

**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

---

**March 11, 2022**

**12:00 PM**

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

---

**LANCASTER COUNTY COUNCIL  
Administration Conference Room, County  
Administration Building, 101 North Main Street,  
Lancaster, SC 29720**

**SPECIAL MEETING MINUTES**

Council Members Present: Allen Blackmon, Brian Carnes, Steve Harper, Charlene McGriff and Billy Mosteller.

Council Members Absent: Terry Graham and Larry Honeycutt.

Staff Members/Others present: Dennis Marstall, County Administrator; Sherrie Simpson, Clerk to Council; Rox Burhans, Development Services Director and van driver Michael Greene, Polygrapher with the Lancaster County Sheriff's Department.

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.

**Call to Order**

Chairman Steve Harper called the meeting to order at approximately 12:30 p.m. The meeting started late due to lunch running longer than expected.

**Approval of the Agenda**

Allen Blackmon moved to approve the agenda. Seconded by Billy Mosteller. Motion Passed 5-0.; Absent: Graham, Honeycutt

**Discussion and Action Items**

**Growth Discussion #3 - Overview of Development Tour**

Dennis Marstall provided a brief overview of the tour. He noted that he wanted Council to consider, as they were

touring these various sites, what type of development or communities they would like to see included in the updated Unified Development Ordinance (UDO). He provided Council with two handouts: (1) Lancaster County Community Driving Tour, which is attached as Schedule A to the written minutes in the Clerk to Council's office; and (2) a seven page handout of various developments: Nisbet Development (Potential); Kinsdale Development (Approved); Vantage Apartments (Approved/Active); Parkstone Apartments (Approved/Active); Hinson Ranch Development (Potential); and Promenade Phase II (Potential), and that seven page handout is attached as Schedule B to the written minutes in the Clerk to Council's office.

Council left the Administration Conference Room and boarded the van outside in the Administration Building parking lot.

### **Growth Discussion Tour Stops**

- Council Members Depart for Tour from the Administration Building Parking Lot, 101 North Main Street, Lancaster, SC 29720

Council's van left the Administration Building parking lot at approximately 12:43 p.m. The van headed up Highway 521 to Highway 5. During this time, Council and staff discussed the time line for the bond approval for the Roselyn Residential Improvement District (RID), that the County is working to improve their relationship with the South Carolina Department of Transportation (SCDOT) and had just had a meeting with them, that the SCDOT requirements for a right turn lane were 200 feet and the potential impact that has on previous and upcoming developments, how the water and sewer infrastructure at Roselyn will potentially effect the area along Highway 521 and that the offsite force main sewer in the Roselyn development will likely ignite growth in that area, that staff is indicating to developers that there is no support for upzonings in the area surrounding Roselyn until the line is installed which could take 18 to 24 months, the possibility of having light industrial land next to the racetrack property instead of zoning it for residential property, the possibility of commercial development in front of the Roselyn property, properties that may be impacted by the Master Plan approval process that will come forward in the Interim Unified Development Ordinance (UDO), the approval process for the Interim UDO and whether it should come to Council at a Committee of the Whole (COW) meeting prior to it being heard by the Planning Commission, a brief overview of the process for the UDO rewrite and Interim UDO Ordinance and that Council needed an overview of the Ordinance and needed to understand the definition of terms that would be used in the new UDO.

As Council's van approached the Van Wyck area along Highway 5, staff pointed out the Bob Doster artwork/sculptures that they would see along the Van Wyck route. Council's van turned onto Steel Hill Road and then onto Van Wyck Road. Council and staff discussed the potential Nesbit development, which would be a large development of over 1200 acres that has riverfront acreage. Council and staff discussed potential impacts and issues that could arise due to the development: road and traffic impacts and fire protection impacts. Council and staff discussed the new business located at the Old Brickyard site in Van Wyck. Council and staff discussed how additional development triggers the need for additional County services and whether the County was ready to provide those additional services.

### **Site Visit - The Preserve at Tree Tops**

- Address: 2198 Acadia Falls Lane, Lancaster, SC 29720
- Discussion of Cluster Subdivisions and their inclusion in the updated Unified Development Ordinance (UDO)

Council's van turned into the Tree Tops development. Staff pointed out that the development had sidewalks on both sides of the road, that the trees were between the sidewalks and the road, that the setbacks were 25 feet from the sidewalk and that the driveways were in the 25 foot range. Council and staff discussed parking in driveways, setbacks, sidewalks, open space that is usable such as a putting green, architectural styles and how and whether to incorporate these necessary attributes into the updated or interim Unified Development Ordinance (UDO). Council's van arrived at 2198 Acadia Falls Lane at approximately 1:17 p.m. Council and staff toured around the pickle ball courts, the pool, the cabins and the lake. Staff pointed out that there were no cul de sacs in the Tree Tops development. Council members got back in the van and left 2198 Acadia Falls Lane at approximately 1:55

p.m. No citizens or press showed up to participate or speak at this stop.

### **Site Visit - Massey Development**

- Address: The Clubhouse, 1840 Felts Parkway, Fort Mill, SC 29715
- Discussion of comparable communities and the types of communities that should be included in the updated Unified Development Ordinance (UDO)

The van turned back onto Van Wyck Road towards Highway 521. During the ride to the Massey Development, Council and staff discussed the already approved Kinsdale development. Staff noted that Griffin Road was a County road and that although construction of the development had not yet started, that it would soon.

While continuing the van ride along Van Wyck Road and then north on Highway 521, Council and staff discussed the already approved Vantage Apartments that were already under construction. Staff noted that this complex would include 350 apartments and that this plan was not the original plan shown to Council as part of the Master Plan for the rezoning. Staff explained that the new interim Unified Development Ordinance (UDO) Master Plan Process would address this issue by requiring developers to provide Council with the plans that would actually be built. Also during the ride, Council and staff discussed the new sign at the Del Webb Library, the potential Promenade Phase II development and the construction at the Indian Land Recreation Center.

The van turned onto Doby's Bridge Road. Council and staff discussed the challenges with infrastructure in Lancaster County due to the topography.

The van turned into the Massey development. After touring around the development, Council arrived at 1840 Felts Parkway and disembarked from the van at approximately 2:21 p.m. Council and staff discussed the style of architecture in the development, the sidewalks in the development and the extra on-street parking in the development. Council got back in the van and left 1840 Felts Parkway at approximately 2:35 p.m. No citizens or press showed up to participate or speak at this stop.

As the van left the Massey development and turned back onto Doby's Bridge Road, staff pointed out the monumentation at the entrance to the development. The van proceeded to the Carolina Orchards development.

### **Site Visit - Carolina Orchards by Del Webb**

- Address: Near 1277 Carolina Orchards Blvd., Fort Mill, SC 29715
- Discussion of comparable communities and the types of communities that should be included in the updated Unified Development Ordinance (UDO)

The van turned into the Carolina Orchards development by Del Webb. During the van drive around the development, Council and staff discussed the development's old world style architecture (Charleston look), the sidewalks along the outside of the development, the collector road that ran throughout the development, the banners on the lights, the center island medians, the smaller lot sizes, the usage of cul de sacs, that some cul de sacs had landscaping in the middle to soften them and the mix of color and textures in the development's architecture.

Council's van arrived at 1277 Carolina Orchards Boulevard at approximately 2:59 p.m. Council and staff toured the pool area, walkways, landscaping around the detention pond and outdoor grilling area of the development. Council got back in the van and left 1277 Carolina Orchards Boulevard at approximately 3:09 p.m. No citizens or press showed up to participate or speak at this stop.

As the van left the Carolina Orchards development and turned onto Highway 460, staff pointed out the community's branding, cohesiveness and the upscale landscaping.

The van continued down Highway 460 and then Highway 160 towards the next stop on Old Bales Road.

### **Site Visit - Old Bailes Business Park**

- Address: 9485 Old Bailes Road, Fort Mill, SC 29707 (Trail Head)
- Discussion of Potential Expansion of Part and Industrial and Economic Development versus Residential Development

While driving down Old Bailes Road, Council and staff discussed the possible expansion of the Bailes Ridge Corporate Park and whether the area should be zoned light industrial or residential. The van arrived at 9485 Old Bailes Road (the Old Bailes Trail head) at approximately 3:36 p.m. Council and staff disembarked from the van and toured the construction work going on at the culvert replacement project on Old Bailes Road. Council and staff boarded the van again and left 9485 Old Bailes Road at approximately 3:50 p.m. No citizens or press showed up to participate or speak at this stop.

### **Return to County Administration Building, 101 North Main Street, Lancaster, SC 29720**

The van headed back down Old Bailes Road to Highway 160 and then onto Possum Hollow Road. Council and staff discussed the potential removal of the oak trees on Possum Hollow Road due to water infrastructure needs.

While riding back down Highway 521, staff reviewed the proposed rezoning request off Jim Wilson Road that would be heard at the next Council meeting. Council and staff also discussed the impacts of the potential Hinson Ranch development project, which would be a neighborhood with over 1000 homes.

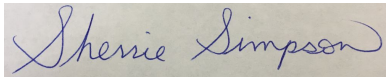
Council requested to drive through the construction site for the Roselyn neighborhood. During the ride through the site, Council and staff discussed the regional park and that the Homeowners Association would provide the landscaping upkeep around the park.

Council arrived back at the County Administration Building at 101 North Main Street, Lancaster, South Carolina, at approximately 4:36 p.m.

### **Adjournment**

Brian Carnes moved to adjourn the Bus Tour and Special meeting of Council. Seconded by Allen Blackmon. The motion to adjourn Passed 5-0.; Absent: Graham, Honeycutt. There being no further business, the Bus Tour and Special meeting adjourned at approximately 4:37 p.m.

Respectfully Submitted:



Sherrie Simpson  
Clerk to Council

Approved by Council on March 28, 2022



---

Billy Mosteller, Secretary