

Council Members

District 1: Stuart Graham
District 2: Charlene McGriff
District 3: Billy Mosteller, Vice Chair
District 4: Jose Luis
District 5: Steve Harper
District 6: Bryant Neal, Secretary
District 7: Brian Carnes, Chair

**County Administrator**

Dennis E. Marstall

County Attorney

Ginny L. Merck-Dupont

Clerk to Council

Sherrie Simpson

January 13, 2025

6:00 PM

LANCASTER COUNTY COUNCIL

COUNTY COUNCIL CHAMBERS, COUNTY ADMINISTRATION
BUILDING, 101 NORTH MAIN STREET, LANCASTER, SC 29720

MINUTES

Council Members Present: Brian Carnes, Steve Harper, Jose Luis, Billy Mosteller, Charlene McGriff, Bryant Neal, Stuart Graham

Staff Members/Others Present: Dennis Marstall, County Administrator; Ginny Merck-Dupont, County Attorney; Lauren Hill, Deputy Clerk to Council; Stephany Snowden, Deputy County Administrator; Sabrena Harris, Chief Financial Officer; Jamie Privuznak, Budget Director; Allison Hardin, Development Services Director; April Williams, Planning Director; Brenda Thompson, Communications and Marketing Director; Clay Catoe, Emergency Medical Services (EMS) Director; Demian Wilson, Deputy EMS Director; Major Matt Shaw, Sheriff's Office; the press; various elected officials; various Department Heads; various employees; 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 Brian Carnes

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

Welcome and Recognition - Chairman Brian Carnes

Chairman Brian Carnes welcomed everyone to the meeting.

Pledge of Allegiance and Invocation - Council Member Stuart Graham

Stuart Graham 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 Steve Harper.

Billy Mosteller made a motion to amend the agenda, Section 9(c) to consider Item number 6, the Reconstituted Board of Zoning Appeals before Item number 5, the Planning Commission, making the Reconstituted Board of Zoning Appeals Item number 5 and the Planning Commission Item number 6. Seconded by Charlene McGriff. The motion to amend the agenda Passed by a vote of 7-0.

The motion to approve the agenda, as amended, Passed by a vote of 7-0.

Citizens Comments

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

1. Ken Beck, Indian Land, SC, congratulated the newly seated Council members. Mr. Beck spoke regarding the communication between Council and citizens and impact fees.
2. Bruce Cohen, Indian Land, SC, congratulated the newly seated Council members. Mr. Cohen spoke regarding impact fees and development in the County.
3. Kathy Storm, Indian Land, SC, spoke regarding the need for better infrastructure before more development takes place.
4. Ann Dyckman, Indian Land, SC, spoke regarding her opposition of new development and the lack of emergency services in the Indian Land area of the County.
5. Helen Drahos, Indian Land, SC, spoke regarding her opposition of new development and the lack of resources in the Indian Land area of the County.

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

Special Presentations

a. Recognition of the 2024 Employee of the Year - Presented by County Administrator Dennis Marstall

Dennis Marstall announced that MaryAnn Hudson, the Voter Registration Director, was the Employee of the year for the General Services division and Sherri Brady, with the Emergency Medical Services (EMS) Department, was the Employee of the Year for the Public Services division.

Consent Agenda

Billy Mosteller moved to approve Consent Agenda item **7a.** and **7b.** [which are the same as Item a. and b. below]. Seconded by Charlene McGriff. There was no discussion from Council. The motion to approve Consent Agenda Items **7a.** and **7b.** Passed by a vote of 7-0.

- a. Approval of Minutes from the December 9, 2024, County Council Regular Meeting**
- b. Approval of Minutes from the December 11, 2024, County Council Committee of the Whole Meeting**

Non-Consent Agenda

- a. Public Hearing and 1st Reading of Ordinance 2025-1945
Ordinance Title: An Ordinance To Amend The Unified Development Ordinance ("UDO") Chapter 4 To Increase The Height Limit For Properties Zoned General Business (GB) And Covered Under The Highway Corridor Overlay (HCO) District. -**

Planning Department Case Number: TA-2024-2207. The Planning Commission recommended approval by unanimous vote of 6-0 and the Planning staff also recommended approval of the text amendment. - Allison Hardin

Charlene McGriff moved to approve the 1st Reading of Ordinance 2025-1945. Seconded by Steve Harper.

Allison Hardin reviewed the proposed text amendment via the County's PowerPoint presentation. Ms. Hardin explained that the intent behind the proposed text amendment was to develop a hotel along the Highway 521 corridor.

Brian Carnes opened the Public Hearing for Ordinance 2025-1945 at approximately 6:28 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 33 citizens, including staff members, in attendance during the Public Hearing for this Ordinance. The following speakers came forward to make comments or sent in written comments regarding the Ordinance: None. Brian Carnes closed the Public Hearing at approximately 6:28 p.m.

Council and staff discussed the proposed height limitations. Jose Luis questioned the verbiage of the Public Hearing notice that was advertised in *The Lancaster News* because the notice and Ordinance were worded two different ways. Allison Hardin indicated that the Public Hearing notice could be advertised again, with the corrected verbiage, and a new Public Hearing for Ordinance 2025-1945 would take place at the 3rd Reading. Jose Luis made a motion to amend Ordinance 2025-1945 Section 4.3.2.F.2 so that it read "...with the exception of properties zoned General Business (GB) and covered by the highway corridor overlay regulations which may be extended to a height of four-stories, not to exceed 55 feet". Seconded by Bryant Neal. There was no discussion from Council. The amendment Passed by a vote of 7-0.

There was no further discussion from Council. The 1st Reading of Ordinance 2025-1945 Passed, as amended, by a vote of 7-0.

b. Public Hearing and 1st Reading of Ordinance 2025-1946

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 2.68 Acres (TM# 0058-00-076.01), Which Is Located On North Rocky River Rd, From Rural Business (RUB) District To General Business (GB) District For The Purpose Of Self-Serve Mini-Storage - Planning Department Case Number: RZ-2024-2215. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the rezoning request. - Allison Hardin

Billy Mosteller moved to approve the 1st Reading of Ordinance 2025-1946. Seconded by Steve Harper.

Allison Hardin reviewed the rezoning request via the County's PowerPoint presentation and explained that the applicant's intent was to rezone a parcel to develop a mini-storage facility. Ms. Hardin noted that the proposed zoning was consistent with the adjacent use types and was consistent with the County's Comprehensive Plan.

Brian Carnes opened the Public Hearing for Ordinance 2025-1946 at approximately 6:38 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were

approximately 30 citizens, including staff members, in attendance during the Public Hearing for this Ordinance. The following speakers came forward to make comments or sent in written comments regarding the Ordinance: None. Brian Carnes closed the Public Hearing at approximately 6:38 p.m.

Billy Mosteller stated that the property was in his district, and he was in full support of the rezoning request.

There was no further discussion from Council. The 1st Reading of Ordinance 2025-1946 Passed by a vote of 7-0. Brian Carnes stated that the 2nd Reading of Ordinance 2025-1946 would be placed on the Consent Agenda at the January 27, 2025, regular County Council meeting.

c. Public Hearing and 1st Reading of Ordinance 2025-1947

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 0.849 Acres (TM# 0087J-0B-010.00), Which Is Located At 1972 Lynwood Dr, From General Business (GB) District To Medium Density Residential (MDR) District For The Purpose Of Re-Establishing A Residence On The Site - Planning Department Case Number: RZ-2024-2459. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the rezoning request. - Allison Hardin

Charlene McGriff moved to approve the 1st Reading of Ordinance 2025-1947. Seconded by Bryant Neal.

Allison Hardin reviewed the rezoning request via the County's PowerPoint presentation and explained that the applicant's intent was to remodel the existing structure into a residence. Ms. Hardin noted that the proposed zoning was consistent with the adjacent use types and was consistent with the County's Comprehensive Plan, specifically section GL 1.4.

Brian Carnes opened the Public Hearing for Ordinance 2025-1947 at approximately 6:42 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 30 citizens, including staff members, in attendance during the Public Hearing for this Ordinance. The following speakers came forward to make comments or sent in written comments regarding the Ordinance: None. Brian Carnes closed the Public Hearing at approximately 6:42 p.m.

There was no discussion from Council. The 1st Reading of Ordinance 2025-1947 Passed by a vote of 7-0. Brian Carnes stated that the 2nd Reading of Ordinance 2025-1947 would be placed on the Consent Agenda at the January 27, 2025, regular County Council meeting.

Discussion and Action Items

a. Public Comment Regarding the Catawba Local Plan (2024-2028) and Central Regional Workforce Plan (2024-2028) - Dennis Marstall / Amanda Baker, Workforce Development Administrator Catawba Regional Council of Governments

Dennis Marstall briefly explained that the Catawba Regional Council of Governments (COG) had requested that Council review the Catawba Local Plan (2024-2028) and Central Regional Workforce Plan (2024-2028) before they were submitted as part of the Federal Workforce Investment and Opportunity Act. Mr. Marstall summarized the key components of the Catawba

Local Plan and Central Regional Workforce Plan and explained that both plans prioritize innovation, collaboration, and inclusivity to address workforce challenges and align with other employer needs. Mr. Marstall noted that Amanda Baker with the COG was available for questions via Teams.

There were no questions or comments from Council.

b. Receive Information and Take Desired Action Regarding Removals from Various Boards and Commissions - *Dennis Marstall*

1. Keep Lancaster County Beautiful Committee

Dennis Marstall explained that a member of the Keep Lancaster County Beautiful Committee, Jason Truesdale, had several absences and Council had the option to remove Mr. Truesdale from the Committee.

Jose Luis moved to remove Jason Truesdale from the Keep Lancaster County Beautiful Committee. Seconded by Charlene McGriff. There was no discussion from Council. The motion Passed by a vote of 7-0.

c. Receive Information and Take Desired Action Regarding Appointments to Various Boards and Commissions - *Dennis Marstall*

1. Greater Indian Land Consolidated Fire Protection District

3. Airport Advisory Committee

4. Keep Lancaster County Beautiful Committee

5. Planning Commission

6. Reconstituted Board of Zoning Appeals

7. Current Board/Commission Vacancies

8. Upcoming Board/Commission Expirations

1. Dennis Marstall explained that the applicants were currently serving on the Board, but their terms expired December 31, 2024, so they submitted applications for reappointment. Jose Luis moved to reappoint Rick Vander Kaay, Mark Scheiring, and Heather Burford to the Indian Land Consolidated Fire Protection District Commission. Seconded by Charlene McGriff. Council and staff discussed term expirations and how they lined up with the fiscal year. The motion to reappoint the three members Passed by a vote of 7-0.

2. Mr. Marstall explained that the Airport Advisory Committee had one vacancy, and an application had been received to fill the vacancy. Jose Luis moved to approve the appointment of Frank Richard Simpkins to the Airport Advisory Committee. Seconded by Stuart Graham. There was no discussion from Council. The motion to appoint Mr. Simpkins Passed by a vote of 7-0.

3. Mr. Marstall explained that since Council had removed Jason Truesdale from the Keep Lancaster County Beautiful Committee, there were three vacancies. Council and staff discussed residency requirements. Steve Harper made a motion to nominate Leslie Sinclair for the District 2 vacancy and Stuart Graham made a motion to nominate Nicolle Brusky for the District 1 vacancy. The nominations Passed by a vote of 7-0. Steve Harper requested more information on the two remaining applicants, Katrina Grier and John Reeder.

5. Billy Mosteller stated that he was contacted by applicant Lynette Hinson and she asked that Council consider her application for the Planning Commission as opposed to the reconstituted Board of Zoning Appeals, and Chairman Carnes had indicated that applicant Francis Liu also requested that Council consider her application for the Planning Commission. Mr. Mosteller explained that given the requests of Ms. Hinson and Ms. Liu, he moved to nominate the following slate of members to the reconstituted Board of Zoning Appeals and to set their term of office and effective date of appointment: Gary Alden to fill a position as a Development-Related Professional with a term of 2 years; Mark Boland to fill a position as an At-Large member from the Greater Lancaster Area with a term of 1 year; Charles Deese to fill a position as a Development-Related Professional with a term of 3 years; and James Faulkenberry to fill a position as an At-Large member from the Southern Lancaster Area with a term of 2 years; and the appointments of each of the nominees be effective January 22, 2025. Seconded by Charlene McGriff. There was no discussion from Council. The motion to appoint the 4 members Passed by a vote of 7-0.

4. Billy Mosteller stated that as he had previously noted, he was contacted by applicant Lynette Hinson and she requested that Council consider her application for the Planning Commission as opposed to the reconstituted Board of Zoning Appeals. Mr. Mosteller moved to nominate Francis Liu from District 7 and Lynette Hinson to fill the unexpired term for District 3. Seconded by Charlene McGriff. There was no discussion from Council. The motion to appoint the 2 members Passed by a vote of 7-0.

6. Mr. Marstall explained the process of reviewing Board and Commission vacancies at Council meetings going forward.

7. Mr. Marstall explained the process of reviewing upcoming Board and Commission expirations at Council meetings going forward.

Status of Items Tabled, Recommitted, Deferred or Held

There was no discussion of any Items tabled, recommitted, deferred or held.

Executive Session

There was no Executive Session.

Items Requiring a Vote Following Executive Session

There were no Items requiring a vote.

Adjournment

Stuart Graham moved to adjourn the Council meeting. Seconded by Jose Luis. The motion to adjourn Passed by a vote of 7-0.

There being no further business to discuss, the regular meeting of Council adjourned at approximately 7:03 p.m.

Respectfully Submitted:

Approved by Council on January 27, 2025

Lauren Hill

Lauren Hill
Deputy Clerk to Council

Bryant Neal

Bryant Neal, Secretary