

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 Attorney
John K. DuBose III

Clerk to Council
Sherrie Simpson

June 28, 2021

6:00 PM

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

LANCASTER COUNTY COUNCIL
County Council Chambers, County Administration
Building, 101 North Main Street, Lancaster, SC 29720

MINUTES

Council Members present: Allen Blackmon, Brian Carnes, Terry Graham, Steve Harper, Larry Honeycutt, Charlene McGriff and Billy Mosteller.

Council Members absent: None.

Staff Members/Others present: Steve Willis, County Administrator; Kim Belk, Interim Deputy County Administrator/Budget Director; John DuBose, County Attorney; Sherrie Simpson, Clerk to Council; Veronica Thompson, Chief Financial Officer; Rox Burhans, Development Services Director; Jeff Catoe, Public Services Director; Darren Player, Fire/Emergency Services Director; Sheriff Barry Faile, Lancaster County Sheriff's Office; various Elected Officials; various Department Heads; various staff; the press; 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 Regular Meeting - Chairman Steve Harper

Chairman Steve Harper called the regular meeting of County Council to order at approximately 6:00 p.m.

Welcome and Recognition - Chairman Steve Harper

Chairman Steve Harper welcomed everyone to the meeting.

Pledge of Allegiance and Invocation - Council Member Charlene McGriff

Charlene McGriff led the Pledge of Allegiance to the American Flag and delivered the Invocation.

Approval of the Agenda

Brian Carnes moved to approve the agenda. Seconded by Charlene McGriff. Motion Passed 7-0.

Special Presentations

Chairman Steve Harper recognized the nominees for Board Member of the Year: James Barnett with the Planning Commission, Cathie Catoe with the Historical Commission, Dr. Deborah B. Cureton with the Library Board, Robin Dawson with the Health and Wellness Commission, Clara Jones with the Community Relations Commission and Chief Justin McLellan with the Fire Commission. He also presented Chief Justin McLellan with the Ted Arant Board Member of the Year award.

Colin McAweeney presented an update on the Impact Fee Study. The study, entitled "Development Impact Fee Study," and his power point presentation, entitled "Impact Fee Study Overview," were provided as attachments to the June 28, 2021 agenda packet.

Citizens Comments

The following citizens signed up to speak in person during Citizens Comments: None.

The following citizens submitted written comments for Citizens Comments, which were acknowledged during the meeting by the County Administrator and for which each Council Member received a written copy of the comment at their seat:

1. Ronald Beck, Indian Land, SC, sent in a written comment in support of Impact Fees and that comment is attached as Schedule A to the written minutes in the Clerk to Council's Office;
2. Gina Norris, Indian Land, SC, sent in a written comment in support of Impact Fees and that comment is attached as Schedule B to the written minutes in the Clerk to Council's Office;
3. David, Sarah and Asa Anders, Indian Land, SC, sent in a written comment in opposition to the rezoning request and proposed development on Possom Hollow Road and that comment is attached as Schedule C to the written minutes in the Clerk to Council's Office;
4. Valerie Amidon, Indian Land, SC, sent in a written comment in support of Impact Fees and that comment is attached as Schedule D to the written minutes in the Clerk to Council's Office;
5. Keri McMillan, Fort Mill, SC, sent in a written comment in opposition to Impact Fees and that comment is attached as Schedule E to the written minutes in the Clerk to Council's Office;
6. Greg Ponder, Indian Land, SC, sent in a written comment in support of Impact Fees and in opposition to the rezoning on Possom Hollow Road and that comment is attached as Schedule F to the written minutes in the Clerk to Council's Office;
7. Debby Bosselman, Indian Land, SC, sent in a written comment in support of Impact Fees and that comment is attached as Schedule G to the written minutes in the Clerk to Council's Office; and
8. Brian Norris, Indian Land, SC, sent in a written comment in support of Impact Fees and that comment is attached as Schedule H to the written minutes in the Clerk to Council's Office.

Consent Agenda

Billy Mosteller moved to approve Consent Agenda Items **7a.**, **7b.**, **7c.**, **7d.** and **7e.** [as listed in the Agenda packet, which are the same as Item **a.**, Item **b.**, Item **c.**, Item **d.** and Item **e.** listed below]. Seconded by Charlene McGriff. Motion Passed 7-0.

- a. **Approval of Minutes from the June 14, 2021 County Council Regular Meeting**
- b. **Approval of Minutes from the June 15, 2021 County Council Committee Of The Whole**

Meeting

c. **2nd Reading of Ordinance 2021-1743 regarding Rezoning Property from RN to INS (Applicant Trinity Baptist Church)**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone A One Acre Tract Of Property (TMS# 0025-00-034.13), Located On The East Side Of Steel Hill Road, Adjacent To Trinity Baptist Church At 1519 Steel Hill Road, Lancaster, South Carolina, From RN, Rural Neighborhood District, To INS, Institutional District.

d. **2nd Reading of Ordinance 2021-1745 regarding Rezoning Property from MX to RB (Applicant 1415, LLC)**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone A 5.3 Acre Tract Of Property (TMS # 0008-00-026.03), Located On The Northeast Corner Of The Intersection Of Edgewater Corporate Parkway And Possum Hollow Road, Lancaster, South Carolina, From MX, Mixed-Use District, To RB, Regional Business District.

e. **2nd Reading of Ordinance 2021-1746 regarding Amending the Unified Development Ordinance (UDO) regarding Off-Street Parking and Loading Requirements**

Ordinance Title: An Ordinance To Amend The Unified Development Ordinance (“UDO”) Section 7.2.4., Off-Street Parking And Loading Requirements, To Modify Minimum Required Parking Spaces.

Non-Consent Agenda

Resolution 1157-R2021 Regarding the Establishment of the Van Wyck Fire Protection District

Resolution Title: A Resolution To Express The Intent Of County Council To Establish The Van Wyck Fire Protection District; To Provide Funding For The Proposed District Through The Imposition Of Rates And Charges; To Empower The County Council To Issue General Obligation Bonds Of The County For The Proposed District; To Provide For The Administration Of The Proposed District; To Order A Non-Binding Advisory Referendum On The Establishment Of The Proposed District; And To Order A Public Hearing On The Establishment Of The Proposed District.

Terry Graham moved to approve Resolution 1157-R2021. Seconded by Brian Carnes. Motion Passed 7-0.

Resolution 1158-R2021 Regarding Premium Pay for Certain Employees

Resolution Title: A Resolution To Provide For Premium Pay For Certain Individuals In Certain County Departments In Accordance With The Interim Final Rule From Treasury For The American Rescue Plan.

Larry Honeycutt moved to approve Resolution 1158-R2021. Seconded by Allen Blackmon. Motion Passed 6-1. Ayes: Blackmon, Graham, Harper, Honeycutt, McGriff, Mosteller; Nays: Carnes

Resolution 1159-R2021 Regarding Amending the County Calendar

Resolution Title: A Resolution To Amend The Calendar Year 2021 County Council Committee Meeting Calendar.

Charlene McGriff moved to approve Resolution 1159-R2021. Seconded by Terry Graham.

Steve Willis explained that there was a scrivener's error on the August meeting date. He noted that the August meeting would be held on August 11th and not the 13th. He further noted that the Resolution that Council would sign would have the corrected date. Charlene McGriff moved to amend the Resolution to correct the scrivener's error on the August date to August 11, 2021. Seconded by Brian Carnes. The motion to amend Passed 7-0.

The motion to approve Resolution 1159-R2021 as amended Passed 7-0.

3rd Reading of Ordinance 2021-1741 regarding Consideration of the Fiscal Year 2021-2022 Budget

Ordinance Title: An Ordinance To Appropriate Funds And Approve A Detailed Budget For Lancaster County For The Fiscal Year Beginning July 1, 2021 And Ending June 30, 2022 (FY 2021-22); To Set Millage Rates For The Levy Of Ad Valorem Taxes; To Approve A Schedule Of Taxes, Fees And Charges For FY 2021-22; And To Provide For Matters Related Thereto.

Charlene McGriff moved to approve the 3rd Reading of Ordinance 2021-1741. Seconded by Terry Graham. Motion Passed 6-1. Ayes: Carnes, Graham, Harper, Honeycutt, McGriff, Mosteller; Nays: Blackmon

Public Hearing and 3rd Reading of Ordinance 2021-1726 regarding Adoption of the Capital Improvement Plan

Ordinance Title: An Ordinance To Adopt The Lancaster County Capital Improvements Plan 2021 Through 2031 As Recommended By The Lancaster County Planning Commission.

Steve Harper opened the Public Hearing for Ordinance 2021-1726 at approximately 6:51 p.m.

Steve Willis noted that no one signed up to speak at the Public Hearing for the Ordinance.

There were approximately 15 citizens in attendance during the Public Hearing for this Ordinance.

The following speakers came forward to make comments or sent in written comments regarding the Public Hearing for the Ordinance: None.

Steve Harper closed the Public Hearing at approximately 6:51 p.m.

Brian Carnes moved to defer the 3rd Reading of the Ordinance to the July 19, 2021 County Council meeting. Seconded by Charlene McGriff. Motion Passed 7-0.

Public Hearing and 3rd Reading of Ordinance 2021-1725 regarding Adopting a Parks & Recreation Development Impact Fee

Ordinance Title: An Ordinance Of The County Council Of Lancaster County, South Carolina ("Council") Establishing And Adopting A Parks & Recreation Development Impact Fee ("Impact Fee") To Be Imposed On All New Development In The Greater Panhandle Region Of Lancaster County; To Ensure That Parks & Recreation Facilities Will Be Available And Adequate To Accommodate The Need Expected To Be Generated From New Development In The Greater Panhandle Region Of Lancaster County Based On The County's Level Of Service Standards For Parks & Recreation Facilities And Capital Improvements Plan (CIP), And To Assign The Costs Of Such Parks & Recreation Facilities On A Proportionate Share Basis To New Development.

Steve Willis noted that no one signed up to speak at the Public Hearing for Ordinance 2021-1725.

Steve Harper opened the Public Hearing for the Ordinance at approximately 6:53 p.m.

There were approximately 15 citizens in attendance during the Public Hearing for this Ordinance.

The following speakers came forward to make comments or sent in written comments regarding the Public Hearing for the Ordinance: None.

Steve Harper closed the Public Hearing at approximately 6:53 p.m.

Billy Mosteller moved to defer the 3rd Reading of Ordinance 2021-1725 to the July 19, 2021 County Council meeting. Seconded by Charlene McGriff. Motion Passed 7-0.

Public Hearing and 2nd Reading of Ordinance 2021-1722 regarding Adopting a Fire Development Impact Fee

Ordinance Title: An Ordinance Of The County Council Of Lancaster County, South Carolina ("Council") Establishing And Adopting A Fire Development Impact Fee ("Impact Fee") To Be Imposed On All New Development In The Greater Panhandle Region Of Lancaster County; To Ensure That Fire Facilities (Fire Stations And Fire Vehicles) Will Be Available And Adequate To Accommodate The Need Expected To Be Generated From New Development In The Greater Panhandle Region Of Lancaster County Based On The County's Level Of Service Standards For Fire Facilities And Capital Improvements Plan (CIP), And To Assign The Costs Of Such Fire Facilities On A Proportionate Share Basis To New Development.

Steve Willis noted that no one signed up to speak at the Public Hearing.

Steve Harper opened the Public Hearing for Ordinance 2021-1722 at approximately 7:00 p.m.

There were approximately 13 citizens in attendance during the Public Hearing for this Ordinance. The following speakers came forward to make comments or sent in written comments regarding the Public Hearing for the Ordinance: None. Steve Harper closed the Public Hearing at approximately 7:00 p.m.

Terry Graham moved to approve the 2nd Reading of Ordinance 2021-1722. Seconded by Brian Carnes.

Council discussed what effect Impact Fees would have on commercial development, the possible reduction of building fees to aid commercial development and the positive and negative aspects of Development Agreements versus Impact Fees. Brian Carnes moved to substitute the proposed 2nd Reading version contained in the agenda package for Ordinance 2021-1722. Seconded by Allen Blackmon. The motion to amend Passed 6-1. Ayes; Blackmon, Carnes, Graham, Harper, Honeycutt, McGriff; Nays: Mosteller

The motion to approve the 2nd Reading of Ordinance 2021-1722 as amended Passed 5-2. Ayes: Blackmon, Carnes, Graham, Honeycutt, McGriff; Nays: Harper, Mosteller

Public Hearing and 2nd Reading of Ordinance 2021-1723 regarding Adopting An Emergency Medical Services (EMS) Development Impact Fee

Ordinance Title: An Ordinance Of The County Council Of Lancaster County, South Carolina ("Council") Establishing And Adopting An Emergency Medical Services ("EMS") Development Impact Fee ("Impact Fee") To Be Imposed On All New Development In The Greater Panhandle Region Of Lancaster County; To Ensure That EMS Facilities (EMS Stations And Emergency Vehicles) Will Be Available And Adequate To Accommodate The Need Expected To Be Generated From New Development In The Greater Panhandle Region Of Lancaster County Based On The County's Level Of Service Standards For EMS Facilities And Capital Improvements Plan (CIP), And To Assign The Costs Of Such EMS Facilities On A Proportionate Share Basis To New Development

Steve Willis noted that no one signed up to speak at the Public Hearing.

Steve Harper opened the Public Hearing for Ordinance 2021-1723 at approximately 7:11 p.m.

There were approximately 13 citizens in attendance during the Public Hearing for this Ordinance.

The following speakers came forward to make comments or sent in written comments regarding the Public Hearing for the Ordinance: None.

Steve Harper closed the Public Hearing at approximately 7:11 p.m.

Allen Blackmon moved to bring the 2nd Reading of Ordinance 2021-1723 to floor for approval. Seconded by Charlene McGriff.

Brian Carnes moved to amend Ordinance 2021-1723 to include or substitute the 2nd Reading version attached in the agenda package. Seconded by Charlene McGriff. The motion to amend Passed 6-1. Ayes; Blackmon, Carnes, Graham, Harper, Honeycutt, McGriff; Nays: Mosteller

The motion to approve the 2nd Reading of Ordinance 2021-1723 as amended Passed 5-2. Ayes: Blackmon, Carnes, Graham, Honeycutt, McGriff; Nays: Harper, Mosteller

Public Hearing and 2nd Reading of Ordinance 2021-1724 regarding Adopting a Sheriff Development Impact Fee

Ordinance Title: An Ordinance Of The County Council Of Lancaster County, South Carolina ("Council") Establishing And Adopting A Sheriff Development Impact Fee ("Impact Fee") To Be Imposed On All New Development In The Greater Panhandle Region Of Lancaster County; To Ensure That Sheriff Facilities Will Be Available And Adequate To Accommodate The Need Expected To Be Generated From New Development In The Greater Panhandle Region Of Lancaster County Based On The County's Level Of Service Standards For Sheriff Facilities And Capital Improvements Plan (CIP), And To Assign The Costs Of Such Sheriff Facilities On A Proportionate Share Basis To New Development

Steve Willis noted that no one signed up to speak at the Public Hearing.

Steve Harper opened the Public Hearing for Ordinance 2021-1724 at approximately 7:15 p.m.

There were approximately 13 citizens in attendance during the Public Hearing for this Ordinance.

The following speakers came forward to make comments or sent in written comments regarding the Public Hearing for the Ordinance: None.

Steve Harper closed the Public Hearing at approximately 7:15 p.m.

Larry Honeycutt moved to bring the 2nd Reading of Ordinance 2021-1724 to the floor for approval. Seconded by Charlene McGriff.

Brian Carnes moved to amend Ordinance 2021-1724 to substitute the attached 2nd Reading version in the place of the original version shown in the agenda package. Seconded by Allen Blackmon. The motion to amend Passed 6-1. Ayes; Blackmon, Carnes, Graham, Harper, Honeycutt, McGriff; Nays: Mosteller

The motion to approve the 2nd Reading of Ordinance 2021-1724 as amended Passed 5-2. Ayes: Blackmon, Carnes, Graham, Honeycutt, McGriff; Nays: Harper, Mosteller

Public Hearing and 2nd Reading of Ordinance 2021-1720 regarding Amending the Lancaster County Code of Ordinances Entitled, "Motor Vehicles And Traffic"

Ordinance Title: An Ordinance To Amend Chapter 21 Of The Lancaster County Code Of Ordinances Entitled, "Motor Vehicles And Traffic," To Provide Necessary Updates To The Chapter Governing The Disposition Of Derelict Or Abandoned Vehicles On Public Or Private Property.

Steve Willis noted that no one signed up to speak at the Public Hearing.

Steve Harper opened the Public Hearing for Ordinance 2021-1720 at approximately 7:18 p.m.

There were approximately 12 citizens in attendance during the Public Hearing for this Ordinance.

The following speakers came forward to make comments or sent in written comments regarding the Public Hearing for the Ordinance: None.

Steve Harper closed the Public Hearing at approximately 7:18 p.m.

Allen Blackmon moved to bring the 2nd Reading of Ordinance 2021-1720 to the floor for approval. Seconded by Charlene McGriff.

Council and staff discussed whether the number of cars that could be in a yard without a violation should be changed, whether people working on cars for a hobby could be exempt from the Ordinance or whether they could apply for a waiver, possibly changing the exempt criteria, whether the definition for a junk vehicle could be changed and/or whether the value of the cars could trigger an exemption. Council and staff discussed whether the Ordinance should be deferred and discussed at the next Committee of the Whole meeting.

Allen Blackmon withdrew his motion to approve and Charlene McGriff withdrew her second.

Terry Graham moved to defer the 2nd Reading of Ordinance 2021-1720 until the August 10, 2021 Council meeting and have a discussion of the Ordinance at the July Committee of the Whole meeting. Seconded by Charlene McGriff. The motion to defer Passed 7-0.

Discussion and Action Items

Approval of Appointments to various Boards or Commissions

- Troy L. Fitzpatrick to the Catawba Community Mental Health Center Board as a Lancaster County representative (Recommendation for appointment to be approved by the Governor's Office)
- Amber Pelham to the Historical Commission as an At Large representative to fill a four year term that would expire on 06/30/2025 (1st Term)
- Ellen Belk to the Health and Wellness Commission as the Council on Aging representative to fill a four year

term that would expire on 06/30/2025 (1st Term)

- Khaleek Chapman to the Health and Wellness Commission as the District 6 representative to fill an unexpired term that would end on 06/30/2023
- Ann H. Christie to the Historical Commission as the District 6 representative to fill an unexpired term that would end on 06/30/2023
- Hal Crenshaw to the Board of Assessment Appeals as the District 3 representative to fill a four year term that would expire on 06/30/2025 (3rd Term - requires a super majority vote of Council for approval)
- George Kirlin to the Library Board as the District 7 representative to fill a four year term that would expire on 06/30/2025 (2nd Term)
- Frances Liu to the Board of Zoning Appeals as the District 7 representative to fill a four year term that would expire on 06/30/2025 (3rd Term - requires a super majority vote of Council for approval)
- Beverly Williams to the Board of Zoning Appeals as the District 1 representative to fill a four year term that would expire on 06/30/2025 (1st Term)
- Kristen E. Blanchard to the Keep Lancaster County Beautiful Committee as one of the District 1 representatives to fill a four year term that would expire on 06/30/2025 (2nd Term)
- B. Jerry Marcus to the Historical Commission as the District 1 representative to fill a four year term that would expire on 06/30/2025 (1st Term)
- Alan Patterson to the Planning Commission as the District 1 representative to fill a four year term that would expire on 06/30/2025 (1st Term)
- Notasha D. Smalls to the Health and Wellness Commission as the District 1 representative to fill a four year term that would expire on 06/30/2025 (1st Term)
- Scott McMullen to the Indian Land Fire Protection District Fee Board to fill a four year term that would expire on 06/30/2025 (1st Term)
- Joe C. Grier to the Historical Commission as the District 5 representative to fill a four year term that would expire on 06/30/2025 (4th Term - Requires a super majority vote of Council for approval)
- Robert Ziembicki to the Airport Advisory Board as the District 1 representative to fill a four year term that would expire on 06/30/2025 (2nd Term)
- Lisa W. Roddey to the Health and Wellness Commission as the Hospital representative to fill a four year term that would expire on 06/30/2025 (1st Term)
- William A. Parker, Jr. to the Indian Land Fire Protection District Fee Board to fill a four year term that would expire on 06/30/2025 (2nd Term)

Brian Carnes moved to approve all of these appointments to the Boards and Commissions. Seconded by Larry Honeycutt. Motion Passed 7-0.

Local Emergency Planning Grants - Steve Willis/Darren Player

Steve Willis explained that the Local Emergency Planning Grants were for information only for Council because they do not have a local cash match. He explained that the local match for the grants were usually taken care of through in kind services.

Status of items tabled, recommitted, deferred or held

- a. DEFERRED - 2nd Reading of Ordinance 2021-1728 regarding Amending the Unified Development Ordinance (UDO) for Outdoor Shooting Ranges/Turkey Shoots
Ordinance Title: An Ordinance To Amend The Unified Development Ordinance (“UDO”) Section 2.5.3, Use Table; Section 5.5.12, Shooting Range, Outdoor; Section 5.12.3, Temporary Uses Limited To Specific Districts; And Section 5.12.4, Temporary Uses With Specific Requirements; To Modify Those Zoning Districts In Which An Outdoor Shooting Range Is A Permissible Use And To Modify Those Regulations Concerning How An Outdoor Shooting Range May Be Permitted, As Well As Providing For Turkey Shoots As A Temporary Use In Certain Zoning Districts And The Standards By Which Turkey Shoots May Be Approved. - **Planning Department Case Number: UDO-TA-2020-2957. Planning Commission recommended approval by a vote of 5-2. Passed 6-0 at the April 12, 2021 County Council Meeting (Terry Graham Abstained). - Rox Burhans**

This item was not discussed during the Council meeting and was for information only for Council and citizens.

Miscellaneous Reports and Correspondence

a. Update on Road Work

Jeff Catoe and Steve Willis provided an overview of road work from 2019 through 2021 and that information is attached in the Agenda Item Summary in the agenda packet. Brian Carnes noted, for the record, that the 2nd phase of paving for Possum Hollow Road was being delayed due to supply shortages and delays. Jeff Catoe provided a brief overview of the County's current road work. Council asked that staff place an update of roads to be paved on the County website to keep citizens informed.

Citizens Comments

All citizens were heard during the Citizens Comments held at the beginning of the Council meeting.

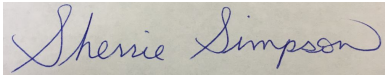
Executive Session

There was no Executive Session held during the Council meeting.

Adjournment

Larry Honeycutt moved to adjourn the regular meeting of Council. Seconded by Terry Graham. The motion to adjourn passed 7-0. There being no further business, the regular meeting of Council adjourned at approximately 7:46 p.m.

Respectfully Submitted:



Sherrie Simpson
Clerk to Council

Approved by Council on July 19, 2021



Billy Mosteller, Secretary