

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



County Administrator
Brian Tucker

County Attorney
Ginny L. Merck-Dupont

Clerk to Council
Sherrie Simpson

**August 10, 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 Bryant Neal**
- 4. Approval of the Agenda**
- 5. Citizens Comments**

[Lancaster County Council welcomes comments and input from citizens who may not be able to attend Council meetings in person. Written comments may be submitted via mail to ATTN: Sherrie Simpson, Post Office Box 1809, Lancaster, SC, 29721, by email to Sherrie Simpson at ssimpson@lancastercountysc.gov or by online submission by selecting the "Citizens Comments" link located on the County website homepage under the Agendas and Minutes quick link at <https://www.lancastercountysc.gov/>. Comments must be no longer than approximately 3 minutes when read aloud. Comments received will be acknowledged during the Citizens Comments portion of the meeting. Comments will need to be received prior to 4:00 p.m. on the day of the meeting. Please use the same link above in order to submit input/comments for Public Hearings. *Please note that any handouts presented to Council or Council Boards and Commissions become an official part of the record and a copy is attached to the legal minutes for the meeting.]

- 6. Special Presentations**
 - a. Recognition of Joanne Walding for Fifteen (15) Years of Dedicated Volunteer Service to the Sheriff's Office - ***Proclamation Presented by Chair Brian Carnes and Commendation Letter Presented by Sheriff Barry Faile***

- 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 July 20, 2026, County Council Regular Meeting
- b. Approval of Minutes from the July 22, 2026, County Council Special Meeting
- c. 3rd Reading of Ordinance 2026-2043
Ordinance Title: An Ordinance To Amend The Lancaster County Code Related To The Appointment Of The County Attorney; And To Provide For Other Matters Related Thereto. - ***Passed 7-0 at the June 22, 2026, County Council Meeting. Passed 6-0 at the July 20, 2026, County Council Meeting (Brian Carnes Absent). - Brian Tucker***
- d. 2nd Reading of Ordinance 2026-2050
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 32.89 Acres (TM# 0002-00-028.00), Which Is Located At 11632 Harrisburg Road, From The Light Industrial (LI) District To The Institutional (INS) District - ***Planning Department Case Number: RZ-2026-1016. The Planning Commission recommended denial by unanimous vote and the Planning staff also recommended denial of the rezoning request. Passed 6-0 at the July 20, 2026, County Council Meeting (Brian Carnes Absent). - Shannon Catoe***
- e. 2nd Reading of Ordinance 2026-2052
Ordinance Title: An Ordinance To Amend The 2040 Comprehensive Plan Of Lancaster County, South Carolina Of The Future Land Use Designation Of 32.89 Acres (TM# 0002-00-028.00), Which Is Located At 11632 Harrisburg Road, From Economic Development To The Growth Area Future Land Use Designation - ***Planning Department Case Number: CP-2026-1016. The Planning Commission recommended denial by unanimous vote and the Planning staff also recommended denial of the amendment. Passed 6-0 at the July 20, 2026, County Council Meeting (Brian Carnes Absent). - Shannon Catoe***
- f. 2nd Reading of Ordinance 2026-2049
Ordinance Title: An Ordinance To Amend The Unified Development Ordinance ("UDO") Chapter 6, Section 6.13, Roads, Bridges, And Public Ways To Clarify County Policy On Road Acceptance, Establish Criteria For The Acceptance Of Roads Into The County Road System, And Provide Procedures For County Council Consideration Of Road Acceptance Requests. - ***Planning Department Case Number: TA-2026-1137. The Planning Commission recommended approval by a vote of 5-1 and the Planning staff also recommended approval of the text amendment. Passed 6-0 at the July 20, 2026, County Council Meeting (Brian Carnes Absent). - Shannon Catoe***
- g. 2nd Reading of Ordinance 2026-2051
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 8.53 Acres (TM# 0089-00-099.04), Which Is Located At 1001 Lakefront Drive From The Rural Neighborhood (RN) District To The Agricultural Residential (AR) District - ***Planning Department Case Number: RZ-2026-0977. The Planning Commission recommended approval by a vote of 4-1-1 (one recusal) and the Planning staff stated that the rezoning request met the UDO requirements for approval. Passed 6-0 at the July 20, 2026, County Council***

Meeting (Brian Carnes Absent). - Shannon Catoe

- h. 2nd Reading of Ordinance 2026-2053
Ordinance Title: An Ordinance To Authorize And Approve A Multi-County Park Agreement Between Kershaw County, South Carolina, And Lancaster County, South Carolina, To Create And Develop A Joint County Industrial Park To Be Initially Located Within The Geographical Boundaries Of Kershaw County, South Carolina; And To Provide For Other Matters Related Thereto. **-Passed 6-0 at the July 20, 2026, County Council Meeting (Brian Carnes Absent). - Brian Fulk**

8. Non-Consent Agenda

- a. Public Hearing and 2nd Reading of Ordinance 2026-2047
Ordinance Title: An Ordinance To Authorize And Provide For The Issuance And Sale Of Not To Exceed \$23,000,000 Principal Amount Lancaster County, South Carolina Roselyn Residential Improvement District Assessment Revenue Bonds, In One Or More Series; To Provide For The Execution Of A Second Supplemental Indenture, A Bond Purchase Agreement, A Continuing Disclosure Agreement And Other Related Documents For The New Bonds; To Approve A Preliminary Limited Offering Memorandum And Authorize An Limited Offering Memorandum, Each Related To Such Bonds; To Make Other Covenants And Agreements In Connection With The Foregoing; And To Provide For Other Matters Relating Thereto **- Passed 6-0 at the July 20, 2026, County Council Meeting (Brian Carnes Absent). - Michael Seezen**
- b. 3rd 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 For The Purpose Of Developing A Commercial Center. **- 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. Passed 4-2-1 at the July 20, 2026, County Council Meeting (Stuart Graham and Jose Luis Opposed; Brian Carnes Absent). - Shannon Catoe**
- c. 3rd Reading of Ordinance 2026-2048
Ordinance Title: An Ordinance Of The County Council Of Lancaster County, South Carolina, Extending Ordinance No. 2025-1992, The Nine-Month Residential Development Moratorium, For An Additional Ninety (90) Days; Reaffirming The Findings Of County Council; Providing For Severability; And Providing For An Effective Date. **- Passed 6-0 at the July 20, 2026, County Council Meeting (Brian Carnes Absent). Passed 7-0 at the July 22, 2026, County Council Special**

Meeting. - Shannon Catoe

- d. Public Hearing and Resolution 1329-R2026
Resolution Title: A Resolution To Approve The Favorable Recommendation With Conditions Of The Lancaster County Planning Commission Of A Conditional Use Application To Permit A "Vehicle Rental/Leasing/Sales" Use To Be Located Upon Tax Map# 0071-00-006.00, At 423 Rocky River Road. - **Planning Department Case Number: CU-2025-1674. The Planning Commission recommended approval, with conditions, by a vote of 6-0 and the Planning staff also recommended approval of the conditional use application. - Shannon Catoe**
- e. Public Hearing and 3rd Reading of Ordinance 2026-2042
Ordinance Title: An Ordinance Of Lancaster County, South Carolina Authorizing The Execution Of An Intergovernmental Agreement By And Between Lancaster County, South Carolina And The City Of Lancaster, The Town Of Heath Springs, The Town Of Kershaw And The Town Of Van Wyck, South Carolina; And Other Matters Relating Thereto. - **Passed 7-0 at the June 22, 2026, County Council Meeting. Passed 6-0 at the July 20, 2026, County Council Meeting (Brian Carnes Absent). - Jeff Catoe**
- f. Public Hearing and 3rd Reading of Ordinance 2026-2044
Ordinance Title: An Ordinance To Approve A Temporary Construction And Permanent Easement Grant To Duke Energy Upon Real Property Owned By Lancaster County And Located Off South Carolina Highway 9 Bearing Tax Parcel Number 0068L-0F-023.02 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 June 22, 2026, County Council Meeting. Passed 6-0 at the July 20, 2026, County Council Meeting (Brian Carnes Absent). - Brian Tucker**
- g. Public Hearing and 3rd Reading of Ordinance 2026-2045
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-023.02 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 June 22, 2026, County Council Meeting. Passed 6-0 at the July 20, 2026, County Council Meeting (Brian Carnes Absent). - Brian Tucker**
- h. Public Hearing and 3rd Reading of Ordinance 2026-2046
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-023.02 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 June 22, 2026, County Council Meeting. Passed 6-0 at the July 20, 2026, County Council Meeting (Brian Carnes Absent). - Brian Tucker**
- i. 2nd Reading of Ordinance 2026-2054

Ordinance Title: An Ordinance To Amend Ordinance No. 2026-2036, Relating To The Appropriation Of Funds And The Approval Of A Detailed Budget For Lancaster County For The Fiscal Year Beginning July 1, 2026 And Ending June 30, 2027 (FY 2026-2027), To Further Provide For Revenues And Expenditures During The Fiscal Year; And To Provide For Matters Related Thereto. - **Passed 7-0 at the July 22, 2026, County Council Special Meeting. - Sabrena Harris**

j. Resolution 1331-R2026

Resolution Title: A Resolution Authorizing The Execution Of A Dedication Agreement Conveying Certain Water Infrastructure Associated With The Lancaster County Detention Center Water Main Extension To The Lancaster County Water And Sewer District - **Brian Tucker**

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. Current Board/Commission Vacancies
2. Upcoming Board/Commission Expirations

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

a. **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**

b. **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**

c. **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***

- d. **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***
- e. **WITHDRAWN BY APPLICANT (See attached Memorandum)** - PREVIOUSLY 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>