

**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

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**June 9, 2025**

**6:00 PM**

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**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. 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](mailto:ssimpson@lancastercountysc.gov) or by online submission by selecting the "Citizens Comments" link located on the County website homepage under the Agendas and Minutes quick link at <https://www.lancastercountysc.gov/>. 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. Roselyn Bond Implementation - *Update Provided by Michael Seezen, Burr Forman*
- b. Presentation(s) by Organizations interested in providing County-wide Tourism Promotion Services

**7. Executive Session**

**a. One Item:**

*1. Receipt of legal advice subject to the attorney-client privilege regarding legal services.*

## 8. Items Requiring a Vote Following Executive Session

## 9. 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 May 14, 2025, County Council Committee of the Whole Meeting
- b. Approval of Minutes from the May 27, 2025, County Council Regular Meeting
- c. 3rd Reading of Ordinance 2025-1965  
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 3.221 Acres (TM# 0058-00-009.03), Which Is Located Near The Intersection Of Tabernacle And North Rocky River Roads, From The Rural Residential (RR) District To The Institutional (IN) District, For The Purpose Of Expanding Buford High School Athletic Fields. - **Planning Department Case Number: RZ-2024-0448. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval. Passed 7-0 at the May 12, 2025, County Council Meeting. Passed 7-0 at the May 27, 2025, County Council Meeting. - April Williams**
- d. 2nd Reading of Ordinance 2025-1969  
Ordinance Title: An Ordinance To Correct The First Amendment To The Development Agreement And To Approve A Second Amendment To The Development Agreement Between Lancaster County And C4 Exchange Land Co., LLC 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 7-0 at the May 27, 2025, County Council Meeting. - April Williams**

## 10. Non-Consent Agenda

- a. Resolution 1297-R2025  
Resolution Title: A Resolution For Lancaster County To Formally Approve The Transfer Of Fee Agreement Between Unique USA, Inc., 793 Fort Mill Acquisition, LLC, And 793 Fort Mill Owner, LLC. - **Amy Carnes**
- b. Public Hearing and Resolution 1296-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# 0002-00-024.00 & 0002-00-024.01, Located At 11774 Harrisburg Rd, For The Purpose Of Constructing A K-8 Charter School. - **Planning Department Case Number: CU-**



**2024-0682. The Planning Commission recommended approval by a vote of 5-1 and the Planning staff also recommended approval of the project. - April Williams**

- c. Public Hearing and 1st Reading of Ordinance 2025-1973  
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 2 Acres Of A Larger Tract (TM# 0014-00-024.00), Which Is Located Along Green Pond Rd, From The Medium Density Residential (MDR) District To The Rural Neighborhood (RN) District, In Order To Allow A Portion Of The Property To Be Subdivided Then Joined With An Adjacent Property (TM# 0014-00-023.00). - **Planning Department Case Number: RZ-2025-0636. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval. - April Williams**
- d. Public Hearing and 1st Reading of Ordinance 2025-1974  
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 7 Acres (TM# 0060-00-049.00), Which Is Located At 813 Potter Rd, From The Low Density Residential (LDR) District To The Rural Residential (RR) District, In Order To Allow The Future Subdivision Of The Tract And Placement Of A Mobile Home. - **Planning Department Case Number: RZ-2025-0761. The Planning Commission recommended approval by a vote of 5-1; however, the Planning staff made no recommendation regarding this rezoning application. - April Williams**
- e. Public Hearing and 3rd Reading of Ordinance 2025-1968  
Ordinance Title: An Ordinance To Amend Ordinance No. 2024-1910, Relating To The Appropriation Of Funds And The Approval Of A Detailed Budget For Lancaster County For The Fiscal Year Beginning July 1, 2024, And Ending June 30, 2025 (FY 2024-2025), To Further Provide For Revenues And Expenditures During The Fiscal Year; And To Provide For Matters Related Thereto. - **Passed 7-0 at the May 12, 2025, County Council Meeting. Passed 7-0 at the May 27, 2025, County Council Meeting. - Jamie Privuznak**
- f. 2nd Reading of Ordinance 2025-1971  
Ordinance Title: An Ordinance To Appropriate Funds And Approve A Detailed Budget For Lancaster County For The Fiscal Year Beginning July 1, 2025 And Ending June 30, 2026 (FY 2025-26); To Set Millage Rates For The Levy Of Ad Valorem Taxes; To Approve A Schedule Of Taxes, Fees And Charges For FY 2025-26; And To Provide For Matters Related Thereto. - **Passed 7-0 at the May 27, 2025, County Council Meeting. - Sabrena Harris**
- g. 2nd Reading of Ordinance 2025-1970  
Ordinance Title: An Ordinance To Amend Ordinance No 2021-1726, Relating To The Adoption Of A Revised Lancaster County Capital Improvement Plan Fiscal Year 2021-2022 Through 2030-2031 As Recommended By The Lancaster County Planning Commission. - **Passed 7-0 at the May 27, 2025, County Council Meeting. - Jamie Privuznak**
- h. 1st Reading of Ordinance 2025-1966  
Ordinance Title: An Ordinance Providing For The Imposition Of A Transportation

Sales And Use Tax, Subject To A November 4, 2025 Referendum, Pursuant To Title 4, Chapter 37 Of The Code Of Laws Of South Carolina 1976, As Amended; Ordering A Referendum In Connection Therewith; And Providing For Matters Relating Thereto. - **Dennis Marstall**

- i. 1st Reading of Ordinance 2025-1975  
Ordinance Title: An Ordinance To Amend The Lancaster County Code Related To The Appointment Of The County Attorney. - **Dennis Marstall**
- j. 1st Reading of Ordinance 2025-1967  
Ordinance Title: An Ordinance To Amend The Lancaster County Code Related To The Residency Requirement For Certain Leadership Positions - **Dennis Marstall**

## 11. Discussion and Action Items

- a. Receive Information and Take Desired Action Regarding Appointments to Various Boards and Commissions - **Sherrie Simpson**
  - 1. Appointment to the Library Board for the District 3 representative where the applicant would fill a four-year term that would end on 06/30/2029.
  - 2. Re-Appointment(s) and Appointments to the Fire Commission: Tracy Caldwell as the Kershaw Fire Department representative, who would be filling his first four-year term that would end on 06/30/2029; Fred Plyler as the Shiloh Zion Fire Department representative, who would be filling his first four-year term that would end on 06/30/2029; William Morris as the Buford Fire Department representative, who would be filling his second four-year term that would end on 06/30/2029; Christopher Gardner as the Riverside Fire Department representative, who would be filling his second four-year term that would end on 06/30/2029; Jason Laney as the Tradesville Fire Department representative, who would be filling his first four-year term that would end on 06/30/2029; Chief Greg Nicholson as the Greater Indian Land Fire Department representative, who would be filling his second four-year term that would end on 06/30/2029; Justin McLellan as the City of Lancaster Fire Department representative, who would be filling his first four-year term that would end on 06/30/2029; and Josh Alford as the Rich Hill Fire Department representative, who would be filling his first four-year term that would end on 06/30/2029. - *All Appointments and Re-Appointments Recommended by the Fire Commission.*
  - 3. Re-Appointment(s) to the Planning Commission for the District 3 representative where the applicant, if re-appointed, would be serving her first full four-year term (she has been serving an unexpired term) and the new term would end on 06/30/2029 AND for the District 5 representative where the applicant, if re-appointed would be serving her first full four-year term (she has been serving an unexpired term) and the new term would end on 06/30/2029.
  - 3. Current Board/Commission Vacancies
  - 4. Upcoming Board/Commission Expirations

## 12. Status of Items Tabled, Recommitted, Deferred or Held

- a. POSTPONED UNTIL THE JULY 21, 2025, COUNTY COUNCIL MEETING - Public Hearing and 1st Reading of Ordinance 2025-1972  
Ordinance Title: An Ordinance To Approve The Request Of Old Hickory Hill, LLC To

Amend The Future Land Use Map Contained In The Lancaster County, South Carolina Comprehensive Plan 2040, Changing The Future Land Use Designation For Their Property Located On Old Hickory Rd From Rural To Growth (TMS # 0045-00-004.00 And 0045-00-004.02). - ***Planning Department Case Number: CP-2024-0367. The Planning Commission recommended denial by unanimous vote and the Planning staff did not have a recommendation. Public Hearing and 1st Reading Postponed Until the July 21, 2025, County Council Meeting by Unanimous Vote at the May 27, 2025, County Council Meeting. - April Williams***

### **13. Executive Session**

[Motions from Members may follow.]

#### **a. One Item:**

*1. Receipt of legal advice subject to the attorney-client privilege regarding Impact Fees.*

### **14. Items Requiring a Vote Following Executive Session**

### **15. 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://www.lancastercountysc.gov/>

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

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