

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 10, 2022

4:00 PM

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

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

MINUTES

Council Members Present: Allen Blackmon, Brian Carnes (*arrived at approximately 4:11 p.m.*), 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; Donna Greene, Deputy Clerk to Council; John Bodner, Assistant County Administrator; Rox Burhans, Development Services Director; Jeff Catoe, Public Services Director; Sheriff Barry Faile; Doug Barfield, Public Information Officer for Sheriff's Office; Darren Player, Emergency Management/Fire Rescue Director; Stuart Barfield, Chief of Operations, Planning & Implementation/Emergency Management; Clay Catoe, Emergency Medical Services Director; Shannon Catoe, Zoning Official; Mandy Catoe, Keep Lancaster County Beautiful Staff Liaison; 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 - Chairman Steve Harper

Chairman Steve Harper called the Committee of the Whole meeting to order at approximately 4:00 p.m.

Welcome and Recognition - Chairman Steve Harper

Chairman Steve Harper welcomed everyone to the meeting.

Pledge of Allegiance and Invocation - Council Member Billy Mosteller

Billy Mosteller led the Pledge of Allegiance to the American Flag and delivered the Invocation.

Approval of Agenda

Larry Honeycutt moved to approve the agenda as submitted. Seconded by Charlene McGriff. Motion Passed 6-0; Absent: Carnes

Citizens Comments

The following citizens signed up for Citizens Comments: None.

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

Discussion and Action Items

Discussion of Proposed Ordinance regarding Trespassing on County Property - Sheriff Barry Faile

Sheriff Barry Faile stated that guidance is needed when dealing with trespassing and with Parks and Recreation disorderly patrons. Doug Barfield explained that the trespassing statute referred to property of another as private. He explained there were specific statutes for school district property and Public Housing Authority property but nothing pertaining to keeping the public off county-owned property. There were discussions on creating an ordinance or posting the property with Parks & Recreation Department rules of operation, stating open/closed hours with violations. John DuBose stated there was an option of creating a County Ordinance dealing with offenders at the Magistrate level. Steve Harper asked that the County check with other counties to see how they handle their public properties.

Countywide Inventory of Nuisance Conditions - Rox Burhans/Shannon Catoe

Rox Burhans and Shannon Catoe reviewed the County power point presentation regarding nuisance conditions in Lancaster County. The County power point is attached to the written minutes in the Clerk to Council's office.

Shannon Catoe stated that the Zoning Department needs direction on how to use County resources for residential code enforcement. She reviewed the County Code Enforcement Department's work regarding nuisance conditions, which involve properties containing trash and similar debris, unfit/unsafe houses, and inoperable vehicles. She stated County Code Enforcement staff along with support from Public Works staff undertook a countywide inventory of nuisance properties. She explained with the support of County GIS staff, this information is organized into a consolidated map, with over 650 identified properties. She thanked County Council for the tool to remove derelict vehicles from properties. She stated to date, the Zoning office has had five (5) vehicles towed and 26 vehicles where the owners complied with the ordinance and removed the vehicles from the property. She continued that Zoning has had six (6) unfit/unsafe houses demolished by the owner. She stated there were currently 190 unfit/unsafe houses and Council may need to look at upgrading the abatement ordinance. She reviewed the current tools Zoning uses to get these nuisance conditions corrected. She stated Zoning staff needed Council's input into proactively addressing such a large inventory of nuisance properties. She reviewed what actions surrounding counties were taking to correct their nuisance properties.

Discussion of Structure for Fire and Rescue Services - Dennis Marstall / Administration

Dennis Marstall stated that Lancaster County is looking at the future structure of the fire and rescue services. He stated Council needs to look at the fire service in a growing community. He continued that this subject would be an ongoing item for the next 6 to 8 months.

Stuart Barfield reviewed the County power point presentation regarding the future of the Fire Rescue Service. The presentation is attached to the written minutes in the Clerk to Council's office. He explained the duties of Emergency Management and the duties of Fire Rescue and how they work together.

Darren Player explained the current County Code of Ordinances has 911 Communications under Emergency Preparedness. He explained the need for 911 Communications having its own ordinance. He continued that State statutes and codes of regulation deal with Emergency Management and the Lancaster County ordinance needs to be addressed as soon as possible. He stated Indian Land and Pleasant Valley Fee District Boards support and have submitted letters to Council on merging the two (2) fire departments and Fee Boards. He continued that both fire departments were operating at a deficit in their budgets. He stated they have reserves but they will not last and sustain for over two (2) years.

Brian Carnes stated that he was involved since Fee Boards were established and he knew fees were a start but millage would be the way to continue because debt millage would pay for apparatus. Darren Player mentioned that FILOT agreements need to be considered as a possible income source since Pleasant Valley has a number of those agreements.

There were discussions on unwinding the special tax districts which Mike Eye helped create, impact fees, whether there would be a different millage for different parts of the County, phasing in paid firefighters, and appreciating our volunteers through stipends. Darren Player reminded Council that a volunteer may earn up to \$6,400 a year in stipends.

Dennis Marstall stated next conversations would be information on unwinding the special tax districts and the merger of Pleasant Valley and Indian Land.

Discussion of Ordinance 2022-1811 regarding the Interim Unified Development Ordinance (UDO) - Dennis Marstall/Rox Burhans/John DuBose

Rox Burhans reviewed the interim Unified Development Ordinance (UDO) via the County power point presentation, which is attached to the written minutes in the Clerk To Council's office. He stated there would be three (3) new flexible zoning districts. He stated this ordinance would convert five (5) existing Mixed Used (MX) districts to legacy districts. He also stated there would be changes to the cluster subdivision ordinance. He discussed the process and whether the ordinance should come to the Committee of the Whole before the Planning Commission. Terry Graham stated he was totally opposed to developers presenting projects to Council before the Planning Commission. Rox Burhans discussed the need for the interim UDO; discussed flexible zoning; and discussed involvement of Council. There were discussions on setbacks and spot zoning.

Dennis Marstall stated that the County would poll Councilmembers regarding a possible Special Meeting to further discuss the Interim UDO.

Adjournment

Larry Honeycutt moved to adjourn. Seconded by Charlene McGriff. Motion Passed 7-0.

There being no further business, the Committee of the Whole meeting adjourned at approximately 6:59 p.m.

<signatures appear on next page>

Respectfully Submitted:

Approved by Council on September 12, 2022:

Donna Greene

Donna Greene
Deputy Clerk to Council

A handwritten signature in black ink, appearing to read "B Mosteller", is written over a horizontal line.

Billy Mosteller, Secretary