

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 Administrator**

Dennis Marstall

County Attorney

John K. DuBose III

Clerk to Council

Sherrie Simpson

December 15, 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, Larry Honeycutt, Charlene McGriff (*who left the meeting early at approximately 5:37 p.m.*) and Billy Mosteller.

Council Members absent: Steve Harper.

Staff Members/Others present: Dennis Marstall, County Administrator; Sherrie Simpson, Clerk to Council; John DuBose, County Attorney; Rox Burhans, Development Services Director; Kim Belk, Budget Director; Jeff Catoe, Public Services Director; Jamie Gilbert, Economic Development Director; Clay Catoe, EMS Director; Hal Hiott, Parks and Recreation Director; Darren Player, Fire and Emergency Services Director; Sheriff Barry Faile, Lancaster County Sheriff's Office; 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 - Vice-Chair Brian Carnes

Vice-Chair Brian Carnes called the Committee of the Whole meeting to order at approximately 4:00 p.m.

Welcome and Recognition - Vice-Chair Brian Carnes

Vice-Chair Brian Carnes 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 Larry Honeycutt.

Allen Blackmon moved to amend the agenda by reordering the Discussion and Action Items to place Item **6a. (Review of Impact of Growth on County Operations and Begin Vision for Growth Process)** at the end of the Discussion and Action Items. Seconded by Charlene McGriff. The motion to amend Passed 6-0.; Absent: Harper

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

Dennis Marstall explained that Council had three handouts at their seats: (1) the Fiscal Year 2022-2023 Budget Calendar, which is attached as Schedule A to the written minutes in the Clerk to Council's office; (2) the Major Projects Update to Council, December 15, 2021, which is attached as Schedule B to the written minutes in the Clerk to Council's office; and (3) the Budget Monitoring Report, Month of November 2021, which is attached as Schedule C to the written minutes in the Clerk to Council's office.

Citizens Comments

The following citizens signed up for and spoke during Citizens Comments: None

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

Discussion and Action Items

UDO Interim Ordinance - Rox Burhans

Rox Burhans explained the need for obtaining a Unified Development Ordinance (UDO) Interim Ordinance and the process for obtaining one. He used the County's power point presentation to outline this information for Council and that County power point presentation is attached to the written minutes in the Clerk to Council's office.

Council and staff discussed whether the Interim Ordinance would be more user friendly, whether the new districts would interact with the existing districts, the approval process for rezonings and master plan developments, residential parking and the time frame for obtaining the Interim Ordinance.

Jim Wilson Road Potential Development Project - Rox Burhans

Rox Burhans reviewed the proposed Jim Wilson Road project by using the County power point attached to the written minutes in the Clerk to Council's office. He explained that the project was a unique one and he provided and reviewed a one page handout for Council entitled, "Jim Wilson Road Assemblage Master Plan," which is attached as Schedule D to the written minutes in the Clerk to Council's office.

Council and staff discussed potential traffic issues, potential noise issues, potential issues with only one ingress and egress point, the distance from the gun range to the development and whether the development would be subject to Impact Fees, which it would.

Mark Kime, with Land Design Company, spoke on behalf of the developers for the project. He discussed the challenges for the site and explained that they had done decibel testing at the site due to the gun range. He also discussed the storage buildings and buffers that would block some of the noise from the gun range. He and Council discussed connectivity for the project and connectivity in general.

UDO Rewrite Stakeholder Committee - Rox Burhans

Rox Burhans provided and reviewed a one page handout entitled, "Lancaster County Unified Development Ordinance Stakeholder Committee," which is attached as Schedule E to the written minutes in the Clerk to Council's office.

Council and staff discussed how the South Carolina Department of Transportation could be included in the process.

Review of Impact of Growth on County Operations And Begin Vision for Growth Process - Dennis Marstall

Dennis Marstall reviewed a Power Point presentation entitled, "Lancaster County - Impact of Growth, Committee of the Whole, December 15, 2021," which is attached as Schedule F to the written minutes in the Clerk to Council's office.

Council and staff discussed the need to obtain data in all areas for North of Highway 5 versus South of Highway 5, the loss of light industrial land, how to guide growth below Highway 5, the possibility of dis-incentivizing growth in Indian Land, the need to obtain statistics year by year, the need to obtain data from departments on a regular basis, whether the roads in Sun City belong to the County, the need to compare Lancaster County's statistics to other Counties, the need for more expenditure per capita for Parks and Recreation and the need to focus on the value of a mil.

Charlene McGriff left the meeting early at approximately 5:37 p.m. and did not return for the remainder of the Council meeting.

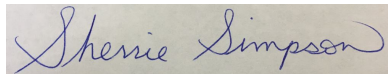
Citizen Comments

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

Adjournment

Larry Honeycutt moved to adjourn the Committee meeting. Seconded by Terry Graham. The motion to adjourn Passed 5-0.; Absent: Harper, McGriff. There being no further business, the Committee of the Whole meeting adjourned at approximately 5:38 p.m.

Respectfully Submitted:



Sherrie Simpson
Clerk to Council

Approved by Council on January 10, 2022



Billy Mosteller, Secretary