

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

February 9, 2021

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, Terry Graham, Steve Harper, Larry Honeycutt, Charlene McGriff and Billy Mosteller.

Council Members absent: None.

Staff Members/Others present: Steve Willis, County Administrator; John DuBose, County Attorney; Sherrie Simpson, Clerk to Council; Rox Burhans, Development Services Director; Darren Player, Fire/Emergency Services Director; Jamie Gilbert, Economic Development Director; Sheriff Barry Faile, Lancaster County Sheriff's Office; Hal Hiott, Parks and Recreation Director; various Department Heads; various staff; 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 Charlene McGriff

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

Approval of Agenda

Larry Honeycutt moved to approve the agenda. Seconded by Allen Blackmon. Motion Passed 7-0.

Citizens Comments

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

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

Discussion and Action Items

Discussion of Redwood Development Agreement (DA-020-2650) - Rox Burhans

Rox Burhans provided an overview of the Redwood Development project and the proposed Development Agreement, which is detailed in the Agenda Item Summary and attachments found in the agenda packet and in the power point presentation attached to the written minutes in the Clerk to Council's office. He noted that staff felt like this project was ready to come before Council at their March 8th meeting.

Mr. Dyer, the applicant, provided and reviewed a booklet entitled "Redwood Apartment Neighborhoods," which is attached as Schedule A to the written minutes in the Clerk to Council's office.

Discussion of Poovey Development Agreement (DA-2020-2859) - Rox Burhans

Rox Burhans provided an overview of the Poovey Development project and the proposed Development Agreement, which is detailed in the Agenda Item Summary and attachments found in the agenda packet and in the power point presentation attached to the written minutes in the Clerk to Council's office. He provided a one page handout of a sketch plan of the project, which is attached as Schedule B to the written minutes in the Clerk to Council's office. Rox Burhans explained that staff did not feel that the project was ready to come before Council and still needed work prior to consideration. Council and staff discussed the potential use of disclosure documents regarding the noise from the racetrack and the need for buffering.

The applicant, Robert Trip of LGI Homes-SC, spoke regarding noise abatement, a sewer equalization basin, acreage for solid waste and roof top fees.

Discussion of Bid for Replacement Fire Apparatus - Elgin Engine 601 - Steve Willis/Darren Player

Steve Willis noted that the procurement documents for the replacement fire truck for the Elgin Fire Department could be found in the agenda packet attachments. He explained that the County mailed out packages to nineteen vendors but only received one response. Darren Player explained that Chief Justin McClellan, the chair of the Apparatus Committee, and Billy Lloyd had come to the meeting to answer any questions that Council might have. He further explained the importance of standardization of equipment within fire services.

Council and staff discussed what the procurement code says in regards to one bid being received, that the costs for the fire truck after insurance would be \$367,425.00, that those costs would come out of the General Fund and that the County would still be within their reserve range after expending that amount out of the General Fund, according to the County Administrator.

Discussion of Priority Indian Land Development Planning and Economic Development Sites - Rox Burhans/Jamie Gilbert

Rox Burhans and Jamie Gilbert discussed two potential development sites in Indian Land: one on Possum

Hollow Road near the Old Bailes Business Park and one off of US-521 across from Wal-Mart (Elmsbrook). They discussed the advantages and disadvantages of having the potential sites zoned industrial or commercial versus residential. Rox Burhans reviewed a power point presentation regarding the sites, which is attached to the written minutes in the Clerk to Council's office.

Discussion of Unopened Portion of Culp Lansford Road - Steve Willis/John DuBose

Steve Willis explained that staff recommended that an unopened portion of Culp Landsford Road be deeded to adjacent property owners via Quit Claim. John DuBose explained that an Ordinance regarding this item would come before Council at the next Council meeting.

Continued Discussion of Ordinance 2021-1705 Regarding Adopting Procedures for the Imposition, Calculation, Collection, Expenditure and Administration of Impact Fees

Ordinance Title: An Ordinance Adopting Procedures For The Imposition, Calculation, Collection, Expenditure And Administration Of Impact Fees To Be Imposed On New Development; Providing A Purpose And Intent; Providing Definitions; Providing General Provisions And Applicability; Providing For The Establishment Of Impact Fee Accounts; Providing For The Appropriation Of Impact Fee Funds; Providing For Refunds; Providing For Appeals; Providing For Conflict; Providing For Severability; And Providing An Effective Date. -

Steve Willis/John DuBose/Kim Belk

Steve Willis provided and reviewed a one page handout regarding what the Impact Fees would be used for in each service area and that handout is attached as Schedule C to the written minutes in the Clerk to Council's office.

Council and staff discussed the study area.

Jaime Gilbert provided his opinion on how Impact Fees would affect commercial development.

Mike Bilodeau of MPV Properties provided his opinion on how Impact Fees would affect commercial development. He provided a two page handout entitled "County Permit Fee Comparison Mecklenburg County vs. Lancaster County," which is attached as Schedule D to the written minutes in the Clerk to Council's office.

Steve Harper requested that Council receive a comparison of commercial building permit fees for Lancaster County versus surrounding jurisdictions.

Citizen Comments

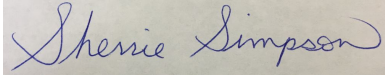
There were no written comments submitted and no one signed up to speak for Citizens Comments during the meeting.

Adjournment

Larry Honeycutt moved to adjourn the Committee of the Whole meeting. Seconded by Terry Graham. Motion to Adjourn Passed 7-0. There being no further business, the Committee of the Whole meeting adjourned at approximately 5:54 p.m.

< Signatures follow on next page >

Respectfully Submitted:

A handwritten signature in blue ink that reads "Sherrie Simpson". The signature is written in a cursive style with a large, looped 'S' at the beginning.

Sherrie Simpson
Clerk to Council

Approved by Council on February 22, 2021

A handwritten signature in black ink that reads "Billy Mosteller". The signature is written in a cursive style with a large, looped 'B' at the beginning. The signature is positioned above a horizontal line.

Billy Mosteller, Secretary