

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

**September 14, 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 Jose Luis**
- 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 the Eight And Under (8U) Lancaster County Parks and Recreation's All-Star Dixie Girls Softball Team for Winning the 2026 South Carolina Dixie Softball State Tournament for Girls 8U and Advancing to the 2026 Girls Dixie Softball World Series in Florida - ***Proclamation Presented by Chair Brian Carnes***
- b. Recognition of the Ten and Under (10U) Lancaster County Parks and Recreation's All-Star Dixie Girls Softball Team for Finishing as Runner-up in the 2026 South Carolina Dixie Softball State Tournament for Girls 10U and for Being Invited to Participate in the 2026 Girls Dixie Softball World Series in Florida - ***Proclamation Presented by Chair Brian Carnes***

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 November 12, 2025, County Council Ad-Hoc Personnel Committee Meeting
- b. Approval of Minutes from the August 12, 2026, County Council Committee of the Whole Meeting
- c. Approval of Minutes from the August 24, 2026, County Council Regular Meeting
- d. Approval of Minutes from the August 26, 2026, County Council Joint Meeting
- e. 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. At the August 24, 2026, County Council Meeting, the 3rd Reading was postponed until the September 14, 2026, meeting. - Shannon Catoe**
- f. 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. At the August 24, 2026, County Council Meeting, the 3rd Reading was postponed until the September 14, 2026, meeting. - Shannon Catoe**

8. Non-Consent Agenda

- a. Resolution 1340-R2026
Resolution Title: A Resolution To Honor The Life And Legacy Of Sheriff Williford L. Faile And To Name The New Lancaster County Detention Center The "Williford L. Faile Detention Center" - **Brian Tucker**
- b. 2nd 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. - **Passed 4-3 at the August 24, 2026, County Council Meeting (Stuart Graham, Jose Luis, and Bryant Neal Opposed).** - **Shannon Catoe**

- c. Public Hearing and Resolution 1339-R2026
Resolution Title: A Resolution To Approve The Favorable Recommendation Of The Lancaster County Planning Commission Of A Conditional Use Application To Permit A "Bar/Tavern/Brew-Pub" Use To Be Located Upon Tax Map# 0086f-0a-009.00, At 1951 Great Falls Highway. - **Planning Department Case Number: CU-2026-1423. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the conditional use application.** - **Shannon Catoe**
- d. Public Hearing and 1st Reading of Ordinance 2026-2056
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 0.955 Acres (TM# 0006N-0A-006.00), Which Is Located At 792 Fort Mill Highway From The Medium Density Residential (MDR) District To The Neighborhood Business (NB) District - **Planning Department Case Number: RZ-2026-1414. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the rezoning request.** - **Shannon Catoe**
- e. Public Hearing and 1st Reading of Ordinance 2026-2057
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 50.86 Acres (TM# 0007-00-015.00), Which Is Located At 9546 Olin Yarborough Road From The Low Density Residential (LDR) District To The Regional Business (RB) District - **Planning Department Case Number: RZ-2026-1441. The Planning Commission recommended denial by unanimous vote; however, the Planning staff noted that the rezoning request meets the criteria for approval.** - **Shannon Catoe**
- f. 1st Reading of Ordinance 2026-2058
Ordinance Title: 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 (FY2026-2027), To Further Provide For Revenues And Expenditures During The Fiscal Year; And To Provide For Matters Related Thereto. - **Sabrena Harris**

9. Discussion and Action Items

- a. Appointment of a Personnel Ad-Hoc Committee - **Brian Carnes**
- b. Receive Information and Take Desired Action Regarding Appointments and/or Re-Appointments to Various Boards and Commissions - **Sherrie Simpson**
 - 1. Nickie Evans has applied to be re-appointed to the Health & Wellness Commission as an At-Large Representative. She has previously been filling an unexpired term and, so, if she is re-appointed, she would be filling her first full four-year term that would end on 06/30/2030.
 - 2. Haskell Faulkenberry has applied to be re-appointed to the Accommodations Tax

Advisory Committee as the Representative of Unincorporated Lancaster County who Resides South of SC Highway 5. If re-appointed, he would be serving his 2nd Term, which would end on 06/30/2030.

3. Dr. Stephen Criswell has applied to be re-appointed to the Accommodations Tax Advisory Committee as the Representative from a Cultural Organization. If re-appointed, he would be serving his 2nd Term, which would end on 06/30/2030.

4. Current Board/Commission Vacancies

5. 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. **REZONING REQUEST WITHDRAWN BY APPLICANT (See Attached Email) - PREVIOUSLY 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.]

a. Three Items:

- 1. Receipt of legal advice subject to the attorney-client privilege regarding a potential contractual matter relating to an Economic Development Project: Project Magic.*
- 2. Receipt and review of legal advice subject to the attorney-client privilege regarding contractual matters relating to solid waste collection fees.*
- 3. Receipt and review of legal advice subject to the attorney-client privilege regarding a potential contractual matter relating to the lease for a County office.*

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>