

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 27, 2025
6:00 PM

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

MINUTES

Council Members Present: Steve Harper, Bryant Neal, Brian Carnes (via Teams), Billy Mosteller, Charlene McGriff, Jose Luis, Stuart Graham.

Staff Members/Others Present: Dennis Marstall, County Administrator; Ginny Merck-Dupont, County Attorney; Sherrie Simpson, Clerk to Council; Stephany Snowden, Deputy County Administrator; Sabrena Harris, Chief Financial Officer; Jamie Privuznak, Budget Director; Darren Player, Fire Service/Emergency Management Director; Chief Greg Nicholson, Indian Land Consolidated Fire; April Williams, Planning Director; 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 - Vice Chair Billy Mosteller

Vice Chairman Billy Mosteller called the Lancaster County Council meeting to order at approximately 6:00 p.m.

Welcome and Recognition - Vice Chair Billy Mosteller

Vice Chairman Billy Mosteller welcomed everyone to the meeting.

Pledge of Allegiance and Invocation - Council Member Jose Luis

Jose Luis led the Pledge of Allegiance to the American Flag and delivered the Invocation.

Approval of the Agenda

Jose Luis moved to approve the agenda. Seconded by Charlene McGriff. A roll call vote was taken. The motion to approve the agenda Passed by a vote of 7-0; Ayes: Harper, Neal, Carnes,

Mosteller, McGriff, Luis, Graham.

Citizens Comments

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

1. Bruce Cohen, Lancaster, SC, spoke regarding the proposed Cresswind Development and his concerns with the traffic impact.

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

Consent Agenda

Charlene McGriff moved to approve Consent Agenda Item **6a.**, **6b.**, **6c.**, and **6d.** [which are the same as Item **a.**, **b.**, **c.**, and **d.** listed below]. Seconded by Steve Harper. Jose Luis pointed out a spelling error in the Citizen Comments agenda item for the January 13, 2025, County Council Regular Meeting minutes and asked that it be corrected. There was no further discussion from Council. A roll call vote was taken. The motion to approve the Consent Agenda Passed by a vote of 7-0; Ayes: Harper, Neal, Carnes, Mosteller, McGriff, Luis, Graham.

- a. **Approval of Minutes from the January 6, 2025, County Council Organizational Meeting**
- b. **Approval of Minutes from the January 13, 2025, County Council Regular Meeting**
- c. **2nd 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. Passed 7-0 at the January 13, 2025, County Council Meeting. - Allison Hardin
- d. **2nd 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. Passed 7-0 at the January 13, 2025, County Council Meeting. - Allison Hardin

Non-Consent Agenda

- a. **Resolution 1288-R2025**
Resolution Title: A Resolution Updating The Continuity of County Government Plan As Last Amended By Resolution No. 1225-R2023 - Dennis Marstall / Darren Player
Charlene McGriff moved to approve Resolution 1288-R2025. Seconded by Bryant Neal.

Dennis Marstall explained that the State of South Carolina requested all counties to update their Continuity of County Government Plan which outlines the preparation and coordination of plans for emergency management within the County in the event of a natural disaster. The plan also outlines the role of the Emergency Management Director and the succession plan of authority. Darren Player noted that no changes had been made to the plan since the last time it was seen by County Council. Jose Luis questioned if capitalized terms that were not defined in the document would be defined in the State law, and Mr. Player explained that the capitalized terms came directly from County Council when the document was created, but any other terms not defined would be found within the State's Code of Laws.

There was no further discussion from Council. A roll call vote was taken. Resolution 1288-R2025 Passed by a vote of 7-0; Ayes: Harper, Neal, Carnes, Mosteller, McGriff, Luis, Graham.

b. 2nd 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. Passed 7-0 at the January 13, 2025, County Council Meeting. - Allison Hardin

Bryant Neal moved to approve the 2nd Reading of Ordinance 2025-1945. Seconded by Steve Harper.

April Williams reviewed the proposed amendment via the County's PowerPoint presentation. Ms. Williams explained that the only changes since the 1st Reading of the Ordinance was a text clarification added to the Ordinance and that it was updated for the Public Hearing notice advertised in *The Lancaster News* for the 3rd Reading of the Ordinance. Chief Nicholson explained that the fire department had the capacity to serve the building and area adequately with the proposed text amendment.

There was no further discussion from Council. A roll call vote was taken. The 2nd Reading of Ordinance 2025-1945 Passed by a vote of 7-0; Ayes: Harper, Neal, Carnes, Mosteller, McGriff, Luis, Graham.

Discussion and Action Items

a. Strategic Plan Quarterly Update - Stephany Snowden

Stephany Snowden provided Council with a quarterly update of the Strategic Plan via the County's PowerPoint presentation. Jose Luis questioned that staff review impact fees, specifically looking at how much the County could have earned if impact fees had been applied to development already in place and analyze how much the County could earn if the impact fee exemptions for current developments were lifted. Council and staff discussed infrastructure needs in the County and a comprehensive plan addressing the road needs, regardless of if they are State or County roads. Council and staff discussed a Grant Writer and Grant Administrator position, and Dennis Marstall noted that grant related positions would be reviewed during the upcoming budget season.

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

1. Van Wyck Fire Protection Fee Board

2. Community Relations Commission

Dennis Marstall explained that due to absences, Council had the opportunity to remove Lorrie Ayers with the Van Wyck Fire Protection Fee Board and Betty George with the Community Relations Commission. Jose Luis made a motion to remove both appointees. Seconded by Stuart Graham. There was no discussion from Council. A roll call vote was taken. The motion to remove Lorrie Ayers from the Van Wyck Fire Protection Fee Board and Betty George from the Community Relations Commission Passed by a vote of 7-0; Ayes: Harper, Neal, Carnes, Mosteller, McGriff, Luis, Graham.

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

1. Keep Lancaster County Beautiful Committee

2. Reconstituted Board of Zoning Appeals

3. Community Relations Commission

4. Current Board/Commission Vacancies

5. Upcoming Board/Commission Expirations

1. Dennis Marstall explained that the Keep Lancaster County Beautiful Committee had a vacancy in District 6 and the County had two applicants if Council wanted to move forward with appointing someone to the vacant seat. Steve Harper moved to appoint John Reeder to the Keep Lancaster County Beautiful Committee as one of the District 6 representatives. Seconded by Bryant Neal. There was no discussion from Council. A roll call vote was taken. The motion Passed by a vote of 7-0; Ayes: Harper, Neal, Carnes, Mosteller, McGriff, Luis, Graham.

2. Mr. Marstall explained that the reconstituted Board of Zoning Appeals had one vacancy, which was for someone who resides in the Panhandle area of the County, and there were two applicants that met the geographic requirement. Stuart Graham stated his interest in addressing the vacancy at the next regular Council meeting, which was scheduled for Monday, February 10, 2025.

3. Mr. Marstall explained that the Community Relations Commission had four At-Large positions vacant, and staff had received two applications for the Commission. Charlene McGriff made a motion to appoint Suzanne Rego and Lasandra Middleton to At-Large positions for the Community Relations Commission. Seconded by Steve Harper. There was no discussion from Council. The motion Passed by a vote of 7-0; Ayes: Harper, Neal, Carnes, Mosteller, McGriff, Luis, Graham.

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

5. 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 regarding 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

Jose Luis moved to adjourn the Council meeting. Seconded by Bryant Neal. A roll call vote was taken. The motion to adjourn Passed by a vote of 7-0; Ayes: Harper, Neal, Carnes, Mosteller, McGriff, Luis, Graham.

There being no further business to discuss, the regular meeting of Council adjourned at approximately 6:47 p.m.

Respectfully Submitted:

Lauren Hill

Lauren Hill
Deputy Clerk to Council

Approved by Council on February 10, 2025.

Bryant Neal

Bryant Neal, Secretary