

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

April 11, 2022

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.

Staff Members/Others present: Dennis Marstall, County Administrator; John DuBose, County Attorney; Sherrie Simpson, Clerk to Council; Robert Tefft, Senior Planner; Veronica Thompson, Financial Services Director; Kim Belk, Budget Director; Jeff Catoe, Public Services Director; Sheriff Barry Faile; Clay Catoe, EMS Director; Darren Player, Fire Rescue/Emergency Management Director; April Williams, Library Director; Andrew Pack with Woolpert Design Firm; Hal Hiott, Parks and Recreation Director; Kelvin Alexander, Project Manager; 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 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. Allen Blackmon introduced his wife and welcomed her to the meeting.

Pledge of Allegiance and Invocation - Council Member Terry Graham

Terry Graham 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

As part of National County Government month, Dennis Marstall recognized the County employees that serve in various professional organizations. The list of employees that were recognized during the meeting is attached as Schedule A to the written minutes in the Clerk to Council's office.

Steve Harper presented a proclamation to Sharon Novinger, Executive Director of Lancaster County Partners for Youth, and Rodney Hamright, Site Coordinator with the Lancaster County School District, proclaiming April as Child Abuse Prevention month in Lancaster County.

Andrew Pack with Woolpert Design Firm reviewed the design process for the new Regional Park in Lancaster County. He reviewed the process via a power point presentation that was included in the agenda packet. Council requested a ground breaking on the Regional Park before the end of the year. Council members and Mr. Pack discussed the following items at the conclusion of the presentation: (1) Council wanted to ensure that they were involved in the design phase of the Park; (2) Council wanted the public to be aware that the Regional Park was not a community/Roselyn neighborhood park but was, in fact, a County park and so Mr. Pack noted that signage for the park would be very important; (3) Council wanted to ensure that parking was not going to be an issue at this park like it sometimes was for other parks; (4) Council wanted to ensure that the County could charge admissions for some events/tournaments; (5) Council wanted to ensure that the Park would be designed in phases, but Mr. Pack noted that it would be designed with the end in mind; (6) Mr. Pack noted that there were no preliminary designs for the Regional Park at this time because Woolpert wanted Council, staff and community input first; and (7) Council asked whether there would be availability for naming rights.

Citizens Comments

The following citizens signed up for and spoke during Citizens Comments: None.

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

Consent Agenda

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

a. **Approval of Minutes from the March 16, 2022 County Council Committee Of The Whole Meeting**

b. **Approval of Minutes from the March 28, 2022 County Council Regular Meeting**

c. **3rd Reading of Ordinance 2022-1798 regarding Approval of an Easement Grant to Lancaster County Water and Sewer District for the Indian Land Recreation Center**

Ordinance Title: An Ordinance To Approve An Easement Grant To Lancaster County Water And Sewer District Upon Real Property Owned By Lancaster County Bearing Tax Parcel Number 0013-00-047.01 And To Authorize County Officials To Take Such Actions As Are Necessary To Effectuate The Grant Of The Easement And To Effectuate The Purposes Of This Ordinance.

d. **3rd Reading of Ordinance 2022-1800 regarding Approval of an Easement Grant to Duke**

Energy Carolinas, LLC for the Indian Land Soccer Complex

Ordinance Title: An Ordinance To Approve An Easement Grant To Duke Energy Carolinas, LLC Upon Real Property Owned By Lancaster County And Located On Harrisburg Road Bearing Tax Parcel Number 0005-00-077.00 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.

Non-Consent Agenda

Public Hearing and Resolution 1195-R2022 regarding Approval of the Master Development Plan Submission for a Proposed Mixed-Use Development known as "The Lodges At Indian Land"

Resolution Title: A Resolution To Approve The Master Development Plan Submission Of NWR Development LLC, For A Proposed Mixed-Use Development Known As "The Lodges At Indian Land" Consisting Of 261 Multifamily Units And Located On Approximately 38.88 Acres, More Or Less, Currently Zoned Mixed-Use District (MX) And Located On The North Side Of Fort Mill Highway, Approximately 225 Feet East Of Rosemont Drive. - *Planning Department Case Number: MX-2020-2051.*

After the staff presentation, Billy Mosteller asked if the Traffic Impact Analysis (TIA) should be updated since the last one was done in 2019 and Robert Tefft explained that they looked at the TIA in 2020 and the recommendations for improvements came back the same, minus one. Council and staff discussed parking per unit and whether additional parking should be required. Robert Tefft explained that the applicant addressed some parking issues by adding seventeen additional spaces. Council and staff discussed whether any of the conditions for the project were still outstanding and Robert Tefft explained that the developers still had to satisfy four of the conditions. John DuBose explained that those outstanding conditions were listed in the Resolution. Council and staff discussed whether additional overflow parking was needed and Council suggested that staff look at parking as part of the new Unified Development Ordinance.

Steve Harper opened the Public Hearing for Resolution 1195-R2022 at approximately 6:50 p.m. He noted that no one signed up to speak at the Public Hearing for the Resolution. There were approximately 12 citizens in attendance during the Public Hearing for this Resolution. The following speakers came forward to make comments or sent in written comments regarding the Resolution: None. Steve Harper closed the Public Hearing at approximately 6:50 p.m.

Larry Honeycutt moved to approve Resolution 1195-R2022. Seconded by Charlene McGriff. Motion Passed 7-0.

Public Hearing and 3rd Reading of Ordinance 2022-1801 regarding Authorization of Acquisition of Real Property for the New County Detention Center

Ordinance Title: An Ordinance Authorizing The Acquisition Of Approximately Sixty-Four (64) Acres Of Real Property Located On Pageland Highway For The Construction Of A New County Detention Center And To Authorize County Officials To Take Such Actions As Are Necessary To Effectuate The Purchase Of The Real Property And The Purposes Of This Ordinance.

Steve Harper opened the Public Hearing for Ordinance 2022-1801 at approximately 6:52 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 10 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 Ordinance: None. Steve Harper closed the Public Hearing at approximately 6:53 p.m.

Larry Honeycutt moved moved to approve the 3rd Reading of Ordinance 2022-1801. Seconded by Brian Carnes. Motion Passed 7-0.

Discussion and Action Items

Approval of Appointment to the Health and Wellness Commission

- Kylie Craig to the Health Wellness Commission as the Council on Aging representative to fill an unexpired term that will end on 06/30/2025

Charlene McGriff moved to approve. Seconded by Allen Blackmon. Motion Passed 7-0.

Development Impact Fee Study for the Remaining Parts of Lancaster County - Dennis Marstall

Dennis Marstall asked if Council wanted to move forward with an Impact Fee study of the entire County. He explained that Tischler Bise could update the study to encompass the entire County for \$56,050.00. He explained that they would begin work in May and would, most likely, come back to Council with the results in the fall of 2022.

Terry Graham moved to authorize the County Administrator to retain Tischler Bise and enter into a contract in the amount of \$56,050 to conduct a development impact fee study for the portion of Lancaster County not subject to the current impact fees. Seconded by Charlene McGriff.

Allen Blackmon asked if the County instituted an Impact Fee in the entire County, then would all the fees be able to be used anywhere in the County. John DuBose explained that the County would be divided into separate collection areas, most likely. Terry Graham asked whether the South of Highway 5 area to the City limits would be associated with the North of Highway 5 area/Panhandle or with the Southern part of the County. John DuBose explained that this decision would be driven by the study, growth factors, levels of service and capital needs. Council and staff discussed their concerns for individual property owners, whether there would be enough revenue to pay for projects in the southern part of the County, certain projects that would be ineligible for Impact Fees, and the positive and negative aspects of using Development Agreements versus Impact Fees.

Billy Mosteller moved to amend the motion to leave out his district, which is District 3, and Allen Blackmon's district, which is District 6, from the study.

John DuBose explained that the County used Fire Districts to govern the boundaries of the Impact Fee service areas and that the County could ask Tischler Bise to narrow the scope of the study. Council and staff discussed possible geographic service areas. John DuBose explained that they could use the rough geographic boundary of north of the City of Lancaster and Mr. Mosteller explained that he would make that motion and Allen Blackmon seconded it.

After further discussion of geographic boundaries, Terry Graham and Charlene McGriff withdrew the motion and second on the floor.

Billy Mosteller withdrew his motion to amend.

Allen Blackmon moved to defer action on this item until staff can pull a map of the Fire District's for Council to review. Seconded by Larry Honeycutt. Motion Passed 7-0.

Status of items tabled, recommitted, deferred or held

There were no tabled, recommitted, deferred or held items to discuss during the Council meeting.

Miscellaneous Reports and Correspondence

There were no Miscellaneous Reports and Correspondence to discuss during the Council meeting.

Citizens Comments

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

Executive Session

One Item (AFTER EXECUTIVE SESSION, COUNCIL MEMBERS MAY MAKE MOTIONS IN OPEN SESSION):

1. Discussion of Proposed Contractual Matter. SC Code 30-4-70(a)(2).

Charlene McGriff moved to go into Executive Session. Seconded by Allen Blackmon. Motion Passed 7-0. At approximately 7:14 p.m., Council went into Executive Session to discuss the following item: (1) Discussion of a proposed contractual matter, pursuant to South Carolina Code 30-4-70(a)(2).

Council came out of Executive Session and Steve Harper called the Council meeting back to order at approximately 8:07 p.m. Charlene McGriff moved to come out of Executive Session. Seconded by Brian Carnes. Motion Passed 7-0.

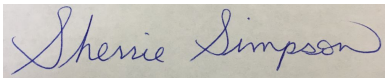
Upon returning to open session, John DuBose noted, for the record, that during Executive Session, Council had discussed a proposed contractual matter. He also noted that, during Executive Session, no decisions were made and no votes were taken.

Adjournment

Larry Honeycutt moved to adjourn. Seconded by Terry Graham. Motion Passed 7-0.

There being no further business, the regular meeting of Council adjourned at approximately 8:08 p.m.

Respectfully Submitted:



Sherrie Simpson
Clerk to Council

Approved by Council on April 25, 2022



Billy Mosteller, Secretary