

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

January 11, 2021

6:00 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 (*via Conference Call*), Brian Carnes, Terry Graham, Steve Harper, Charlene McGriff and Billy Mosteller.

Council Members absent: Larry Honeycutt.

Staff Members/Others present: Steve Willis, County Administrator; Kim Belk, Interim Deputy County Administrator/Budget Director; John DuBose, County Attorney; Sherrie Simpson, Clerk to Council; Veronica Thompson, Chief Financial Officer; Rox Burhans, Development Services Director; Cathy McDaniel, Procurement Director; Kelvin Alexander, Project Manager; Katie See, Senior Planner; Jamie Gilbert, Economic Development 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.

Call to Order Regular Meeting - Chairman Steve Harper

Chairman Steve Harper called the regular meeting of County Council to order at approximately 6:00 p.m.

Welcome and Recognition - Chairman Steve Harper

Chairman Steve Harper welcomed everyone to the meeting. He noted that Larry Honeycutt would be absent from the meeting.

Pledge of Allegiance and Invocation - Council Member Brian Carnes

Brian Carnes led the Pledge of Allegiance to the American Flag and delivered the Invocation.

The Clerk to Council informed Council that Allen Blackmon would be joining the meeting via Conference Call. It was agreed that the Council Members attending the meeting in person (*Carnes, Graham, Harper, McGriff and Mosteller*) would vote by a show of hands and that the Council Member attending the meeting via Conference

Call (*Blackmon*) would cast his vote by a voice vote each time a vote occurred during the meeting.

Approval of the Agenda

Charlene McGriff moved to approve the agenda. Seconded by Brian Carnes.

Steve Willis requested that the agenda be amended as follows: (1) move **Item 8g. (1st Reading of Ordinance 2021-1713)** ahead of **Item 8a.** *[so that **Item 8g.** would be heard first on the Non-Consent Agenda]*; and (2) remove Economic Development Items Project King and Project Creamsicle from Executive Session. Terry Graham made the motion to amend the agenda as requested. Seconded by Charlene McGriff. Motion Passed 6-0.; Absent: Honeycutt

The motion to approve the agenda as amended Passed 6-0.; Absent: Honeycutt

Special Presentations

Katey Powell, Health and Wellness Commission Member, and Bekah Clawson, Executive Director for HOPE, provided a power point presentation regarding Food Share and the Commission's work regarding this program. Their power point presentation is attached as Schedule A to the written minutes in the Clerk to Council's office. They also provided a handout regarding Food Share and that handout is attached as Schedule B to the written minutes in the Clerk to Council's office.

Cathy McDaniel provided Council with an update on the renovations to the three branches of the Public Library System, which are detailed in the Construction Project Status Update included in the agenda packet.

Kelvin Alexander provided an update for Council on the renovations and/or construction for the following projects: (1) EMS Headquarters (HQ); (2) Heath Springs and Indian Land Soccer fields; (3) Springs Park Boat Landing; (4) Indian Land Recreation Center; and (5) Department of Social Services Building. The updates are detailed in the Construction Project Status Update included in the agenda packet. Kelvin Alexander explained that the General Contractor for the EMS Headquarters building was Simon and Watson.

Citizens Comments

The following citizens signed up for and spoke during Citizens Comments:

1. Mandy Powers Norrell, Lancaster, SC, stated that she was representing Belk and that, in regards to the Small Area Plan, they would like to have maximum flexibility regarding their property.
2. Pam Helms, Indian Land, SC, spoke regarding Ordinance 2021-1700 as it related to problems with a shared driveway for her home and the equestrian center. She requested that the equestrian center have their own access.

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

Consent Agenda

Billy Mosteller moved to approve Consent Agenda Item **7a.** and **7b.** *[as listed in the Agenda packet, which are the same as Item **a.** and Item **b.** listed below]*. Seconded by Terry Graham. Motion Passed 6-0.; Absent: Honeycutt

a. Approval of Minutes from the December 14, 2020 County Council Regular Meeting

b. Approval of Minutes from the December 30, 2020 County Council Special Meeting

Non-Consent Agenda

1st 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.

Brian Carnes moved to approve the 1st Reading of Ordinance 2021-1713. Seconded by Charlene McGriff. Motion Passed 6-0.; Absent: Honeycutt

Resolution 1131-R2021 regarding Supporting Prescribed Burns

Resolution Title: A Resolution To Support Prescribed Burns.

Terry Graham moved to approve Resolution 1131-R2021. Seconded by Billy Mosteller. Motion Passed 6-0.; Absent: Honeycutt

Resolution 1132-R2021 regarding the Planned Recreational Facilities at the Van Wyck Community Center

Resolution Title: To Accommodate The Desire Of The Town Of Van Wyck To Proceed With The Construction Of A Town Park And Be Reimbursed Once Proceeds From Capital Project Sales Tax Number Three Are Available

Terry Graham moved to approve Resolution 1132-R2021. Seconded by Charlene McGriff. Motion Passed 6-0.; Absent: Honeycutt

Public Hearing and 1st 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.

Steve Willis noted, for the record, that no one signed up to speak at the Public Hearings for Ordinances 2021-1700 and 2021-1704.

Staff provided a report in regards to Ordinance 2021-1700, which is detailed in the Agenda Item Summary in the agenda packet. Council and staff discussed the shared driveway and easement for the property.

Dan Ballou, Rock Hill, SC, stated that he represented the applicant, Ryan Urban, who was requesting that the property be rezoned. Mr. Ballou provided a history of the property's zoning and explained that in 1997, a written access easement agreement had been recorded for the property. He further explained that the property had been caught up in the rezoning transition to the new Unified Development Ordinance (UDO). He further explained that the access issue is a private issue between the property owners. He explained that the property owner wanted to restore the property's existing zoning prior to the UDO.

Council and staff discussed the width and length of the shared driveway access, the UDO requirements for a driveway for a business and whether the property owner could potentially have another entrance to the property. Rox Burhans stated that staff would obtain the width of the shared driveway and any UDO width requirements for the driveway for informational purposes prior to the 2nd reading of the Ordinance.

Steve Harper opened the Public Hearing for Ordinance 2021-1700 at approximately 7:12 p.m. There were approximately 7 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 7:12 p.m.

Terry Graham moved to approve the 1st Reading of Ordinance 2021-1700. Seconded by Allen Blackmon. Motion Passed 6-0.; Absent: Honeycutt

Council asked that the Ordinance stay on the Non-Consent agenda for the next Council meeting.

Public Hearing and 1st 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

Katie See provided an overview of the Small Area Plan, which was included in the agenda packet. She provided and reviewed a map entitled "Southern Panhandle Small Area Plan Recommended Land Use," which is attached as Schedule C to the written minutes in the Clerk to Council's office.

Steve Harper opened the Public Hearing for Ordinance 2021-1704 at approximately 7:36 p.m.

There were approximately 3 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 7:36 p.m.

Terry Graham moved to approve the 1st Reading of Ordinance 2021-1704. Seconded by Brian Carnes. Motion Passed 6-0.; Absent: Honeycutt

1st 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.

Brian Carnes moved to approve the 1st Reading of Ordinance 2021-1699. Seconded by Billy Mosteller.

Steve Harper asked that there be more specific wording spelling out the days and hours of use for each agency, which John DuBose explained would be addressed by a separate Memorandum of Understanding that should be available before 3rd Reading of the Ordinance. Steve Harper also asked for site plans before 3rd Reading of the Ordinance due to the topographical challenges with creating a parking lot on that property. Council and staff also discussed the reversion clause in the Ordinance.

Brian Carnes moved to amend the deed that is attached to Ordinance 2021-1699 to correct typos and scrivener errors identified after finalization of the agenda and that the deed be amended in the form of the corrective deed provided to County Council by the County Attorney *[which is attached as Schedule D to the written minutes in the Clerk to Council's office]*. Seconded by Charlene McGriff. Motion Passed 6-0.; Absent: Honeycutt

The motion to approve the 1st Reading of Ordinance 2021-1699 as amended Passed 6-0.; Absent: Honeycutt

Steve Harper requested that this Ordinance be kept on the Non-Consent agenda for the next Council meeting.

1st 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

Charlene McGriff moved to approve the 1st Reading of Ordinance 2021-1712. Seconded by Brian Carnes. Motion Passed 6-0.; Absent: Honeycutt

Discussion and Action Items

Salary Adjustment for Chief Magistrate - Steve Willis

Charlene McGriff moved that the County Administrator, County Human Resources Director, and such other County staff as may be necessary are authorized to adjust the salary for the Chief Magistrate to \$85,743 effective the first pay period in January. Seconded by Brian Carnes. Motion Passed 6-0.; Absent: Honeycutt

Information Only for a South Carolina Public Safety Grant for Sheriff's Office - Steve Willis/Sheriff Barry Faile

Steve Willis explained that the Sheriff's Department received a grant for personal protective equipment and disinfecting equipment. He noted that this item was for information only for Council.

Request for Committee of the Whole Meetings - Steve Willis

Steve Willis requested that Council have a six month trial period to hold monthly Committee of the Whole meetings rather than individual Committee meetings. He explained that Development Agreements will be discussed at these meetings. Council agreed to the six month trial period and requested that the meetings last no more than two hours. They also requested that the Clerk to Council poll the members regarding the date and time for the meetings and that then a Resolution providing the meeting dates be presented at the next Council meeting.

Status of items tabled, recommitted, deferred or held

There were no items tabled, recommitted, deferred or held and thus no items to discuss during the Council meeting.

Miscellaneous Reports and Correspondence

There were no Miscellaneous Reports and Correspondence to discuss during the Council meeting.

Citizens Comments

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

Executive Session

Three Items:

1. *Economic Development Discussions: Project King and Project Creamsicle . SC Code 30-4-70(a)(5).*
2. *One Legal Briefing regarding a Contractual Matter: SC Code 30-4-70(a)(2).*

Charlene McGriff moved to go into Executive Session. Seconded by Brian Carnes. Motion Passed 6-0.; Absent: Honeycutt. At approximately 8:14 p.m., Council went into Executive Session to discuss the following item: (1) one legal briefing regarding a contractual matter pursuant to SC Code 30-4-70(a)(2). The Economic Development matters were removed from Executive Session during the Approval of the Agenda.

Council came out of Executive Session and Steve Harper called the Council meeting back to order at approximately 8:28 p.m. Charlene McGriff moved to come out of Executive Session. Seconded by Billy Mosteller. Motion Passed 6-0.; Absent: Honeycutt.

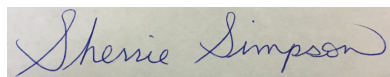
Upon returning to open session, John DuBose noted, for the record, that during Executive Session, Council had one legal briefing on a contractual matter. He explained that during Executive Session, no decisions were made and no votes were taken.

Brian Carnes moved, per the discussion held in Executive Session, to authorize the County Administrator and County Attorney to move forward with the property acquisition. Seconded by Charlene McGriff. Motion Passed 6-0.; Absent: Honeycutt

Adjournment

Allen Blackmon moved to adjourn the regular meeting of Council. Seconded by Brian Carnes. Motion to Adjourn Passed 6-0.; Absent: Honeycutt. There being no further business, the Council meeting adjourned at approximately 8:30 p.m.

Respectfully Submitted:



Sherrie Simpson
Clerk to Council

Approved by Council on January 25, 2021



Billy Mosteller, Secretary