

Council Members

District 1: Terry Graham
District 2: Charlene McGriff
District 3: Billy Mosteller
District 4: Jose Luis
District 5: Steve Harper
District 6: Allen Blackmon
District 7: Brian Carnes

**County Administrator**

Dennis E. Marstall

County Attorney

Ginny L. Merck-Dupont

Clerk to Council

Sherrie Simpson

January 11, 2023

4:00 PM

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

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

MINUTES

Council Members Present: Allen Blackmon (*left at approximately 5:30 p.m.*), Brian Carnes, Terry Graham, Steve Harper, Jose Luis (*arrived at approximately 4:12 p.m. after the approval of the agenda*), Charlene McGriff, and Billy Mosteller

Planning Commission Members Present: James Barnett, Charles Deese, Sheila Hinson, Alan Patterson

Staff Members/Others present: Dennis Marstall, County Administrator; Ginny Merck-Dupont, County Attorney; Sherrie Simpson, Clerk to Council; John Bodner, Assistant County Administrator; Rox Burhans, Development Services Director; Paul Moses, Airport Director; Ken Holt, Holt Consulting; the press; various Department Heads; various Elected Officials; various employees and citizens.

A quorum of Lancaster County Council was present for the meeting and a quorum of the Lancaster County Planning Commission was present for the meeting to receive information only regarding the new Unified Development Ordinance (UDO) draft Module One. The Planning Commission did not participate in the meeting votes. 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 - Chairman Steve Harper

Chairman Steve Harper called the Committee of the Whole meeting to order at approximately 4:00 p.m.

Welcome and Recognition - Chairman Steve Harper

Chairman Steve Harper welcomed everyone to the meeting and had the Planning Commissioners introduce themselves.

Pledge of Allegiance and Invocation - Council Member Billy Mosteller

Billy Mosteller led the Pledge of Allegiance to the American Flag and delivered the Invocation.

Approval of Agenda

Charlene McGriff moved to approve the agenda. Seconded by Terry Graham. The motion to approve the agenda Passed 6-0; Absent: Luis

Citizens Comments

The following citizens signed up for Citizens Comments:

1. Robin and Michael Elms, Lancaster, SC, requested help and guidance with their property problems, MI Homes, regarding erosion and sink holes.
2. Kimberly Owen, Lancaster, SC, stated she was also a homeowner who has problems with erosion. She noted that her property backs up to the wetlands.

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

Discussion and Action Items

Review of the New Unified Development Ordinance Draft Module One - Presented by Kelly Cousino with White and Smith

Kelly Cousino with White and Smith reviewed the Unified Development Ordinance (UDO) power point presentation. That presentation is attached as Schedule A to the written minutes in the Clerk to Council's office. Kelly stated there were four (4) modules and this presentation would be the review of Module 1 of the UDO, which would be the first three (3) chapters.

Council requested that subdivisions be called subsections so it will not be confusing and to highlight them in the color of yellow instead of blue. They also stated they would like the new UDO to have division of lines for panhandle, central Lancaster and then rural Lancaster. Kelly Cousino stated they were calling those character areas and they would be shown in Chapter 2. Kelly Cousino reviewed the highway corridor overlay and city limits, agriculture districts, cluster subdivision overlays. There was discussion on accessory structures, barns and silos, along with height requirements.

Council, staff and the consultant discussed traffic impacts and turn lanes. Council noted standards were needed for our roads. Kelly Cousino stated that would be discussed in the last module. There were discussions on professional business districts and neighborhood business districts, along with the Carolina Thread Trail. They discussed set back requirements on driveways, lot sizes, and for architectural standards.

They further discussed mixed use districts, agricultural areas, farms, agricultural zoning and uses, turkey shoots and whether they would be grandfathered, storage for farmers, grandfathering or rebuilding, and shooting ranges with measured decibel limitations.

Update on Countywide Inventory of Nuisance Properties - Shannon Catoe

Allen Blackmon left the meeting at approximately 5:30 p.m.

Shannon Catoe reviewed the County power point presentation regarding nuisance conditions in Lancaster County. The County power point is attached to the written minutes in the Clerk to Council's office. The Zoning Department also provided a map handout which is attached as Schedule B to the written minutes in the Clerk to Council's office.

Shannon Catoe gave updates for Society Lane, Plyler Road and the Stacks property. Shannon estimated the abatement of the Plyler Road property would cost approximately \$25,000. She stated the Stacks property would cost approximately \$30,000. There was discussion to review Chapter 7-50 titled Alternate Demo regarding the property owner performing the demolition, as long as the County has the funds, where the property owner would receive \$2,000 from abatement funds. She noted that the Zoning Department would like to amend the current ordinance so that in order to qualify for the \$2,000, the owners would not have to have an asbestos report for South Carolina Department of Health & Environmental Control (SCDHEC), that the owner could not be an LLC, and that the property would have to be owned two consecutive years, and that all property taxes would have to be current and have to be paid up to date. She continued that if the property owner would qualify, then this change in ordinance would likely encourage the property owner to remove the structure from the property. She stated Fire Rescue and the Sheriff's Office could also utilize the structure for rescue training exercises.

Dennis Marstall stated they would look at making these changes to the ordinance.

Update on the Airport Terminal and Lighting Vault Project - Ken Holt with Holt Consulting

Ken Holt with Holt Consulting reviewed the County power point presentation on the Airport Terminal and Lighting Vault project. The presentation is attached to the written minutes in the Clerk to Council's office.

Adjournment

Jose Luis moved to adjourn the meeting. Seconded by Brian Carnes. Motion Passed 6-0; Absent: Blackmon

There being no further business, the Committee of the Whole meeting adjourned at approximately 6:02 p.m.