

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 8, 2021

5:30 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; John DuBose, County Attorney; Sherrie Simpson, Clerk to Council; Rox Burhans, Development Services Director; Jeff Catoe, Public Services Director; various Department Heads; various staff; Attorneys Wade Mullins and Hank Wall from the Bruner Powell Law Firm in Columbia; 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 5:30 p.m.

Welcome and Recognition - Chairman Steve Harper

Chairman Steve Harper welcomed everyone to the Council meeting.

Pledge of Allegiance and Invocation - Council Member Larry Honeycutt

Larry Honeycutt led the Pledge of Allegiance to the American Flag and delivered the Invocation.

Approval of the Agenda

Charlene McGriff moved to approve the agenda. Seconded by Allen Blackmon.

Steve Willis requested that the agenda be amended to move Consent Agenda **Item 8c. (2nd Reading of Ordinance 2021-1706)** to the Non-Consent Agenda for the purposes of amending the Ordinance due to a typographical error.

Brian Carnes moved to amend Section 2 of the Ordinance to correct a scrivener's error that listed Medium Density Residential as the new zoning district and moved to amend the ordinance so that the new district is listed as the Rural Residential Neighborhood District as was requested by the rezoning applicant. Seconded by Charlene McGriff.

John DuBose explained, that as a point of order, that the motion to amend should really be made once the Ordinance comes up for Council discussion, which could be done at the end of the Non-Consent Agenda. Steve Harper indicated that the Ordinance would be discussed at the end of the Discussion/Action Items.

The motion to amend Passed 7-0.

The motion to approve the agenda as amended Passed 7-0.

Special Presentations

There were no Special Presentations given during the Council meeting.

Executive Session

Two Items (AFTER EXECUTIVE SESSION, COUNCIL MEMBERS MAY MAKE MOTIONS IN OPEN SESSION):

1. *Discussion of a Contractual Matter. SC Code 30-4-70(a)(2).*
2. *One Legal Briefing regarding a Pending or Threatened Litigation Matter. SC Code 30-4-70(a)(2),*

Charlene McGriff moved to go into Executive Session. Seconded by Brian Carnes. Motion Passed 7-0. At approximately 5:33 p.m., Council went into Executive Session to discuss the following items: (1) discussion of a contractual matter, pursuant to SC Code 30-4-70(a)(2); and (2) one legal briefing regarding a pending or threatened litigation matter, pursuant to SC Code 30-4-70(a)(2).

Council came out of Executive Session and Steve Harper called the Council meeting back to order at approximately 6:01 p.m. Larry Honeycutt moved to come out of Executive Session. Seconded by Charlene McGriff. Motion Passed 7-0.

Upon returning to open session, John DuBose noted, for the record, that during Executive Session, Council discussed one contractual matter and received one legal briefing on a pending or threatened litigation matter. He explained that, during Executive Session, no decisions were made and no votes were taken.

Citizens Comments

The following citizens signed up to speak during Citizens Comments:

1. Dana Wilson, Fort Mill, SC, spoke regarding the Wilson Creek rezoning request.
2. Evan Freeman, Indian Land, SC, spoke regarding Impact Fees or Ordinance 2021-1705.
3. Pamela Helms, Lancaster, SC, spoke regarding Ordinance 2021-1700. She provided a fifteen page handout that included a written printout of her comments and pictures and that handout is attached as Schedule A to the written minutes in the Clerk to Council's office.

4. Ryan Urban, Lancaster, SC, spoke regarding Ordinance 2021-1700. He provided a five page handout that included pictures and a copy of an Easement Agreement and that handout is attached as Schedule B to the written minutes in the Clerk to Council's office.
5. Johnny Martin, Lancaster, SC, spoke regarding Resolution 1138-R2021 and Resolution 1139-R2021.
6. Reverend Wayne Murray and Ben Dunlap, representing Hope on the Hill, spoke regarding the request for additional funding for the Barr Street Auditorium project. They noted that the funds would be used to finish the project.
7. Mike Neese, Indian Land, SC, spoke regarding Impact Fees or Ordinance 2021-1705.

The following citizens submitted written comments for Citizens Comments, which were acknowledged by the County Administrator and for which each Council member received a written copy:

1. Clare McConaughay, Indian Land, SC, sent in comments regarding Ordinance 2021-1705 and a copy of her written comments are attached as Schedule C to the written minutes in the Clerk to Council's office;
2. Indian Land Action Council (Submitted by Clare McConaughay), Indian Land, SC, sent in comments regarding Ordinance 2021-1705 and a copy of the written comments are attached as Schedule D to the written minutes in the Clerk to Council's office.

Consent Agenda

Billy Mosteller moved to approve Consent Agenda Items **8a.**, **8b.** and **8c.** Steve Harper noted that Item **8c.** (**2nd Reading of Ordinance 2021-1706**) that was originally listed on the Consent Agenda in the agenda packet was moved to the Non-Consent Agenda during the Approval of the Agenda. Billy Mosteller restated his motion and moved to approve Consent Agenda Items **8a.** and **8b.** *[as listed in the Agenda packet, which are the same as Item a. and Item b. listed below]*. Seconded by Charlene McGriff. Motion Passed 7-0.

- a. **Approval of Minutes from the January 19, 2021 County Council Committee Of The Whole Meeting**
- b. **Approval of Minutes from the January 25, 2021 County Council Regular Meeting**

Non-Consent Agenda

Public Hearing and Resolution 1138-R2021 regarding Approval of a Conditional Use Application for a Non-Franchised Car Dealership

Resolution Title: A Resolution To Approve The Favorable Recommendation Of Both The Lancaster County Planning Staff And The Lancaster County Planning Commission Of A Conditional Use Application To Permit A Non-Franchised Car Dealership To Be Located Upon Tax Map # 0020-00-004.00, At 6686 Waxhaw Hwy, Indian Land, South Carolina.

Billy Mosteller recused himself from the discussion and vote on Resolutions 1138-R2021 and 1139-R2021. His Statement of Recusal for Resolution 1138-R2021 is attached as Schedule E to the written minutes in the Clerk to Council's office and his Statement of Recusal for Resolution 1139-R2021 is attached as Schedule F to the written minutes in the Clerk to Council's office. He left the Council Chambers at approximately 6:23 p.m.

Rox Burhans presented an overview of Resolution 1138-R2021 and Resolution 1139-R2021, which are detailed in the Agenda Item Summaries and attachments found in the agenda packet.

Steve Harper opened the Public Hearing for Resolution 1138-R2021 at approximately 6:27 p.m.

There were approximately 18 citizens in attendance during the Public Hearing for Resolution 1138-R2021.

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

Steve Harper closed the Public Hearing at approximately 6:28 p.m.

Charlene McGriff moved to approve Resolution 1138-R2021. Seconded by Terry Graham. Motion Passed 6-0.; Abstain: Mosteller

Public Hearing and Resolution 1139-R2021 regarding Approval of a Conditional Use Application for a Non-Franchised Car Dealership

Resolution Title: A Resolution To Approve The Favorable Recommendation Of Both The Lancaster County Planning Staff And The Lancaster County Planning Commission Of A Conditional Use Application To Permit A Non-Franchised Car Dealership To Be Located Upon Tax Map # 0020-00-004.02, At 6711 Waxhaw Hwy, Indian Land, South Carolina.

Steve Harper opened the Public Hearing for Resolution 1139-R2021 at approximately 6:28 p.m. There were approximately 18 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 Public Hearing for this Resolution: None. Steve Harper closed the Public Hearing at approximately 6:28 p.m.

Allen Blackmon moved to approve Resolution 1139-R2021. Seconded by Brian Carnes. Motion Passed 6-0.; Abstain: Mosteller

Billy Mosteller returned to Chambers at approximately 6:29 p.m. and rejoined the Council meeting.

Public Hearing and 3rd Reading of Ordinance 2021-1699 regarding the Potential Transfer of County Property to the Council on Aging

Ordinance Title: An Ordinance To Approve The Sale Of Six (6) Acres Of Land To The Lancaster County Council On Aging, Said Parcel Being Located In The City Of Lancaster, With A Tax Parcel Number Of 0082C-00A-001.06, And To Authorize County Officials To Take Such Actions As Necessary To Effectuate The Purposes Of This Ordinance.

Steve Harper opened the Public Hearing for Ordinance 2021-1699 at approximately 6:30 p.m. There were approximately 17 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 this Ordinance: None. Steve Harper closed the Public Hearing at approximately 6:30 p.m.

Brian Carnes moved to approve the 3rd Reading of Ordinance 2021-1699. Seconded by Charlene McGriff. Motion Passed 7-0.

Public Hearing and 3rd Reading of Ordinance 2021-1712 regarding Conveyance of Surplus Property on Happy Trail

Ordinance Title: An Ordinance Authorizing Lancaster County To Sell And Convey County Owned Property Located On Happy Trail And Containing 4.57 Acres, More Or Less, By Private Sale, Being Shown On The Lancaster County Tax Maps As Parcel Number 0071-00-038.03

Steve Harper opened the Public Hearing for Ordinance 2021-1712 at approximately 6:33 p.m. There were approximately 17 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 this Ordinance: None. Steve Harper closed the Public Hearing at approximately 6:33 p.m.

Billy Mosteller moved to approve the 3rd Reading of Ordinance 2021-1712. Seconded by Charlene McGriff. Motion Passed 7-0.

Brian Carnes suggested that Council earmark the money from the sale of the property for another convenience site.

3rd Reading of Ordinance 2021-1700 regarding Rezoning Property Located at 7907 Henry Harris Road (Applicant Ryan Urban)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone A 19.88 Acre Tract Of Property (TMS # 0014-00-034.15), Owned By Ryan Urban, And Located At 7907 Henry Harris Road, Lancaster, South Carolina, From LDR, Low Density Residential District, To RN, Rural Neighborhood District.

Charlene McGriff moved to approve the 3rd Reading of Ordinance 2021-1700. Seconded by Larry Honeycutt.

Rox Burhans briefly reviewed the rezoning request. He provided and reviewed a handout of a map and that handout is attached as Schedule G to the written minutes in the Clerk to Council's office.

The motion to approve the 3rd Reading of Ordinance 2021-1700 Passed 4-3. Ayes: Blackmon, Harper, Honeycutt, Mosteller; Nays: Carnes, Graham, McGriff

3rd Reading of Ordinance 2021-1704 regarding Adopting Amendments to Elements of the Comprehensive Plan by Adoption of the Southern Panhandle Small Area Plan

Ordinance Title: An Ordinance By Lancaster County Adopting Amendments To Elements Of The Comprehensive Plan For Lancaster County, South Carolina, By Adoption Of The Southern Panhandle Small Area Plan

Terry Graham moved to approve the 3rd Reading of Ordinance 2021-1704. Seconded by Brian Carnes. Motion Passed 7-0.

Public Hearing and 1st Reading of Ordinance 2021-1701 regarding Rezoning Property Located at the Southwest Intersection of Henry Harris Road and Shelley Mullis Road from RN and LDR to MDR (Applicant Provident Bayard, LLC)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone 168.28 Acres Of Property (TMS #s 0013-00-055.06, 0013-00-055.00, 0013-00-055.01, 0013-00-056.01, 0013-00-055.02 And 0013-00-055.05) As Well As An Approximately 36.58 Acre Tract Of Property (A Portion Of TMS # 0013-00-55.06), Located At The Southwest Intersection Of Henry Harris Road And Shelley Mullis Road, Lancaster, South Carolina, From RN, Rural Neighborhood, And LDR, Low Density Residential Districts, To MDR, Medium Density Residential District.

Rox Burhans provided an overview of the Wilson Creek project, which is made up of two rezonings (**Ordinance 2021-1701 and Ordinance 2021-1702**) and the Wilson Creek Development Agreement (**Ordinance 2021-1703**) and which are detailed in the Agenda Item Summaries and attachments found in the agenda packet.

Council and staff discussed density for potential projects, the updated Comprehensive Plan and the calculation of density.

Chairman Harper called on the applicant to speak. Ken Holbrooks, Matthews, NC, introduced the other member of his team, Tom Waters. He also provided some history of his Company and spoke regarding the project's open space, density and the proposed round about on Henry Harris Road.

Steve Harper opened the Public Hearing for Ordinance 2021-1701 at approximately 7:17 p.m.

There were approximately 9 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 this Ordinance:

1. Ken Holbrooks, Matthews, NC, indicated that he had already been allowed to speak and did not have anything else to add.

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

Charlene McGriff moved to approve the 1st Reading of Ordinance 2021-1701. Seconded by Larry Honeycutt. Motion Passed 6-1. Ayes: Blackmon, Carnes, Harper, Honeycutt, McGriff, Mosteller; Nays: Graham

Public Hearing and 1st Reading of Ordinance 2021-1702 regarding Rezoning Property Owned by Wilson Acres, LLC From LDR to INS (Applicant Provident Bayard, LLC)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone A 2.04 Acre Tract Of Property (A Portion Of TMS # 0013-00-055.06), Owned By Wilson Acres, LLC, And Located At The Southwest Intersection Of Henry Harris Road And Shelley Mullis Road, Lancaster, South Carolina, From LDR, Low Density Residential District, To INS, Institutional District.

Steve Harper opened the Public Hearing for Ordinance 2021-1702 at approximately 7:24 p.m.

There were approximately 9 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 this Ordinance:

1. Ken Holbrooks, Matthews, NC, indicated that he had already been allowed to speak regarding the project.

Steve Harper closed the Public Hearing at approximately 7:24 p.m.

Larry Honeycutt moved to approve the 1st Reading of Ordinance 2021-1702. Seconded by Billy Mosteller. Motion Passed 7-0.

Public Hearing and 1st Reading of Ordinance 2021-1703 regarding Approval of a Development Agreement for the Wilson Creek Development Project

Ordinance Title: An Ordinance To Approve A Development Agreement For The Wilson Creek Development Project Located At The Southwest Intersection Of Henry Harris Road And Shelley Mullis Road, Lancaster, South Carolina, Establishing The Regulations For The Development Of The Property And Other Matters Related Thereto.

Steve Harper opened the Public Hearing for Ordinance 2021-1703 at approximately 7:25 p.m.

There were approximately 9 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 this Ordinance:

1. Ken Holbrooks, Matthews, NC, indicated that he had already been allowed to speak and did not want to say anything else.

Steve Harper closed the Public Hearing at approximately 7:26 p.m.

Larry Honeycutt moved to approve the 1st Reading of Ordinance 2021-1703. Seconded by Charlene McGriff.

Billy Mosteller moved to amend Ordinance 2021-1703 to amend the Development Agreement attached to the Ordinance as Exhibit "A" so that the Exhibit incorporates proposed edits from the Developer regarding assignability of developer rights and obligations contained in Section 4.01B and 4.01D. He also moved to amend Exhibit "A" in Section 4.01A and 4.01B to reflect that any fees collected for Public Safety or for the School District fees shall be collected at issuance of a building permit. Seconded by Allen Blackmon. Motion Passed 7-0. The amended Development Agreement is attached as Schedule H to the written minutes in the Clerk to Council's office.

Council and staff discussed the proposed roof top fees, requirements from the Traffic Impact Analysis and the Development Agreement process.

Billy Mosteller moved to amend for the inflationary costs on the Impact fees and for the verbiage for the round about. Seconded by Charlene McGriff. Motion Passed 7-0.

Council and staff discussed the proposed school roof top fees.

The motion to approve the 1st Reading of Ordinance 2021-1703 as amended Passed 7-0.

Public Hearing and 1st Reading of Ordinance 2021-1707 regarding Rezoning Property Owned by Tracey Griffin From RN to INS

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone A 0.46 Acre Tract Of Property (TMS # 0026-00-026.00), Owned By Tracey Griffin, And Located At 4889 Charlotte Highway, Lancaster, South Carolina, From RN, Rural Neighborhood District, To INS, Institutional District.

Steve Harper opened the Public Hearing for Ordinance 2021-1707 at approximately 7:46 p.m.

There were approximately 8 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 this Ordinance: None.

Steve Harper closed the Public Hearing at approximately 7:46 p.m.

Terry Graham moved to approve the 1st Reading of Ordinance 2021-1707. Seconded by Charlene McGriff. Motion Passed 7-0.

Public Hearing and 1st Reading of Ordinance 2021-1714 regarding Rezoning Property Owned by Annie Leak from RN to AR

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone A 2.3 Acre Tract Of Property (TMS # 0110-00-073.01), Owned By Annie Leak, And Located At 3887 Old Camden Highway, Lancaster, South Carolina, From RN, Rural Neighborhood District, To AR, Agricultural Residential District.

Steve Harper opened the Public Hearing for Ordinance 2021-1714 at approximately 7:48 p.m.

There were approximately 6 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 this Ordinance: None.

Steve Harper closed the Public Hearing at approximately 7:49 p.m.

Charlene McGriff moved to approve the 1st Reading of Ordinance 2021-1714. Seconded by Brian Carnes. Motion Passed 7-0.

Due to technical difficulties with technology, Council took a break in the meeting. The break started at approximately 7:50 p.m.

The break ended and the Council meeting resumed at approximately 8:01 p.m. Due to the technical difficulties, Steve Willis requested that Council amend the agenda and move Item **10e. (Discussion on Method of Delivering the Detention Center & Magistrates Court)** to be discussed next on the agenda and that, after finalizing that item, Council would return to Item **9l. (Public Hearing and 1st Reading of Ordinance 1715)**. Steve Willis also requested to amend the agenda by removing the Economic Development Discussion of Project Creamsicle from Executive Session. Billy Mosteller moved to amend the agenda as discussed. Seconded by Allen Blackmon. Motion Passed 7-0.

Discussion on Method of Delivering the Detention Center & Magistrates Court - Steve Willis/John DuBose

Steve Willis and John Dubose introduced Attorneys Wade Mullins and Hank Wall from the Bruner Powell Law

Firm in Columbia, South Carolina. Steve Willis explained that the County would like to use the attorneys at this law firm as the construction attorneys for the Detention Center project.

Wade Mullins explained that their law firm did primarily construction work and that it was a small law firm. He explained the three delivery methods for construction projects: (1) Design Bid Build, which is the traditional historic method; (2) Design Build; and (3) Construction Manager at Risk, which the County used for the Courthouse. He explained that the Construction Manager at Risk was a hybrid approach and was considered the more collaborative approach.

Hank Wall discussed the advantages and disadvantages of each delivery method. He provided and reviewed a handout outlining the advantages and disadvantages of the three delivery methods and that handout is attached as Schedule I to the written minutes in the Clerk to Council's office.

After discussion, Council asked that the attorneys provide a recommendation on which delivery method to use based on the County's needs and abilities and after interviewing the relevant County staff, such as the Sheriff and the Chief Magistrate.

Steve Willis indicated that the County would move forward with the Bruner Powell Law Firm.

Public Hearing and 1st Reading of Ordinance 2021-1715 regarding Amending the Unified Development Ordinance (UDO) regarding Home Occupations

Ordinance Title: An Ordinance To Amend The Unified Development Ordinance Chapter Section 5.4.2, Home Occupation, To Modify The Various Standards Applicable To Home Occupations.

Steve Harper opened the Public Hearing for Ordinance 2021-1715 at approximately 8:53 p.m.

There were approximately 4 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 this Ordinance: None.

Steve Harper closed the Public Hearing at approximately 8:53 p.m.

Terry Graham moved to approve the 1st Reading of Ordinance 2021-1715. Seconded by Billy Mosteller. Motion Passed 7-0.

1st Reading of Ordinance 2021-1705 Regarding Adoption of 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.

Brian Carnes moved to approve the 1st Reading of Ordinance 2021-1705. Seconded by Allen Blackmon. Motion Passed 7-0.

Discussion and Action Items

Appointment of County Administrator Search Committee - Steve Harper

Steve Harper appointed himself, Brian Carnes and Allen Blackmon to the Search Committee for the County Administrator.

Approval of Appointment to the Lancaster County Board of Zoning Appeals

- Miller DeVenny as the District 4 Representative to the Board of Zoning Appeals (Filling an unexpired term that will end on 06/30/2023)

Larry Honeycutt moved to appoint Miller DeVenny. Seconded by Charlene McGriff. Motion Passed 7-0.

Convenience Site Workers Wages - Kim Belk/Jeff Catoe

Steve Willis explained that the County could take the convenience site workers pay to \$9.50 an hour within the current budget. Charlene McGriff moved to approve. Seconded by Billy Mosteller. Motion Passed 7-0.

Discussion of Additional Funding for the Barr Street Auditorium Project - Steve Willis

Charlene McGriff recused herself from the discussion and vote on the Discussion of Additional Funding for the Barr Street Auditorium Project. Her Statement of Recusal is attached as Schedule J to the written minutes in the Clerk to Council's office. She left the Council Chambers at approximately 9:24 p.m.

After discussion of the Recreation Bond budget, Council asked that the item be postponed until the next meeting and that the Administrator bring back potential alternative funding sources for the project.

Charlene McGriff returned to Chambers and rejoined the Council meeting at approximately 9:33 p.m.

2nd Reading of Ordinance 2021-1706 regarding Rezoning Property Owned by Billie Coker From MDR to RR

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone A 2.25 Acre Tract Of Property (TMS # 0082-00-020.00), Owned By Billie Coker, And Located On The South Side Of Mahaffey Line Drive, Across From The Intersection With Memorial Drive, Lancaster, South Carolina, From MDR, Medium Density Residential District, To RR, Rural Residential District.

Allen Blackmon moved to approve the 2nd Reading of Ordinance 2021-1706. Seconded by Brian Carnes.

Brian Carnes moved to amend Section 2 of the Ordinance to correct a scrivener's error that listed Medium Density Residential as the new zoning district and moved to amend the ordinance so that the new district is listed as the Rural Residential Neighborhood District as was requested by the rezoning applicant. Seconded by Terry Graham. Motion Passed 7-0.

The motion to approve the 2nd Reading of Ordinance 2021-1706 as amended Passed 7-0.

Status of items tabled, recommitted, deferred or held

- a. HELD - Public Hearing and 3rd Reading of Ordinance 2021-1713 regarding Authorizing the Execution and Delivery of a Special Source Revenue Credit Agreement with Project Smith
Ordinance Title: An Ordinance To Authorize The Execution And Delivery Of A Special Source Revenue Credit Agreement By And Among Lancaster County, #####, Inc., And @@@@, LLC, (Project Smith) Providing For Special Source Revenue Credits; And To Express The Intention Of Council To Provide Monies To The Economic Development Fund. - *Passed 6-0 at the January 11, 2021 County Council Meeting (Larry Honeycutt absent). Passed 7-0 at the January 25, 2021 County Council Meeting. - Jamie Gilbert*

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

Miscellaneous Reports and Correspondence

- a. Morningside and Woodland Hills Park Properties

Steve Willis explained that, unless Council had questions, there was nothing to discuss regarding this item.

b. Report on EMS CARES Act Funding

Steve Willis explained that, unless Council had questions, there was nothing to discuss regarding this item.

Citizens Comments

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

Executive Session

Three Items (AFTER EXECUTIVE SESSION, COUNCIL MEMBERS MAY MAKE MOTIONS IN OPEN SESSION):

1. *Economic Development Discussion: Project Creamsicle. SC Code 30-4-70(a)(5).*
2. *One Legal Briefing regarding a Pending or Threatened Litigation Matter. SC Code 30-4-70(a)(2).*
3. *Discussion of a Contractual Matter. SC Code 30-4-70(a)(2).*

Terry Graham moved to go into Executive Session. Seconded by Charlene McGriff. Motion Passed 7-0. At approximately 9:37 p.m., Council went into Executive Session to discuss the following items: (1) one legal briefing regarding a pending or threatened litigation matter, pursuant to SC Code 30-4-70(a)(2).; and (2) a discussion of a contractual matter, pursuant to SC Code 30-4-70(a)(2). The Economic Development discussion of Project Creamsicle was delayed until the next Council meeting.

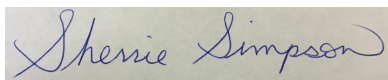
Council came out of Executive Session and Steve Harper called the Council meeting back to order at approximately 9:49 p.m. Charlene McGriff moved to come out of Executive Session. Seconded by Brian Carnes. Motion Passed 7-0.

Upon returning to open session, John DuBose noted, for the record, that during Executive Session, Council received one legal briefing on a pending or threatened litigation matter. He noted that the contractual matter was not discussed during Executive Session. He explained that, during Executive Session, no decisions were made and no votes were taken.

Adjournment

Larry Honeycutt moved to adjourn the regular meeting of Council. Seconded by Brian Carnes. Motion to Adjourn Passed 7-0. There being no further business, the Council meeting adjourned at approximately 9:50 p.m.

Respectfully Submitted:



Sherrie Simpson
Clerk to Council

Approved by Council on February 22, 2021



Billy Mosteller, Secretary