

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

March 24, 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, 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; Allison Hardin, Development Services Director; April Williams, Planning Director; Major Matt Shaw, Sheriff's Office; Clay Catoe, Emergency Medical Services 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 - 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 Charlene McGriff

Charlene McGriff 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 Passed by a vote of 6-0; Absent: Harper.

Special Presentations

a. Recognition of the 2024 Indian Land Middle School Football Team for Winning their Conference Championship - Presented by Chairman Brian Carnes

Brian Carnes recognized the Indian Land Middle School's football team that won their 2024 Conference Championship. Mr. Carnes presented a proclamation to the coaches and players that were present for the meeting.

Citizens Comments

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

1. Trudy Kopye, Indian Land, SC, spoke in opposition of a park on Whippoorwill Lane.
2. Jeanne McCoy, Indian Land, SC, spoke regarding County project budgets and cost overruns on projects such as the Airport, Recreation Center and Rise Lane.
3. Peter Gueldner, Indian Land, SC, spoke in opposition of a park on Whippoorwill Lane.
4. Sherry McGuirt, Indian Land, SC, spoke in opposition of a park on Whippoorwill Lane.
5. Yates Dunaway, Charlotte, NC, stated that he was available to answer Council's questions once agenda item **8a.** was brought forward.
6. Toni McCammon, Indian Land, SC, spoke regarding her concern with the County's budget and cost overruns on projects.
7. Joe McGuirt, Indian Land, SC, spoke in opposition of a park on Whippoorwill Lane.
8. Cathey Lacy, Indian Land, SC, spoke in opposition of a park on Whippoorwill Lane.
9. Kathy Storm, Indian Land, SC, spoke regarding fiscal responsibility and cost overruns on projects.

The following citizens submitted electronic, written comments for Citizen Comments, of which Council received a physical copy at their seats and which was acknowledged during the meeting by Sherrie Simpson, Clerk to Council:

1. Antonette McCammon, no address given, wrote in regarding the need for tax dollars to be spent for the betterment of the entire County, and not just a specific area within the County. A copy of her comments is attached as Schedule A to the minutes.
2. Robert Bevans, Indian Land, SC, wrote in opposition of a park on Whippoorwill Lane. A copy of his comments is attached as Schedule B to the minutes.

Consent Agenda

Billy Mosteller moved to approve Consent Agenda Item **7a.**, **7b.**, **7c.**, and **7d.** [which are the same as Item **a.**, **b.**, **c.**, and **d.** listed below]. Seconded by Charlene McGriff. There was no discussion from Council. The motion to approve the Consent Agenda Passed by a vote of 6-0; Absent: Harper.

- a. Approval of Minutes from the March 10, 2025, County Council Regular Meeting**
- b. Report on Minutes from the August 14, 2024, County Council Regional Park Ad Hoc Committee Meeting**
- c. 2nd 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. - Allison Hardin*

d. 2nd 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. - Amy Carnes*

Non-Consent Agenda

a. 1st 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. - *April Williams*

Jose Luis moved to approve the 1st Reading of Ordinance 2025-1961. Seconded by Charlene McGriff.

April Williams reviewed the proposed Development Agreement amendment via the County's PowerPoint presentation and explained that the developers of The Exchange requested an additional 10,000 square feet of land in their Development Agreement, which was a less than 1% increase in square footage when compared to the entire development. Ms. Williams noted that this proposed amendment was considered to be a moderate modification.

The developer, Yates Dunaway, stated that the additional square footage would be used as retail and office space, if approved. Council and Mr. Dunaway discussed traffic counts for the entire development and Mr. Dunaway noted that if the proposed moderate modification was approved, the traffic count may increase by an estimated 5%. Stuart Graham voiced concerns regarding increased traffic.

There was no further discussion from Council. The 1st Reading of Ordinance 2025-1961 Passed by a vote of 6-0; Absent: Harper.

b. 2nd 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. - April Williams*

Stuart Graham moved to approve the 2nd Reading of Ordinance 2025-1956. Seconded by Bryant Neal.

April Williams reviewed the rezoning request via the County's PowerPoint presentation and explained that the intent of the rezoning was to open a flex-use business park that offered services and retail goods to the surrounding areas. The applicant, Justin Blackhall, provided Council with an overview of the property and project and explained that the business park would offer professional services and office services.

There was no further discussion from Council. The 2nd Reading of Ordinance 2025-1956 Passed by a vote of 6-0; Absent: Harper.

c. 2nd 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. - Ginny Merck-Dupont

Charlene McGriff moved to approve the 2nd Reading of Ordinance 2025-1958. Seconded by Stuart Graham.

Ginny Merck-Dupont reviewed the proposed Council Rules of Procedures via the County's PowerPoint presentation and noted that per Council's direction, the rules of procedure would be adopted by Ordinance and would be codified. There was no discussion from Council.

The 2nd Reading of Ordinance 2025-1958 Passed by a vote of 6-0; Absent: Harper.

d. Resolution 1289-R2025

Resolution Title: A Resolution To State The Commitment Of Lancaster County To Enter Into A Special Source Revenue Credit Agreement With An Entity Identified By The County As Project Block, Including Any Related Or Affiliated Entities; To Provide The General Terms Of The Special Source Revenue Credit Agreement; And To State The Commitment Of Lancaster County To Place Property Owned Or Leased By Project Block In A Multi-County Industrial Or Business Park. - Brian Fulk

Charlene McGriff moved to approve Resolution 1289-R2025. Seconded by Billy Mosteller.

Brian Fulk reviewed the proposed Resolution and stated that the company planned to invest \$21 million and employ 30 people by the end of the five-year investment period. Mr. Fulk explained that, if adopted, Council would commit to providing Special Source Revenue Credit (SSRC) Agreement incentives equal to 25% for each of the five years of the investment period. Jose Luis questioned what the return on investment would be for the project, and Mr. Fulk stated that the collection of taxes would amount to approximately \$1.2 - \$1.3 million at the end of the five-year investment period. Jose Luis clarified that the County offered incentives to businesses to they locate their companies to the area, and ultimately add long-term value to Lancaster County.

There was no further discussion from Council. Resolution 1289-R2025 Passed by a vote of 6-0; Absent: Harper.

e. 1st 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. - *Brian Fulk*

Charlene McGriff moved to approve the 1st Reading of Ordinance 2025-1951. Seconded by Stuart Graham.

Brian Fulk explained that the proposed Special Source Revenue Credit (SSRC) Agreement would run for 20 years. Mr. Fulk highlighted how the company would benefit the County.

There was no discussion from Council. The 1st Reading of Ordinance 2025-1951 Passed by a vote of 6-0; Absent: Harper.

Discussion and Action Items

a. Receive Information Regarding Current Vacancies and Upcoming Term Expirations for Various Boards and Commissions - *Sherrie Simpson*

1. Current Board/Commission Vacancies

2. Upcoming Board/Commission Expirations

1. Sherrie Simpson explained that the current list of Board and Commission vacancies was included in the agenda packet.

2. Sherrie Simpson explained that the list of upcoming Board and Commission expirations was included in the agenda packet.

Status of Items Tabled, Recommitted, Deferred or Held

There was no discussion regarding items tabled, recommitted, deferred or held.

Adjournment

Jose Luis moved to adjourn the meeting.

There being no further business to discuss, the regular meeting of Council adjourned at approximately 7:07 p.m.

Respectfully Submitted:

Lauren Hill

Lauren Hill
Deputy Clerk to Council

Approved by Council on April 14, 2025.

Bryant Neal

Bryant Neal, Secretary

Sherrie Simpson

Schedule A

From: antonettemccammon@gmail.com
Sent: Monday, March 24, 2025 8:26 AM
To: Sherrie Simpson
Subject: County budget vote tonight

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, lancastersc.supportsystem.com<<https://lancastersc.supportsystem.com>>

Please advise the council that constituents of the entire county are wanting tax dollars to be spent well, regardless of what part of the county petitions for funds, regardless of the area of need. Over-runs on projects and departments seem to be commonplace. Beautification and recreation seem to get more attention than infrastructure. It's okay to say NO sometimes. As individuals we have to do that within families all the time. We understand NO can be the right thing to do. Thank you for your consideration and service.
Sent from my iPhone

Sherrie Simpson

Schedule B

From: Robert Bevans <rbevans@comporium.net>
Sent: Monday, March 24, 2025 3:07 PM
To: Sherrie Simpson
Subject: PROPOSED NEW PARK IN INDIAN LAND SC OFF WHIPPOORWILL LN

THIS IS AN EXTERNAL E-MAIL — Use caution when clicking on links as they could open malicious websites.
—IT Helpdesk, lancastersc.supportsystem.com

DEAR SHERRIE,

MY NAME IS ROBERT BEVANS. I LIVE AT [REDACTED] INDIAN LAND SC

I WOULD LIKE THE COUNCIL TO READ MY FOLLOWING COMMENTS AAT COUNCIL MEETING TONIGHT:

I UNDERSTAND FROM WHAT I'M HEARING FROM NEIGHBORS THERE IS A ABSOLUTELY HUGE PARK GOING TO BE BUILT OFF OF WHIPPOORWILL LANE. I LIVE OFF PURSUIT LANE WHICH CONNECTS WITH WHIPPOORWILL LANE SO THIS WOULD DIRECTLY EFFECT WHERE I LIVE. I UNDERSTAND THE PARK WILL HOLD SOCCER FEILDS, VARIOUS SPORTS FIELDS, AND A AMPHITHEATER. MY BIGGEST WORRY IS THE TRAFFIC SITUATION. INDIAN LANDS TRAFFIC HAS GROWN VERY HEAVY THE LAST FEW YEARS AND WILL EVEN BE WORSE WHEN COSTCO IS FINISHED BEING BUILT. I'M HOPING THERE WILL BE ANOTHER ENTRANCE TO PARK BESIDES WHIPPOORWILL LANE. WOULD BE GREAT IF WHIPPOORWILL WAS NOT THE MAIN ENTRANCE TO THE PARK. I WOULD APPRECIATE IT VERY MUCH IF THE COUNCIL WOULD LOOK AT THIS VERY CLOSELY.

P.S. YOU MAY TAKE A LOOK AT THE VERY END OF NORTHFIELD DRIVE AS A POSSIBLE ENTRANCE

THANK YOU FOR YOUR TIME AND EFFORT,

ROBERT M. BEVANS