of 7-0.

Charlene McGriff moved to allocate the \$60,000 in State Accommodations Tax funds equally between the Olde English District and the SC 250 Committee as the designated tourism agencies. Seconded by Steve Harper. Council and staff discussed the Lancaster County Chamber, and Steve Willis stated that the Chamber was interested, but they did not feel that they had the time to come up with a proposal to present to Council for funding. There was no further discussion from Council. The motion Passed by a vote of 6-1; Ayes: Harper, Neal, Carnes, Mosteller, McGriff, Graham; Nays: Luis.

There was no further discussion from Council. The 2nd Reading of Ordinance 2026-2036 Passed, as amended, by a vote of 7-0.

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

Charlene McGriff moved to approve the 2nd Reading of Ordinance 2026-2037. Seconded by Stuart Graham.

Josiah Parke reviewed the Capital Improvement Plan (CIP) via the County's PowerPoint presentation and noted that the revisions requested at the 1st Reading of the Ordinance were included in this reading. Billy Mosteller stated that he was in agreement with the CIP updates

except for the \$6 million allocation for the fire department on Harrisburg Road.

There was no discussion from Council. The 2nd Reading of Ordinance 2026-2037 Passed by a vote of 6-1; Ayes: Harper, Neal, Carnes, McGriff, Luis, Graham; Nays: Mosteller.

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

1. Lauren Hill explained that staff had received an application from William Kasper for the District 1 vacancy on the Board of Assessment Appeals. Stuart Graham moved to appoint Mr. Kasper. Seconded by Jose Luis. There was no discussion from Council. The motion Passed by a vote of 7-0.
2. Lauren Hill explained that staff had received an application from Jennifer Sims for the District 2 vacancy on the Board of Assessment Appeals. Charlene McGriff moved to appoint Ms. Sims. Seconded by Bryant Neal. There was no discussion from Council. The motion Passed by a vote of 7-0.

Lauren Hill explained that items 3. and 4. were for information only.

Status of Items Tabled, Recommitted, Deferred or Held

There was no discussion of any 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

Executive Session

There were no Executive Session items.

Items Requiring a Vote Following Executive Session

There was no Executive Session.

Adjournment

Charlene McGriff moved to adjourn the Council meeting. There being no further business to discuss, the regular meeting of Council adjourned at approximately 8:52 p.m.

Respectfully Submitted:

Lauren Hill

Lauren Hill
Deputy Clerk to Council

Approved by Council on June 22, 2026

Bryant Neal

Bryant Neal, Secretary



Citizen Comment

Lancaster County

Submitted On: Jun 8, 2026, 02:31PM EDT

Agenda Item for Discussion:	None of the rezoning issues seem to be concerned for Power, Water, Sewer, Fire, Police, ROADS, and EMS. Does the council have a strategic plan?
Meeting Date:	June 8, 2026 2:22:00 PM
Full Name	First Name: Frank Last Name: Simpkins
Phone Number	
Email	
Address:	
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	second reading 2026-2036

Schedule A



Citizen Comment

Submitted On: May 30, 2026, 02:52PM EDT

Lancaster County

Agenda Item for Discussion:	Conditions of downtown Lancaster; Lancaster school conditions and school rating, lack of community resources, programs for kids, college prep for high school seniors, lack of community businesses, i.e. bagel, donut, coffee shop, Harris Teeter, Auto Zone, Party City, Parks, Running track, basketball court, Football field, family diners/restaurants, boutique clothing shops, pizzerias,
Meeting Date:	June 1, 2026 12:00:00 AM
Full Name	First Name: Sony Last Name: Reivers
Phone Number	
Email	
Address:	
Please check which meeting this comment is for:	County Council Meeting
Citizen Comment - Regarding Agenda Item:	My comment is basically "Why" does the city of Lancaster look like it's been forgotten?? What have our taxes been spent on? Why are there no resources for the children? How are they supposed to become gainfully employed? Are there any sports recreational opportunities for them? Why does the school look so abandoned? The building and grounds look unsafe. The elementary school grounds made me want to cry. I moved to Tega Cay, SC six years ago. I previously lived in New York State all my life and raised three successful children there. Then decided to move to Lancaster this year. Once I started to explore Lancaster, I felt like I have gone back in time. Why would any elected official allow this city to exist without any resources for people to live their best life and succeed? The city could be beautified with small quaint architecture with shops and restaurants and movie theater. The architecture needs to be updated, sidewalks need to be redone and made safe to walk on. Add some Street lights with style. Clean up the park spaces, add walkways, pine trees, lights, blue safety call buttons, and doggie bag stations. There's so much potential. Lancaster needs love. I'd like to hear a response from the Board.

Schedule B



Lancaster County

Schedule C

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):

2nd reading of Ordinance 2026-2035

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: Vested interest in property

Name: [Signature]

, County Council Member

Date: 6/8/2024

Schedule D

Honorable Chairman and Members of the County Council:

I am speaking to you this evening about the current funding issues of the Lancaster County EMS and Fire Rescue Departments, and a proposal for a long-term, sustainable solution. I hope you will consider this proposal during the 2027 budget process, or shortly thereafter.

As you all have discussed at County Council meetings, each year additional EMS and Fire Rescue services are needed throughout the County. However, funding resources have not kept up with the increased demand for:

- cost of personnel, replacement of vehicle apparatus and other equipment, maintenance and repairs of the vehicles and other equipment, and supplies that have increased exponentially,
- needed upgrades to existing EMS and Fire stations,
- commercial and industrial,
- residential development and population growth requiring the building, equipping, and staffing of new EMS and Fire stations, and
- transition from volunteer to full-time Fire Department staffing to reduce response times.

The guideline for Fire Rescue services is one fire station per 10,000 people and the guideline for EMS is one ambulance per 10,000 people.

Currently, the Indian Land Panhandle has over 45,000 people with two fire stations staffed by on-site, full-time firefighters, augmented with part-time staff, and two EMS stations with three ambulances that run 24 hours each day and one ambulance that runs 12 hours each day.

There are several 55+ communities in the Panhandle, totaling more than 4,000 units and 6 assisted living facilities. The Roselyn community south of Highway 5 will have over 1,800 units at build out.

EMS and Fire Rescue are struggling now. Units from other areas in Lancaster County are regularly being routed to the Panhandle. This creates a domino effect of no units available throughout the other County districts, causing increased response times.

In addition, there are over 6,800 already approved, unbuilt homes throughout Lancaster County, with even more development applications for residential properties in the Planning pipeline.

Currently, only residences in the Panhandle and in the Town of Van Wyck are charged an annual Fire Rescue fee on their property tax bills. These fees pay for the full-time and part-time firefighters' salaries and benefits.

These Fire Rescue fees are the same regardless of the size or type of property. Residents who live in units less than 1,000 square foot unit pay the same fee each year as those in a 3,500 square foot home. There is a great financial disparity among the owners of these properties, as well as seniors or disabled persons.

As commercial properties are assessed based upon square feet, I am proposing to have an annual EMS fee and an annual Fire Rescue fee assessed on all residential properties in all County Districts based upon the number of bedrooms in apartments, and the square feet of the other housing units.

These annual fees would pay for the ongoing salary and benefit costs of EMS and Fire Rescue personnel. If we all contribute, everyone in Lancaster County benefits.

The numbers I have prepared in the chart on page 3 are to serve as a starting point for both the County Council and staff review and discussion.

I hope you will consider this proposal to provide sustainable EMS and Fire Rescue services for all Lancaster County residents.

Thank you for your time and consideration.
Barbara Scannell

Proposed Annual Property Tax Fees for EMS and Fire Rescue							
General Population					65+ or Disabled Any Age		
Apartment Bedrooms	EMS	Fire Rescue	Total		EMS	Fire Rescue	Total
1	\$10	\$10	\$20		\$5	\$5	\$10
2	\$15	\$15	\$30		\$10	\$10	\$20
3	\$20	\$20	\$40		\$15	\$15	\$30
Property Square Feet	EMS	Fire Rescue	Total		EMS	Fire Rescue	Total
Up to 500	\$10	\$10	\$20		\$5	\$5	\$10
501 to 750	\$15	\$15	\$30		\$10	\$10	\$20
751 to 1,000	\$20	\$20	\$40		\$15	\$15	\$30
1,001-1,500	\$50	\$50	\$100		\$25	\$25	\$50
1,501-2,000	\$100	\$100	\$200		\$50	\$50	\$100
2,001-2,500	\$150	\$150	\$300		\$75	\$75	\$150
2,501-3,000	\$200	\$200	\$400		\$100	\$100	\$200
3,001-3,500	\$250	\$250	\$500		\$125	\$125	\$250
3,501-4,000	\$300	\$300	\$600		\$150	\$150	\$300
3,501-4,000	\$300	\$300	\$600		\$250	\$250	\$500
4,001-4,500	\$350	\$350	\$700		\$300	\$300	\$600
4,501-5,000	\$400	\$400	\$800		\$350	\$350	\$700
5,001-6,000	\$450	\$450	\$900		\$400	\$400	\$800
6001-7,000	\$500	\$500	\$1,000		\$450	\$450	\$900
7,001-8,000	\$550	\$550	\$1,100		\$500	\$500	\$1,000
8,001-9,000	\$600	\$600	\$1,200		\$550	\$550	\$1,100
9,001-10,000	\$650	\$650	\$1,300		\$600	\$600	\$1,200

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2nd Reading
2026-2036

Schedule E

FY2027 New P

*Amounts listed include salary, overtime, fringe benefits, and all associated non-personnel costs (i.e., travel, supplies, technology, equipment, vehicles, etc.)

Department	Position Title	Requested		2nd Reading	
		Position Count and Amount		Position Count and Amount	
Animal Shelter	Kennel Technician	0.5	22,738	-	-
Auditor	Clerk	1	64,301	-	-
Building Inspections	Development Services Coordinator Technical Assistant	1	93,459	-	-
Building Maintenance	Maintenance Aide	3	211,518	-	-
Coroner	Case/Records Data Manager	1	84,233	-	-
Emergency Medical Services	Paramedics - Schedule change from 24/48 to 24/72	5	561,730	-	-
Emergency Medical Services	EMTs - Schedule change from 24/48 to 24/72	4	347,762	-	-
Emergency Medical Services	Paramedics – EMS and Fire Services partnership -	5	534,974	-	-
Emergency Medical Services	Paramedic Instructor – Grant ending in September 2026	1	116,775	-	-
Finance	Accounting Specialist	0.5	53,756	-	-
Information Technology	ERP Specialist	1	104,264	1	104,264
Lancaster County Firefighters	Firefighter Engineers (EOC)	2	432,264	-	-

FY2027 New Positions

***Amounts listed include salary, overtime, fringe benefits, and all associated non-personnel costs (i.e., travel, supplies, technology, equipment, vehicles, etc.)**

Department	Position Title	Requested		2nd Reading	
		Position Count and Amount		Position Count and Amount	
Lancaster County Firefighters	Logistics Officer	1	128,761	-	-
Lancaster County Firefighters	Apparatus Technician	1	136,856	-	-
Lancaster County Sheriff	Staff Attorney	1	230,888	-	-
Lancaster County Sheriff	Gang Investigator (October 2026 - Grant ending)	1	113,813	1	113,813
Lancaster County Sheriff	Criminal Justice Coordinating Council Coordinator (October 2026 - Grant ending)	1	102,650	1	102,650
Lancaster County Sheriff	Real-Time Crime Center Manager	1	111,415	1	111,415
Lancaster County Sheriff - Detention Center	Corrections Officers	8	776,837	-	-
Lancaster County Sheriff - Detention Center	Non-Sworn Booking Clerks	4	284,580	-	-
Parks & Recreation	Recreation Facility Managers (Buford & Andrew Jackson)	2	195,826	-	-
Parks & Recreation*	Recreation Associate (Converted 2 PT to 2 FT positions)	2	103,554	-	-
Procurement	Procurement Specialist II	1	93,819	-	-
Veterans Affairs	Receptionist	1	63,887	-	-
Totals:		49	4,970,660	4.00	432,142

FY2027 New Positions

*Amounts listed include salary, overtime, fringe benefits, and all associated non-personnel costs (i.e., travel, supplies, technology, equipment, vehicles, etc.)

Department	Position Title	Requested	2nd Reading
		Position Count and Amount	Position Count and Amount

Court Mandated Security Fund**	Judicial Transport Officers	2	376,407	2	376,407
Totals:		2	376,407	2	376,407

**The Court Mandated Security Fund (Fund 12) has its own millage rate, which serves as its primary funding source. There is one vehicle and associated non-personnel costs included in the total cost for two positions.

Indian Land Consolidated Fire Service District**	Firefighter I (Starting January 1, 2027)	3	302,745	3	151,373
Indian Land Consolidated Fire Service District	Captain (Starting January 1, 2027)	3	399,588	3	199,794
Indian Land Consolidated Fire Service District	Engineer Driver (Starting January 1, 2027)	3	332,061	3	166,031
Indian Land Consolidated Fire Service District	Logistics Officer	1	101,723	1	101,723
Totals:		10	1,136,117	10	618,921

**The Indian Land Consolidated Fire Protection Service District operates through its own dedicated fund (Fund 52), with rooftop fees serving as the primary funding source. Firefighter I, Captain, and Engineer Driver positions (9 positions) begin January 1st.

Grand Total:		61	6,483,184	16.00	1,427,470