

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 28, 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 Jose Luis**
- 4. Approval of the Agenda**
- 5. Special Presentations**
 - a. Recognition of Art Contest Winners and Essay Contest Winner from the Lancaster County School District for "Lancaster County Government Month" - ***Presented by Dennis Marstall***
 - b. Recognition of the 2024 Volunteer of the Group Award (Larry Honeycutt Award) and the 2024 Volunteer of the Year Award (Frank Ferguson Award) for the Keep Lancaster County Beautiful Committee - ***Presented by Mandy Catoe***
 - c. Airport Terminal Update - ***Tim Greene***
- 6. 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@lancastercountysc.gov or by online submission by selecting the "Citizens Comments" quick link located on the County website homepage at <https://www.mylancastersc.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.]
- 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 April 9, 2025, County Council Budget Workshop Meeting
- b. Approval of Minutes from the April 14, 2025, County Council Regular Meeting
- c. 2nd 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. Passed 7-0 at the April 14, 2025, County Council Meeting. - April Williams***
- d. 2nd 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. Passed 7-0 at the April 14, 2025, County Council Meeting. - April Williams***

8. Non-Consent Agenda

- a. Public Hearing and 3rd 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). Passed 7-0 at the April 14, 2025, County Council Meeting - Brian Fulk***
- b. Public Hearing and 3rd 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). Passed 7-0 at the April 14, 2025, County Council Meeting. - April Williams***

- c. Resolution 1293-R2025
Resolution Title: A Resolution To State The Commitment Of Lancaster County To Enter Into A Fee Agreement With Project Janus Including The Provision Of Special Source Revenue Credits; To Provide The General Terms Of The Fee Agreement; And To Provide That This Resolution Is An Inducement Resolution For Purposes Of The Fee In Lieu Of Tax Simplification Act; And To State The Commitment Of Lancaster County To Place Property Owned Or Leased By Project Janus In A Multi-County Park. - **Brian Fulk**
- d. 1st Reading of Ordinance 2025-1964
Ordinance Title: An Ordinance To Authorize And Approve The Execution And Delivery Of A Fee In Lieu Of Tax And Incentive Agreement Between Lancaster County, South Carolina And Project Janus Providing For The Payment Of A Fee-In-Lieu Of Taxes And The Provision Of Special Source Revenue Credits; To Express The Intention Of Council To Provide Monies To The Economic Development Fund; And To Provide For Other Matters Related Thereto. - **Brian Fulk**

9. Discussion and Action Items

- a. Receive Information and Take Desired Action Regarding Appointments to Various Boards and Commissions - **Sherrie Simpson**
 - 1. Reappointment to the Keep Lancaster County Beautiful Board - Ann Ferguson as one of the District 3 representatives - 2nd Term; CK (Greg) Gregory as one of the District 5 representatives - 2nd Term; and Clarice (Clare) McConaughay as one of the District 7 representatives - 1st Term (Previously filled an unexpired term).
 - 2. Reappointment to the Recreation Advisory Board - Michael (Mike) Fulkerson as the District 7 representative - 2nd Term; and Brent Stogner as the District 3 representative - 2nd Term.
 - 3. Current Board/Commission Vacancies
 - 4. Upcoming Board/Commission Expirations
- b. Rise Lane Alternate Project Proposal - **Jeff Catoe**
- c. Transportation Sales Tax Proposal - **Jeff Catoe**
- d. Comprehensive Plan Update - **Allison Hardin**

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 Impact Fees.
 - 2. Receipt of legal advice subject to the attorney-client privilege regarding legal services.

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>