

Council Members

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

**County Administrator**

Dennis E. Marstall

County Attorney

Ginny L. Merck-Dupont

Clerk to Council

Sherrie Simpson

March 25, 2024

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**

AGENDA

1. **Call to Order Regular Meeting - Chairman Steve Harper**
2. **Welcome and Recognition - Chairman Steve Harper**
3. **Pledge of Allegiance and Invocation - Council Member Jose Luis**

4. **Approval of the Agenda**

[deletion and additions of non-substantive matter]

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@lancastersc.net or by online submission by selecting the "Citizens Comments" quick link located on the County website homepage at <https://www.mylancastersc.org/>. 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. Recognition of Andrew Jackson Girls Basketball Team for Winning the AA Lower State Championship - Chairman Steve Harper
- b. Recognition of Medal of Valor Recipient, Deputy Thomas "Luke" Hamanik - Sheriff Barry Faile
- c. Recognition of Lancaster County Sheriff's Office First Responder of the Year from VFW Post 12136 - Presented by Ken Obriot
- d. Recognition of Lancaster County EMS' First Responder / Paramedic of the Year from VFW Post 12136 - Presented by Ken Obriot

7. 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 March 11, 2024 County Council Regular Meeting
- b. 2nd Reading of Ordinance 2024-1894 regarding Rezoning Property Located at 1348 North Rocky River Road from Rural Business (RUB) District to General Business (GB) District (Applicant John Thompson)
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 3.82 Acres (TM# 0058-00-064.00) Located At 1348 N. Rocky River Rd, From Rural Business (RUB) District To General Business (GB) District - **Planning Department Case Number: RZ-2023-2125. The Planning Commission recommended approval by a vote of 6-0 and the Planning staff recommended conditional approval of the rezoning request. Passed 7-0 at the March 11, 2024 County Council Meeting. - Allison Hardin**

8. Non-Consent Agenda

- a. 2nd Reading of Ordinance 2024-1895 regarding Amending the Fiscal Year 2023-2024 Budget
Ordinance Title: An Ordinance To Amend Ordinance No. 2023-1849, Relating To The Appropriation Of Funds And The Approval Of A Detailed Budget For Lancaster County For The Fiscal Year Beginning July 1, 2023, And Ending June 30, 2024 (FY 2023-2024), To Further Provide For Revenues And Expenditures During The Fiscal Year; And To Provide For Matters Related Thereto. - **Passed 7-0 at the March 11, 2024 County Council Meeting. - Sabrena Harris**
- b. 1st Reading of Ordinance 2024-1898 regarding Amending the Lancaster County Code Relating to Parliamentary Procedures / Rules of Procedure for Meetings
Ordinance Title: An Ordinance To Amend The Lancaster County Code, Relating To Parliamentary Procedures/Rules Of Procedure For Council Meetings, Including Committee Meetings, And All Boards And Commissions For Which County Council Appoints A Majority Of Members. - **Dennis Marstall / Ginny Merck-Dupont**
- c. 1st Reading of Ordinance 2024-1899 regarding Amending the Lancaster County Code Relating to Personnel Policies
Ordinance Title: An Ordinance To Amend The Lancaster County Code, Specifically Chapter 2, Article IV, Relating To The Lancaster County Personnel Policy. - **Dennis Marstall / Ginny Merck-Dupont**
- d. Public Hearing and 1st Reading of Ordinance 2024-1900 regarding Adoption of the Lancaster 2040 Comprehensive Plan
Ordinance Title: An Ordinance To Adopt An Updated Comprehensive Plan Titled *Lancaster 2040 Comprehensive Plan*; And To Provide For Matters Related Thereto. - **Allison Hardin**

9. Discussion and Action Items

10. Status of items tabled, recommitted, deferred or held

- a. HOLD - 2nd Reading of Ordinance 2024-1893 regarding Amending the Unified Development Ordinance (UDO) related to Chapter 2 and Amending Nonmetallic Mineral Product Manufacturing from Permitted with Review to a Conditional Use
Ordinance Title: An Ordinance To Amend The Unified Development Ordinance (“UDO”) Chapter 2 To Amend “Nonmetallic Mineral Product Manufacturing” From A Use Permitted With Review (PR) To A Conditional Use, And To Invoke The Pending Ordinance Doctrine So That No Permit Shall Be Issued That Would Be In Conflict With The Proposed Zoning Changes As Set Forth Herein - **Passed 7-0 at the February 12, 2024 County Council Meeting. - Allison Hardin**

- b. HOLD - 2nd Reading of Ordinance 2024-1896 regarding Amending the Unified Development Ordinance (UDO) related to the Removal of "Amusement, Indoor" and "Amusement, Outdoor" From the Use List for Light Industrial (LI) Districts

Ordinance Title: An Ordinance To Amend The Unified Development Ordinance ("UDO") Chapter 2, Section 5 Use Table, To Remove The Uses "Amusement, Indoor" And "Amusement, Outdoor" From The Use List For Light Industrial (LI) Districts, And To Invoke The Pending Ordinance Doctrine So That No Permit Shall Be Issued That Would Be In Conflict With The Proposed Zoning Changes As Set Forth Herein - *Passed 4-3 at the March 11, 2024 County Council Meeting (Brian Carnes, Steve Harper, and Jose Luis Opposed). - Allison Hardin*

11. Executive Session

[motions from Members may follow]

- a. Two Items:

1. Receipt of legal advice subject to the attorney-client privilege regarding a potential contractual matter relating to an Economic Development project: Project Block.
2. Receipt of legal advice subject to the attorney-client privilege regarding a potential contractual matter relating to an Economic Development project: Project Aurora.

12. Items Requiring a Vote Following Executive Session

13. 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: www.mylancastersc.org

Meetings are live streamed and can be found by using the following link:
<https://www.youtube.com/@LancasterCoSCGov/streams>

Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Dennis Marstall / Administration

Department: Administration

Date Requested to be on Agenda: 3/25/2024

Council Action Requested:

Provide recognition to the Andrew Jackson Girls Basketball Team.

Strategic Plan Focus Area Alignment:

Points to Consider:

The AJ Lady Volunteers basketball team beat Landrum by 78-60 to win the AA Lower State Title. This title is the third state championship in its program history. Council will be recognizing each player and coach with a certificate.

Funding and Liability Factors:

N/A

Recommendation:

N/A

Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Sheriff Barry Faile / Lancaster County Sheriff's Department

Department: Administration

Date Requested to be on Agenda: 3/25/2024

Council Action Requested:

Recognize Sheriff's Office Deputy Thomas "Luke" Hamanik for being awarded the Medal of Valor from the South Carolina Sheriffs' Association. The Medal of Valor is bestowed upon an officer who demonstrates exceptional courage in the line of duty.

Strategic Plan Focus Area Alignment:

High Performance

Intentionally and intensely cultivate a culture of high performance throughout the County workforce.

Points to Consider:

Deputy Humanik was recognized for his actions during a shooting call which he soon learned involved an armed man who was threatening suicide. Deputy Humanik continuously talked with the man in a calm, compassionate, and reassuring voice to let him know people cared about him and help was available for him.

Through the rapport he established with the man, Deputy Humanik was able to convince him to lay down his pistol and walk away from it. The incident unfolded without injury to anyone. According to Sheriff Faile, Deputy Humanik "recognized the gravity of the situation, yet he maintained his composure and relied upon his training as a deputy and a military police officer to bring this matter to a peaceful end with no injuries to anyone."

Funding and Liability Factors:

N/A

Recommendation:

Recognize Sheriff's Office Deputy Thomas "Luke" Hamanik.

Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Sherrie Simpson / Clerk to Council / Administration

Department: Administration

Date Requested to be on Agenda: 3/25/2024

Council Action Requested:

Join in with the VFW to recognize a Sheriff's Office First Responder.

Strategic Plan Focus Area Alignment:

Points to Consider:

Each year, the Veterans of Foreign Wars (VFW) Post 12136 of Indian Land recognizes an outstanding first responders from the Sheriff's Office. The award winner demonstrates professionalism, leadership, and passion for the profession.

Funding and Liability Factors:

The VFW Post presents each of the award winners with a Certificate of Commendation and a check for \$150.00 to publicly thank them for their dedication to the citizens of Lancaster County.

Recommendation:

Recognize the VFW Sheriff's Office First Responder honoree.

Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Sherrie Simpson / Clerk to Council / Administration

Department: Administration

Date Requested to be on Agenda: 3/25/2024

Council Action Requested:

Join in with the VFW to recognize an EMS First Responder / Paramedic.

Strategic Plan Focus Area Alignment:

Points to Consider:

Each year, the Veterans of Foreign Wars (VFW) Post 12136 of Indian Land recognizes the outstanding first responders from each of Lancaster County's Emergency Services Departments. This award winner has shown professionalism, leadership, and passion for his profession.

Funding and Liability Factors:

The VFW Post presents each of the award winners with a Certificate of Commendation and a check for \$150.00 to publicly thank them for their dedication to the citizens of Lancaster County.

Recommendation:

Recognize the VFW EMS First Responder/Paramedic honoree.

Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Lauren Hill / Deputy Clerk to Council / Administration

Department: County Clerk

Date Requested to be on Agenda: 3/25/2024

Council Action Requested:

Approve or amend the minutes from the March 11, 2024, County Council regular meeting.

Strategic Plan Focus Area Alignment:

Points to Consider:

The draft minutes from the March 11, 2024, County Council regular meeting are attached for Council's review and consideration.

Funding and Liability Factors:

There are no funding or liability factors regarding approval of minutes.

Recommendation:

Approve the minutes as written.

ATTACHMENTS:

Description	Upload Date	Type
Draft Minutes from the 3-11-2024 County Council Meeting	3/20/2024	Backup Material

Council Members

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

**County Administrator**

Dennis E. Marstall

County Attorney

Ginny L. Merck-Dupont

Clerk to Council

Sherrie Simpson

March 11, 2024

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 (arrived at approximately 6:38 p.m. during Agenda Item **8c.**), Brian Carnes, Steve Harper, Billy Mosteller, Charlene McGriff, Terry Graham, and Jose Luis (via conference call).

Staff Members/Others present: Dennis Marstall, County Administrator; Ginny Merck-Dupont, County Attorney; Sherrie Simpson, Clerk to Council; Lauren Hill, Deputy Secretary; Kristin McCall, Administrative Assistant; Stephany Snowden, Deputy County Administrator; Allison Gordin, Development Services Director; Sabrena Harris, Chief Financial Officer; Jamie Privuzna, Budget Director; Brian Fulk, Economic Development Director; Jeff Catoe, Public Works Director; Sheriff Larry E. Lee; Greg Braxton, Emergency Medical Services; Grazier Rhea, Catawba Regional Council of Governments Community Development Director (via Teams conference call); 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 within 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 Regular Meeting - Chairman Steve Harper

Chairman Steve Harper called the regular meeting of County Council to order at approximately 6:00 p.m. Mr. Harper noted that the County's livestream was not working at the time.

Welcome and Recognition - Chairman Steve Harper

Chairman Steve Harper welcomed everyone to the meeting.

Pledge of Allegiance and Invocation - Council Member Brian Carnes

Brian Carnes led the Pledge of Allegiance to the American Flag and delivered the Invocation.

Approval of the Agenda

Brian Carnes moved to approve the agenda. Seconded by Charlene McGriff. A roll call vote was taken. The motion Passed by a vote of 6-0. Ayes: Carnes, Harper, Mosteller, McGriff, Graham, Luis; Absent: Blackmon.

Citizens Comments

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

1. Dennis McAteer, Lancaster, SC, spoke regarding truck traffic on Zion Road and requested that no truck traffic be allowed.
2. Jarrika Couthure, Indian Land, SC, spoke in favor of Ordinance 2023-1877.
3. April Allen spoke on behalf of Continental Tire in opposition of Ordinance 2023-1877. Ms. Allen provided Council with a letter from Continental Tire stating their position on the rezoning, and it is attached as Schedule A to the written minutes in the Clerk to Council's office.
4. Brittany Zessin, Fort Mill, SC, spoke in favor of Ordinance 2023-1877.
5. Tiffany Bioletti, Fort Mill, SC, spoke in favor of Ordinance 2023-1877.

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

Special Presentations

Sheriff Faile presented the Lancaster Chambers' Top 10 Under 40 Award to Sergeant Shon Johnson and highlighted Sergeant Johnson's strong work ethic and dedication to Lancaster County residents and the Sheriff's Office.

Draft

Consent Agenda

Billy Mosteller moved to approve Consent Agenda Item 7a., 7b., 7c., and 7d. [which are the same as Item a., b., c., and d. listed below]. Seconded by Charlene McGriff. A roll call vote was taken. The Consent Agenda items Passed by a vote of 6-0. Ayes: Carnes, Harper, Mosteller, McGriff, Graham, Luis; Absent: Blackmon.

- a. **Approval of Minutes from the January 31, 2024 County Council Retreat Workshop Meeting**
- b. **Approval of Minutes from the February 7, 2024 County Council Retreat Workshop Meeting**
- c. **Approval of Minutes from the February 14, 2024 County Council Committee of the Whole Meeting**
- d. **Approval of Minutes from the February 26, 2024 County Council Regular Meeting**

Non-Consent Agenda

Resolution 1256-R2024 regarding Approval of a Grant Match for an EMS grant to update SWAT Medic Equipment

Resolution Title: A Resolution To Direct County Staff To Take Appropriate Action To Move Forward With The Grant In Aid For EMS Issued Through The South Carolina Department Of Health And Environmental Control, To Execute Such Other Documents As May Be Necessary And Convenient, And To Take Any Other Action As May

Be Needed To Carry Into Effect This Resolution.

Brian Carnes moved to approve Resolution 1256-R2024. Seconded by Terry Graham.

Greg Brasington stated that the grant match funding would be used to replace outdated equipment such as ballistic vests and plates.

There was no discussion from Council. A roll call vote was taken. Resolution 1256-R2024 Passed by a vote of 6-0. Ayes: Carnes, Harper, Mosteller, McGriff, Graham, Luis; Absent: Blackmon.

Resolution 1257-R2024 regarding "No Through Trucks" Sign on Zion Road

Resolution Title: A Resolution Requesting The South Carolina Department Of Transportation To Post Signage Prohibiting Through Truck Traffic On Zion Road Between Monroe Highway (S.C. 200) And Shiloh Unity Road.

Billy Mosteller moved to approve Resolution 1257-R2024. Seconded by Charlene McGriff.

Dennis Marstall stated that Zion Road was a State-owned road, but Public Works Director Jeff Catoe and the South Carolina Department of Transportation (SCDOT) had been in communication and agreed that if Resolution 1257-R2024 was approved, SCDOT would install a "No Through Trucks" sign. Billy Mosteller noted that Zion Road was a dangerous road due to the truck traffic, and he supported the Resolution. Charlene McGriff requested that Council be updated once the sign was installed, if approved.

A roll call vote was taken. Resolution 1257-R2024 Passed by a vote of 6-0. Ayes: Carnes, Harper, Mosteller, McGriff, Graham, Luis; Absent: Blackmon.

3rd Reading of Ordinance 2023-1877 regarding Rezoning Property Located at 1662 MacMillan Park Drive from Light Industrial (LI) to Institutional (INS) District to Convert an Existing Structure to a K-12 Private School Facility (Applicants Brian Collan/George MacMillan LLC and LEH SC MacMillan LLC)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 7.286 Acres (TM# 0007-00-008.05) Located At 1662 Macmillan Park Dr, From Light Industrial (LI) District To Institutional (INS) District - **Planning Department Case Number: RZ-2023-1464.**

Jose Luis moved to approve the 3rd Reading of Ordinance 2023-1877. Seconded by Brian Carnes.

Allison Hardin reviewed the County's PowerPoint presentation and discussed separation and setback requirements in the industrial park. Ms. Hardin noted that all rezoning requirements had been addressed, but the proposed zoning was still incompatible, and the Planning Commission and staff's recommendation of denial still stood. Charlene McGriff and Billy Mosteller voiced their concerns of safety and stated that the County should focus on existing businesses in the industrial park. Several Councilmembers stated that they were originally in favor of the rezoning when they were under the impression that all businesses in the industrial park approved the school, but their views had changed knowing that only, according to the applicant, 68% of the park businesses had voiced their approval, and nothing had been received in writing.

Jose Luis made a motion to postpone the 3rd Reading of Ordinance 2023-1877 until the first Council meeting in April 2024. Seconded by Brian Carnes. Council and staff discussed general setback and separation requirements for the industrial park. A roll call vote was taken. The motion to postpone the 3rd Reading of Ordinance 2023-1877 Failed by a vote of 1-6. Ayes: Luis; Nays: Blackmon, Carnes, Harper, Mosteller, McGriff, Graham.

A roll call vote was taken for the original motion on the floor. The 3rd Reading of Ordinance 2023-1877 Failed by a vote of 0-7. Nays: Blackmon, Carnes, Harper, Mosteller, McGriff, Graham, Luis.

At approximately 6:51 p.m., the meeting took a break to reset the technology.

Public Hearing and 3rd Reading of Ordinance 2024-1890 regarding a Second Amendment to Fee in Lieu for RICO Industries

Ordinance Title: An Ordinance To Authorize The Execution And Delivery Of A Second Amendment To The Fee Agreement Among Lancaster County, South Carolina, RICO Industries, And To Provide For Other Matters Related Thereto.

Steve Harper called the meeting back to order at approximately 7:00 p.m.

Terry Graham moved to approve the 3rd Reading of Ordinance 2024-1890. Seconded by Allen Blackmon.

Brian Fulk identified Project Pennant as RICO Industries and noted no changes since the 2nd Reading of Ordinance 2024-1890.

Steve Harper opened the Public Hearing for Ordinance 2024-1890 at approximately 7:04 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 27 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. Steve Harper closed the Public Hearing at approximately 7:04 p.m.

There was no discussion from Council. A roll call vote was taken. The 3rd Reading of Ordinance 2024-1890 Passed by a vote of 7-0. Ayes: Blackmon, Carnes, Harper, Mosteller, McGriff, Graham, Luis.

Public Hearing and 3rd Reading of Ordinance 2024-1891 regarding an Amendment to Multi-County Park Agreement for RICO Industries

Ordinance Title: An Ordinance To Amend Section 6 Of Ordinance No. 1081 Relating To The Distribution Of Revenue To Be Received From The Multi-County Park Created For North Springs Industrial Park, So As To Permit A Portion Of The Revenue Derived From Industries Or Businesses Located In Such Park To Be Used By The County To Make Infrastructure Reimbursement Payments And To Provide For Other Matters Related Thereto.

Billy Mosteller moved to approve the 3rd Reading of Ordinance 2024-1891. Seconded by Allen Blackmon.

Brian Fulk noted no changes since the 2nd Reading of Ordinance 2024-1891.

Steve Harper opened the Public Hearing for Ordinance 2024-1891 at approximately 7:07 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 27 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. Steve Harper closed the Public Hearing at approximately 7:07 p.m.

There was no discussion from Council. A roll call vote was taken. The 3rd Reading of Ordinance 2024-1891 Passed by a vote of 7-0. Ayes: Blackmon, Carnes, Harper, Mosteller, McGriff, Graham, Luis.

Public Hearing and 3rd Reading of Ordinance 2024-1892 regarding an Amendment to Fee Agreement with RV-Imagitas, LLC & Lancaster Real Estate Group, LLC

Ordinance Title: To Authorize And Approve The Execution And Delivery Of An Amended And Restated Fee Agreement By And Among Lancaster County, South Carolina, RV-Imagitas, LLC And Lancaster Real Estate Group, LLC; And To Provide For Other Matters Related Thereto.

Brian Carnes moved to approve the 3rd Reading of Ordinance 2024-1892. Seconded by Charlene McGriff.

Brian Fulk noted no changes since the 2nd Reading of Ordinance 2024-1892. The applicants, Greg Schild, Red Ventures Director of Real Estate, and Brian Benenhaley, Red Ventures Senior Counsel, thanked Council for the business partnership between their company and Lancaster County.

Steve Harper opened the Public Hearing for Ordinance 2024-1892 at approximately 7:12 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 27 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. Steve Harper closed the Public Hearing at approximately 7:12 p.m.

Brian Carnes stated that Red Ventures was in his District, and it had been a pleasure working with the company. Charlene McGriff applauded Red Ventures for being a community-oriented business and for their support of the Promise Neighborhood. A roll call vote was taken. The 3rd Reading of Ordinance 2024-1892 Passed by a vote of 7-0. Ayes: Blackmon, Carnes, Harper, Mosteller, McGriff, Graham, Luis.

Public Hearing and 1st Reading of Ordinance 2024-1894 regarding Rezoning Property Located at 1348 North Rocky River Road from Rural Business (RUB) District to General Business (GB) District (Applicant John Thompson)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 3.82 Acres (TM# 0058-00-064.00) Located At 1348 N. Rocky River Rd, From Rural Business (RUB) District To General Business (GB) District - **Planning Department Case Number: RZ-2023-2125.**

Billy Mosteller moved to approve the 1st Reading of Ordinance 2024-1894. Seconded by Allen Blackmon.

Allison Hardin reviewed the rezoning via the County's PowerPoint presentation. Ms. Hardin noted that the applicant wanted to utilize the additional acreage on his property for a mini-storage facility, but the use was not allowed under the current Rural Business (RUB) zoning district. The property currently houses a car wash, and if the rezoning were approved, the car wash would become a non-conforming use as it would not be allowed under the proposed zoning district, and any major changes to the car wash would require the site to go through the Conditional Use Process. Ms. Hardin stated that the Planning Commission and staff's recommendation was that the applicant should complete a minor subdivision application process prior to the 3rd Reading by Council, so that the existing car wash could stay within the Rural Business (RUB) zoning district. Billy Mosteller stated that he was in favor of the rezoning and the storage facility was a good fit for the location. Council and staff discussed spot zoning.

Steve Harper opened the Public Hearing for Ordinance 2024-1894 at approximately 7:22 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 24 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. Steve Harper closed the Public Hearing at approximately 7:22 p.m.

A roll call vote was taken. The 1st Reading of Ordinance 2024-1894 Passed by a vote of 7-0. Ayes: Blackmon, Carnes, Harper, Mosteller, McGriff, Graham, Luis.

1st Reading of Ordinance 2024-1895 regarding Amending the Fiscal Year 2023-2024 Budget

Ordinance Title: An Ordinance To Amend Ordinance No. 2023-1849, Relating To The Appropriation Of Funds And The Approval Of A Detailed Budget For Lancaster County For The Fiscal Year Beginning July 1, 2023, And Ending June 30, 2024 (FY 2023-2024), To Further Provide For Revenues And Expenditures During The Fiscal Year; And To Provide For Matters Related Thereto.

Brian Carnes moved to approve the 1st Reading of Ordinance 2024-1895. Seconded by Charlene McGriff.

Sabrena Harris presented the budget amendment to Council and stated that the amendment would be to utilize fund balances for the Emergency Medical Services, Elections and Fleet departments, and to authorize the use of American Rescue Plan Act (ARPA) funds towards the purchase of the Elections and Fleet facility. Dennis Marstall noted that if the requested \$2 million was allocated for the Elections and Fleet facility, the County would have \$1.5 million still left in ARPA funds to allocate. Council and staff discussed contingencies funds.

A roll call vote was taken. The 1st Reading of Ordinance 2024-1895 Passed by a vote of 7-0. Ayes: Blackmon, Carnes, Harper, Mosteller, McGriff, Graham, Luis.

1st Reading of Ordinance 2024-1896 regarding Amending the Unified Development Ordinance (UDO) related to the Removal of "Amusement, Indoor" and "Amusement, Outdoor" From the Use List for Light Industrial (LI) Districts

Ordinance Title: An Ordinance To Amend The Unified Development Ordinance (“UDO”) Chapter 2, Section 5 Use Table, To Remove The Uses “Amusement, Indoor” And “Amusement, Outdoor” From The Use List For Light Industrial (LI) Districts, And To Invoke The Pending Ordinance Doctrine So That No Permit Shall Be Issued That Would Be In Conflict With The Proposed Zoning Changes As Set Forth Herein

Terry Graham moved to approve the 1st Reading of Ordinance 2024-1896. Seconded by Billy Mosteller.

Allison Hardin reviewed the amendment via the County's PowerPoint presentation. Ms. Hardin stated that staff's recommendation was to have Council vote on the 1st Reading of Ordinance 2024-1896 to remove indoor and outdoor amusements from Light Industrial (LI) zones, and then pass the discussion to the Planning Commission for review and they would conduct a public hearing. Ms. Hardin also stated that if there was support from the Planning Commission, Council could re-evaluate the uses for potential and proper expansion in the Unified Development Ordinance (UDO) rewrite and identify other zones for infill opportunities. Council and staff discussed other districts that indoor amusement parks were currently allowed in, what was considered as a "taking" and Pending Ordinance Doctrines.

A roll call vote was taken. The 1st Reading of Ordinance 2024-1896 Passed by a vote of 4-3. Ayes: Blackmon, Mosteller, McGriff, Graham; Nays: Harper, Luis.

Discussion and Action Items

Discussion of Prioritization of Community Needs for 2024 Funding Opportunities for Community Development Block Grants (CDBG) – Grazier Rhea, Community Development Director, Catawba Regional Council of Governments

Grazier Rhea provided Council with an updated and recommended prioritized community needs list for 2024 and reviewed the changes from the previous Council meeting. The list is attached as schedule B to the written minutes in the Clerk to Council's office. Ms. Rhea discussed the Town of Kershaw's wastewater treatment plant upgrades and how the County would be involved as a co-applicant. Charlene McGriff asked that Council be informed when projects that the County would be eligible for become available, and that Council be informed when projects are applied for, and how funds are spent.

Charlene McGriff made a motion to adopt the prioritized community needs list as amended. Seconded by Brian Carnes. There was no discussion from Council. A roll call vote was taken. The motion Passed by a vote of 7-0. Ayes: Blackmon, Carnes, Harper, Mosteller, McGriff, Graham, Luis.

Status of items tabled, recommitted, deferred or held

- a. HOLD - 2nd Reading of Ordinance 2024-1893 regarding Amending the Unified Development Ordinance (UDO) related to Chapter 2 and Amending Nonmetallic Mineral Product Manufacturing from Permitted with Review to a Conditional Use

Ordinance Title: An Ordinance To Amend The Unified Development Ordinance (“UDO”) Chapter 2 To Amend “Nonmetallic Mineral Product Manufacturing” From A Use Permitted With Review (PR) To A Conditional Use, And To Invoke The Pending Ordinance Doctrine So That No Permit Shall Be Issued That Would Be In Conflict With The Proposed Zoning Changes As Set Forth Herein - ***Passed 7-0 at the February 12, 2024 County Council Meeting. - Allison Hardin***

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

Executive Session

Two Items:

1. Receipt of legal advice subject to the attorney-client privilege regarding the Lancaster County Board of Zoning Appeals and the Lancaster County Planning Commission.
2. Receipt of legal advice subject to the attorney-client privilege regarding claim involving Stormwater.

Steve Harper stated that he needed a motion to go into Executive Session for the receipt of legal advice subject to the attorney-client privilege regarding the Lancaster County Board of Zoning Appeals and the Lancaster County Planning Commission and for the receipt of legal advice subject to the attorney-client privilege regarding a claim involving Stormwater. Allen Blackmon stated that he so moved. Seconded by Brian Carnes. A roll call vote was taken. The motion to go into Executive Session Passed by a vote of 7-0. Ayes: Blackmon, Carnes, Harper, Mosteller, McGriff, Graham, Luis. At approximately 8:03 p.m., Council went into Executive Session.

Items Requiring a Vote Following Executive Session

Council came out of Executive Session and Steve Harper called the Council meeting back to order at approximately 8:40 p.m. Brian Carnes moved to come out of Executive Session. Seconded by Charlene McGriff. A roll call vote was taken. The motion to come out of Executive Session Passed by a vote of 7-0. Ayes: Blackmon, Carnes, Harper, Mosteller, McGriff, Graham, Luis.

Upon returning to open session, Ginny Merck-Dupont noted that during Executive Session, Council received legal advice subject to the attorney-client privilege regarding the Lancaster County Board of Zoning Appeals and the Lancaster County Planning Commission and received legal advice subject to the attorney-client privilege regarding a claim involving Stormwater. She stated that during Executive Session, no motions were made and no votes were taken.

Charlene McGriff made a motion to approve the settlement agreement as discussed in Executive Session. Seconded by Brian Carnes. There was no discussion from Council. A roll call vote was taken. The motion Passed by a vote of 4-3. Ayes: Carnes, Mosteller, McGriff, Luis; Nays: Blackmon, Harper, Graham.

Adjournment

Brian Carnes moved to adjourn the Council meeting. Seconded by Allen Blackmon. A roll call vote was taken. The motion to adjourn Passed by a vote of 7-0. Ayes: Blackmon, Carnes, Harper, Mosteller, McGriff, Graham, Luis.

There being no further business to discuss, the regular meeting of Council adjourned at approximately 8:46 p.m.

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2024-1894 / Planning Case Number: RZ-2023-2125

Contact Person / Sponsor: M. Blaszyk / Planning Department

Department: Planning

Date Requested to be on Agenda: 3/25/2024

Council Action Requested:

Application by John Thompson to rezone approximately 3.82 acres at 1348 N. Rocky River Road (TM# 0058-00-064.00) from Rural Business (RUB) to General Business (GB), in order to allow development of a self-service storage facility.

Strategic Plan Focus Area Alignment:

Points to Consider:

The property is located at 1348 North Rocky River Road and is currently zoned GB.

There are surrounding commercial uses in the area which include an ABC Store, restaurants, gas station, tire shop, and junkyard. The site is within the Rural Crossroads specialty district for the comprehensive plan which allows for additional commercial uses. The site is currently home to an existing car wash. The car wash would be considered a non-conforming use under the proposed zoning district. Any major changes to the car wash would require the site to go through the Conditional Use Process. The applicant has been through one set of sketch plan comments for a proposed storage facility.

The Planning Commission did discuss if the site would be considered spot zoning. Staff informed the Commission that this was right on the line of being spot zoning or not. Staff decided to argue that this was not spot zoning. Planning Commission agreed with staff's interpretation.

Funding and Liability Factors:

Recommendation:

The Planning Commission recommended 6-0 vote for approval for the proposed rezoning with staff's conditions on 2/20/2024.

Staff recommends conditional approval of the request to rezone for 3.82 acres (TM#0080-00-061.00) from Rural Business to General Business to the following conditions:

1. That the subject project consists of the following parcel: TM# 0058-00-064.00
2. That the subject property is currently zoned RUB District and proposed to be rezoned GB District;
3. That the subject property has a Future Land Use designation of Rural Living, and a Community Type of Rural Living; and
4. That the subject property has a Special Center designation of Rural Crossroads, and a Community Type of Rural Living w/ additional commercial uses; and
5. That the proposed GB District is similar in consistency with the surrounding area which is comprised of RR and RUB Districts.
6. The applicant completes the minor subdivision process prior to the final hearing by County Council to have the existing car wash stay within the RUB zoning district

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2024-1894	3/7/2024	Ordinance
Staff Report	2/14/2024	Exhibit
Location Map	2/14/2024	Exhibit
Application	1/24/2024	Exhibit
Sketch Plan	1/24/2024	Exhibit
Sketch Plan Review Comments	1/24/2024	Exhibit

STATE OF SOUTH CAROLINA

)

ORDINANCE NO. 2024-1894

COUNTY OF LANCASTER

)

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE APPROXIMATELY 3.82 ACRES (TM# 0058-00-064.00) LOCATED AT 1348 N. ROCKY RIVER RD, FROM RURAL BUSINESS (RUB) DISTRICT TO GENERAL BUSINESS (GB) DISTRICT

Be it ordained by the Council of Lancaster County, South Carolina:

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) John Thompson applied to rezone a 3.82-acre parcel of real property (TM# 0058-00-064.00) owned by Mr. Thompson, being located at 1348 N Rocky River Rd, from Rural Business (RUB) District to General Business (GB) District.

(b) On February 20, 2024, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a 6-0 vote, recommended approval of the rezoning request.

(c) The Future Land Use Category of the subject property is Rural Living, which corresponds to the Community Type of Rural Living. The adopted Comprehensive Plan states that the Rural Living Community Type “includes a variety of residential types, from farmhouses, to large acreage rural family dwellings, to ecologically-minded “conservation subdivisions” whose aim is to preserve open landscape, and traditional buildings, often with a mixture of residential and commercial uses that populate crossroads in countryside locations.”

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from Rural Business (RUB) District to General Business (GB) District, for the following property as identified by tax map numbers or other appropriate identifiers:

Tax Map No. (TM# 0058-00-064.00), located at 1348 N Rocky River Rd, Lancaster.

Section 3. Severability.

If any section, subsection, or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

Section 4. Conflicting Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained elsewhere in the Lancaster County Code or other County ordinances, the provisions contained in this ordinance, to the extent to of the conflict, supersede all other provisions and this ordinance is controlling.

Section 5. Effective Date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2024.

LANCASTER COUNTY, SOUTH CAROLINA

Steve Harper, Chair, County Council

Billy Mosteller, Secretary, County Council

ATTEST:

Sherrie Simpson, Clerk to Council

First Reading: March 11, 2024
Public Hearing: March 11, 2024
Second Reading: March 25, 2024
Third Reading: April 8, 2024

Approved as to form:

Virginia Merck-Dupont, County Attorney

PROPOSAL: Request to rezone 3.82 acres at

PROPERTY LOCATION: 1348 N. Rocky River Road (TM# 0058-00-064.00)

CURRENT ZONING DISTRICT: Rural Business (RUB) District

PROPOSED ZONING DISTRICT: General Business (GB)

APPLICANT: John Thompson

COUNCIL DISTRICT: District 3 Billy Mosteller

STATUTORY NOTICES: Sign posted 2/02/2024
Hearing notice published 2/03/2024 in The Lancaster News
Mailed notices 2/02/2023
Posted agenda in lobby 2/13/2024

OVERVIEW:

Proposal

The applicant has requested to rezone a 3.82-acre property at 1348 N. Rocky River Road. The intent is to develop a self-service mini-storage facility next to the existing car wash business.

Site Information

The 3.82-acre property has an established car wash business at one end of the property. The business that is located on the property is "Laser Wash". Access to the proposed business will be off North Rocky River Road. The immediate vicinity is commonly known as "Buford Crossroads."

Minor Subdivision Process

Staff suggests that the applicant goes through the Minor Subdivision Process prior to the rezonings approval to retain the current zoning for the property surrounding the existing car wash. If the parcel the car wash is located on is rezoned, any major changes to the site would cause the car wash to have to go through the Conditional Use Process. This would make the existing car wash a non-conforming use.

Summary of Adjacent Zoning and Uses

The properties are surrounded predominantly by Rural Business and Rural Residential zoned properties. On North Rocky River Road, there are commercially zoned parcels surrounding the Buford Crossroads which include an ABC store, gas station, restaurant, and tire shop. No General business parcel is directly adjacent to the parcel or located nearby.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	RUB	Vacant Land
South	Lancaster County	RUB	Vacant Land
East	Lancaster County	RUB	Non-conforming residential house, Junkyard
West	Lancaster County	RR	Vacant Land

ANALYSIS & FINDINGS:

Zoning Districts

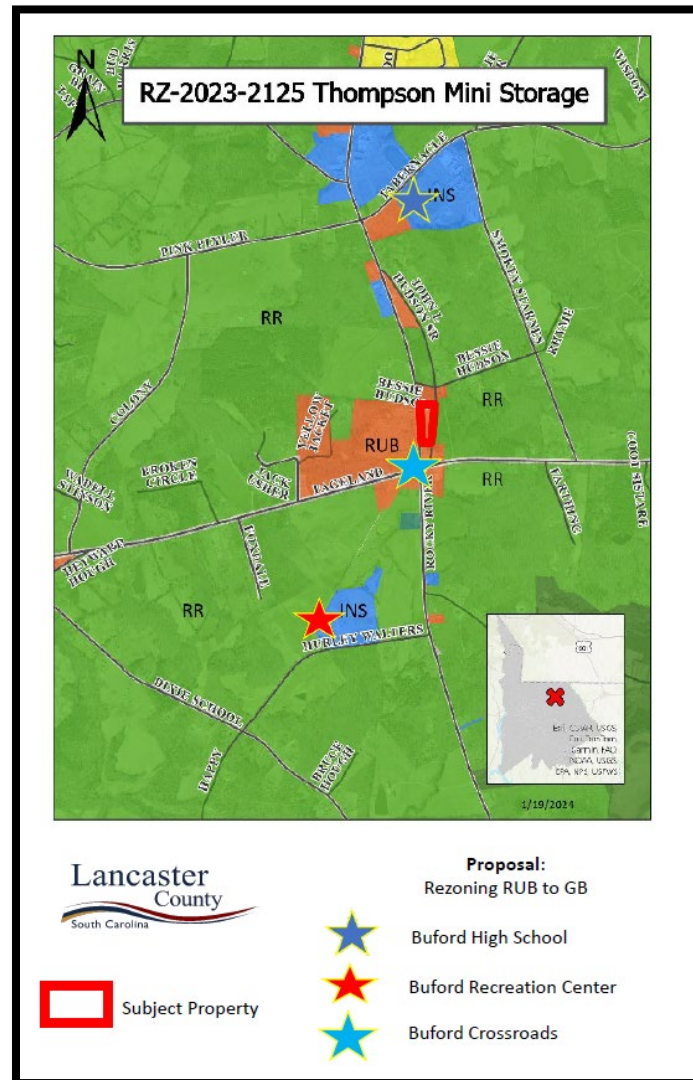
As previously noted, the subject property is currently in the RUB District. Pursuant to UDO Chapter 2.3, the RUB District is "... established for rural crossroads that represent the small nodes of commercial activity along rural highways. This district will accommodate small-scale businesses, such as gas stations, convenience stores, or restaurants, and serve some daily needs of the surrounding rural population."

Requested GB

UDO Chapter 2.3 describes the requested GB District "... is generally located on thoroughfares and provides opportunities for the provision of offices, services, and retail goods in proximity to generally auto-dependent, community neighborhoods. The regulations for this district are intended to accommodate the predominately auto-oriented pattern of existing development while encouraging the transition to pedestrian-friendly, mixed-use areas that avoid strip commercial development."

Compatibility with Surrounding Area

As noted previously, the subject property is predominately surrounded by the Rural Business and Rural Residential Zoning Districts. The surrounding uses are primarily commercial in nature. Other nearby businesses include an ABC store, gas station, restaurant, and tire shop.



Above is a location map of the site and surrounding area. The map also highlights the nearby RUB zoned parcels.

RELATIONSHIP TO PUBLIC PLANS

The Future Land Use Category of the subject properties is Rural Living, which corresponds to the Community Type of Rural Living. The adopted Comprehensive Plan states that the Rural Living Community Type "includes a variety of residential types, from farmhouses, to large acreage rural family dwellings, to ecologically-minded "conservation subdivisions" whose aim is to preserve open landscape, and traditional buildings, often with a mixture of residential and commercial uses that populate crossroads in countryside locations." The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

Rural Living: Land Use Considerations		
Cultivated Farmland	Single-Family Detached Home	Light Industrial (ancillary to farming)
Woodlands / Timber Harvesting	Smaller-lot Single Family and Town Homes	Church
Livestock / Arable	Mobile Home	Gas Station
Natural Area	Barns / Storage	Convenience Store / Hardware Store / Restaurant

The Rural Living Future Land Use Category starts at Highway 75 and extends to the south, throughout the County, outside of its municipalities. The Rural Living Future Land Use Category and Rural Community Type are intended to be Synonyms.

The subject parcel is also located in a specialty district, specifically, with a category of Rural Crossroads, which corresponds to the Community Type of Rural Living w/ additional commercial uses. The adopted Comprehensive Plan states that the Rural Living w/ additional commercial uses Community Type *“includes a variety of residential types, from farmhouses, to large acreage rural family dwellings, to ecologically-minded “conservation subdivisions” whose aim is to preserve open landscape, and traditional buildings, often with a mixture of residential and commercial uses that populate crossroads in countryside locations.”* The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

Rural Living w/ additional commercial uses		
Cultivated Farmland	Cultivated Farmland	Cultivated Farmland
Woodlands / Timber Harvesting	Woodlands / Timber Harvesting	Woodlands / Timber Harvesting
Livestock / Arable	Livestock / Arable	Livestock / Arable
Natural Area	Natural Area	Natural Area

The Rural Crossroads Special Center is located around the intersection of Rocky River Road and Pageland Highway and the intersection of Flat Creek Road and Rocky River Road. The Rural Crossroads Special Center and Rural Living w/ additional commercial uses Community Type are intended to be Synonyms.

The requested GB District is consistent with the Rural Crossroads Special Center and the Comprehensive Plan.

INFRASTRUCTURE CONSIDERATIONS

Public Utilities

The parcel does have access to water. The existing car wash on the parcel has a septic tank .

PHOTOS OF PROJECT AREA:



Aerial view of subject property



facing – proposed business site and existing car wash on Rocky River Road



Facing Subject Parcel, Looking Across Rocky River Road



Facing North on Rocky River Road



Facing South on Rocky River Road

STAFF RECOMMENDATION:

Staff recommends **conditional approval** of the request to rezone 3.82 1348 N. Rocky River Road (TM# 0058-00-064.00) from Rural Business (RUB) District to General Business (GB) District, pursuant to the following findings of fact:

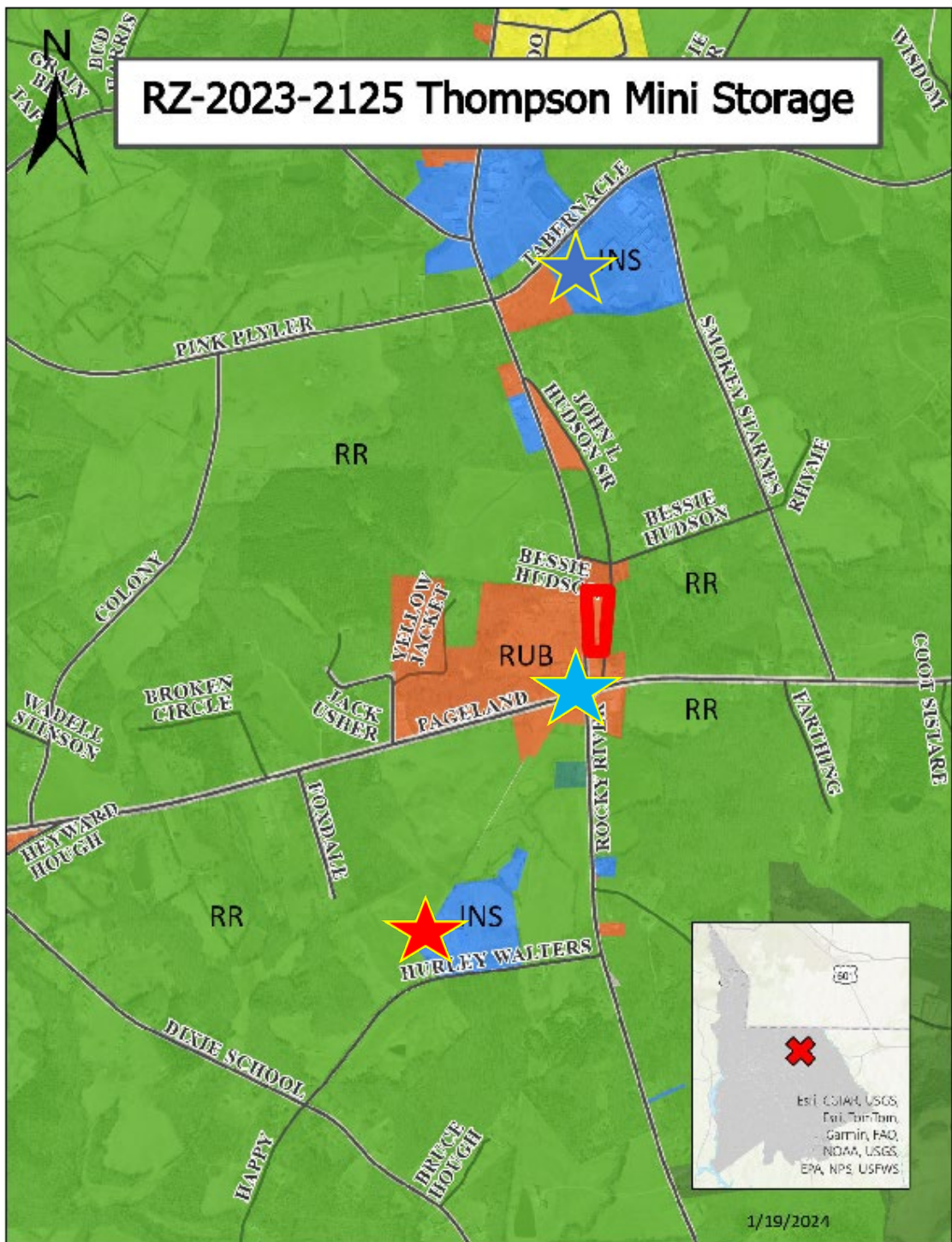
1. That the subject project consists of the following parcel: TM# 0058-00-064.00
2. That the subject property is currently zoned RUB District and proposed to be rezoned GB District;
3. That the subject property has a Future Land Use designation of Rural Living, and a Community Type of Rural Living; and
4. That the subject property has a Special Center designation of Rural Crossroads, and a Community Type of Rural Living w/ additional commercial uses; and
5. That the proposed GB District is similar in consistency with the surrounding area which is comprised of RR and RUB Districts.
6. The applicant completes the minor subdivision process prior to the final hearing by County Council to have the existing car wash stay within the RUB zoning district.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map
3. Sketch Plan
4. APA Spot Zoning Definition

STAFF CONTACT:


Matthew Blaszyk, Planner
mblaszyk@lancastersc.net | 803-416-9380



Lancaster
County
South Carolina

Proposal:

Rezoning RUB to GB

 Subject Property



Buford High School



Buford Recreation Center



Buford Crossroads



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanasteresc.org

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- Deed and survey plat or boundary survey
- Fees associated with review

GENERAL INFORMATION

Property Address 1438 N. Rocky River Rd.
City LANCASTER State SC Zip 29720 Tax Parcel ID 0058-00-064.00
Current Zoning RUB Rural Business Current Use Automatic CAR WASH + ATM
Proposed Zoning GB General Business Total Acres 3.82
Project Description SELF SERVICE Storage

Surrounding Property Description EXXON gas station, RESTAURANTS,
CAR lot, CAR WASHES, MAHAFFEY'S Used Parts,
ABC store, Dog WASH, Dollar GENERAL,
Family Dollar store

CONTACT INFORMATION

Applicant Name John Thompson
Address 2565 PINK PLYER Rd.
City LANCASTER State SC Zip 29720 Phone 803-246-5108
Fax _____ Email thompsonscarwash@comporium.net
Property Owner Name John Thompson
Address 2565 PINK PLYER Rd.
City LANCASTER State SC Zip 29720 Phone 803-246-5108
Fax _____ Email thompsonscarwash@comporium.net

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

John Thompson
Applicant

10-31-23
Date

John Thompson
Property Owner(s)

10-31-23
Date

Attach owner's notarized written authorization with property information if the applicant is not the owner.

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____
Amount Paid _____ Check Number _____ Cash Amount _____
Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. Submit Application

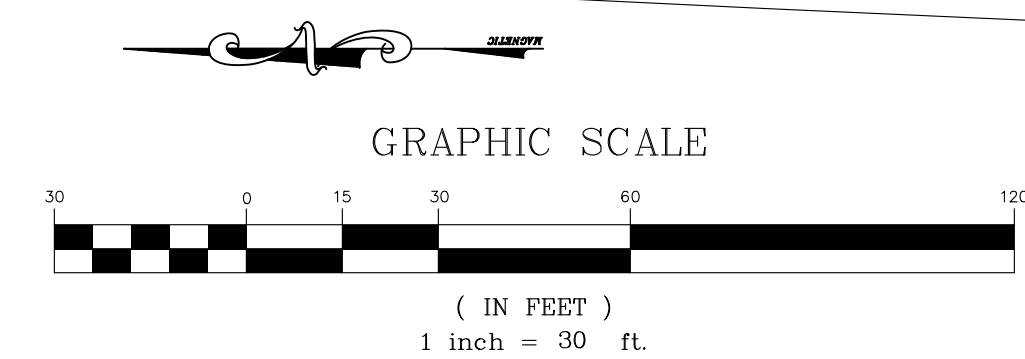
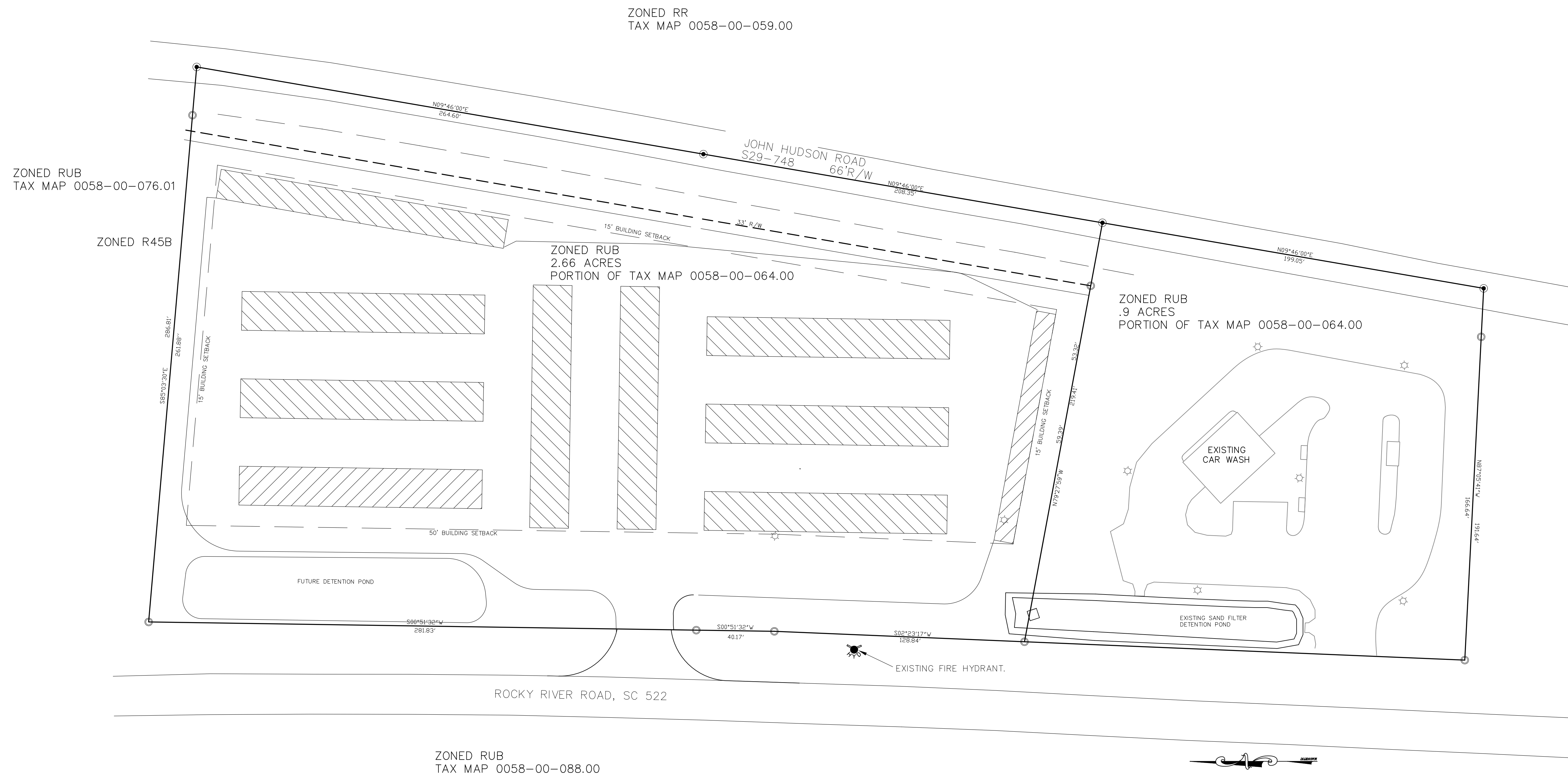

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- After preliminary review, staff will determine when the case can be scheduled for a hearing with Planning Commission.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Rezoning Application Fee – single parcel \$435.00
- Rezoning Application Fee – multi parcel \$610.00

2. Planning Commission

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval.
- Subsequent to final County Council action on rezoning, notice of action will be provided to the applicant, owner, and adjacent property owners.
- If applicant would like to request a special presentation, please notify the County Clerk @ (803) 416-9307 before 5:00pm on the first Monday of the month to make arrangements.

[illegible]

D H Hagins & Associates, LLC
Civil Consulting Engineers

2583 Kershaw Camden Hwy. Lancaster, SC 29720
Phone: (803) 286-4472

BUFORD CROSSROAD
STORAGE

PRELIMINARY SITE PLAN

DATE: 11/30/23

SCALE: 1" = 30'

JOB NO. 322.003

SHEET: 1



Lancaster County
Planning Department
P. O. Box 1809
Lancaster, SC 29721
803.285.6005
planning@lanastercountysc.net

December 18, 2023

John Thompson

1438 N Rocky River Road
Lancaster, SC 29720

Project Number	20232125
Project Name	John Thompson Mini Storage
Location	1438 N Rocky River Road
Stage	Sketch Plan
Parcel(s)	0058-00-064.00
Status	Not Approved

Dear: John Thompson

We have completed our review of the plan identified above. The comments listed on the attached report must be addressed in your next plan stage.

Sincerely,

Sincerely,

Plan Review Comments

Building - Darin Robinson - (803) 416-9399
drobinson@lancastersc.net

Conditional

Review Comments:

- Need determination of whether any of such new buildings are staffed, for level of requirement for Accessible parking and bath facility
- Are such new proposed storage buildings to be conditioned space?
- Are such storage buildings intended to be transient Self-service storage facilities?
- An automatic sprinkler fire protection system required where any building exceeds 2,500 sq.ft, unless 3-hour fire barrier wall placed every 2500 sq.ft. or all such Self-service storage facilities maximum one-story with all storage spaces accessed directly from the exterior
- Required 5% but not less than 1 Accessible storage space(s) for total facility spaces up to 200 for each building. Accessible individual self-service spaces to be dispersed throughout the various classes/sizes of storage spaces provided.
- Required Building permit for any fencing over 7 ft. height

*** Further detailed review upon next stage Civil review submittal

County Engineer - Stephen Blackwelder - 8035482406
sblackwelder@lancastersc.net

Conditional

Review Comments:

General Comments:

1. This project is within the SCDHEC storm sewer permitting area of Lancaster County.
 - a. Please coordinate with DHEC concerning Sediment and Erosion Control approval and provide a copy of approval prior to grading activities.
2. Most of our comments and questions will be at the Construction Document review of the civil plans. Below are some general observations from the sketch plan submitted.
3. On site erosion control measures will be required and will be evaluated during the civil plan review.
4. SCDOT encroachment permit will be needed for approval of the design and location of the access on Rocky River Road and any other work proposed on the SCDOT ROW.

Fire Marshal - John Magette - 8032838888
jmagette@lancastersc.net

Approved

Review Comments:

1. This is a sketch plan review only. A more detailed review will be completed at civil and building submission.
2. All buildings must be within 500 feet of a fire hydrant.
3. If buildings are sprinklered a fire hydrant will be required within 100 feet of an FDC.

Planning - Matthew Blaszyk - 803-285-6005
mblaszyk@lancastersc.net

Not Approved

Review Comments:

UDO 5.9.11 STORAGE – SELF-SERVICE [GB, RB, LI, HI]

A. Permitted Commercial Activities: The owner or operator of any self-storage warehouse, or portion thereof, shall not conduct any type of commercial activity except for the following:

1. Leasing of the storage units;
2. Rental and/or sale of moving supplies;
3. Rental and/or sale of moving equipment (the rental or sale of any moving trailers, trucks, or other vehicles shall only be permitted in districts that also permit Vehicle Rental/Sales/Leasing); and

4. Auctions or other sales of property that occur on a strictly temporary basis.

B. Sale of Personal Goods: It shall be unlawful for a lessee of any self-storage warehouse, or portion thereof, to sell or offer for sale any item of personal property or to conduct any type of commercial activity of any kind whatsoever, except in auctions organized by the owner or operator of the facility that occur on a strictly temporary basis.

C. Buffering: Such facilities must be buffered from adjacent properties with a Type A buffer in accordance with Section 7.1.5.

D. Accessory Dwellings: One accessory dwelling unit for a resident manager or security personnel only shall be permitted on the premises in a detached structure. No portion of any self-storage warehouse shall be used, on a temporary or permanent basis, as a dwelling unit.

UDO 7.1.5 A- Type A Buffer

Option 1: 20ft, 1 Canopy Tree, 2 Understory Trees, 8 Evergreen Shrubs per 100 linear feet

Option 2: 10ft, 2 Canopy Trees, 2 Understory Trees, 12 Evergreen Shrubs Per 100 linear feet

Required Opacity: Semi-opaque (i.e., having only seasonal horizontal openings not exceeding 25% of the total width from the ground to a height of 6 feet within 2 years of planting)

Sidewalks to adjacent parcels are required in the GB zoning district. UDO 6.3

Please identify the adjacent land uses to the site.

A full lighting plan is required at the Civil Submittal. More information on the required lighting plan can be found in section 7.3 of the UDO.

A full signage plan is required at the Civil Submittal. This is a separate permit that is process through our Zoning Department. More information on signage requirements can be found in section 7.4 of the UDO.

For the outdoor storage yard use type, All gas and oil shall be drained from vehicles stored or placed in any outdoor storage yard. UDO section 5.9.10.D.2. This would be a different use type than the designated "Storage-Self Service Mini".

Advisory Comments:

The proposed Zoning from RUB to General Business would be considered spot zoning which is illegal in the State of South Carolina. Staff would not be able to support this rezoning proposal.

The applicant would need to go through the Minor Subdivision Process to divide the portion of TM Number 0058-00-0064.00 from the car wash. The minor plat would be approved if the rezoning has been approved.

E911 Address - Sandra Burton - (803) 416-9325
sburton@lanc911.com

Approved

Review Comments:

One address will be issued for the site and each building will be issued a number. Addresses will be issued during Civil Phase. At that time please send a CAD file of the footprints of buildings.

LC Water & Sewer District - Erin Evans - 8032856919
eevans@lcwasd.org

Conditional

Review Comments:

If water is needed for this site, a submittal will need to be made to LCWSD according to our Water and Wastewater Extension Policy.

LCWSD is a separate entity from the County. We have our own submittal requirements. Please check our website, www.lcwasd.org, under the Developers tab for our policies and procedures.

Review Comments:

This review is a general access location review only and does not include required driveway widths, radius returns, pavement design or any other details. A full review for compliance with the SCDOT ARMS manual will be conducted when the SCDOT permit is applied for.

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2024-1895

Contact Person / Sponsor: Sabrena Harris / Finance Director

Department: Finance

Date Requested to be on Agenda: 3/25/2024

Council Action Requested:

Amendment to the FY 2024 Budget for the following:

- Utilize fund balance for the cost overruns for 2 ambulances
- Authorize the use of ARPA funds towards purchase of the Elections and Fleet Facility
- Utilize fund balance to complete purchase of the Elections and Fleet Facility
- Utilize fund balance to upfit and modify the new Elections and Fleet Facility, as well as address any purchase closing expenses and moving needs for the two departments.

Strategic Plan Focus Area Alignment:

Points to Consider:

This budget amendment authorizes the utilization of \$2 million of American Rescue Plan Act (ARPA) funding and \$2.25 million from general fund balance towards the purchase of an Elections and Fleet facility.

An additional \$950,000 of general fund balance will be used to upfit and modify the new Elections and Fleet Facility, as well as address any purchase closing expenses and moving needs for the two departments, including potential new shelving.

This budget amendment also provides for a transfer of \$108,592 from the general fund balance into the EMS department budget to cover overrun costs for 2 ambulances budgeted in FY 23

EMS is still waiting for delivery of two ambulances that were funded in the FY23 budget. They are tentatively scheduled to arrive in June 2024.

\$700,000 was budgeted in FY23 for the two ambulances, but costs have escalated and the additional equipment such as the stretcher, Cardiac Monitor and radios, which combined total \$71,920.56, are leading to cost overruns.

EMS staff has eliminated some of the amenities in the ambulances to reduce costs, but with the main equipment needed (stretcher, cardiac monitor and radios) each ambulance will still be over budget by \$54,296, for a total of \$108,592 for the two ambulances.

Funding and Liability Factors:

ARPA - Elections and Fleet facility	\$2,000,000
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Fund Balance	\$3,308,592
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- Elections and Fleet facility
- Cost overrun, 2 ambulances

Recommendation:

Approve the budget amendment and authorize the use of ARPA funds.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2024-1895	3/7/2024	Ordinance

STATE OF SOUTH CAROLINA

)

ORDINANCE NO. 2024-1895

COUNTY OF LANCASTER

)

)

~~Indicates Matter Stricken~~

Indicates New Matter

AN ORDINANCE

TO AMEND ORDINANCE NO. 2023-1849, RELATING TO THE APPROPRIATION OF FUNDS AND THE APPROVAL OF A DETAILED BUDGET FOR LANCASTER COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2023, AND ENDING JUNE 30, 2024 (FY 2023-2024), TO FURTHER PROVIDE FOR REVENUES AND EXPENDITURES DURING THE FISCAL YEAR; AND TO PROVIDE FOR MATTERS RELATED THERETO.

Be it ordained by the Council of Lancaster County, South Carolina:

Section 1. Appropriations; Detailed Budget.

(a) Section 2 and Section 4. of Ordinance No. 2023-1849 are amended to read:

A. Subject to the terms and conditions of this ordinance, the sums of money set forth below, if so much is necessary, are appropriated from the General Fund of the County and other applicable funds as specified, to meet the ordinary expenses, including debt service, of county government for the fiscal year beginning July 1, 2023, and ending June 30, 2024 (FY 2023-2024):

APPROPRIATIONS	AMOUNT
Airport Fund	376,738
Capital Improvement Fund	3,901,970
Capital Project Sales Tax 2 Fund	16,500,000
County Debt Fund	4,511,750
County Transportation Committee Fund	19,379,024
Court Mandated Security Fund	2,088,988
E-911 Fund	1,623,052
General Fund	90,010,178 86,701,586
Hospitality Tax Fund	1,900,000
Indian Land Fire Protection District Fund	364,410
Local Accommodations Tax Fund	120,000
Pleasant Valley Fire Protection District Fund	416,186
Victims Services Fund	47,000
State Accommodations Tax Fund	224,250
Stormwater Fund	2,825,512
Van Wyck Fire Protection District Fund	155,520
Capital Project Sales Tax 3 Fund	29,001,500
Indian Land Consolidated Fire District	3,980,481

(b) The County Administrator is authorized to adjust the detailed operating budget for the County, as contained in the adopted FY 2023-2024 Annual Budget, as previously approved by Council via Ordinance No. 2023-1849, for the following items:

		<u>Revenue</u>	<u>Expense</u>
<u>General Fund</u>	<u>Supplemental Revenue - Fund Balance</u>	<u>\$2,250,000</u>	
<u>General Fund</u>	<u>Elections and Fleet Facility - building and land</u>		<u>\$2,250,000</u>
<u>General Fund</u>	<u>Supplemental Revenue - Fund Balance</u>	<u>\$950,000</u>	
<u>General Fund</u>	<u>Elections and Fleet Facility - upfit</u>		<u>\$950,000</u>
<u>General Fund</u>	<u>Supplemental Revenue - Fund Balance</u>	<u>\$108,592</u>	
<u>General Fund</u>	<u>EMS - Overrun Costs for 2 Ambulances</u>		<u>\$108,592</u>

Section 4. American Rescue Plan Act (ARPA) Authorization.

County Council authorization to appropriate ARPA funds totaling \$2 million towards purchase of an Elections and Fleet facility

Section 5. Severability.

If any section, subsection or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

Section 6. Conflicting Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained in the Lancaster County Code or other County ordinances, the provisions contained in this ordinance supersede all other provisions and this ordinance is controlling.

Section 7. Effective Date.

This ordinance is effective upon third reading.

SIGNATURES FOLLOW ON NEXT PAGE.

AND IT IS SO ORDAINED, this _____ day of April, 2024.

LANCASTER COUNTY, SOUTH CAROLINA

Steve Harper, Chair, County Council

Billy Mosteller, Secretary, County Council

ATTEST:

Sherrie Simpson, Clerk to Council

First Reading:	March 11, 2024
Second Reading:	March 25, 2024
Public Hearing:	April 8, 2024
Third Reading:	April 8, 2024

Approved as to form:

Virginia L. Merck-Dupont, County Attorney

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Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2024-1898
Contact Person / Sponsor: Ginny Merck-Dupont / County Attorney
Department: Attorney
Date Requested to be on Agenda: 3/25/2024

Council Action Requested:

Council is being asked to approve this Ordinance removing the current Council Rules of Procedures and, then, on the 3rd Reading of the Ordinance, Council will also adopt new and updated Rules of Procedure via Resolution.

Strategic Plan Focus Area Alignment:

Points to Consider:

County Council's current Rules of Procedure were adopted August 10, 2020, which helped to address many of the issues facing governing bodies during the COVID Pandemic.

The current Rules of Procedure mirror the Model Rules of Parliamentary Procedures for South Carolina Counties published by the South Carolina Association of Counties with some modifications to work with existing Lancaster County practices and procedures.

The current Rules of Procedure include a great deal of verbatim statutory law, particularly in regards to FOIA requirements. County Council's current Rules of Procedure are also required to be utilized by all Boards and Commissions for which the County Council appoints a majority of the members.

As was discussed during the Council Retreat, and March COW meeting, the update to Council's Rules of Procedure will help define current practices and streamline the rules to allow for uniformity across Council appointed Boards and Commissions.

A combination of adjustments to certain current rules along with prior rules, and some new rules, are being suggested for Council's consideration and adoption at the April 22nd Council Meeting via resolution.

This ordinance is a necessary step in the process to remove the current Rules and then adopt the new rules in April.

Funding and Liability Factors:

There are no funding or liability factors regarding this Ordinance.

Recommendation:

Approve the Ordinance as written.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance No. 2024-1898	3/21/2024	Ordinance

STATE OF SOUTH CAROLINA

)

ORDINANCE NO. 2024-1898

COUNTY OF LANCASTER

)

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~~Indicates Matter Stricken~~

Indicates New Matter

AN ORDINANCE

TO AMEND THE LANCASTER COUNTY CODE, RELATING TO PARLIAMENTARY PROCEDURES/RULES OF PROCEDURE FOR COUNCIL MEETINGS, INCLUDING COMMITTEE MEETINGS, AND ALL BOARDS AND COMMISSIONS FOR WHICH COUNTY COUNCIL APPOINTS A MAJORITY OF MEMBERS.

WHEREAS, the Lancaster County Council wishes to amend the ordinance which organized and set forth the rules and regulations for the transaction of business of the Lancaster County Council; and

WHEREAS, the current Parliamentary Procedures were adopted by Lancaster County Council on August 10, 2020 and mirror the Model Rules of Parliamentary Procedures for South Carolina Counties published by the South Carolina Association of Counties with modifications to work with existing Lancaster County Council practices and procedures; and

WHEREAS, the current Parliamentary Procedures include a great deal of verbatim statutory law; and

WHEREAS, Lancaster County Council's Parliamentary Procedures are also required to be utilized by all Boards and Commissions for which Lancaster County Council appoints a majority of the members; and

WHEREAS, the Lancaster County Council wishes to adopt new Parliamentary Procedures which will better address the current practices of the Lancaster County Council and which will be better streamlined for the additional use by all Boards and Commissions for which Lancaster County Council appoints a majority of the members; and

WHEREAS, the Lancaster County Council will adopt new Parliamentary Procedures in accordance with South Carolina Code Annotated §4-9-110 via Resolution upon third reading of this Ordinance in order to ensure there is no lapse in Parliamentary Procedures for Lancaster County Council and all Boards and Commissions for which Lancaster County Council appoints a majority of the members.

NOW, THEREFORE, BE IT ORDAINED by the Council of Lancaster County, South Carolina:

Section 1. Chapter 2, Article II, Section 2-41 through Section 2-60 of the Lancaster County Code are hereby repealed and deleted.

Section 2. Chapter 2, Article II, is hereby amended as follows:

Sec. 2-61. – ~~Committee of the whole.~~ Applicability of Lancaster County Council Rules of Parliamentary Procedure/Rules of Procedure.

~~A committee of the whole may be convened by the council chair, and include all members of council, to receive information regarding unique, special or complex matters. The Lancaster County Council Rules of Parliamentary Procedure/Rules of Procedure adopted via Resolution by County Council in accordance with South Carolina Code Annotated §4-9-10 shall apply to all meetings of county council, including committee meetings, and to all boards and commissions for which the county council appoints a majority of the members.~~

2.62 – ~~Reserved.~~ Committee of the whole.

A committee of the whole may be convened by the council chair, and include all members of council, to receive information regarding unique, special or complex matters.

Section 3. If any section, subsection or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

Section 4. To the extent this ordinance contains provisions that conflict with provisions contained elsewhere in the Lancaster County Code, other County ordinances, or the adopted bylaws and rules of procedure for existing boards and commission, the provisions contained in this ordinance supersede all other provisions and this ordinance is controlling.

Section 5. This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2024.

<signature page follows>

LANCASTER COUNTY, SOUTH CAROLINA

Steve Harper
Chair, County Council

Billy Mosteller
Secretary, County Council

ATTEST:

Sherrie Simpson, Clerk to Council

First Reading: March 25 2024
Second Reading: April 8, 2024
Third Reading: April 22, 2024

Approved as to form:

Virginia L. Merck-Dupont, County Attorney

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2024-1899
Contact Person / Sponsor: Ginny Merck-Dupont / County Attorney
Department: Attorney
Date Requested to be on Agenda: 3/25/2024

Council Action Requested:

Council is being asked to approve this Ordinance removing the current personnel policies and, then, on the 3rd Reading of the Ordinance, Council will also adopt new and updated personnel policies.

Strategic Plan Focus Area Alignment:

High Performance

Intentionally and intensely cultivate a culture of high performance throughout the County workforce.

Points to Consider:

Lancaster County's current personnel policy was adopted in September, 2010 with some revisions occurring later in 2010, 2012 and 2019. A revised personnel policy is being compiled in conjunction with the assistance of an outside labor and employment attorney in order to address an evolving workforce, as well as newly enacted or amended state and/or federal laws and to support South Carolina Retirement Systems and State Health Plan (PEBA – SC Public Employee Benefit Authority) policies.

The revised personnel policy will include approximately 39 additional and/or significantly altered policies from what was adopted in 2010.

The revised personnel policy will be presented to County Council for adoption via resolution, based on Council Retreat discussion, and March COW meeting, to allow for more expedient adoption and amendments as well as account for changes in employment law which are happening constantly.

The revised personnel policy will be proposed for adoption at the April 22, 2024 County Council Meeting.

This ordinance is a necessary step in the process to remove the current policies and then adopt the new policies in April.

Funding and Liability Factors:

The updating of the personnel policies have no funding or liability factors.

Recommendation:

Approve the Ordinance as written.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2024-1899	3/21/2024	Ordinance

STATE OF SOUTH CAROLINA

)

ORDINANCE NO. 2024-1899

COUNTY OF LANCASTER

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~~Indicates Matter Stricken~~

Indicates New Matter

AN ORDINANCE

TO AMEND THE LANCASTER COUNTY CODE, SPECIFICALLY CHAPTER 2, ARTICLE IV, RELATING TO THE LANCASTER COUNTY PERSONNEL POLICY.

WHEREAS, the Lancaster County Council wishes to amend the Lancaster County Code of Ordinances as it relates to the Lancaster County Personnel policy provisions; and

WHEREAS, the most current Lancaster County Personnel Policy was adopted by Lancaster County Council in September, 2010 with additional revisions occurring at the end of the 2010 calendar year and in calendar years 2012 and 2019; and

WHEREAS, as a result of an evolving workforce coupled with changing dynamics in the workplace and events such as the pandemic, an updated personnel policy is needed; and

WHEREAS, new personnel policy is also necessary in order to address newly enacted or amended state and/or federal laws as well as to support South Carolina Retirement Systems and State Health Plan (PEBA – SC Public Employee Benefit Authority) policies; and

WHEREAS, the Lancaster County Council wishes to adopt a new personnel policy which will better address the current practices of Lancaster County and which will better address an evolving workforce and ensure compliance with state and federal laws as well as South Carolina PEBA policies; and

WHEREAS, the Lancaster County Council will adopt a new personnel policy in accordance with South Carolina Code Annotated §4-9-30(7) via Resolution upon third reading of this Ordinance in order to ensure there is no lapse in personnel policies for Lancaster County.

NOW, THEREFORE, BE IT ORDAINED by the Council of Lancaster County, South Carolina:

Section 1. Chapter 2, Article IV, Sec. 2-133 is hereby amended as follows:

Sec. 2-133. - County personnel policy adopted by ~~ordinance~~ resolution.

The county administrator shall prepare, and as the need arises recommend amendments to, personnel policy document for Lancaster County Government. County council shall adopt such county personnel policy and amendments thereto by ~~ordinance~~ resolution.

Section 2. If any section, subsection or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

Section 3. To the extent this ordinance contains provisions that conflict with provisions contained elsewhere in the Lancaster County Code, other County ordinances or resolutions, the provisions contained in this ordinance supersede all other provisions and this ordinance is controlling.

Section 4. This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2024.

<signature page follows>

LANCASTER COUNTY, SOUTH CAROLINA

Steve Harper
Chair, County Council

Billy Mosteller
Secretary, County Council

ATTEST:

Sherrie Simpson, Clerk to Council

First Reading: March 25 2024
Second Reading: April 8, 2024
Third Reading: April 22, 2024

Approved as to form:

Virginia L. Merck-Dupont, County Attorney

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2024-1900

Contact Person / Sponsor: A. Hardin / Planning

Department: Planning

Date Requested to be on Agenda: 3/25/2024

Council Action Requested:

Hold Public Hearing and approve 1st Reading of the Ordinance approving the Lancaster 2040 Comprehensive Plan.

Strategic Plan Focus Area Alignment:

Quality Development

Consider the adoption of the County's Comprehensive Plan and implement the approved recommendations.

Points to Consider:

Current Draft available for review at http://www.lancaster2040.com/images/Lancaster_2040_County_Council_Draft.pdf (which is Exhibit A to Ordinance 2024-1900).

The Planning Commission recommended approval at a special meeting held February 15, 2024. Amendments requested by the Planning Commission are outlined in the attached slide presentation.

Funding and Liability Factors:

The Comprehensive Plan was funded in last year's budget.

State law citations:

- 1) The General Assembly of South Carolina enacted in 1994 an amendment to the Code of Laws of South Carolina by adding Chapter 29 to Title 6, "South Carolina Local Government Comprehensive Planning Enabling Act of 1994" (the Planning Enabling Act), and repealing all previously enacted planning Acts and Codes.
- 2) The Planning Enabling Act requires that the local planning commission develop and maintain a planning process which will result in the systematic preparation and continued reevaluation and updating of those elements considered critical, necessary, and desirable to guide the development and redevelopment of its area of jurisdiction.
- 3) The planning process shall include the development of a Comprehensive Plan which shall consist of a population element, an economic element, a natural resource element, a cultural resource element, a community facilities element, a housing element, a land use element, a transportation element, a priority investment element, and, as added in 2023, a resiliency element.
- 4) The Planning Enabling Act requires Lancaster County to review the Comprehensive Plan or elements of the Comprehensive Plan on a five-year schedule and update the entire Comprehensive Plan at least every ten years; the last plan was adopted in 2014 and covered land use and growth until 2024.

Recommendation:

Deliberate the changes and additions requested by the Planning Commission, make any additional changes Council agrees upon, and then chose one of the following:

- Approve first reading of the document with all changes requested by the Planning Commission and all changes Council agrees upon.
- Approve first reading of the document with selected changes requested by the Planning Commission and all changes Council agrees upon.

- Approve the document as-is for first reading.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2024-1900	3/21/2024	Ordinance
Changes and Proposed Amendments	3/21/2024	Presentation
Public Hearing Notice for Resolution 1258-R2024	3/6/2024	Public Hearing Notices

STATE OF SOUTH CAROLINA

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ORDINANCE NO. 2024-1900

COUNTY OF LANCASTER

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AN ORDINANCE

TO ADOPT AN UPDATED COMPREHENSIVE PLAN TITLED *LANCASTER 2040 COMPREHENSIVE PLAN*; AND TO PROVIDE FOR MATTERS RELATED THERETO.

Be it ordained by the Council of Lancaster County, South Carolina:

Section 1. Findings and Determinations.

The Council finds and determines that:

- 1) the General Assembly of South Carolina enacted in 1994 an amendment to the Code of Laws of South Carolina by adding Chapter 29 to Title 6, “South Carolina Local Government Comprehensive Planning Enabling Act of 1994” (the Planning Enabling Act), and repealing all previously enacted planning Acts and Codes; and
- 2) the Planning Enabling Act requires that the local planning commission develop and maintain a planning process which will result in the systematic preparation and continued reevaluation and updating of those elements considered critical, necessary, and desirable to guide the development and redevelopment of its area of jurisdiction; and
- 3) the planning process shall include the development of a Comprehensive Plan which shall consist of a population element, an economic element, a natural resource element, a cultural resource element, a community facilities element, a housing element, a land use element, a transportation element, a priority investment element, and, as added in 2023, a resiliency element; and
- 4) the Comprehensive Plan is an expression of the County Council’s policy directives input from more than 2,000 County stakeholders, reflecting prudent and efficient use of public funds, guidelines for future development and redevelopment within the County’s jurisdiction and thoughtful consideration of the physical and fiscal impact on property owners; and
- 5) the Planning Enabling Act requires Lancaster County to review the Comprehensive Plan or elements of the Comprehensive Plan on a five-year schedule and update the entire Comprehensive Plan at least every ten years; and

- 6) as directed by the Lancaster County Council, the Planning Commission and Planning staff have undertaken the process of collecting information and public input for the updating of the *COMPREHENSIVE PLAN 2014-2024*; and
- 7) on February 15, 2024, in a session duly assembled and properly advertised, the Lancaster County Planning Commission recommended edits and adoption of the proposed Lancaster 2040 Comprehensive Plan; and
- 8) Lancaster County Council held a public hearing on March 25, 2024 on the proposed Lancaster 2040 Comprehensive Plan.

Section 2. Approval of Updated Comprehensive Plan.

A. The updated comprehensive plan for Lancaster County, titled *Lancaster 2040 Comprehensive Plan*, attached to this ordinance as Exhibit A and incorporated into this ordinance by reference as if the updated comprehensive plan was set out in this ordinance in its entirety, is adopted and approved. The updated comprehensive plan applies in the unincorporated areas of the county and in those municipalities that have adopted it.

Section 3. Severability.

If any section, subsection or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

Section 4. Conflicting Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained in the Lancaster County Code or other County ordinances, the provisions contained in this ordinance supersede all other provisions and this ordinance is controlling.

Section 5. Effective Date.

This ordinance is effective upon third reading.

SIGNATURES FOLLOW ON NEXT PAGE.

AND IT IS SO ORDAINED, this _____ day of April, 2024.

LANCASTER COUNTY, SOUTH CAROLINA

Steve Harper, Chair, County Council

Billy Mosteller, Secretary, County Council

ATTEST:

Sherrie Simpson, Clerk to Council

First Reading: March 25, 2024
Public Hearing: March 25, 2024
Second Reading: April 8, 2024
Third Reading: April 22, 2024

Approved as to form:

Virginia Merck-Dupont, County Attorney

Exhibit A to Ordinance No. 2024-1900

Lancaster 2040 Comprehensive Plan

See attached.

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Lancaster 2040

COMPREHENSIVE PLAN

COUNTY COUNCIL DRAFT
MARCH 2024

Public Meeting Attendee Comments

Southern Lancaster

- Discussion around public housing, homelessness, and needed public health and social services in the rural portions of the County

Greater Lancaster

- Discussion around infrastructure impacts (particularly related to Edgewater), the need for downtown revitalization, and public health / childcare services needed in rural portions of the County

Panhandle

- Discussion around growth management, schools, infrastructure, traffic, services / EMS, a moratorium, and similar growth-related concerns

Online Public Comments Received

28 total comments:

- Several comments about the Future Land Use Map
- Comments both for and against dense development
- Questions about implementation and monitoring the plan
- Concerns over schools, infrastructure, water services, traffic, and EMS
- Concerns about the City of Lancaster
- Specific comments about miscellaneous topics (post office, recreation, etc.)

Changes from Initial Public Review Draft

Total Changes

117

Content

45 Replacements

43 Insertions

29 Deletions

Changes to Draft Plan – County Strategy: *Managing Growth*

- **Added LC 1.4:** create a housing committee to study and better define affordable housing, promote housing options, and increase options
- **Added LC 1.5:** consider the development of a Transfer of Development Rights (TDR) program to help protect agricultural lands

LC 1.4						
Create a housing committee to study and better define affordable housing, help promote housing options, and help increase housing options in the county. Coordinate with Communications and Marketing to improve public opinion of housing options.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

LC 1.5						
Consider the development of a Transfer of Development Rights (TDR) program that would help to protect agricultural lands while promoting greater density in identified growth areas in the County.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

Changes to Draft Plan – County Strategy: *Economic Growth*

- **Changed LC 2.4:** to be more specific regarding economic development goals

LC 2.4						
Coordinate with the City of Lancaster, the Lancaster County Water and Sewer District, the Catawba COG, and the South Carolina Department of Transportation to ensure that areas designated for economic growth have the necessary infrastructure to be competitive with regional / national peer sites.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

Changes to Draft Plan –

County Strategy: *Sustainable Transportation*

- **Changed LC 3.3:** to be more broadly about alternative transportation
- **Changed LC 3.8:** to be more specific about funding sources for priority projects

LC 3.3						
Identify opportunities throughout the County to improve alternative transportation options, such as bicycling and pedestrian facilities in areas where meaningful connections can be established within and between existing and planned residential developments and key destinations such as shopping areas, schools, parks, and similar places.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

LC 3.8						
Utilize the additional 1% transportation sales tax option in conjunction with requirements for development concurrency and similar tools (like grants) to fund and construct priority transportation improvements.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

Changes to Draft Plan – County Strategy: *Resilient Services*

- **Added to LC 4.1:** and explore flexible work options that will help to attract and retain employees
- **Edited LC 4.6:** to include mental health issues
- **Added LC 4.7:** consider developing a County-wide housing needs assessment, with a particular focus on determining any unmet residential needs in rural portions of the County

LC 4.1						
As staffing continues to be a major challenge for service delivery, consider the preparation of a compensation study to determine the ability of the County to compete for human resources in the regional marketplace and explore whether flexible work options will help to attract and retain employees.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

LC 4.6						
Explore opportunities with community partners to develop greater resources within the County to address homelessness, substance abuse, and mental health challenges.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

LC 4.7						
Consider developing a County-wide housing needs assessment, with a particular focus on determining any unmet residential needs in rural portions of the County.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

Changes to Draft Plan – County Strategy: *Natural Environment*

- **Added to LC 5.2:** to partner with Katawba Valley Land Trust

LC 5.2

Partner with the Katawba Valley Land Trust to ensure that the County's Unified Development Ordinance has ample environmental protection standards and provisions to protect and enhance water quality.

Growth

Balance

Vibrance

Service

Sustainability

Prosperity

Mobility

Changes to Draft Plan – County Strategy: *Parks & Recreation*

- **Edited LC 6.4:** expand to identifying more County park sites

LC 6.4						
As the development of the new Regional Park continues, begin identifying potential sites for additional County parks and recreational facilities.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

Changes to Draft Plan – County Strategy: *Community Building*

- **Expanded LC 7.4:** to assisting with the implementation of the Downtown Revitalization Plan

LC 7.4						
Work with the City of Lancaster on implementing the City's Downtown Revitalization Plan to help strengthen its position as the cultural center of Lancaster County.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

Changes to Draft Plan – County Strategy: *Community Beautification*

- **Added to LC 8.4:**
emphasizing the use of native plants and trees
- **Added LC 8.5:**
investigate the feasibility of creating a Community Appearance Board to review highway corridor overlay district projects
- **Added LC 8.6:** develop a neighborhood garden assistance program where County staff help neighborhoods identify property options for gardens. Create policies that enable neighborhoods to install gardens

LC 8.4						
Develop enhanced commercial landscaping and appearance standards for non-residential uses which front on major highway corridors in the County; emphasizing the use of native plants and trees.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

LC 8.5						
Investigate the feasibility of creating a Community Appearance Board to review highway corridor overlay district projects.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

LC 8.6						
Develop a neighborhood garden assistance program where County staff help neighborhoods identify property options for gardens. Create policies that enable neighborhoods to install neighborhood gardens.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

Changes to Draft Plan – Panhandle Strategy: *Growth Management*

- **Added to PA 1.1:** this will include transportation infrastructure, utilities, emergency services, and schools
- **Added to PA 1.2:** create a standing committee to monitor the effectiveness of growth management implementation and study additional implementation options
- **Changed PA 1.4:** removed TDR program and added “Commit to holding neighborhood meetings to discuss potential changes in land use patterns prior to considering rezonings”

PA 1.1						
Direct new development into growth areas identified on the Future Land Use Map and enforce concurrency standards to ensure that sufficient infrastructure and service capacity exists prior to development approval. This will include transportation infrastructure, utilities, emergency services, and schools.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

PA 1.2						
Limit growth in the rural areas of the Panhandle where public infrastructure and services are not in place to support urban development. Create a standing committee to monitor the effectiveness of growth management implementation efforts and study additional implementation options.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

PA 1.4						
Commit to holding neighborhood meetings to discuss potential changes in land use patterns prior to considering rezonings.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

Changes to Draft Plan – Panhandle Strategy: *Connecting Development*

- **Edited PA 2.5:** to focus on connection to Ballantyne
- **Added PA 2.6:** to provide recreation along the Catawba River

PA 2.5						
Study the feasibility of extending CATS express bus service to the Panhandle to connect the growing population with Ballantyne and the Lynx Blue Line I-485 station.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

PA 2.6						
Explore opportunities to provide recreational access / park land on the Catawba River to connect the community to the river, while maintaining protections discussed in other sections of this plan.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

Changes to Draft Plan – Panhandle Strategy: *Service Needs*

- **Combined PA 3.3 and 3.4:** to improving staffing, training, and availability of all emergency response service agencies in the Panhandle
- **Removed PA 3.5:** consider developing a measured and intentional plan to help facilitate the incorporation of the urban area of the Panhandle into a municipality

PA 3.3						
Commit to improving the staffing, training, and availability of emergency response service agencies (Sheriff's Office, fire departments, EMS) in the Panhandle to a level that is commensurate with the needs of a growing urban area.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

Changes to Draft Plan –

Greater Lancaster Strategy: *Balancing Growth*

- **Added GL 1.4:** encourage renovations/redevelopment of existing housing and neighborhoods, where infrastructure already exists and housing stock needs to be improved or made code compliant. Seek out grants
- **Added GL 1.5:** add a grant writing position to Development Services or Admin staff and secure grants to improve housing conditions
- **Added GL 1.6:** investigate how to attract non-traditional housing developers to improve housing stock in Greater Lancaster area
- **Added GL 1.7:** create small area plans for areas between Lancaster and Highway 5 to capture residents' vision for their growth areas

GL 1.4						
Encourage renovations/redevelopment of existing housing and neighborhoods, where infrastructure already exists and housing stock needs to be improved or made code compliant. Seek out grant opportunities to help implement this goal.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

GL 1.5						
Add a grant writing position to Development Services or Admin staff and direct them to research, seek, and secure grants to improve housing conditions.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

GL 1.6						
Investigate how to attract non-traditional housing developers to improve the stock of housing options in the Greater Lancaster area.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

GL 1.7						
Create small area plans (SAPs) for areas between Lancaster and Highway 5 to capture the resident's vision for their growth areas.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

Changes to Draft Plan –

Greater Lancaster Strategy: *Balancing Growth*

- **Added GL 1.4:** encourage renovations/redevelopment of existing housing and neighborhoods, where infrastructure already exists and housing stock needs to be improved or made code compliant. Seek out grants
- **Added GL 1.5:** add a grant writing position to Development Services or Admin staff and secure grants to improve housing conditions
- **Added GL 1.6:** investigate how to attract non-traditional housing developers to improve housing stock in Greater Lancaster area
- **Added GL 1.7:** create small area plans for areas between Lancaster and Highway 5 to capture residents' vision for their growth areas

GL 1.4						
Encourage renovations/redevelopment of existing housing and neighborhoods, where infrastructure already exists and housing stock needs to be improved or made code compliant. Seek out grant opportunities to help implement this goal.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

GL 1.5						
Add a grant writing position to Development Services or Admin staff and direct them to research, seek, and secure grants to improve housing conditions.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

GL 1.6						
Investigate how to attract non-traditional housing developers to improve the stock of housing options in the Greater Lancaster area.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

GL 1.7						
Create small area plans (SAPs) for areas between Lancaster and Highway 5 to capture the resident's vision for their growth areas.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

Changes to Draft Plan – Greater Lancaster Strategy: *Connecting Destinations*

- **Added GL 4.4:** develop corridor plan for SC Highway 5 and SC Highway 9

GL 4.4						
Develop corridor plan for SC Highway 5 and SC Highway 9.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

Changes to Draft Plan –

Southern Lancaster Strategy: *Facilitating Growth*

- **Edited SL 1.2:** to include educating property owners of benefits of agricultural preservation, agritourism, and outdoor recreation

SL 1.1						
Coordinate with the municipalities to direct development, particularly in the form of residential subdivisions, towards the designated Municipal Growth Areas around Heath Springs and Kershaw.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

Changes to Draft Plan –

Southern Lancaster Strategy: *Rural Communities*

- **Edited SL 2.4:** removed County-wide housing needs assessment and replaced with “Dedicate resources from EDC to identifying and developing employment generating industrial projects that are easily accessible to residents in Southern Lancaster”

SL 2.4						
Dedicate resources from the Lancaster County EDC to identifying and developing employment generating industrial projects that are easily accessible to residents in Southern Lancaster.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

Additional Changes to Draft Plan – Proposed by Staff, Accepted by Planning Commission

- Incorporate a list of outside plans by reference. Examples include:
 - Lancaster County local government comprehensive plans
 - RFATS transportation plans
 - SCDOT plans
 - Thread Trail Master Plan
- Add a new supporting action under LC-4 Resilient Services to support the implementation of the recommendations of the Lancaster County Hazard Mitigation Plan.

Additional Changes to Draft Plan – Proposed by Planning Commission

- Convert “consider” to action words

(1.1) LC 1.5: Consider the development of a Transfer of Development Rights (TDR) program that would help to protect agricultural lands while promoting greater density in identified growth areas in the County. **RECOMMENDED CHANGE:** Replace “consider the development of a” with “Develop a.”

(1.2) LC 3.1: Consider creating a County Transportation Planner position to pursue more proactive policies related to development review for traffic impacts, helping to assist state and regional transportation partners in the review process for existing projects and planning for future initiatives. **RECOMMENDED CHANGE:** Leave as-is, as this position may need additional research before determining the best course of action.

(1.3) LC 4.1: As staffing continues to be a major challenge for service delivery, consider the preparation of a compensation study to determine the ability of the County to compete for human resources in the regional marketplace and explore whether flexible work options will help to attract and retain employees. **RECOMMENDED CHANGE:** Replace “consider the preparation of” with “Prepare.”

(1.4) LC 4.7: Consider developing a County-wide housing needs assessment, with a particular focus on determining any unmet residential needs in rural portions of the County. **RECOMMENDED CHANGE:** Replace “Consider developing” with “Develop.”

Additional Changes to Draft Plan – Proposed by Planning Commission

- Convert “consider” to action words

(1.5) LC 5.4: Consider the adoption of regulations within the Unified Development Ordinance to promote the preservation of the existing tree canopy, and ensure that legacy trees which are outside of forestry management areas are protected from clear cutting practices. **RECOMMENDED CHANGE:** Replace “Consider the adoption of” with “Adopt.”

(1.6) GL 2.2: Consider opportunities for the County Historical Commission to partner with the City of Lancaster to promote historic property renovation and market historic properties in downtown. **RECOMMENDED CHANGE:** Replace “Consider” with “Identify.”

(1.7) SL 2.3: Consider requiring the dedication of right-of-way for the Carolina Thread Trail when new development is proposed in Southern Lancaster. Ensure similar requirements are adopted by the towns of Kershaw and Heath Springs. **RECOMMENDED CHANGE:** Replace “Consider requiring” with “Require.”

(1.8) SL 3.3: Consider initiating regular check-in meetings with the municipalities to ensure that the County is providing adequate services in this region of the County. **RECOMMENDED CHANGE:** Replace “Consider initiating” with “Initiate.”

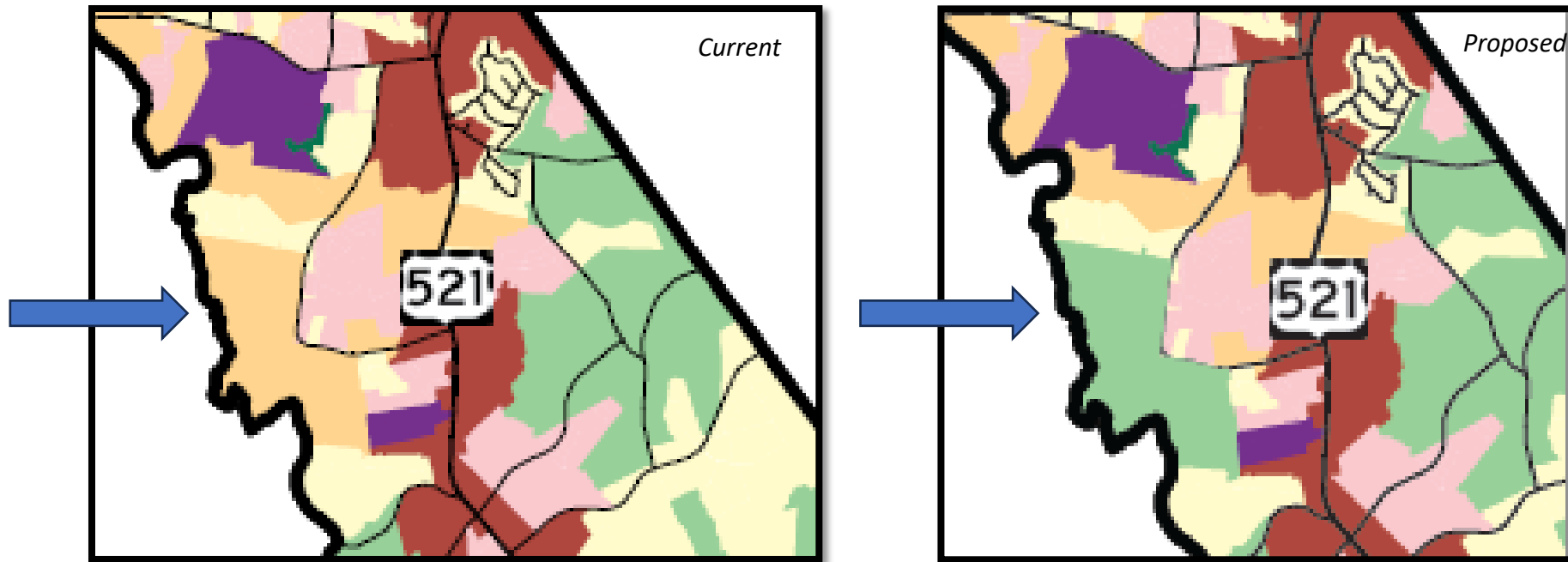
Additional Changes to Draft Plan – Proposed by Planning Commission

- Include an annual review of the plan, with implementation reports to the Planning Commission and County Council
 - Proposed paragraph under “Implementation Strategies” explanation at the beginning of the document

On an annual basis, the Planning Commission and County Council should review the progress made toward the implementation strategies within this Plan, developing an implementation status report. This tool shall be used to monitor the ongoing implementation of the Plan, ensuring the County moves toward its vision for the future.

Additional Changes to Draft Plan – Proposed by Planning Commission

- Future Land Use Map – Change two tracts off Possum Hollow Rd from “growth” to “neighborhood”
- Comment: in the FLU, “neighborhood” designation relates to existing neighborhoods, so the tracts would be changed to “rural”



Additional Changes to Draft Plan – Proposed by Planning Commission

- Update School Capacity discussion (page 48)
 - Statement added about the schools being over-capacity

Current

The Lancaster County School District (LCSD) has projected its estimated enrollment through the 2032 - 2033 school year. The projections are based on historic attendance and estimated population growth throughout the District's existing schools. According to their most recent study, the District anticipates that all of the schools in the Panhandle, except Van Wyck Elementary, will be over capacity by the 2032 - 2033 school year. LCSD recently purchased property in the Panhandle to accommodate capacity issues.

Proposed

The Lancaster County School District (LCSD) has projected its estimated enrollment through the 2032 - 2033 school year. The projections are based on historic attendance and estimated population growth throughout the District's existing schools. According to their most recent study, the District anticipates that all of the schools in the Panhandle, except Van Wyck Elementary, will be over capacity by the 2032 - 2033 school year. In fact, the study shows that all of these schools are either at or over-capacity as of this school year. LCSD recently purchased property in the Panhandle to accommodate capacity issues.

Additional Changes to Draft Plan – Proposed by Planning Commission

- Include Mt Carmel AME Church & Campground in the cultural resource map



Form No. 10-300 (Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

PH0678147
FOR NPS USE ONLY
RECEIVED MAR 14 1979
DATE ENTERED MAY 10 1979

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME
HISTORIC Mount Carmel A.M.E. Zion Campground
AND/OR COMMON Mount Carmel A.M.E. Zion Campground

2 LOCATION
STREET & NUMBER State Highway #19, 500 yds. south of #19's intersection with State Highway #620
CITY, TOWN Lancaster S.C. VICINITY OF 5th
STATE South Carolina CODE 045 COUNTY Lancaster CODE 057

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE(plex)	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input checked="" type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> RELIGIOUS
		<input type="checkbox"/> NO	<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> OTHER

4 OWNER OF PROPERTY
NAME A.M.E. Zion Church Conference
STREET & NUMBER Dept. of Records and Research, P.O. Box 1401
CITY, TOWN Charlotte VICINITY OF North Carolina

5 LOCATION OF LEGAL DESCRIPTION
COURTHOUSE REGISTRY OF DEEDS, ETC. Lancaster County Courthouse
STREET & NUMBER 116 West Dunlap Street
CITY, TOWN Lancaster STATE South Carolina

6 REPRESENTATION IN EXISTING SURVEYS
TITLE Inventory of Historic Places in South Carolina
DATE 1973 (update) FEDERAL ☒ STATE ☐ COUNTY ☐ LOCAL ☐
DEPOSITORY FOR SURVEY RECORDS South Carolina Department of Archives and History
CITY, TOWN Columbia STATE South Carolina

Next Steps

- County Council Public Hearing (March 25)
- County Council Adoption (April)

The Lancaster News

980 N Woodland Drive
PO Box 640
Lancaster, SC 29721
803-283-1133

PUBLIC HEARING NOTICE

For the purpose of obtaining oral and written comments from the public regarding the following matters, the Lancaster County Planning Commission and County Council will conduct public hearings on Thursday, February 15, 2024 and Monday, March 25, 2024, respectively. The public hearings will take place at 6:00 PM at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

1. 2040 COMPREHENSIVE PLAN: The newly drafted Comprehensive Plan for Lancaster County will be presented for review and adoption.

Copies of the documents to be considered are available for public inspection in the office of the Lancaster County Planning Department located at 101 North Main Street, Lancaster, South Carolina. Persons requiring special arrangements due to handicap please call (803) 285-6005 at least 24 hours in advance.

Public comments may be made in person at the hearing or submitted in written format to be provided to the Planning Commission or to County Council at the public hearing. Comments made in person or in writing should be limited to three (3) minutes in duration if read aloud. Written comments may be submitted either by online submission by selecting the "public hearing comments" quick link located on the county website (<https://www.mylancastersc.org/>), email to SSimpson@lancastersc.net, or by mail addressed to Clerk to Council at 101 N. Main Street, Lancaster, SC 29720 with the Ordinance number or other appropriate identifier clearly referenced in the communication. At the public hearing and any adjournment of it, all interested persons may be heard either in person or by their designee or by submission of written comments.

I hereby certify that on the above notice published in The Lancaster News, a general circulation in Lancaster County, South Carolina, in accordance with law on January 13th 2024.

SWORN to before me this 15th day of

January, 2024

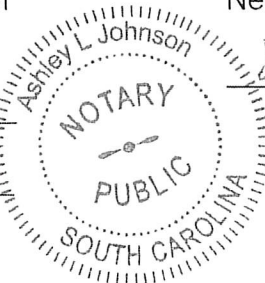
Ashley L Johnson

Notary Public for South Carolina

My Commission Expires: 01/30/2027

Newspaper Rep Signature

Kristi Rens



Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2024-1893 - HOLD

Contact Person / Sponsor: A. Hardin / Planning

Department: Planning

Date Requested to be on Agenda: 3/25/2024

Council Action Requested:

Approve three readings of Ordinance 2024-1893 in order to address Council's concerns and change the Unified Development Ordinance (UDO) in Chapter 2 to amend nonmetallic mineral product manufacturing from a use permitted with review to a conditional use and to invoke the pending ordinance doctrine.

Strategic Plan Focus Area Alignment:

Points to Consider:

This action is a result of County Council's discussion and concern for the establishment of asphalt plants in the heavy industrial zoned parcels without additional review, particularly by County Council.

Adding the conditional use requirement to these types of manufacturing would assure that County Council would have a review and final determination for this type of use.

This is the first time County Council would use the "Pending Ordinance Doctrine" which, if passes on first reading, would prohibit the issuance of a permit if the use is found to be in conflict with the proposed zoning changes.

Funding and Liability Factors:

N/A

Recommendation:

Approve the Ordinance.

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2024-1896 - HOLD

Contact Person / Sponsor: A. Hardin / Planning

Department: Planning

Date Requested to be on Agenda: 3/25/2024

Council Action Requested:

Consider proposed ordinance for use change to the Light Industrial Districts.

Strategic Plan Focus Area Alignment:

Points to Consider:

As discussed in previous Council meetings, there are uses currently allowed in the Light Industrial (LI) district list of permitted uses that are out of sync with the primary uses in LI districts. This ordinance seeks to remedy that.

Funding and Liability Factors:

N/A

Recommendation:

Approve Ordinance 2024-1896.