

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 24, 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 Steve Harper**
- 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. Display of the 250 Committee Brochure - *Discussion led by Gina Bobo, Co-Chair of the Lancaster 250 Committee***
 - b. Recognition of the Lancaster County Indian Land Girls Softball Team for Winning the 2026 South Carolina Class 5A Division II State Championship - *Proclamation Presented by Brian Carnes, Chair, Lancaster County Council***

- 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 August 10, 2026, County Council Regular Meeting
- b. 3rd 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). Passed 7-0 at the August 10, 2026, County Council Meeting. - Michael Seezen***
- c. 3rd 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). Passed 7-0 at the August 10, 2026, County Council Meeting. - Shannon Catoe***
- d. 3rd 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). Passed 7-0 at the August 10, 2026, County Council Meeting. - Shannon Catoe***

8. Non-Consent Agenda

- a. 3rd 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). Passed 7-0 at***

the August 10, 2026, County Council Meeting. - Shannon Catoe

- b. 3rd 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). Passed 7-0 at the August 10, 2026, County Council Meeting. - Shannon Catoe***
- c. Public Hearing and 3rd 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). Passed 7-0 at the August 10, 2026, County Council Meeting. - Brian Fulk***
- d. Public Hearing and 3rd 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. Passed 7-0 at the August 10, 2026, County Council Regular Meeting. - Sabrena Harris***
- e. 1st Reading of Ordinance 2026-2055
Ordinance Title: An Ordinance To Amend A Development Agreement With Redstone Investors, LLC, And Lancaster Real Estate Group LLC, In Accordance With Unified Development Ordinance Section 9.2.18.C.16.C And Section 5.02 Of Ordinance 2022-1821, To Extend The Development Schedule And The Term Of The Agreement To September 12, 2029. - ***Shannon Catoe***
- f. Resolution 1330-R2026
Resolution Title: Approving the Updated 2026 Assessment Roll For The Sun City Carolina Lakes Improvement District, Lancaster County, South Carolina. - ***Sabrena Harris***
- g. Resolution 1332-R2026
Resolution Title: Approving the Updated 2026 Assessment Roll For The Edgewater Improvement District, Lancaster County, South Carolina. - ***Sabrena Harris***
- h. Resolution 1333-R2026
Resolution Title: Approving the Updated 2026 Assessment Roll For The Edgewater II Improvement District, Lancaster County, South Carolina. - ***Sabrena Harris***

- i. Resolution 1334-R2026
Resolution Title: Approving the Updated 2026 Assessment Roll For Bond Area 1 Of The Walnut Creek Improvement District, Lancaster County, South Carolina. - **Sabrena Harris**
- j. Resolution 1335-R2026
Resolution Title: Approving the Updated 2026 Assessment Roll For Bond Area 2 Of The Walnut Creek Improvement District, Lancaster County, South Carolina. - **Sabrena Harris**
- k. Resolution 1336-R2026
Resolution Title: Approving the Updated 2026 Assessment Roll For Bond Area 3 Of The Walnut Creek Improvement District, Lancaster County, South Carolina. - **Sabrena Harris**
- l. Resolution 1337-R2026
Resolution Title: Approving the Updated 2026 Assessment Roll For The Roselyn Residential Improvement District, Lancaster County, South Carolina. - **Sabrena Harris**
- m. Resolution 1338-R2026
Resolution Title: Authorizing The Levy And Collection Of Debt Service Millage In the Reid Pointe Special Tax District. - **Sabrena Harris**

9. Discussion and Action Items

- a. Discussion of the Proposed and Updated Unified Development Ordinance (UDO) (*link to website UDO page: <https://www.lancastercountysc.gov/246/Proposed-Unified-Development-Ordinance-U>*) - **Brian Tucker**
- b. Receive Information and Take Desired Action Regarding Appointments and/or Re-Appointments to Various Boards and Commissions - **Sherrie Simpson**
 - 1. Aaron Fender has applied to be re-appointed to the Board of Zoning Appeals as the Panhandle At-Large representative. His first term was a shortened one-year term when the Board was re-constituted. If re-appointed, he would be serving his second term but first full four-year term that would end on 06/30/2030.
 - 2. Mark Boland has applied to be re-appointed to the Board of Zoning Appeals as the Greater Lancaster At-Large representative. His first term was a shortened one-year term when the Board was re-constituted. If re-appointed, he would be serving his second term but first full four-year term that would end on 06/30/2030.
 - 3. Current Board/Commission Vacancies
 - 4. 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***

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>