

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

**May 27, 2025
6:00 PM**

LANCASTER COUNTY COUNCIL
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: Ginny Merck-Dupont, County Attorney; Sherrie Simpson, Clerk to Council; Stephany Snowden, Deputy County Administrator; Sabrena Harris, Chief Financial Officer; Jamie Privuznak, Budget Director; Jeff Catoe, Public Works Director; 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 PowerPoint 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 Lancaster County Council meeting 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 Steve Harper

Steve Harper 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 7-0.

Citizens Comments

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

1. Dean Aldridge, Greenville, SC, requested that the 1st Reading of Ordinance 2025-1972 (Item **8f.**) be deferred to the July 21, 2025, regular County Council meeting, so the applicant could address questions that were asked by the Planning Commission.
2. Yates Dunaway, Charlotte, NC, stated that he was available for questions when Item **8e.** was brought forward for discussion.
3. Barbara Scannell, Indian Land, SC, expressed her support for the use of grant funds for the widening of Highway 521.
4. Cheryl Hanhart-Beck, Indian Land, SC, explained that she would wait to share her comments once the Old Hickory Hill Ordinance (Item **8f.**) was brought back to Council in July.

The following citizens submitted electronic, written comments for Citizen Comments: None.

Special Presentations

There were no special presentations.

Consent Agenda

Billy Mosteller moved to approve Consent Agenda Item **7a.**, **7b.**, and **7c.** [which are the same as Item **a.**, **b.**, and **c.** listed below]. Seconded by Charlene McGriff. The motion to approve the Consent Agenda Passed by a vote of 7-0.

- a. **Approval of Minutes from the May 7, 2025, County Council Special Budget Meeting**
- b. **Approval of Minutes from the May 12, 2025, County Council Regular Meeting**
- c. **2nd 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. - April Williams

Non-Consent Agenda

- a. **Resolution 1294-R2025**

Resolution Title: A Resolution Establishing The Local Option Sales Tax Credit Factor For The 2025 Tax Year. - Stephany Snowden

Steve Harper moved to approve Resolution 1294-R2025. Seconded by Stuart Graham.

Stephany Snowden explained that the Local Option Sales Tax (LOST) credit was a 1% sales and use tax that Lancaster County adopted to provide property tax relief.

There was no discussion from Council. Resolution 1294-R2025 Passed by a vote of 7-0.

- b. **Resolution 1295-R2025**

Resolution Title: A Resolution Supporting And Authorizing Lancaster County's Application To The South Carolina Transportation Infrastructure Bank's Rural Project Program In Pursuit Of Funding For The US Highway 521 Widening Project. - Jeff Catoe

Charlene McGriff moved to approve Resolution 1295-R2025. Seconded by Jose Luis.

Jeff Catoe explained that if approved, the grant would be used to support the widening of Highway 521, and the County would use funds from the Capital Sales Tax 3 (CPST3) as the grant match. Council and staff discussed the frequency of when the State Infrastructure Bank opened up the grant applications.

Resolution 1295-R2025 Passed by a vote of 7-0.

c. Public Hearing and 3rd 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, Atlas Copco Compressors, LLC, And SCP Acquisitions, LLC, 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. - Passed 7-0 at the April 28, 2025, County Council Meeting. Passed 7-0 at the May 12, 2025, County Council Meeting. - Brian Fulk

Brian Carnes opened the Public Hearing for Ordinance 2025-1964 at approximately 6:12 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 39 citizens, including staff members, in attendance during the Public Hearing for this Ordinance. The following speakers came forward to make comments or sent in written comments regarding the Ordinance: None. Brian Carnes closed the Public Hearing at approximately 6:12 p.m.

Jose Luis moved to approve the 3rd Reading of Ordinance 2025-1964. Seconded by Stuart Graham.

Brian Fulk briefly reviewed the Fee In Lieu of Tax (FILOT) Agreement and announced that the company, formerly identified as Project Janus, was Atlas Copco Compressors, LLC, and SCP Acquisitions, LLC.

There was no discussion from Council. The 3rd Reading of Ordinance 2025-1964 Passed by a vote of 7-0.

d. 2nd 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. - Jamie Privuznak

Charlene McGriff moved to approve the 2nd Reading of Ordinance 2025-1968. Seconded by Billy Mosteller.

Jamie Privuznak noted for the record that there was a scrivener's error in the Ordinance title, which had been corrected, so that it now reads "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". Ms. Privuznak explained that the budget amendment was to appropriate \$155,000 for the Springdale Recreation Center's roof repair needed after damage from Hurricanes Debbie and Helene in the fall of 2024.

There was no discussion from Council. The 2nd Reading of Ordinance 2025-1968 Passed by a vote of 7-0.

e. 1st 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. - April Williams

Jose Luis moved to approve the 1st Reading of Ordinance 2025-1969. Seconded by Steve Harper.

April Williams explained that the developer's name was incorrectly identified in the first amendment, but it would be corrected in this ordinance. Ms. Williams then explained that the second part of the ordinance was for a second amendment to the Development Agreement, which would increase the number of town home units, but decrease the number of multifamily units.

There was no discussion from Council. The 1st Reading of Ordinance 2025-1969 Passed by a vote of 7-0.

f. 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. - April Williams

There was no Public Hearing for Ordinance 2025-1972 since the developer requested to postpone the reading.

Stuart Graham made a motion to postpone the Public Hearing and 1st Reading of Ordinance 2025-1972 to the July 21, 2025, County Council meeting. Seconded by Charlene McGriff. There

was no discussion from Council. The motion Passed by a vote of 7-0.

g. 1st 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. - Sabrena Harris

Charlene McGriff moved to approve the 1st Reading of Ordinance 2025-1971. Seconded by Bryant Neal.

Sabrena Harris presented the proposed budget via the County's PowerPoint presentation. Council and staff discussed the Fire Service Captain position for McDonald Green Fire Department and what was included in the budgeted amount. Ms. Harris explained that \$50,000 was included in the fund balance budget for contracted services for an external P-Card (purchasing card) audit. Steve Harper stated that County Council should have the final say in whom the County selects as the outside audit firm. Council expressed concerns about revenue projections, staffing proposals and wage compression issues. Council and staff also discussed the proposed floating holiday and the Coroner's career ladder.

Jamie Privuznak reviewed the minor funds summary, capital improvement plan fund, and debt service payments via the County's PowerPoint presentation. The debt service payment graph was not included in the agenda packet, so it is attached as Schedule A to the minutes. Ms. Privuznak then reviewed the proposed fee schedule via the County's PowerPoint presentation.

Sabrena Harris reviewed the Council action items via the County's PowerPoint presentation and noted that staff was looking for Council to designate one or more tourism industry organization(s) to receive 30% of the state accommodations tax funding. Steve Harper made a motion to designate the Lancaster County Chamber of Commerce as the designee of the accommodations tax funding. Seconded by Bryant Neal. Steve Harper withdrew his motion. Council requested that the Chamber of Commerce and the Olde English District be present at the next regular Council meeting to do a presentation on how funds would be used if they were the designee.

There was no further discussion from Council. The 1st Reading of Ordinance 2025-1971 Passed by a vote of 7-0.

Several Council members commended County staff for their work leading up to the budget presentation.

h. Public Hearing and 1st 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. - Jamie Privuznak

Brian Carnes opened the Public Hearing for Ordinance 2025-1970 at approximately 7:15 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 38 citizens, including staff members, in attendance during the Public Hearing for this Ordinance. The following speakers came forward to make comments or sent in written

comments regarding the Ordinance: None. Brian Carnes closed the Public Hearing at approximately 7:15 p.m.

Charlene McGriff moved to approve the 1st Reading of Ordinance 2025-1970. Seconded by Steve Harper.

Jamie Privuznak provided an overview of the Capital Improvement Plan (CIP) via the County's PowerPoint presentation, and reviewed the requested revisions.

There was no discussion from Council. The 1st Reading of Ordinance 2025-1970 Passed by a vote of 7-0.

Discussion and Action Items

a. Approval of the Prioritized Community Needs List from the Catawba Regional Council of Governments - *Sherrie Simpson*

Sherrie Simpson explained that in order for the County to be eligible for Community Development Block Grant (CDBG) funding, Council was required to hold a needs assessment public hearing, which was done on April 14, 2025. At the April 14, 2025, Council meeting, Council and staff discussed updating the Prioritized Community Needs List, and the Catawba Regional Council of Governments (COG) updated the list with items that Council had requested.

Jose Luis moved to approve the Prioritized Community Needs List. Seconded by Charlene McGriff.

There was no discussion from Council. The motion Passed by a vote of 7-0.

b. Receive Information and Take Desired Action Regarding Removals from Various Boards and Commissions - *Sherrie Simpson*

1. Catawba Regional Workforce Development Board

Sherrie Simpson explained that the Catawba Regional Workforce Development Board requested that Veronica Williams be removed from the Board as the Workforce Partners / Community-Based Organization representative due to absences. Charlene McGriff moved to remove Ms. Williams. Seconded by Jose Luis. The motion Passed by a vote of 7-0.

c. Receive Information and Take Desired Action Regarding Appointments to Various Boards and Commissions - *Sherrie Simpson*

1. Appointment to the Catawba Regional Workforce Development Board for a representative from a Workforce Partner and/or a Community-Based Organization to fill a three-year term that will expire on 12/31/2027.

2. Re-Appointment to the Keep Lancaster County Beautiful Board for the District 7 representative where the applicant would fill a four-year term that would end on 06/30/2029. This applicant would be filling her second term if re-appointed.

3. Re-Appointment(s) to the Planning Commission for the District 1 representative where the applicant, if re-appointed, would be serving his first full four-year term (he was previously serving under an unexpired term) and that term would end on 06/30/2029 AND for the District 7 representative where, if re-appointed, the applicant

would be serving her first full four-year term (she was previously serving under an unexpired term) and that term would end on 06/30/2029.

4. Current Board/Commission Vacancies

5. Upcoming Board/Commission Expirations

1. Sherrie Simpson explained that staff received an application from John McCain, the Lancaster County Chamber of Commerce's President, for the Catawba Regional Workforce Development Board to fill the open Workforce Partners / Community-Based Organization seat. Charlene McGriff moved to appoint Mr. McCain. Seconded by Bryant Neal. The motion Passed by a vote of 7-0.
2. Sherrie Simpson explained that staff received an application for reappointment from Toni Flynn for the Keep Lancaster County Beautiful Commission. Jose Luis moved to reappoint Ms. Flynn. Seconded by Steve Harper. The motion Passed by a vote of 7-0.
3. Sherrie Simpson explained that staff received an application for reappointment from Jason Cavalier and Francis Liu for the Planning Commission. Stuart Graham moved to reappoint Mr. Cavalier and Ms. Liu. Seconded by Charlene McGriff. The motion Passed by a vote of 7-0.
4. Sherrie Simpson explained that the current list of Board and Commission vacancies was included in the agenda packet.
5. Sherrie Simpson explained that the list of upcoming Board and Commission expirations was included in the agenda packet.

Brian Carnes stated that he was appointing himself, Jose Luis, and Steve Harper to a Special Committee to meet with Lancaster County's Voter Registration Director, MaryAnn Hudson, and Representative Brandon Newton to discuss the criteria for the Voter Registration office moving to a new building.

Status of Items Tabled, Recommitted, Deferred or Held

There was no discussion regarding the status of any tabled, recommitted, deferred or held items.

Executive Session

There was no Executive Session.

Items Requiring a Vote Following Executive Session

There were no items requiring a vote.

Adjournment

Jose Luis moved to adjourn the Council meeting. Seconded by Steve Harper. The motion to adjourn Passed by a vote of 7-0.

There being no further business to discuss, the regular meeting of Council adjourned at approximately 7:31 p.m.

<Signatures Appear on Next Page>

Respectfully Submitted:

Lauren Hill

Lauren Hill
Deputy Clerk to Council

Approved by Council on June 9, 2025

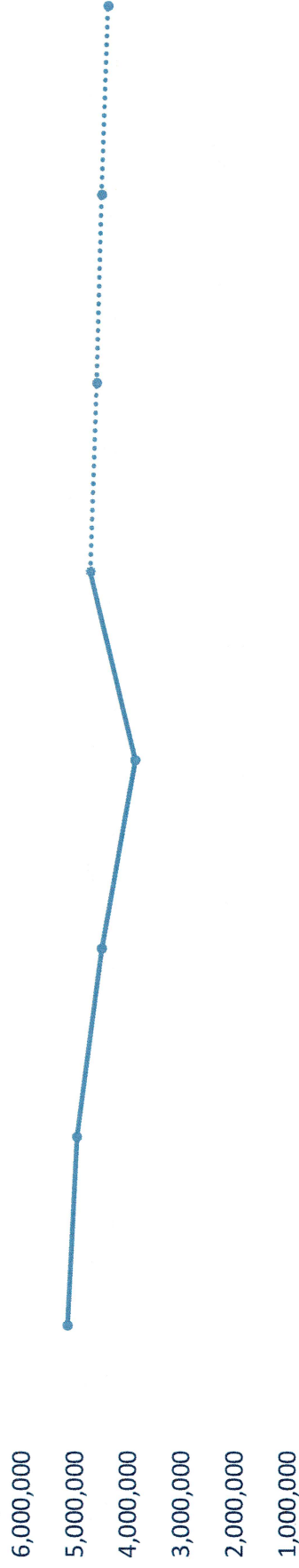
Bryant Neal

Bryant Neal, Secretary

Schedule A



Debt Service Payments



Debt Service Payments	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Yr-end Projection	FY26 Proposed Budget	FY27 Forecast	FY28 Forecast	FY29 Forecast
	5,147,576	4,982,883	4,513,882	3,875,844	4,760,286	4,656,653	4,555,275	4,456,105

Certified Debt Millage Rate is 7.20. The legal borrowing capacity is \$43,943,117. The Auditor sets the millage rate based on the debt service payments scheduled for the fiscal year.