

Council Members

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

**County Administrator**

Dennis Marstall

County Attorney

John K. DuBose III

Clerk to Council

Sherrie Simpson

September 14, 2022

4:00 PM

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

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

AMENDED AGENDA

1. **Call to Order Chairman Steve Harper**
2. **Welcome and Recognition - Chairman Steve Harper**
3. **Pledge of Allegiance and Invocation - Council Member Terry Graham**
4. **Approval of 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 before the meeting. Please use the same link above in order to submit input/comments for Public Hearings.]

6. **Discussion and Action Items**

- a. Donation of the Old Library, Old Jail and Clemson Extension Building to the Historical Preservation Society - Dennis Marstall and John Craig
- b. Update on the Lancaster 2040 Comprehensive Plan - Ashley Davis
- c. Unified Development Ordinance Consultant Update - Presented by Kelly Cousino with White and Smith
- d. Potential Sell of County Owned Property on Pageland Highway - Dennis Marstall
- e. Discussion on Amending the Unified Development Ordinance (UDO) regarding Outdoor Shooting Ranges (Section 5.5.12) - Dennis Marstall

7. **Citizen Comments**

[If Council delays until end of meeting]

8. **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://mylancastersc.org/government/lancaster_county_council/County_Council_Meetings.php*

Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Dennis Marstall / Administration

Department: Administration

Date Requested to be on Agenda: 9/14/2022

Issue for Consideration:

The Lancaster County Society for Historical Preservation (LCSHP) is asking for the County to donate the historic Old Lancaster County Library building on the northeast corner of West Gay Street and French Street to them. They want to restore the building and recast it as the Lancaster County Archives Center. Furthermore, they would like for the County to consider the donation of the entire parcel of property, which would include the Old Library, the Old Jail and the Clemson Extension building. Since they will be investing in the updating and preservation of these buildings, they are asking the County to donate these buildings to them.

Points to Consider:

Over the last 8 years, the LCSHP has restored the Old Presbyterian Church at 307 West Gay Street and turned it into the Lancaster Cultural Arts Center. This restoration has met with great success. The facility hosts 22 concerts and 12 seminars annually, with more than half of the audience coming from out of town.

The philosophy of LCSHP is that "historic preservation is not just an end in itself but a tool for economic and social revitalization of historic downtown Lancaster." LCSHP's vision of revitalization of West Gay Street includes four vacant lots, which they are donating to the City of Lancaster for an amphitheater for outdoor events. Acquiring the Old Library, Old Jail and the Clemson Extension Building would advance their revitalization vision for the area.

Furthermore, Lancaster County is in need of an official and centralized Archives Center, which could attract genealogists, historians, and visitors from other parts of South Carolina and from other States.

Through the County's purchasing policy, there is a section that outlines how to dispose of real property.

This process includes 1) declaring the property as surplus, as well as 2) having an appraisal for the property and 3) establishing a process by ordinance by which to dispose of the property.

The disposal can be at the Council discretion of sale, donation, RFP process or other manner.

County Administration has consulted with Department Directors and has not identified any future need or use for this particular parcel of county-owned land, outside of offices for Clemson Extension.

Funding and Liability Factors:

The Old Library is in need of a new roof and has water damage within the facility, due to the leaky roof, as well as some HVAC and plumbing work. The Old jail has air quality issues and sits vacant, like the Old Library, and the Clemson Extension building will need ongoing annual maintenance.

If the County continues to own these properties, it will have to plan for major repair work as well as ongoing annual maintenance. This expense could be significant for these buildings that do not have identified uses, except for the Clemson Extension Building, which could use significant upgrades itself.

Council Options:

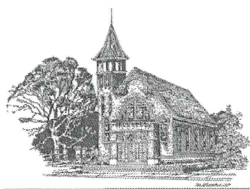
This item is informational for Council and citizens

Recommendation:

Council is asked to provide feedback into the request for the County to donate property to LCSHP, including input to any long-term interest or usage by the County for the Old Library, Old Jail ,and Clemson Extension Building.

ATTACHMENTS:

Description	Upload Date	Type
Proposal from the Lancaster County Society for Historical Preservation	9/7/2022	Letter
Letter of Support from the Arras Foundation	9/6/2022	Letter
Section 2-303 of Ordinance 2020-1677 (Procurement Code) regarding Disposal of Real Property	9/8/2022	Backup Material
Maps of Property	9/8/2022	Backup Material



June 29, 2022

Chairman Steve Harper
Lancaster County Council
County Administration Building
101 N. Main Street, 2nd floor
Lancaster, SC 29721

Dear Chairman Harper:

As you are aware, the Lancaster County Society for Historical Preservation is interested in acquiring the historic Old Lancaster County Library Building on the northeast corner of West Gay St. and French Street, restoring it, and recasting it as the Lancaster County Archives Center.

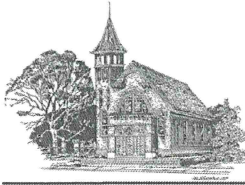
This iconic structure was built in 1936-7 in the “WPA era” architectural style of the time and was the County’s first dedicated library building. It served as a major community asset until 1970 when the new library building was built on White Street. Several generations of Lancastrians used the old library not only to check out books, but as a haven for writing term papers and conducting other research, and it was the base for the Bookmobile that brought library books to country stops around the county, providing rural families access to books that they might otherwise not have had. So, this building is an important piece of Lancaster’s history and merits preservation as such.

Over the last 8 years, the LCSHP has restored the Old Presbyterian Church at 307 West Gay Street, recast it as the Lancaster Cultural Arts Center, and made additions that turned this previously essentially abandoned structure into a vibrant center for cultural events in Lancaster. We conduct 22 concerts and 12 seminars annually at the Center, at which more than half of the audience is from out of town—principally the Indian Land area, but also from Charlotte, Rock Hill, and even Charleston, Greenville, and Spartanburg.

The Society’s philosophy is that historic preservation is not just an end in itself but a tool for economic and social revitalization of historic downtown Lancaster. The success of the Cultural Arts Center demonstrates how adaptive reuse of attractive historic buildings like the Old County Library building can indeed spark revival of a neighborhood. The LCSHP owns four vacant lots at the intersection of W. Gay, Wylie, and Dunlap Streets just west of the CAC, and we are donating these lots to the City of Lancaster, which has agreed to create at this site the CAC Gateway Park with an amphitheater for outdoor events. Were we to acquire the Old Library building, we would be able to advance our revitalization “march” up and down West Gay St.

We have been assured by a number of informed people that Lancaster County is much in need of an official Archives Center. The new Library on White Street, for example, has historic

To learn more about the Lancaster County Society for Historical Preservation, visit our website lcsHP.org. To purchase tickets for LCSHP concerts and other events, visit lcsHP.org.



Lancaster County Society for
Historical Preservation

1859 Craig Farm Road
Lancaster, SC 29720
347-604-2179
jecraig66@gmail.com

collections that, we are told, should be in a dedicated archive center, and there are other historic collections around the County that simply have no home. Many of our churches, for example, have archives whose future is insecure. The County's historical records are valuable research materials for genealogists and historians and attract many visitors from far and wide. Centralizing these records in one up-to-date facility would accordingly boost tourism in the County.

We think the LCSHP has a demonstrated track record in taking on a project like the creation of the Lancaster County Archives Center, and we are eager to discuss with Council members and staff the potential of the County donating the Old Library Building for this purpose to the LCSHP.

Thanks for taking this proposal under consideration.

Sincerely,

John E. Craig, Jr.
Chairman, Lancaster County Society for Historical Preservation

Board Members of the LCSHP:

Cody Bowers	Christy Barnes	John Craig	Robert Folks
Phyllis Jarvis	Ernest Jenkins	David Tolson	Johannes Tromp
Jimmy Wilhide	Gavin Witherspoon, Jr.		

cc: Allen Blackmon, Councilmember
Brian Carnes, Councilmember
Terry Graham, Councilmember
Larry Honeycutt, Councilmember
Charlene McGriff, Councilmember
Billy Mosteller, Councilmember

Dennis E. Marstall, County Administrator

To learn more about the Lancaster County Society for Historical Preservation, visit our website lcsHP.org. To purchase tickets for LCSHP concerts and other events, visit lcsHP.org.



To: The Honorable Steve Harper, Chair, Councilmember District 5
The Honorable Terry Graham, Councilmember District 1
The Honorable Charlene McGriff, Councilmember District 2
The Honorable Billy Mosteller, Councilmember District 3
The Honorable Larry Honeycutt, Councilmember District 4
The Honorable Allen Blackmon, Councilmember District 6
The Honorable Brian Carnes, Councilmember District 7

From: Susan DeVenny, President & CEO, Arras Foundation

Date: August 5, 2022

RE: Support for Lancaster County Society for Historical Preservation Proposal

The Arras Foundation is pleased extend our enthusiastic support for the vision of the Lancaster County Society for Historical Preservation proposal to acquire the historic Lancaster County Library and their innovative plan to transform the space into the new Lancaster County Archives Center.

We applaud the vision, expertise, and commitment of the Lancaster County Society for Historical Preservation to elevate culture, history, and historical preservation for all members of our community, and for their leadership in downtown Lancaster revitalization and re-development.

The work of the Lancaster County Society for Historical Preservation to restore and expand the Cultural Arts Center over the past decade shows the leadership, tenacity, and capacity of the organization. We support their plan to create a robust archive for our County that can serve as a research, learning, and discovery hub for the community.

As the community engagement partner to the City of Lancaster's revitalization planning process, the Foundation heard residents ask for more downtown amenities that draw families, bring community together, and preserve historical assets.

We believe this project will continue to spark revitalization in downtown Lancaster and will help us keep building a healthy community where all people can learn and thrive.

Thank you for your consideration of the Lancaster County Society for Historical Preservation proposal, and for your continued leadership for our residents.

Cc: Dennis Marstall, Administrator, Lancaster County
Sherrie Simpson, Clerk to Council, Lancaster County

- (b) Surplus personal property shall be disposed of in the following manner:
 - (1) County personal property may be sold by public auction or by competitive sealed bidding to the highest bidder. The sale of property not in actual public use shall be conducted by the Procurement Officer. Sales may be held on an as needed basis. The Procurement Officer shall deposit the proceeds from the sales, less the expense of the sales, in the fund from which the item was originally paid from.
 - (2) Surplus supplies, inventory, or capital assets may be transferred between departments, other government agencies, or certain non-profits approved by the County. The Procurement Officer must document all transfers of assets and give proper documentation to the accounting office.
 - (3) Certain personal property may be held in storage until an appropriate time for disposal in accordance with this article.
 - (4) Certain property deemed by the Procurement Officer and the using department to be of no value and not suitable for disposal through the above methods, may be dismantled and disposed of permanently and in an appropriate fashion.

Section 2-303. - Disposal of real property.

- (a) Surplus real property is property owned by the county and declared surplus by the county council. The County Administrator may make recommendations to the county council. Disposal of property declared surplus by the county council shall be disposed of in accordance with this section.
- (b) All surplus real property must be appraised to determine its fair market value.
- (c) The sale of any surplus real property must be approved by county council by passage of an ordinance and with a public hearing held prior to final approval of the ordinance.
- (d) County council shall determine the method of disposal of the surplus real property in the ordinance authorizing the sale of the property.
- (e) The grant on an easement that will encumber real property owned by Lancaster County must be approved by County Council by passage of an ordinance and a public hearing held prior to final approval of the ordinance. The County Administrator may make recommendations to the County Council. The opinion of the Assessor as to the valuation of a proposed easement grant may be used in lieu of an appraisal.
- (f) The relinquishment of easement rights held by Lancaster County must be approved by County Council upon recommendation by the County Administrator. A relinquishment of easement rights held by Lancaster County is exempt for the appraisal and sale process set forth in above subsections (b),(c), and (d), but must be accomplished by passage of an ordinance and a public hearing held prior to final approval of the ordinance. Absent unusual circumstances or a statutory mandate to the contrary, the relinquishment of easement rights, once approved by County Council, may be effectuated by execution of a quit claim deed to the owner of the real property encumbered by the easement.

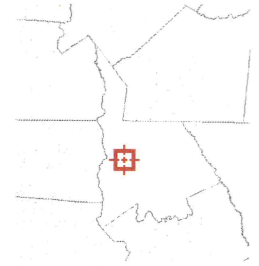
DIVISION 10. - REAL PROPERTY ACQUISITION

Section 2-304. - Acquisition of real property.

All transactions involving real property, made for or by the county, must be approved by county council by passage of a resolution or ordinance to that effect. If the transaction is for the purchase of real property the resolution or ordinance must include the purchase price. Prior to acting on the resolution or ordinance, county council shall be provided a phase I environmental assessment and an appraisal completed by an MAI certified appraiser. For right-of-ways and easements, a phase I environmental assessment is not required and a valuation by the county tax assessor's office may be provided to county council in lieu of an MAI appraisal.



Overview



Legend

-  Parcels
-  Roads

Parcel ID	0068P-0Q-009.00	Owner	LANCASTER COUNTY	Last 2 Sales			
Class Code	Exempt		PO BOX 1809	Date	Price	Reason	Qual
Taxing District	City of Lancaster		LANCASTER, SC 29721	1/1/1900	0	n/a	U
	LANCASTER	Physical Address	107 S FRENCH	n/a	0	n/a	n/a
Land Size	130	Assessed Value					
(Note: Not to be used on legal documents)							

Date created: 9/7/2022
Last Data Uploaded: 9/7/2022 7:31:59 AM

Developed by  **Schneider**
GEOSPATIAL

Map



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Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Ashley Davis / Planning

Department: Planning

Date Requested to be on Agenda: 9/14/2022

Issue for Consideration:

The purpose of the presentation is to provide an update on the status of the Comprehensive Plan project, briefly highlight what we have discovered thus far, and discuss next steps. Attached you will find the draft vision and guiding principles as well as the dates and locations of our upcoming topic area meetings. Staff would like feedback from the Council on the draft vision and guiding principles.

Points to Consider:

At this time, we have completed listening sessions with approximately 45-partners with various degrees of involvement in Lancaster County's long-term success (Economic Development, Public Safety, Utilities, Education, Public Health, Community Groups, and Municipalities). We have also completed 6-meetings with our overall Stakeholder Committee to discuss and review our findings thus far from data collection, listening sessions, county-wide survey, completed 3 "kick-off meetings" around the County, and visioning.

All three of our focus area groups (Panhandle, Greater Lancaster, and Southern Lancaster) have completed small group meetings. During the months of September and October we will be hosting topic area focus meetings/panel discussions (See attachment 2 for dates). These meetings will be focused on key topics (Agriculture and Natural Resources; Economic Development; Land Use and Growth Management; and Transportation).

Funding and Liability Factors:

N/A

Council Options:

N/A

Recommendation:

Provide input into the draft vision and guiding principles.

ATTACHMENTS:

Description	Upload Date	Type
Planning Update Memo	9/6/2022	Letter
Attachment 1: Vision/ Guiding Principles	9/6/2022	Exhibit
Attachment 2: Upcoming Meetings	9/6/2022	Exhibit



DATE: September 6, 2022

TO: Lancaster County Council

FROM: Ashley Davis, Senior Planner

RE: SEPTEMBER COMMITTEE OF THE WHOLE MEETING: COMPREHENSIVE PLAN UPDATE

In November 2021, Planning Staff began working with Benchmark Planning to develop a new Comprehensive Plan for Lancaster County. Since that time our team has been diligently compiling information via many external resources (e.g. Census, American Community Survey, USDA, FEMA, SCDNR, SCDAH, etc.); as well as internal resources (Assessor, GIS, various other county offices). While data collection and analysis are a crucial portion of our research, we also wanted to hear from those who live and work in the County to learn what opportunities and challenges they believe the County will be facing over the next 20-years.

At this time, we have completed listening sessions with approximately 45-partners with various degrees of involvement in Lancaster County's long-term success (Economic Development, Public Safety, Utilities, Education, Public Health, Community Groups, and Municipalities). We have also completed 6-meetings with our overall Stakeholder Committee to discuss and review our findings thus far from data collection, listening sessions, county-wide survey, 3 "kick-off meetings" around the county, and visioning. All three of our focus area groups (Panhandle, Greater Lancaster, and Southern Lancaster) have completed small group meetings. During the months of September and October we will be hosting topic area focus meetings (See attachment 2 for dates). These meetings will be focused on key topics (Agriculture and Natural Resources; Economic Development; Land Use and Growth Management; and Traffic).

The purpose of the September Committee of the Whole presentation is to provide an update on where we are in the process, briefly highlight what we have discovered thus far, and discuss next steps. Attached you will find our draft vision and guiding principles as well as the dates and locations of our upcoming topic area meetings.

Thank you for your support throughout this process. Please feel free to contact me at 416-9433 or adavis@lancastersc.net if you have any questions about the project.

Enc: Draft Vision/ Guiding Principles
Upcoming Public Meeting Dates

Lancaster 2040

COMPREHENSIVE PLAN

VISION STATEMENT

Lancaster County respects and celebrates its diverse communities as it continuously plans for the future, protects the environment, promotes healthy lifestyles, and provides exemplary services for its residents.

GUIDING PRINCIPLES



Lancaster 2040

COMPREHENSIVE PLAN

GUIDING PRINCIPLES

Growth

Lancaster County welcomes responsible growth that brings opportunity and choice to our residents, and, as we continue to grow, we will ensure that our policies support the creation of a livable and sustainable built environment.

Balance

We will strive to ensure that our policy choices and allocation of resources create the opportunity for balanced and equitable outcomes throughout Lancaster County, without regard to geography or residents' socioeconomic status.

Vibrance

We will create and sustain a vibrant community through policies and investments that support the economic, cultural, and social vitality of Lancaster County, including fostering the development and renewal of the places and spaces that allow residents and visitors to gather and experience a shared civic and cultural identity.

Service

The provision of high-quality public services and infrastructure is a key responsibility of Lancaster County government, and we will work, both internally and externally, in cooperation with our partners, to ensure that these are provided in an efficient and fiscally responsible manner that meets the needs of our community.

Sustainability

We will take into account the human, environmental, and fiscal outcomes of our policy decisions and the growth that we attract to our community as we work to ensure that Lancaster County grows in a sustainable and resilient manner.

Prosperity

We will seek to ensure that our residents and businesses have the opportunity to prosper and thrive in an environment that supports their economic success, including access to high-quality education, local employment opportunities, healthcare, and attainable housing.

Mobility

Our policies and investments will support the ability to move people and goods within and through Lancaster County at all scales, from residents walking safely in their communities to industries moving their finished products efficiently to market.

Lancaster 2040

COMPREHENSIVE PLAN

KEY TOPIC FORUMS

Please join us in September and October for the key topic forums related to the Lancaster2040 Comprehensive Plan process. The forum topics include Agriculture & Natural Resources, Economic Development, Land Use & Growth Management, and Transportation. Each forum will include brief presentations from subject matter experts followed by a panel discussion with the audience. For more information, please visit Lancaster2040.com.

SEPTEMBER 8

Agriculture & Natural Resources

6:30 pm

Kershaw Town Hall
113 N Hampton Street
Kershaw, SC 29067

SEPTEMBER 29

Economic Development

6:30 pm

County Administration Building
101 N Main Street
Lancaster, SC 29720

OCTOBER 13

Land Use & Growth Management

6:30 pm

USC-Lancaster Bundy Auditorium
476 Hubbard Drive
Lancaster, SC 29720

OCTOBER 27

Transportation

6:30 pm

CrossRidge Conference &
Event Center
2001 Parkway Drive
Indian Land, SC 29707

Agenda Item Summary

Ordinance # / Resolution #:

Contact Person / Sponsor: Rox Burhans / Development Services Director

Department: Planning

Date Requested to be on Agenda: 9/14/2022

Issue for Consideration:

The UDO Consultant (Kelly Cousino with White and Smith) will be presenting an overview of the first module for the full UDO Rewrite project (unrelated to Interim Ordinance). The UDO Rewrite project is organized into three distinct modules to help better manage the rewrite process. The first module will address the Introduction Chapter, Zoning Districts, and Use Standards.

Council had previously requested overview presentations during the early development stages of the UDO so Council could be kept involved throughout the project and provide feedback early and often.

The consultant will also provide an update on the project schedule.

Points to Consider:

Information only

Funding and Liability Factors:

Information only

Council Options:

Information only

Recommendation:

Information only

Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Dennis Marstall / Administration

Department: Administration

Date Requested to be on Agenda: 9/14/2022

Issue for Consideration:

County Administration has received interest from a citizen to purchase a one acre + of County-owned land at the corner of Pageland Highway and Garnette Road. County Council will be asked to provide input into potentially selling this land.

Points to Consider:

Through the County's purchasing policy, there is a section that outlines how to dispose of real property.

This process includes 1) declaring the property as surplus, as well as 2) having an appraisal for the property and 3) establishing a process by ordinance by which to dispose of the property.

The disposal can be at the Council discretion of sale, donation, RFP process or other manner.

County Administration has consulted with Department Directors and has not identified any future need or use for this particular parcel of county-owned land.

Funding and Liability Factors:

The County is engaging an appraiser to establish the value of the property to help determine the price by which the County might see for this property, should the County want to put it on the market or dispose of it in some other manner.

Council Options:

This is for information purposes only.

Recommendation:

County Council is requested to provide input into maintaining or selling this particular parcel of land, but also on the bigger concept of the County being a landowner of vacant property.

ATTACHMENTS:

Description	Upload Date	Type
Section 2-303 of Ordinance 2020-1677 (Procurement Code) regarding Disposal of Real Property	9/8/2022	Backup Material
Map of Property	9/8/2022	Backup Material

- (b) Surplus personal property shall be disposed of in the following manner:
 - (1) County personal property may be sold by public auction or by competitive sealed bidding to the highest bidder. The sale of property not in actual public use shall be conducted by the Procurement Officer. Sales may be held on an as needed basis. The Procurement Officer shall deposit the proceeds from the sales, less the expense of the sales, in the fund from which the item was originally paid from.
 - (2) Surplus supplies, inventory, or capital assets may be transferred between departments, other government agencies, or certain non-profits approved by the County. The Procurement Officer must document all transfers of assets and give proper documentation to the accounting office.
 - (3) Certain personal property may be held in storage until an appropriate time for disposal in accordance with this article.
 - (4) Certain property deemed by the Procurement Officer and the using department to be of no value and not suitable for disposal through the above methods, may be dismantled and disposed of permanently and in an appropriate fashion.

Section 2-303. - Disposal of real property.

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- (d) County council shall determine the method of disposal of the surplus real property in the ordinance authorizing the sale of the property.
- (e) The grant on an easement that will encumber real property owned by Lancaster County must be approved by County Council by passage of an ordinance and a public hearing held prior to final approval of the ordinance. The County Administrator may make recommendations to the County Council. The opinion of the Assessor as to the valuation of a proposed easement grant may be used in lieu of an appraisal.
- (f) The relinquishment of easement rights held by Lancaster County must be approved by County Council upon recommendation by the County Administrator. A relinquishment of easement rights held by Lancaster County is exempt for the appraisal and sale process set forth in above subsections (b),(c), and (d), but must be accomplished by passage of an ordinance and a public hearing held prior to final approval of the ordinance. Absent unusual circumstances or a statutory mandate to the contrary, the relinquishment of easement rights, once approved by County Council, may be effectuated by execution of a quit claim deed to the owner of the real property encumbered by the easement.

DIVISION 10. - REAL PROPERTY ACQUISITION

Section 2-304. - Acquisition of real property.

All transactions involving real property, made for or by the county, must be approved by county council by passage of a resolution or ordinance to that effect. If the transaction is for the purchase of real property the resolution or ordinance must include the purchase price. Prior to acting on the resolution or ordinance, county council shall be provided a phase I environmental assessment and an appraisal completed by an MAI certified appraiser. For right-of-ways and easements, a phase I environmental assessment is not required and a valuation by the county tax assessor's office may be provided to county council in lieu of an MAI appraisal.



Overview



Legend

-  Parcels
-  Roads

Parcel ID 0069-00-076.01

Class Code Exempt

Taxing District County
LANCASTER

Land Size 10.25 ACRES

(Note: Not to be used on legal documents)

Owner LANCASTER COUNTY
PO BOX 1809
LANCASTER, SC 29721

Physical Address HWY 9

Assessed Value

Last 2 Sales

Date	Price	Reason	Qual
6/5/1978	0	n/a	U
n/a	0	n/a	n/a

Date created: 9/7/2022

Last Data Uploaded: 9/7/2022 7:31:59 AM

Developed by  **Schneider**
GEOSPATIAL

Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Dennis Marstall / Administration

Department: Administration

Date Requested to be on Agenda: 9/14/2022

Issue for Consideration:

Whether or not County Council wants to expand the definition or permissible uses of Outdoor Shooting Ranges to include use by citizens that provide concealed weapons permit instruction.

Points to Consider:

At the September 12, 2022 Council meeting, County Council asked that the topic of Shooting Ranges be added to the September 14, 2022 Committee of the Whole agenda.

This topic was discussed by County Council on April 12, 2021, primarily in adding the ability to undertake Turkey Shoots as part of the Unified Development Ordinance. As part of that discussion, an amendment was made to bring forward exemptions to the UDO to address concealed weapons permit classes. That item was discussed at the April 26, 2021 Council meeting, but no action was finalized regarding changes to the Shooting Range portion of the UDO.

As part of Council's discussion regarding changes to shooting ranges, the County Attorney expressed concern that specific exemptions from the Shooting Range Ordinance could be legally difficult, particularly regarding equal protection concerns.

During the 2021 discussions, County staff did compile how other South Carolina counties address shooting range requirements in their development ordinances. That information is attached.

Funding and Liability Factors:

There are no funding liabilities identified.

Council Options:

County Council has several options in addressing shooting ranges as a component of the development ordinance, but needs to provide input on what restrictions or uses you would like to see, as it relates to the development ordinance.

Recommendation:

Provide input for staff direction to bring this topic forward on a future agenda item for action.

ATTACHMENTS:

Description	Upload Date	Type
UDO Section 5.5.12, Shooting Range, Outdoor	9/13/2022	Backup Material
Outdoor Shooting Range Regulations - Other County Jurisdictions	9/13/2022	Backup Material

5.5.12 SHOOTING RANGE, OUTDOOR [AR, LI, HI]

- A. Applicability:** This use includes the shooting of firearms, bows, and cross-bows at, or in conjunction with, both for-profit and non-profit facilities. It does not include incidental target practice by individuals on private property.
- B. Buffering:** A minimum 60-foot buffer, undisturbed except for fence installation and vegetative planting, must be provided around the entire perimeter of the subject property and be delineated on the site plan.
- C. Separation Requirement:** Outdoor shooting ranges shall be located no closer than 2,640 feet (or ½ mile) to all Residential uses, all Civic uses, and all Educational/Institutional uses per the Use Table in Section 2.5.3. measured from the security fence described below to the property line(s) of the aforementioned uses. In addition, the range, itself, may not cross or penetrate any public utility easement.
- D. Noise Mitigation:** The facility shall be designed such that sound generated at the facility shall not exceed the following levels (in decibels) measured at any off-site property:

Use	Decibel Level
Residential Use	55 db
Institutional Use	55 db
Commercial Use	65 db
Public Use	65 db
Public Right-of-Way	65 db
Industrial Use	75 db

- E. Shot Containment:** The range shall be designed to contain the bullets, shot, arrows, or other projectiles on the range facility.
- F. Hours of Operation:** The Board of Zoning Appeals may regulate these as necessary as a condition of the Special Exception.
- G. Design:** The design of the facility shall be guided by the design standards recommended by the National Rifle Association (NRA) for the appropriate caliber firearm(s) or weapon(s) being used on the site as described in "The NRA Range Source Book," published by the NRA, insofar as they do not conflict with any of the specific requirements contained in this section. Detailed plans for site layout, backstops, and baffles (when used for noise mitigation) shall be submitted with the application.
1. A site plan sealed by a South Carolina registered engineer must be submitted attesting that the proposed shooting range plan complies with all applicable safety and design standards for outdoor firing range provisions and live fire shoot houses set out in Section 4, Outdoor Range Design; Section 6, Live Fire Shoot House; and Attachments 1-2 through 120, of the Range Design Criteria (June 2012) as published by the U.S. Department of Energy's Office of Health, Safety, and Security for the type of shooting range proposed; except that Section 4.b(10), the words "or administrative" in the first sentence of Section 4.c(7), the second sentence of Section 4.c(7), and Section 6.a(1) do not apply to outdoor shooting ranges under this ordinance.
 2. The detailed site plan must show the boundary of the subject property in its entirety and depict all discernible, existing uses and structures within 300 feet of the subject property's boundary.
 3. Surface danger zones must be located entirely on the subject property and must be designed to contain all projectiles and debris caused by the type of ammunition, targets, and activities to be used or to occur on the property. The layout of the proposed range with the accompanying safety fans must be delineated on the required site plan. All firing

stations must be set back at least 180 feet from all boundaries of the subject property.

- H. **Security:** The facility shall be enclosed with a minimum 6-foot high security fence with locking gates. A sign, at least 2 square feet in size but not greater than 6 square feet, warning that a firing range is inside the fence shall be posted every 50 feet along the fence. These signs shall not count against any sign allotment as provided in Chapter 7.

5.5.13 THEATER, OUTDOOR [AR, RUB, RB, INS, OSP]

- A. **Buffering:** Outdoor theaters shall be buffered from adjoining Residential uses with a Type C buffer as set forth in Section 7.1.5.
- B. **Separation Requirement:** The performance and audience areas for any outdoor theater in the districts shall be located a minimum of 200 feet from any adjacent property zoned LDR, MDR, HDR, UR, or RMX.
- C. **Access:** Primary access to all outdoor theaters in the AR, RR, RB, NMX, and IMX districts shall be to a collector or higher order street.
- D. **Operational Standards:** Lights and loud speaker systems shall not be operated between the hours of midnight and 8 AM.

5.6 CIVIC USES

5.6.1 CEMETERY [AR, RR, RN, RUB, LDR, MDR, NB, GB, RB, INS, HDR, IMX]

- A. **Minimum Lot Size:** A minimum of 3 contiguous acres shall be required to establish a cemetery, columbarium, or mausoleum not located on the same tract of land as a church.
- B. **Minimum Yard Requirements**
 - 1. The minimum yard required for all burial plots, columbariums, mausoleums, and any other structures is 30 feet from any exterior property line or the required district setback, whichever is greater. This requirement does not apply where the adjacent property contains an existing cemetery. Gatehouses shall be excluded from any minimum yard requirement provided they meet the sight triangle requirement for driveways in Chapter 6.
 - 2. Where graves or burial plots are closer than 50 feet to an adjacent street, a low-planted screen in accordance with Chapter 7 shall be provided between the street and the cemetery.

5.6.2 EVENT VENUE/BANQUET HALL [AR, RR, RN, RUB, LDR, MDR, PB, NB, GB, RB, INS, MX, IMX]

- A. **In the RN, RUB, LDR, MDR, NB, GB, RB, INS, MX, AND IMX Districts**
 - 1. Minimum lot size for use shall be 5 acres and no more than one structure shall be located on the lot, not including accessory uses. Minimum lot size for use shall be 10 acres and no more than one structure shall be located on the lot, not including accessory uses for the LDR and MDR Districts.
 - 2. Outside sound systems shall only be allowed between the hours of 10 AM and 10 PM Sunday through Thursday, 10 AM and Midnight on Friday through Saturday, and shall be in compliance with Lancaster County applicable noise ordinances.
 - 3. Type C buffers are required along the side and rear property lines.
 - 4. The structure shall be located a minimum of 100 feet from the adjacent property lines.
- B. **In the RN, LDR, MDR, and PB Districts:** Maximum square footage use shall not exceed 6,000 square feet.

5.6.3 PLACES OF ASSEMBLY [AR, RR, RN, RUB, MH, LDR, MDR, PB, NB, GB, RB, INS, LI, HDR, MX,

OUTDOOR SHOOTING RANGE REGULATIONS – OTHER COUNTY JURISDICTIONS									
County	Separation Requirement	Design and Containment	Zoning Districts			Hours of Operation	Noise Mitigation	Security Fence	Notes
			P	CU	SE				
Abbeville	3,000' min.	have materials that contain bullets or shrapnel to avoid injury to spectators/residents	Determined by Planning Commission			None	None	None	-
Aiken	None	None	RUD	-	-	None	None	None	▪ RUD (Rural Development) District
Anderson	None	improvements are such that a projectiles not reasonably expected to escape boundaries by virtue of a backstop, berm, bullet trap, impact barrier, or similar device	Determined by Planning Commission			None	None	None	-
Beaufort	None	None	CIR SBECP	-	-	None	None	None	▪ CIR (Coosaw Island Rural) District ▪ SBECP (Sheldon-Big Estate Community Preservation) District
Berkeley	None	None	HI	-	-	None	None	None	▪ HI (Heavy Industrial) District
Chester	500' from residential, rural or agricultural Uninhabited area one mile to rear of targets	targets located between 2'-6' above ground; shielded on sides/rear by min. 10' high earth berm; 20' high earth berm down range at rear of property	-	-	R-2 R-3 R-4	None	None	None	▪ R-2 (Rural Two) District ▪ R-3 (Rural Three) District ▪ R-4 (Rural Four) District
Colleton	None	Limited	-	RC-1 RC-2 RD-1 RD-2	UD-1 UD-2	None	None	None	▪ RC-1 (Resource Conservation 1) District ▪ RC-2 (Resource Conservation 2) District ▪ RD-1 (Rural Development 1) District ▪ RD-2 (Rural Development 2) District

												■ UD-1 (Urban Development 1) District ■ UD-2 (Urban Development 2) District
Greenville	None	None	-				R-R3 R-R1 R-5 S-1 I-1	None	None	None	None	■ R-R3 (Rural Residential) District ■ R-R1 (Rural Residential) District ■ R-5 (Residential Suburban) District ■ S-1 (Services) District ■ I-1 (Industrial) District
Horry	Range planning, construction and operation shall be in substantial harmony with The NRA Range Source Book as published by the NRA, latest edition, or guidelines produced by the NSSF for range planning, design, and management.		-			HI FA CFA LFA AG2 AG3	-	9:00am – one hour after sunset Sunday: 2:00pm – one hour after sunset	None	None	None	■ HI (Heavy Industrial) District ■ FA (Forest Agriculture) District ■ CFA (Commercial Forest Agriculture) District ■ LFA (Limited Forest Agriculture) District ■ AG2 (Commercial Agriculture) District ■ AG3 (Agricultural Community Services) District
Kershaw	None	None	I-1 GD			-	-	None	None	None	None	■ I-1 (Industrial) District ■ GD (General Development) District
Richland	600' from adjacent property lines	Limited	-			-	RU HI	9:00am – 10:00pm	None	None	None	■ RU (Rural) District ■ HI (Heavy Industrial) District
Spartanburg	None	None	-			All	-	None	None	None	None	-
York	1,000' from residential use; min. 300' from all property lines	None	-			-	AGC ID UD	None	None	None	None	■ AGC (Agricultural Conservation) District ■ ID (Industrial Development) District ■ UD (Urban Development) District