

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 23, 2025

4:00 PM

LANCASTER COUNTY COUNCIL**COMMITTEE OF THE WHOLE**

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: Sherrie Simpson, Clerk to Council; Stephany Snowden, Deputy County Administrator; Allison Hardin, Development Services Director; 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.

Call to Order - Workshop - Chairman Brian Carnes

Chairman Brian Carnes called the County Council Committee of the Whole Workshop to order at approximately 4:00 p.m.

Welcome and Recognition - Chairman Brian Carnes

Chairman Brian Carnes welcomed everyone to the Committee of the Whole Workshop.

Pledge of Allegiance and Invocation - Council Member Billy Mosteller

Council Member Billy Mosteller 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 Jose Luis. The motion to approve the agenda passed by unanimous vote of 7-0.

Discussion and Action Items

a. UDO Review of Chapters 4 and 8 - Allison Hardin

Allison Hardin reviewed the draft Chapter 4 of the Unified Development Ordinance ("UDO") by going over each page of the chapter included in the agenda packet.

There was no discussion regarding section 4.1 *Purpose* on page 4-4 nor section 4.2 *Applicability* on page 4-5. Regarding section 4.3 *Landscaping & Screening* on pages 4-6 through 4-8, Council requested that table 4.3.1.1-1 use a different symbol rather than an "X" for clarity purposes. Jose Luis requested that the "X" be replaced by "N/A" if the standard did not apply.

Regarding section 4.3.2, *Buffers & Screening* on pages 4-9 through 4-19, Council and staff discussed the use of pictures in the UDO. Jose Luis asked that staff add a statement indicating that the words in the UDO trump the pictures included in the UDO. Council and staff also discussed the use of the County Administrator as a decision maker throughout the document; for example, where it says on page 4-10, section 4.3.2.C.,"Additional plantings shall meet best practices as determined by the Administrator." Steve Harper explained that the rules in the UDO needed to be simple and not a moving target where the County Administrator can change them. Council and staff also discussed the appeals process. Council, again, voiced their concerns over having anything that has to be approved or could be changed by the County Administrator. They also requested that the UDO not use the term , "as applicable." They explained that the rules/requirements needed to be tied to a specific regulation. Allison Hardin indicated that the staff would change the wording on page 4-10, section 4.3.2.C. to,"Additional plantings shall meet best management practices as may be required by Stormwater." Regarding section 4.3.2.2, *Required Buffers* on page 4-12, Council and staff discussed buffers required in the various zoning districts and that better language was needed in this section in order to more fully explain the regulations. Council and staff also discussed the required buffers for multifamily residential if adjacent to an established use and Council, again, ask for clearer explanations regarding the requirements and for staff to work on table 4.3.2.2-1 on page 4-11. Council and staff discussed table 4.3.2.3-3 on page 4-14 and how to change option 2 for the rural sections of the County. They also discussed section 4.3.2.4, *Buffer Standards*, on page 4-15 regarding whether to remove treated wood for fences and walls and whether to add vinyl and metal. In regards to section 4.3.2.5, *Evergreen Shrub Screen*, on page 4-16, they discussed the need for additional explanations regarding the minimum spread of plantings and the spacing "on center". They also discussed whether section 4.3.2.7(B)(2), on page 4-17, should say "a buffer shall" or "a buffer may" and they also discussed whether they should add other material options besides chain link fences. Next, Council and staff discussed the fact that section 4.3.2.7(C), on page 4-18, needed further explanation and needed to add definitions for reference so that readers did not have to turn to different sections of the document to find definitions.

Because of the length of the meeting and the lack of progress on the draft chapters of the UDO, Council and staff discussed the most efficient way to address Council's concerns regarding the draft UDO: via subcommittee, via submission of comments before meetings, or via submission of comments directly to the Development Services Director. It was determined that the best route would be for Council members to submit their individual comments to the Development Services Director via the following schedule: (1) comments for Chapter 4 by January 27; (2) comments for Chapter 5 by February 10; (3) comments for Chapter 6 by February 24; (4) comments for Chapter 7 by March 10; and (5) comments for Chapter 8 by March 24. After the comments have been submitted, the Development Services Director would then compile a list of

comments and address them at various meetings.

Adjournment

Jose Luis moved to adjourn the Workshop. Seconded by Bryant Neal. The motion to adjourn the meeting passed by unanimous vote of 7-0.

There being no further business, the County Council Committee of the Whole Workshop meeting adjourned at approximately 6:00 p.m.

Respectfully Submitted:

Sherrie Simpson

Sherrie Simpson
Clerk to Council

Approved by Council on February 10, 2025.

Bryant Neal

Bryant Neal, Secretary