

**Council Members**

District 4: Larry Honeycutt, Chair

District 1: Terry Graham

District 3: Billy Mosteller

**County Attorney**

John K. DuBose III

**Clerk to Council**

Sherrie Simpson

**September 15, 2020****3:00 PM****101 North Main Street  
Lancaster, SC 29720**

**LANCASTER COUNTY  
Infrastructure and Regulation Committee  
County Council Chambers, County Administration Building, 101 North Main Street,  
Lancaster, SC 29720**

**AGENDA**

**1. Call to Order - Committee Chair Larry Honeycutt**

**2. Approval of the Agenda**

*[deletions and additions of non-substantive matters]*

**3. Citizens Comments**

*[While in-person Citizens Comments are not currently suspended, due to public health and safety considerations and the need for continued social distancing, the County is strongly encouraging citizen input and comments be submitted in writing prior to the meeting. Comments may be submitted via mail to ATTN: Sherrie Simpson, Post Office Box 1809, Lancaster, SC, 29721, email at [ssimpson@lancastersc.net](mailto:ssimpson@lancastersc.net) or by using the following link on our website where you can submit Citizens Comments online (look for the link on the right hand side of the page) - <https://www.mylancastersc.org/index.asp?SEC=DF11C6C4-BC53-4CD5-8A07-0847EAA1F478> 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 before the meeting. Please use the same link above in order to submit input/comments for Public Hearings.]*

**4. Approval of Minutes**

- a. Approval of Minutes from the August 11, 2020 I & R Committee Regular Meeting

**5. Discussion/Action Items**

- a. Discussion of 1959 Steele Hill Road/Tam Lane Extension - Jeff Catoe
- b. Schematic Site Plans for Potential Recycling Center - Steve Willis/Jeff Catoe
- c. RFATS Collector Road Study Implementation Update - Rox Burhans

**6. Adjournment**

*Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in advance of this meeting. Lancaster County Infrastructure and Regulation Committee agendas are posted at the Lancaster County Administration Building and are available on the Website:*

**[www.mylancastersc.org](http://www.mylancastersc.org)**

## Agenda Item Summary

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Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Sherrie Simpson/Clerk to Council

Department: County Clerk

Date Requested to be on Agenda: 9/15/2020

**Issue for Consideration:**

Approve or amend the minutes from the August 11, 2020 Infrastructure and Regulation (I & R) Committee regular meeting.

**Points to Consider:**

The minutes from the August 11, 2020 I & R Committee meeting are attached for the Committee's review and approval.

**Funding and Liability Factors:**

N/A

**Options:**

The Committee can approve or amend the minutes.

**Recommendation:**

Approve the minutes as written.

**ATTACHMENTS:**

Description

Upload Date

Type

Draft Minutes from the 8-11-2020 Infrastructure and Regulation (I & R)  
Committee Regular Meeting

9/11/2020

Backup Material

**Council Members**

District 4: Larry Honeycutt, Chair

District 1: Terry Graham

District 3: Billy Mosteller

**County Attorney**

John K. DuBose III

**Clerk to Council**

Sherrie Simpson

**August 11, 2020****3:00 PM****101 North Main Street  
Lancaster, SC 29720**

**LANCASTER COUNTY  
Infrastructure and Regulation Committee  
County Council Chambers, County Administration Building, 101 North Main Street,  
Lancaster, SC 29720**

**MINUTES**

Committee Members present: Terry Graham, Larry Honeycutt and Billy Mosteller.

Committee Members absent: None.

Staff Members/Others present: Council Member Steve Harper; Steve Willis, County Administrator; Alison Alexander, Deputy County Administrator; Sherrie Simpson, Clerk to Council; Chelsea Gardner, Deputy Clerk to Council; Rox Burhans, Development Services Director; John DuBose via Conference Call, County Attorney; Robert Tefft, Senior Planner; Jeff Catoe, Public Services Director; Clay Catoe, EMS Director; and Jon Hardy with Lennar Homes.

A quorum of the Lancaster County Infrastructure and Regulation (I & R) Committee 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.

**Call to Order - Committee Chair Larry Honeycutt**

Committee Chair Larry Honeycutt called the Infrastructure and Regulation (I & R) Committee meeting to order at approximately 3:00 p.m.

**Approval of the Agenda**

Terry Graham moved to approve the agenda. Seconded by Billy Mosteller. Motion Passed 3-0.

**Citizens Comments**

The following citizens submitted written comments for the Infrastructure and Regulation (I & R) Committee meeting: None.

The following citizens signed up to speak during the Citizens Comments portion of the I & R Committee meeting: None.

## Approval of Minutes

Billy Mosteller moved to approve the minutes from the June 9, 2020 Infrastructure and Regulation (I & R) Committee regular meeting as written. Seconded by Terry Graham. Motion Passed 3-0.

## Discussion/Action Items

- a. Presentation from Lennar, Inc. regarding proposed Residential Improvement District(s) - Steve Willis/John DuBose/Representative from Lennar

Steve Willis explained that the Committee would be hearing about a residential improvement district. He noted that this residential improvement district allows for off site improvements; more specifically, a sewer line that will be used by the surrounding community and not only that individual neighborhood.

John DuBose explained the process for establishing a residential improvement district and he explained that there are two separate districts for consideration: Harris Mill and Rosalyn.

Jon Hardy of Lennar Homes spoke about the potential establishment of residential improvement districts for the Harris Mill and Rosalyn communities. He explained what a residential improvement district is and spoke about some examples of other neighborhoods that have used public works improvement districts. He provided a map of the area, which was not provided to the Clerk to Council, and explained the proposed infrastructure improvements; such as sewer and water for Rosalyn, road improvements for Harris Mill, a future regional park near Rosalyn, road improvements for Rosalyn, and other improvements. He noted that the annual assessment would be \$1500.00 or less for each community's residents to reimburse for the public improvements.

Billy Mosteller moved that the Committee send the residential improvement districts forward to full Council with a positive recommendation. Mr. Graham explained that he was for sending Rosalyn forward with a positive recommendation but that Harris Mill should be sent forward with no recommendation. The Committee and the County Attorney discussed the bifurcation of the motion.

Billy Mosteller moved that the Committee send the Rosalyn Residential Improvement District forward to full Council with a positive recommendation. Seconded by Terry Graham. Motion Passed 3-0.

Terry Graham moved that the Committee send the Harris Mill Residential Improvement District to full Council with no recommendation. Seconded by Billy Mosteller. Motion Passed 3-0.

- b. Discussion of Timberline Road - Jeff Catoe

Jeff Catoe updated the Committee on Timberline Road, which is recognized as a County maintained road. He noted that the gate had been removed from the road. He noted that Public Works was about to start on Timberline Road's work order in the next month or so.

- c. Review of Ordinance 2020-1659 regarding Amending the Unified Development Ordinance ("UDO") regarding Replacing the Existing Provisions for Home Occupations

Ordinance Title: An Ordinance To Amend The Unified Development Ordinance Chapter 2.5.3 To Allow Home Occupations In The PB And RB Districts; To Amend Chapter 5.4 To Replace The Existing Provisions For Home Occupations With New Provisions Concerning Major And Minor Home Occupations; To Amend Chapter 7.2.4 To Modify Parking Requirements For Home Occupations; And To Amend Chapter 10 To Provide For Appropriate Definitions. - **Planning Department Case Number: UDO-TA-20-0309. Planning Commission recommended approval by a vote of 4-1. Passed 7-0 at the April 27, 2020 County Council Meeting. (Infrastructure and Regulation Committee - Favorable Recommendation on 6-9-2020 with potential change from 5 acre minimum lot size to 3 acre minimum lot size). Passed 5-2 at the June 22, 2020 County Council Meeting (Steve Harper and Allen Blackmon opposed). - Rox Burhans**



action. The Committee and staff discussed possible unintended consequences of the Ordinance, possible enforcement of the Ordinance, whether businesses could be grandfathered in under the Ordinance, whether this Ordinance should be postponed until this section of the Unified Development Ordinance (UDO) could be reviewed by the outside consultants that are currently reviewing the UDO and whether the County wants to regulate service contractors. Rox Burhans stated that the Planning Department could seek input from the outside consultant reviewing the UDO regarding this section. He explained that the next steps would be to have the outside consultant review the Ordinance to see if it needs to be revised and to pause the current Ordinance. Steve Willis noted that the current Ordinance would die at the end of the year because there would be a new Council in January and, therefore, the Ordinance would start all over again. The Committee agreed that the Ordinance would be discussed by the I & R Committee again in November. Rox Burhans indicated that, depending on the changes to the Ordinance, it may need to go back before the Planning Commission.

Terry Graham moved to table Ordinance 2020-1659 until the first meeting in November. Seconded by Billy Mosteller. Motion Passed 3-0.

**d. Discussion of Technical Review Committee - Larry Honeycutt**

The Committee noted that Council did not have enough options when looking at the Del Webb Library easement. The Committee noted that Council needed options when considering projects. Rox Burhans noted that the Technical Review Committee could share connectivity issues as it relates to County facilities with Council or the I & R Committee earlier in a project's process.

**Adjournment**

Terry Graham moved to adjourn the Infrastructure and Regulation (I & R) Committee regular meeting. Seconded by Billy Mosteller. Motion Passed 3-0. There being no further business, the I & R Committee meeting adjourned at approximately 4:16 p.m.

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## Agenda Item Summary

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Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Steve Willis/Administration and Jeff Catoe/Public Works

Department: Administration

Date Requested to be on Agenda: 9/15/2020

### **Issue for Consideration:**

Schematic Site Plans (two variations) for a potential recycling center on Landfill Road.

### **Points to Consider:**

At this point we are presenting to I&R two site concept plans for a potential recycling center on Landfill Road. These are just schematic plans and not full construction drawings. No cost estimates have been developed at this point.

Staff has concerns with the narrow bridges on either side of the intersection of Lynwood Drive and Landfill Road. The location of a recycling site will certainly increase the average daily traffic count on that segment of Lynwood Drive. No Traffic Impact Analysis has been completed at this point.

Staff would also like to bring up for discussion that site improvements will likely be needed at the Erwin Farm site. The Landfill site is far enough south that many residents that currently utilize the Lynwood site will switch to the Erwin Farm site.

### **Funding and Liability Factors:**

No information at this point.

### **Options:**

Does either Concept Plan A or Concept Plan B find favor with the Committee? If one finds favor that is what staff will utilize to proceed forward with developing a full set of site plans, cost estimates, rezoning application, and related items necessary to submit to the Technical Review Committee such as a Traffic Impact Analysis.

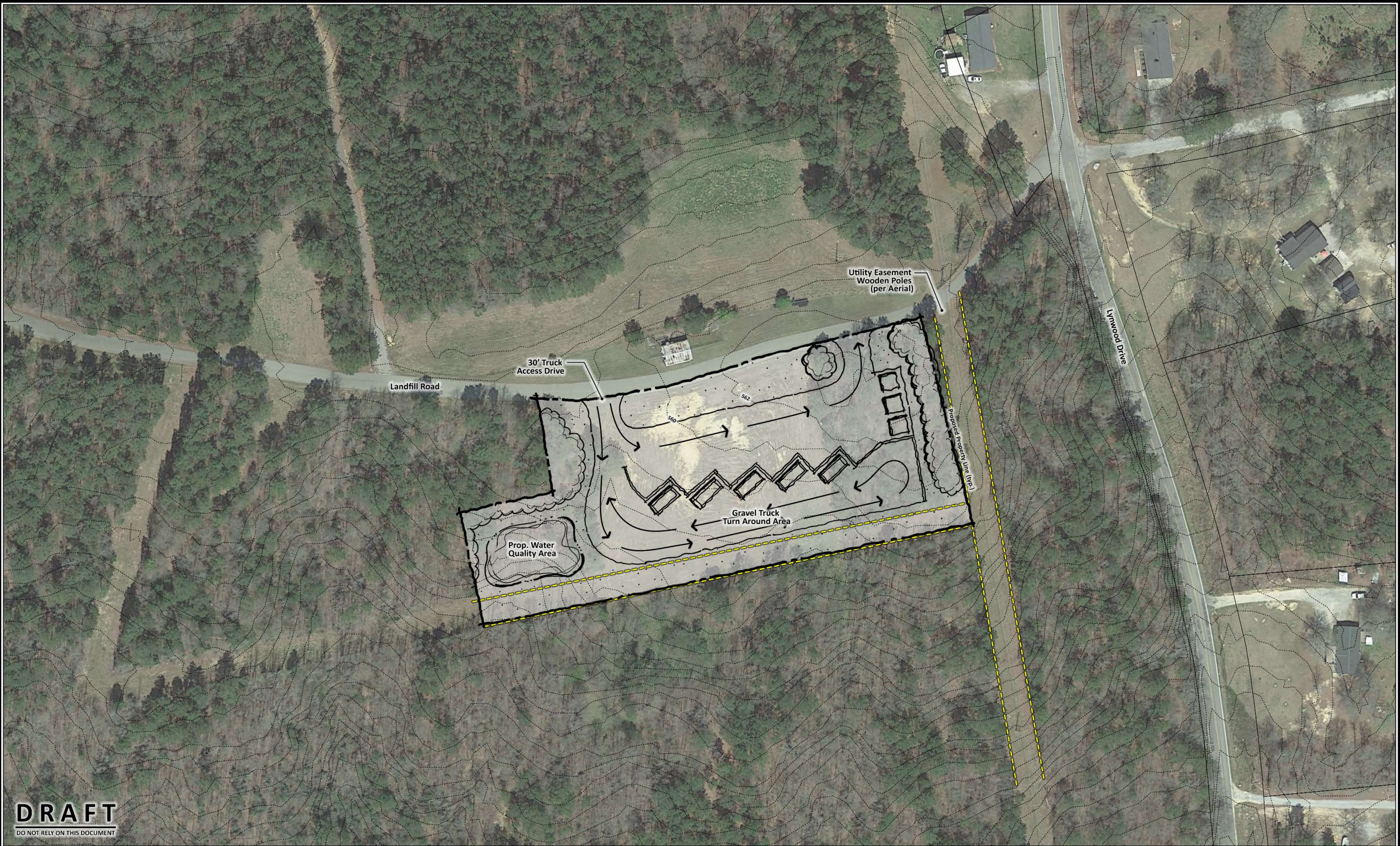
### **Recommendation:**

N/A

### **ATTACHMENTS:**

Description	Upload Date	Type
Concept Plan A	9/8/2020	Exhibit
Concept Plan B	9/8/2020	Exhibit



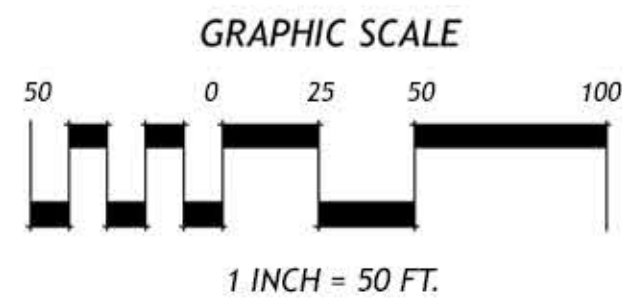


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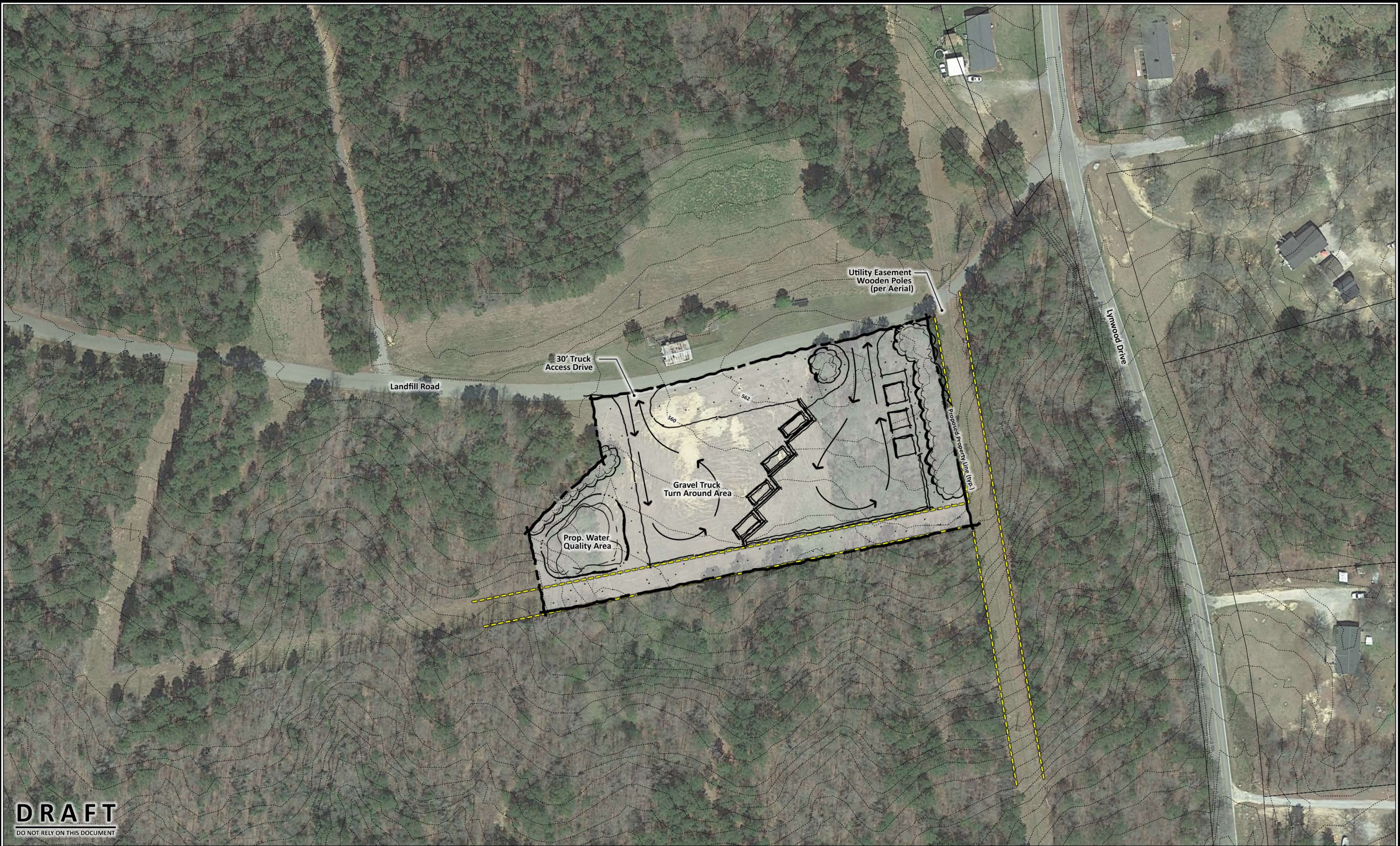


**Landfill Road Convenience Site**  
**Preliminary Concept Plan A**

ESP Job #HM15      August 13, 2020





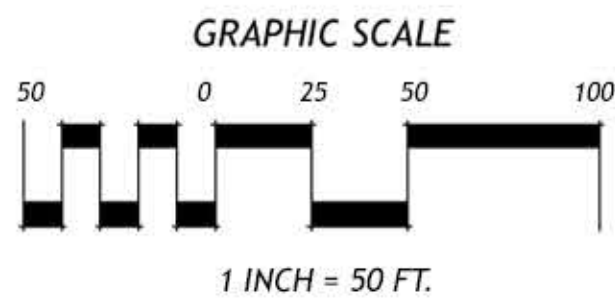


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**Landfill Road Convenience Site**  
**Preliminary Concept Plan B**

ESP Job #HM15      August 13, 2020





# Agenda Item Summary

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Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Rox Burhans, Development Services Director

Department: Planning

Date Requested to be on Agenda: 9/15/2020

**Issue for Consideration:**

The County Attorney and Development Services Director wish to update the I & R Committee on potential options for implementation of the RFATS Collector Road Study.

**Points to Consider:**

In what manner should Lancaster County implement the proposed collector road study and its recommended alignments.

**Funding and Liability Factors:**

There may be funding implications depending on the manner in which Lancaster County implements the study.

**Options:**

**Recommendation:**