

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

**April 14, 2025
6:00 PM**

LANCASTER COUNTY COUNCIL
County Council Chambers, County Administration
Building, 101 North Main Street, Lancaster, SC 29720

AGENDA

- 1. Call to Order Regular Meeting - Chairman Brian Carnes**
- 2. Welcome and Recognition - Chairman Brian Carnes**
- 3. Pledge of Allegiance and Invocation - Council Member Bryant Neal**
- 4. Approval of the Agenda**
- 5. Citizens Comments**

[Lancaster County Council welcomes comments and input from citizens who may not be able to attend Council meetings in person. Written comments may be submitted via mail to ATTN: Sherrie Simpson, Post Office Box 1809, Lancaster, SC, 29721, by email to Sherrie Simpson at ssimpson@lanastercountysc.gov or by online submission by selecting the "Citizens Comments" quick link located on the County website homepage at <https://www.mylanastercountysc.org/>. Comments must be no longer than approximately 3 minutes when read aloud. Comments received will be acknowledged during the Citizens Comments portion of the meeting. Comments will need to be received prior to 4:00 p.m. on the day of the meeting. Please use the same link above in order to submit input/comments for Public Hearings. *Please note that any handouts presented to Council or Council Boards and Commissions become an official part of the record and a copy is attached to the legal minutes for the meeting.]

6. Special Presentations

- a. Recognition of Indian Land's Veterans of Foreign Wars (VFW) Post 12136's Sheriff's Officer of the Year Award and EMS Paramedic of the Year Award - ***Presented by Ken Obriot***
- b. Recognition of Danny Hyatt, South Carolina EMS Paramedic of the Year - ***Presented by Clay Catoe***
- c. Recognition of Employee of the Quarter - 2025 - 1st Quarter - ***Presented by County Administrator Dennis Marstall***
- d. Community Needs Assessment Public Hearing, Review of Community Needs List and

Prioritization of Community Needs for 2025, and Review of Upcoming Community Development Block Grant (CDBG) Opportunities - **Elizabeth Morgan, Community Development Planner, Catawba Regional Council of Governments**

7. Consent Agenda

[Items listed under the Consent Agenda have previously been discussed by Council and approved unanimously. As such, these items are normally voted on as a group through a single vote rather than with a Council vote for each individual item. However, any Council member may remove any item on the Consent Agenda for individual discussion and vote.]

- a. Approval of Minutes from the March 12, 2025, County Council Committee of the Whole Meeting
- b. Approval of Minutes from the March 20, 2025, County Council Joint Meeting with the Lancaster County School Board of Trustees
- c. Approval of Minutes from the March 24, 2025, County Council Regular Meeting
- d. 3rd Reading of Ordinance 2025-1948
Ordinance Title: An Ordinance To Amend The Unified Development Ordinance ("UDO") Chapter 2 District Development Standards/Use Chart And Chapter 5 Use Regulations, To Add A New Use "Retreat Center" And Regulations For "Retreat Center" In Agricultural (AR) And Rural Residential (RR) Zoning Districts. - **Planning Department Case Number: TA-2024-2368. The Planning Commission recommended approval of a blended ordinance blending requests from the Applicant with input from Planning staff by unanimous vote. Applicant's Version Passed 7-0 at the March 10, 2025, County Council Meeting. Passed 6-0 at the March 24, 2025, County Council Meeting (Steve Harper Absent). - Allison Hardin**
- e. 3rd Reading of Ordinance 2025-1956
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 38.83 Acres (TM# 0015-00-059.00), Which Is Located At 6872 Waxhaw Hwy, From The Rural Neighborhood (RN) District To The General Business (GB) District, To Open A Business Park. - **Planning Department Case Number: RZ-2024-0859. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the rezoning request. Passed 7-0 at the March 10, 2025, County Council Meeting. Passed 6-0 at the March 24, 2025, County Council Meeting (Steve Harper Absent). - April Williams**

8. Non-Consent Agenda

- a. Public Hearing and 3rd Reading of Ordinance 2025-1950
Ordinance Title: To Authorize And Approve The Execution And Delivery Of A First Amendment To The Amended And Restated Fee In Lieu Of Tax Agreement By And Between Lancaster County, South Carolina And Keer America Corporation; And To Provide For Other Matters Related Thereto. - **Passed 7-0 at the March 10, 2025, County Council Meeting. Passed 6-0 at the March 24, 2025, County Council Meeting (Steve Harper Absent). - Amy Carnes**

- b. 2nd Reading of Ordinance 2025-1951
Ordinance Title: An Ordinance To Authorize The Execution And Delivery Of A Special Source Revenue Credit Agreement By And Between Lancaster County And An Entity Identified By The County As Project Block, Including Any Related Or Affiliated Entities, Providing For Special Source Revenue Credits; And To Express The Intention Of County Council To Provide Monies To The Economic Development Fund. - **Passed 6-0 at the March 24, 2025, County Council Meeting (Steve Harper Absent). - Brian Fulk**
- c. 2nd Reading of Ordinance 2025-1961
Ordinance Title: An Ordinance To Approve A First Amendment To The Development Agreement Between Lancaster County And Crosland Southeast For A Mixed-Use Townhome/ Multifamily Apartment And Nonresidential Development Project Known As "The Exchange" Upon Approximately 130 Acres Of Land, Located At 8918 Charlotte Highway, Lancaster, South Carolina, Establishing The Regulations For The Development Of The Property And Other Matters Related Thereto. - **Passed 6-0 at the March 24, 2025, County Council Meeting (Steve Harper Absent). - April Williams**
- d. Public Hearing and Resolution 1292-R2025
Resolution Title: A Resolution To Approve The Favorable Recommendation Of The Lancaster County Planning Commission Of A Conditional Use Application To Permit A "School – Primary And Secondary" Use To Be Located Upon Tax Map# 0049-00-082.00, Off Shiloh Unity Rd, For The Purpose Of Constructing A K-8 Charter School. - **Planning Department Case Number: CU-2024-2612. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the conditional use application. - April Williams**
- e. Public Hearing and 1st Reading of Ordinance 2025-1962
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 0.488 Acres Of A Parcel (Identified As TM# 0086D-0C-001.00), Which Is Located Behind 1831 Great Falls Hwy, From The Medium Density Residential (MDR) District To The General Business (GB) District For The Purpose Of Combining Properties Under Unified Ownership. - **Planning Department Case Number: RZ-2025-0072. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the rezoning request. - April Williams**
- f. Public Hearing and 1st Reading of Ordinance 2025-1963
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 0.73 Acres (TM# 0086C-0M-003.00), Which Is Located At 1754 Old Carter St, From The Manufactured Home (MH) District To The Medium Density Residential (MDR) District For The Purpose Of Building Single-Family Homes. - **Planning Department Case Number: RZ-2025-0191. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the rezoning request. - April Williams**
- g. 3rd Reading of Ordinance 2025-1958
Ordinance Title: An Ordinance To Amend The Lancaster County Code, Specifically

Chapter 2, Article II, Division 2 – Rules Of Parliamentary Procedure Applicable To Council Meetings, Including Committee Meetings, And All Boards And Commissions For Which County Council Appoints A Majority Of Members. - ***Passed 7-0 at the March 10, 2025, County Council Meeting. Passed 6-0 at the March 24, 2025, County Council Meeting (Steve Harper Absent). - Ginny Merck-Dupont***

9. Discussion and Action Items

- a. Receive Information and Take Desired Action Regarding Removals from Various Boards and Commissions - ***Sherrie Simpson***
 - 1. Catawba Regional Workforce Development Board
 - 2. Library Board
- b. Receive Information and Take Desired Action Regarding Appointments to Various Boards and Commissions - ***Sherrie Simpson***
 - 1. Reappointment to the Library Board - Phyllis Jarvis for District 5 - 4th Term Overall - due to redistricting, 1st Term for District 5 (Requires a super majority vote of Council)
 - 2. Reappointment to the Historical Commission - Richard Van Hall as an Advisor - 1st Term (Previously filled an unexpired term); Patricia Clancy as an Advisor - 1st Term (Previously filled an unexpired term); Dr. Zora Denson as an Advisor - 1st Term (Previously filled an unexpired term); Dan West as the District 1 representative - 1st Term (Previously filled an unexpired term); Fred Witherspoon as the District 3 representative - 1st Term (Previously filled an unexpired term); and Joe Grier as the District 5 representative - 5th Term (requires a super majority vote of Council).
 - 3. Reappointment to the Van Wyck Fire Fee District Board - David Basri - 2nd Term (1st Term was a three-year term)
 - 4. Appointment to the Catawba Regional Workforce Development Board - Hunter Faile as a business representative working for Nutramax Laboratories (Filling an unexpired Term that will end on 12/31/2026)
 - 5. Current Board/Commission Vacancies
 - 6. Upcoming Board/Commission Expirations
- c. Discussion of a Transportation Sales Tax Referendum proposal - ***Jeff Catoe / Dennis Marstall***

10. Status of Items Tabled, Recommitted, Deferred or Held

11. Executive Session

[Motions from Members may follow.]

a. Two Items:

- 1. Receipt of legal advice subject to the attorney-client privilege regarding a potential contractual matter relating to an Economic Development Project: Project Janus.
- 2. Receipt of legal advice subject to the attorney-client privilege regarding potential contractual matters relating to the County Fire Service.

12. Items Requiring a Vote Following Executive Session

13. Adjournment

Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in advance of this meeting. Lancaster County Council agendas are posted at the Lancaster County Administration Building and are available on the Website:

<https://mylanastersc.org/>

Meetings are livestreamed and can be found by using the following link:

<https://www.youtube.com/@LancasterCoSCGov/streams>