

Council Members

District 1: Terry Graham
District 2: Charlene McGriff
District 3: Billy Mosteller, Secretary
District 4: Jose Luis
District 5: Steve Harper, Chair
District 6: Allen Blackmon
District 7: Brian Carnes, Vice-Chair

**County Administrator**

Dennis E. Marstall

County Attorney

Ginny L. Merck-Dupont

Clerk to Council

Sherrie Simpson

February 15, 2023

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 (*via conference call*), Brian Carnes (*via conference call*), Terry Graham, Steve Harper, Jose Luis, Charlene McGriff, and Billy Mosteller

Staff Members/Others present: Dennis Marstall, County Administrator; Ginny Merck-Dupont, County Attorney; Sherrie Simpson, Clerk to Council; John Bodner, Assistant County Administrator; Allison Hardin, Interim Planning Director; Ashley Davis, Senior Planner; the press; various Department Heads; various Elected Officials; 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

Charlene McGriff moved to approve the agenda. Seconded by Terry Graham. A roll call vote was taken and the motion to approve the agenda Passed 7-0. Ayes: Blackmon, Carnes, Graham, Harper, Luis, McGriff, Mosteller; Nays: None.

Citizens Comments

The following citizens signed up for Citizens Comments:

1. Jon Hardy, Lancaster, SC, spoke regarding lack of affordability for first time home buyers should the proposed Chapter 2 and 4 amendments to the Unified Development Ordinance (UDO) take effect;
2. Hal Crenshaw, Lancaster, SC, stated he was here regarding billboards and could answer any questions if needed; and
3. Garrett Crenshaw, Lancaster, SC, stated he was here regarding billboards.

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

Discussion and Action Items

Discussion regarding Amending the Unified Development Ordinance (UDO) regarding Chapters 2 and 4 related to standards for Medium Density Residential District and Cluster Subdivision Overlay District - Allison Hardin, Interim Planning Director

Allison Hardin reviewed the County power point presentation regarding amending the Unified Development Ordinance (UDO), Chapters 2 and 4 related to standards for Medium Density Residential District and Cluster Subdivision Overlay District. Steve Harper stated his concern that if this amendment is passed there will be no more single family houses. He provided a handout attached as Schedule A to the written minutes in the Clerk to Council's office. There was discussion about affordable housing and growth coming towards Lancaster, impact to traffic on Highway 521 and growth in Indian Land. Council made a point that the new UDO should address that Lancaster consisted of three different areas: Indian Land, Central area and Southern area and that these three (3) areas should be treated differently. Council discussed the possibility of cluster developments only south of Highway 5 and not north of Highway 5 and to research whether this is legal. Council requested that planning staff also get minimum lot sizes from surrounding areas, such as Marvin, Waxhaw, Weddington and Union.

Follow-up Discussion on Amending the Unified Development Ordinance (UDO) and Policy Changes regarding BillBoards - Allison Hardin, Interim Planning Director

Allison Hardin reviewed the County power point presentation on amending the Unified Development Ordinance (UDO) and policy changes regarding billboards. Council and staff discussed that current zoning and UDO does not allow billboards on Highway 521. She stated the property for billboards must be zoned commercial or industrial for billboards. She also noted that states which fail to comply with requirements of the Highway Beautification Act of 1965 would be subject to a withdrawal of federal funding for non-compliance.

Hal Crenshaw addressed Council and provided handouts, which are attached as Schedule B to the written minutes in the Clerk to Council's office.

Jose Luis left the meeting at approximately 5:23 p.m. and joined via telephone. Mr. Luis stated he was in favor of promoting local retail businesses and would like to move forward with the discussion and review of the proposal.

Garrett Crenshaw stated this billboard would also provide a means to make public service announcements. He noted he would never utilize the billboard in a negative way.

Council discussed whether the Indian Land community would want billboards on Highway 521 and that Lancaster County should not allow billboards for just one business. Council requested a preliminary ruling from South Carolina Department of Transportation so as to not jeopardize federal funding.

Follow-up Discussion on Amending the Unified Development Ordinance (UDO) regarding Minimum Parking Standards - Allison Hardin, Interim Planning Director

Allison Hardin reviewed the County power point presentation on amending the Unified Development Ordinance (UDO) regarding minimum parking standards. Council and staff discussed increasing the minimum standards but wanted to get comments from Stormwater regarding these possible changes and what issues the changes could cause.

Adjournment

Terry Graham moved to adjourn the meeting. Seconded by Billy Mosteller. A roll call vote was taken and the motion to adjourn the meeting Passed 7-0. Ayes: Blackmon, Carnes, Graham, Harper, Luis, McGriff, Mosteller; Nays: None.

There being no further business, the Committee of the Whole meeting adjourned at approximately 5:56 p.m.

Respectfully Submitted:

Approved by Council on March 13, 2023

Donna Greene

Donna Greene
Deputy Clerk to Council

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

Billy Mosteller, Secretary