

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

January 16, 2024

6:30 PM

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

**LANCASTER COUNTY COUNCIL
County Council Chambers, County Administration
Building, 101 North Main Street, Lancaster, SC 29720**

WORKSHOP MINUTES

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

Planning Commission Members Present: Alan Patterson, Yokima Cureton, Charles Deese, Judianna Tinklenberg, James Barnett, and Sheila Hinson.

Comprehensive Plan Stakeholders Present: Michelle Evans, Brad Bucy, Susan DeVenny, and Ben Levine.

Staff Members/Others present: Dennis Marstall, County Administrator; Sherrie Simpson, Clerk to Council; Lauren Hill, Deputy Clerk to Council/Administrative Assistant; Allison Hardin, Development Services Director; Matthew Blaszyk, Planner; Jennifer Bryan, Planning Department Administrative Assistant; Brenda Thompson, Communications and Marketing Director; Sydney Reynolds, Marketing Specialist; the press; various elected officials; and citizens.

A quorum of Lancaster County Council was present for the meeting, as was a quorum of the Planning Commission. 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 within the required length of time. There was not a power point used during the presentation.

Call to Order - Council Chairman Steve Harper

Council Chairman Steve Harper called the County Council Joint Meeting with Planning Commission and Comprehensive Plan Stakeholders to order at approximately 6:30 p.m.

Welcome and Recognition - Planning Commission Chairman Charles Deese

Planning Commission Chairman Charles Deese welcomed everyone to the meeting and thanked them for their time.

Approval of the Agenda

Councilman Allen Blackmon moved to approve the agenda. Seconded by Councilman Billy Mosteller. The motion Passed unanimously.

Presentation and Discussion Items

Moderated Discussion - Allison Hardin, Development Services Director

Allison Hardin reviewed the ground rules with County Council, the Planning Commission and the Stakeholder members, which were to be respectful, have one speaker at a time, keep to the topic, and decide together. Then, she began the review of the draft Lancaster 2040 Comprehensive Plan, which is attached as Schedule A to the written minutes in the Clerk to Council's office. For the convenience of the members, she provided a handout, which is attached as Schedule B to the written minutes in the Clerk to Council's office, of the key pages that the group would be reviewing from the Lancaster 2040 Comprehensive Plan. First, she reviewed the guiding principles of the draft 2040 Comprehensive Plan: growth, balance, vibrance, service, sustainability, prosperity, and mobility. These guiding principles can be found on pages 14 and 15 of the draft 2040 Comprehensive Plan. She then reviewed the future land use map, which can be found on page 26 of the draft 2040 Comprehensive Plan. Council, Planning Commission members, Stakeholder members and staff discussed possible changes to the map and the consequences of changes to the map at this point in the process, that the comprehensive plan is not a regulatory document but that the Unified Development Ordinance (UDO) is a regulatory document, and how "rezonings" would be handled.

Next, the group reviewed and discussed the Implementation Strategies and Supporting Actions for Southern Lancaster area, which can found on pages 79 through 81 of the handout. During the review, the group discussed adding the Catawba Regional Council of Governments to help support rural road transportation, the minimum lot size for rural areas (on page 27 of the draft 2040 Comprehensive Plan), their concerns about roads and access roads in the Edgewater subdivision, whether the County should have a dedicated traffic/road coordinator in the Planning office to help with coordination with the South Carolina Department of Transportation (SCDOT), the definition of equitable services and whether another term would be more appropriate, the need for opportunities for affordable housing throughout the County, and the need to educate citizens about affordable housing so there is not a stigma attached to it or maybe to call it by another term such as workforce housing.

Next, the group reviewed and discussed the Implementation Strategies and Supporting Actions for Greater Lancaster area, which can be found on pages 64 through 67 of the handout. During the review, the group discussed the need to coordinate more with the City of Lancaster, the need to coordinate/cross-reference the City's new Comprehensive Plan, the need to encourage housing redevelopment, the need for a County grant writer on staff, the need to look at non-traditional developers in order to obtain more diverse homes, how to drive industry towards certain areas, the need for a conservation easement for a buffer for the Catawba River, the need for open spaces and a balance between open spaces and industry, the need for the government to be proactive when it comes to water quality, the need for effective traffic flow and efficiency on Highway 9 and Highway 5, and the need for an overall road planning strategy.

The group took a break in the meeting starting at approximately 7:37 p.m. and the break ended and the meeting resumed at approximately 7:42 p.m.

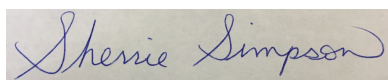
Next, the group reviewed and discussed the Implementation Strategies and Supporting Actions for the Panhandle area, which can be found on pages 51 through 54 of the handout. During the review, the group discussed the need for growth management, the need for small area plans in new areas of the Panhandle area, the need to add schools to public infrastructure, the need to add the Catawba Regional Council of Government to help with transportation improvement, at what point development should stop and if a committee should be added to determine that point, the need for sidewalks and bike trails, whether the plan to help to incorporate the area into a municipality should be removed from the Plan altogether, and whether developers should commit to neighborhood meetings.

After discussion of whether to continue the meeting, the group prioritized the comments from the meeting. Lastly, the group reviewed and discussed the Implementation Strategies and Supporting Actions for the entirety of Lancaster County, which can be found on pages 31 through 39 of the handout. During the review, the group discussed the need to add "public" to work with the private sector to pursue Universal broadband throughout the County, use the Collector Streets Plan recommendations as a part of development review, the need for a grant writer to the County staff, the need for flexible workforce options to attract and retain staff, the need to work more closely with the Katawba Valley Land Trust, the need to protect aquatic resources, the need to add the school district as a possible resource partner for recreation, the need for an architectural board to help uphold and upgrade the community appearance, the need to revisit the overlay district in the UDO, to enable spaces for community gardens and to use native species for community beautification.

Adjournment

Allen Blackmon moved to adjourn the meeting and the vote to adjourn the meeting passed unanimously. There being no further business, the Joint meeting adjourned at approximately 8:59 p.m.

Respectfully Submitted:



Sherrie Simpson
Clerk to Council

Approved by Council on February 12, 2024



Billy Mosteller, Secretary