

Council Members

District 1: Terry Graham
District 2: Charlene McGriff
District 3: Billy Mosteller, Secretary
District 4: Larry Honeycutt
District 5: Steve Harper, Chair
District 6: Allen Blackmon
District 7: Brian Carnes, Vice-Chair

**County Administrator**

Dennis Marstall

County Attorney

John K. DuBose III

Clerk to Council

Sherrie Simpson

October 24, 2022

6:00 PM

**101 North Main Street
Lancaster, SC 29720**

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

MINUTES

Council Members Present: Allen Blackmon (*via Conference Call*), Brian Carnes, Terry Graham, Steve Harper, Larry Honeycutt, Charlene McGriff, and Billy Mosteller.

Staff Members/Others present: Dennis Marstall, County Administrator; John DuBose, County Attorney; Sherrie Simpson, Clerk to Council; John Bodner, Assistant County Administrator; Rox Burhans, Development Services Director; Veronica Thompson, Financial Services Director; Jeff Catoe, Public Services Director; Paul Moses, Airport Director; Ken Holt, Holt Consulting; Darin Robinson, Building Director; Joe Lucas, bond attorney for Lennar; the press; 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 County 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 Steve Harper

Chairman Steve Harper called the regular meeting of County Council to order at approximately 6:00 p.m.

Welcome and Recognition - Chairman Steve Harper

Chairman Steve Harper welcomed everyone to the meeting.

Pledge of Allegiance led by Young Marine PFC Rollyson and Invocation led by Council Member Allen Blackmon

Young Marine PFC Rollyson led the Pledge of Allegiance to the American Flag and Billy Mosteller delivered the Invocation.

Approval of the Agenda

Larry Honeycutt moved to approve the agenda. Seconded by Charlene McGriff. A roll call vote was taken and the motion to approve the agenda Passed 7-0. Ayes: Blackmon, Carnes, Graham, Harper, Honeycutt, McGriff, Mosteller; Nays: None.

Special Presentations

Billy Mosteller presented a Proclamation for Red Ribbon Week to Young Marine PFC Rollyson. PFC Rollyson provided a history about Red Ribbon Week.

Ken Holt provided an update on construction of the Airport Terminal Building and Lighting Vault Project and on the Airport's five year Capital Improvement Plan via the County Power Point presentation and that Power Point is attached to the written minutes in the Clerk to Council's office. Council and staff discussed the potential for being chosen for a federal grant to help with the costs of construction. Council asked that staff draft a letter to the County's Representatives and Senators requesting support for this project.

Citizens Comments

The following citizens signed up for Citizens Comments:

1. Gordon Johnston, Charlotte, NC, spoke on behalf of Century Communities regarding Ordinance 2022-1822. He noted that the preliminary plan for the development was approved by the Planning Commission on last Tuesday night and that he was available for questions if anyone had any regarding the project.

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

Consent Agenda

Billy Mosteller moved to approve Consent Agenda Items **7a.** and **7b.** [which is the same as Items **a.** and **b.** listed below]. Seconded by Charlene McGriff. A roll call vote was taken and the motion to approve the Consent Agenda Passed 7-0. Ayes: Blackmon, Carnes, Graham, Harper, Honeycutt, McGriff, Mosteller; Nays: None.

- a. **Approval of Minutes from the October 10, 2022 County Council Regular Meeting**
- b. **3rd Reading of Ordinance 2022-1824 regarding Amending the Economic Development Advisory Board to Add the Greater Indian Land Chamber of Commerce**

Ordinance Title: An Ordinance To Amend Ordinance 2016-1425 Related To The Lancaster County Department of Economic Development Advisory Board And To Provide For Matters Related Thereto.

Non-Consent Agenda

3rd Reading of Ordinance 2022-1822 regarding Rezoning Property from Low Density Residential (LDR) to Medium Density Residential (MDR) (Applicant Century Communities)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone 19.39 Acres Located At Williamson Farm Lane And At 500 And 516 W. Shiloh Unity Road (TM#s 0049-00-004.16, 0049-00-005.01 And 0049-00-005.02) From Low Density Residential (LDR) District To Medium Density Residential (MDR). - **Planning Department Case Number: RZ-2022-0733.**

Chairman Steve Harper recused himself from the discussion and vote on Ordinance 2022-1822. Vice Chair Carnes took over the meeting at approximately 6:39 p.m. Steve Harper's Statement of Recusal is attached as Schedule A to the written minutes in the Clerk to Council's office.

Larry Honeycutt moved to approve. Seconded by Charlene McGriff.

Terry Graham explained that he did not believe that the County's cluster development ordinance was a good one.

A roll call vote was taken and the motion to approve 3rd Reading of Ordinance 2022-1822 Passed 4-2-1. Ayes: Blackmon, Honeycutt, McGriff, Mosteller; Nays: Carnes, Graham; Abstain: Harper

Chairman Steve Harper returned to the meeting at approximately 6:41 p.m. and resumed the Chairmanship of the meeting.

Public Hearing and 2nd Reading of Ordinance 2022-1825 regarding Approval of Bonds for the Roselyn Residential Improvement District

Ordinance Title: An Ordinance To Authorize And Provide For The Issuance And Sale Of Not To Exceed \$15,000,000 Principal Amount Roselyn Residential Improvement District Assessment Revenue Bonds, In One Or More Series; To Provide For The Execution Of A Master Trust Indenture, A First Supplemental Indenture, A Bond Purchase Agreement, A Continuing Disclosure Agreement And Other Related Documents For The New Bonds; To Approve A Preliminary Limited Offering Memorandum And Authorize An Limited Offering Memorandum, Each Related To Such Bonds; To Make Other Covenants And Agreements In Connection With The Foregoing; And To Provide For Other Matters Relating Thereto

John DuBose explained that there were no substantive changes to the Ordinance since the 1st Reading. He noted that the attached exhibits that had errors on them at 1st Reading had been re-attached, such as the incorrect assessment roll. John DuBose reminded Council of the costs associated with the project thus far. Allen Blackmon asked who retained the engineer that had provided the report regarding the costs and John DuBose explained that it was Lennar.

Steve Harper opened the Public Hearing for Ordinance 2022-1825 at approximately 6:44 p.m.

He noted that no one signed up to speak at the Public Hearing for the Ordinance.

There were approximately 13 citizens 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.

Steve Harper closed the Public Hearing at approximately 6:44 p.m.

Billy Mosteller moved to approve. Seconded by Charlene McGriff.

A roll call vote was taken and the motion to approve 2nd Reading of Ordinance 2022-1825 Passed 7-0. Ayes: Blackmon, Carnes, Graham, Harper, Honeycutt, McGriff, Mosteller; Nays: None.

Public Hearing and 2nd Reading of Ordinance 2022-1829 regarding Removal of Property from the Roselyn Residential Improvement District

Ordinance Title: An Ordinance To Remove Certain Property From The Roselyn Residential Improvement District; And To Provide For Other Matters Relating Thereto

John DuBose explained that this Ordinance corrected the acreage and boundaries of the Residential Improvement District.

Steve Harper opened the Public Hearing for Ordinance 2022-1829 at approximately 6:46 p.m.

He noted that no one signed up to speak at the Public Hearing for the Ordinance.

There were approximately 13 citizens 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.

Steve Harper closed the Public Hearing at approximately 6:46 p.m.

Brian Carnes moved to approve. Seconded by Terry Graham.

There was no further discussion.

A roll call vote was taken and the motion to approve 2nd Reading of Ordinance 2022-1829 Passed 7-0. Ayes: Blackmon, Carnes, Graham, Harper, Honeycutt, McGriff, Mosteller; Nays: None.

1st Reading of Ordinance 2022-1830 regarding Amending Chapter 7 of the County Code to Adopt Updated Uniform Building Codes

Ordinance Title: An Ordinance To Amend Chapter 7 Of The Lancaster County Code To Adopt Updated Uniform Codes As Mandated By The South Carolina Building Codes Council, To Adopt Certain Permissive Uniform Codes, And To Provide For Other Matters Related Thereto.

Charlene McGriff moved to approve the 1st Reading of Ordinance 2022-1830. Seconded by Brian Carnes.

Darin Robinson reviewed the building codes adoption timeline, building codes training, and the significant building code changes via the County Power Point Presentation and that Power Point is attached to the written minutes in the Clerk to Council's office. He noted that the new codes would be effective on January 1, 2023. He also noted that that this update was required every three years.

A roll call vote was taken and the motion to approve the 1st Reading of Ordinance 2022-1830 Passed 7-0. Ayes: Blackmon, Carnes, Graham, Harper, Honeycutt, McGriff, Mosteller; Nays: None.

Discussion and Action Items

Approval of Appointment to the Fire Commission

- Anthony T. White as the Gooches Fire Department Representative to the Fire Commission to fill an unexpired term that would end on 06/30/2023

Larry Honeycutt moved to approve the appointment to the Fire Commission. Seconded by Billy Mosteller. A roll call vote was taken and the motion to approve the appointment of Anthony T. White to the Fire Commission Passed 7-0. Ayes: Blackmon, Carnes, Graham, Harper, Honeycutt, McGriff, Mosteller; Nays: None.

Status of items tabled, recommitted, deferred or held

There were no tabled, recommitted, deferred or held items to discuss during the Council meeting.

Miscellaneous Reports and Correspondence

There were no miscellaneous reports and correspondence to discuss during the Council meeting.

Executive Session

Council did not meet in Executive Session during the meeting.

Adjournment

Larry Honeycutt moved to adjourn the proceedings. Seconded by Terry Graham. A roll call vote was taken and

the motion to adjourn the meeting Passed 7-0. Ayes: Blackmon, Carnes, Graham, Harper, Honeycutt, McGriff, Mosteller; Nays: None.

There being no further business, the regular meeting of County Council adjourned at approximately 7:02 p.m.

DRAFT