

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: "Vacant"
District 7: Brian Carnes, Vice-Chair

**County Administrator**

Dennis E. Marstall

County Attorney

Ginny L. Merck-Dupont

Clerk to Council

Sherrie Simpson

August 12, 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 Charlene McGriff**
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@lancastercountysc.gov or by online submission by selecting the "Citizens Comments" quick link located on the County website homepage at <https://www.mylancaster-sc.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. EMS High School Program - Presented by Clay Catoe
- b. Recognition of a Life Saving action - Presented by Clay Catoe

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 July 15, 2024, County Council Regular Meeting
- b. Approval of Minutes from the July 17, 2024, County Council Committee of the Whole Meeting
- c. 2nd Reading of Ordinance 2024-1915 regarding Authorization of a Special Source Revenue Credit (SSRC) Agreement for Project Aurora
 Ordinance Title: An Ordinance To Authorize The Execution And Delivery Of A Special Source Revenue Credit Agreement By And Between Lancaster County And Project Aurora, An Entity Previously Identified By The County As Project Aurora, Including Any Related Or Affiliated Entities, Providing For Special Source Revenue Credits; And To Express The Intention Of Council To Provide Monies To The Economic Development Fund. - ***Passed 6-0 at the July 15, 2024 County Council Meeting. - Amy Carnes***
- d. 2nd Reading of Ordinance 2024-1920 regarding Rezoning 6.8 Acres of Property Located at 2001 Charlotte Highway from General Business (GB) District to Institutional (INS) District to Convert the Existing Structures to Use as County Offices (Applicant Lancaster County)
 Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 6.8 Acres Of A 10.3-Acre Tract (TM# 0062-00-005.01), Which Is Located At 2001 Charlotte Hwy, From General Business (GB) District To Institutional (INS) District - ***Planning Department Case Number: RZ-2024-1011. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the rezoning request. Passed 6-0 at the July 15, 2024 County Council Meeting. - Allison Hardin***

8. Non-Consent Agenda

- a. Resolution 1277-R2024 regarding Approval of a Grant Match from the South Carolina Aeronautics Commission
 Resolution Title: A Resolution To Direct County Staff To Take Appropriate Action To Move Forward With The Erosion Control Grant Match Award With The South Carolina Aeronautics Commission, 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. - ***Dennis Marstall***
- b. 1st Reading of Ordinance 2024-1912 regarding Rezoning Approximately 3.63 Acres Located at Lodge Road from Low Density Residential (LDR) District to General Business (GB) District (Applicants James and Yen Ngo)
 Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 3.63 Acres (TM# 0008-00-069.07) Located Along Lodge Rd, From Low Density Residential (LDR) District To General Business (GB) District - ***Planning Department Case Number: RZ-2024-0259. The Planning Commission recommended denial by a unanimous vote; however, the Planning staff supports the rezoning request. - Allison Hardin***
- c. Public Hearing and 1st Reading of Ordinance 2024-1918 regarding Rezoning Property Located at 6989 Pageland Highway from Rural Business (RUB) District to Rural Residential (RR) District to Allow Conforming Expansion of Residential Use (Applicant Jeffrey C. Hinson)
 Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 1.04 Acres (TM# 0056-00-012.00), Which Is Located At 6989 Pageland Hwy, From Rural Business (RUB) District To Rural Residential (RR) District - ***Planning Department Case Number: RZ-2024-0826. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the rezoning request. Public Hearing and 1st Reading Postponed until August 12, 2024 by unanimous vote. - April Williams***
- d. Public Hearing and 1st Reading of Ordinance 2024-1921 regarding Rezoning Property Located at 1890 High Point Circle from Manufactured Housing (MH) District to Medium Density Residential (MDR) District (Applicant Saul Lopez)
 Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 1.53 Acres (TM# 0086F-0B-001.00), Which Is Located At 1890 High Point Cir, From Manufactured Home (MH) District To Medium Density Residential (MDR) District - ***Planning Department Case Number: RZ-2024-1081. The Planning Commission recommended approval by***

a vote of 6-1 and the Planning staff also recommended approval of the rezoning request. - Allison Hardin

- e. 1st Reading of Ordinance 2024-1923 regarding Amending the Membership of the Economic Development Advisory Board to Remove the Greater Indian Land Chamber of Commerce
Ordinance Title: An Ordinance To Amend Ordinance 2016-1425 Related To The Lancaster County Department Of Economic Development Advisory Board And To Provide For Matters Related Thereto. - **Dennis Marstall**
- f. 1st Reading of Ordinance 2024-1924 regarding Amending the Fiscal Year 2024-2025 Budget
Ordinance Title: An Ordinance To Amend Ordinance No. 2024-1910, Relating To The Appropriation Of Funds And The Approval Of A Detailed Budget For Lancaster County For The Fiscal Year Beginning July 1, 2024, And Ending June 30, 2025 (FY 2024-2025), To Further Provide For Revenues And Expenditures During The Fiscal Year; And To Provide For Matters Related Thereto. - **Jamie Privuznak**
- g. 1st Reading of Ordinance 2024-1925 regarding Amending the County Code to Resolve Conflicts Between the County Code and the South Carolina Building Codes, As Adopted
Ordinance Title: An Ordinance To Amend Chapter 7 Of The Lancaster County Code To Resolve Conflicts Between The County Code And The South Carolina Building Codes, As Adopted, And To Provide For Other Updates Related Thereto. - **Allison Hardin**

9. **Discussion and Action Items**

- a. Approval of Appointment to Health and Wellness Commission
 - Tasha Anderson as the District 7 representative to the Health and Wellness Commission to fill an unexpired term that would end on 06/30/2025 AND to fill her first four year term that would end on 06/30/2029

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

- a. HOLD - 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. - **By a Vote of 6-0, 1st Reading Postponed (Allen Blackmon Absent). - Dennis Marstall / Ginny Merck-Dupont**
- b. HOLD UNTIL 8/26/2024 PER APPLICANT'S REQUEST - 2nd Reading of Ordinance 2024-1917 regarding Rezoning 26.94 Acres Located at 2491 Highway 9 Bypass from Neighborhood Business (NB) District to Medium Density Residential (MDR) District (Applicant Ben Stevens for BRD Land and Investments)
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 26.94 Acres (TM# 0081-00-045.01), Which Is Located Adjacent To 2491 Hwy 9 Bypass, From Neighborhood Business (NB) District To Medium Density Residential (MDR) District - **Planning Department Case Number: RZ-2024-0623. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the rezoning request. Passed 6-0 at the July 15, 2024 County Council Meeting. - Allison Hardin**

11. **Miscellaneous Reports and Correspondence**

12. **Executive Session**

[motions from Members may follow]

- a. One Item:
 - 1. Receipt of legal advice subject to the attorney-client privilege regarding a potential contractual matter relating to the Coroner's Office.

13. Items Requiring a Vote Following Executive Session

14. 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: Clayton L Catoe / EMS

Department: EMS

Date Requested to be on Agenda: 8/12/2024

Council Action Requested:

This item is for information for Council and citizens to provide recognition of the local High School EMS program.

Strategic Plan Focus Area Alignment:

Public Safety

Meet the demands of the growth of the County without negatively impacting the quality of Public Safety Service.

Points to Consider:

The County has worked with the Lancaster County Public Schools to develop a high school program and curriculum that provides graduating seniors with the requisite training and hours to earn an Emergency Medical Technician (EMT) certificate.

This class addresses two goals: 1) for high school seniors to graduate with skills to assist in immediately joining the workforce and 2) providing Lancaster County Emergency Medical Services (EMS) with a pipeline of trained and certified future employees.

This presentation recognizes the recent graduating EMT Class from the Lancaster High School Vocational School.

Funding and Liability Factors:

Funding for the EMS student program is through the EMS budget.

Recommendation:

Recognize the recent graduates of the EMS school program for EMT certification.

Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Clayton L Catoe / EMS

Department: EMS

Date Requested to be on Agenda: 8/12/2024

Council Action Requested:

Recognition of a Stop the Bleed / First Responder Response to a shooting.

Strategic Plan Focus Area Alignment:

Public Safety

Meet the demands of the growth of the County without negatively impacting the quality of Public Safety Service.

Points to Consider:

Lancaster County has a number of fire volunteers and others that regularly give of their time and self to serve and assist the citizens of the County.

These volunteers are well trained in a number of areas, including rendering first aid and other life-saving techniques.

One such fire volunteer with the Kershaw Fire Department, heard a call come across the radio about a shooting incident, that was near to where he was driving while off duty.

Mr. Jaquan Moore responded to the call without due regard for his safety to help and was the first one to arrive on the scene to aid the shooting victim.

Due to his volunteer training in stop the bleed, and quick response, the shooting victim was stabilized and is making a full recovery.

Funding and Liability Factors:

None

Recommendation:

Recognize the heroic actions and training of Jaquan Moore from the Kershaw Fire Department.

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: 8/12/2024

Council Action Requested:

Approve or amend the minutes from the July 15, 2024, County Council regular meeting.

Strategic Plan Focus Area Alignment:

Points to Consider:

The draft minutes from the July 15, 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 7-15-2024 County Council Regular Meeting	7/26/2024	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: "Vacant"
District 7: Brian Carnes, Vice-Chair

**County Administrator**

Dennis E. Marstall

County Attorney

Ginny L. Merck-Dupont

Clerk to Council

Sherrie Simpson

July 15, 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: Brian Carnes, Steve Harper, Billy Mosteller (via conference call, and left the meeting after the conclusion of Executive Session), Charlene McGriff, Terry Graham, and Jose Luis.

Staff Members/Others present: Dennis Marstall, County Administrator; Ginny Merck-Dupont, County Attorney; Sherrie Simpson, Clerk to Council; Lauren Hill, Deputy Clerk to Council/Administrative Assistant; Stephany Snowden, Deputy County Administrator; Allison Hardin, Development Services Director; Sabrena Harris, Chief Financial Officer; Jamie Privuznak, Budget Director; Brenda Thompson, Communications and Marketing Director; April Williams, Planning Director; Jeff Catoe, Public Works Director; Darren Player, Fire Service/Emergency Management Director; Britt Blackmon, Fire Service Training Officer; Sam Plyler, Fire Service Assistant Training Officer; Karla Deese, Coroner; Michael Worley, Economic Development Business Retention and Expansion Manager; Amy Carnes, Economic Development Coordinator; Frannie Heizer, Burr Forman Law Firm; 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.

Welcome and Recognition - Chairman Steve Harper

Chairman Steve Harper welcomed everyone to the meeting.

Pledge of Allegiance and Invocation - Council Member Terry Graham

Terry Graham 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.

Citizens Comments

Since the elevator in the County Administration building was out of service during this meeting, a Citizen Comments sign in sheet was placed in both the lobby of the building and in Council Chambers. A conference call was set up in the lobby of the building in the chance that someone on the main floor of the building signed up to speak.

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

1. Jill Marshall, Lancaster, SC spoke in opposition of Ordinance 2024-1919 and the growth taking place in her area of the County.
2. Barbara Scannell, Indian Land, SC spoke about her concerns with Ordinance 2024-1906. Ms. Scannell's comments and exhibits she provided to Council are attached as Schedule A to the written minutes in the Clerk to Council's office.
3. Mike Mitchum, Lancaster, SC, spoke in opposition of Ordinance 2024-1919. Mr. Mitchum signed up to speak for both Citizen Comments and the Public Hearing for Ordinance 2024-1919 but stated that he would make his comments during Citizen Comments instead.
4. Rudy Carter, Lancaster, SC, stated that he represented the County Transportation Committee. Mr. Carter spoke in favor of Ordinance 2024-1906 and requested that Council leave the decision up to the voters of Lancaster County.
5. Ben Stevens, Fort Mill, SC, spoke regarding Ordinance 2024-1917, and noted that he was available for questions if Council had any once the agenda item was brought to the floor.
6. Ken Munkens, Lancaster, SC, spoke in opposition of Ordinance 2024-1917.
7. Spencer McNab, Charlotte, NC, stated that he would be presenting a PowerPoint to Council for the 1st Reading of Ordinance 2024-1917.

The following citizens submitted electronic, written comments for Citizen Comments, of which Council received a physical copy at their seats and which was acknowledged during the meeting by Sherrie Simpson, Clerk to Council:

1. Danny and Debbie Todd, Lancaster, SC, wrote in regarding their opposition of Ordinance 2024-1917. A copy of their comments is attached as schedule B to the written minutes in the Clerk to Council's office.

Special Presentations

Dennis Marstall highlighted that Landyn Filliben, a graduate of the Lancaster County High School Firefighter program, won first place at State Skills USA on March 28, 2024, in Greenville, South Carolina, and Landyn also won first place, out of thirty-two states, at the National Skills USA on June 28, 2024, in Atlanta, Georgia. Sam Plyler spoke highly of Mr. Filliben and highlighted his dedication in the program. Britt Blackmon reviewed the history of the High School Firefighter program.

Stephany Snowden provided Council with an update on the American Rescue Plan Act (ARPA) Projects via the County's PowerPoint presentation. Ms. Snowden discussed sites that the County had looked into for the expansion of the Coroner's office. Brian Carnes stated that he was in favor of the Coroner's office being at the same location as the new detention center. Terry Graham voiced concerns with building a new Coroner's office as it would cost more than the County had allocated for the original office upfit. Karla Deese discussed the different potential sites but noted that the location at the new detention center was the top choice for the new Coroner's

office since the Coroner and Sheriff's Department work closely with one another. Steve Harper stated that Council would recommend a location for the new Coroner's office at one of the scheduled Council meetings in August.

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 motion to approve the Consent Agenda Passed by a vote of 6-0; Ayes: Carnes, Harper, Mosteller, McGriff, Graham, Luis.

- a. **Approval of Minutes from the June 12, 2024, County Council Committee of the Whole Meeting**

- b. **Approval of Minutes from the June 24, 2024, County Council Regular Meeting**

- c. **3rd Reading of Ordinance 2024-1913 regarding Rezoning Approximately 2.56 Acres of Property from Urban Residential (UR) District to Medium Density Residential (MDR) District (Applicant Carlos Sanchez)**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 2.56 Acres (TM# 0006-00-072.04), Which Is Located At The Intersection Of Country Acres Dr And Reid Pointe Ave, From Urban Residential (UR) District To Medium Density Residential (MDR) District - *Planning Department Case Number: RZ-2024-0584.*

- d. **3rd Reading of Ordinance 2024-1914 regarding Rezoning Approximately 5.80 Acres of Property Located at 1743 Lynwood Drive from Medium Density Residential (MDR) District to General Business (GB) District (Applicant Courtney Lomax)**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 5.819 Acres (TM# 0087G-0C-004.00), Which Is Located At 1743 Lynwood Dr, From Medium Density Residential (MDR) District To General Business (GB) District For The Purpose Of Opening A Day Care Center. - *Planning Department Case Number: RZ-2024-0627.*

Non-Consent Agenda

Resolution 1266-R2024 regarding Approval of Settlement for Opioid Litigation

Resolution Title: A Resolution To Approve The Settlement With Defendant The Kroger Co. And The South Carolina Opioid Settlement Allocation Agreement As Amended.

Brian Carnes moved to approve Resolution 1266-R2024. Seconded by Terry Graham.

Dennis Marstall explained that this was the third round of national settlements that the State and participating counties had entered in with the retailers and distributors of opioid products. Mr. Marstall explained that Resolution 1266-R2024 would authorize Lancaster County to participate in the settlement agreement.

There was no discussion from Council. A roll call vote was taken. Resolution 1266-R2024 Passed by a vote of 6-0; Ayes: Carnes, Harper, Mosteller, McGriff, Graham, Luis.

Resolution 1267-R2024 regarding Approval to Add Nutramax's Affiliate Company as a Sponsor to their Fee Agreement

Resolution Title: A Resolution To Approve The Designation Of Nutramax Laboratories Consumer Care, Inc. As An Additional Sponsor Affiliate Under That Certain Fee Agreement Dated As Of November 26, 2018, Subsequently Amended By A First Amendment Dated As Of January 24, 2022 And A Second Amendment Dated As Of June 13,

2022.

Terry Graham moved to approve Resolution 1267-R2024. Seconded by Charlene McGriff.

Michael Worley presented the Resolution to Council and explained that the request was to add Nutramax Laboratories Consumer Care, Inc. as an additional Sponsor Affiliate under the Fee Agreement for Nutramax Laboratories, Inc.

There was no discussion from Council. A roll call vote was taken. Resolution 1267-R2024 Passed by a vote of 6-0; Ayes: Carnes, Harper, Mosteller, McGriff, Graham, Luis.

Resolution 1263-R2024 regarding an Inducement Resolution for Project Aurora

Resolution Title: A Resolution To State The Commitment Of Lancaster County To Enter Into A Special Source Revenue Credit Agreement With An Entity Identified By The County As Project Aurora, Including Any Related Or Affiliated Entities; To Provide The General Terms Of The Special Source Revenue Credit Agreement; And To State The Commitment Of Lancaster County To Place Property Owned Or Leased By Project Aurora In A Multi-County Industrial Or Business Park.

Charlene McGriff moved to approve Resolution 1263-R2024. Seconded by Brian Carnes.

Amy Carnes presented the project to Council and stated that Resolution 1263-R2024 was a companion for Ordinance 2024-1915. Terry Graham noted that he was in favor of a fixed millage being identified in the Resolution and requested that Fire, EMS and Stormwater millages be listed in Fee in Lieu of Tax (FILOT) agreement's going forward.

A roll call vote was taken. Resolution 1263-R2024 Passed by a vote of 6-0; Ayes: Carnes, Harper, Mosteller, McGriff, Graham, Luis.

1st Reading of Ordinance 2024-1915 regarding Authorization of a Special Source Revenue Credit (SSRC) Agreement for Project Aurora

Ordinance Title: An Ordinance To Authorize The Execution And Delivery Of A Special Source Revenue Credit Agreement By And Between Lancaster County And Project Aurora, An Entity Previously Identified By The County As Project Aurora, Including Any Related Or Affiliated Entities, Providing For Special Source Revenue Credits; And To Express The Intention Of Council To Provide Monies To The Economic Development Fund.

Brian Carnes moved to approve the 1st Reading of Ordinance 2024-1915. Seconded by Charlene McGriff.

Amy Carnes stated that Resolution 1263-R2024 was a companion inducement resolution for this Ordinance, and the Special Source Revenue Credit (SSRC) Agreement was structured with a fixed millage rate of .34550.

There was no discussion from Council. A roll call vote was taken. The 1st Reading of Ordinance 2024-1915 Passed by a vote of 6-0; Ayes: Carnes, Harper, Mosteller, McGriff, Graham, Luis.

Public Hearing and 3rd Reading of Ordinance 2024-1908 Authorization of a Second Amendment to Fee Agreement for Cooley Inc and FIP Master Funding VIII, LLC

Ordinance Title: To Authorize And Approve The Execution And Delivery Of A Second Amendment To Fee Agreement By And Among Lancaster County, South Carolina, And Cooley Inc, And FIP Master Funding VIII, LLC; And To Provide For Other Matters Related Thereto.

Since the elevator in the County Administration building was out of service during this meeting, a Public Hearing sign in sheet for this Ordinance was placed in both the lobby of the building and in Council Chambers. A conference call was set up in the lobby of the building in the chance that someone on the main floor of the building signed up to speak.

Terry Graham moved to approve the 3rd Reading of Ordinance 2024-1908. Seconded by Charlene McGriff.

Steve Harper opened the Public Hearing for Ordinance 2024-1908 at approximately 6:58 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 47 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 6:58 p.m.

There was no discussion from Council. A roll call vote was taken. The 3rd Reading of Ordinance 2024-1908 Passed by a vote of 6-0; Ayes: Carnes, Harper, Mosteller, McGriff, Graham, Luis.

Public Hearing and 1st Reading of Ordinance 2024-1916 regarding Rezoning Property Owned by YDG Doby's Bridge Land LLC from General Business (GB) District to Regional Business (RB) District for Commercial Development Uses (Applicant Doug Baumgartner)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 2.35 Acres (TM# 0013-00-018.09, 0013-00-018.10, And 0013-00-018.12), Which Is Located At World Reach Dr, From General Business (GB) District To Regional Business (RB) District - *Planning Department Case Number: RZ-2021-2791.*

Since the elevator in the County Administration building was out of service during this meeting, a Public Hearing sign in sheet for this Ordinance was placed in both the lobby of the building and in Council Chambers. A conference call was set up in the lobby of the building in the chance that someone on the main floor of the building signed up to speak.

Charlene McGriff moved to approve the 1st Reading of Ordinance 2024-1916. Seconded by Brian Carnes.

Allison reviewed the project via the County's PowerPoint presentation and noted that the proposed rezoning was consistent with the 2040 Comprehensive Plan. Council and staff discussed the potential traffic increase with the proposed rezoning and the total acreage of the project.

Steve Harper opened the Public Hearing for Ordinance 2024-1916 at approximately 7:09 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 43 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 7:09 p.m.

Council was concerned that the proposed use for the property had not yet been identified, and the total combined acreage amount was not clear.

A roll call vote was taken. The 1st Reading of Ordinance 2024-1916 Failed by a vote of 3-3; Ayes: Carnes, Harper, McGriff; Nays: Mosteller, Graham, Luis.

Public Hearing and 1st Reading of Ordinance 2024-1917 regarding Rezoning 26.94 Acres Located at 2491 Highway 9 Bypass from Neighborhood Business (NB) District to Medium Density Residential (MDR) District (Applicant Ben Stevens for BRD Land and Investments)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 26.94 Acres (TM# 0081-00-045.01), Which Is Located Adjacent To 2491 Hwy 9 Bypass, From Neighborhood Business (NB) District To Medium Density Residential (MDR) District - *Planning Department Case Number: RZ-2024-0623.*

Since the elevator in the County Administration building was out of service during this meeting, a Public Hearing sign in sheet for this Ordinance was placed in both the lobby of the building and in Council Chambers. A

conference call was set up in the lobby of the building in the chance that someone on the main floor of the building signed up to speak.

Charlene McGriff moved to approve the 1st Reading of Ordinance 2024-1917. Seconded by Terry Graham.

Allison Hardin reviewed the project via the County's PowerPoint presentation. Terry Graham thanked Ms. Hardin for including information regarding school capacity in her presentation. The applicant, Ben Stevens, and Spencer McNab, with BGE, Inc., presented their PowerPoint presentation to Council. A copy of their presentation is attached as Schedule C to the written comments in the Clerk to Council's office. Mr. McNab reviewed the proposed lot standards and sewer extensions, and also addressed the concerns that arose from the voluntary neighborhood meeting and Planning Commission meeting.

Steve Harper opened the Public Hearing for Ordinance 2024-1917 at approximately 7:23 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 43 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 7:23 p.m.

The applicant and Council discussed many topics which included minimum lot sizes, buffer guidelines, home price ranges, water and sewer, the development's roads, impact fees, the need for a traffic impact analysis (TIA), the process for cluster subdivisions, and the process of future reading postponements and withdrawals of a rezoning application. Several Councilmembers were concerned and hesitant about the proposed rezoning since a developer had not yet been identified for the project.

A roll call vote was taken. The 1st Reading of Ordinance 2024-1917 Passed by a vote of 6-0; Ayes: Carnes, Harper, Mosteller, McGriff, Graham, Luis.

Public Hearing and 1st Reading of Ordinance 2024-1918 regarding Rezoning Property Located at 6989 Pageland Highway from Rural Business (RUB) District to Rural Residential (RR) District to Allow Conforming Expansion of Residential Use (Applicant Jeffrey C. Hinson)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 1.04 Acres (TM# 0056-00-012.00), Which Is Located At 6989 Pageland Hwy, From Rural Business (RUB) District To Rural Residential (RR) District - *Planning Department Case Number: RZ-2024-0826.*

Since the elevator in the County Administration building was out of service during this meeting, a Public Hearing sign in sheet for this Ordinance was placed in both the lobby of the building and in Council Chambers. A conference call was set up in the lobby of the building in the chance that someone on the main floor of the building signed up to speak.

Charlene McGriff made a motion to postpone the 1st Reading of Ordinance 2024-1918 until the next regular meeting of Council, which would be held on August 12, 2024, due to the applicant having a death in the family. Seconded by Terry Graham. Sherrie Simpson noted that the Public Hearing would likely be postponed until the 2nd or 3rd Reading of this Ordinance.

A roll call vote was taken. The motion to postpone the 1st Reading of Ordinance 2024-1918 Passed by a vote of 6-0; Ayes: Carnes, Harper, Mosteller, McGriff, Graham, Luis.

Public Hearing and 1st Reading of Ordinance 2024-1919 regarding Rezoning 291.48 Acres At and Adjacent to 1080 Williamson Farm Lane from Low Density Residential (LDR) District to Medium Density Residential (MDR) District to Develop a Single-Family Residential Subdivision (Applicant Mark Henninger for Lennar Carolinas LLC and Williamson Farm Lane LLC)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 291.48 Acres (TM# 0049-00-004.02), Which Is Located At 1080 Williamson Farm Rd And W

Shiloh Unity Rd, From Low Density Residential (LDR) District To Medium Density Residential (MDR) District - ***Planning Department Case Number: RZ-2024-0878.***

Since the elevator in the County Administration building was out of service during this meeting, a Public Hearing sign in sheet for this Ordinance was placed in both the lobby of the building and in Council Chambers. A conference call was set up in the lobby of the building in the chance that someone on the main floor of the building signed up to speak.

Steve Harper recused himself before the 1st Reading of Ordinance 2024-1919 and stepped out of Council Chambers at approximately 7:53 p.m. Mr. Harper's Statement of Recusal is attached as Schedule D to the written minutes in the Clerk to Council's Office. Since Mr. Harper stepped out of Council Chambers, Vice-Chair Brian Carnes took over the meeting.

Charlene McGriff moved to approve the 1st Reading of Ordinance 2024-1919. Seconded by Billy Mosteller.

Allison Hardin reviewed the proposed rezoning via the County's PowerPoint presentation. Terry Graham and Jose Luis were not in favor of the rezoning since a clear development plan had not been provided by the developer.

Brian Carnes opened the Public Hearing for Ordinance 2024-1919 at approximately 8:10 p.m. He noted the Mike Mitchum signed up to speak at the Public Hearing for this Ordinance, but he chose to speak during the Citizen Comments agenda item instead. There were approximately 36 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. Brian Carnes closed the Public Hearing at approximately 8:10 p.m.

A roll call vote was taken. The 1st Reading of Ordinance 2024-1919 Failed by a vote of 2-3; Ayes: Mosteller, McGriff; Nays: Carnes, Graham, Luis; Recused: Harper.

At approximately 8:12 p.m., Steve Harper reentered Council Chambers, rejoined Council at the dais, and took over as Chairman.

Public Hearing and 1st Reading of Ordinance 2024-1920 regarding Rezoning 6.8 Acres of Property Located at 2001 Charlotte Highway from General Business (GB) District to Institutional (INS) District to Convert the Existing Structures to Use as County Offices (Applicant Lancaster County)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 6.8 Acres Of A 10.3-Acre Tract (TM# 0062-00-005.01), Which Is Located At 2001 Charlotte Hwy, From General Business (GB) District To Institutional (INS) District - ***Planning Department Case Number: RZ-2024-1011.***

Since the elevator in the County Administration building was out of service during this meeting, a Public Hearing sign in sheet for this Ordinance was placed in both the lobby of the building and in Council Chambers. A conference call was set up in the lobby of the building in the chance that someone on the main floor of the building signed up to speak.

Brian Carnes moved to approve the 1st Reading of Ordinance 2024-1920. Seconded by Terry Graham.

Allison Hardin reviewed the project via the County's PowerPoint presentation and noted that the property was designated as a Municipal Growth Area in the 2040 Comprehensive Plan.

Steve Harper opened the Public Hearing for Ordinance 2024-1920 at approximately 8:14 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 22 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 8:14 p.m.

There was no discussion from Council. A roll call vote was taken. The 1st Reading of Ordinance 2024-1920 Passed by a vote of 6-0; Ayes: Carnes, Harper, Mosteller, McGriff, Graham, Luis.

Public Hearing and 3rd Reading of Ordinance 2024-1906 regarding a Proposed Transportation Sales Tax

Ordinance Title: An Ordinance To Levy And Impose A One Percent Sales And Use Tax, Subject To A Referendum, Within Lancaster County Pursuant To Section 4-37-30 Of The Code Of Laws Of South Carolina 1976, As Amended; To Define The Specific Purposes And Designate The Projects For Which The Proceeds Of The Tax May Be Used; To Provide The Maximum Time For Which Such Tax May Be Imposed; To Provide The Estimated Cost Of The Projects Funded From The Proceeds Of The Tax; To Provide For A County-Wide Referendum On The Imposition Of The Sales And Use Tax And The Issuance Of General Obligation Bonds And To Prescribe The Contents Of The Ballot Questions In The Referendum; To Provide For The Conduct Of The Referendum By The Board Of Elections And Voter Registration Of Lancaster County; To Provide For The Administration Of The Tax, If Approved; To Provide For The Payment Of The Tax, If Approved; And To Provide For Other Matters Relating Thereto.

Since the elevator in the County Administration building was out of service during this meeting, a Public Hearing sign in sheet for this Ordinance was placed in both the lobby of the building and in Council Chambers. A conference call was set up in the lobby of the building in the chance that someone on the main floor of the building signed up to speak.

Charlene McGriff moved to approve the 3rd Reading of Ordinance 2024-1906. Seconded by Brian Carnes.

Jeff Catoe reviewed the proposed Transportation Sales Tax via the County's PowerPoint presentation. Mr. Catoe reiterated the need of a dedicated funding source to address the road needs in Lancaster County.

Steve Harper opened the Public Hearing for Ordinance 2024-1906 at approximately 8:26 p.m. He noted that no one signed up to speak at the Public Hearing for the Ordinance. There were approximately 22 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 8:26 p.m.

Council and staff discussed project prioritization and the allocation of funds for various projects, as well as the specificity of the ballot language. Jose Luis requested that the proposed projects and project amounts be included with the ballot question, but Frannie Heizer emphasized the importance of having flexibility within the ballot language.

Brian Carnes made a motion to amend the first ballot question to state the following: "I approve a special sales and use tax in the amount of one percent to be imposed in Lancaster County for not more than fifteen (15) years, or until a total of \$405,000,000 in resulting revenue has been collected, whichever occurs first. The sales tax proceeds will be used to finance the costs of Highway 521 widening, highways, roads, streets, bridges, greenways, pedestrian and bike paths, sidewalk improvements and other transportation-related projects facilities, including but not limited to drainage facilities relating to the highways, roads, streets, bridges, greenways, pedestrian and bike paths, sidewalk improvements and other transportation-related projects, including: major road widenings, approximately \$165 million; intersection improvements, approximately \$30 million; roundabouts, approximately \$15 million; County-maintained roads, approximately \$5 million; resurfacing local roads, approximately \$100 million; resurfacing South Carolina Department of Transportation (SCDOT) secondary roads, approximately \$25 million; acquisition of land and road improvements related to Economic Development, approximately \$8 million; greenways and sidewalks, approximately \$7 million; signalization, street signs and utility relocation, approximately \$15 million; general expenditures related to matching funds, land acquisition and project management, approximately \$30 million." Mr. Carnes stated that question two on the ballot was not to be amended. Seconded by Charlene McGriff.

Jose Luis made a motion to amend Brian Carnes's amendment so that the first ballot question would state the

following: "I approve a special sales and use tax in the amount of one percent to be imposed in Lancaster County for not more than fifteen (15) years, or until a total of \$405,000,000 in resulting revenue has been collected, whichever occurs first. The sales tax proceeds will be used to finance the costs of Highway 521 widening, highways, roads, streets, bridges, greenways, pedestrian and bike paths, sidewalk improvements and other transportation-related projects facilities, including but not limited to drainage facilities relating to the highways, roads, streets, bridges, greenways, pedestrian and bike paths, sidewalk improvements and other transportation-related projects, including: major road widenings, to include Highway 521 (Highway 75 to the North Carolina state line), Harrisburg Road (North Carolina State line to Calvin Hall Road), Barberville Road (Highway 160 to the North Carolina state line), and Henry Harris Road (Marvin Road to Highway 521), approximately \$165 million; intersection improvements, approximately \$30 million; roundabouts, approximately \$15 million; County-maintained roads, approximately \$5 million; resurfacing local roads, approximately \$100 million; resurfacing South Carolina Department of Transportation (SCDOT) secondary roads, approximately \$25 million; acquisition of land and road improvements related to Economic Development, approximately \$8 million; greenways and sidewalks, approximately \$7 million; signalization, street signs and utility relocation, approximately \$15 million; general expenditures related to matching funds, land acquisition and project management, approximately \$30 million." Seconded by Brian Carnes.

A roll call vote was taken for Mr. Luis's amendment. The amendment of Ordinance 2024-1906 Failed by a vote of 3-3; Ayes: Carnes, Graham, Luis; Naves: Harper, Mosteller, Graham.

A roll call vote was taken for Mr. Carnes's amendment. The amendment of Ordinance 2024-1906 Failed by a vote of 3-3; Ayes: Carnes, Harper, McGriff; Naves: Mosteller, Graham, Luis.

Council discussed different ways they could compromise in order to have all Councilmembers on board with approving the ballot language for the Transportation Sales Tax. Council discussed what roads should be included in the ballot question.

Terry Graham made a motion to add Henry Harris Road to the first ballot question, so that the question would read: "I approve a special sales and use tax in the amount of one percent to be imposed in Lancaster County for not more than fifteen (15) years, or until a total of \$405,000,000 in resulting revenue has been collected, whichever occurs first. The sales tax proceeds will be used to finance the costs of Highway 521 and Henry Harris Road widening, highways, roads, streets, bridges, greenways, pedestrian and bike paths, sidewalk improvements and other transportation-related projects facilities, including but not limited to drainage facilities relating to the highways, roads, streets, bridges, greenways, pedestrian and bike paths, sidewalk improvements and other transportation-related projects throughout the County." Seconded by Brian Carnes.

A roll call vote was taken. The amendment Passed by a vote of 5-1; Ayes: Carnes, Harper, McGriff, Graham, Luis; Naves: Mosteller.

A roll call vote was taken. The 3rd Reading of Ordinance 2024-1906 Passed, as amended, by a vote of 5-1; Ayes: Carnes, Harper, McGriff, Graham, Luis; Naves: Mosteller.

Discussion and Action Items

Approval of Appointments to Various Boards or Commissions

- Tyson Blanton as one of the At-Large representatives to the Health and Wellness Commission to fill her first four year term that would end on 06/30/2027
- Chad Catledge as the Council appointee to the Fire Code Appeals Board to fill his first four year term that would end on 06/30/2027

Brian Carnes moved to approve the appointment of Tyson Blanton to the Health and Wellness Commission and the appointment of Chad Catledge to the Fire Code Appeals Board. Seconded by Charlene McGriff.

There was no discussion from Council. A roll call vote was taken. The motion Passed by a vote of 6-0; Ayes:

Status of items tabled, recommitted, deferred or held

- a. HOLD - 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. - ***By a Vote of 6-0, 1st Reading Postponed (Allen Blackmon Absent). - Dennis Marstall / Ginny Merck-Dupont***

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 a potential contractual matter relating to the EMS Headquarters bay.
2. Receipt of legal advice subject to the attorney-client privilege regarding a potential contractual matter relating to possible funding for the Lancaster County Society for Historical Preservation, Inc.

Steve Harper stated that he needed a motion to go into Executive Session for two items: (1) for the receipt of legal advice subject to the attorney-client privilege regarding a potential contractual matter relating to the EMS Headquarters Bay; and (2) for the receipt of legal advice subject to the attorney-client privilege regarding a potential contractual matter relating to possible funding for the Lancaster County Society for Historical Preservation, Inc. Brian Carnes stated that he so moved. Seconded by Charlene McGriff.

A roll call vote was taken. The motion to go into Executive Session Passed by a vote of 6-0; Ayes: Carnes, Harper, Mosteller, McGriff, Graham, Luis. At approximately 9:40 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 10:00 p.m. Jose Luis 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 5-0; Ayes: Carnes, Harper, McGriff, Graham, Luis; Absent: Mosteller.

Upon returning to open session, Ginny Merck-Dupont stated that Council met in Executive Session in regard to two items: (1) for the receipt of legal advice subject to the attorney-client privilege regarding a potential contractual matter relating to the EMS Headquarters Bay; and (2) for the receipt of legal advice subject to the attorney-client privilege regarding a potential contractual matter relating to possible funding for the Lancaster County Society for Historical Preservation, Inc. She stated that during Executive Session, no motions were made, and no votes were taken.

Jose Luis made a motion to authorize the County Administrator to enter into negotiations and execute all necessary documentation related to the contract for the construction of the EMS Headquarters Bay project within the parameters discussed during Executive Session. Seconded by Brian Carnes.

A roll call vote was taken. The motion Passed by a vote of 5-0; Ayes: Carnes, Harper, McGriff, Graham, Luis; Absent: Mosteller.

Adjournment

Terry Graham moved to adjourn the Council meeting. Seconded by Jose Luis. A roll call vote was taken. The motion to adjourn Passed by a vote of 5-0; Ayes: Carnes, Harper, McGriff, Graham, Luis; Absent: Mosteller.

There being no further business to discuss, the regular meeting of Council adjourned at approximately 10:02 p.m.

DRAFT

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: 8/12/2024

Council Action Requested:

Approve or amend the minutes from the July 17, 2024, County Council Committee of the Whole meeting.

Strategic Plan Focus Area Alignment:

Points to Consider:

The draft minutes from the July 17, 2024, County Council Committee of the Whole 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 7-17-2024 Committee of the Whole Meeting	8/8/2024	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: "Vacant"
District 7: Brian Carnes, Vice-Chair

**County Administrator**

Dennis E. Marstall

County Attorney

Ginny L. Merck-Dupont

Clerk to Council

Sherrie Simpson

July 17, 2024

4:00 PM

101 North Main Street
Lancaster, SC 29720

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

MINUTES

Council Members Present: Brian Carnes, Steve Harper, Terry Graham, and Jose Luis.

Council Members Absent: Billy Mosteller, Charlene McGriff.

Staff Members/Others present: Dennis Marstall, County Administrator; Ginny Merck-Dupont, County Attorney; Sherrie Simpson, Clerk to Council; Allison Hardin, Development Services Director; April Williams, Planning Director; Jeff Catoe, Public Works Director; Sabrena Harris, Chief Financial Officer; Christopher Baker, Mead and Hunt; 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 - Chairman Steve Harper

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

Welcome and Recognition - Chairman Steve Harper

Chairman Steve Harper welcomed everyone to the meeting.

Pledge of Allegiance and Invocation - Council Member Jose Luis

Jose Luis led the Pledge of Allegiance to the American Flag and delivered the Invocation.

Approval of Agenda

Brian Carnes moved to approve the agenda. Seconded by Jose Luis. The motion Passed by a vote of 4-0;

Citizens Comments

Since the elevator in the County Administration building was out of service during this meeting, a Citizen Comments sign in sheet was placed in both the lobby of the building and in Council Chambers. A conference call was set up in the lobby of the building in the chance that someone on the main floor of the building signed up to speak.

The following citizens signed up for and spoke during Citizen Comments: None.

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

Discussion and Action Items

Update on the Carolina Heelsplitter Ordinance and Procedures - Allison Hardin, Development Services Director

Allison Hardin provided Council with an update on the Carolina Heelsplitter Ordinance and procedures via the County's PowerPoint presentation. Ms. Hardin explained the desire to move the program in house, and that the structure for the Ordinance had already been created. Ms. Hardin stated that the County had allowed projects to move forward without invoicing the Heelsplitter fees, but that the developers would be invoiced before the project received the Certificate of Occupancy. Ms. Hardin explained that this process was created so that development was not put on hold until all fees were paid. Council and staff discussed the program requirements and the area that is included within the Heelsplitter program.

Review of the Administrative and Definition Sections on the Re-write of the Unified Development Ordinance (UDO) - Allison Hardin

Allison Hardin reviewed examples of proposed definitions that had been added to the Unified Development Ordinance (UDO), including the definition of airports, bars/taverns/brew pubs, and signs, via the County's PowerPoint presentation. Ms. Hardin also provided Council with examples of definition amendments that had been added to the UDO, and also reviewed the administrative additions and amendments. Jose Luis requested a red-lined copy of the proposed UDO amendments.

Overview of the Sign Code Section on the Re-write of the Unified Development Ordinance (UDO) - Allison Hardin

Allison Hardin reviewed the sign code via the County's PowerPoint presentation. Council and staff discussed different types of signage including mobile signs and banners. Ms. Hardin stated that the Planning Department planned to hold a meeting with sign companies, Planning staff and members of the Planning Commission to discuss the sign code section of the Unified Development Ordinance (UDO).

County Code Amendments to Correct Conflict with State Building Codes - Allison Hardin

Allison Hardin reviewed the proposed County code amendments that would correct conflict with the State building code via the County's PowerPoint presentation. Examples of the code amendments included permit administration, manufactured home terminology, and the Religious Land Use and Institutionalized Persons Act. Ms. Hardin noted that additional updates would be provided to Council at one of the regular scheduled Council meetings in August 2024.

Nuisance Abatement Program Update - Allison Hardin

Steve Harper stated that when constituents in his district reach out to Council for updates on the nuisance abatement program, he wanted the Councilmembers to be able to explain the process, so he requested that Allison Hardin provide Council with a refresher on the process. Allison Hardin reviewed the nuisance abatement program via the County's PowerPoint presentation. Ms. Hardin explained the different processes and timelines for voluntary, semi-voluntary and involuntary compliance once a violation is identified.

Discussion of Speed Limit Changes for Niven Road and Regent Parkway - Jeff Catoe

Jeff Catoe introduced Christopher Baker with Mead and Hunt and stated that he was joining the meeting to discuss the proposed speed limit changes for Regent Parkway. Mr. Catoe explained that the current speed limit on Niven Road was 35 miles per hour, but the request was to lower it to 25 miles per hour. Mr. Catoe further explained that traffic calming measures had already been put in place on Niven Road, but lowering the speed limit would help as well. Mr. Catoe noted that the residents on Niven Road requested that a third speed table be added to the road, but staff did not recommend it at this time.

Mr. Catoe provided Council with a brief history of the issues with Regent Parkway and explained the need to reduce the current speed limit from 35 miles per hour to 25 miles per hour, which would also reduce the advanced curb warning speed from 25 miles per hour to 20 miles per hour. Christopher Baker explained that the proposed speed limit would match the speed limit on the York County side of Regent Parkway and the proposed speed limit would also align with the South Carolina Department of Transportation's (SCDOT) guidelines. Mr. Baker stated that a lower speed limit would likely reduce the number of car accidents on Regent Parkway.

Steve Harper questioned the funding source on the Regent Parkway improvements, and Mr. Catoe explained that Regent Parkway was included in the Capital Project Sales Tax (CPST) 3, and the proviso funding was used to resurface Regent Parkway. Mr. Catoe stated that the road improvements would be staggered using funding from the CPST 3. Council and staff discussed the number of safety issues that occur on Regent Parkway.

Adjournment

Dennis Marstall praised Allison Hardin and Jeff Catoe for their work, along with members of their staff, in addressing new emerging issues around the County.

Terry Graham moved to adjourn the Committee of the Whole meeting. Seconded by Jose Luis. The motion to adjourn Passed by a vote of 4-0; Absent: Mosteller, McGriff.

There being no further business to discuss, the Committee of the Whole meeting adjourned at approximately 5:34 p.m.

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2024-1915
Contact Person / Sponsor: Amy Carnes / Economic Development
Department: Economic Development
Date Requested to be on Agenda: 8/12/2024

Council Action Requested:

Approve the First Reading of Ordinance 2024-1915 on July 15, 2024, followed by Second reading on August 12, 2024 and Public Hearing and Third Reading on August 26, 2025, at which time the company's name would be revealed.

There is also a Companion Inducement Resolution 1263-R2024 to this Ordinance.

Strategic Plan Focus Area Alignment:

Quality Development

Diversify the local economy through targeted attraction of job producers and support businesses that are well-matched to the local workforce and economic needs.

Points to Consider:

The Project is expected to result in the aggregate investment in real and personal property of at least \$8,000,000 and to result in the creation of at least 10 new full-time jobs in the Project in the County.

Funding and Liability Factors:

The Project will be located in a multi-county park. To defray or reimburse the Costs of Special Source Improvements with respect to the Project, the County will agree to provide, and the Company shall, subject to the provisions of **Section 3.02** hereof, receive, Special Source Revenue Credits in two tiers:

SSRC 1) The first tier of Special Source Revenue Credits ("SSRC I") shall be equal to the difference between the gross FILOT Payments that would be due under this Agreement and the FILOT Payments that would be due if calculated using a fixed millage rate of .34550 plus any millage which may hereafter be imposed for the specific purpose of providing fire, EMS or stormwater services. SSRC I shall be provided for a period of twenty (20) consecutive tax years, to be applied to any investment in the Project by the Company and any Project Affiliate during the Investment Period

SSRC 2) shall be equal to twenty-five percent (25%) of FILOT Payments (as reduced by SSRC I) due under this Agreement for a period of five (5) consecutive tax years

Recommendation:

The Department of Economic Development recommends approval of this Ordinance.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2024-1915	7/9/2024	Ordinance
Exhibit A to Ordinance 2024-1915 - Special Source Revenue Credit Agreement	7/11/2024	Exhibit

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER) ORDINANCE NO. 2024-1915

AN ORDINANCE

TO AUTHORIZE THE EXECUTION AND DELIVERY OF A SPECIAL SOURCE REVENUE CREDIT AGREEMENT BY AND BETWEEN LANCASTER COUNTY AND PROJECT AURORA, AN ENTITY PREVIOUSLY IDENTIFIED BY THE COUNTY AS PROJECT AURORA, INCLUDING ANY RELATED OR AFFILIATED ENTITIES, PROVIDING FOR SPECIAL SOURCE REVENUE CREDITS; AND TO EXPRESS THE INTENTION OF COUNCIL TO PROVIDE MONIES TO THE ECONOMIC DEVELOPMENT FUND.

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

Section 1. Findings and Determinations; Purpose.

A. The Lancaster County Council finds and determines that:

1. Lancaster County, South Carolina (the "County"), acting by and through its County Council (the "County Council") is authorized and empowered to establish a multicounty park ("MCP") pursuant to Article VIII, Section 13(D) of the Constitution of South Carolina, and also authorized to provide special source revenue credits ("SSRCs") pursuant to Sections 4-1-170, 4-1-172, 4-1-175 and 4-29-68 of the Code of Laws of South Carolina 1976, as amended (the "MCP Act") against fee-in-lieu of tax ("FILOT") payments ("FILOT Payments") made pursuant to the MCP Act to reimburse a project for the costs of designing, acquiring, constructing, improving, or expanding (i) infrastructure serving the project, or (ii) improved or unimproved real estate and personal property, including machinery and equipment used in the operation of a manufacturing or commercial enterprise, through which powers the commercial and industrial development of South Carolina and the County will be promoted and trade developed by inducing manufacturing and commercial enterprises to locate and remain in South Carolina and the County and thus to utilize and employ the workforce, products, and natural resources of South Carolina to benefit the general public welfare of the County by providing services, employment, and other public benefits not otherwise provided locally; and

2. Project Aurora, a South Carolina corporation, on its own or together with one or more of its subsidiaries, affiliates, successors, assigns, sponsors, lessors, and others (collectively, the "Company"), has committed to invest at least \$8,000,000 and create at least ten (10) full-time jobs in the County (the "Project").

B. It is the purpose of this ordinance to approve a Special Source Revenue Credit Agreement with the Company under the MCP Act that provides for SSRCs against the FILOT Payments to be made by the Company and commits the County to locate the Project in an MCP.

Section 2. Additional Findings.

County Council makes the following additional findings:

(a) The Project will constitute a “project” as the term is referred to and defined in the MCP Act, and the County’s actions herein will subserve the purposes and in all respects conform to the provisions and requirements of the MCP Act.

(b) The Project and the payments in lieu of taxes anticipated to be paid in connection therewith are beneficial to the County, and the County has evaluated the Project based upon all criteria prescribed by law, including the anticipated dollar amount and nature of the investment to be made.

(c) The Project is anticipated to benefit the general public welfare of the County by providing services, employment, recreation, or other public benefits not otherwise adequately provided locally.

(d) The Project gives rise to no pecuniary liability of the County or any incorporated municipality or a charge against the general credit or taxing power of either.

(e) The purposes to be accomplished by the Project, *i.e.*, economic development and addition to the tax base of the County, are proper governmental and public purposes.

(f) The inducement of the location or expansion of the Project within the County and State is of paramount importance.

(g) The benefits of the Project to the public will be greater than the costs to the public.

Section 3. Approval of Special Source Revenue Credit Agreement.

The form, terms, and provisions of the Special Source Revenue Credit Agreement (“SSRC Agreement”), attached hereto as Exhibit A, are approved, and all of the terms, provisions, and conditions thereof are incorporated herein by reference as if the SSRC Agreement were set out in this ordinance in its entirety. The Council Chair and Council Secretary are authorized, empowered, and directed to execute and acknowledge the SSRC Agreement in the name of and on behalf of the County, and thereupon to cause the SSRC Agreement to be delivered to the Company. The SSRC Agreement is to be in substantially the form as attached to this ordinance and hereby approved, with such changes therein as shall not be materially adverse to the County and as shall be approved by the officials of the County executing the same, upon the advice of counsel to the County, such officer’s execution thereof to constitute conclusive evidence of such officer’s approval of any and all changes or revisions therein from the form of the SSRC Agreement attached to this ordinance.

Section 4. Economic Development Fund.

(a) Council finds that (i) by passage of Ordinance No. 2014-1260, Council created an Economic Development Fund with the intent to make monies available to the fund from new revenues to the County derived from new and expanded businesses and industry, and (ii) the ability to make monies available to the Economic Development Fund can be difficult because of complexities and legalities applicable to fee-in-lieu of tax arrangements and multi-county parks.

(b) It is the intent of Council, in the annual County budget, to appropriate monies to the Economic Development Fund based on the new FILOT Payments that the County receives pursuant to the SSRC Agreement. Specifically, it is Council’s intent to appropriate from the General Fund of the County an amount based on the following formula: Seven percent (7%) times the amount of money received pursuant to the SSRC Agreement by the County after distribution to other taxing entities in the most recently completed tax year.

Section 5. Authority to Act.

The Council Chair, Council Secretary, Clerk to County Council, County Administrator, County Attorney and all other appropriate officials of the County are (and each acting individually is) hereby authorized, empowered and directed to take such actions and to execute such agreements, certificates, or other documents as may be necessary to effectuate the purposes of this ordinance, and the performance of all obligations of the County under and pursuant to the SSRC Agreement.

Section 6. Severability.

If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, the invalid or unconstitutional portion is deemed a separate, distinct, and independent provision, and the holding shall not affect the validity of the remaining portions of this ordinance.

Section 7. Conflicting Provisions.

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

Section 8. Effective Date.

This ordinance is effective upon third reading.

[Execution page follows]

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: July 15, 2024
Second Reading: August 12, 2024
Public Hearing: August 26, 2024
Third Reading: August 26, 2024

Approved as to form:

Ginny L. Merck-Dupont, County Attorney

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Exhibit A to Ordinance No. 2024-1915

**Special Source Revenue Credit Agreement
[Project Aurora]**

See attached.

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SPECIAL SOURCE REVENUE CREDIT AGREEMENT

by and between

LANCASTER COUNTY, SOUTH CAROLINA,

and

[PROJECT AURORA]

and

[SPONSOR AFFILIATES]

Dated as of _____, 2024

NOTICE: THIS AGREEMENT INCLUDES REPORTING REQUIREMENTS TO BE MADE BY [PROJECT AURORA] INCLUDING, BUT NOT LIMITED TO, THE REQUIREMENTS SET FORTH IN SECTION 3.02 HEREIN.

SUMMARY OF CERTAIN REPORTING REQUIREMENTS

- Each year during the term of this Agreement, the Company shall deliver, in the manner set forth in **Section 3.02(e)**, to the County Auditor, the County Assessor, and County Director of Economic Development a copy of any property tax form or return it files with the South Carolina Department of Revenue with respect to the Project within five (5) days of delivery thereof to the South Carolina Department of Revenue. The County and the Company expect such tax forms or returns to include, but not be limited to, the South Carolina Department of Revenue Form PT-300 and any applicable schedules thereto (or such successor forms and schedules as may be promulgated by the South Carolina Department of Revenue from time to time), which such form, under current laws and regulations, and subject to certain exceptions, must be filed with the South Carolina Department of Revenue by April 30th of each year (such date being the last day of the fourth month following the Company's closing date for income tax purposes).

- During the term of this Agreement through the end of the Credit Period, the Company shall deliver to the County Auditor and the County Director of Economic Development on or before each May 31 following the end of a Property Tax Year, beginning May 31, 2025, the annual investment and jobs information contained in **Exhibit B** attached hereto.

- Information, returns, certifications or other reports to be provided to the County Auditor or County Assessor pursuant to **Section 3.02** shall be in writing and delivered either:

(i) by trackable mail or delivery service to the appropriate County official, addressed as follows:

Lancaster County, South Carolina
Attn.: County [Auditor][Assessor]
P.O. Box 1809 (29721)
101 N. Main Street, 2nd Floor (29720)
Lancaster, South Carolina 29721

or

(ii) by e-mail to the County Auditor or Deputy County Auditor, and e-mail to the County Assessor or Deputy County Assessor, provided delivery by e-mail shall qualify as "delivery" hereunder only to the extent receipt of such e-mail is confirmed by return e-mail from the County Auditor's office and the County Assessor's office, as applicable.

- Information, returns, certifications or other reports to be provided to the County Director of Economic Development pursuant to **Section 3.02** shall be in writing and delivered either:

(A) by trackable mail or delivery service to the Economic Development Director, addressed as follows:

Lancaster County, South Carolina
Attn.: Economic Development Director
P.O. Box 1809 (29721)
1033 W. Meeting Street (29720)
Lancaster, South Carolina 29721

or

(B) by e-mail to the Economic Development Director; provided, delivery by e-mail shall qualify as "delivery" hereunder only to the extent receipt of such e-mail is confirmed by return e-mail from the Lancaster County Department of Economic Development.

Verbal communication shall not qualify as “delivery” of the information, returns, certifications, or other reports required to be provided under **Section 3.02**.

SPECIAL SOURCE REVENUE CREDIT AGREEMENT

This SPECIAL SOURCE REVENUE CREDIT AGREEMENT, dated as of _____, 2024 (as the same may be amended, modified or supplemented from time to time in accordance with the terms hereof, the “Agreement”), is by and between LANCASTER COUNTY, SOUTH CAROLINA (the “County”), a body politic and corporate, and a political subdivision of the State of South Carolina, and [PROJECT AURORA], a South Carolina corporation (the “Company”).

WITNESSETH:

WHEREAS, the County, acting by and through its County Council (the “County Council”) is authorized and empowered to establish a multicounty park (“MCP” or “Park”) pursuant to Article VIII, Section 13(D) of the Constitution of South Carolina, and also authorized to provide special source revenue credits pursuant to Sections 4-1-170, 4-1-172, 4-1-175 and 4-29-68 of the Code of Laws of South Carolina 1976, as amended (the “MCP Act”) against fee-in-lieu of tax (“FILOT”) payments (“FILOT Payments”) made pursuant to the MCP Act to reimburse a project for the costs of designing, acquiring, constructing, improving, or expanding (i) infrastructure serving the project, or (ii) improved or unimproved real estate and personal property, including machinery and equipment used in the operation of a manufacturing or commercial enterprise (“Special Source Improvements”), through which powers the industrial development of South Carolina and the County will be promoted and trade developed by inducing manufacturing and commercial enterprises to locate and remain in South Carolina and the County and thus to utilize and employ the workforce, products, and natural resources of South Carolina to benefit the general public welfare of the County by providing services, employment, and other public benefits not otherwise provided locally; and

WHEREAS, the Company, together with any Project Affiliates (collectively, previously identified by the County as Project Aurora) commits to invest at least \$8,000,000 and create at least ten (10) full-time jobs in the County in the Project (as defined herein); and

WHEREAS, the County previously placed the Project Site in the multi-county park established pursuant to the Amended and Restated Master Multi-County Park Agreement, Amended and Restated as of November 9, 2015, between the County and Chesterfield County, South Carolina (the “Master MCP Agreement”) pursuant to Lancaster County Ordinance No. 2016-1407 enacted on September 12, 2016 and pursuant to Chesterfield County Resolution No. 2016-11 adopted on September 7, 2016; and

WHEREAS, in accordance with the MCP Act, real and personal property having a *situs* in a multi-county park in the County is exempt from all *ad valorem* taxation, but, the owners or lessees of such real and personal property are obligated to make, or cause to be made, payments in lieu of taxes to the County in the total amount equivalent to the *ad valorem* taxes or other fee in lieu of tax payments that would have been due and payable with respect to the real and personal property but for the location of the real and personal property within the multi-county park and the exemption; and

WHEREAS, the County has determined to maintain inclusion of the Project Site (as defined herein) in the Master MCP Agreement, if such property is not already so included, and to maintain the Project Site in the Master MCP Agreement, or a replacement or successor multi-county park, in order to facilitate the provision of, and receipt by, the Company of the special source revenue credits set forth in greater detail herein; and

WHEREAS, the County, as inducement for the location of the Project in the County, and in accordance with the MCP Act, has determined that the County shall provide, and the Company shall receive, special source revenue credits against each FILOT Payment due from the Company with respect to the Project, all as set forth in greater detail herein; and

WHEREAS, the County Council has authorized the execution and delivery of this Agreement by Ordinance No. 2024-1915 enacted by the County Council on _____, 2024.

NOW, THEREFORE, in consideration of the respective representations and agreements hereinafter contained, the above recitals which are incorporated herein by reference, and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

ARTICLE I

DEFINITIONS

The defined terms in this Agreement shall for all purposes of this Agreement have the meanings specified in the recitals above and in this **Article I**, unless the context clearly otherwise requires. Except where the context otherwise requires, (i) words importing the singular number shall include the plural number and *vice versa*, and (ii) the words “hereof”, “herein”, “hereunder”, and other words of similar import refer to this Agreement as a whole.

“*Affiliate*” means any corporation, limited liability company, partnership or other Person or entity which now or hereafter owns all or part of the Company, or which now or hereafter is owned in whole or in part by the Company, or by any partner, shareholder or owner of the Company, as well as any corporation, limited liability company, partnership or other Person, which now or hereafter bears a relationship to the Company, as described in Sections 267(b) and 707(b) of the Internal Revenue Code.

“*Code*” means the Code of Laws of South Carolina 1976, as amended.

“*Company*” means [Project Aurora], a South Carolina corporation, and its successors and assigns.

“*Costs of Special Source Improvements*” means all of the costs of designing, acquiring, constructing, improving, equipping or expanding the Special Source Improvements, whether incurred prior to or after the date of this Agreement, and shall be deemed to include, but not be limited to: (a) existing buildings and building improvements together with all existing machinery and equipment; (b) obligations incurred for labor, materials, and other expenses to builders and materialmen in connection with the acquisition, construction, and installation of the Special Source Improvements; (c) the cost of construction bonds and of insurance of all kinds that may be required or necessary during the course of construction and installation of the Special Source Improvements, which is not paid by the contractor or contractors or otherwise provided for; (d) the expenses for test borings, surveys, test and pilot operations, estimates, plans and specifications and preliminary investigations therefore, and for supervising construction, as well as for the performance of all other duties required by or reasonably necessary in connection with the acquisition, construction, and installation of the Special Source Improvements; and (e) all other costs which shall be required under the terms of any contract for, or incurred in connection

with, the designing, acquisition, construction, equipping and installation of the Special Source Improvements.

“*County*” means Lancaster County, South Carolina, a body politic and corporate and a political subdivision of the State.

“*Full-Time Jobs*” means full-time jobs (*i.e.*, at least thirty (30) hours per week) maintained by Company for the Project, all with health care benefits available,. Full-Time Jobs does not include those jobs staffed using a temporary employment agency or staffing agency. Full-Time Jobs shall only include those employees who either: (i) are physically and actually located at the Project Site during working hours, or (ii) reside in the County if working remotely during working hours.

“*Investment Period*” means the period beginning on January 1, 2024 and ending December 31, 2029.

“*Master MCP Agreement*” has the meaning ascribed thereto in the recitals of this Agreement.

“*MCP Act*” has the meaning ascribed thereto in the recitals of this Agreement.

“*Minimum Contractual Investment Requirement*” means the commitment of the Company to invest \$8,000,000 in the Project during the Investment Period and to maintain such investment for so long as the Special Source Revenue Credits are scheduled to be provided pursuant to this Agreement. In determining whether the Company has complied with any Minimum Contractual Investment Requirement, the County shall take into account the investment made or maintained, as applicable, by any Project Affiliate and consider same as if such investment made or maintained, as applicable, was that of the Company.

“*Minimum Contractual Jobs Requirement*” means the commitment of the Company to create ten (10) Full-Time Jobs by the end of the Investment Period and to maintain ten (10) Full-Time Jobs for so long as the Special Source Revenue Credits are scheduled to be provided pursuant to this Agreement. In determining whether the Company has complied with the Minimum Contractual Jobs Requirement, the County shall take into account the jobs created or maintained, as applicable, by any Project Affiliate and consider same as if such jobs created or maintained, as applicable, were that of the Company.

“*Park*” has the meaning ascribed thereto in the recitals of this Agreement.

“*Person*” means an individual, a corporation, a partnership, a limited liability company, an association, a joint stock company, a joint venture, a trust, any unincorporated organization, or a government or an agency or a political subdivision thereof.

“*Project*” means investment by the Company and any Project Affiliate in buildings and other improvements on the Project Site, machinery, apparatus, equipment, office facilities, and furnishings, but only to the extent such items are placed in service during the Investment Period.

“*Project Affiliate*” means any individual or entity that participates in the investment in the Project.

“*Project Site*” means the land more particularly described in **Exhibit A**, with a physical address of _____, and consisting of approximately _____ acres.

“*Property Tax Year*” means the annual period ending on December 31st of each year.

“*Special Source Improvements*” has the meaning ascribed thereto in the recitals of this Agreement.

“*Special Source Revenue Credits*” or “*SSRCs*” shall mean the special source revenue credits provided by the County and described in **Section 3.01** hereof.

“*SSRC I*” has the meaning ascribed thereto in **Section 3.01(b)(i)**.

“*SSRC II*” has the meaning ascribed thereto in **Section 3.01(b)(ii)**.

“*State*” means South Carolina.

ARTICLE II

REPRESENTATIONS AND COVENANTS

SECTION 2.01. Representations by the County. The County represents that (i) it is a body politic and corporate and a political subdivision of the State, (ii) it is authorized by the MCP Act to enter into this Agreement, (iii) it has approved this Agreement in accordance with the procedural requirements of the MCP Act and any other applicable state law, and (iv) it has authorized its officials to execute and deliver this Agreement.

SECTION 2.02. Representations by the Company. The Company makes the following representations:

(1) The Company is a corporation, duly organized, validly existing, and in good standing, under the laws of South Carolina, and is authorized to transact business in South Carolina, has power to enter into this Agreement, and by proper corporate action has authorized the respective Company official or officials signing this Agreement to execute and deliver this Agreement. The Company’s fiscal year end is December 31st and the Company will notify the County of any changes in the fiscal year of the Company.

(2) The Special Source Revenue Credits provided by the County in the manner set forth in this Agreement have been instrumental to the Company in inducing the location of the Project in the County.

SECTION 2.03 Covenants by the County. The County will use its best efforts to maintain the Project Site in the Master MCP Agreement, or if not the Master MCP Agreement, a multi-county park, for the term of this Agreement.

ARTICLE III

FILOT PAYMENTS AND SPECIAL SOURCE REVENUE CREDITS

SECTION 3.01. FILOT Payments and Special Source Revenue Credits.

(a) Company acknowledges and agrees that under the MCP Act, the Project is exempt from *ad valorem* property taxes and that the Company is required to make annual FILOT Payments with respect to the Project in an amount equal to what the *ad valorem* property taxes would be if the Project Site were not included in the Master MCP Agreement, less the Special Source Revenue Credits provided in **Section 3.01(b)** below. The FILOT Payments to be made by the Company with respect to the Project under this Agreement shall be calculated in the same manner as *ad valorem* taxes and the Company shall receive, in addition to the Special Source Revenue Credits provided in **Section 3.01(b)** below, all other credits, exemptions, or reductions against *ad valorem* taxes or against payments in lieu of taxes due pursuant to the MCP Act allowed by law. County and Company acknowledge and agree that any exemption that would otherwise be allowed pursuant to Section 3(g), Article X of the Constitution of South Carolina and the exemptions allowed pursuant to Section 12-37-220(B)(32) and (34) of the Code shall be applied in the calculation of the FILOT Payments. The collection and enforcement of the FILOT Payments shall be as provided in Section 12-2-90 of the Code.

(b) To defray or reimburse the Costs of Special Source Improvements with respect to the Project, the County agrees to provide, and the Company shall, subject to the provisions of **Section 3.02** hereof, receive, Special Source Revenue Credits in two tiers:

(i) The first tier of Special Source Revenue Credits ("SSRC I") shall be equal to the difference between the gross FILOT Payments with respect to the Project that would be due under this Agreement and the FILOT Payments with respect to the Project that would be due if calculated using a fixed millage rate of .34550 plus any millage which may hereafter be imposed for the specific purpose of providing fire, EMS or stormwater services. SSRC I shall be provided for a period of twenty (20) consecutive tax years, to be applied to any investment in the Project by the Company and any Project Affiliate during the Investment Period (the "Credit Period"), beginning with the FILOT Payment due from the Company for tax year 2025 (*i.e.*, the FILOT Payment due to be paid without penalty on or before January 15, 2026 for tax year 2025) and ending with the FILOT Payment due from the Company for tax year 2044 (*i.e.*, the FILOT Payment due to be paid without penalty on or before January 15, 2045).

(ii) The second tier of Special Source Revenue Credits ("SSRC II") shall be equal to twenty-five percent (25%) of FILOT Payments with respect to the Project (as reduced by SSRC I) due under this Agreement for a period of five (5) consecutive tax years, beginning with the FILOT Payment due from the Company for tax year 2025 (*i.e.*, the FILOT Payment due to be paid without penalty on or before January 15, 2026 for tax year 2025) and ending with the FILOT Payment due from the Company for tax year 2029 (*i.e.*, the FILOT Payment due to be paid without penalty on or before January 15, 2030).

To receive, in any year, the Special Source Revenue Credits provided in this **Section 3.01(b)**, the Company must provide the documentation required by **Section 3.02** below that the Company is in

compliance with the Minimum Contractual Investment Requirement and the Minimum Contractual Jobs Requirement.

(c) The Special Source Revenue Credits which the Company shall receive with respect to each tax year set forth above in **Section 3.01(b)** above shall be reflected by the County Auditor or other authorized County official or representative on each FILOT Payment bill sent to the Company by the County for each tax year, by reducing the FILOT Payment otherwise due from the Company for the tax year by the amount of Special Source Revenue Credits to be provided to the Company for the tax year.

(d) If **Section 3.01(b)** above, or the provision of the Special Source Revenue Credits is found to be invalid, illegal or unenforceable by a court of competent jurisdiction, the County agrees to provide the Company with an incentive that is valid pursuant to such court ruling and commensurate to the nature and value of the benefits intended to be provided under this Agreement, to the maximum extent legally permitted.

(e) THIS AGREEMENT AND THE SPECIAL SOURCE REVENUE CREDITS PROVIDED HEREUNDER ARE LIMITED OBLIGATIONS OF THE COUNTY AND ARE PROVIDED BY THE COUNTY SOLELY FROM THE FILOT PAYMENTS MADE BY THE COMPANY WITH RESPECT TO THE PROJECT AND DO NOT AND SHALL NOT CONSTITUTE A GENERAL OBLIGATION OF THE COUNTY WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY LIMITATION AND DO NOT AND SHALL NOT CONSTITUTE OR GIVE RISE TO A PECUNIARY LIABILITY OF THE COUNTY OR A CHARGE AGAINST THE GENERAL CREDIT OR TAXING POWER OF THE COUNTY. THE FULL FAITH, CREDIT, AND TAXING POWER OF THE COUNTY ARE NOT PLEDGED IN CONNECTION WITH THE PROVISION OF THE SPECIAL SOURCE REVENUE CREDITS HEREUNDER.

(f) In accordance with the MCP Act, the Special Source Revenue Credits authorized herein shall not, in the aggregate, exceed the aggregate Cost of Special Source Improvements funded from time to time in connection with the Project by the Company.

(g) Notwithstanding any other provision of this Agreement, the Company acknowledges and agrees that County's obligation to provide the Special Source Revenue Credits ends, and this Agreement is terminated, if the Company ceases operation of the Project. For purposes of this **Section 3.01(g)**, "**cease operations**" means closure of the Project for a period of 365 consecutive days. The Company agrees that if this Agreement is terminated pursuant to this **Section 3.01(g)**, that under no circumstance shall the County be required to refund or pay any monies to the Company.

(h) Notwithstanding any other provision of this Agreement, in the event either the Company fails to comply with the Minimum Contractual Investment Requirement, or the Company fails to comply with the Minimum Contractual Jobs Requirement, the Special Source Revenue Credits applicable to each FILOT Payment provided in **Section 3.01(b)** above shall be terminated on a retroactive and prospective basis, and the Company, and any affiliate who previously received the benefit of any SSRC, shall pay to the County the difference between the FILOT Payments theretofore actually paid after taking into account any SSRC that did apply to such FILOT Payments, and the FILOT Payments which would have been paid in the absence of any SSRC, together with interest on such difference calculated in the manner as provided in Section 12-54-25 of the Code, or any successor Code provision.

(i) If the Company has made a written election to include, as part of the Special Source Improvements, any personal property, and has provided notice to the County of such election, and the Company subsequently removes or disposes of such personal property from the Project during the term of this Agreement and has claimed Special Source Revenue Credits against FILOT Payments based on such personal property, then the Company is required to continue to make FILOT Payments on the removed personal property for the two years immediately following the year in which the Company removes such personal property from the Project. The amount of the FILOT Payments due on the removed personal property is equal to the FILOT Payments due on the personal property for the year in which the Company removes or disposes of the personal property. If the Company replaces such personal property with qualifying replacement property, as contemplated by the MCP Act, then the removed personal property is deemed not to have been removed from the Project. Notwithstanding anything in this subsection to the contrary, the Company shall be required to make the FILOT Payments required in this subsection only if and to the extent that the MCP Act so requires at the time the personal property in question is removed or disposed of.

(j) To the extent a Project Affiliate invests in the Project, the Project Affiliate shall receive the same Special Source Revenue Credit against its FILOT Payments as the Company receives pursuant to **Section 3.01(b)** above and subject to the same conditions and requirements applicable to the Company under this Agreement.

SECTION 3.02. Maintenance of Books and Records; Annual Reports; Examinations and Inspections; Confidential Information.

(a) The Company shall maintain, or cause to be maintained, such books and records with respect to the Project as will permit the identification of the portions of the Project placed in service, the amount of investment with respect thereto, any computations of the FILOT Payments and the Special Source Revenue Credits made by the Company hereunder, the Company's compliance with the Minimum Contractual Investment Requirement, and the Company's compliance with the Minimum Contractual Jobs Requirement. The Company agrees to comply with all reporting requirements of the State and the County applicable to FILOT property under the MCP Act, including without limitation the reports and returns required by Section 12-2-90 of the Code.

(b) A County Official may request and obtain such financial books and records from the Company that supports the respective returns of the Company as may be reasonably necessary to verify the calculations of the FILOT Payments by the Company or the Company's compliance with the Minimum Contractual Investment Requirement and the Company's compliance with the Minimum Contractual Jobs Requirement. For purposes of this Agreement, the term "County Official" includes the County Administrator, County Auditor, County Assessor, County Treasurer, and the County Director of Economic Development.

(c) Each year during the term hereof, the Company shall deliver, in the manner set forth in **Section 3.02(e)** below, to the County Auditor, the County Assessor, and County Director of Economic Development a copy of any property tax form or return it files with the South Carolina Department of Revenue with respect to the Project within five (5) days of delivery thereof to the South Carolina Department of Revenue. The County and the Company expect such tax forms or returns to include, but not be limited to, the South Carolina Department of Revenue Form PT-300 and any applicable schedules thereto (or such successor forms and schedules as may be promulgated by the South Carolina Department

of Revenue from time to time), which such form, under current laws and regulations, and subject to certain exceptions, must be filed with the South Carolina Department of Revenue by April 30th of each year (such date being the last day of the fourth month following the Company's closing date for income tax purposes).

(d) During the term hereof through the end of the Credit Period, the Company shall deliver to the County Auditor and the County Director of Economic Development on or before each May 31 following the end of a Property Tax Year, beginning with May 31, 2025, the annual investment and jobs information contained in Exhibit B attached hereto, which information is required by the County Auditor for a FILOT Payment bill to be prepared in accordance with this Agreement and **Section 3.01(a)** hereof. If the County incurs expenses in the computation, preparation and verification of the annual FILOT Payment bill, the Company agrees to reimburse the County for those expenses, including, but not limited to, expenses incurred by the County for accountants and similar experts (the "Administrative Expense Reimbursement").

(e) If any of the information, returns, certifications, or other reports set forth in this **Section 3.02** are not timely delivered, in writing, to the appropriate County officials, in addition to any other remedy available to the County, the County may withhold any Special Source Revenue Credits against the FILOT Payment due for Project property for the applicable Property Tax Year. In the event the Company fails to timely deliver any of the information, returns, certifications or other reports due by May 31, 2025 or May 31, 2026, the County shall re-instate the Special Source Revenue Credits for such Property Tax Years if such information, returns, certifications, or other reports are delivered, in writing, to the appropriate County officials by March 1, 2026 or March 1, 2027, respectively, failing which, in addition to any other remedy available to the County, the Special Source Revenue Credits against the FILOT Payments otherwise provided pursuant to this Agreement for such Property Tax Year shall be forfeited unless such non-compliance is waived by the County in its sole and absolute discretion pursuant to Section 6.14 of this Agreement. In the event the Company fails to timely deliver any of the information, returns, certifications or other reports due by May 1, 2027 or thereafter, in addition to any other remedy available to the County, the Special Source Revenue Credits against the FILOT Payments otherwise provided pursuant to this Agreement for such Property Tax Year shall be forfeited by the Company unless such non-compliance is waived by the County in its sole and absolute discretion pursuant to Section 6.14 of this Agreement.

To illustrate the provisions of this Section 3.02(e), the following examples are provided.

For Property Tax Year 2025, if the Company has not timely filed **Exhibit B** with the appropriate County officials by May 31, 2025, the County may issue the FILOT bill to the Company without any Special Source Revenue Credits applied. If the Company has still not timely filed **Exhibit B** with the appropriate County officials by March 1, 2026, the Company has forfeited all Special Source Revenue Credits for Property Tax Year 2025. If the Company instead files **Exhibit B** with the appropriate County officials on or before March 1, 2026, the County must re-instate the Special Source Revenue Credits for property Tax Year 2025.

For Property Tax Year 2027 if the Company has not timely filed Exhibit B with the appropriate County officials by May 31, 2027, the Company has forfeited all Special Source Revenue Credits for Property Tax Year 2027.

Information, returns, certifications or other reports to be provided to the County Auditor or County Assessor pursuant to this **Section 3.02** shall be in writing and delivered either:

- (i) by trackable mail or delivery service to the appropriate County official, addressed as follows:

Lancaster County, South Carolina
Attn.: County [Auditor][Assessor]
P.O. Box 1809 (29721)
101 N. Main Street, 2nd Floor (29720)
Lancaster, South Carolina 29721

or

- (ii) by e-mail to the County Auditor or Deputy County Auditor, and e-mail to the County Assessor or Deputy County Assessor, provided delivery by e-mail pursuant to this **subsection (ii)** shall qualify as “delivery” hereunder only to the extent receipt of such e-mail is confirmed by return e-mail from the County Auditor’s office and the County Assessor’s office, as applicable.

Information, returns, certifications or other reports to be provided to the County Director of Economic Development pursuant to this **Section 3.02** shall be in writing and delivered either:

- (A) by trackable mail or delivery service to the Economic Development Director, addressed as follows:

Lancaster County, South Carolina
Attn.: Economic Development Director
P.O. Box 1809 (29721)
1033 W. Meeting Street (29720)
Lancaster, South Carolina 29721

or

- (B) by e-mail to the Economic Development Director; provided, delivery by e-mail pursuant to this **subsection (B)** shall qualify as “delivery” hereunder only to the extent receipt of such e-mail is confirmed by return e-mail from the Lancaster County Department of Economic Development.

Verbal communication shall not qualify as “delivery” of the information, returns, certifications, or other reports required to be provided under this Section 3.02.

(f) The County acknowledges and understands that the information provided by the Company may contain, and the Company may have and maintain at the Project, certain confidential and proprietary information, including, but not limited to, trade secrets, financial, sales or other information concerning the operations and processes of the Company (“Confidential Information”) and that any disclosure of the Confidential Information could result in substantial harm to the Company and could have a significant

detrimental impact on the employees and also upon the County. Except as required by law, including, without limitation, court orders, the County agrees to use its best reasonable efforts to keep confidential, and to cause employees, agents and representatives of the County to keep confidential, the Confidential Information which may be obtained from the Company, its agents or representatives, when the Confidential Information is clearly marked and identified as Confidential Information. The County shall not knowingly and willfully disclose and shall cause all employees, agents and representatives of the County to not knowingly and willfully disclose the marked and identified Confidential Information to any Person or entity other than in accordance with the terms of this Agreement. If a demand is made for the release, under color of law, to a third party of any Confidential Information, the County shall notify the Company and give the Company the opportunity to contest the release.

ARTICLE IV

TRANSFERS OF PROJECT PROPERTY; ASSIGNMENT

SECTION 4.01. Transfers of Project Property; Assignment of Interest in this Agreement. The County hereby acknowledges that the Company may from time to time and, to the extent permitted by applicable law, sell, transfer, lease, convey, or grant the right to occupy and use the Project, in whole or in part, or assign its interests in this Agreement, in whole or in part, to one or more Persons without the consent of the County; *provided, however*, that any transfer or assignment by the Company or any Project Affiliate of all or any of their interest in this Agreement to any Person shall require the prior written consent or subsequent ratification of the County, which consent or ratification shall not be unreasonably withheld, conditioned, or delayed and which shall be evidenced by resolution of County Council; and *provided, further*, that the Company shall provide written notice to the County Auditor and the County Assessor within sixty days of any such transfer or assignment. In the event the Company or Project Affiliate fails to obtain the prior written consent or subsequent ratification of the County of such transfer or assignment, or fails to provide written notice as described above to the County Auditor and the County Assessor of such transfer or assignment, the Special Source Revenue Credits against the FILOT Payments otherwise provided pursuant to this Agreement for the applicable Property Tax Year may be withheld by the County and not provided to such transferee or assignee.

ARTICLE V

DEFAULTS AND REMEDIES

SECTION 5.01. Events of Default. If any party shall fail duly and punctually to perform any material covenant, condition, agreement or provision contained in this Agreement on the part of such party to be performed, which, except as otherwise provided in this Agreement, failure shall continue for a period of thirty (30) days after written notice by another party, specifying the failure and requesting that it be remedied, is given to the defaulting party by first-class mail, then such party shall be in default under this Agreement (an “Event of Default”); *provided, however*, that if any such failure is not, with due diligence, susceptible of cure within such 30-day period, then such defaulting party shall have a period of time not to exceed sixty (60) days from the date of such written notice by the other party to remedy such failure, unless such parties agree in a writing signed by all parties to an extension of such time prior to its expiration.

SECTION 5.02. Legal Proceedings. Upon the happening of any Event of Default by a party, then and in every such case each other party in its respective discretion may:

(1) by mandamus, or other suit, action, or proceeding at law or in equity, enforce all of its rights and require the defaulting party to carry out any agreements with or for its benefit and to perform its duties under the MCP Act and this Agreement;

(2) bring suit upon this Agreement;

(3) exercise any or all rights and remedies provided by the applicable laws of South Carolina;
or

(4) by action or suit in equity enjoin any acts or things which may be unlawful or in violation of its rights.

SECTION 5.03. Remedies Not Exclusive. No remedy in this Agreement conferred upon or reserved to the Company or the County is intended to be exclusive of any other remedy or remedies, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute.

SECTION 5.04. Nonwaiver. No delay or omission of the Company or the County to exercise any right or power accruing upon any default or Event of Default shall impair any such right or power or shall be construed to be a waiver of any such default or Event of Default, or an acquiescence therein; and every power and remedy given by this **Article V** to the Company or the County may be exercised from time to time and as often as may be deemed expedient.

ARTICLE VI

MISCELLANEOUS

SECTION 6.01. Termination This Agreement shall automatically terminate on the date upon which all Special Source Revenue Credits provided for in **Section 3.01** hereof have been provided to, and received by, the Company. Additionally, the County and the Company may jointly agree to terminate this Agreement at any time and the Company may, at its option, unilaterally terminate this Agreement at any time with respect to all, or any portion of the Project.

SECTION 6.02. Binding Effect; Successors and Assigns. This Agreement shall be binding, in accordance with its terms, and to the extent permitted by law, upon and inure to the benefit of the Company, the County and their respective successors and assigns. All covenants, stipulations, promises, and agreements contained in this Agreement, by or on behalf of, or for the benefit of, the County, shall bind or inure to the benefit of the successors of the County from time to time and any officer, board, commission, agency, or instrumentality to whom or to which any power or duty of the County shall be transferred.

SECTION 6.03. Provisions of Agreement for Sole Benefit of the Company and the County. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any Person other than the Company and the County any right, remedy, or claim under or by reason of this

Agreement, this Agreement being intended to be for the sole and exclusive benefit of the Company and the County.

SECTION 6.04. Severability. In case any one or more of the provisions of this Agreement shall, for any reason, be held to be illegal, invalid or unenforceable, the illegality, invalidity or unenforceability shall not affect any other provision of this Agreement, and this Agreement shall be construed and enforced as if the illegal, invalid or unenforceable provisions had not been contained herein so as to most closely effectuate the legal, valid and enforceable intent hereof and so as to afford the Company with the maximum benefits to be derived here from.

SECTION 6.05. No Liability for Personnel of the County, the Company or the Affiliated Company. No covenant or agreement contained in this Agreement is deemed to be a covenant or agreement of any elected official, member, agent, or employee of the County or its governing body or the Company or any of their respective officers, elected officials, employees, or agents in an individual capacity, and neither the members of the governing body of the County nor any official of the County or the Company executing this Agreement is liable personally on the Special Source Revenue Credits or this Agreement or subject to any personal liability or accountability by reason thereof.

SECTION 6.06. Notices. Unless otherwise provided in this Agreement, all notices, certificates, requests, or other communications under this Agreement are sufficiently given and are deemed given, unless otherwise required by this Agreement, when (i) delivered or (ii) sent by United States first-class registered mail, postage prepaid, addressed as follows:

(a) As to the County:

Lancaster County
Attn.: County Administrator
P.O. Box 1809 (29721)
101 N. Main Street, 2nd Floor (29720)
Lancaster, South Carolina

with a copy to (which shall not constitute notice for purposes of this Agreement):

Economic Development Director, Lancaster County
P.O. Box 1809 (29721)
1033 W. Meeting Street (29720)
Lancaster, South Carolina 29721

(b) As to [Project Aurora]:

_____, _____

The County and the Company shall, by notice given under this **Section 6.06**, designate any further or different addresses to which subsequent notices, certificates, requests or other communications shall be sent.

SECTION 6.07. Administrative Fees. The Company shall reimburse, or cause reimbursement of, the County for reasonable expenses, including, reasonable attorneys' fees, related to review and approval of this Agreement, and any other documents related to this Agreement, and also for its administrative expenses (not to exceed \$1,000 per year) associated with the annual computation of the Special Source Revenue Credits.

SECTION 6.08. Merger. This Agreement constitutes the entire agreement among the parties to it with respect to the matters contemplated in it, and it is understood and agreed that all undertakings, negotiations, representations, promises, inducements and agreements heretofore had among these parties are merged herein.

SECTION 6.09. Agreement to Sign Other Documents and to Take Further Action. The County agrees that it will from time to time execute and deliver such further instruments, in form and substance reasonably acceptable to it, and take such further action as may be reasonable and as may be requested by the Company as may be required to carry out the purpose of this Agreement. The requesting party shall reimburse, or cause reimbursement of, the County for reasonable attorneys' fees, related to review and negotiation of such further instruments. Such instruments or actions shall never create or constitute an indebtedness of the County within the meaning of any South Carolina constitutional provision or statutory limitation and shall never constitute or give rise to a pecuniary liability of the County, other than against the FILOT Payments made by the Company with respect to the Project, or a charge against its general credit or taxing power or pledge the credit or taxing power of the County, the State, or any other political subdivision of the State.

SECTION 6.10. Construction of Agreement. The parties agree that each party and its counsel have reviewed and revised this Agreement and that any rule of construction to the effect that ambiguities are to be resolved against the drafting party does not apply in the interpretation of this Agreement or any amendments or exhibits to this Agreement.

SECTION 6.11. Applicable Law. The laws of South Carolina govern the construction of this Agreement.

SECTION 6.12. Counterparts; Electronic Signatures. This Agreement may be executed in any number of counterparts, each of which, when so executed and delivered, shall be an original; but such counterparts shall together constitute but one and the same instrument. This Agreement may be circulated for signature through electronic transmission, including, without limitation, facsimile and e-mail, and all signatures so obtained and transmitted shall be deemed for all purposes under this Agreement to be original signatures and may be conclusively relied upon by any party to this Agreement.

SECTION 6.13. Amendments. This Agreement may be amended only by written agreement of the parties hereto.

SECTION 6.14. Waiver. Either party may waive compliance by the other party with any term or condition of this Agreement but the waiver is valid only if it is in a writing signed by the waiving party.

SECTION 6.15. Further Proceedings. It is intended by the parties that any action to be taken hereinafter by the County pursuant to the express provisions of this Agreement may be undertaken by the County without necessity of further proceedings. To the extent that additional proceedings are required

by law, however, the County agrees, to the extent permitted by law, to undertake all such steps as may be reasonably required or appropriate to effectuate the intent of this Agreement.

SECTION 6.16. Chamber Memberships. Company agrees to maintain a membership in the Lancaster County Chamber of Commerce for the Credit Period.

[Signature pages follow]

IN WITNESS WHEREOF, Lancaster County, South Carolina has caused this Agreement to be executed by its respective appropriate officials and its respective corporate seal to be hereunto affixed and attested effective the day and year first above written.

LANCASTER COUNTY, SOUTH CAROLINA

Steve Harper, Chair, County Council

Billy Mosteller, Secretary, County Council

[SEAL]

Attest:

Sherrie Simpson, Clerk to Council,
Lancaster County, South Carolina

COMPANY SIGNATURE FOLLOWS ON NEXT PAGE.

IN WITNESS WHEREOF, [PROJECT AURORA] has caused this Agreement to be executed by its authorized officer, effective the day and year first above written.

[PROJECT AURORA]

By: _____

Its: _____

EXHIBIT A

LEGAL DESCRIPTION

[to be provided]

EXHIBIT B

ANNUAL INVESTMENT AND JOBS CERTIFICATION

To be Filed Annually, by May 31st, with:

Lancaster County, South Carolina
Attn.: County Auditor
P.O. Box 1809 (29721)
101 N. Main Street, 2nd Floor (29720)
Lancaster, South Carolina 29721

Lancaster County, South Carolina
Attn.: Economic Development Director
P.O. Box 1809 (29721)
1033 W. Meeting Street (29720)
Lancaster, South Carolina 29721

I _____, the _____ of [PROJECT AURORA] (the “Company”), do hereby certify in connection with the Special Source Revenue Credit Agreement dated as of _____, 2024 (the “Agreement”) between Lancaster County, South Carolina and [PROJECT AURORA] (the “Company”) as follows:

(1) As of December 31, 20__, the total amount of Special Source Revenue Credits received by the Company and any Project Affiliates is as follows:

Special Source Revenue Credits received by the Company	\$ _____
+	
Special Source Revenue Credits received by Project Affiliates	\$ _____
=	
Total Special Source Revenue Credits received	\$ _____

(2) As of December 31, 20__, the total amount of investment in Costs of Special Source Improvements by the Company and any Project Affiliates is not less than \$_____.

(3) As of December 31, 20__, the capital investment in the Project made and maintained by the Company and any Project Affiliates since January 1, 2024 is not less than \$_____.

(4) As of December 31, 20__ the total number of Full-Time Jobs created and maintained by the Company and any Project Affiliates since January 1, 2024 at the Project Site is _____.

All capitalized terms used but not defined herein shall have the meaning set forth in the Agreement.

IN WITNESS WHEREOF, I have set my hand this ____ day of _____, 20__.

[PROJECT AURORA]

By: _____
Name: _____
Its: _____

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2024-1920 / Planning Case Number: RZ-2024-1011

Contact Person / Sponsor: A. Hardin / Development Services Director

Department: Planning

Date Requested to be on Agenda: 8/12/2024

Council Action Requested:

Approve the Application by Lancaster County to rezone 6.8 acres at 2001 Charlotte Highway (p/o TM# 0062-00-005.01) from General Business (GB) to Institutional (INS) district, in order to convert the existing structures to use as county offices.

Strategic Plan Focus Area Alignment:

Points to Consider:

Funding and Liability Factors:

Recommendation:

Approve the rezoning request.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2024-1920	7/8/2024	Ordinance
Staff Report	6/11/2024	Planning Staff Report
Location Map	6/4/2024	Backup Material
Application	6/5/2024	Backup Material
Proposed Plat	6/4/2024	Backup Material
Deed	6/5/2024	Backup Material
FLU Map Comprehensive Plan 2040	6/11/2024	Backup Material

STATE OF SOUTH CAROLINA

)

ORDINANCE NO. 2024-1920

COUNTY OF LANCASTER

)

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE APPROXIMATELY 6.8 ACRES OF A 10.3-ACRE TRACT (TM# 0062-00-005.01), WHICH IS LOCATED AT 2001 CHARLOTTE HWY, FROM GENERAL BUSINESS (GB) DISTRICT TO INSTITUTIONAL (INS) DISTRICT

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Lancaster County applied to rezone a 6.8-acre portion of a parcel of real property (TM# 0062-00-005.01) owned by 2001 Charlotte Hwy LLC, being located at 2001 Charlotte Hwy, from General Business (GB) District to Institutional (INS) District in order to utilize the existing building for county government services in the future.

(b) The Future Land Use Category of the subject property is Municipal Growth Area, which the Lancaster County 2040 Comprehensive Plan describes as “*future growth areas of the three municipalities which have local wastewater collection systems. The Municipal Growth Area around the City of Lancaster is a formal agreement for wastewater service between the City of Lancaster and Lancaster County. The Municipal Growth Areas around the Towns of Kershaw and Heath Springs are informal, designating areas in which urban growth is possible due to the availability of utilities. It is the intention of the Future Land Use Map to direct growth to these areas through annexation requirements, as appropriate. The County should work with the municipalities to review development proposals in these areas in the future, to ensure that any development that may end up in municipalities in the future is compatible with those municipalities’ regulations.*”

(c) The proposed use, a fleet maintenance facility and offices, is consistent with the 2040 Future Land Use Plan and is allowed in the requested zone, Institutional (INS) District.

(d) On June 18, 2024, the Lancaster County Planning Commission held a duly notified and advertised public hearing on the proposed rezoning and, by a 4-0 vote, recommended approval of the rezoning request.

Section 2. Rezoning.

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

Portion of Tax Map Number 0062-00-005.01, located at 2001 Charlotte Hwy, 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: July 15, 2024
Public Hearing: July 15, 2024
Second Reading: August 12, 2024
Third Reading: August 26, 2024

Approved as to form:

Virginia Merck-Dupont, County Attorney

PROPOSAL: Request to rezone 6.8 acres

PROPERTY LOCATION: 2001 Charlotte Highway (p/o TM0062-00-005.01)

CURRENT ZONING DISTRICT: General Business (GB) District

PROPOSED ZONING DISTRICT: Institutional (INS) District

APPLICANT: Lancaster County Administration
Owner: 2001 Charlotte Highway LLC

COUNCIL DISTRICT: District 1, Terry Graham

STATUTORY NOTICES: Sign posted 5/29/2024
Hearing notice published 6/01/2024 in The Lancaster News
Mailed notices 5/29/2024
Posted agenda in lobby 6/11/2024

OVERVIEW:

Proposal

The County has requested to rezone a 6.8 acres portion of a property at 2001 Charlotte Highway (TM 0062-00-005.01. The intent is to accommodate a proposed change of use.

Site Information

The 10.3-acre parcel is currently the location of Burns Ford. The property has been the subject of a negotiation between Lancaster County and the owner with the purpose of purchasing the structure and adjacent land to house the County's fleet operations and voter registration/election.

Summary of Adjacent Zoning and Uses

The properties are surrounded predominantly by Open Space, Low Density Residential and Medium Residential zoning.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	OSP	Katawba Valley Land Trust (Camp Creek)
South	Lancaster County	LDR	Vacant
East	Lancaster County	LDR	Vacant
West	Lancaster County	MDR	Arrowood Subdivision

ANALYSIS & FINDINGS:

Zoning Districts - Current

As previously noted, the subject property is currently in the GB District. Pursuant UDO Chapter 2.3, the 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."*

Requested INS

Pursuant to UDO Chapter 2.3, the requested INS District is *"...intended to allow for the continued and future use, expansion, and new development of academic and religious campuses, governmental and health facilities, and public and private utility infrastructure. The goal is to promote the many varied uses associated with such institutions while maintaining the overall design integrity of the campus setting and minimizing any adverse impacts on the neighboring residential areas. In the attempt to meet this goal numerous requirements are included, such as but not limited to buffers, landscaping, outdoor lighting, parking, signage, building height, setbacks, open space, and the like."*

Compatibility with Surrounding Area

The subject property is predominately surrounded by the Low Density Residential, Medium Density Residential and OSP zoning Districts. The surrounding uses are primarily residential or vacant. The proposed uses of the site for the County operations are not significantly different from the existing uses on site (vehicle repair and maintenance, for example) and should not increase the impacts to the area above what are currently experienced.

RELATIONSHIP TO PUBLIC PLANS

The Future Land Use Category of the subject properties is ***Municipal Growth Area***. The Municipal Growth Area is defined as follows:

Municipal Growth Areas designate future growth areas of the three municipalities which have local wastewater collection systems. The Municipal Growth Area around the City of Lancaster is a formal agreement for wastewater service between the City of Lancaster and Lancaster County. It is the intention of the Future Land Use Map to direct growth to these areas through annexation requirements, as appropriate. The County should work with the municipalities to review development proposals in these areas in the future, to ensure that any development that may end up in municipalities in the future is compatible with those municipalities' regulations.

The requested INS district is consistent with the 2040 Comprehensive Plan. INS districts provide areas for uses that serve the populations of Lancaster County, and expands the County's services within appropriate growth areas.

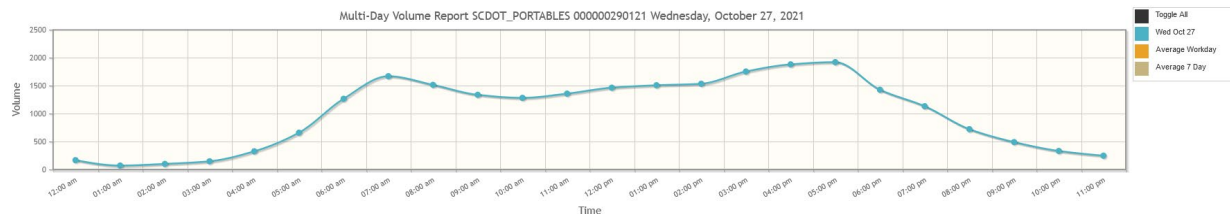
INFRASTRUCTURE CONSIDERATIONS

Transportation

The closest and most recent transportation count stations for 2001 Charlotte Hwy were recorded in 2021. One is located on Hwy 521 near the intersection of Hwy 9 and Hwy 521, approximately 1.5 miles south of the subject property....

A.M. Peak Time - 07:00 am - Peak Volume 1,666 ADTs

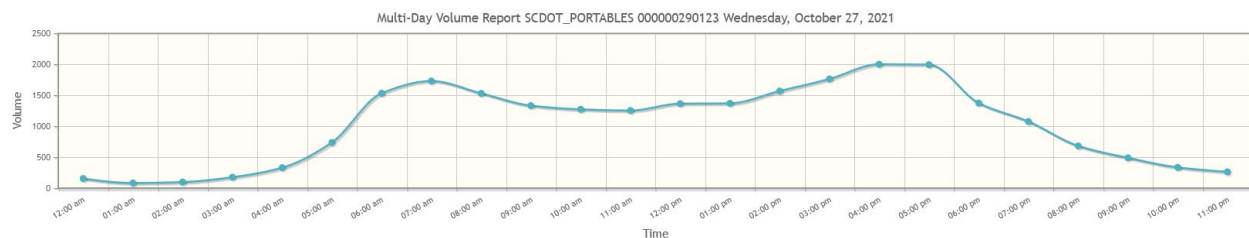
P.M. Peak Time - 05:00 pm - Peak Volume 1,918 ADTs



...and the other is located on Hwy 521 near the intersection of Nursery Dr (north of Shiloh Unity Rd):

A.M. Peak Time - 07:00 am - Peak Volume 1,727 ADTs

P.M. Peak Time - 04:00 pm - Peak Volume 1,998 ADTs



There are no issues with traffic generated from this request at this time.

Public Utilities

The parcel has access to water and sewer.

Public Schools

Elementary: North

Middle: AR Rucker

High: Lancaster High School

There are no capacity concerns for the schools within this area pertaining to this change.

Public Safety

Fire District: Shiloh Zion Volunteer Fire Department, with mutual aid from Lancaster City Fire 2

Fire Station Location: Lancaster 17, 703 Monroe Hwy, approximately 2.1 miles from the subject property

EMS Station: Station 2/1101 Crestfield Dr, approximately 2.0 miles from the subject property

Public Concern

Staff received a few phone calls requesting information regarding the proposed rezoning, but none expressed opposition to the proposal.

PHOTOS OF PROJECT AREA:



View looking north along Hwy 521/Charlotte Hwy



Above: Google Street View of Property, July 2023 / Below: Aerial Photography (20204) from Lancaster County GIS



STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone 6.8 acres at 2001 Charlotte Highway, Lancaster (p/o TM# 0062-00-005.01) from General Business (GB) District to Institutional (INS) District, pursuant to the following conditions:

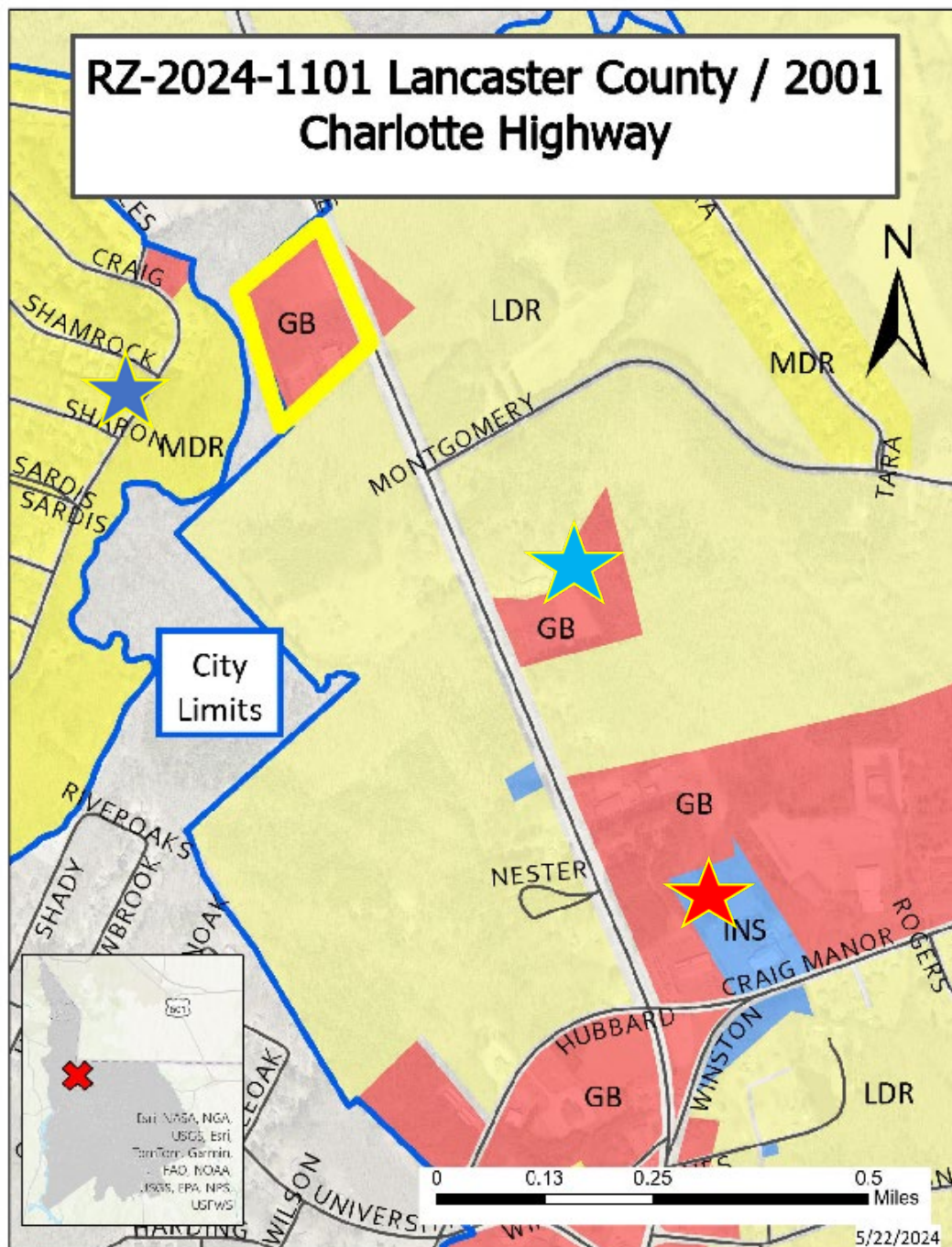
1. That the subject project consists of the following parcel: part of TM# 0062-00-005.01;
2. That the subject property is currently zoned GB District and proposed to be rezoned INS District;
3. That the subject property has a Future Land Use designation of Municipal Growth Area; and
4. That the proposed INS District is consistent with the Comprehensive Plan.

ATTACHMENTS:

1. Location Map/ Zoning Map
2. Rezoning Application
3. Approved Minor Subdivision Plat depicting 6.8 acre tract
4. Deed
5. Future Land Use Map

STAFF CONTACT:

Allison Hardin, Development Services Director
ahardin@lancastersc.net | 803-416-9422



Proposal:
Rezoning GB to INS



 Subject Property



Burgess Funeral Home



Covenant Baptist Church



Arrowood Development



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanastersc.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 2001 Charlotte Highway
City Lancaster State SC Zip 29720 Tax Parcel ID p/o 0062-00-005.01
Current Zoning GB Current Use auto dealership/repair
Proposed Zoning INS Total Acres 6.8 acres
Project Description convert former auto dealership/repair facility to county government offices

Surrounding Property Description LDR, GB, MDR, and Cty of Lancaster municipality

CONTACT INFORMATION

Applicant Name Allison Hardin, Development Services for Lancaster County Administration
Address 101 N. Main Street
City Lacaster State SC Zip 29720 Phone 803-285-6005
Fax _____ Email ahardin@lanastersc.net
Property Owner Name Lancaster County Government
Address 101 N. Main Street
City Lancaster State SC Zip 29720 Phone 803-416-9300
Fax _____ Email dmarstall@lanastersc.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.

Alvin H. Lee for Lanc. Co.
Applicant

5/21/24
Date

Property Owner(s)

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.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- 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.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AND RESTRICTIVE COVENANTS OF RECORD.

#5 REBARS AT ALL CORNERS UNLESS OTHERWISE NOTED.

THIS PROPERTY IS ZONED GB (GENERAL BUSINESS)
FRONT SETBACK - 30'
SIDE SETBACK - 10'
REAR SETBACK - 25'

NO TITLE RESEARCH WAS DONE ON SUBJECT PROPERTY AT THIS TIME.

LANCASTER COUNTY SERVES THIS PROPERTY WITH WATER AND SEWER.
A 2" PVC FORCE MAIN TO ARROWOOD ROAD FOR BURNS FORD DEALERSHIP.

THIS PROPERTY HAS DIRECT PHYSICAL ACCESS TO CHARLOTTE HWY, U.S. HWY. 521. A 80' PUBLIC RIGHT OF WAY,

THIS PARCEL DOES LIE WITHIN ZONE F OF THE McWHIRTER AIRFIELD OVERLAY DISTRICT.

THE HEIGHT LIMITATIONS FOR THIS PROPERTY THAT FALLS UNDER THE McWHIRTER FIELD AVIATION OVERLAY SHALL CONFORM TO THE HEIGHT REGURMENTS SET FORTH UNDER THE CURRENT ZONING OF THE PROPERTY.

THERE WERE NO WETLAND MARKERS OBSERVED IN THE FIELD.
THERE WAS NO EVIDENCE OF ANY EARTH MOVING WORK OBSERVED.

THE PRIVATE ROAD PROVIDING ACCESS TO LOTS IN THIS DEVELOPMENTS IS NOT AND WILL NOT BE MAINTAINEDBY LANCASTER COUNTY. OWNERS OF LOTS IN THIS DEVELOPMENT ARE FINANCIALLY OBLIGATED TO MAINTAIN THIS ROAD IN PERPETUITY FOR THE BENEFIT OF ALL PROPERTY OWNERS IN THE DEVELOPMENT.

THE PRIVATE DRIVE WILL BE CONSTRUCTED TO MEET THE STANDARDS LAID OUT IN LANCASTER COUNTY UDO CHAPTER 6.18.1.H.THIS DRIVE WILL BE INSPECTED BY THE LANCASTER COUNTY PUBLIC WORKS DEPARTMENT PRIOR TO THE ISSUANCE OF A CO FOR ANY NEW STRUCTURE LOCATED OFF THE PRIVATE DRIVE.

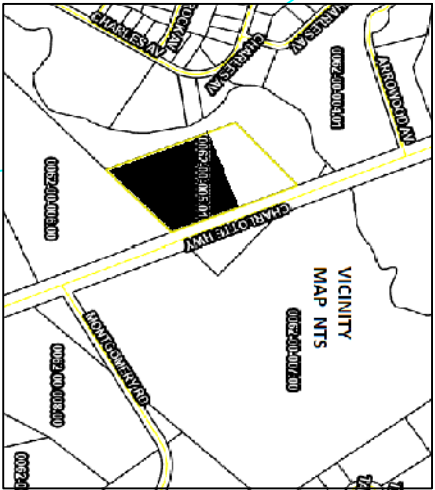
Note: A portion of the property does lie within a designated flood area. As show on Map 45057C01.43D as Zone AE and has an effective date of 06/16/11. Also there are no encroachments or projection other than as shown on this plat

"I hereby state to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "B" survey as specified therein."

DRAWN BY:	JCC	DATE:	04/16/2024
CHECKED BY:	JCC		A PORTION OF TAX MAP ID 0062-00-005.01
JOB NO.:	24-03-12	SHEET	1 OF 1



LINE	LENGTH	BEARING
L1	16.18	S89°52'38"W
L2	39.55	S02°31'30"W
L3	34.95	S87°46'02"E
L4	70.24	S22°34'04"E
L5	229.07	S18°10'31"E
L6	12.77	S66°12'04"E



- LEGEND:
- ★ = FIRE HYDRANT
 - ▢ = CON. MONUMENT R/W
 - ⊙ = POLE
 - ⊗ = CATCH BASIN
 - ☆ = LIGHT POLE
 - ⊕ = TREES
 - SB = SETBACK
 - P = PLANTER
 - = SIGN

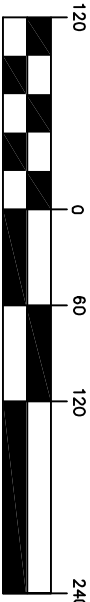
Plat Of Property Of
Lancaster County

Located At

2001 Charlotte Hwy.
3 Miles North Of
Lancaster, South Carolina
Lancaster County

Scale 1" = 120'

GRAPHIC SCALE



(IN FEET)
1 inch = 120 ft.

Survey By: J. C. Crumpler
S.C. Reg. No. 6574
207 Chesterfield Avenue
Lancaster, South Carolina
1-803-283-9818
lseleySurveying@gmail.com

RECORDED THIS 15th DAY
OF DECEMBER, 2015
IN BOOK 2015 PAGE C-1

Cheryl Morgan

Auditor, Lancaster County, SC

LANCASTER COUNTY ASSESSOR

Tax Map:

0062 00 005 01

Prepared by and Return to:

Melissa G. Cassell, Esq.
MORTON & GETTYS, LLC
331 E. Main Street, Suite 300
Post Office Box 707
Rock Hill, South Carolina 29731

2015018468

DEED
RECORDING FEES \$10.00
STATE TAX \$6240.00
COUNTY TAX \$2640.00
PRESENTED & RECORDED:
12-03-2015 10:59 AM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: CANDICE PHILLIPS DEPUTY
BK: DEED 931
PG: 25-28

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 25th day of November, 2015, by and between C. WELDON BURNS, JR., a South Carolina resident ("Burns") together with THE ESTATE OF REBECCA S. BURNS, an estate probated in South Carolina (the "Estate"), as party of the first part, (Burns and the Estate are hereinafter collectively referred to as "Grantor"), and 2001 CHARLOTTE HWY, LLC, a South Carolina limited liability company having a principal mailing address of 2001 Charlotte Highway, Lancaster, South Carolina 29720, Attn: Robert Burns, as party of the second part (hereinafter referred to as "Grantee"), and the words "Grantor" and "Grantee" to include the successors and assigns of each of the parties hereto.

KNOW ALL MEN BY THESE PRESENTS THAT, FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee, and the heirs, legal representatives, successors and assigns of Grantee, all of Grantor's right, title, and interest in and to the real property described upon Exhibit A (attached hereto and incorporated by this reference), together with any and all improvements affixed thereto and lying thereupon, and together with further any and all appurtenances thereto (with the foregoing being, collectively, the "Property"), subject, however, to the terms and provisions of this Special Warranty Deed.

The Property is hereby conveyed to the Grantee subject to Covenants, easements, restrictions and other matters of record affecting the Property, other than and excepting mortgages and other monetary liens, matters of zoning, matters which would be disclosed by a current and accurate ALTA/ACSM survey or physical inspection of the Property, and ad valorem taxes for the current year and subsequent years, which constitute a lien but are not currently due and payable.

AND IT IS THE INTENT OF THE GRANTOR THAT NONE OF THE ABOVE MATTERS AND EXCEPTIONS SHALL BE DEEMED AS BEING IMPOSED OR RE-

IMPOSED UPON THE PROPERTY BY VIRTUE OF THE MAKING HEREOF.

TO HAVE AND TO HOLD the Property, together with any and all improvements, buildings, and fixtures located thereon and all rights, hereditaments, and appurtenance thereunto belonging or appertaining, subject, however, to the above easements, restriction, exceptions, and other matters, unto the Grantee, and its successors and assigns, forever, IN FEE SIMPLE.

AND GRANTOR SHALL WARRANT and defend the right and title to the Property unto the Grantee, and its successors and assigns, forever, against the claims of all persons whomsoever claiming by, through or under Grantor, subject to the limitations and exceptions contained herein, but against no others.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed as of the day and year first above written.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Jenny H Baker (W-1)

J. S. Kink (W-2)

GRANTOR:

C. Weldon Burns, Jr.
C. Weldon Burns, Jr.

THE ESTATE OF REBECCA S. BURNS

BY: C. Weldon Burns, Jr.
C. Weldon Burns, Jr., as Personal
Representative

ACKNOWLEDGEMENT

PERSONALLY APPEARED before me, C. Weldon Burns, Jr., individually and as the Personal Representative of the Estate of Rebecca S. Burns, the within named Grantor, who, after being duly sworn, acknowledged his execution of the within Special Warranty Deed in such capacity and for the uses and purposes mentioned therein.

SWORN to before me this 25 day
of November, 2015.

J. S. Kink

Notary Public for SC
My Commission Expires: 12/16/29
[SEAL HERE]

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

All that certain piece, parcel or tract of land lying, being and situate on the western side of U.S. Highway 521 about one mile north from Lancaster in Lancaster County, South Carolina, and being more particularly shown and described on plat of property of Burns Ford prepared by Jack Smith Surveying dated November 16, 2000, and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina, as Plat Number 2000-762, as follows: BEGINNING at an old marker (3/4" rebar) on the western edge of the right of way of U.S. Highway 521 (140' R/W), joint corner of the within property and property (now or formerly) of Robert Montgomery (Z-2 / 312) and running thence with the line of said property South 47 degrees 00 minutes 33 seconds West 573.42 feet to iron pin set (#4 bar); thence turning and running with a new division line North 20 degrees 26 minutes 53 seconds West 858.13 feet to an iron pin set (#5 bar); thence turning and running North 48 degrees 46 minutes 24 seconds East 567.56 feet to an iron pin set (#5 bar) located 100.00 feet south from an old monument (#6 bar) on the western of the right of way of U.S. Highway 521; thence running with said edge of said highway South 20 degrees 22 minutes 38 seconds East 725.10 feet to a concrete monument; thence turning and running North 87 degrees 55 minutes 57 seconds West 16.18 feet to a concrete monument; thence turning and running South 4 degrees 42 minutes 55 seconds West 39.55 feet to a concrete monument; thence turning and running South 85 degrees 34 minutes 37 seconds East 34.95 feet to an old monument (1" rebar) on the western edge of right of way of U.S. Highway 521; thence with said edge of said highway South 20 degrees 22 minutes 38 seconds East 70.24 feet to the point of beginning; containing 10.305 acres, according to said plat.

Derivation: This is the identical property conveyed by deed of James Franklin Belk et al to C. Weldon Burns, Jr. and Rebecca S. Burns, dated December 13, 2000, and recorded in Deed Book 103 at Page 319, in the Office of the Clerk of Court for Lancaster County.

STATE OF SOUTH CAROLINA)

COUNTY OF LANCASTER)

AFFIDAVIT

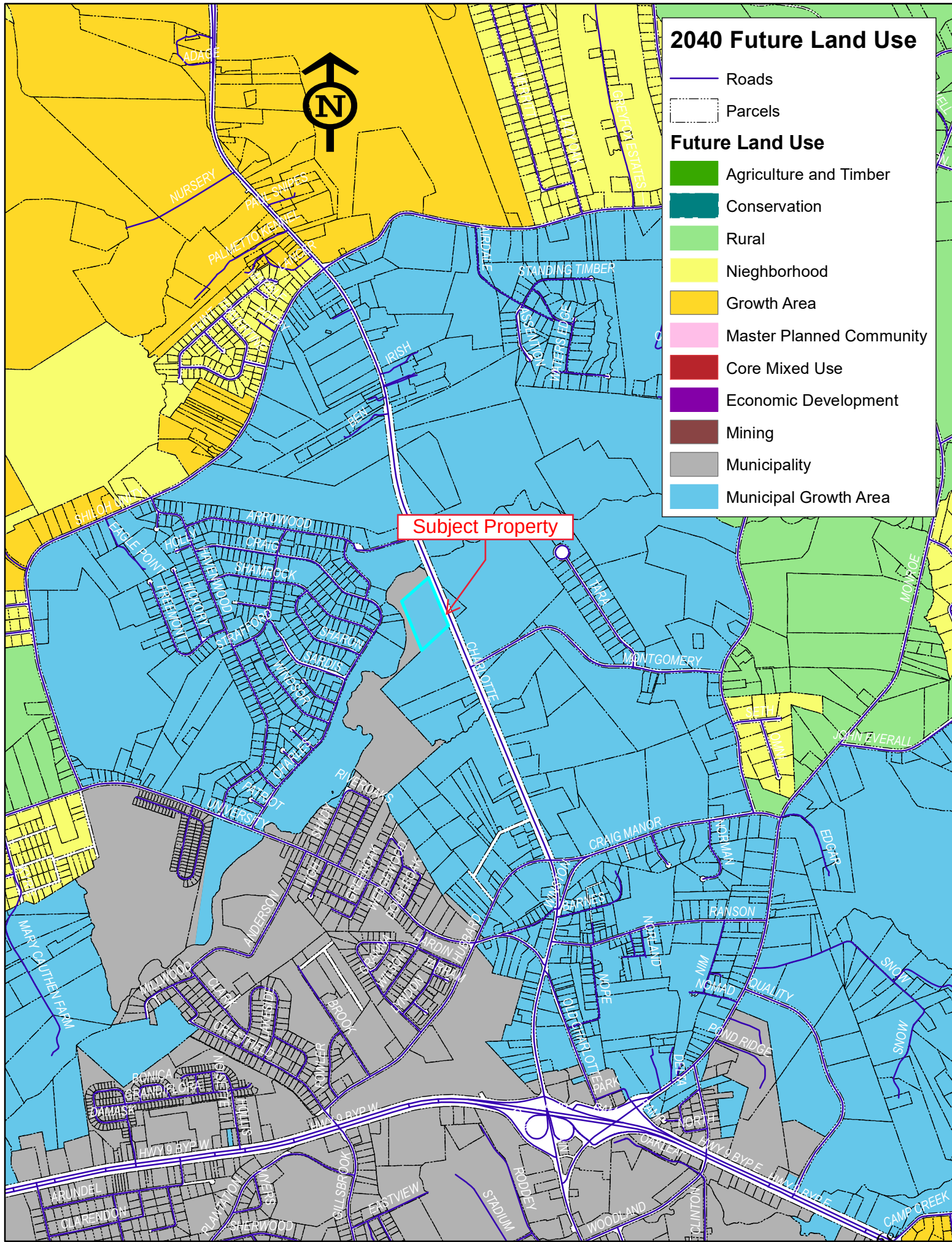
1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is known as 2001 Charlotte Highway, in Lancaster, South Carolina, and was transferred by C. Weldon Burns, Jr. and the Estate of Rebecca S. Burns on November 25, 2015.
3. The transaction was (check one):
 - (a) ☒ subject to the deed recording fee as a transfer for consideration paid or to be paid in money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) _____ The above transaction is exempt, or partially exempt, from the recording fee as set forth in S.C. Code Ann. Section 12-24-10, *et seq.* because the deed is: _____.
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.:
 - (a) ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ 2,400,000.00
 - (b) _____ The fee is computed on the fair market value of this realty which is \$ _____.
 - (c) _____ The fee is computed based on the fair market value of the realty as established for property tax purposes which is _____.
5. Check: YES ___ or No ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes" the amount of the outstanding balance of this lien or encumbrance is: \$N/A.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: \$ 2,400,000.00
 - (b) Place the amount listed in item 5 above here: \$ _____
 - (c) Subtract line 6(b) from line 6(a) and place result here: \$ 2,400,000.00
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$8,880.00

As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as an officer of the Transferor. I further understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

C. Weldon Burns, Jr.
C. Weldon Burns, Jr., Authorized Signatory for Transferor

SWORN to before me this 25 day of November, 2015.

Chris. Kinkhu
Notary Public for SC
My commission expires: 12/16/24
[SEAL]



2040 Future Land Use

Roads

Parcels

Future Land Use

Agriculture and Timber

Conservation

Rural

Neighborhood

Growth Area

Master Planned Community

Core Mixed Use

Economic Development

Mining

Municipality

Municipal Growth Area

Subject Property

Agenda Item Summary

Ordinance # / Resolution #: Resolution 1277-R2024
Contact Person / Sponsor: Dennis Marstall / Administration
Department: Administration
Date Requested to be on Agenda: 8/12/2024

Council Action Requested:

Approve the submission of a grant application to the South Carolina Aeronautics Commission for State funds to repair erosion to drainage structures and slope at the Lancaster County Airport.

Strategic Plan Focus Area Alignment:

Resource Optimization

Optimize sources of non-property tax funding to advance the priorities of the County.

Points to Consider:

Two box drains and the pipe in between have failed along the airfield runway at the LKR airport.

The SC Aeronautics Commission does offer a grant program to help cover 75% of the cost for these types of expenses.

The County will submit a grant request for state support, as the total cost of the project is \$156,586.

The request for the State share of the project will be \$117,439 while the grant match for the County will be \$39,147. The SC Aeronautics Commission will review applications at their August 20, 2024 board meeting.

Funding and Liability Factors:

The grant match of \$39,147 will come out of the grant match funds from the 2024-25 fiscal year budget.

Recommendation:

Approve submission of an SCAC grant, and authorize local grant match funding.

ATTACHMENTS:

Description	Upload Date	Type
Resolution -- Airport Erosion Grant	8/8/2024	Resolution
Airport erosion pictures	8/8/2024	Backup Material

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

RESOLUTION 1277-R2024

A RESOLUTION

TO DIRECT COUNTY STAFF TO TAKE APPROPRIATE ACTION TO MOVE FORWARD WITH THE EROSION CONTROL GRANT MATCH AWARD WITH THE SOUTH CAROLINA AERONAUTICS COMMISSION, 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.

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

Section 1. Designation of Funds.

Council authorizes and approves the County Administrator and Chief Financial Officer to spend an amount not to exceed \$39,147.00 as the required grant match for erosion control projects under the South Carolina Aeronautics Commission State Aid for Development of Public Airports grant. The total project cost is \$156,586.00 and the grant award is for \$117,439.00 with the local match being \$39,147.00. The grant provides for repair of the erosion to drainage structures and slope at the Lancaster County Airport.

Section 2. Authority to Act.

The County Administrator, County Chief Financial Officer and any other appropriate County official are each authorized to take such actions and to execute such documents as may be necessary to effectuate the purposes of this resolution.

Section 3. Conflicting Provisions.

To the extent this resolution contains provisions that conflict with provisions contained elsewhere in other Lancaster County resolutions, policies, procedures and actions, the provisions contained in this resolution supersede all other provisions and this resolution is controlling.

Section 4. Severability.

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

Section 5. Effective Date.

This resolution is effective upon its adoption.

AND IT IS SO RESOLVED

by County Council this _____ day of August, 2024.

LANCASTER COUNTY, SOUTH CAROLINA

Steve Harper, Chair, County Council

Billy Mosteller, Secretary, County Council

ATTEST:

Sherrie Simpson, Clerk to Council

Approved as to form:

Virginia “Ginny” Merck-Dupont, County Attorney





Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2024-1912 / Planning Case Number: RZ-2024-0259

Contact Person / Sponsor: A. Hardin / Planning

Department: Planning

Date Requested to be on Agenda: 8/12/2024

Council Action Requested:

Application by Curative Professional LLC on behalf of owners James & Yen Ngo to rezone 3.63 acres located at Lodge Road (TM # 0008-00-0069.07) from Low Density Residential (LDR) to General Business (GB) district, to allow development of medical offices, daycare and general commercial uses, in conjunction with adjacent parcel 0008-00-0067.00 (9.38 acres already zoned GB)

Strategic Plan Focus Area Alignment:

Points to Consider:

- The property proposed for rezoning represents 1/4 of a larger development of medical offices and associated businesses that is planned for the area and located across the highway from the MUSC project currently under design.
- The applicants have indicated that the subject parcel is primarily to be used for satisfying stormwater/BMP requirements for the development.
- The applicants plan to improve Lodge Rd as part of the project.

Funding and Liability Factors:

Guidance for zoning practices regarding medical facilities indicates that medical facilities are improved and supported by allowing like uses nearby, including the uses that are proposed by the applicant in their overall design.

Recommendation:

Staff continues to support the rezoning proposal.

The Planning Commission unanimously recommended denial based on concerns regarding additional traffic.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2024-1912	8/8/2024	Ordinance
Staff Report	5/14/2024	Exhibit
Application	4/23/2024	Exhibit
Location Map	4/23/2024	Exhibit
Proposed Plat	4/23/2024	Exhibit
Deed 1067-254	4/23/2024	Exhibit
Permitted Uses Table 2.5	5/14/2024	Exhibit

STATE OF SOUTH CAROLINA

)

ORDINANCE NO. 2024-1912

COUNTY OF LANCASTER

)

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE APPROXIMATELY 3.63 ACRES (TM# 0008-00-069.07) LOCATED ALONG LODGE RD, FROM LOW DENSITY RESIDENTIAL (LDR) 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) Curative Professional LLC, agents for property owners James P. and Yen H. Ngo, applied to rezone a 3.63-acre parcel of real property (TM# 0008-00-069.07) owned by James P. and Yen H. Ngo, being located along Lodge Rd, from Low Density Residential (LDR) District to General Business (GB) District.

- The property owners also own 9.38 acres of property (TM# 0008-00-67.00) already zoned for General Business (GB) that abuts the subject property. That property is not proposed for rezoning but factors into the reason for the request.

(b) The applicant's stated intent is "to combine parcels [0008-00-067.00 and 0008-00-069.07] and unify zoning type to allow for a potential ambulatory, surgery center, medical office building, day care center and general commercial buildings that fall under the General Business zoning."

- Per Lancaster County UDO regulations, property may not be combined that does not have the same zoning designation.

(c) On May 21, 2024, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a 6-0 vote, recommended denial of the rezoning request, citing concerns about increased traffic.

(d) The Future Land Use Category of the subject property (and all adjacent parcels) is **Growth Area**. The newly adopted Comprehensive Plan states that "**Growth Areas** are intended to designate areas where growth should occur based on the availability of supportive infrastructure and land. These areas are intended to support suburban scale residential development along with supportive commercial development at major crossroads and along arterial streets and thoroughfares. Supportive infrastructure required to provide development includes adequate roadways, water and sewer availability, school capacity, emergency services, and similar services." The proposed zone (GB) is supported by the Comprehensive Plan's Future Land Use Map.

- (e) The Comprehensive Plan also supports the following applicable concepts:
- LC 1.2: Use the Future Land Use Map to identify areas of the County that are not zoned in a manner that is consistent with the County’s vision for growth and development and initiate zoning map amendments to better align the Zoning Map with the Future Land Use Map.
 - LC 4.5: Identify ways to work with MUSC and other healthcare providers to improve access to healthcare for all residents, with a particular focus on meeting the needs of rural residents.
 - PA 1.1: Direct new development into grown areas identified on the Future Land Use Map.

Section 2. Rezoning.

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

Tax Map No. (TM# 0008-00-069.07), located along Lodge Rd, Indian Land area.

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: August 12, 2024
Second Reading: August 26, 2024
Public Hearing: September 9, 2024
Third Reading: September 9, 2024

Approved as to form:

Virginia Merck-Dupont, County Attorney

PROPOSAL: Request to rezone 3.63 acres of property

PROPERTY LOCATION: 100-block of Lodge Rd (TM# 0008-00-069.07)

CURRENT ZONING DISTRICT: Low Density Residential (LDR) District

PROPOSED ZONING DISTRICT: General Business (GB) District

APPLICANT: James P. Ngo and Yen H. Ngo

COUNCIL DISTRICT: District 4, Jose Luis

STATUTORY NOTICES: Hearing notice published 5/4/2024 in The Lancaster News
Signs posted 5/3/2024
Mailed notices 4/26/2024
Posted agenda in lobby 5/14/2024

OVERVIEW:

Proposal

The applicant has requested to rezone a 3.63-acre parcel from Low Density Residential (LDR) to General Business (GB). The intent is “to combine parcels [0008-00-067.00 and 0008-00-069.07] and unify zoning type to allow for a potential ambulatory, surgery center, medical office building, day care center and general commercial buildings that fall under the General Business zoning.”

Site Information

The parcel proposed for rezoning is one of two abutting properties owned by the applicants. The 3.63-acre subject property is currently vacant, has approximately 600 linear feet of frontage along Lodge Rd, and is surrounded on two sides by properties zoned General Business (GB). The other properties that abut the subject property are zoned Low Density Residential (LDR).

The larger parcel is located at the corner of Spice Rd and Hwy 521/Charlotte Hwy. The 9.38-acre tract includes McMinn Dr and is one of the properties mentioned above that are zoned (GB). The larger parcel has more than 500 linear feet of frontage on Hwy 521, and more than 800 linear feet of frontage along Spice Rd.

Summary of Adjacent Zoning and Uses

The subject property is surrounded predominantly by LDR and GB zoned properties. There are LDR-zoned parcels located across Lodge Rd and GB parcels directly adjacent to the site.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	LDR	Vacant
South	Lancaster County	GB	Residential Structures on Site
East	Lancaster County	GB	Indian Land Masonic Lodge #414
West	Lancaster County	LDR	Residential

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently in the LDR District. As described to UDO Chapter 2.3: *“The **Low Density Residential District** is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 1.5 dwelling units per acre. Intended to act as a transitional zoning district between rural living and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.”*

Requested GB

UDO Chapter 2.3 says of the GB District: *“The **General Business 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.”*

RELATIONSHIP TO PUBLIC PLANS

The Future Land Use Category of the subject properties is **Growth**. The newly adopted Comprehensive Plan states that *“**Growth Areas** are intended to designate areas where growth should occur based on the availability of supportive infrastructure and land. These areas are intended to support suburban scale residential development along with supportive commercial development at major crossroads and along arterial streets and thoroughfares. Supportive infrastructure required to provide development includes adequate roadways, water and sewer availability, school capacity, emergency services, and similar services.”*

The requested GB District is compatible with the Future Land Use Category of **“Growth”** and the overall *Lancaster 2040 Comprehensive Plan*.

INFRASTRUCTURE CONSIDERATIONS

Transportation

The closest traffic count stations for the subject site include two on Charlotte Hwy: one approximately 1.3 miles south of McMinn Dr and one approximately 1.8 miles north of McMinn Dr. Both stations have at least three years of traffic counts and the average daily trips (ADT) number information has been pulled directly from the SC DOT Traffic Data Public Mode Map. The data shows that traffic counts are increasing after a year of decrease in 2022.

Station Id: 29-0126 Description: US521 : S- 65 (SHELLEY MULLIS RD), L- 51 TO SC 160 (FORT MILL HWY)	2023	2022	2021
AADT	32,400	30,800	32,100
Truck %	5%	5%	5%

Station Id: 29-0128			
Description: US521 : SC 160 (FORT MILL HWY) TO State Line - NORTH CAROLINA	2023	2022	2021
AADT	32,300	37,300	38,900
Truck %	2%	4%	4%

Staff understands that the traffic on Hwy 521 has been a longstanding issue for neighbors in Indian Land. County administration has been working on a transportation penny tax proposal that will be used, in part, to address the traffic issues of Hwy 521. It was continued at the May 13, 2024 Council meeting.

Access

The subject property has access to Charlotte Hwy via Lodge Rd, a dirt road that serves a residential area. Lodge Rd is approximately 3,500 ft north of the proposed Possum Hollow Rd/Charlotte Hwy traffic signal and 4,600 feet south of the Marvin Rd/Charlotte Hwy intersection.

Public Utilities

LCWSD water and sewer lines are available in the Hwy 521/Charlotte Hwy right-of-way on the south-bound lane. These lines currently serve the Windsor Trace neighborhood across Charlotte Hwy from the proposed rezoning.

Public Schools

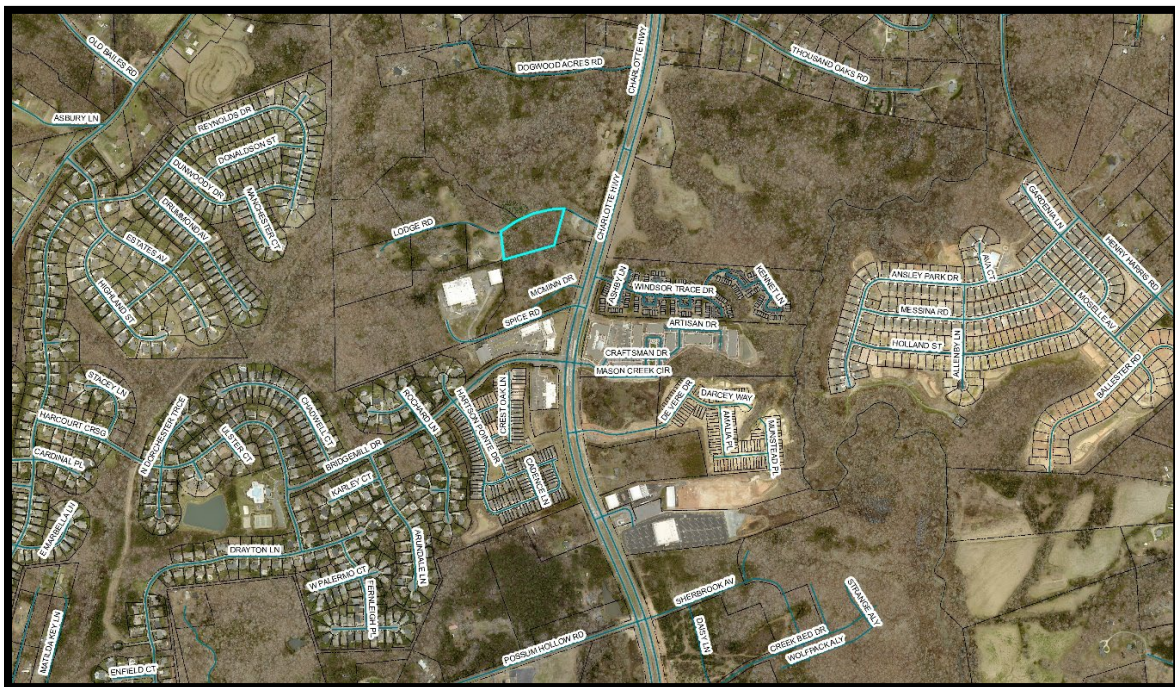
Elementary: Harrisburg
Middle: Indian Land
High: Indian Land

There are well-known capacity concerns for the schools within this area pertaining to this change. Converting the subject property from residential to commercial should not negatively impact the school crowding issues in Indian Land.

Public Safety

Fire District: Indian Land Consolidated Fire District (employees of Lancaster County)
Fire Station Location: 9370 Possum Hollow Rd, approximately 2.2 miles from the subject property
Closest EMS Station: Station 4/9, 9576 Old Bailes Rd, approximately 3.1 miles from the subject property

PHOTOS OF PROJECT AREA: Entry Point from Lodges Rd / Aerial





ALIGNMENT WITH THE COMPREHENSIVE PLAN

LC 1.2						
Use the Future Land Use Map to identify areas of the County that are not zoned in a manner that is consistent with the County's vision for growth and development and initiate zoning map amendments to better align the Zoning Map with the Future Land Use Map.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

- The proposed rezoning is supported by the future land use plan.

LC 4.5						
Identify ways to work with MUSC and other healthcare providers to improve access to healthcare for all residents, with a particular focus on meeting the needs of rural residents.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

- The proposed rezoning is reportedly in support of medical uses.

PA 1.1

Direct new development into growth areas identified on the Future Land Use Map.

Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility
--------	---------	----------	---------	----------------	------------	----------

- *The proposed rezoning is supported by the future land use plan.*

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
--------	---------	----------	---------	----------------	------------	----------

- *The proposed rezoning is in a part of the Panhandle with access to water, sewer, and the main transportation corridor in the Panhandle.*

STAFF RECOMMENDATION:

Staff supports the development of medial offices to address the community's needs, and the future land use plan identifies this area as sufficiently prepared with infrastructure to accommodate growth. Staff also recognizes that the traffic impact of General Business is higher than that of Low Density Residential, even when only expanding an existing zone (as opposed to creating a new one). **For these reasons, staff does not have a recommendation for this proposal.**

ATTACHMENTS:

1. Rezoning Application
2. Recorded Plat
3. Recorded Deed
4. Location Map/ Zoning Map
5. Permitted Uses Chart

STAFF CONTACT:

Allison Hardin, Development Services Director
ahardin@lancastersc.net
803-285-6005



Planning Department

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

City _____ State _____ Zip _____ Tax Parcel ID _____

Current Zoning _____ Current Use _____

Proposed Zoning _____ Total Acres _____

Project Description _____

Surrounding Property Description _____

CONTACT INFORMATION

Applicant Name _____

Address _____

City _____ State _____ Zip _____ Phone _____

Fax _____ Email _____

Property Owner Name _____

Address _____

City _____ State _____ Zip _____ Phone _____

Fax _____ Email _____

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.

Applicant

Date

Property Owner(s)

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

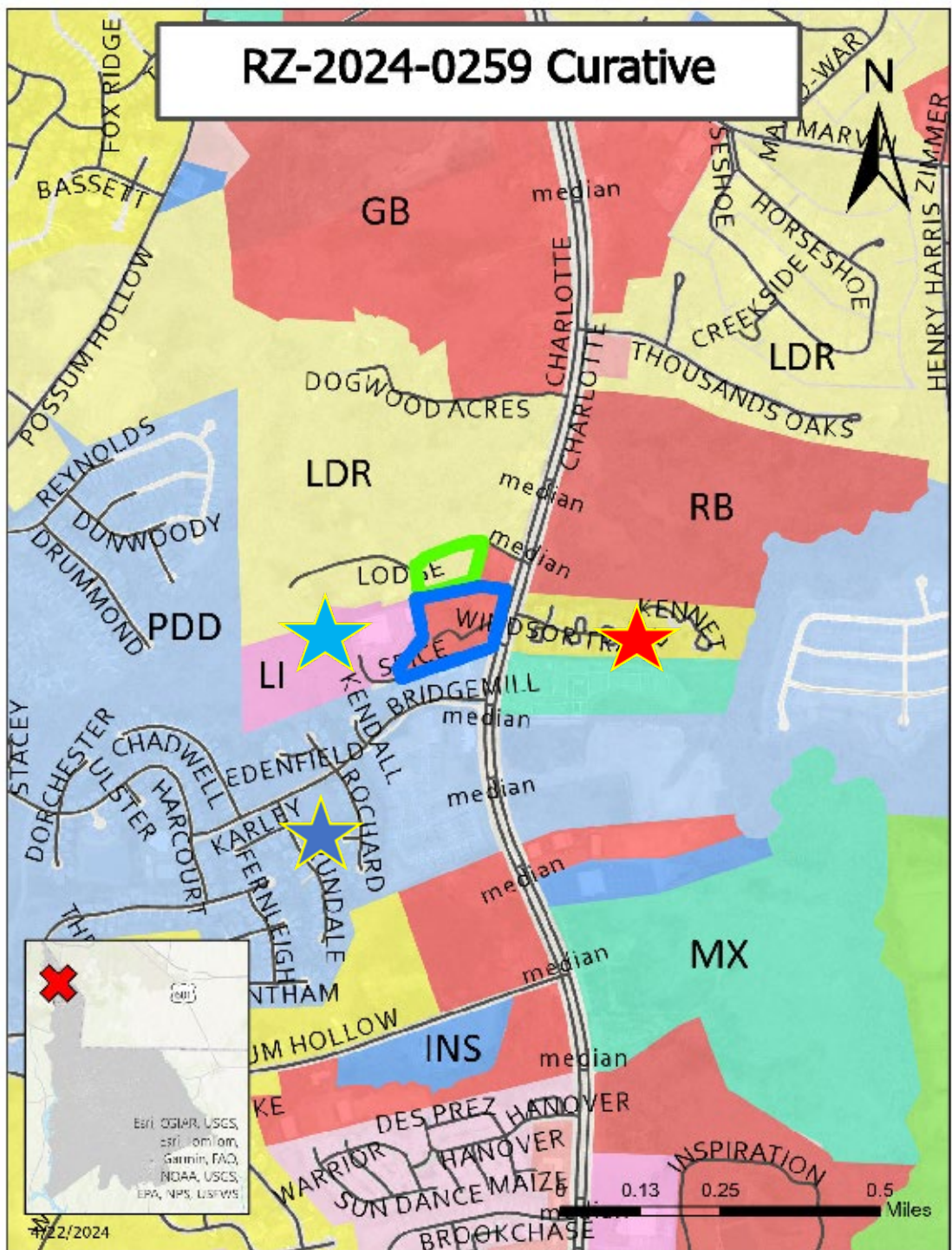
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and 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.



Proposal:
Rezoning LDR to GB

Lancaster
County
South Carolina

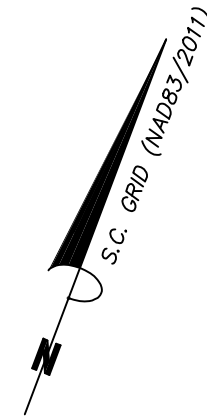
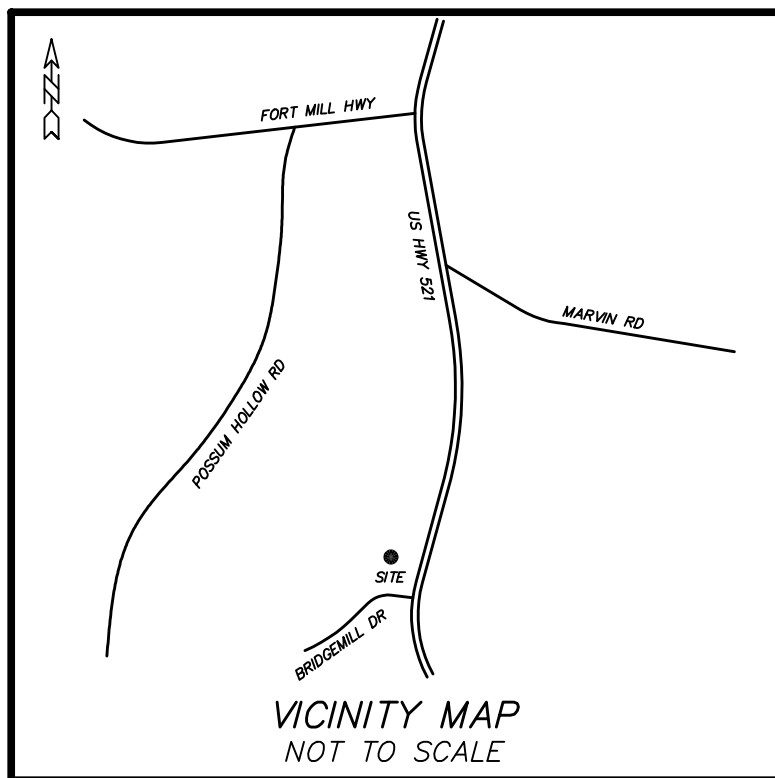
 Subject Property



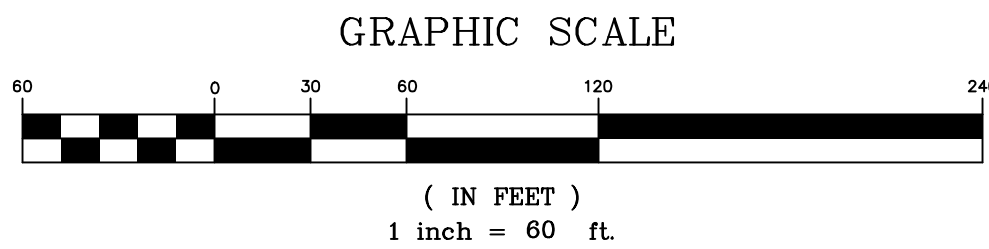
McClancy Seasonings

Windsor Trace Development

Bridgemill Development



LINE TABLE		
LINE	BEARING	LENGTH
L1	S74°26'29"W	22.20'
L2	S75°25'12"E	49.33'
L3	N15°43'54"E	28.59'



FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT DATE: OCTOBER 11, 2023 AT 8:00 AM
COMMITMENT NO.: M7232951-C-1

SCHEDULE B, PART II - EXCEPTIONS

4. SUCH MATTER(S) AS ARE SHOWN ON THE PLAT RECORDED IN PLAT BOOK 6, PAGE 233 (NO PLOTTABLE MATTERS), PLAT BOOK 2003, PAGE 605 (BOUNDARY LINES SHOWN), AND PLAT NO. 8779 (NO PLOTTABLE MATTERS).

5. TITLE TO THAT PORTION OF SUBJECT PROPERTY EMBRACED WITHIN THE BOUNDS OF MCMINN DRIVE, U.S. HIGHWAY 521, AND SPICE ROAD (AS SHOWN).

6. EASEMENT(S) AND / OR RIGHT(S) OF WAY IN FAVOR OF PALMETTO CABLE TV COMPANY RECORDED IN DEED BOOK D-8 AT PAGE 91 OF THE LANCASTER COUNTY REGISTRY. (BLANKET IN NATURE, NOT PLOTTABLE)

7. EASEMENT(S) AND / OR RIGHT(S) OF WAY IN FAVOR OF LANCASTER TELEPHONE COMPANY RECORDED IN DEED BOOK E-6 AT PAGE 2838 OF THE LANCASTER COUNTY REGISTRY. (LOCATED OFFSITE)

REVISIONS:	
DATE	
SCALE: 1" = 60'	
PROJECT: 23-0453	
DRAWN BY: NB	
FIELD WORK: GW/CJ	
NOVEMBER 6, 2023	
DWG: CARLSON 2023 LBAT/McMinn Dr #142	
COCG: 2023 M. McMinn Dr #142	

THIS IS TO CERTIFY TO

FIDELITY NATIONAL TITLE INSURANCE COMPANY
RAMAN SETH

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6a,7a,7b,7c,8,9,13,16,17,18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON _____

THOMAS E. WHITE, SCPLS #27745 DATE _____

- NOTES:
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - PROPERTY ZONED: GB (SETBACKS & ZONING MATTERS ARE SUBJECT TO INTERPRETATION BY LOCAL MUNICIPALITIES)
 - TAX PARCEL NUMBER 0008-00-067.00 & 0008-00-069.07.
 - DEED REFERENCES AS SHOWN.
 - BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
 - THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 45057C0078E, WITH A DATE OF IDENTIFICATION OF 5/16/2017.
 - THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, SETBACKS AND BUFFERS INCLUDING THOSE WITHIN THE APPLICABLE UNIFIED DEVELOPMENT ORDINANCE (UDO), RIGHTS-OF-WAY, IMPERVIOUS AREAS & BUILT UPON AREA (BUA), RESTRICTIONS, AND/OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN.
 - AREA COMPUTED BY COORDINATE METHOD.
 - NO NCSS MONUMENT FOUND WITHIN 2000'.
 - UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AND MARKINGS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.
 - ANY CONSTRUCTION OR USE WITHIN ANY DELINEATED FLOOD AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY ANY APPLICABLE ORDINANCES OR REGULATIONS.
 - OFFSITE ADJOINER LINES AND RIGHT-OF-WAY LINES SHOWN AS DASHED ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.
 - LINES SHOWN REPRESENTING FENCES AND WALLS ARE MEASURED FROM THE APPROXIMATE CENTERLINE AND DO NOT ACCOUNT FOR THE THICKNESS, PLUMBNESS OR MEANDER OF THE FENCE UNLESS OTHERWISE STATED.
 - DISTANCES SHOWN ARE GROUND U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
 - NO NEW LOTS OR PROPERTY LINES ESTABLISHED.
 - NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

~NOW OR FORMERLY~
NBI INVESTMENTS III LLC
DB 719/36
PID 0010-00-001.00

~NOW OR FORMERLY~
BARBARA MANNING RAMSEY
DB 1159/114
PLAT P/13469
PID 0008-00-069.04

~NOW OR FORMERLY~
JRA INVESTMENTS LLC
DB 1243/182
PID 0008-00-069.00

~NOW OR FORMERLY~
JAMES P. NGO
YEN H. NGO
DB 1067/254
PLAT 2003/468
PID 0008-00-069.07
(NOT PART OF TITLE
INSURANCE COMMITMENT)

~NOW OR FORMERLY~
INDIAN LAND MASONIC LODGE NO 414
DB A-6/4473
PID 0008-00-069.01

~NOW OR FORMERLY~
NGO F. LLC
DB 214/57
PLAT 2003/605
PID 0008-00-067.00

U.S. HWY 521
VARIABLE WIDTH PUBLIC RIGHT OF WAY

LEGEND:

EIP = EXISTING IRON PIN
OIP = OLD IRON PIPE
SIP = SET IRON PIN
R/W = RIGHT OF WAY
AC = AIR CONDITIONING UNIT
PWR = POWER PAD
PM = POWER METER
PP = POWER POLE
LP = LIGHT POLE
GM = GAS METER
TELE = TELEPHONE PEDESTAL
CATV = CABLE TELEVISION
FOB = FIBER OPTIC BOX
TSB = TRAFFIC SIGNAL BOX
WM = WATER METER
RES = FLARED END SECTION
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
CPP = CORRUGATED PLASTIC PIPE
PVC = POLYVINYL CHLORIDE PIPE
DU = DESTINATION UNKNOWN
SDE = STORM DRAINAGE EASEMENT
SDMH = STORM DRAIN MANHOLE
CB = CATCH BASIN
YI = YARD INLET
DI = DROP INLET
SSE = SANITARY SEWER EASEMENT
SSMH = SANITARY SEWER MANHOLE
CO = SEWER CLEAN OUT
BC = BACK OF CURB
(T) = TOTAL DISTANCE
P.O.B. = POINT OF BEGINNING

SYMBOL LEGEND:

● SET MONUMENT (TYPE INDICATED)
○ EXISTING MONUMENT (TYPE INDICATED)
CP CALCULATED POINT
GV GAS VALVE
WV WATER VALVE
MB MAIL BOX
WM WATER METER
WELL
FH FIRE HYDRANT
SSMH SANITARY SEWER MANHOLE
SDMH STORM DRAIN MANHOLE
TMH TELEPHONE/COMMUNICATIONS MANHOLE
EMH ELECTRIC MANHOLE
DECIDUOUS TREE
EVERGREEN TREE
LP LIGHT POLE
PP POWER/UTILITY POLE
BFP BACK FLOW PREVENTOR
GW GUY WIRE
CB CATCH BASIN
DI DROP INLET
YI YARD INLET

LINE/TYPE LEGEND:

--- BOUNDARY LINE
--- TIE LINE
--- RIGHT OF WAY
--- APPROXIMATE RIGHT OF WAY (NOT SURVEYED)
--- ADJOINING LINE (NOT SURVEYED)
--- FENCE
--- STORM DRAIN PIPE
--- OVERHEAD ELECTRIC
--- SANITARY SEWER PIPE

THE FOLLOWING WAS USED TO ESTABLISH S.C.S.P.C. INFORMATION:

(1) CLASS OF SURVEY: A-URBAN LAND SURVEY
(2) POSITIONAL ACCURACY: 0.06'
(3) TYPE OF GPS FIELD PROCEDURE: STATIC, ONLINE POSITION USER SERVICE
(4) DATES OF SURVEY: 10/31/2023
(5) DATUM/EPOCH: NAD 83 (2011), EPOCH 2010
(6) PUBLISHED/FIXED-CONTROL USE: CORS SITES

PID	DESIGNATION	LATITUDE	LONGITUDE	DISTANCE(m)
DP7471	NCOO CONCORD CORS ARP	N352235.243	W0801351.114	5121.7
DM3995	NORO ROCKINGHAM CORS ARP	N345751.987	W0794747.740	96667.1
DK7759	SCAN UNION CORS ARP	N344558.605	W0813655.699	76437.1
DM3523	NCHI HICKORY CORS ARP	N354431.010	W0811830.934	93824.2
DP7402	NPO POLKTON CORS ARP	N345933.172	W0801037.857	61892.4
DI1652	NCLJ LUMBERTON CORS ARP	N343736.336	W0790436.694	167317.4
DK4043	NOSP SPINDALE CORS ARP	N352155.834	W0815457.347	105587.9
DI3538	NMO WOODSTVILLE CORS ARP	N353448.877	W0804612.536	66441.2

(7) GEOID MODEL: GEOID18; NAVD 88
(8) COMBINED GRID FACTOR(S): 1.00003105
(9) UNITS: INTERNATIONAL FEET

~NOW OR FORMERLY~
BRIDGEMILL COMMONS LLC
DB 1157/146
PLAT 2016/50
PID 0010-00-003.01

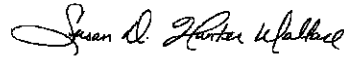
BENCHMARK
RIM OF SSMH
ELEV 639.80
(NAVD83)

LANCASTER COUNTY ASSESSOR

Tax Map:
0008 00 069 07

DEED DRAWN BY:
ROBERT K. FOLKS
ATTORNEY AT LAW

RECORDED THIS 16th DAY
OF JULY, 2017
IN BOOK 0 PAGE 0


Auditor, Lancaster County, SC

2017010096

DEED
RECORDING FEES \$10.00
STATE TAX \$429.00
COUNTY TAX \$181.50

PRESENTED & RECORDED:
07-12-2017 04:11 PM

JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: JENNIFER REESE ROD

BK: DEED 1067
PG: 254-255

STATE OF SOUTH CAROLINA)

COUNTY OF LANCASTER)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that, **Jihad D. Barham and Jennifer S. Barham**, ("Grantor"), in the State aforesaid, for and in consideration of the sum of One Hundred Sixty-five Thousand and no/100ths (\$165,000.00) Dollars, to the Grantor in hand paid at and before the sealing and delivery of these Presents, by the Grantee hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release the following described property, subject to the easements, restrictions, reservations and conditions set forth below, unto **James P. Ngo and Yen H. Ngo**, ("Grantee"), and Grantee's heirs, successors and assigns:

All that certain piece, parcel or lot of land lying, being and situate in Indian Land Township, Lancaster County, South Carolina, on Lodge Road (66' Right of Way), containing 3.634 acres, more or less, and being more particularly shown and described on boundary and subdivision survey for Debra Neal Petit drawn by Charles D. Mackey, PLS, dated June 26, 2003 and recorded as Plat No. 2003-468 in the Office of the Clerk of Court for Lancaster County, South Carolina, reference to said plat is hereby made for a more complete description of the premises.

Being the identical property conveyed to Jihad D. Barham and Jennifer S. Barham by Deed of Debra N. Petit dated August 9, 2006 and recorded August 16, 2006 in Deed Book 349 Page 279, Register of Deeds Office, Lancaster County, South Carolina.

The within described property is conveyed subject to existing easements and rights of way, whether of record or not, and to restrictions, if any, appearing in the chain of title which said restrictions, if any, are not intended to be reimposed hereby.

TAM 0008-00-069.07

Grantee's Address:
2901 Chatelaine Place
Raleigh, NC 27614

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned, unto the said Grantee and Grantee's Heirs, Successors and Assigns forever.

AND the Grantor does hereby bind Grantor's Heirs, Successors, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee and Grantee's Heirs, Successors and Assigns, against Grantor and whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS the Grantor's Hand and Seal this 12th day of July, 2017, and in the two hundred forty-second year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Robert K. Folks
Dale B. Raulf

Jihad D. Barham (Seal)
Jihad D. Barham

Jennifer S. Barham (Seal)
Jennifer S. Barham

STATE OF SOUTH CAROLINA)

COUNTY OF LANCASTER)

ACKNOWLEDGMENT

I, the undersigned notary public, do hereby certify that the above named Grantor personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 12th day of July, 2017.

Robert K. Folks (Seal)
NOTARY PUBLIC FOR SOUTH CAROLINA

Notary: Robert K. Folks

My Commission Expires: 3-30-21

s:\dbr\deedBarhamNgo

Section 2.5.3 Use Table (For detailed Use Definitions see Chapter 10.)

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					
A. RESIDENTIAL	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Dwelling - Single Family	P	P	P	-	P	P	P	P	-	-	-	-	-	-	-	-	P	-	P	P	-	
Dwelling - Two Family	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	-	-	-	5.2.1
Dwelling - Three Family, Four Family	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.3
Dwelling - Townhome	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	P	P	P	P	P	
Dwelling - Multifamily	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	PR	PR	PR	-	5.2.2
Dwelling - Accessory	PR	PR	PR	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	-	-	-	5.2.3
Halfway Homes	-	-	-	-	-	-	-	-	-	SE	-	SE	-	-	-	-	-	-	-	-	-	5.2.4
Live-Work Units	-	-	-	PR	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	PR	5.2.5
Manufactured Housing	PR	PR	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.6
Manufactured Home Park	SE	-	-	-	SE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.6
Residential/Family Care Home (5 or fewer residents)	P	P	P	-	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	P	P	
Residential Care Facilities (6 or more residents)	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.2.8
B. LODGING	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Bed and Breakfast Homes (up to 8 rooms)	PR	PR	PR	PR	-	PR	-	PR	PR	-	-	PR	-	-	-	-	PR	PR	-	PR	PR	5.3.1
Bed and Breakfast Inn (up to 12 rooms)	-	-	-	-	-	-	-	-	PR	-	-	PR	-	-	-	-	-	-	-	PR	PR	5.3.1
Boarding or Rooming House	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	5.3.2
Campground	SE	SE	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	-	-	5.3.3
Dormitory	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
Fraternity/Sorority House	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
Hotel/Motel	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	
C. OFFICE/SERVICE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
ATM	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Banks, Credit Unions, Financial Services	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Business Support Services	-	-	-	-	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Crematoria	-	-	-	-	-	-	-	-	-	-	CU	-	-	CU	-	-	-	-	-	-	-	5.4.1
Dry Cleaning and Laundry Services	-	-	-	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	P	P	
Funeral Homes	-	-	-	P	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	P	P	
Home Occupation	PR	PR	PR	-	PR	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	PR	PR	PR	5.4.2
Kennels, Indoor	PR	PR	PR	PR	-	-	-	-	PR	PR	PR	PR	-	PR	-	-	-	-	-	PR	PR	5.4.3
Kennels, Outdoor	PR	PR	CU	PR	-	-	-	-	-	-	CU	CU	-	CU	-	-	-	-	-	-	-	5.4.4
Medical Clinic	-	-	-	PR	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	5.4.5

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					REF
C. OFFICE/SERVICES (CONTINUED)	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Personal Services	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Personal Services, Restricted	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	5.4.6
Post Office	-	-	-	P	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	P	P	
Professional Services	-	-	-	P	-	-	-	P	P	P	P	P	-	P	-	-	-	-	-	P	P	
Small Equipment Repair/Rental	-	-	-	P	-	-	-	-	-	P	P	-	-	P	-	-	-	-	-	P	P	
Veterinary Clinic	-	-	-	P	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	P	P	-
D. COMMERCIAL/ENTERTAINMENT	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Alcoholic Beverage Sales Store	-	-	-	P	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	P	-	
Amusements, Indoor	-	-	-	P	-	-	-	-	-	P	P	-	-	P	-	-	-	-	-	P	P	
Amusements, Outdoor	-	-	-	PR	-	-	-	-	-	-	CU	-	-	CU	-	-	-	-	-	-	-	5.5.1
Bar/Tavern/Brew Pub	-	-	-	CU	-	-	-	-	-	CU	PR	-	-	-	-	-	-	-	-	PR	-	5.5.2
Billiard/Pool Hall	-	-	-	CU	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	
Brewery	-	-	-	P	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	P	
Distillery	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	-	-	-	
Food Truck	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	PR	PR	5.5.3
General Commercial	-	-	-	PR	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	5.5.4
Night Club	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	
Outside Sales	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.5
Outside Sales, Sidewalk Sales	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.6
Pawnshops	-	-	-	PR	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	-	5.5.7
Racetrack	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	-	-	-	-	-	-	5.5.8
Restaurant	-	-	-	PR	-	-	-	-	CU	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.9
Riding Stables	P	P	P	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	
Sexually Oriented Business/Adult Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.5.10
Shooting Range, Indoor	-	-	-	PR	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	5.5.11
Shooting Range, Outdoor	SE	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	-	-	-	-	-	-	5.5.12
Theater, Indoor Movie or Live Performance	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	
Theater, Outdoor (Amphitheater)	PR	-	-	PR	-	-	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	PR	PR	5.5.13

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					
E. CIVIC	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Cemetery	PR	PR	PR	PR	-	PR	PR	-	PR	PR	PR	PR	-	-	-	-	-	PR	-	-	PR	5.6.1
Conference/Convention Center	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	
Cultural or Community Facility	-	-	-	P	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	P	P	
Event Venue/Banquet Hall	P	P	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.6.2
Places of Assembly	PR	PR	PR	PR	CU	CU	CU	PR	PR	PR	PR	PR	-	PR	-	-	-	CU	-	CU	CU	5.6.3
Private Recreation Facilities	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.6.4
Public Recreation Facilities	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	-	-	PR	PR	PR	PR	PR	5.6.5
Public Safety Station	P	P	P	P	-	-	-	P	P	P	P	P	-	P	P	-	-	-	-	P	P	
Sports Arena/Stadium (4,000 or more seats)	-	-	-	-	-	-	-	-	-	-	CU	CU	-	CU	-	-	-	-	-	-	CU	5.6.6
F. EDUCATIONAL/INSTITUTIONAL	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Child/Adult Day Care Home (5 or fewer persons)	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	-	-	-	PR	PR	-	PR	PR	5.7.1
Child/Adult Day Care Home (6 or more persons)	-	-	-	-	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.7.2
College/University	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	P	P	
Community Support Facility	-	-	-	PR	-	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	-	5.7.3
Correctional Institution	-	-	-	-	-	-	-	-	-	-	-	CU	-	SE	SE	-	-	-	-	-	-	5.7.4
Day Treatment Center	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	-	-	-	-	-	-	-	5.7.5
Hospital	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-	
Operations, Maint., and Fleet Service Facility	-	-	-	SE	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	-	PR	5.7.6
Schools – Elementary and Secondary	PR	PR	PR	PR	-	PR	CU	CU	CU	CU	CU	PR	-	-	-	-	CU	CU	CU	CU	CU	5.7.7
Schools – Vocational/Technical	-	-	-	P	-	-	-	-	P	P	P	P	-	P	P	-	-	-	-	P	P	
Studio – Art, dance, martial arts, music	P	-	-	P	-	-	-	P	P	P	P	P	-	P	-	-	-	-	-	P	P	
G. AUTOMOTIVE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Drive-Thru/Drive-In Facility	-	-	-	PR	-	-	-	-	CU	PR	PR	-	-	PR	PR	-	-	-	-	PR	PR	5.8.1
Electric Vehicle Charging Stations	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.8.2
Heavy Equipment/Manufactured Home Rental/Sales/Repair	-	-	-	-	-	-	-	-	-	-	SE	-	-	PR	PR	-	-	-	-	-	-	5.8.3
Parking Lot/Structure – Principal Use	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	PR	PR	5.8.4
Vehicle Rental/Leasing/Sales	-	-	-	PR	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	CU	CU	5.8.5
Vehicle Services – Minor Maintenance/Repair	-	-	-	P	-	-	-	-	CU	CU	PR	-	-	PR	PR	-	-	-	-	CU	CU	5.8.6
Vehicle Services – Major Repair/Body Work	-	-	-	PR	-	-	-	-	-	CU	PR	-	-	PR	PR	-	-	-	-	-	-	5.8.7

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					REF
H. INDUSTRY/WHOLESALE/STORAGE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Artist Studio/Light Manufacturing Workshops	-	-	-	P	-	-	-	-	-	P	P	-	-	P	P	-	-	-	-	P	P	
Industry, Light	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Industry, Heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	
Industry, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	5.9.1
Junkyard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.9.2
Landfill – Class One	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.9.16
Landfill – Class Two	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	-	-	-	-	-	-	5.9.3
Landfill – Class Three	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.9.4
Mining - Major In-Depth Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	P	-	-	-	-	-	5.9.5/6
Mining - Minor Surface Resource Extraction	PR	PR	PR	PR	-	-	-	-	-	PR	PR	PR	-	PR	PR	P	-	-	PR	PR	PR	5.9.6/7
Private Recycling Collection Stations	-	-	-	-	-	-	-	-	-	-	-	PR	-	PR	PR	-	-	-	-	-	-	5.9.8
Public Recycling and Waste Collection Facilities	-	-	-	PR	-	-	-	-	-	-	-	PR	-	PR	PR	-	-	-	-	-	-	5.9.9
Research and Development Facilities	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	-	-	-	-	-	P	
Storage – Outdoor Storage Yard	-	-	-	-	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	5.9.10
Storage – Self Service (Mini)	-	-	-	-	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	5.9.11
Storage – Warehouse Indoor	-	-	-	-	-	-	-	-	-	CU	PR	-	-	PR	PR	-	-	-	-	-	PR	5.9.12
Storage – Warehouse Indoor, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	5.9.13
Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	-	PR	-	-	P	P	-	-	-	-	-	P	5.9.14
Wholesaling and Distribution, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	5.9.15

I. AGRICULTURE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Agriculture and Crop Production/Harvesting	P	P	P	P	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	
Agricultural Support Services/Nurseries	P	P	P	P	-	-	-	-	P	P	P	-	-	P	P	-	-	-	-	-	P	
Agritourism	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Animal Production/General Farms	PR	PR	PR	PR	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.1
Animal Production Facilities, Non-Swine	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.2
Animal Production Facilities, Swine	SE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.3
Apiculture (Bee Keeping)	P	P	P	P	-	P	-	-	P	-	-	P	P	-	-	-	-	-	-	-	P	
Backyard Pens/Coops	P	P	P	P	-	P	PR	PR	-	-	-	PR	-	-	-	-	-	-	-	-	PR	5.10.4

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					
I. AGRICULTURE (CONTINUED)	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Commercial Stables	P	P	P	P	-	-	-	-	P	P	P	-	-		-	-	-	-	-	-	-	
Ecotourism	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Farmer's Markets and Roadside Stands	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	
Forestry	P	P	P	P	-	P	-	-	-	P	P	P	P	P	P	P	-	-	-	-	-	
Gardens (Community and Private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	P	
Wineries	PR	PR	PR	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

J. INFRASTRUCTURE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Airstrip/Airport	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	PR	-	-	-	-	-	-	5.11.1
Geothermal Energy Systems	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.11.2
Solar Energy Systems	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.11.3
Solar Farms	CU	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.11.4
Utilities – Class 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities – Class 2	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities – Class 3	P	P	-	-	-	-	-	-		-	-	PR	-	P	P	-	-	-	-	-	-	5.11.6
Wireless Communication Facility (Concealed)	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	PR	5.11.5
Wireless Communication Facility (Up to 60.00')	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	PR	5.11.5
Wireless Communication Facility (60.01' to 199.99')	SE	SE	SE	SE	SE	SE	SE	PR	PR	PR	PR	PR	-	PR	PR	PR	SE	SE	SE	SE	SE	5.11.5
Wireless Communication Facility (200' and Over)	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	SE	-	-	-	-	-	5.11.5

K. OTHER	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Temporary Uses	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.12

P – Permitted by Right**PR** – Permitted with Review**CU** – Conditional Use Required**SE** – Special Exception Required

(Ord. No. 2017-1468, 9.25.17; Ord. No. 2018-1492, 2.12.18; Ord. No. 2018-1494, 3.12.18; Ord. No. 2018-1519, 7.16.18; Ord. No. 2019-1607, 10.14.19; Ord. No. 2019-1620, 12.9.19; Ord. No. 2019-1634, 1.27.20; Ord. No. 2020-1645, 2.24.20; Ord. No. 2020-1698, 12.14.20; Ord. No. 2021-1708, 04.12.21)

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2024-1918 / Planning Case Number: RZ-2024-0826

Contact Person / Sponsor: A. Hardin / Development Services Director

Department: Planning

Date Requested to be on Agenda: 8/12/2024

Council Action Requested:

Approve the Application by Jeffrey C. Hinson to rezone 1.041 acres located at 6989 Pageland Hwy (TM #0056-00-012.00) from Rural Business (RUB) to Rural Residential (RR) district in order to allow conforming expansion of residential use (home occupation use).

Strategic Plan Focus Area Alignment:

Points to Consider:

Funding and Liability Factors:

Recommendation:

Approve the rezoning request.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2024-1918	7/16/2024	Ordinance
Staff Report	6/10/2024	Planning Staff Report
Location Map	6/4/2024	Backup Material
Application	6/4/2024	Backup Material
Recorded Plat	6/4/2024	Backup Material
Recorded Deed	6/4/2024	Backup Material
FLU Map 2040	6/4/2024	Backup Material
Notice of Public Hearing for Ordinance 2024-1918 (Planning Department Case Number: RZ-2024-0826)	8/5/2024	Public Hearing Notices

STATE OF SOUTH CAROLINA	)	
	)	ORDINANCE NO. 2024-1918
COUNTY OF LANCASTER	)	

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE APPROXIMATELY 1.04 ACRES (TM# 0056-00-012.00), WHICH IS LOCATED AT 6989 PAGELAND HWY, FROM RURAL BUSINESS (RUB) DISTRICT TO RURAL RESIDENTIAL (RR) DISTRICT

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Jeffrey Charles Hinson applied to rezone a 1.04-acre parcel of real property (TM# 0056-00-012.00) owned by Jeffrey Charles Hinson, being located at 6989 Pageland Hwy, from Rural Business (RUB) District to Rural Residential (RR) District in order to develop a home occupation.

(b) The Future Land Use Category of the subject property is Agriculture and Timber, which the Lancaster County 2040 Comprehensive Plan describes as *“primarily applied to Southern Lancaster and the eastern portion of Greater Lancaster. This area is characterized by significant concentrations of contiguous parcels greater than 50 acres in size and it is intended to preserve land for farming and forestry. Scattered residences, crossroads commercial areas that serve basic needs, and rural businesses (such as agricultural and forestry businesses) should be permitted supporting uses.”*

(c) The proposed use, develop a home occupation, is consistent with the 2040 Future Land Use Plan and is allowed in the requested zone, Rural Residential (RR) District.

(d) On June 18, 2024, the Lancaster County Planning Commission held a duly notified and advertised public hearing on the proposed rezoning and, by a 4-0 vote, recommended approval of the rezoning request.

Section 2. Rezoning.

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

Tax Map Number 0056-00-012.00, located at 6989 Pageland Hwy, 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: August 12, 2024
Public Hearing: August 12, 2024
Second Reading: August 26, 2024
Third Reading: September 9, 2024

Approved as to form:

Virginia Merck-Dupont, County Attorney

PROPOSAL: Request to rezone 1.041 acres of property
PROPERTY LOCATION: 6989 Pageland Highway (Parcel 0056-00-012.00)
CURRENT ZONING DISTRICT: Rural Business (RUB)
PROPOSED ZONING DISTRICT: Rural Residential (RR)
APPLICANT: Jeffrey Charles Hinson
COUNCIL DISTRICT: District 3, Billy Mosteller
STATUTORY NOTICES: Hearing notice published June 1, 2024 in The Lancaster News
Signs posted 5/29/2024
Mailed notices 5/24/2024
Posted agenda in lobby 6/11/2024

OVERVIEW:

Proposal

The applicant has requested to rezone a 1.041-acre parcel from Rural Business (RUB) to Rural Residential (RR). The intent is to “develop a home occupation.”

Site Information

This property is situated in the “fork” of Pageland Highway and Shiloh-Unity Road. The property appears to have multiple structures, including a single-family dwelling, an accessory structure (storage type shed) and what looks to be an old convenience style storefront.

The property is currently zoned RUB (Rural Business) even though there is a residential dwelling on the property. Of note, the parcel holds multiple addresses. The residential address is 6989 Pageland Highway, and the old commercial style building is addressed as 6962 Pageland Highway.

The property was rezoned in 2016 under the new zoning map. Planning/Zoning staff assigned the RUB designation without discerning that the use was residential at the time.

Per a telephone conversation with the applicant, he stated that the intended home occupation use will be a catering style business from his residential kitchen. He stated that he is working with SCDHEC to obtain the proper authorizations for that, including his food handler’s certification. He will not be approved a home occupation permit until the property is rezoned.

He further stated that the commercial style building is currently being used as storage for his wife’s yard sale items. The building does not currently have water or electricity connected and it would take a good deal of work to get it functional and the property owner stated he has no plans to do so at this time so it will remain vacant.

Summary of Adjacent Zoning and Uses

The subject property is completely surrounded by RR (Rural Residential) properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	RR	Residential – multiple structures on property
South	Lancaster County	RR	Residential -multiple structures on property
East	Lancaster County	RR	Residential - House on property
West	Lancaster County	RR	Residential – House on property

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently in the RUB District. As described to UDO Chapter 2.3: “***The Rural Business*** 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 population.”

Requested RR

UDO Chapter 2.3 says of the RR District: “***The Rural Residential District*** is established as a district where the principal use of the land is for large rural living tracts of property with an abundance of open space, agricultural lands, and a high degree of separation between buildings.”

RELATIONSHIP TO PUBLIC PLANS

The Future Land Use Category of the subject properties is ***Agriculture and Timber***. The newly adopted Comprehensive Plan states that “the Agriculture and Timber future land use category is primarily applied to Southern Lancaster and the eastern portion of Greater Lancaster. This area is characterized by significant concentrations of contiguous parcels greater than 50 acres in size and it is intended to preserve land for farming and forestry. To preserve this land, the use of the major subdivision process for residential development should not be allowed and the minimum lot size should be five acres. Scattered residences, crossroads commercial areas that serve basic needs, and rural businesses (such as agricultural and forestry businesses) should be permitted supporting uses. “

The requested RR District is in line with the Future Land Use Category of “***Agriculture and Timber***” and the overall *Lancaster 2040 Comprehensive Plan*.

INFRASTRUCTURE CONSIDERATIONS

Transportation

The closest traffic count stations for the subject site include one on Rocky River Road and one on Taxahaw Road. The Rocky Road station is approximately 2,500ft. from the subject site and the Taxahaw Road site is approximately 1.25 miles. Both stations have at least three years of traffic counts and the average daily trips (ADT) number information has been pulled directly from the SC DOT Traffic Data Public Mode Map. The data shows that traffic counts are increasing after a year of decrease in 2021.

Station Id: 29-0149 Description: SC9: SC522 (Rocky River Road) TO county line (Chesterfield)

	2023	2022	2021
AADT	4800	4800	4900
Truck %	-	-	-

Station Id: 29-0351			
Description: S-39: S-123 (Taxahaw Road) TO S-384 (McTown Road)			
	2023	2022	2021
AADT	600	500	500
Truck %	6%	9%	9%

Access

The subject property has frontage and access from both Pageland Highway and Shiloh-Unity Road.

Public Utilities

This is an already existing residence. Utilities are already connected as available.

Public Schools

Elementary: Buford Elementary

Middle: Buford Middle

High: Buford High

Converting the subject property from residential to home occupation should not negatively impact the school crowding issues in this area.

Public Safety

Fire District: Tradesville

Fire Station Location: Tradesville Fire Department, Station 18, 2145 State Rd. S-29-39

Closest EMS Station: Lancaster County EMS, Station 1, 2006 Pageland Hwy.

PHOTOS OF PROJECT AREA:







ALIGNMENT WITH THE COMPREHENSIVE PLAN

- *While the rezoning does not align with any of the specific goals listed in the comprehensive plan, it does align with the zoning of the surrounding areas and the future land use map.*

STAFF RECOMMENDATION:

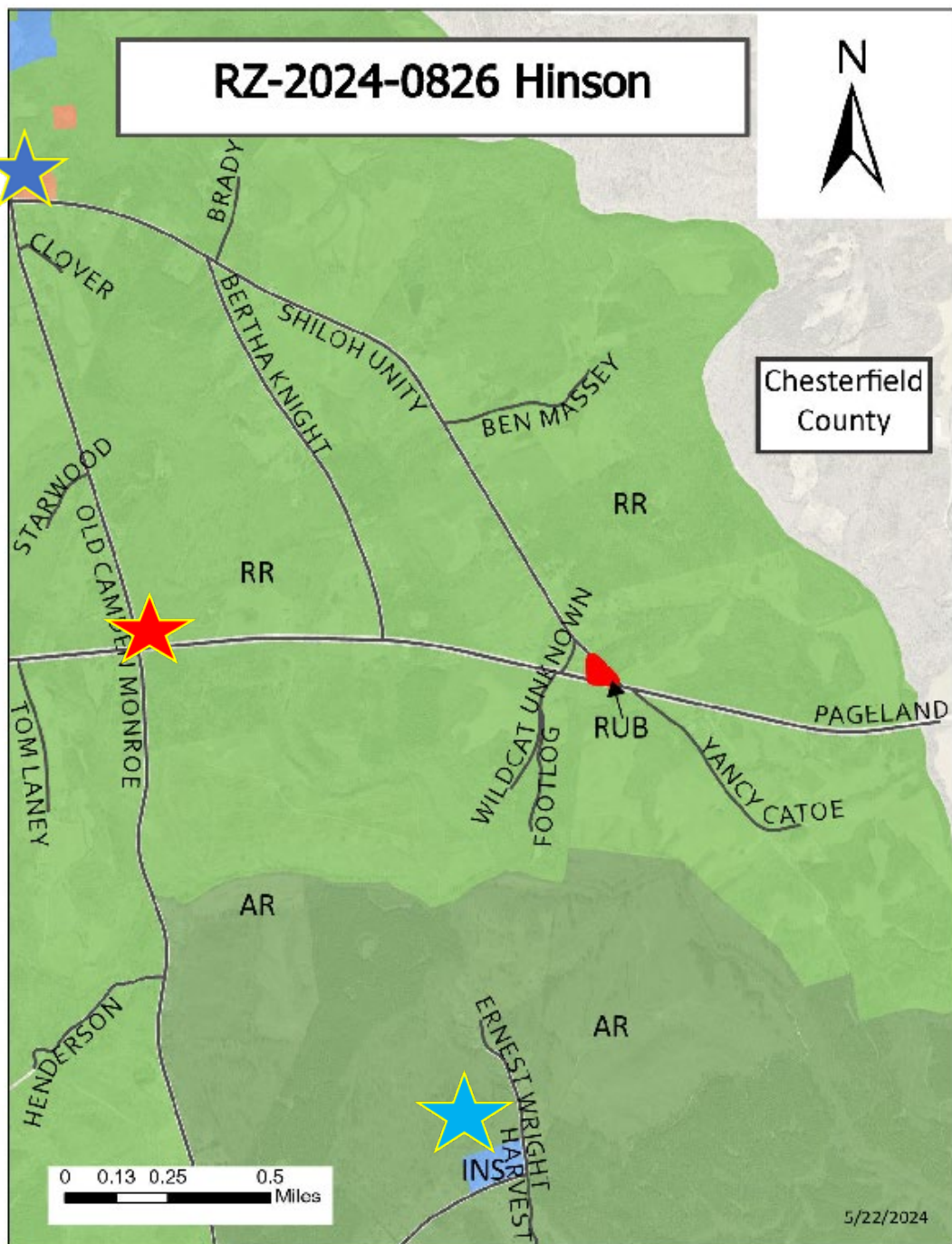
Staff: Staff recommends the approval of this rezoning request.

ATTACHMENTS:

1. Location Map/ Zoning Map
2. Rezoning Application
3. Recorded Plat
4. Recorded Deed
5. Permitted Uses Chart

STAFF CONTACT:

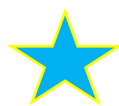
April Williams, Planning Director
amwilliams@lanastercountysc.gov
803-416-9395



Proposal:
Rezoning RUB to RR



Subject Property



Oak Hill Baptist Church



Intersection: Old Camden-Monroe Hwy and Pageland Hwy



New Harvest Freewill Baptist Church



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanastercountysc.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 6989 Pageland Highway
City Lancaster State SC Zip 29720 Tax Parcel ID _____
Current Zoning R4B Current Use Spouse storing extra clothes
Proposed Zoning RR Total Acres _____
Project Description Develop a home occupation, cant secure permit until zoning is secured

Surrounding Property Description Agricultural and residential

CONTACT INFORMATION

Applicant Name Jeffrey Charles Hinson
Address 6989 Pageland Highway
City Lancaster State SC Zip 29720 Phone 803-287-6060
Fax _____ Email Jeffhinson1@gmail.com
Property Owner Name Jeffrey Charles Hinson
Address 6989 Pageland Highway
City Lancaster State SC Zip 29720 Phone 803-287-6060
Fax _____ Email Jeffhinson1@gmail.com

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.

Jeffrey Charles Hinson

Applicant

04-22-2024

Date

Jeffrey Charles Hinson

Property Owner(s)

04-22-2024

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 FEE WAIVED Check Number _____ Cash Amount _____

Received By J. Hinson Planning Commission Meeting Date 6/18/2024

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.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- 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

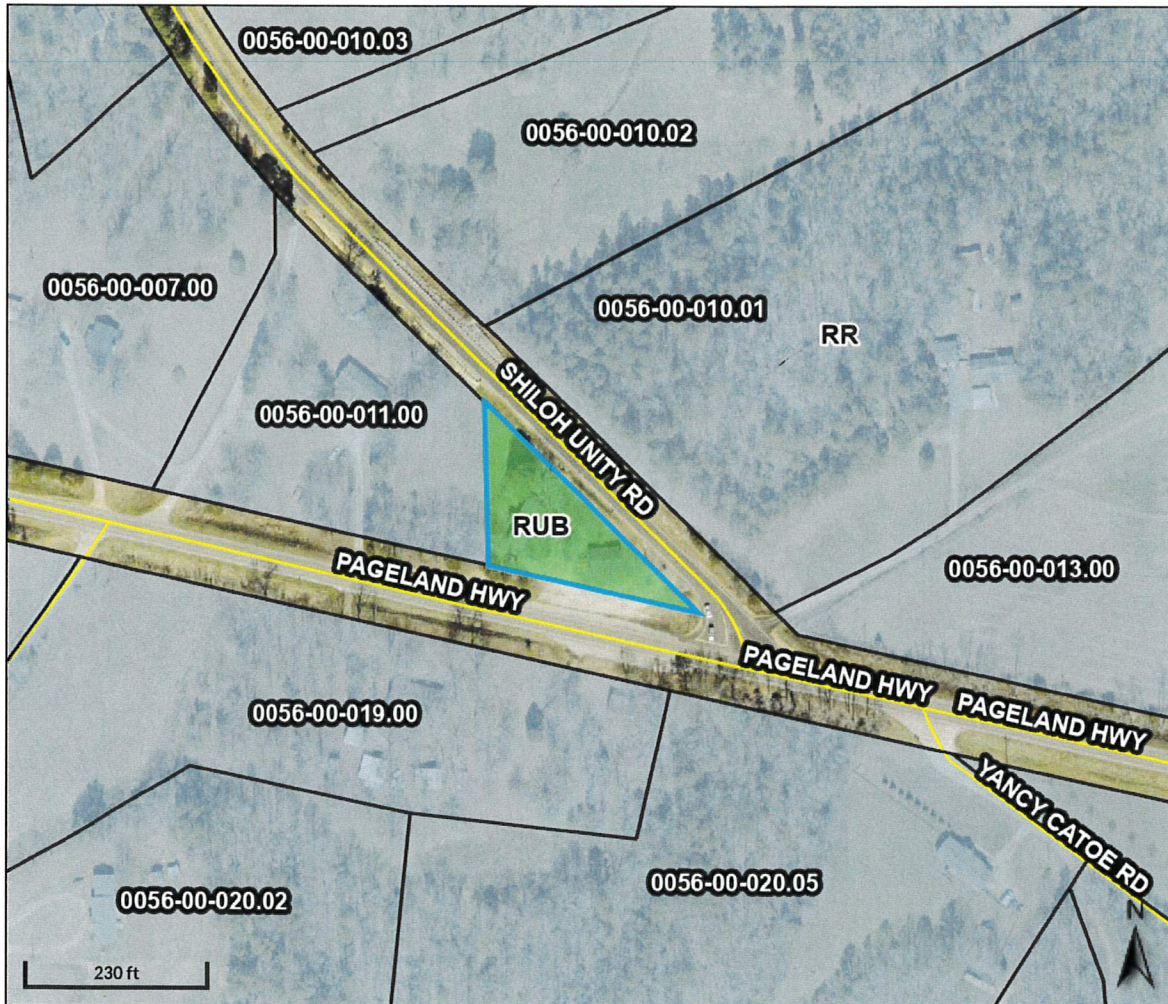
2. Planning Commission

- 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.

Experiencing Lancaster County, SC through GIS Technology



Overview



Legend

Parcels

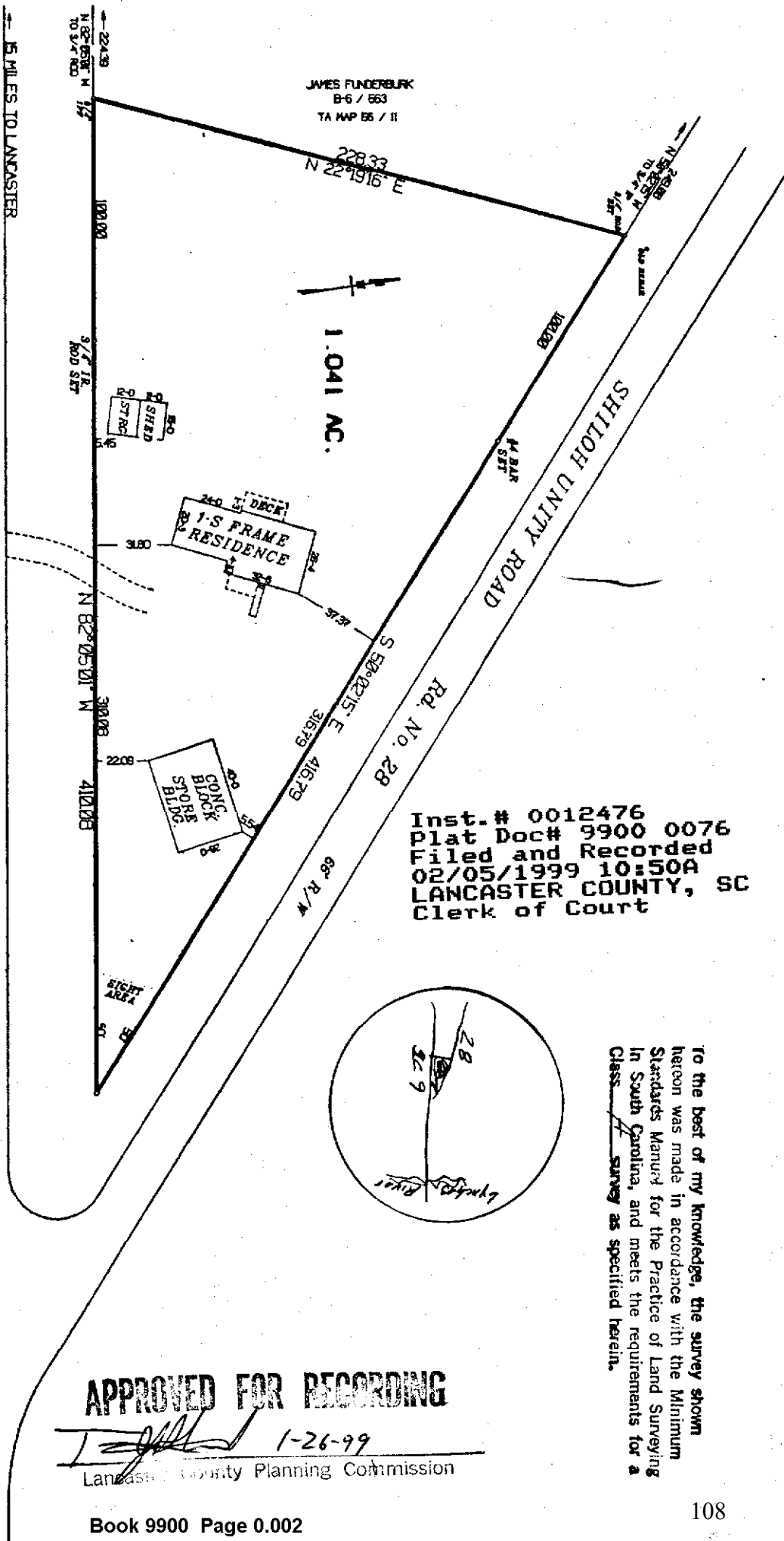
Roads

Zoning Districts

- AR
- CITY
- GB
- HDR
- HI
- HSPRGS
- IMX
- INS
- KER
- LDR
- LI
- M
- MDR
- MH
- MX
- NB
- OSP
- PB
- PDD
- RB
- RMX
- RN
- RR
- RUB
- UR

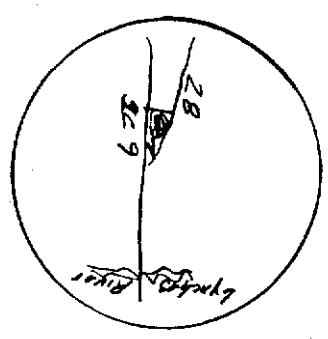
fee waiver

Parcel ID	0056-00-012.00	Owner	HINSON JEFFREY	Last 2 Sales				
Class	Qualified		6989 PAGELAND HWY	Date	11/24/2009	Price	\$105000	Reason
Code	Residential		LANCASTER, SC		3/19/2007		0	TRUE SALE
Taxing	County		29720					SOLD DOES NOT MATCH APPRAISAL RECORD
District	LANCASTER	Physical Address	6989 PAGELAND HWY					
Land Size	1.04	ACRES	Assessed Value					Qual
								Q
								Q



JAMES FINDERBARK
B-6 / 563
TA MAP 55 / II

Inst. # 0012476
Plat Doc# 9900 0076
Filed and Recorded
02/05/1999 10:50A
LANCASTER COUNTY, SC
Clerk of Court



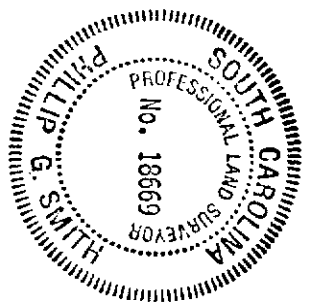
to the best of my knowledge, the survey shown hereon was made in accordance with the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets the requirements for a Class A survey as specified herein.

STEVE BOONE

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER
PLAT OF SURVEY FOR

LOCATED ABOUT 15 MILES EAST OF LANCASTER, AT THE INTERSECTION OF SC 9 AND RD NO. 28.
BEING THE PROPERTY CONVEYED TO OLIE KNIGHT BY DEED OF LILLIAN CALLEDGE AND RECORDED IN DEED BOOK C-10 PAGE 264
AND THE LANDS CONVEYED TO MARY MASSEY BY DEED OF GEORGE CALLEDGE AND RECORDED IN DEED BOOK B-6 AT PG. 800 LESS
AN AMOUNT FOR THE MAY RIGHT OF WAYS.

JACK SMITH	
SURVEYING	
CREATED BY	1-80
DESIGNED BY	1-80
COMPUTED BY	1-80
APPROVED BY	15 JANUARY 1999



2
DEED DRAWN BY
BLACKWELL TRIMNAL MYERS, LLC

LANCASTER COUNTY ASSESSOR

Tax Map:
0056 00 012 00

State of SOUTH CAROLINA)
)
County of LANCASTER)

TITLE TO REAL ESTATE

Know All Men by These Presents, That

Stevie A. Boone

hereinafter referred to as grantor for and in consideration of the sum of **One Hundred Five Thousand and no/100ths (\$105,000.00) Dollars**-----

to grantor paid by

Jeffrey Hinson

6989 Pageland Hwy
Lancaster, SC 29720

RECORDED THIS 30th DAY
OF NOVEMBER, 2009
IN BOOK O PAGE H-1

Cheryl Morgan

Auditor, Lancaster County, SC

hereinafter referred to as grantee, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee and grantee's heirs, successors and assigns, the following described property, to wit:

All that certain piece, parcel or lot of land with improvements thereon, lying, being and situate approximately 15 miles east of Lancaster, at the intersection of SC 9 and Road No. 28, containing 1.041 acres, more or less, and being shown and described on plat of survey entitled 'PLAT OF SURVEY FOR JEFF HINSON' made by Phillip G. Smith, PLS, dated November 2, 2009 and recorded as Plat No. 2009-559 in the Register of Deeds Office for Lancaster County, South Carolina, which plat is by reference made a part hereof.

Being property conveyed to Stevie A. Boone by Deed recorded May 4, 2007 in Deed Book 396 Page 233 in the Register of Deeds Office for Lancaster County, South Carolina.

For reference only: TAM# 56/12.00

2009015248

DEED	
RECORDING FEES	\$10.00
STATE TAX	\$273.00
COUNTY TAX	\$115.50

PRESENTED & RECORDED:

11-25-2009 11:49 AM

JOHN LANE

REGISTER OF DEEDS

LANCASTER COUNTY, SC

By: JENNIFER JOYNER DEPUTY

BK: DEED 541

PG: 306-307

The within described property is conveyed subject to existing easements and rights of way, whether of record or not, and to restrictions, if any, appearing in the chain of title which said restrictions, if any, are not intended to be reimposed hereby.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

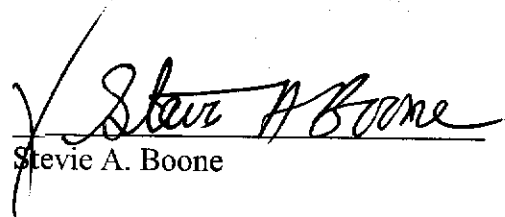
TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said grantee and grantee's Heirs, Successors and Assigns forever.

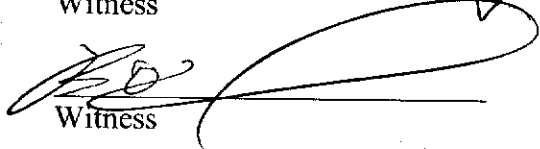
And grantor does hereby bind grantor's Heirs, Successors, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said grantee and grantee's Heirs, Successors and Assigns, against grantor and whomsoever lawfully claiming or to claim, the same or any part thereof.

WITNESS the Grantor's Hand and Seal this 24 day of November, 2009, and in the two hundred and thirty fourth of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the Presence of


Witness

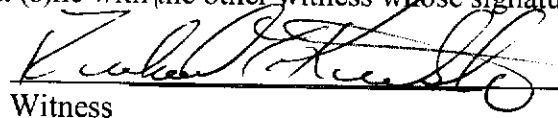

Stevie A. Boone


Witness

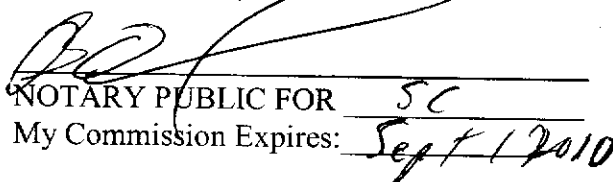
STATE OF SOUTH CAROLINA)

COUNTY OF Lancaster)

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Grantor sign, seal and as Grantor's act and deed, deliver the within-written Deed for the uses and purposes therein mentioned and that (s)he with the other witness whose signature appears above witnessed the execution thereof.

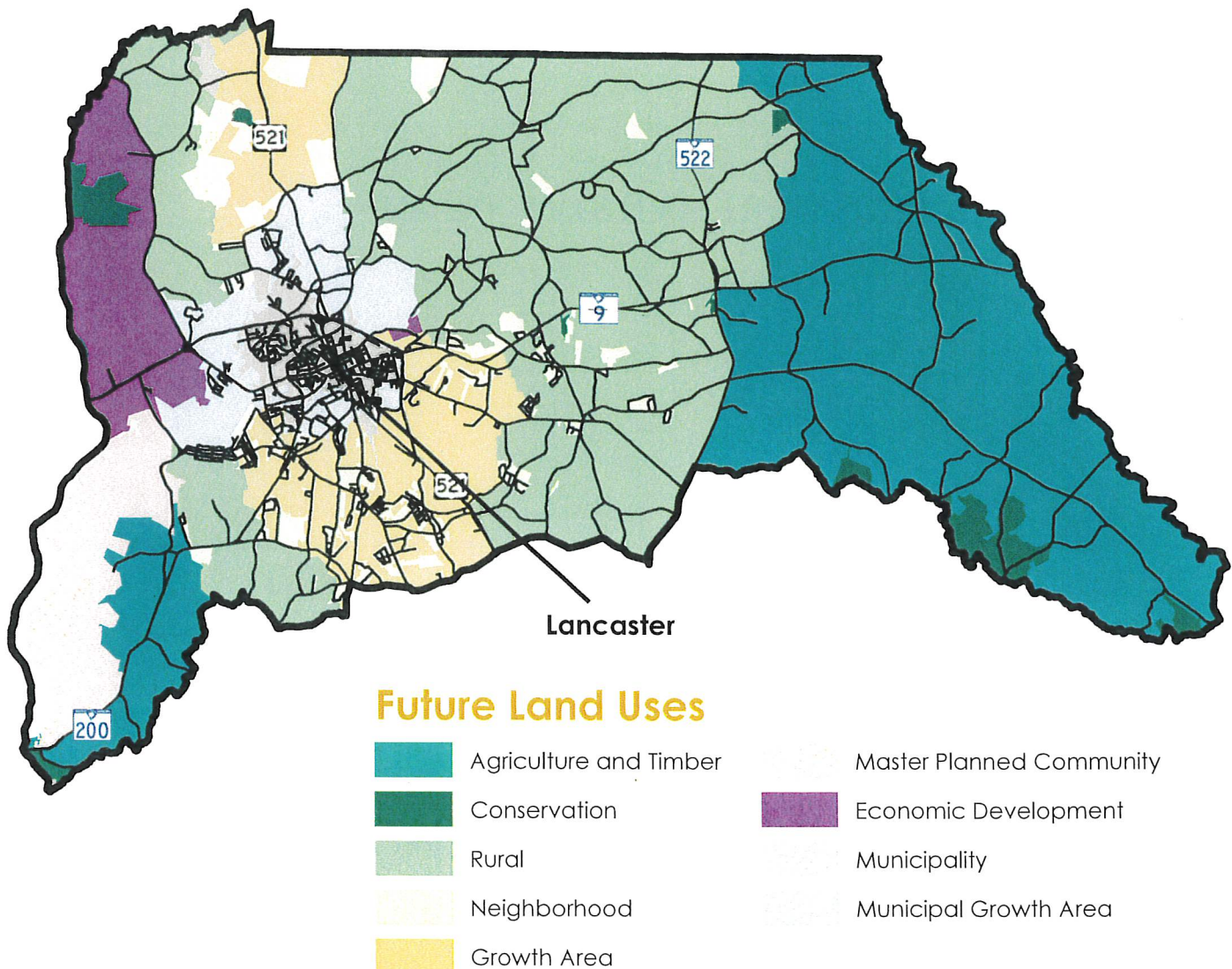

Witness

SWORN to before me this 24
day of November, 2009


NOTARY PUBLIC FOR SC
My Commission Expires: Sept 1 2010

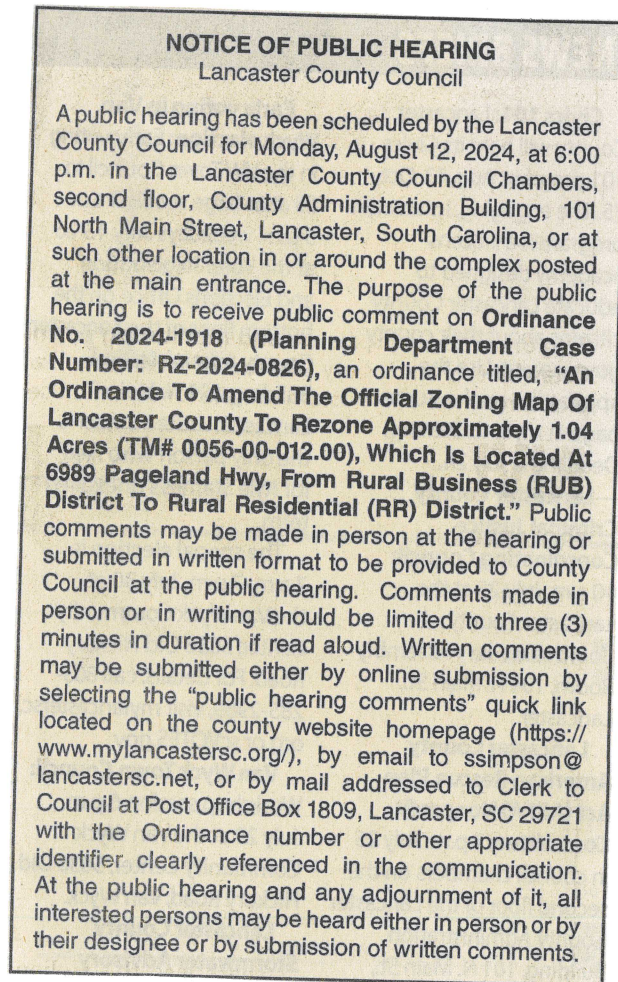
The Economic Development areas are intended to protect major industrial development and provide economic development opportunities. The largest economic development area is along the Catawba River, between SC-9 and SC-5, west of the City. This area should have less competition for housing; is located within and around existing industrial uses, including the airport and an air an rail served business park; and may provide needed employment for residents of the City of Lancaster.

The City of Lancaster is designated as a Municipality on the Future Land Use Map as it is not subject to the County's zoning and land use regulations, or the Future Land Use Map. The Municipal Influence Area around the City of Lancaster is a formal agreement for wastewater service between the City of Lancaster and Lancaster County. The Future Land Use Map intends to direct growth to the Municipality and the Municipal Growth Area through annexation requirements and other coordination.



The Lancaster News

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



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 July 24th 2024.

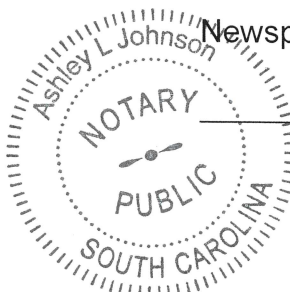
SWORN to before me this 24th day of

July, 2024

Ashley L Johnson

Notary Public for South Carolina

My Commission Expires: 01/20/2027



Newspaper Rep Signature

Kristi Ross

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2024-1921 / Planning Case Number: RZ-2024-1081

Contact Person / Sponsor: M. Blaszyk / Planning Department

Department: Planning

Date Requested to be on Agenda: 8/12/2024

Council Action Requested:

Approval of Application by Saul Lopez to rezone 1.53 acres at 1890 High Point Drive (TM 0086F-0B-001.00) from Manufactured Housing (MH) to Medium Density Residential (MDR) district, in order to subdivide the property and build single family residences.

Strategic Plan Focus Area Alignment:

Points to Consider:

The proposed Medium Density Residential Zoning is located directly across High Point Circle.

The rezoning does align with Goal GL 1.4 listed in the comprehensive plan; “*Encourage renovations/redevelopment of existing housing and neighborhoods, where infrastructure already exists and housing stock needs to be improved or made code compliant.*”

The proposal also aligns with the future land use map.

Funding and Liability Factors:

None

Recommendation:

At the Planning Commissions July regular meeting, the proposal received a recommendation for approval 6-1.

Staff also recommended approval.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2024-1921	8/7/2024	Ordinance
Location Map	7/5/2024	Backup Material
Staff Report	7/9/2024	Planning Staff Report
Application	7/5/2024	Backup Material
Recorded Plat 2023/469	7/9/2024	Backup Material
Deed 1688/44	7/5/2024	Backup Material
Proposed Plat	7/5/2024	Backup Material
Table of Uses	7/9/2024	Backup Material
School Data 2022-2023	7/9/2024	Backup Material
Public Hearing for Ordinance 2024-1921 (Planning Department Case Number: RZ-2024-1081)	8/5/2024	Public Hearing Notices

STATE OF SOUTH CAROLINA

)

ORDINANCE NO. 2024-1921

COUNTY OF LANCASTER

)

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE APPROXIMATELY 1.53 ACRES (TM# 0086F-0B-001.00), WHICH IS LOCATED AT 1890 HIGH POINT CIR, FROM MANUFACTURED HOME (MH) DISTRICT TO MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Saul Lopez, Jr applied to rezone a 1.53-acre parcel of real property (TM# 0086F-0B-001.00) owned by Saul Lopez, Jr, being located at 1890 High Point Cir, from Manufactured Home (MH) District to Medium Density Residential (MDR) District in order to create a small (5-lot) single-family residential neighborhood.

(b) The Future Land Use Category of the subject property is Neighborhood, which the Lancaster County 2040 Comprehensive Plan describes as *“applied to both existing and in-progress residential development. In rural areas, this category is only applied to major subdivisions. Neighborhoods are not likely to change in the future and the intent of this category is to preserve the character and direct incompatible uses away from formal residential neighborhoods.”*

(c) The proposed use, a single-family residential neighborhood, is consistent with the 2040 Future Land Use Plan and is allowed in the requested zone, Medium Density Residential (MDR) District.

(d) On July 16, 2024, the Lancaster County Planning Commission held a duly notified and advertised public hearing on the proposed rezoning and, by a 6-1 vote, recommended approval of the rezoning request.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from Manufactured Home (MH) District to Medium Density Residential (MDR) District, for the following property as identified by tax map numbers or other appropriate identifiers:

Tax Map Number 0086F-0B-001.00, located at 1890 High Point Cir, 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

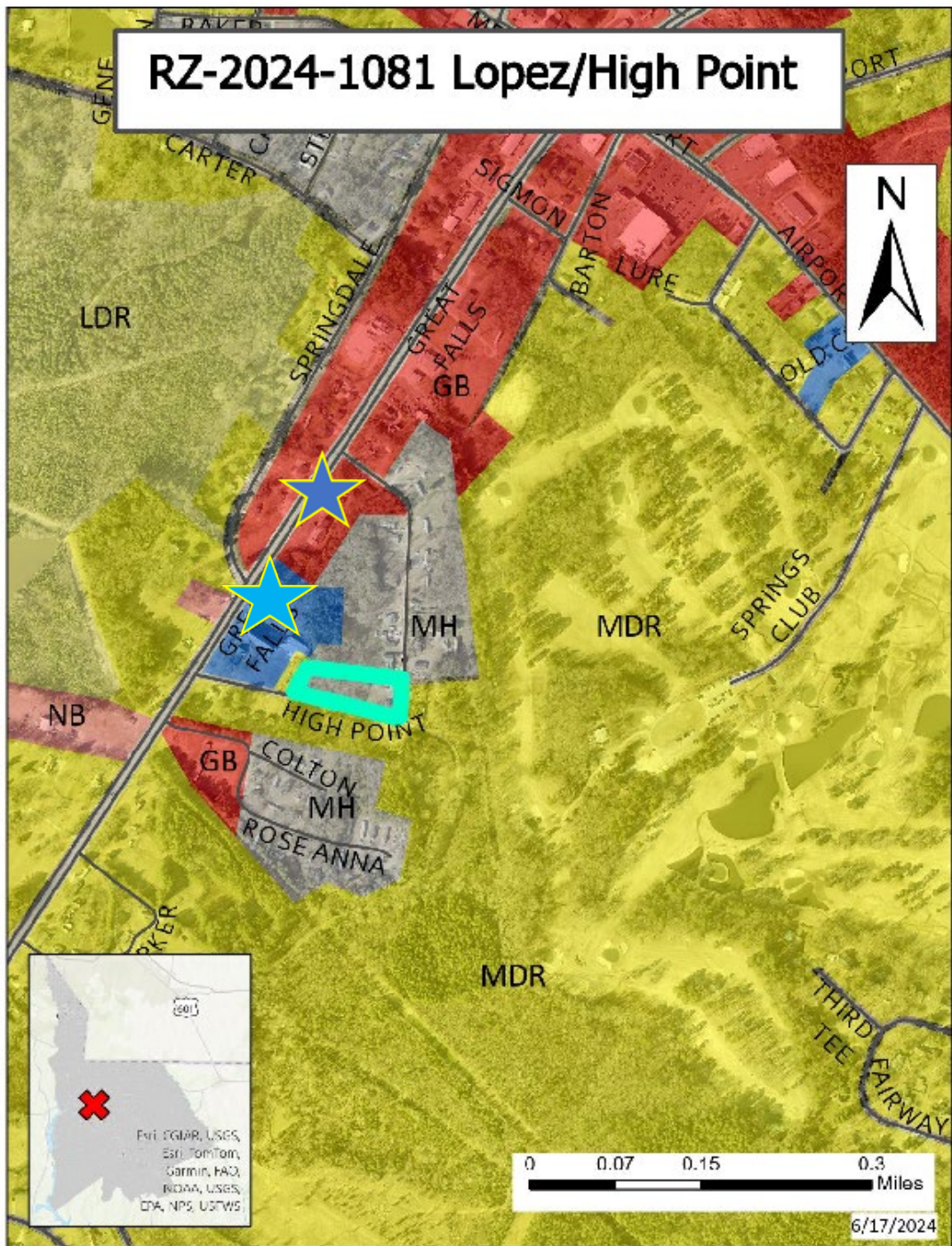
ATTEST:

Sherrie Simpson, Clerk to Council

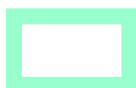
First Reading: August 12, 2024
Public Hearing: August 12, 2024
Second Reading: August 26, 2024
Third Reading: September 9, 2024

Approved as to form:

Virginia Merck-Dupont, County Attorney



Proposal:
Rezoning MH to MDR

 Subject Property



Highpoint Freewill Baptist Church



Frog's Bar & Grill

PROPOSAL: Request to rezone 1.53 acres of property

PROPERTY LOCATION: 1890 High Point Circle (Parcel 0086F-0B-001.00)

CURRENT ZONING DISTRICT: Mobile Home (MH)

PROPOSED ZONING DISTRICT: Medium Density Residential (MDR)

APPLICANT: Saul Lopez Jr

COUNCIL DISTRICT: District 2, Charlene McGriff

STATUTORY NOTICES: Hearing notice published 6/29/2024 in The Lancaster News
Signs posted 6/27/2024
Mailed notices 6/21/2024 – Location change 6/27/2024
Posted agenda in lobby 7/9/2024

OVERVIEW:

Proposal

The applicant has requested to rezone a 1.53-acre parcel from Mobile Home (MH) to Medium Density Residential (MDR). The intent is to divide the parcel into five total parcels, then build new homes on the 4 new vacant lots. This would be categorized as part of the minor subdivision process since 5 lots or fewer are being created.

Site Information

The property is located at the southernmost corner of High Point Circle behind the High Point Free Will Baptist Church, where it turns back toward Great Falls Highway. The property has an existing residence at the corner of the property along High Point Circle.

The property is currently zoned MH (Mobile Home) even though there is no mobile home on the property. The residential address is 1890 High Point Circle.

Summary of Adjacent Zoning and Uses

The properties are surrounded predominantly by MDR and MH zoned properties. There are MDR parcels located to the west, south and east, and MH properties to the north.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	MH	Residential – single structure on property
South	Lancaster County	MDR	Residential -multiple structures on property
East	Lancaster County	MH, MDR	Residential - house on property
West	Lancaster County	MDR, INS	Residential – multiple structures on property, church

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently in the MH District. As described to UDO Chapter 2.3: “*The **Manufactured Home District** accommodates manufactured homes in a variety of settings, including manufactured home parks, manufactured home subdivisions, and a single-lot mobile home district*”

Requested MDR

UDO Chapter 2.3 says of the MDR District: “*The **Medium Density Residential District** is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 2.5 dwelling units per acre. Intended to act as a transitional zoning district between rural and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.*”

RELATIONSHIP TO PUBLIC PLANS

The Future Land Use Category of the subject properties is **Neighborhood**. The newly adopted Comprehensive Plan states that “the Neighborhood future land use category is applied to both existing and in-progress residential development. In rural areas, this category is only applied to major subdivisions. Neighborhoods are not likely to change in the future and the intent of this category is to preserve the character and direct incompatible uses away from formal residential neighborhoods.”

The requested MDR District is in line with the Future Land Use Category of “**Neighborhood**” and the overall *Lancaster 2040 Comprehensive Plan*.

INFRASTRUCTURE CONSIDERATIONS

Transportation

The closest traffic count stations for the subject site include one on Great Falls Highway and one on Airport Road. The Great Falls Highway station is approximately 2,700ft. from the subject site and the Airport Road site is approximately 1.05 miles. Both stations have at least three years of traffic counts and the average daily trips (ADT) number information has been pulled directly from the SC DOT Traffic Data Public Mode Map. The data shows that traffic counts are increasing after a year of decrease in 2022.

Station Id: 29-0167 Description: S 200: S- 187 (BETHEL RD) TO SC 914 (MEMORIAL PARK RD), S- 25			
	2023	2022	2021
AADT	6400	6000	6300
Truck %	8%	6%	6%

Station Id: 29-0277 Description: S-25: SC 200 (GREAT FALLS HWY) TO S- 19 (LYNWOOD DR)			
	2023	2022	2021
AADT	9900	9000	9800
Truck %	3%	3%	3%

Access

The subject property has frontage and access from High Point Circle.

Public Utilities

This parcel already has an existing residence. Water and Sewer are available on this parcel.

Public Schools

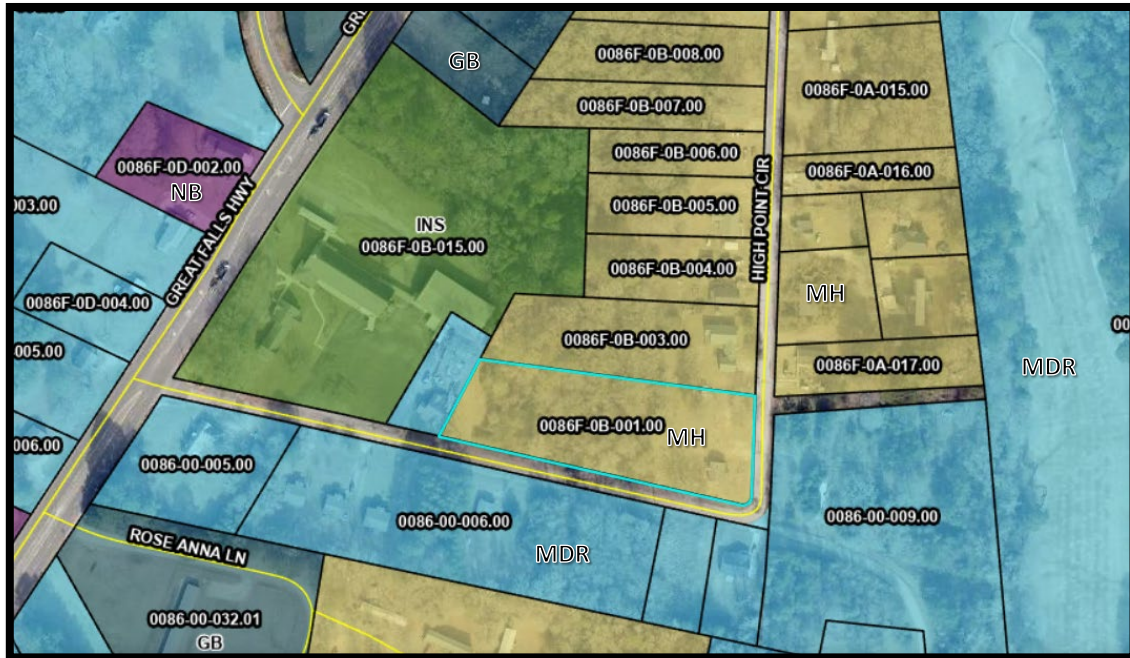
Elementary: Brooklyn Elementary
Middle: South Middle
High: Lancaster High

Converting the subject property from MH to MDR should not negatively impact the school crowding issues in this area.

Public Safety

Fire District: Gooches 831
Fire Station Location: Gooches FD 1594 Grace Avenue Lancaster, SC 29720
Closest EMS Station: Lancaster County EMS, Station 2, 1101 Crestfield Dr

PHOTOS OF PROJECT AREA:



Facing the subject parcel at the corner of High Point Circle



Facing the existing residence off High Point Circle



Facing the existing residence off High Point Circle

ALIGNMENT WITH THE COMPREHENSIVE PLAN

- *The rezoning does align with Goal GL 1.4 listed in the comprehensive plan; “Encourage renovations/redevelopment of existing housing and neighborhoods, where infrastructure already exists and housing stock needs to be improved or made code compliant.”*
- *It also aligns with the zoning of the surrounding areas and the future land use map.*

STAFF RECOMMENDATION:

Staff: Staff recommends the approval of this rezoning request.

ATTACHMENTS:

1. Location Map/ Zoning Map
2. Rezoning Application
3. Recorded Plat
4. Recorded Deed
5. Proposed Plat
6. Permitted Uses Chart
7. School Data Chart

STAFF CONTACT:

Matthew Blaszyk, Planner
mblaszyk@lancastrcountysc.gov
803-416-9380



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanastercsc.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 1890 High point Circle
City Lancaster State SC Zip 29720 Tax Parcel ID 0086F-08-001.00
Current Zoning MH Current Use residential home - stick built
Proposed Zoning ~~MH~~ MOR Total Acres 1.53
Project Description Build four new single dwelling residential homes. Will be stick built. Possibly two of them will be two-story.

Surrounding Property Description Across the street, there is a new home. All other homes are mobile homes.

CONTACT INFORMATION

Applicant Name SAUL LOPEZ JR
Address 3223 Shelby Drive
City Monroe State NC Zip 28110 Phone ~~704~~ 980-328-6471
Fax _____ Email SAUL.JR16@YAHOO.COM
Property Owner Name SAUL LOPEZ JR
Address 3223 Shelby Drive
City Monroe State NC Zip 28110 Phone 980-328-6471
Fax _____ Email SAUL.JR16@YAHOO.COM

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.

 Saul Lopez Jr
Applicant

05/26/2024
Date

 Saul Lopez Jr
Property Owner(s)

05/26/2024
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.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- 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.

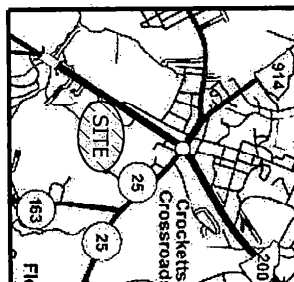
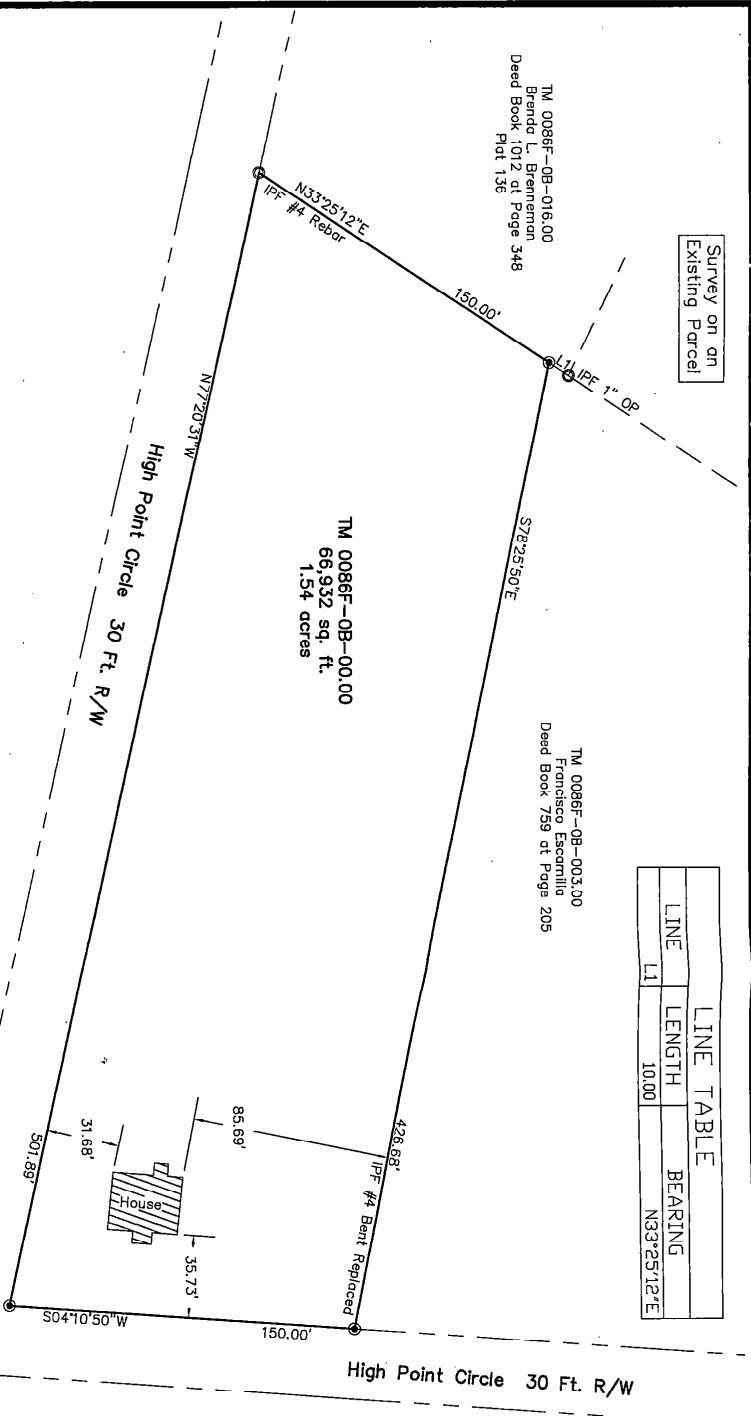
Survey on an
Existing Parcel

LINE	LENGTH	BEARING
11	10.00	N33°25'12"E

TM 0086F-OB-016.00
Brenda L. Breneman
Deed Book 1012 at Page 348
Plat 136

TM 0086F-OB-003.20
Francisco Escamilla
Deed Book 759 at Page 205

TM 0086F-OB-00.00
66,932 sq. ft.
1.54 acres



LOCATION MAP

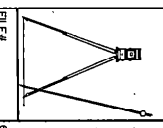
IPS #4 Rebar



2023014940
PLAT ANY SIZE
RECORDING FEES \$25.00
PRESENTED & RECORDED
11-30-2023 01:13:28 PM
BRITANY GRANT
REGISTERED PROFESSIONAL
LAND SURVEYOR
LANCASTER COUNTY, SC
No. 001197
BK: PLAT 2023
PG: 469

1890 High Point Circle
Lancaster
PLAT
Lancaster County
South Carolina
OF 1.54 acres located West of the Town of Lancaster, Lancaster County,
South Carolina being that property described in Deed Book 1423 at Page
210 and designated as Lots 125-130 on a plat recorded in Plat Book 2
at Page 15. Designated as Tax Parcel 0086F-OB-00.00. Surveyed For:
SAUL LOPEZ, JR.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN
ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN
SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO
THERE ARE NO ENCUMBRANCES, PROJECTIONS OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.
THIS SURVEY IS BASED ON THE ASSUMPTION THAT THE PROPERTY IS NOT A FLOOD HAZARD. THE SURVEYOR HAS NO SPECIAL INSURANCE
ADMINISTRATION FLOOD HAZARD MAP 450702450, EFFECTIVE June 15, 2011 AND FOUND THE SUBJECT
PROPERTY NOT TO BE IN A FLOOD ZONE, UNLESS NOTED HEREON THIS MAP DOES NOT ADDRESS ENVIRONMENTAL
CONCERNS OR SUBSURFACE INVESTIGATION.



NESBITT SURVEYING CO., INC.
4340 ALLIGATOR ROAD
U.S. HIGHWAY 76 & ALLIGATOR ROAD
TIMMONSVILLE, S.C. 29161
PHONE: (843) 346-3302
FAX: (843)-346-8802
email: davidn@nesbittsurveying.com

DAVID A. NESBITT, R.L.S. NO. 7823



DATE: July 13, 2023
JOB NO: 23745
FLO BK:
PAGE:
REF. JOB#: TM 0086F-OB-00.00
TAX MAP # 0086F-OB-00.00
SCALE 1" = 50 FT
GRAPHIC SCALE

LANCASTER COUNTY ASSESSOR RECORDED THIS 19th DAY
Tax Map: OF JULY, 2023
0086F 0B 001 00 IN BOOK 00 PAGE 00

LANCASTER COUNTY, SC
2023008920 DEED
RECORDING FEES \$15.00
STATE TAX \$91.00
COUNTY TAX \$38.50
PRESENTED & RECORDED
07-19-2023 10:42:11 AM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER, COUNTY SC
BY: CANDICE PHILLIPS
BK:DEED 1688 PG:44-45

STATE OF SOUTH CAROLINA Auditor, Lancaster County, SC
COUNTY OF LANCASTER

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT **GEG Properties, LLC (a North Carolina Limited Liability)** (hereinafter called "Grantors") in the State aforesaid, for and in consideration of the sum of THIRTY FIVE THOUSAND AND 00/100 (\$35,000.00) Dollars, to him paid by **Saul Lopez, Jr.** (hereinafter called "Grantee/s") in the State aforesaid (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these Presents (do(es) grant, bargain, sell and release, unto the said:

Saul Lopez, Jr., his/their Heirs and/or Assigns Forever:

All those certain lots or parcels of land, with buildings and improvements thereon, lying, being and situate about three (3) miles west of Lancaster, South Carolina, in Cane Creek Township, Lancaster County, South Carolina, and designated as Lots 125, 126, and 127 on property of C. B. Culp, made by M. V. Secrest, Surveyor, May 5, 1940, and recorded in the Office of the Clerk of Court in Plat Book 2 at page 15. Said lots having a frontage of 25 feet each on Culp Street and a depth of 525, 512, and 493 feet, respectively, and being bounded on the north and west by lands of Cad L. Culp, east by Culp Street extended, south by the said Culp Street which leads out to State Highway No. 92 which said street separates said lots from other lots belonging to R.L. Anderson.

ALSO: All those certain lots or parcels of land, with buildings and improvements thereon, lying, being and situate about three (3) miles west of Lancaster, South Carolina, in Cane Creek Township, Lancaster County, South Carolina, and designated as Lots 128, 129, and 130 on property of C. B. Culp, made by M. V. Secrest, Surveyor, May 5, 1940, and recorded in the Office of the Clerk of Court in Plat Book 2 at Page 15. Said lots having a frontage of 25 feet each on Culp Street and being bounded on the north and west by lands now or formerly of Carl L Culp, east by Culp Street extended and south by property of Fed Byrd.

Being the property conveyed to GEG Properties, LLC by Deed recorded April 6, 2021 in Deed Book 1423 Page 210 in the Register of Deeds Office for Lancaster, SC.

TMS# 0086F-0B-001.00

Grantee's Address: 3223 Shelby Dr, Monroe, NC 28110

This conveyance is made subject to all existing easements, restrictions, rights of way and/or encroachments.

TOGETHER will all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said **GRANTEE/S**, Their Heirs and/or Assigns forever.

AND the said **GRANTOR/S** do hereby bind themselves and their heirs and/or assigns to warrant and forever defend all and singular the said premises unto the said **GRANTEE/S**, Their Heirs and/or Assigns, against Themselves and Their Heirs and/or Assigns and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our Hand(s) and Seal(s) this 19th day of July in the year of our Lord 2023.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GEG Properties, LLC
(a North Carolina Limited Liability Company)

Witness #1

BY:

Witness #2

IT'S:

STATE OF SOUTH CAROLINA)

COUNTY OF LANCASTER)

ACKNOWLEDGEMENT

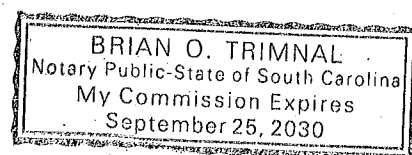
I, Brian Trimnal, Notary Public for the State of SC,

do hereby certify that **GRANTOR/S** personally appeared before me this day and acknowledged the due execution of the foregoing deed.

Sworn before me this 19th day of July, 2023

Notary Public for the State of SC
My Commission Expires:

9/25/2030



2.5 USES PERMITTED

2.5.1 USE CATEGORIES

All uses permitted in this ordinance have been divided into 10 general categories and are generally defined as follows:

- A. **Residential:** Premises available for long-term human habitation by means of ownership and rental, but excluding short-term leasing or rental of less than a month's duration.
- B. **Lodging:** Premises available for short-term human habitation, including daily and weekly rental. These are measured in terms of lodging units: a lodging unit is a furnished room of a minimum 200 square feet that includes sanitary facilities and may include limited kitchen facilities.
- C. **Office/Service:** Premises available for the transaction of general business and the provision of services, but excluding retail sales and manufacturing, except as a minority component (less than 50% of the gross square footage).
- D. **Commercial/Entertainment:** Premises available for the commercial sale of merchandise, prepared foods, and food and drink consumption, but excluding manufacturing.
- E. **Civic:** Premises available for organizations dedicated to religion, government, arts and culture, recreation and sports, and other similar areas of public assembly.
- F. **Educational/Institutional:** Uses and premises dedicated to education, social service, health care, and other similar functions.
- G. **Automotive:** Uses and premises accessed predominately by or dedicated to the sale, maintenance, servicing and/or storage of automobiles or similar vehicles.
- H. **Manufacturing/Wholesale/Storage:** Premises available for the creation, assemblage, storage, and repair of items including their wholesale or retail sale.
- I. **Agriculture:** Premises for growing crops, raising animals, harvesting timber, and harvesting fish and other animals from a farm, ranch, or their natural habitat and all related functions.
- J. **Infrastructure:** Uses and structures dedicated to transportation, communication, and utilities.

2.5.2 INTERPRETATION OF USE MATRICES

- A. **Permitted/ Prohibited Uses:** Uses not listed as Permitted (P); Permitted with Review (PR); Permitted with Conditional Use (CU); or requiring a Special Exception (SE) are Prohibited (-) from the applicable zoning district and PR, CU, and SE are defined in Section 5.1.1.
- B. **Uses Not Listed:** In the event that a particular use is not listed in the Use Matrix, and such use is not listed as a prohibited use and is not otherwise prohibited by law, the Administrator shall determine whether a materially similar use exists in this chapter. Should the Administrator determine that a materially similar use does exist, the regulations governing that use shall apply to the particular use not listed and the Administrator's decision shall be recorded in writing. Should the Administrator determine that a materially similar use does not exist, this chapter may be amended to establish a specific listing for the use in question through the text amendment process established in Chapter 9 and the use definition added in Chapter 10.
- C. **Materially Similar Uses:** The Administrator may determine that a use is materially similar if a permitted use is similarly classified by one or more of the following use classification systems:
 - 1. American Planning Association Land-Based Classification Standards (LBSCS)
 - 2. North American Industrial Classification System (NAICS)
 - 3. Institute of Transportation Engineers (ITS) Trip Generation Guide

Section 2.5.3 Use Table (For detailed Use Definitions see Chapter 10.)

USE TYPES		RURAL				TRANSITIONAL				SPECIAL				NEIGHBORHOOD									
		AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
A. RESIDENTIAL																							
Dwelling - Single Family		P	P	P	-	P	P	P	P	-	-	-	-	-	-	-	-	P	-	P	P	-	
Dwelling - Two Family		-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	-	-	-	5.2.1
Dwelling – Three Family, Four Family		-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.3
Dwelling - Townhome		-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	P	P	P	P	P	
Dwelling - Multifamily		-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	PR	PR	PR	-	5.2.2
Dwelling - Accessory		PR	PR	PR	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	-	-	-	5.2.3
Halfway Homes		-	-	-	-	-	-	-	-	-	SE	-	SE	-	-	-	-	-	-	-	-	-	5.2.4
Live-Work Units		-	-	-	PR	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	PR	5.2.5
Manufactured Housing		PR	PR	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.6
Manufactured Home Park		SE	-	-	-	SE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.6
Residential/Family Care Home (5 or fewer residents)		P	P	P	-	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	P	P	
Residential Care Facilities (6 or more residents)		-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.2.7
B. LODGING																							
Bed and Breakfast Homes (up to 8 rooms)		PR	PR	PR	PR	-	PR	-	PR	PR	-	-	PR	-	-	-	-	PR	PR	-	PR	PR	5.3.1
Bed and Breakfast Inn (up to 12 rooms)		-	-	-	-	-	-	-	-	PR	-	-	PR	-	-	-	-	-	-	-	PR	PR	5.3.1
Boarding or Rooming House		-	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	5.3.2
Campground	*	SE	SE	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	-	-	5.3.3
Dormitory		-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
Fraternity/Sorority House		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Hotel/Motel		-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	
C. OFFICE/SERVICE																							
ATM		-	-	-	P	-	-	-	-	P	P	P	P	P	-	P	-	-	-	-	P	P	
Banks, Credit Unions, Financial Services		-	-	-	P	-	-	-	-	P	P	P	P	P	-	P	-	-	-	-	P	P	
Business Support Services		-	-	-	-	-	-	-	-	P	P	P	P	P	-	P	-	-	-	-	P	P	
Crematoria		-	-	-	-	-	-	-	-	-	-	CU	-	-	CU	-	-	-	-	-	-	-	5.4.1
Dry Cleaning and Laundry Services		-	-	-	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	P	P	
Funeral Homes		-	-	-	P	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	P	P	
Home Occupation		PR	PR	PR	-	PR	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	PR	PR	PR	5.4.2
Kennels, Indoor		PR	PR	PR	PR	-	-	-	-	PR	PR	PR	PR	PR	PR	-	-	-	-	-	PR	PR	5.4.3
Kennels, Outdoor		PR	PR	CU	PR	-	-	-	-	-	-	CU	CU	CU	CU	-	-	-	-	-	-	-	5.4.4
Medical Clinic		-	-	-	PR	-	-	-	PR	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.4.5

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

Lancaster County Unified Development Ordinance – Use Table

USE TYPES		RURAL				TRANSITIONAL				SPECIAL				NEIGHBORHOOD									
C. OFFICE/SERVICES (CONTINUED)		AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Personal Services		-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	-
Personal Services, Restricted		-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	5.4.6
Post Office		-	-	-	P	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	P	P	-
Professional Services		-	-	-	P	-	-	-	P	P	P	P	P	-	P	-	-	-	-	-	P	P	-
Small Equipment Repair/Rental		-	-	-	P	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	P	P	-
Veterinary Clinic		-	-	-	P	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	P	P	-
D. COMMERCIAL/ENTERTAINMENT		AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Alcoholic Beverage Sales Store		-	-	-	P	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	P	-	-
Amusements, Indoor		-	-	-	P	-	-	-	-	-	P	P	-	-	P	-	-	-	-	-	P	P	-
Amusements, Outdoor		-	-	-	PR	-	-	-	-	-	-	CU	-	-	CU	-	-	-	-	-	-	-	5.5.1
Bar/Tavern/Brew Pub		-	-	-	CU	-	-	-	-	-	CU	PR	-	-	-	-	-	-	-	-	PR	-	5.5.2
Billiard/Pool Hall		-	-	-	CU	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
Brewery		-	-	-	P	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	P	-
Distillery		-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	-	-	-	-
Food Truck		-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	PR	PR	5.5.3
General Commercial		-	-	-	PR	-	-	-	-	PR-	PR	PR	-	-	-	-	-	-	-	-	PR	PR	5.5.4
Night Club		-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	-
Outside Sales		-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.5
Outside Sales, Sidewalk Sales		-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.6
Pawnshops		-	-	-	PR	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	-	5.5.7
Racetrack		-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	-	-	-	-	-	-	5.5.8
Restaurant		-	-	-	PR	-	-	-	-	CU	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.9
Riding Stables		P	P	P	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-
Sexually Oriented Business/Adult Entertainment		-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.5.10
Shooting Range, Indoor		-	-	-	PR	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	5.5.11
Shooting Range, Outdoor		SE	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	-	-	-	-	-	-	5.5.12
Theater, Indoor Movie or Live Performance		-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	-
Theater, Outdoor (Amphitheater)		PR	-	-	PR	-	-	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	PR	PR	5.5.13

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

Lancaster County Unified Development Ordinance – Use Table

USE TYPES		RURAL				TRANSITIONAL				SPECIAL				NEIGHBORHOOD								
E. CIVIC	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Cemetery	PR	PR	PR	PR	-	PR	PR	-	PR	PR	PR	PR	-	-	-	-	-	PR	-	-	PR	5.6.1
Conference/Convention Center	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	
Cultural or Community Facility	-	-	-	P	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	P	P	
Event Venue/Banquet Hall	P	P	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.6.2
Places of Assembly	PR	PR	PR	PR	CU	CU	CU	PR	PR	PR	PR	PR	-	PR	-	-	-	CU	-	CU	CU	5.6.3
Private Recreation Facilities	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.6.4
Public Recreation Facilities	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	-	-	PR	PR	PR	PR	PR	5.6.5
Public Safety Station	P	P	P	P	-	-	-	P	P	P	P	P	-	P	P	-	-	-	-	P	P	
Sports Arena/Stadium (4,000 or more seats)	-	-	-	-	-	-	-	-	-	-	CU	CU	-	CU	-	-	-	-	-	-	CU	5.6.6
F. EDUCATIONAL/INSTITUTIONAL																						
Child/Adult Day Care Home (5 or fewer persons)	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	-	-	-	PR	PR	-	PR	PR	5.7.1
Child/Adult Day Care Home (6 or more persons)	-	-	-	-	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.7.2
College/University	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	P	P	
Community Support Facility	-	-	-	PR	-	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	-	5.7.3
Correctional Institution	-	-	-	-	-	-	-	-	-	-	-	CU	-	SE	SE	-	-	-	-	-	-	5.7.4
Day Treatment Center	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	-	-	-	-	-	-	-	5.7.5
Hospital	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-	
Operations, Maint., and Fleet Service Facility	-	-	-	SE	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	-	PR	5.7.6
Schools – Elementary and Secondary	PR	PR	PR	PR	-	PR	CU	CU	CU	CU	CU	PR	-	-	-	-	CU	CU	CU	CU	CU	5.7.7
Schools – Vocational/Technical	-	-	-	P	-	-	-	-	P	P	P	P	-	P	P	-	-	-	-	P	P	
Studio – Art, dance, martial arts, music	P	-	-	P	-	-	-	P	P	P	P	P	-	P	-	-	-	-	-	P	P	
G. AUTOMOTIVE																						
Drive-Thru/Drive-In Facility	-	-	-	PR	-	-	-	-	CU	PR	PR	-	-	PR	PR	-	-	-	-	PR	PR	5.8.1
Electric Vehicle Charging Stations	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.8.2
Heavy Equipment/Manufactured Home Rental/Sales/Repair	-	-	-	-	-	-	-	-	-	-	SE	-	-	PR	PR	-	-	-	-	-	-	5.8.3
Parking Lot/Structure – Principal Use	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	PR	PR	5.8.4
Vehicle Rental/Leasing/Sales	-	-	-	PR	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	CU	CU	5.8.5
Vehicle Services – Minor Maintenance/Repair	-	-	-	P	-	-	-	-	CU	CU	PR	-	-	PR	PR	-	-	-	-	CU	CU	5.8.6
Vehicle Services – Major Repair/Body Work	-	-	-	PR	-	-	-	-	CU	CU	PR	-	-	PR	PR	-	-	-	-	-	-	5.8.7

P – Permitted by Right

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Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL						TRANSITIONAL						SPECIAL						NEIGHBORHOOD					
	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LJ	HI	M	UR	HDR	RMX	MX	IMX	REF		
H- INDUSTRY/WHOLESALE/STORAGE																								
Artist Studio/Light Manufacturing Workshops	-	-	-	P	-	-	-	-	-	P	P	-	-	P	P	-	-	-	-	P	P			
Industry, Light	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-			
Industry, Heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-			
Industry, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	5.9.1		
Junkyard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.9.2		
Landfill – Class Two	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	-	-	-	-	-	-	5.9.3		
Landfill – Class Three	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.9.4		
Mining - Major In-Depth Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	P	-	-	-	-	-	5.9.5/6		
Mining - Minor Surface Resource Extraction	PR	PR	PR	PR	-	-	-	-	-	PR	PR	PR	-	PR	PR	P	-	-	PR	PR	PR	5.9.6/7		
Private Recycling Collection Stations	-	-	-	-	-	-	-	-	-	-	-	PR	-	PR	PR	-	-	-	-	-	-	5.9.8		
Public Recycling and Waste Collection Facilities	-	-	-	PR	-	-	-	-	-	-	-	PR	-	PR	PR	-	-	-	-	-	-	5.9.9		
Research and Development Facilities	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	-	-	-	-	-	P			
Storage – Outdoor Storage Yard	-	-	-	-	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	5.9.10		
Storage – Self Service (Mini)	-	-	-	-	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	5.9.11		
Storage – Warehouse Indoor	-	-	-	-	-	-	-	-	-	CU	PR	-	-	PR	PR	-	-	-	-	-	PR	5.9.12		
Storage – Warehouse Indoor, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	5.9.13		
Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	-	PR	-	-	P	P	-	-	-	-	-	P	5.9.14		
Wholesaling and Distribution, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	5.9.15		

I	AGRICULTURE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LJ	HI	M	UR	HDR	RMX	MX	IMX	REF
	Agriculture and Crop Production/Harvesting	P	P	P	P	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	
	Agricultural Support Services/Nurseries	P	P	P	P	-	-	-	-	P	P	P	-	-	P	P	-	-	-	-	-	P	
	Agritourism	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Animal Production/General Farms	PR	PR	PR	PR	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.1
	Animal Production Facilities, Non-Swine	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.2
	Animal Production Facilities, Swine	SE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.3
	Apiculture (Bee Keeping)	P	P	P	P	-	P	-	-	P	-	-	P	P	-	-	-	-	-	-	-	P	
	Backyard Pens/Coops	P	P	P	P	-	P	PR	PR	-	-	-	PR	-	-	-	-	-	-	-	-	PR	5.10.4

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Lancaster County Unified Development Ordinance – Use Table

USE TYPES		RURAL					TRANSITIONAL					SPECIAL					NEIGHBORHOOD						
		AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
I. AGRICULTURE (CONTINUED)																							
Commercial Stables		P	P	P	P	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Ecotourism		P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Farmer's Markets and Roadside Stands		PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	
Forestry		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-	
Gardens (Community and Private)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	P	
Wineries		PR	PR	PR	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

J. INFRASTRUCTURE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Airstrip/Airport	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	PR	-	-	-	-	-	-	5.11.1
Geothermal Energy Systems	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.11.2
Solar Energy Systems	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.11.3
Solar Farms	CU	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.11.4
Utilities – Class 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities – Class 2	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities – Class 3	P	P	P	P	P	P	P	P	P	P	P	PR	-	P	P	-	-	-	-	-	-	5.11.6
Wireless Communication Facility (Concealed)	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	PR	5.11.5
Wireless Communication Facility (Up to 60.00')	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	PR	5.11.5
Wireless Communication Facility (60.01' to 199.99')	SE	SE	SE	SE	SE	SE	SE	SE	PR	PR	PR	PR	-	PR	PR	PR	SE	SE	SE	SE	SE	5.11.5
Wireless Communication Facility (200' and Over)	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	SE	-	-	-	-	-	5.11.5

K. OTHER	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Temporary Uses	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.12

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

(Ord. No. 2017-1468, 9.25.17; Ord. No. 2018-1492, 2.12.18; Ord. No. 2018-1494, 3.12.18; Ord. No. 2018-1519, 7.16.18; Ord. No. 2019-1607, 10.14.19; Ord No. 2019-1620, 12.9.19; Ord No. 2019-1634, 1.27.20; Ord No. 2020-1645, 2.24.20; Ord. No. 2020-1698, 12.14.20)

Lancaster County School District Membership Forecast

1. Historic Day-135 ADM supplied by SC DOE (no PreK). 2022-23 Day-10 Enrollment (including PreK) supplied by LCSD 9/8/2022.
2. Program capacities are from the Program Capacity Study, H. Dale Holden & Associates, February 2010. Portable classrooms are not included.
3. Forecast includes impacts from residential growth as described in Lancaster County development inventory through October 2022.
4. Forecast generated by Nurnerix Cohort-Feeder model. Projected RLB annual gain = 2.5%, 2021 to 2027. K-12 average annual gain = 3.1%, 2023-24 to 2032-33.

Grades	Capacities		Historic Day-135 ADM (No Pre-K)										Forecasted Day-135 ADM									
	2023-24	2024-25	2022-23	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33			

K-5	446	446	446	24	380	401	436	427	427	348	348	348	336	310	310	304	310	310	326	334		
	565	565	565	39	498	498	498	487	487	473	473	473	449	468	472	445	445	428	424	430		
	605	605	605	578	554	554	554	531	531	541	541	540	535	538	551	551	562	578	591	605		
	34	34	34	39	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38		
K-4	1477	1477	1477	1406	1406	1406	1406	1406	1406	1406	1406	1406	1406	1406	1406	1406	1406	1406	1406	1406		
	1501	1501	1501	1429	1429	1429	1429	1429	1429	1429	1429	1429	1429	1429	1429	1429	1429	1429	1429	1429		
	1552	1552	1552	1502	1502	1502	1502	1502	1502	1502	1502	1502	1502	1502	1502	1502	1502	1502	1502	1502		
	1170	1170	1170	1170	1170	1170	1170	1170	1170	1170	1170	1170	1170	1170	1170	1170	1170	1170	1170	1170		
K-4	970	970	970	9	1269	886	975	989	944	1076	1076	1142	1172	1228	1285	1327	1352	1395	1429	1465		
	1052	1052	1052	1103	1036	1036	1036	1031	1031	1030	1030	1102	1157	1205	1242	1305	1329	1372	1406	1441		
	1170	1170	1170	15	639	708	724	724	784	784	861	899	935	952	981	998	1030	1055	1081	1108		
	1174	1174	1174						973	1072	1131	1261	1370	1450	1504	1596	1662	1678	1749	1792		
5-6	1174	1174	1174																			
	1127	1127	1127	994	1042	1195	1308	970	988	1065	1140	1202	1341	1457	1543	1600	1697	1768	1784			
	2000	2000	2000	1049	1166	1310	1345	1484	1680	1870	2048	2215	2331	2484	2722	2918	3162	3344	3549			
	7493	7493	7493	24	4415	4769	5285	5385	6140	6630	7169	7677	8156	8601	9059	9539	9977	10428	10848	11212		
9-12	7493	7493	7493	24	4415	4769	5285	5385	6140	6630	7169	7677	8156	8601	9059	9539	9977	10428	10848	11212		
	2569	2569	2569		1286	1205	1299	1332	1344	1472	1498	1532	1532	1532	1532	1532	1532	1532	1532	1532		
	7483	7483	7483	125	4858	4731	4839	4689	4585	4677	4724	4847	4899	4876	4944	5014	5134	5222	5313	5411		
	Subtotal	7483	7483																			
Special/Alternative	n/a	n/a	n/a	n/a	108	106	106	108	108	108	108	108	114	114	114	114	114	114	114	114		
	Discovery School	n/a	n/a	n/a	108	106	106	108	108	108	108	108	114	114	114	114	114	114	114	114		
	Subtotal	n/a	n/a	n/a	108	106	106	108	108	108	108	108	114	114	114	114	114	114	114	114		
	System Total (excluding Spec/Alt)	20258	20258	20258	252	13017	13152	13857	13667	14263	15124	15576	16172	16680	17082	17582	18134	18712	19272	19806	20292	
System Total (including Spec/Alt)	20258	20258	20258	252	13017	13152	13857	13667	14263	15124	15576	16172	16680	17082	17582	18134	18712	19272	19806	20292		
	20258	20258	20258	252	13017	13152	13857	13667	14263	15124	15576	16172	16680	17082	17582	18134	18712	19272	19806	20292		
	20258	20258	20258	252	13017	13152	13857	13667	14263	15124	15576	16172	16680	17082	17582	18134	18712	19272	19806	20292		
	20258	20258	20258	252	13017	13152	13857	13667	14263	15124	15576	16172	16680	17082	17582	18134	18712	19272	19806	20292		

Capacity Legend

< 90%	90% - 100%	100% - 110%	> 110%
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Forecast generated by Nurnerix LLC

2022-23 LCSD Membership Forecast by Area, 100%

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 Tuesday, July 16, 2024 and Monday, August 12, 2024, respectively, at 6:00 PM.

DUE TO SCHEDULED MAINTENANCE AT THE ADMINISTRATION BUILDING THAT AFFECTS ACCESS TO THE BUILDING, THE PLANNING COMMISSION HEARING WILL BE HELD AT THE LANCASTER COUNTY SHERIFF'S DEPARTMENT, UPPER LEVEL CONFERENCE ROOM, AT 1520 PAGELAND HIGHWAY, LANCASTER SC. The Council hearings will take place at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

1. RZ-2024-1081: Application by Saul Lopez to rezone 1.53 acres at 1890 High Point Drive (TM 0086F-0B-001.00) from Manufactured Housing (MH) to Medium Density Residential (MDR) district, in order to subdivide the property and build single family residences.

The following items only require one public hearing before the Lancaster County Planning Commission on Tuesday, July 16, 2024, at LANCASTER COUNTY SHERIFF'S DEPARTMENT, UPPER LEVEL CONFERENCE ROOM, AT 1520 PAGELAND HIGHWAY, LANCASTER SC.

1. SD-2024-1869: Application by Moody Group/Jan Ringeling on behalf of Barberville Developers LC and Martin Senior and Associates for a Preliminary Plat for two parcels totaling 2.0 acres located at the northwest corner of Barberville Road and Fort Mill Highway, with 2 Ls. (TM #s 0006-00-057.00 and 0006-00-058.00), in order to create a multi-parcel commercial development with central shared access.

The following items require review by the Lancaster County Planning Commission on Tuesday, July 16, 2024, but do not require a public hearing.

1. NRN-2024-1210: Griffin Cove: shared private drive name pursuant to Section 9.2.17.A.2 of the Unified Development Ordinance.
2. NRN-2024-1251: Hailes Valley Way: shared private drive name pursuant to Section 9.2.17.A.2 of the Unified Development Ordinance.
3. NRN-2024-1356: July Group Submittal to E911 Addressing via Preliminary Plats and Civil Plans, pursuant to Section 9.2.17.A.2 of the Unified Development Ordinance.

The following item was originally scheduled for a hearing before County Council on Monday, July 15, 2024, but has been rescheduled for the County Council hearing of **MONDAY, AUGUST 12, 2024 AT 6:00 PM:**

1. CU-2024-0910: Application by Mason McClure and Hecks LLC and John Hecimovich for a Conditional Use permit for Vehicle Services: Major Repair/Bodywork (body shop/collision center) on 1.73 acres at and adjacent to 9868 Harrisburg Road (TM# 0005-00-100.05 and 0005-00-100.06).

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.

THE JULY 16 PLANNING COMMISSION MEETING WILL NOT BE LIVESTREAMED DUE TO THE CHANGE IN VENUE.

published in The Lancaster News,
South Carolina, in accordance with

paper Rep Signature

Kristi Ror

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 Tuesday, July 16, 2024 and Monday, August 12, 2024, respectively, at 6:00 PM.

DUE TO SCHEDULED MAINTENANCE AT THE ADMINISTRATION BUILDING THAT AFFECTS ACCESS TO THE BUILDING, THE PLANNING COMMISSION HEARING WILL BE HELD AT THE LANCASTER COUNTY SHERIFF'S DEPARTMENT, UPPER LEVEL CONFERENCE ROOM, AT 1520 PAGELAND HIGHWAY, LANCASTER SC. The Council hearings will take place at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

1. RZ-2024-1081: Application by Saul Lopez to rezone 1.53 acres at 1890 High Point Drive (TM 0086F-0B-001.00) from Manufactured Housing

employees to explain the budget. She said the council has a dual role to do what is best for residents and employees and hard decisions were made. Mayor Alston DeVerny She praised police department grant with Elin Tindal for her continued dedication and expertise at finding and winning grants to maximize resources. Police Chief Don Kop said the department is grateful for its support, which helps supplement the financial burden on the citizens. "We hope that by having this asset (drone) we will be able to more effectively respond to the citizens. He assured the disgruntled utility workers that council cares and will continue to look out for employees and residents which was being held for funds from the sale of the fire department had the fire department funds in the carryover cash for budget was an adjustment One final change to the Aug. 2. of-living adjustment on receive the one-time cost \$2,250. Employees will receive between \$1,500 and employees will receive and road maintenance Public works, solid waste time adjustment of \$2,250. of \$26,208 will get a one-time adjustment of \$2,250. The lowest pay grade get the largest amount. est-paid employees will \$0 and \$2,250. The low- ing adjustment between with a one-time cost-of-liv- will get a 3% raise, along

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 June 29th 2024.

SWORN to before me this 15th day of

July, 2024

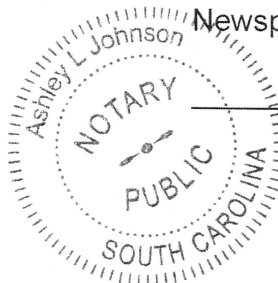
Ashley L Johnson

Notary Public for South Carolina

My Commission Expires: 01/20/2027

Newspaper Rep Signature

Kristi Ror



Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2024-1923

Contact Person / Sponsor: Dennis Marstall / Administration

Department: Attorney

Date Requested to be on Agenda: 8/12/2024

Council Action Requested:

Approve the Ordinance amending the membership of the Economic Development Advisory Board (EDAB) to remove the Greater Indian Land Chamber of Commerce.

Strategic Plan Focus Area Alignment:

Points to Consider:

The Greater Indian Land Chamber of Commerce is no longer in existence and the EDAB membership needs to reflect that change.

Funding and Liability Factors:

There are no funding or liability factors to change the membership of the Board.

Recommendation:

Approve the Ordinance.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance No. 2024-1923	8/7/2024	Ordinance

STATE OF SOUTH CAROLINA

)

COUNTY OF LANCASTER

)

)

ORDINANCE NO. 2024-1923

~~Indicates Matter Stricken~~

Indicates New Matter

AN ORDINANCE

TO AMEND ORDINANCE 2016-1425 RELATED TO THE LANCASTER COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT ADVISORY BOARD AND TO PROVIDE FOR MATTERS RELATED THERETO.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

- (a) By passage of Ordinances 2019-1564 and 2022-1824, the Council of Lancaster County amended Ordinance 2016-1425, which created the Economic Advisory Board (the "Board"), to increase membership from sixteen (16) to nineteen (19) representatives by addition of a representative from the Town of Van Wyck and a representative from the University of South Carolina-Lancaster and a representative from the Greater Indian Land Chamber of Commerce.
- (b) Occasional amendments to the composition of the Board are necessary and desirable so that the Board is representative of those stakeholders closely associated with, and most impacted by, Lancaster County's economic development efforts.
- (c) The Greater Indian Land Chamber of Commerce is no longer in existence and the Economic Development Advisory Board membership needs to be amended to reflect that change.

Section 2. Amendment to Ordinance 2016-1425.

Section 2 of Ordinance 2016-1425 is amended as follows:

Section 2. Board membership shall be comprised of the following ~~nineteen (19)~~ eighteen (18) representatives from the named business enterprises:

- a. **Utilities** (Representative nominated by the respective utility)
 - 1) Duke Energy
 - 2) Lancaster County Water and Sewer District
 - 3) Lancaster County Natural Gas Authority
 - 4) Comporium Communications
 - 5) Lynches River Electric Cooperative
 - 6) York Electric Cooperative
 - 7) Lancaster and Chester Railroad
- b. **Municipalities** (Represented by the Administrators. If there is no Administrator, the Council shall nominate and appoint a municipal resident to serve that is not an elected official)
 - 1) City of Lancaster
 - 2) Town of Kershaw
 - 3) Town of Heath Springs
 - 4) Town of Van Wyck
- c. **Education**
 - 1) Lancaster County School District (Superintendent of designee)
 - 2) York Technical College (President or designee)
 - 3) USC Lancaster (Dean or designee)
- d. **Business Sector** (Nominated by the County Administrator)
 - 1) Manufacturing
 - 2) Corporate facilities
 - 3) Small business (less than 100 employees)
- e. **Lancaster County Chamber of Commerce** (President)
- f. ~~**Greater Indian Land Chamber of Commerce** (President)~~

Section 2. 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 3. 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 4. 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: August 12, 2024
Second Reading: August 26, 2024
Third Reading: September 9, 2024

Approved as to form:

Virginia L. Merck-Dupont, County Attorney

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2024-1924

Contact Person / Sponsor: Jamie Privuznak / Budget Director and Sabrena Harris / CFO, Finance Department

Department: Finance

Date Requested to be on Agenda: 8/12/2024

Council Action Requested:

- 1) Recognize, receive, and appropriate new intergovernmental State revenue (i.e., State Aid to Libraries and State C Funds to the County Transportation Committee),
- 2) Review Scrivener's errors and approve revisions to the FY25 adopted Fee Schedule;
- 2) Adopt the revised Annual Budget Ordinance and Fee Schedule as amended.

Strategic Plan Focus Area Alignment:

High Performance

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

Points to Consider:

In July 2024, the Library was notified of a revenue increase to the State Aid to Libraries revenue source as part of the State's budget process. The FY25 total allotment is \$240,975. The County will receive \$60,243.75 from the State quarterly.

The FY25 adopted budget includes \$185,000 in State Aid to Libraries in the General Fund. This is a revenue increase of \$55.9K to the General Fund for the Library system.

See Exhibit A. "FY25 SC State Aid to Libraries" for the State's allotment and quarterly distribution schedule by county.

In July 2024, the Public Works division was notified by SCDOT of a revenue increase for the County Transportation Committee ("CTC") for county and state road improvements. The total allotment for Lancaster County is \$5,970,300 and includes \$2,186,400 in recurring funds and \$3,783,900 in non-recurring dollars.

The FY25 adopted budget includes \$1,400,000 for CTC funds. The revenue increase to the Transportation Committee Fund (Fund 20) is \$4,570,300 and is distributed by the State monthly.

See Exhibit "FY25 Apportionment Forecasts" for the Lancaster County total allotment from the State including the recurring and non-recurring amounts by county.

The FY25 Fee Schedule was adopted by Council as an exhibit to the annual budget ordinance (Ord # 2024-1910) on Monday, June 24.

In mid-July, Finance staff was made aware of five Scrivener's errors to the adopted fee schedule. Finance staff worked with the impacted departments to identify and revise the errors. The revised fee schedule is attached.

The purpose of this agenda item is to amend the adopted budget ordinance to reflect the State revenue allotments for the Library and the CTC and to amend the fee schedule to include the intended revisions for FY25 as made by the departments.

Funding and Liability Factors:

The State Aid to Libraries and State C Funds are new revenue and increases the bottom line of the annual budget ordinance. Each revenue source has restrictions on how the dollars can be spent.

The Planning and Zoning Department confirmed that the Road Name Change fee was charged incorrectly, based on what was adopted. Staff will refund the resident appropriately. All other departments with revisions have confirmed that fees have been charged based on what was adopted in June. The departments with amendments to the fee schedule understand and agreed that the fees, as adopted, would be charged unless and until Council adopts any revisions.

Recommendation:

Staff recommends adopting the revised budget ordinance and fee schedule accordingly.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2024-1924	8/8/2024	Ordinance
Exhibit A - Revised FY25 Fee Schedule	8/8/2024	Exhibit
FY25 SC State Aid to Libraries	8/8/2024	Backup Material
FY25 Apportionment Forecast Memo	8/8/2024	Backup Material
FY25 Budget Amendment	8/7/2024	Presentation

STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

)
)
)

ORDINANCE NO. 2024-1924

Indicates Matter Stricken

Indicates New Matter

AN ORDINANCE

TO AMEND ORDINANCE NO. 2024-1910, RELATING TO THE APPROPRIATION OF FUNDS AND THE APPROVAL OF A DETAILED BUDGET FOR LANCASTER COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2024, AND ENDING JUNE 30, 2025 (FY 2024-2025), 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. 2024-1910 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, 2024, and ending June 30, 2025 (FY 2024-2025):

APPROPRIATIONS	AMOUNT
Airport Fund	482,842
Capital Improvement Fund	3,026,901
Capital Project Sales Tax 2 Fund	8,733,618
Capital Project Sales Tax 3 Fund	19,151,900
County Debt Fund	10,952,007
County Transportation Committee Fund	5,970,300
	1,400,000
Court Mandated Security Fund	2,704,461
E-911 Fund	724,446
General Fund	90,727,268
	90,671,293
Hospitality Tax Fund	1,900,000
Indian Land Consolidated Fire Protection District Fund	7,440,960
Local Accommodations Tax Fund	120,000
State Accommodations Tax Fund	224,250
Stormwater Fund	1,840,355
Van Wyck Fire Protection District Fund	155,922

(b) The County Administrator is authorized to adjust the detailed operating budget for the County, as contained in the adopted FY 2024-2025 Annual Budget, as previously approved by Council via Ordinance No. 2024-1924, for the following items:

		<u>Revenue</u>	<u>Expense</u>
<u>General Fund</u>	<u>Supplemental Revenue - State Aid to Libraries</u>	<u>\$55,975</u>	
<u>General Fund</u>	<u>Library – Book supplies, training for staff, and programming initiatives</u>		<u>\$55,975</u>
<u>County Transportation Committee</u>	<u>State “C” Program Funds</u>	<u>\$4,570,300</u>	
<u>County Transportation Committee</u>	<u>State Highway System</u>		<u>\$1,492,575</u>
<u>County Transportation Committee</u>	<u>County Paving and Contract Services</u>		<u>\$3,077,725</u>

(c) The County Administrator is authorized to adjust the detailed Schedule of Taxes, Fees and Charges, attached to this ordinance as Exhibit A which is incorporated into this ordinance by reference as if it were set out in this ordinance in its entirety and it is adopted and approved for use in FY 2024-25.

Section 4. 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 5. 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 6. Effective Date.

This ordinance is effective upon third reading.

SIGNATURES FOLLOW ON NEXT PAGE.

AND IT IS SO ORDAINED, 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:	August 12, 2024
Second Reading:	August 26, 2024
Public Hearing:	September 9, 2024
Third Reading:	September 9, 2024

Approved as to Form:

Virginia L. Merck-Dupont, County Attorney

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COUNTY OF LANCASTER, SC - SCHEDULE OF FEES AND CHARGES FOR SERVICE
FISCAL YEAR: 2024-2025 ATTACHMENT TO ORDINANCE NO: 2024-1924

1.00 ANIMAL SHELTER FEES

Medical Services Rendered		Amount
Altered Dog	Per Animal	\$90.00
Altered Cat	Per Animal	\$70.00
Unaltered Dog	Per Animal	\$25.00
Unaltered Cat	Per Animal	\$30.00
Unaltered Puppy (6 months & below)	Per Animal	\$10.00 (Max. \$50.00)
Unaltered Kitten (6 months & below)	Per Animal	\$15.00 (Max. \$50.00)
Microchip	Per Animal	\$10.00

1.01

Redemption Fees

1st Offense with microchip <i>(must also pay applicable daily shelter fee)*</i>	\$20.00
1st Offense without microchip** <i>(must also pay applicable daily shelter fee)*</i>	\$30.00
2nd Offense <i>(must also pay applicable daily shelter fee)</i>	\$50.00
3rd Offense <i>(must also pay applicable daily shelter fee)</i>	\$100.00
4th/ Subsequent Offenses <i>(must also pay applicable daily shelter fee)</i>	\$200.00

1.02

*First 24 hours free; **includes mandatory microchip

Shelter Fees

Owner Surrender	\$25.00
Daily shelter fee	\$5.00
Euthanizing fee	\$25.00
Quarantine fee <i>(must also pay applicable daily shelter fee)</i>	\$25.00

1.03

2.00 ASSESSOR FEES

Line maps	\$5.00
Overlay maps	\$15.00

3.00 AUDITOR FEES

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4.00 BUILDING DEPARTMENT FEES

Fees established by Section will be doubled if work starts prior to obtaining required permits.

Building Permits	
Description	Fee Amount
Residential Decks	\$25.00 per square foot
Building Permit	Three fourths of one percent (0.0075) of estimated value. Valuation shall be determined by the National Building Valuation Data and Modifiers dated April 15, 1994 and thereafter by the updated revisions. <u>Minimum \$25.00 permit fee</u>
No Inspection Exception for AG	Three fourths of one percent (0.0075) of estimated value. Valuation shall be determined by \$10 per sq. ft. for Agricultural structures by land/use classification which require or not subsequent electrical, gas, mechanical, plumbing, or structural inspection. Zoning permits are required for all structures.
Plan Review	When a set of plans is required by Section 107 of the International Building Code or by the building official and a plan review thereof, a plan review fee shall be equal to one-tenth (1/10) of the building permit fee as set forth above.
Resubmittal Fee*	<u>A plan re-review fee shall be equal to one-tenth (1/10) of the building permit fee as set forth above</u>

4.01

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1st Re-inspection	\$50.00
2nd Re-inspection	\$100.00
3rd/ Subsequent Re-inspections (<i>reinspection fee increases \$250.00 per additional inspection after 3rd</i>)	\$250.00

***Administrator reserves the right to waive resubmittal fees for resubmittals contemplating very minor corrections that will require minimal plan review by County staff. (Resubmittal fee collected for Commercial Plans)**

4.02	Electrical Permit Fees (Schedule of fees for individual permits for particular jobs)		
	Minimum Permit Fee		\$30.00
	Valuation From/To		Fee Amount
	\$0	\$1,000	\$30.00
	\$1,001	\$150,000	\$30.00 for the first one thousand, plus \$2.50 for each additional thousand or fraction thereof
	151,000 150,001	Or More	\$372.00 for the first \$150,000.00, plus \$3.00 for each additional thousand or fraction thereof
1st Additional Inspection			\$50.00
2nd Additional Inspection			\$100.00
3rd/Subsequent Additional Inspections (<i>reinspection fee increases \$250.00 per additional inspection after 3rd</i>)			\$250.00

4.03	Gas Permit Fees		
	Minimum Permit Fee		\$30.00
	Inspection Fees	Gas piping at one location - \$7.50 for 1-4 plus \$1.00 each additional outlet	
		Burners/furnaces/incinerators - \$7.50 for 1 plus \$1.00 each additional unit	
		Boilers/heating/air conditioning - \$7.50 for 1 plus \$1.00 each additional unit	
		Vented wall furnaces/water heaters - \$7.50 for 1 plus \$1.00 each additional unit	
	1st Re-inspection		\$50.00
	2nd Re-inspection		\$100.00
	3rd/ Subsequent Re-inspections (<i>reinspection fee increases \$250.00 per additional inspection after 3rd</i>)		\$250.00

4.04	Mechanical Permit Fees		
	Minimum Permit Fee		\$30.00
	Valuation of \$1,000 or Greater		\$30 plus \$5 per thousand or fraction thereof
	Inspection Fees		
	Inspection - Heating/ventilating/ductwork/AC and refrigeration systems		
	- First \$1,000 or fraction thereof of valuation		\$30.00
	- Each additional \$1,000 or fraction thereof of valuation		\$5.00
	Inspection - Repair/alterations/additions to an existing system		
	- First \$1,000 or fraction thereof of valuation		\$15.00
	- Each additional \$1,000 or fraction thereof of valuation		\$5.00
	Inspection - Boilers (based on BTU input / 1 KJ = 1.055 BTU / 1 BHp = 33,475 BTU)		
	- 33,000 to 165,000 BTU		\$15.00
	- 165,001 to 330,000 BTU		\$20.00
	- 330,001 to 1,165,000 BTU		\$25.00

COUNTY OF LANCASTER, SC - SCHEDULE OF FEES AND CHARGES FOR SERVICE

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	- 1,165,001 to 3,300,000 BTU		\$35.00
	- 3,300,001 or more		\$45.00
	1st Re-inspection		\$50.00
	2nd Re-inspection		\$100.00
	3rd/Subsequent Re-inspections (<i>reinspection fee increases \$250.00 per additional inspection after 3rd</i>)		\$250.00
4.05	Mobile Home Permit Fees		
	Mobile Home - de-title	Per Instance	\$50.00
	Mobile Home - placement and set-up	Per Instance	\$225.00
	1st Re-inspection		\$50.00
	2nd Re-inspection		\$100.00
	3rd/Subsequent Re-inspections (<i>reinspection fee increases \$250.00 per additional inspection after 3rd</i>)		\$250.00
4.06	Plumbing Permit Fees		
	Water Heater Changeout		\$20.00
	Minimum Permit Fee		\$25.00
	Valuation From/To	Fee Amount	
	\$0	\$1,000	\$25.00
	\$1,001	\$5,000	\$35.00
	\$5,001	Or More	\$35.00 for the first \$5,000.00, plus \$4.00 for each additional thousand or fraction thereof
	1st Re-inspection		\$50.00
4.07	2nd Re-inspection		\$100.00
	3rd and subsequent re-inspections (<i>reinspection fee increases \$250.00 per additional inspection after 3rd</i>)		\$250.00
	Swimming Pool Permit Fees		
	Valuation From/To	Fee Amount	
	\$0	Or More	Three fourths of one percent (0.0075) of estimated value. Valuation shall be determined by the National Building Valuation Data and Modifiers dated April 15, 1994 and thereafter by the updated revisions.
4.08	Building Department Miscellaneous Fees		Unit
	Appeal from action of building official	Per Instance	\$200.00
	Moving fee - any building or structure	Per Instance	\$50.00
	Inspections for Commercial R-2 & I Occupancy Types	Per Instance	5% addition to affected Building permit fees
	Change of Contractor fee	Per Instance	\$25.00

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5.00 CLERK OF COURT FEES

Amended to conform with Section 8-21-310, Code of Laws of South Carolina, 1976

Bonds		\$10.00
Bondsmen		
	In county	\$150.00
	Out of county	\$100.00
Copies	Certified Copies	\$2.50
Common pleas fees:		
	Appeals	\$150.00
	Arbitration	\$10.00
	Confession	\$10.00
	Filing summons and complaint	\$150.00
	Foreign judgment	\$100.00
	Judgment	\$10.00
	Lis Pendens	\$10.00
	Motion	\$25.00
	Transcript	\$35.00
Peddlers License		\$150.00
Enrolling notary public		\$10.00
Expungement		\$35.00
Mechanic's lien if a bond is involved		\$10.00
Issuing an official certificate under the seal of the court not otherwise specified in this section		\$10.00
Filing a first complaint or petition, including an application for a remedial and prerogative writ and bond in a civil action or proceeding		\$100.00
Order for the Destruction of Arrest Records		Per Order \$35.00
Order for bail, whether or not surety must be justified		\$10.00

COUNTY OF LANCASTER, SC - SCHEDULE OF FEES AND CHARGES FOR SERVICE

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6.00 CORONER FEES

Cremation Fees

6.01	Cremation by Coroner's Office (Cremation Fee - \$800/ Administrative Fee - \$200/ Transport Fee - \$200) - 10 month payment plan available	\$1,200.00
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Permit Fees

6.02	Cremation Permits	\$25.00
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Report Fees * Note: Fees will not apply to reports marked "NOT FOR LEGAL USE" provided to surviving family members.

6.03	Autopsy Reports	\$150.00
	Coroner's Reports	\$100.00
	Photographs	\$2.00
	Toxicology Reports	\$150.00

Storage Fees*

6.04	Funeral Home Per Day Storage	\$50.00
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*Implemented at the Coroner's discretion

7.00 EMERGENCY MANAGEMENT/ FIRE SERVICE FEES

Fire Marshal/Fire Service Fees

	1st Additional Inspection	\$50.00
	2nd Additional Inspection	\$100.00
	3rd Additional Inspection	\$250.00
7.01	Inspection fee increase per inspection following 3rd inspection	\$250.00
	Response to false alarms in excess of 3 in any calendar year	Per Instance \$100.00
	Fire Alarm Plan Review	\$100.00
	Fire Sprinkler Plan Review Fee	\$100.00
	Alternate Fire Suppression Plan Review Fee	\$25.00

Hazardous Materials Fees

	Application for operational permit	\$1,000.00
	Emergency response to hazardous materials incident	Initial Charge \$500.00
	Emergency response to hazardous materials incident	Career Personnel Actual Costs
7.02	Emergency response to hazardous materials incident	Volunteer Personnel 20.58 per hr.
	Emergency response to hazardous materials incident	Materials Cost Actual Costs
	Commercial Fireworks Display Standby Fee	Per Instance \$500.00
	Emergency response to hazardous materials incident	Apparatus & Equipment Costs FEMA Schedule of Rates

Special Tax District Uniform Service Charge

7.03	Indian Land Consolidated Fire District (formerly Pleasant Valley and Indian Land Fire Districts)	\$240 (Residential per unit) 750 (ERU per sq. ft)
	Van Wyck Fire District Equivalent Residential Unit fee	\$90.00

COUNTY OF LANCASTER, SC - SCHEDULE OF FEES AND CHARGES FOR SERVICE

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8.00 EMERGENCY MEDICAL SERVICE FEES

ALS Emerg Treat/No Transport		\$175.00
ALS Unit, Urgent, No ALS Tx		\$600.00
ALS Emerg Treat - Helicopter at ER		\$150.00
Medical Records		\$25.00
Mileage, ground		\$10.00
Standby Service (per employee)	Per Hour	\$30.00
Response to false alarms in excess of 3 in any calendar year	Per Instance	\$100.00
ALS with Treatment and Emergency Transport	Base Fee	\$700.00
BLS A0429	Base Fee	\$600.00
ALS 2 A0433	Base Fee	\$800.00

9.00 FARMERS MARKET FEES

Rental Fee		
Seasonal Vendor Fee	One Time	\$20.00
Seasonal Booth rental	Per Day per Table	\$2.00
Daily Booth rental (includes 1 table)	Per Day	\$8.00
Additional Tables*	Each	\$2.00

*Maximum 3 tables per site

10.00 FINANCE DEPARTMENT FEES

Departmental Fees

Dealer tag fee	Per Tag	Same as Road Maintenance Fee
Tax billing	Per Bill	\$1.00

11.00 GIS MAPPING FEES

Color Plotter Maps		
Poster up to 72 Change to "Up to 36 by 50" Poster up to 36 by 50		\$20.00
Digital Data Fees		
Other digital data Change to "Digital data requests" Digital data requests	Per Hour, 1 Hour in.	\$50.00

12.00 LIBRARY FEES

Overdue and Lost Fees		
Overdue book fee (maximum charge of \$2.00)	Per Day	\$0.10
Copies- self serve	Per Copy	\$0.10
Lost book fee	Per Book	Replacement Cost
Miscellaneous Fees		
Out of state library membership	Per Year	\$25.00
12.02 Duplication machine reproduction fee - general/color	Per Page	\$0.10 for black and white/\$0.50 for color
Facsimile charge	First Page	\$0.50
Facsimile charge	Subsequent Pages	\$0.50

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13.00 911 FEES**Enhanced 911 Emergency Service System**

Uniform service charge	Per Line	\$1.00
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14.00 PLANNING FEES**14.01 Ordinance Fees**

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Development Fees**Development Agreements**

Per acre of highland proposed	\$25.00 not to exceed \$20,000	\$25.00 not to exceed \$20,000
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14.02 Planned Development Districts *in addition to Development Agreement Fee

Rezoning		\$2,000.00
Amendment to Mixed Use District		\$2,000.00

14.03 Development Review Application Fee

Sketch Plan Review application	Per Review	\$100.00
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Subdivision Fees

Preliminary plat - 1 to 5 lots	Per Lot	\$25.00
Preliminary plat 6 or more lots	Per Lot	\$200 plus \$25 for each lot
Final plat - up to 10 lots	Per Plat	\$100 plus \$25 for each lot
Final plat - 11 or more lots		\$300 plus \$25 for each lot

14.04 Amendment of a final plat

	Minor Plat		Per Plat	\$25 for each lot
	Miscellaneous Plat		Per Plat	\$25.00
Civil Construction Plan Review-Subdivision			Per Plat	\$500 plus \$25 for each lot
Amendment of Construction Plan				\$500.00
Resubmittal Fee*			First	\$300.00
Resubmittal Fee*			Per Instance After Second	\$500.00

*Administrator reserves the right to waive resubmittal fees for resubmittals contemplating very minor corrections that will require minimal plan review by County staff. Resubmittal fee collected for Civil Construction Plans (subdivisions and non-single family-residential development), preliminary plats, and final plats).

Rezoning & Text Amendment Fees*

Rezoning application- single parcel up to 1.0 acre	\$250.00
Rezoning application - single parcel between 1.0 to 10.0 acres	\$435.00
Rezoning Application - multiple parcels, up to 10 acres	\$610.00
Rezoning application- one or more parcels totaling more than 10 acres (capped at \$10,000)	\$610 plus \$50 for every add'l acre
Rezoning applications-Mixed use district	\$2,000 plus \$50 per acre
Future Land Use Map Amendment Fee	\$1,000.00
Text amendment	\$1,000.00
Conditional Use Permit	\$500.00

14.05

*Does not include TIA review fee (if applicable)

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Miscellaneous Fees		
Item	Unit	Amount
Civil Construction Plan Review-Non-Subdivision	Per Instance	\$300 plus \$100 per acre
Sketch Plan	Per Instance	\$100.00
Comprehensive plan - picked up	Each	\$100.00 \$25.00
Comprehensive plan - mailed	Each	\$100.00 \$30.00
Road name change	Per road	\$100.00 \$250.00
Telecommunication Towers Review	Per Instance	\$100.00 \$1,500.00
Telecommunication Antenna-Colocation Review	Per Instance	\$100.00 \$500.00
Zoning map (2 parts; northern & southern) - picked up	Per Part	\$50.00
Zoning map (2 parts; northern & southern) - mailed	Per Part	\$75.00
Traffic Impact Analysis	Per Instance	Cost of engineer + 10%
14.06 Traffic Impact Analysis Resubmittal	Per Instance	Cost of engineer + 10%
Asbuilt review	Per Instance	\$250.00
Mixed Use/Master Plan Review (without rezoning)	Each	\$500.00
Surety Fees (new and release)	Per Instance	\$300.00
Floodplain Development Permit - LC review - no adverse impact	Per Instance	\$100.00
Floodplain Development - FEMA LOMA, SFR w/ local review	Per FEMA app	\$250.00
Floodplain Development - LOMA, multiple lots MT-EZ application	Per FEMA app	\$500.00
Floodplain Development - CLOMR and LOMR: MT-1 application package	Per FEMA app	\$1,500.00
Floodplain Development - PMR: MT-2 application package	Per FEMA app	\$1,000.00
Carolina Heelsplitter Mitigation Fee	Per Credit (formula in UDO)	\$9,500.00
15.00 PROBATE COURT FEES		
Cost of Court: Estate Fees - Regular Estate and Conservatorships		
Property valuation less than \$5,000 (Due at initial opening informal only)		\$25.00
Property valuation of \$5,000 but less than \$20,000		\$45.00
Property valuation \$20,000 but less than \$60,000		\$67.50
Property valuation \$60,000 but less than \$100,000		\$95.00
15.01 Property valuation of \$100,000 but less than \$600,000	\$95.00 plus 0.0015 in excess of \$100,000	\$95.00 plus 0.0015 in excess of \$100,000
Property valuation \$600,000 or more	\$845.00 plus 0.0025 in excess of \$600,000	\$845.00 plus 0.0025 in excess of \$600,000
Cost of Court: Estate Fees - Small Estate or Affidavit of Collection for Personal Property		
Property valuation less than \$100.00		\$12.50
Property valuation of \$100 but less than \$5,000		\$25.00
Property valuation of \$5,000 but less than \$20,000		\$45.00
Property valuation of \$20,000 but less than \$25,000		\$67.50
Reissuing an unexecuted Small Estate Affidavit		\$5.00
15.02		

COUNTY OF LANCASTER, SC - SCHEDULE OF FEES AND CHARGES FOR SERVICE
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Miscellaneous Fees		
Legal advertisement - cost of advertisement is in addition to prescribed court costs and are due and payable prior to advertisement.		
15.03	CD copy of hearing	\$10.00
	Search fee	\$7.00
	Plain Copy	Per Page \$0.10
	Replacement Forms	Per Page \$0.50
	Faxing Documents	\$5.00
Probate Court Fees		
15.04	Appointment of Special Administrator or temporary fiduciary	\$22.50
	Application for Successor Personal Representative	\$22.50
	Affidavit for Access to Safe Deposit Box	\$22.50
	Affidavit to Obtain Bank Balance	\$22.50
	Special Certificates	\$10.00
	Certified marriage certificates	\$5.00
	Certifying appeal record	\$10.00
	Certified copy of Information to Heirs and Devisee Form - 1st form free	\$0.50 each
	Additional Certificates of Appointment	\$0.50 each
	Filing - any summons, complaint, or petition	\$150.00
	Filing any Motion	\$20.00
	Filing conservatorship accounting	\$10.00
	Filing demand for notice	\$5.00
	Filing of will only	\$10.00
	Probate of Will Only (Information to Heirs and Devisee Form - fee calculated separately)	\$10.00
	Advertising Fee-Will filed Only	\$10.00
	Issuing certified copies	Per Document \$5.00
	Order Issued without a Hearing	\$25.00
	Issuing exemplified/ authenticated copies	\$20.00
	Recording authenticated or certified copies.	\$20.00
	Reforming or correcting marriage record	\$6.75
	Reopening closed estates	\$22.50
Weddings		
15.05	Marriage license - at least one party in-state (includes \$20.00 state fee)	\$75.00
	Marriage license - out of state (includes \$20.00 state fee)	\$90.00
	Marriage license-Reprint copy	\$5.00
	Marriage ceremony	\$100.00
16.00 PUBLIC WORKS FEES		
Driveway pipe - 2nd driveway		\$500.00 or actual cost, whichever is greater
Single Family Residential Encroachment Permit Review Fees		Per Review \$50.00
Non-residential/New development		Per Review Actual cost (\$500 min)
Road/bridge design review by outside engineer		Actual cost
Road testing fee		Actual cost plus 20%
Road proof roll - initial reinspection		Per Project \$250.00
Road proof roll - additional reinspection		Per Reinspection \$500.00
Roadway sign - production/ installation		actual cost plus 10%
Tire disposal - agricultural		Per Tire \$35.00
Tire disposal - undocumented		Per Ton \$150.00

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17.00 RECREATION FEES**Participant Fees-Youth Sports**

	Sport	Ages		Amount
	Youth Basketball	5 to 17		\$75.00
	Dixie Softball	6 to 18		\$75.00
17.01	Cheerleading	4 to 17		\$75.00
	Youth Baseball	6 to 17		\$75.00
	Youth Soccer	5 to 17		\$75.00
	Instruction Sports	3 to 6		\$60.00
	Flag Football	6 to 17		\$75.00
	Girls Volleyball	7 to 17		\$75.00
	Swim Team	5 to 18		\$75.00
	Knockerball	13 to 17		\$75.00
	Sports Clinics	5 to 17		\$35.00

Participant Fees-Adult Sports

	Sport	Ages	Unit	
	Knockerball Tournament	18 & up	Per Team	\$125.00
	Adult/Senior-League Senior Leagues	48 & up/55 & up 55 & up	Per Individual	\$40.00
17.02	Basketball	18 & up	Per Team	\$425.00
	Softball	18 & up	Per Team	\$500.00
	Volleyball	18 & up	Per Team	\$200.00
	Kickball	18 & up	Per Team	\$300.00
	Pickleball	18 & up	Per Team	\$80.00
	Adult League	18 & up	Per Team	\$425.00
	Soccer	18 & up	Per Team	\$500.00

17.03 After School and Summer Day Camp

Item	Unit	
After School Registration Fee (Month)	Per Child	\$150.00
After School-Registration Fee (add'l child) (Month)	Per Child	\$140.00
All Day Program Fee (Teacher Workday/Holiday Camp)	Per Day/Per Child	\$25.00
Summer Day Camp Registration (Field trips included)	Per Week	\$95.00
Summer Day Camp Attendance Fee (add'l child)	Per Week	\$90.00
Late Pick up for After School and Summer Day Camp	First 10 minutes	\$10.00
Late Pick up for After School and Summer Day Camp	Per min after 10 Min	\$5.00

Swimming Pool Fees

	Activity	Ages	Unit	
	Swim Lessons	3 to 17	Per Person Per Lesson	\$50.00
	Nursery/Camp Daily fee	4 to 12	Per Individual	\$2.00
	Public Swim Daily Fee	All Ages	Per Person	\$3.00
	Mid-Season Pass	All Ages	Per Person	\$40.00
17.04	Single Season Pass	All Ages	Per Person	\$75.00
	Group Mid-Season Pass	All Ages	Per Family*	\$85.00
	Family Weekly Pass	All Ages	Per Family*	\$75.00
	Family Season Pass	All Ages	Per Family*	\$150.00
	Pool Party (0-25 People)	All Ages	Per Hour	\$60.00
	Pool Party (26-50 People)	All Ages	Per Hour	\$80.00
	Pool Party (51-75 People)	All Ages	Per Hour	\$125.00
	Pool Party (76-100 People)	All Ages	Per Hour	\$150.00

*Maximum of 5 per family

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Facility Rental		
All Sites	Unit	
Gym (Regular Rental)	Per Hour	\$150.00
Gym (Regular Rental) All day	12 Hours	\$1,800.00
Gym (For Non Profit) (Include Churches)	Per Hour	\$100.00
Gym (For Non Profit) (Include Churches)	12 Hours	\$1,200.00
Gym- Half	Per Hour	\$50.00
Gym- Half (Non Profit)	12 hours	\$600.00
Open Basketball	Entry Fee/Per Class/Per Occurrence	\$3.00
Open Pickleball	Entry Fee/Per Class/Per Occurrence	\$3.00
17.05 Activities/Fitness	Entry Fee/Per Class/Per Occurrence	\$3.00
Small Activity Room	Per Hour	\$50.00
Large Activity Room	Per Hour	\$75.00
Small Activity Room (Non Profit) (Includes Churches)	Per Hour	\$25.00
Large Activity Room (Non Profit) (Includes Churches)	Per Hour	\$50.00
Independent Instructor Fee	Per Hour Per Day	\$25.00
Historical Court House (Rental)	Per Hour	\$100.00
Historic Court house Security Deposit	Per Rental	\$250.00
Courthouse Event Setup and Breakdown fee (non-refundable)	Per Rental	\$75.00
Annex Building Rental	Per Hour	\$150.00
Annex Building Room Rental	Per Hour	\$75.00
Annex Building Rental (For Non Profit) (Includes Churches)	Per Hour	\$100.00
Annex Building Room Rental (For Non Profit) (Includes Churches)	Per Hour	\$50.00
Staff Overtime	Per Hour	\$40.00
Security Deposit	Per Rental	\$150.00

COUNTY OF LANCASTER, SC - SCHEDULE OF FEES AND CHARGES FOR SERVICE

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Outdoor Field/Court Rentals Outdoor Rentals		
Item	Unit	
Natural Turf - Small	Per Hour	\$30 - Resident \$45 - Non-Resident
Natural Turf - Mid-Size	Per Hour	\$50 - Resident \$75 - Non-Resident
Natural Turf - Full Field	Per Hour	\$75 - Resident \$110 - Non-Resident
Synthetic Turf - Small	Per Hour	\$30 - Resident \$45 - Non-Resident
Synthetic Turf - Mid-Size	Per Hour	\$60 - Resident \$90 - Non-Resident
Synthetic Turf - Full Field	Per Hour	\$90 - Resident \$135 - Non-Resident
Pickleball Court/Tennis Court	Per Hour	\$10 - Resident \$15 - Non-Resident
Shelter/Picnic Area	Per Hour	\$15 - Resident \$25 - Non-Resident
17.06 Diamond Fields	Per Hour	\$40 - Resident \$60 - Non-Resident
Harrisburg Athletic Complex Rental	Per Field Per Day (12 hour max)	\$1500 - Resident \$2250 - Non-Resident
Heath Springs Athletic Complex Rental	Per Field Per Day (12 hour max)	\$1500 - Resident \$2250 - Non-Resident
Natural Turf Athletic Complex Rental - Rectangular	Per Field Per Day (12 hour max)	\$750 - Resident \$1125 - Non-Resident
Natural Turf Athletic Complex Rental - Diamond	Per Field Per Day (12 hour max)	\$500 - Resident \$750 - Non-Resident
Field Prep Fee - Natural Turf Rectangular	Per Rental	\$150 - Resident \$225 - Non-Resident
Field Prep Fee - Natural Turf Diamond	Per Rental	\$100 - Resident \$150 - Non-Resident
Other Recreation Fees		
Item	Unit	
Extra Sponsor Banner	Each	\$100.00
Additional Team Sponsor	Each	\$300.00
Membership Dues (includes open gym and Pickleball)	Per Month	\$15.00
Food Truck - Department Athletic Events	Each Occurrence	\$50.00
Food Truck - Daily	Each Occurrence	\$30.00
Food Truck - Small Special Events (350 ppl or less)	Each Occurrence	\$50.00
Food Truck - Large Special Events (More than 350 people)	Each Occurrence	\$100.00
Food Truck - Tournaments	Each Occurrence	\$100.00
Light Fee	Per Hour	\$30.00
Non-Resident Fee	Per Person	\$25.00
17.07		

COUNTY OF LANCASTER, SC - SCHEDULE OF FEES AND CHARGES FOR SERVICE

FISCAL YEAR: 2024-2025 ATTACHMENT TO ORDINANCE NO: 2024-1924

18.00 REGISTER OF DEEDS FEES

Fees charged by this department are set by and conform with SC State law effective August 1, 2019. Please refer to SECTION 8-21-310 of the State code for all fee information.

19.00 ROAD FEES

County Road Improvement and Maintenance Fee		
Per County Code section 26-34	Per Vehicle	\$40.00

20.00 SHERIFFS FEES

Miscellaneous Fees		
Item	Unit	
Fingerprinting (non-LCDC)	Per Set	\$5.00
Response to false alarms in excess of 3 in any calendar year	Per Instance	\$100.00
FOIA Search, Retrieval, & Redaction*	Per Hour	\$43.50 \$25.00
Hard Copies	Per Page	\$0.22
Storage Discs	Per Disc	\$1.25
Flash Drives	Per Drive	\$4.50

* "In accordance with SC FOIA, the fee for the search, retrieval, or redaction of records shall be posted online and shall not exceed the prorated hourly salary of the lowest paid employee with the necessary skill and training to perform the request."

21.00 DETENTION CENTER FEES

Per Diem for municipal court prisoners	Solely Municipal Charges	\$62.52
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22.00 STORMWATER FEES

Residential Stormwater Fee	Per Equivalent Residential Unit	\$60.00
Commercial Stormwater Fee	Per Equivalent Residential Unit	\$60.00 max., or 35% of real property tax or incentive fee*
Plan Review Fees	Per disturbed acre	\$250.00
Additional Field Inspection		\$50.00
Second Additional Field Inspection		\$100.00
Third or More Additional Field Inspections	Per Inspection	\$250.00

*For commercial properties exempt from real property taxes, the 35% max. is not applicable

23.00 DELINQUENT TAX/RECORDS MANAGEMENT FEES

Tax Collection fee	170.00 or actual cost, whichever is greater
Passport Fee	\$35.00

24.00 TREASURER FEES

Convenience fee for SCDMV stickers	\$1.00
Duplicate Receipts	\$0.25

25.00 ZONING FEES

Mobile Home Fees		
Item	Unit	
Mobile Home decal	Each	\$10.00
Mobile Home - change of ownership	Per Instance	\$10.00
Mobile Home - movement	Per Instance	\$25.00

COUNTY OF LANCASTER, SC - SCHEDULE OF FEES AND CHARGES FOR SERVICE

FISCAL YEAR: 2024-2025 ATTACHMENT TO ORDINANCE NO: 2024-1924

Miscellaneous Fees		
Item	Unit	
Appeal from action of zoning official		\$325.00
Use permitted on review		\$150.00
Variance		\$275 SF Residential, \$375 Commercial
Variance involving a floodplain		\$2,500.00
25.02 Zoning Verification Letter	Per Instance	\$100.00
Power Authorization Letter/Zoning Verification Permit	Per Instance	\$100.00
Home Occupation Permit-renewed annually	Per Instance	\$75.00
Temporary Use	Per Instance	\$100.00
Special Exception	Per Instance	\$400.00
Food Truck	Per Instance	\$150.00
Demolition fee - any building or structure less than 5000 SF GFA	Per Instance	\$50.00
Demolition Fee - any building or structure 5000 SF GFA or greater	Per Instance	\$100.00
Moving fee - any non-mobile home building or structure	Per Instance	\$50.00
Sign Permit - Permanent	Per Application	\$100.00
Sign Permit - Temporary	Per Application	\$50.00
Permit		
25.03 Commercial Zoning (including upfits) Permit fee*	Per Instance	\$100.00
Residential Zoning Permit fee	Per Instance	\$50.00

*Includes multi-family residential

COUNTY OF LANCASTER, SC - SCHEDULE OF FEES AND CHARGES FOR SERVICE

FISCAL YEAR: 2024-2025 ATTACHMENT TO ORDINANCE NO: 2024-1924

26.00 OTHER COUNTY FEES AND CHARGES

Historic Courthouse Rental		
Item	Unit	
26.01 Facility usage	First Hour	\$115.00
Facility usage	Per Additional Hour	\$75.00
Penalty for time overage	Every 10 minutes	\$25.00
Refundable security deposit	Per Instance	\$250.00
Cancellation Fee	Per Instance	\$100.00
Miscellaneous County Fees		
Item	Unit	
Open Airport hangar rental	Per Month	\$150.00
Airport Callout Fee	Per Hour, Minimum 3	\$100.00
Ramp Tie Down Over Night		\$20.00
Ramp Tie Down Monthly		\$100.00
Small-Medium Turboprops/Light Jets Facility Fee	Per Day	\$75.00
Large Turboprops/Medium Jets Facility Fee	Per Day	\$150.00
Large Jets Facility Fee	Per Day	\$250.00
Lavatory Services Fee		\$100.00
Airplane Ramp Fee	Per Airplane Per Day	\$150.00
Airport Vehicle Fee (proof of insurance required)	Per Vehicle Per Day	\$100.00
Airport Manager After Hours	Per Hour	\$100.00
Bad Check fee	Per Instance	\$30.00
Cable television franchise fee	Per Year	\$0.05 5%
Duplication machine reproduction fee - general	Per Page	\$0.10
26.02 Duplication machine reproduction fee - general (color)	Per Page	\$1.15
Audio Recordings of Meetings	Per Copy	\$5.00
FOIA Search, Retrieval & Redaction	Per Hour	In accordance with SC FOIA, the fee for the search, retrieval, or redaction of records shall be posted online and shall not exceed the prorated hourly salary of the lowest paid employee with the necessary skill and training to perform the request.
Private ambulance service - franchise application fee	Per Instance	\$100.00

COUNTY OF LANCASTER, SC - SCHEDULE OF FEES AND CHARGES FOR SERVICE

FISCAL YEAR: 2024-2025 ATTACHMENT TO ORDINANCE NO: 2024-1924

Impact Fees-County

The development impact fees established by Ordinance 2021-1722 (the "Fire Development Impact Fee"), Ordinance 2021- 1723 (the "EMS Development Impact Fee"), Ordinance No. 2021-1724 (the "Sheriff Development Impact Fee"), and Ordinance 2021-1725 (the "Parks and Recreation Development Impact Fee"), collectively the "County Impact Fee Ordinances", are hereby updated, adjusted and amended, pursuant to the terms of the County Impact Fee Ordinances.

Section V of the County Impact Fees Ordinances provides that the development impact fees shall be adjusted annually to reflect the effects of inflation on the costs for facilities set forth in the Development Impact Fee Study and updated CIP dated July 19, 2021. The fee schedule shall be adjusted using the Construction Cost Index calculated by the Engineering News-Record (ENR). For each such adjustment, the development impact fees shall be multiplied by a fraction, the numerator of which is the ENR Construction Cost Index for the most recent month for which figures are available, and the denominator of which is the ENR Construction Cost Index for the period one year prior to the period reflected in the numerator. The impact fee schedule annual adjustment update will become effective on July 1st of each year. If July 1st falls on a weekend or county holiday, the fee adjustment will become effective on the next business day thereafter. The Construction Cost Index calculated for the period of March 2023 to March 2024 results in a 2.7% increase in the County Impact Fee Ordinances. Therefore, pursuant to the terms of the County Impact Fee Ordinances, those fees are adjusted, updated and amended as set forth in the following schedules.

26.03

Item	Unit	Amount
Fire Impact Fees		
Greater Panhandle Service Area-Residential		
Single Family Detached	Per Housing Unit	\$1,053.00
Single Family Attached	Per Housing Unit	\$893.00
Multifamily	Per Housing Unit	\$748.00
Pleasant Valley Fire District-Residential		
Single Family Detached	Per Housing Unit	\$864.00
Single Family Attached	Per Housing Unit	\$733.00
Multifamily	Per Housing Unit	\$613.00
Greater Panhandle Service Area-Nonresidential		
Retail	Per 1,000 Square Feet	\$1,682.00
Office	Per 1,000 Square Feet	\$571.00
Industrial	Per 1,000 Square Feet	\$291.00
Warehouse	Per 1,000 Square Feet	\$103.00
Healthcare	Per 1,000 Square Feet	\$629.00
Institutional	Per 1,000 Square Feet	\$1,144.00
Pleasant Valley Fire District-Nonresidential		
Retail	Per 1,000 Square Feet	\$1,552.00
Office	Per 1,000 Square Feet	\$527.00
Industrial	Per 1,000 Square Feet	\$269.00
Warehouse	Per 1,000 Square Feet	\$94.00
Healthcare	Per 1,000 Square Feet	\$579.00
Institutional	Per 1,000 Square Feet	\$1,055.00
EMS Impact Fees		
Residential		
Single Family Detached	Per Housing Unit	\$128.00
Single Family Attached	Per Housing Unit	\$109.00
Multifamily	Per Housing Unit	\$92.00
Nonresidential		
Retail	Per 1,000 Square Feet	\$114.00
Office	Per 1,000 Square Feet	\$39.00
Industrial	Per 1,000 Square Feet	\$20.00
Warehouse	Per 1,000 Square Feet	\$7.00
Healthcare	Per 1,000 Square Feet	\$43.00
Institutional	Per 1,000 Square Feet	\$77.00

COUNTY OF LANCASTER, SC - SCHEDULE OF FEES AND CHARGES FOR SERVICE
FISCAL YEAR: 2024-2025 ATTACHMENT TO ORDINANCE NO: 2024-1924

Sheriff Impact Fees		
Residential		
Single Family Detached	Per Housing Unit	\$138.00
Single Family Attached	Per Housing Unit	\$117.00
Multifamily	Per Housing Unit	\$98.00
Nonresidential		
Retail	Per 1,000 Square Feet	\$213.00
Office	Per 1,000 Square Feet	\$72.00
Industrial	Per 1,000 Square Feet	\$36.00
Warehouse	Per 1,000 Square Feet	\$12.00
Healthcare	Per 1,000 Square Feet	\$80.00
Institutional	Per 1,000 Square Feet	\$145.00
Parks & Recreation Impact Fees		
Residential		
Single Family Detached	Per Housing Unit	\$892.00
Single Family Attached	Per Housing Unit	\$758.00
Multifamily	Per Housing Unit	\$634.00
Impact Fees-School District The development impact fee established by Ordinance 2021-1761 (the "School Development Impact Fee"), is hereby adjusted, updated and amended, pursuant to the terms of Ordinance 2021-1761. Section 5(c) of the School Development Impact Fee provides that the development impact fees shall be adjusted annually to reflect the effects of inflation on the costs for facilities set forth in the updated Development Impact Fee Study and updated CIP dated November 24, 2021. The fee schedule shall be adjusted using the Construction Cost Index calculated by the Engineering News-Record (ENR). For each such adjustment, the development impact fees shall be multiplied by a fraction, the numerator of which is the ENR Construction Cost Index for the most recent month for which figures are available, and the denominator of which is the ENR Construction Cost Index for the period one year prior to the period reflected in the numerator. The impact fee schedule annual adjustment update will become effective on July 1st of each year. If July 1st falls on a weekend or county holiday, the fee adjustment will become effective on the next business day thereafter. The Construction Cost Index calculated for the period of March 2023 to March 2024 results 2.7% increase in the School Development Impact Fee. Therefore, pursuant to the terms of Ordinance 2021-1761, the School Development Impact Fee is adjusted, updated and amended as set forth in the following schedules.		
Item	Unit	Amount
School District Impact Fees		
Residential		
Single Family	Per Housing Unit	\$9,336.00
Multifamily	Per Housing Unit	\$9,904.00

26.04



August 15, 2023

Sabrena Harris
Chief Financial Officer
Lancaster County Government
101 N. Main Street
Lancaster, SC 29720

Dear Ms. Harris,

It has come to my attention that there may be a misunderstanding on administration of State Aid funds which are allocated to the Lancaster County Library System. State Aid funding is not considered a revenue of the County and should not be used by the County in any way – these are pass through funds, directed to the County Library System and cannot be used or held by local government.

The General Assembly appropriates State Aid funding to assist public libraries in providing service to South Carolina citizens. The legislation governing State Aid is very clear. State Aid funding is not guaranteed and cannot be relied on in lieu of local library support as stated in the South Carolina Code Section 60-1-90:

SECTION 60-1-90. Administration of state and federal grants to public libraries; eligibility for grants.

Any public library which accepts state and federal grants administered by the South Carolina State Library **may not use the grants to replace local funding for the library.** In order to qualify for grants, **libraries shall meet maintenance of effort requirements** set by the State Library Board in accord with state and federal regulations.

Additionally, please see South Carolina Code of Regulations, Chapter 75 sections B, C, and D (4):

- B. State Aid funds may not be used for rent for library buildings, purchase of land, construction or repairs to building operating expenses such as utilities, or janitor supplies.
- C. Local library support shall be not less than the amount actually expended for library operations from local sources in the second preceding year.
- D. Any library receiving State Aid shall be legally established and administered by a legally appointed Board and shall:
 - (4) Adopt an annual budget with balanced proportions among personnel (65% - 70%), information resources (15% - 20%), and maintenance (10% - 20%).

State Aid is not part of the local budget; it must be treated as a separate fund from the local budget for accounting and tracking purpose. It is important that the library account for exactly what was purchased using State Aid funding specifically.

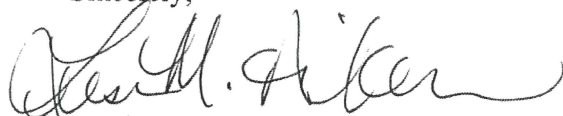
The structure of the current budget received by the Lancaster County Library makes it impossible to differentiate between what was purchased with State Aid funding and local funding. This comingling of funds is problematic for both the County and the Library and makes it impossible for the library to comply with South Carolina Code of Regulations, Chapter 75, Section D (4) related to adopting a balanced annual budget. It is my strong suggestion that Lancaster County Government designate a separate account specifically for State Aid so that the Library may track State Aid expenses accurately and report to the General Assembly if requested.

Additionally, I understand there is a misunderstanding regarding the amount of funds the Lancaster County Library System is receiving for State Aid. The per capita amount for State Aid funding for FY25 has been increased from \$2.25 per capita to \$2.50 per capita. In the previous fiscal year, FY24, Lancaster County Library was allocated a total of \$216,250.28 in State Aid funding, all of which must be passed on directly to the Library. This year, FY25, Lancaster County Library will be receiving \$240,975.00 in State Aid funding, which also must be passed on directly to the Library, without a reduction in local funding as set by the South Carolina Code of Law referred to previously.

You may be interested to know in FY23, the Lancaster County Library System circulated 241,745 items and had 166,308 visits to the library. Over half of the people in Lancaster County are library card holders and utilized the public internet almost 20,000 times to do school work, look for jobs, run their small businesses, access telehealth, and access resources for education and entertainment. These are impressive numbers for a county the size of Lancaster. I am sure we can both agree that the Lancaster County Library System serves the community well and funding is imperative for them to continue to do so.

If you should have any questions or I can be of assistance, please don't hesitate to contact me at (803)734-8668.

Sincerely,



Leesa M. Aiken
Agency Director
South Carolina State Library

cc: Dr. April Williams, Director, Lancaster County Library System
Dennis E. Marstall, Lancaster County Administrator
George Kirlin, Board Chair, Lancaster County Library System
SCSL File

FY25 State Aid Pay-Out						
County	2020 Census #s	State Aid \$2.50 per capita \$150,000 Minimum Plus \$935 for Counties Above Minimum	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
Abbeville County	24,295	\$150,000.00	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00
Aiken County	168,808	\$422,955.00	\$105,738.75	\$105,738.75	\$105,738.75	\$105,738.75
Allendale County	8,039	\$150,000.00	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00
Anderson County	203,718	\$510,230.00	\$127,557.50	\$127,557.50	\$127,557.50	\$127,557.50
Bamberg County	13,311	\$150,000.00	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00
Barnwell County	20,589	\$150,000.00	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00
Beaufort County	187,117	\$468,727.50	\$117,181.88	\$117,181.88	\$117,181.88	\$117,181.88
Berkeley County	229,861	\$575,587.50	\$143,896.88	\$143,896.88	\$143,896.88	\$143,896.88
Calhoun County	14,119	\$150,000.00	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00
Charleston County	408,235	\$1,021,522.50	\$255,380.63	\$255,380.63	\$255,380.63	\$255,380.63
Cherokee County	56,216	\$150,000.00	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00
Chester County	32,294	\$150,000.00	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00
Chesterfield County	43,279	\$150,000.00	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00
Clarendon County	31,144	\$150,000.00	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00
Colleton County	38,604	\$150,000.00	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00
Darlington County	62,905	\$158,197.50	\$39,549.38	\$39,549.38	\$39,549.38	\$39,549.38
Dillon County	28,292	\$150,000.00	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00
Dorchester County	161,540	\$404,785.00	\$101,196.25	\$101,196.25	\$101,196.25	\$101,196.25
Edgefield County	25,657	\$150,000.00	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00
Fairfield County	20,948	\$150,000.00	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00
Florence County	137,059	\$343,582.50	\$85,895.63	\$85,895.63	\$85,895.63	\$85,895.63
Georgetown County	63,404	\$159,445.00	\$39,861.25	\$39,861.25	\$39,861.25	\$39,861.25
Greenville County	525,534	\$1,314,770.00	\$328,692.50	\$328,692.50	\$328,692.50	\$328,692.50
Greenwood County	69,351	\$174,312.50	\$43,578.13	\$43,578.13	\$43,578.13	\$43,578.13
Hampton County	18,561	\$150,000.00	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00
Horry County	351,029	\$878,507.50	\$219,626.88	\$219,626.88	\$219,626.88	\$219,626.88
Jasper County	28,791	\$150,000.00	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00
Kershaw County	65,403	\$164,442.50	\$41,110.63	\$41,110.63	\$41,110.63	\$41,110.63
Lancaster County	96,016	\$240,975.00	\$60,243.75	\$60,243.75	\$60,243.75	\$60,243.75
Laurens County	67,539	\$169,782.50	\$42,445.63	\$42,445.63	\$42,445.63	\$42,445.63
Lee County	16,531	\$150,000.00	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00
Lexington County	293,991	\$735,912.50	\$183,978.13	\$183,978.13	\$183,978.13	\$183,978.13
Marion County	29,183	\$150,000.00	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00
Marlboro County	26,667	\$150,000.00	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00
McCormick County	9,526	\$150,000.00	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00
Newberry County	37,719	\$150,000.00	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00
Oconee County	78,607	\$197,452.50	\$49,363.13	\$49,363.13	\$49,363.13	\$49,363.13
Orangeburg County	84,223	\$211,492.50	\$52,873.13	\$52,873.13	\$52,873.13	\$52,873.13
Pickens County	131,404	\$329,445.00	\$82,361.25	\$82,361.25	\$82,361.25	\$82,361.25
Richland County	416,147	\$1,041,302.50	\$260,325.63	\$260,325.63	\$260,325.63	\$260,325.63
Saluda County	18,862	\$150,000.00	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00
Spartanburg County	327,997	\$820,927.50	\$205,231.88	\$205,231.88	\$205,231.88	\$205,231.88
Sumter County	105,556	\$264,825.00	\$66,206.25	\$66,206.25	\$66,206.25	\$66,206.25
Union County	27,244	\$150,000.00	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00
Williamsburg County	31,026	\$150,000.00	\$37,500.00	\$37,500.00	\$37,500.00	\$37,500.00
York County	282,090	\$706,160.00	\$176,540.00	\$176,540.00	\$176,540.00	\$176,540.00
State Total	5118431	\$14,765,340.00	\$3,691,335.07	\$3,691,335.07	\$3,691,335.07	\$3,691,335.07

Allocated by Legislature \$14,765,340.00

MEMORANDUM

TO: County Transportation Committee Members

FROM: Chad Rawls, Local Government Services Manager

DATE: July 8, 2023

RE: SFY 2024-25 Apportionment Forecasts

The South Carolina Department of Transportation (SCDOT) is pleased to provide the attached **forecasted** apportionment chart for state fiscal year (SFY) 2024-25. The SFY begins July 1 and ends June 30.

This chart forecasts the revenues that each of the State's 46 County Transportation Committees (CTC) may expect to receive via the 3.99 cents/gallon gasoline tax as described in the "C" fund law, §12-28-2740. Actual revenues are distributed to the CTCs on a monthly basis and are determined by the volume of gasoline consumption. Therefore, actual revenues may differ from the forecasted revenues. As such, this forecast is being provided so that the CTCs may plan their program and their priorities.

In addition to recurring funds generated from gas tax revenue, CTCs will also receive \$200 million in one-time funding from the general assembly this fiscal year. The apportionment for these funds can also be found in the attached chart.

Since the total from the one-time funds exceeds that amount received in recurring funds CTCs will be required to spend 25% of their total apportionment (recurring funds + one-time funds) to the State Highway System. In accordance with "C" fund law, requirements for State Highway System spending are calculated using a biennial average of expenditures. This information will continue to be shown on the first page of your monthly "C" fund statements. Please be aware that the CTC is responsible for meeting the 25% biennial average requirement by the end of the state fiscal year.

Thank you for all you do in service to the State of South Carolina. If you have questions, or if we can do anything to be of service to you, please let me know. I can be reached at RawlsCL@scdot.org, (803)737-1469, or (803)237-3732.



SOUTH CAROLINA "C" PROGRAM
FORECASTED APPORTIONMENT OF FUNDS FOR FISCAL YEAR 2024-25

Apportionments do not include the Donor Bonus allocations.

County	AREA		POPULATION		RURAL ROADS		APPORTIONMENT FORECAST		
								RECURRING FUNDS	ONE-TIME FUNDS
	Sq. Mile	Percent	Number	Percent	Miles(CL)	Percent	Percent	Amount	Amount
Abbeville	491	1.63%	24,295	0.47%	934	1.43%	1.18%	\$1,363,300	\$2,359,500
Aiken	1,071	3.56%	168,808	3.30%	2,379	3.65%	3.50%	\$4,046,900	\$7,003,900
Allendale	408	1.36%	8,039	0.16%	505	0.77%	0.76%	\$881,300	\$1,525,400
Anderson	714	2.37%	203,718	3.98%	2,695	4.13%	3.49%	\$4,038,300	\$6,988,900
Bamberg	393	1.31%	13,311	0.26%	660	1.01%	0.86%	\$993,100	\$1,718,800
Barnwell	548	1.82%	20,589	0.40%	624	0.96%	1.06%	\$1,225,300	\$2,120,600
Beaufort	576	1.92%	187,117	3.66%	893	1.37%	2.31%	\$2,673,400	\$4,626,700
Berkeley	1,104	3.67%	229,861	4.49%	2,291	3.51%	3.89%	\$4,496,700	\$7,782,200
Calhoun	381	1.27%	14,119	0.28%	736	1.13%	0.89%	\$1,029,000	\$1,780,900
Charleston	918	3.05%	408,235	7.98%	1,283	1.97%	4.33%	\$5,005,700	\$8,663,100
Cherokee	393	1.31%	56,216	1.10%	1,069	1.64%	1.35%	\$1,557,700	\$2,695,800
Chester	581	1.93%	32,294	0.63%	982	1.50%	1.36%	\$1,567,000	\$2,711,900
Chesterfield	799	2.66%	43,273	0.85%	1,698	2.60%	2.03%	\$2,351,600	\$4,069,900
Clarendon	607	2.02%	31,144	0.61%	1,187	1.82%	1.48%	\$1,712,500	\$2,963,800
Colleton	1,057	3.52%	38,604	0.75%	1,425	2.18%	2.15%	\$2,485,800	\$4,302,100
Darlington	561	1.87%	62,905	1.23%	1,312	2.01%	1.70%	\$1,966,300	\$3,403,000
Dillon	405	1.35%	28,292	0.55%	863	1.32%	1.07%	\$1,241,400	\$2,148,400
Dorchester	569	1.89%	161,540	3.16%	1,137	1.74%	2.26%	\$2,615,600	\$4,526,800
Edgefield	501	1.67%	25,657	0.50%	888	1.36%	1.18%	\$1,359,000	\$2,352,000
Fairfield	686	2.28%	20,948	0.41%	987	1.51%	1.40%	\$1,619,100	\$2,802,000
Florence	801	2.66%	137,059	2.68%	1,799	2.76%	2.70%	\$3,119,200	\$5,398,300
Georgetown	814	2.71%	63,404	1.24%	1,148	1.76%	1.90%	\$2,197,900	\$3,803,800
Greenville	786	2.61%	525,534	10.27%	3,176	4.87%	5.92%	\$6,836,700	\$11,832,000
Greenwood	456	1.52%	69,351	1.35%	996	1.53%	1.47%	\$1,694,000	\$2,931,800
Hampton	560	1.86%	18,561	0.36%	696	1.07%	1.10%	\$1,268,100	\$2,194,700
Horry	1,133	3.77%	351,029	6.86%	2,986	4.58%	5.07%	\$5,855,800	\$10,134,500
Jasper	655	2.18%	28,791	0.56%	590	0.90%	1.22%	\$1,404,100	\$2,430,100
Kershaw	727	2.42%	65,403	1.28%	1,487	2.28%	1.99%	\$2,301,300	\$3,982,800
Lancaster	549	1.83%	96,016	1.88%	1,288	1.97%	1.89%	\$2,186,400	\$3,783,900
Laurens	713	2.37%	67,539	1.32%	1,514	2.32%	2.00%	\$2,315,100	\$4,006,600
Lee	410	1.36%	16,531	0.32%	716	1.10%	0.93%	\$1,072,500	\$1,856,100
Lexington	699	2.32%	293,991	5.74%	2,405	3.68%	3.92%	\$4,527,300	\$7,835,200
McCormick	359	1.19%	9,526	0.19%	1,012	1.55%	0.98%	\$1,129,000	\$1,953,900
Marion	489	1.63%	29,183	0.57%	902	1.38%	1.19%	\$1,378,600	\$2,385,900
Marlboro	480	1.60%	26,667	0.52%	853	1.31%	1.14%	\$1,319,400	\$2,283,400
Newberry	630	2.10%	37,719	0.74%	1,257	1.93%	1.59%	\$1,832,900	\$3,172,100
Oconee	627	2.09%	78,607	1.54%	2,139	3.28%	2.30%	\$2,657,100	\$4,598,600
Orangeburg	1,106	3.68%	84,223	1.65%	2,598	3.98%	3.10%	\$3,584,500	\$6,203,500
Pickens	497	1.65%	131,404	2.57%	1,424	2.18%	2.13%	\$2,466,400	\$4,268,500
Richland	757	2.52%	416,147	8.13%	2,399	3.68%	4.77%	\$5,517,500	\$9,549,000
Saluda	453	1.51%	18,862	0.37%	980	1.50%	1.13%	\$1,301,000	\$2,251,600
Spartanburg	808	2.69%	327,997	6.41%	2,991	4.58%	4.56%	\$5,268,700	\$9,118,400
Sumter	665	2.21%	105,556	2.06%	1,477	2.26%	2.18%	\$2,518,400	\$4,358,400
Union	514	1.71%	27,244	0.53%	817	1.25%	1.16%	\$1,345,900	\$2,329,300
Williamsburg	934	3.11%	31,026	0.61%	1,314	2.01%	1.91%	\$2,205,700	\$3,817,400
York	681	2.27%	282,090	5.51%	1,753	2.69%	3.49%	\$4,030,000	\$6,974,500
Total	30,066	100.00%	5,118,425	100.00%	65,268	100.00%	100.00%	\$115,562,500	\$200,000,000

Area and Population are updated once every 10 years from the Census.

Rural road centerline mileages are updated annually.

Population has been updated according to 2020 Census

Area has been updated according to 2020 Census

FY 2025 Budget Amendment

August 12, 2024

A. Intergovernmental Revenue Sources:

- State Aid to Library – New revenue increase
- Lancaster County Transportation Committee Fund – New revenue increase

B. Fee Schedule:

- Scrivener's errors – 5 fee adjustments

STATE AID TO LIBRARIES

- The SC General assembly increased State Aid to the Library System \$0.25 per capita as part of the State budget process.
- State Aid = from \$2.25 to \$2.50 per capita
- FY25 total allotment = \$240,975
 - Based on 2020 population from Census = 96,016
 - Quarterly installments at \$60.2K (i.e., State distribution schedule)
 - See “FY25 State Aid Pay-out” Exhibit spreadsheet

STATE AID TO LIBRARIES

Description	Amount	
State Aid Pay-out to Lancaster County Library	\$240,975	
<i>FY25 County Adopted State Aid to Library</i>		185,000
<i>Revenue Increase (Amendment)</i>		55,975
Revised FY25 Total:	<u>\$240,975</u>	<u>\$240,975</u>

TRANSPORTATION COMMITTEE FUNDS

- In July 2024, SCDOT provided notice of “C” fund apportionment (i.e., 3.99 cents/gallon gasoline tax) to counties for FY25 per § 12-28-2740.
- FY25 total allotment = \$5,970,300
 - Monthly installments (i.e., State distribution schedule)
 - 2020 Census for population, square miles/area, and rural roads in miles
 - See “FY25 Apportionment Forecasts” Exhibit spreadsheet

TRANSPORTATION COMMITTEE FUND

Description	Amount	
State C Fund Program to CTC -	\$5,970,300	
<i>FY25 County Adopted State "C" Funds – Rd. Imprv.</i>		1,400,000
<i>Recurring and Non-Recurring Revenue Increase (Amendment)</i>		4,570,300
Revised FY25 Total:	<u>\$5,970,300</u>	<u>\$5,970,300</u>

FEE SCHEDULE REVISIONS

1. Building Inspections
2. Planning & Zoning
3. Parks & Recreation
4. Sheriff - Freedom of Information Act (“FOIA”)
5. Miscellaneous County Fees

BUILDING INSPECTIONS

ADOPTED AS:

4.02	Valuation From/To		Fee Amount	
	\$0	\$1,000	\$30.00	
	\$1,001	\$150,000	\$30.00 for the first one thousand, plus \$2.50 for each additional thousand or fraction thereof	\$1,001
	\$151,000	Or More	\$372.00 for the first \$150,000.00, plus \$3.00 for each additional thousand or fraction thereof	\$151,000

REVISE TO:

4.02	Valuation From/To		Fee Amount	
	\$0	\$1,000	\$30.00	
	\$1,001	\$150,000	\$30.00 for the first one thousand, plus \$2.50 for each additional thousand or fraction thereof	\$1,001
	\$150,001	Or More	\$372.00 for the first \$150,000.00, plus \$3.00 for each additional thousand or fraction thereof	\$150,001

ADOPTED AS:

14.06	Comprehensive plan - picked up	Each	\$100.00
	Comprehensive plan - mailed	Each	\$100.00
	Road name change	Per road	\$100.00
	Telecommunication Towers Review	Per Instance	\$100.00
	Telecommunication Antenna-Colocation Review	Per Instance	\$100.00

REVISE TO:

14.06	Comprehensive plan - picked up	Each	\$25.00
	Comprehensive plan - mailed	Each	\$30.00
	Road name change	Per road	\$250.00
	Telecommunication Towers Review	Per Instance	\$1500.00
	Telecommunication Antenna-Colocation Review	Per Instance	\$500.00

PARKS & RECREATION

ADOPTED AS:

17.03	After School and Summer Day Camp	
	Item	Unit
	After School Registration Fee	Per Child
	After School-Registration Fee (add'l child) (Month)	Per Child
	Summer Day Camp Registration (Field trips included)	Per Week
	Summer Day Camp Attendance Fee (add 'l child)	Per Week
	Late Pick up for After School and Summer Day Camp	First 10 minutes
	Late Pick up for After School and Summer Day Camp	Per min after 10 Min
		\$150.00
		\$140.00
		\$95.00
		\$90.00
		\$10.00
		\$5.00

REVISED TO:

17.03	After School Registration Fee (Month)	Per Child	\$150.00
	After School-Registration Fee (add'l child) (Month)	Per Child	\$140.00
	All Day Program Fee (Teacher Workday/Holiday Camp)	Per Day/Per Child	\$25.00
	Summer Day Camp Registration (Field trips included)	Per Week	\$95.00
	Summer Day Camp Attendance Fee (add 'l child)	Per Week	\$90.00
	Late Pick up for After School and Summer Day Camp	First 10 minutes	\$10.00
	Late Pick up for After School and Summer Day Camp	Per min after 10 Min	\$5.00

PARKS & RECREATION

ADOPTED AS:

17.05	Annex Building Rental	Per Hour	\$150.00
	Annex Building Room Rental	Per Hour	\$75.00
	Annex Building Rental (For Non Profit) (Includes Churches)	Per Hour	\$50.00

REVISE TO:

17.05	Annex Building Rental	Per Hour	\$150.00
	Annex Building Room Rental	Per Hour	\$75.00
	Annex Building Rental (For Non Profit) (Includes Churches)	Per Hour	\$100.00
	Annex Building Room Rental (For Non Profit) (Includes Churches)	Per Hour	\$50.00

SHERIFF'S OFFICE

ADOPTED AS:

20.00 SHERIFFS FEES		
Miscellaneous Fees		
Item	Unit	
FOIA Search, Retrieval, & Redaction*	Per Hour	\$13.50
* "In accordance with SC FOIA, the fee for the search, retrieval, or redaction of records shall be posted online and shall not exceed the prorated hourly salary of the lowest paid employee with the necessary skill and training to perform the request."		

REVISED TO:

20.00 SHERIFFS FEES		
Miscellaneous Fees		
Item	Unit	
Fingerprinting (non-LCDC)	Per Set	\$5.00
Response to false alarms in excess of 3 in any calendar year	Per Instance	\$100.00
FOIA Search, Retrieval, & Redaction*	Per Hour	\$25.00
Hard Copies	Per Page	\$0.22
Storage Discs	Per Disc	\$1.25
Flash Drives	Per Drive	\$4.50
* "In accordance with SC FOIA, the fee for the search, retrieval, or redaction of records shall be posted online and shall not exceed the prorated hourly salary of the lowest paid employee with the necessary skill and training to perform the request."		

MISCELLANEOUS

ADOPTED AS:

26.02	Cable television franchise fee	Per Year	\$0.05
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REVISE TO:

26.02	Cable television franchise fee	Per Year	5%
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FEE SCHEDULE SUMMARY

- Building Inspections – 1 Text Amendment
- Planning - 5 Fee Amount Revisions
- Parks & Recreation – 1 Text Amendment and 3 Fee Changes
- Sheriff – 2 Fee Changes – Amount and Storage/Delivery Fee
- Miscellaneous Fee – 1 Text Amendment

Staff respectfully asks you to:

1. Recognize, receive, and appropriate new intergovernmental revenue (i.e., State Aid to Libraries and State C Funds to the County Transportation Committee),
2. Review the Scrivener's errors and approve changes to the Fee Schedule, and
3. Adopt the revised Budget ordinance and Fee Schedule accordingly.

QUESTIONS



Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2024-1925

Contact Person / Sponsor: A. Hardin / Planning

Department: Planning

Date Requested to be on Agenda: 8/12/2024

Council Action Requested:

Adopt updated Ordinance to reflect changes to the recent building codes standards.

Strategic Plan Focus Area Alignment:

Points to Consider:

Recent inquiries from the public have highlighted an error in the County code where the code conflicts with the previously-adopted building codes, in particular where definitions of repair and permits are concerned, specifically as they relate to manufactured houses, demolition permits and unfit dwellings,

This ordinance seeks to amend the county code to comply with the state-adopted building code standards in these sections.

Funding and Liability Factors:

None.

Recommendation:

Review and approve for 1st reading.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2024-1925	8/7/2024	Ordinance

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ORDINANCE NO. 2024-1925

**AN ORDINANCE
TO AMEND CHAPTER 7 OF THE LANCASTER COUNTY CODE TO RESOLVE
CONFLICTS BETWEEN THE COUNTY CODE AND THE SOUTH CAROLINA
BUILDING CODES, AS ADOPTED, AND TO PROVIDE FOR OTHER UPDATES
RELATED THERETO.**

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

Section 1. Findings and determinations; Purpose.

The Council of Lancaster County (“Council”) finds and determines that:

- a) The State of South Carolina mandates that local governments adopt the applicable codes as dictated by the South Carolina Building Code Council;
- b) The South Carolina Building Code Council mandated that certain new codes be adopted effective January 1, 2023; and
- c) Lancaster County did, by Ordinance 1830 on November 28, 2022, adopt the new codes as required by state law; and
- d) At the time of adoption, edits to the Lancaster County code of ordinances should have been made to reflect the adopted codes and sections, including Chapter One, which was properly included by the County Council; and
- e) This ordinance seeks to include pertinent references to adopted code and to amend the code language to reflect changes in vernacular over time.

Section 2. Amendment of County Code.

Chapter 7 of the County Code of Lancaster, South Carolina is amended as found in the attached document.

~~Indicates Matter Stricken~~

Indicates New Matter

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 thereby.

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, orders and resolutions, the provisions contained in this ordinance supersede all other provisions and this ordinance is controlling.

Section 5. Effective date.

This ordinance is effective upon 3rd and final approval of the ordinance.

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: August 12, 2024
Second Reading: August 26, 2024
Public Hearing: September 9, 2024
Third Reading: September 9, 2024

Approved as to form:

Virginia Merck-Dupont, County Attorney

~~Indicates Matter Stricken~~

Indicates New Matter

Chapter 7 BUILDINGS AND CONSTRUCTION¹

ARTICLE I. IN GENERAL

Sec. 7-1. Standard codes adopted.

The following codes, as promulgated by the International Code Council and in the version most recently adopted by the State of South Carolina's Department of Labor, Licensing and Regulation, shall constitute and become an ordinance of the county, and are hereby adopted as fully as though set out at length herein, excluding the appendices other than Appendices H, J, and Q as adopted by the SC Building Codes Council, and including Chapter One, except as further provided herein. Provided, however, that the provisions of the codes which concern the qualification, removal, dismissal, for all building officials, deputy building officials, chief inspectors, and other inspectors and assistants are not adopted herein.

Amendments to these codes shall become effective in the county on the effective date specified by the state.

2021 Editions:

- International Building Code, with South Carolina amendments;
- International Residential Code, with South Carolina amendments;
- International Mechanical Code, including Chapter One, with South Carolina amendments;
- International Plumbing Code, including Chapter One, with South Carolina amendments;
- International Fire Code, with South Carolina amendments;
- International Fuel Gas Code, with South Carolina amendments;

2020 Edition:

- National Electric Code, with South Carolina amendments;

2017 Edition:

- ICC ANSI 117.1 Accessible and Usable Buildings and Facilities;

2009 Edition:

- International Energy Conservation Code.

¹Editor's note(s)—Ord. No. 234, § 7, adopted May 23, 1994, created a building and zoning department for the county, The duties of said department have been set out in section 25-61 of this Code and include issuing permits, performing inspections and administering building codes and related regulations.

Cross reference(s)—Construction board of adjustment and appeals, App. B, § 8.6.

(Ord. No. 259, 12-5-94; Ord. No. 298, 8-19-97; Ord. No. 437, 4-30-01; Ord. No. 548, 6-30-03; Ord. No. 847, 9-10-07; Ord. No. 1171, § 1, 10-8-2012; Ord. No. 1320, § 1, 2-9-2015; Ord. No. 1400, § 2, 6-27-2016; Ord. No. 1630, § 1, 12-9-2019; Ord. No. 1830, § 2, 11-28-2022)

Cross reference(s)—Adoption of technical codes, § 2-64; building and zoning department to enforce building and construction codes, § 25-61.

Sec. 7-2. Optional codes adopted.

The following permissive codes, as promulgated by the International Code Council and in the version most recently adopted by the State of South Carolina's Department of Labor, Licensing and Regulation, shall constitute and become an ordinance of the county, and are hereby adopted as fully as though set out at length herein, excluding the appendices and including Chapter One, except as further provided herein. Provided, however, that the provisions of the codes which concern the qualification, removal, dismissal, duties, responsibilities of, and administrative procedures for all building officials, deputy building officials, chief inspectors, and other inspectors and assistants are not adopted herein.

Amendments to these codes shall become effective in the county on the effective date specified by the state.

2021 Editions:

International Existing Building Code.

International Property Maintenance Code.

International Swimming Pool and Spa Code.

International Performance Code for Buildings and Facilities.

(Ord. No. 847, 9-10-07; Ord. No. 1320, § 1, 2-9-2015; Ord. No. 1400, § 2, 6-27-2016; Ord. No. 2019-1630, § 2, 12-9-2019; Ord. No. 1830, § 2, 11-28-2022)

Secs. 7-3—7-20. Reserved.

ARTICLE II. BUILDING AND ~~MOBILE MANUFACTURED~~ HOME PERMITS²

Sec. 7-21. Title.

The provisions included in the following sections of this article shall constitute and may be cited as the Lancaster County Building and ~~Mobile Manufactured~~ Home Permit Ordinance, hereinafter referred to as "this ordinance."

(Ord. No. 129, § 1, 3-25-86)

²Editor's note(s)—Ord. No. 129, adopted Mar. 25, 1986, did not specifically amend the Code; hence, inclusion of §§ 1-6 as Art. II, §§ 7-21-7-26 was at the editor's discretion.

Cross reference(s)—Administration, Ch. 2; environmental protection and Sanitation, Ch. 12; planning and development, Ch. 25; roads, bridges and public ways, Ch. 26; taxation. Ch. 28; water and sewers, Ch. 29.

Sec. 7-22. Scope.

- (a) The provisions of this ordinance shall apply to the construction, alteration, renovation, relocation, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
- (b) The provisions of this ordinance shall further apply to the placement and/or movement to, from or within Lancaster County of any mobile-manufactured home, except movement from an authorized mobile manufactured home dealership.
- (c) The provisions of this ordinance shall not apply within any incorporated municipality which has adopted and is enforcing a building permit ordinance.
- (d) The provisions of this ordinance will not apply to ordinary repairs to buildings, structures, mobile manufactured homes, and related appurtenances. Such ordinary repair would include such items as reroofing replacing siding or trim, repainting, replacing gutters, replacing a worn out heating unit replacing of lamps, or replacing windows (like for like, where no structural changes are required), or replacing deteriorated structural components. The designated enforcement official for this ordinance shall determine, on a case by case basis, any question as to work constituting an ordinary repair or an improvement requiring a permit, which determination shall be final and binding.
- (e) Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.
- (f) A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution, metering, or other related equipment that is under the ownership and control of public service agencies by established right.

Sec. 7-23. Administration and enforcement.

- (a) Permits required by this chapter shall be issued in compliance with the provisions hereof by the building official who shall also collect and properly administer all fees established under section 7-25 of this chapter.
- (b) The county building official is hereby designated as the enforcement official of this chapter, which designation also includes county employees authorized by the building official as his representative.
- (c) Sworn law enforcement personnel of the county shall assist the building official in the enforcement of this chapter upon request.
- (d) Upon notice from the building official, work on any building or structure or activity underway being done contrary to the provisions of this chapter shall be immediately stopped. Such notice shall be in writing and shall be transmitted to the owner of the property, or his agent, or the person performing work, and shall state the conditions under which work may be resumed. Such written notice shall be sufficient if mailed to the last recorded address of the owner, hand delivered, or affixed to the affected improvement or mobile manufactured home.
- (e) It shall be unlawful for any public utility, rural electric cooperative, or any agency furnishing electric current to connect electrical energy to any building, structure, or mobile-manufactured home or premises where a permit is required under this chapter prior to the issuance thereof or to maintain any such connection upon notice by the building official that such connection was made in violation of the provisions of this chapter. This connection restriction includes temporary connection for construction purposes.

(Ord. No. 129, § 3, 3-25-86; Ord. No. 1320, § 1, 2-9-2015)

Sec. 7-24. Permit administration.

- (a) It shall be unlawful for any person to engage in activity included under section 7-22 of this chapter unless an application has been filed and a permit granted by the building official. Each application for a building or mobile-manufactured home permit shall be made in a form required by the building official. Building permit applications shall include, but not be limited to, all information mandated under S.C. Tax Commission Rule Number 117-~~118-1740~~ entitled "General Requirements for Building Permits." The building official shall certify each application as a condition precedent to permit issuance.
- (b) The building official shall make every reasonable effort to assist an applicant in completing the building or mobile-manufactured home permit application form; however, the applicant for such permit is wholly responsible for obtaining and entering complete and accurate information on the permit application form. If the permit application is deemed incomplete, inaccurate or nonconforming to the provisions of this {chapter} or other pertinent ordinances or laws, the building official shall reject said application in writing, indicating what action the applicant must take to conform.
- (c) The building or mobile-manufactured home application shall require the applicant to identify any public utility, electric co-op, or agency that will supply electric power to the affected improvement and the building official shall supply a copy of the building permit to any entity so identified. The building official shall transmit permit copies to identified power supply entities at least once each week at the time of electrical inspection approval.
- (d) Upon approval of a mobile-manufactured home permit application involving placement, the building official shall ~~issue a placement decal~~provide a copy of the moving permit, which ~~decal~~ shall be permanently affixedconspicuously displayed on the rear of ~~to~~ said mobile-manufactured home by the owner ~~thereof and/or moving company, and shall be displayed there for the entire time the home is being moved.~~ Upon approval of a mobile home permit involving movement of same within or from Lancaster County, the building official shall issue a moving permit card, which card shall be conspicuously displayed on the rear of said mobile home while same is being moved.
- (e) Applications for building permits shall follow the guidance in the most recently adopted International Building Code and International Residential Code under "Application for Permit." A copy of any building permit issued by the building official shall be displayed at the affected premises in a conspicuous place and protected from the weather. No work shall begin prior to posting of the permit and posting shall be maintained until work for which the permit was issued is complete and ready for occupancy or use.
- (f) If, in the opinion of the building official, the applicant's valuation of any improvement on a building permit application appears to be underestimated, the application shall be rejected unless the applicant can show detailed estimated cost to meet the building official's approval. Should the tax assessor, upon his establishment of market value for taxing purposes, determine that said market value exceeds the value entered upon the building permit application for the affected improvement by a factor greater than ten (10) percent, the tax assessor shall bill the owner of said improvement and the owner shall pay any additional permit fee that would have been payable based on proper valuation at the time of permit issuance.
- (g) Any building permit issued shall become invalid unless work authorized is commenced within six (6) months of its issuance or after commencement is discontinued for a period of six (6) months. The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate, or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code, the unified development ordinance, or adopted building codes.
- (h) Any mobile-manufactured home permit (permanent decal) involving placement shall be valid only as long as the unit for which it was issued remains within Lancaster County and in the same ownership as when the permit was issued. Any mobile-manufactured home permit involving movement of a mobile-manufactured

home ~~to~~ within, or from Lancaster County shall be valid only while said unit is being moved between locations entered upon the application form.

- (~~hi~~) It is unlawful for any person, individual, company, corporation, or other entity to move a building or structure over any road in this county without first obtaining a permit from the county building ~~department and zoning department~~. The permit must be obtained before the person begins the process of preparing the building or structure for moving. The form of the application for a moving permit shall be determined by the county building ~~and zoning~~ department. The moving permit is valid for fifteen (15) calendar days. Upon a showing of just cause, the building and zoning departments may extend the period of time the moving permit is valid by not more than a total of fifteen (15) calendar days. The moving permit must accompany the building or structure while it is being moved by displaying it on the rear of the building or structure in a conspicuous place. The moving permit must be available for inspection at all times. The permit required by this subsection is in addition to any other permit required by the county except that this subsection does not apply to the movement of one-story detached buildings or structures which are valued at five thousand dollars or less (\$5,000.00) and to the movement of ~~mobile-manufactured~~ homes.

(Ord. No. 129, § 4, 3-25-86; Ord. No. 829, 6-21-07; Ord. No. 1049, § 1, 8-31-10; Ord. No. 1320, § 1, 2-9-2015)

Sec. 7-25. Schedule of permit fees.

- (a) No permit shall be issued until fees as established as a part of annual county budget ordinance have been paid.
- (1) *Building permits.* Building permits ~~shall not are be~~ required for one-story detached accessory structures which are valued at five thousand dollars (\$5,000.00) and less. Zoning permits are required for all structures.
- (2) *Sign fee.* All fees shall be paid at the time of issuance of the permit or inspection made.
- (3) *Penalties.* Where work for which a permit is required and is commenced prior to obtaining said permit or attaining approval to proceed prior to obtaining said permit, the fees herein shall be doubled, yet the payment of such double fee shall not relieve any person or persons from fully complying with the applicable code in the execution of said work nor from any other penalties prescribed herein.
- Should the fees be waived by official action of the county council, county administrator, or other governmental entities, all other permit and code compliance requirements shall still be applicable and required.
- (4) *Electrical permit.*
- a. Required on all commercial and industrial projects. Building permit will cover electrical permit in these occupancies where multiple trades are doing work.
- b. Required on all residential or commercial projects when a building permit is not issued.
- (5) *Plumbing permit.*
- a. Required on all commercial and industrial projects. Building permit does cover plumbing installations in these occupancies where multiple trades are doing work.
- b. Required on all residential or commercial projects when a building permit is not issued.
- c. If any plumbing installation commences prior to obtaining the permit or obtaining approval to proceed prior to obtaining the permit, the fee herein shall be doubled.
- (6) *H.V.A.C. (mechanical) permit.*
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- a. Required on all commercial and industrial projects. Building permit does cover mechanical installations where multiple trades are doing work.
 - b. Required on all residential or commercial projects when a building permit is not issued.
 - c. If any mechanical installation commences prior to obtaining the permit or obtaining approval to proceed prior to obtaining the permit, the fee herein shall be doubled.
- (7) *Gas permits.* Required on all commercial and industrial projects. Building permit does cover gas installations in these occupancies where multiple trades are doing work.
- (8) *Moving permits.* All fees, if any, shall be paid at the time of issuance of the permit.
- (9) *Religious institutions.* The first thirty thousand dollars (\$30,000.00) in combined building permit fees and plan review fees shall be waived for work on a sanctuary, church educational facility (except pre-school, K—12 school, or post-secondary school facilities), and family life center facility of a religious institution. Other facilities of a religious institution, including, but not limited to, a manse, parsonage, or a denominational administrative facility, shall have standard fees assessed. Proof of designation as a religious institution shall be by submission of the appropriate Internal Revenue Service documentation.
- (b) Where any activity regulated by this chapter is commenced prior to issuance of the required permit, the applicable fee shall be doubled.
- (c) The building official shall maintain accurate accounting records of all permit fees collected and shall remit all cash receipts to the county treasurer as required by the county's cash management policy.
- (Ord. No. 129, § 5, 3-25-86; Ord. No. 532, 2-24-03; Ord. No. 656, 2-28-05; Ord. No. 846, 9-10-07; Ord. No. 1049, § 2, 8-31-10; Ord. No. 1300, §§ 1, 2, 9-8-2014; Ord. No. 1320, § 1, 2-9-2015)

Sec. 7-26. Violations and penalties.

- (a) *Generally.* Any person, firm, corporation, or agent who shall fail to comply with the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined and/or imprisoned as provided for in section 1-10 of the Lancaster County Code of Ordinances. Each such person shall be deemed guilty of a separate offense for each and every day or portion thereof that a violation is committed or continued.
- (b) *Work commencing before permit issuance.* Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to an additional fee equal to the amount of the required permit fee, as outlined in Section 7-25, in addition to any fines levied by the magistrate under purview of Section 1-10 provided that the amount shall not exceed five hundred dollars (\$500.00), that shall be in addition to the required permit fee. The payment of such penalty shall not relieve any person or persons from fully complying with the applicable code in the execution of said work nor from any other penalties prescribed herein.

(Ord. No. 129, § 6, 3-25-86; Ord. No. 492, 5-6-02; Ord. No. 846, 9-10-07)

ARTICLE III. BUILDING DEMOLITION

DIVISION 1. FINANCIAL GUARANTEE FOR CERTAIN BUILDING DEMOLITIONS

Sec. 7-27. Financial guarantee for certain building demolitions.

- (a) *Financial guarantee required.* All demolition projects performed in Lancaster County on structures of five thousand (5,000) gross square feet or more must have a financial guarantee on file with the county finance department prior to the beginning of the demolition project. The purpose of the financial guarantee is to assure completion of the demolition project. As used in this section, "demolition" includes removal of debris and site restoration. The person or entity proposing the demolition project must provide a specific, reasonable and satisfactory date for the completion of the demolition project. No financial guarantee shall be required for demolition activities undertaken by a government entity.
- (b) *Amount of financial guarantee.*
- (1) The amount of the financial guarantee for non-residential structures shall be set by the county zoning official and must be an amount equal to not less than one hundred ~~twenty (120)~~twenty-five (125) percent of the estimated cost of the demolition. The person or entity proposing the demolition project shall submit to the county zoning official either a copy of a contract executed by the property owner and a licensed contractor or an itemized and certified cost estimate prepared by a licensed contractor, registered engineer, registered architect, or any combination thereof, which cover the costs for completion of the demolition project. The certified cost estimate shall bear the original signature and seal of the licensed or registered professional, be on company letterhead, and be in a form acceptable to the county zoning official. The county zoning official shall evaluate the cost estimate to determine if it is consistent with the prevailing costs for demolition. If the county zoning official determines that the cost estimate is less than prevailing costs for demolition, then the financial guarantee shall not be accepted for the demolition project and the demolition project shall not be started.
 - (2) The amount of the financial guarantee for residential structures shall be set by the county zoning official and must be an amount equal to not less than one hundred ~~twenty-five (125)~~twenty (120) percent of the estimated cost of the demolition. The county zoning official shall establish the cost estimate using the prevailing costs for demolition.
- (c) *Financial guarantee defined.*
- "Financial guarantee" means cash, a bank certified check payable to Lancaster County or an irrevocable letter of credit naming the county as beneficiary.
- (d) *Cash or bank certified check requirements.* Cash or bank certified checks must be equal to one hundred twenty (120) percent of the approved cost estimate.
- (e) *Letter of credit requirements.* Letters of credit must:
- (1) Be equal to one hundred ~~twenty-five (125)~~twenty (120) percent of the approved cost estimate;
 - (2) Be issued for an initial coverage period not less than ninety (90) days past the date specified in subsection (a);
 - (3) Be irrevocable, unconditional and subject to presentation for drawing within the State of South Carolina; and
 - (4) Name Lancaster County as beneficiary.
- (f) *Approval of financial guarantee.* The county finance director is authorized to approve the form of the financial guarantee after review of the financial guarantee by the county attorney for content, format, and conditions. Approval of a financial guarantee is discretionary and the county reserves the ~~right~~right to refuse a financial guarantee for any demolition project. Approval of a financial guarantee by the county shall not be construed as an obligation by the county to any person or entity to provide for the demolition project. Failure of a financial guarantee for any reason does not impose on the county any financial or other obligation to provide for the demolition project or any matter related to it.
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- (g) *Holding and release of financial guarantee.* The county finance director shall hold the financial guarantee for safekeeping. When the county zoning official determines that the demolition project has been completed and that it conforms to the county's requirements for demolition projects, the county zoning official shall notify the county finance director who shall, as applicable, return or release the financial guarantee within thirty (30) days of notice from the county zoning official.
 - (h) *Forfeiture of financial guarantee.* If the demolition project is not completed by the date specified in subsection (a) or if completed by the date specified in subsection (a) but not in conformance with the county's requirements for demolition projects, the financial guarantee is forfeited to the county.
 - (i) *Extension of completion date.* If it appears that the demolition project may not be completed by the date specified in subsection (a), the demolition project owner is obliged, at least forty-five (45) days prior to the date specified in subsection (a), to submit a revised completion date and to provide for the extension of the financial guarantee to conform with the requirements of this section. Approval of an extension of the financial guarantee is subject to the same approvals and process as provided in this section for the original financial guarantee. Any extension of a completion date shall be for a maximum period of six (6) months. A maximum of two (2) extensions is allowed.

(Ord. No. 1101, § 1, 9-26-11; Ord. No. 1202, § 1.B, 3-25-2013; Ord. No. 1225, § 1, 9-23-2013)

Secs. 7-28—7-49. Reserved.

DIVISION 2. DEMOLITION OF STRUCTURES

Sec. 7-50. Alternate demolition method.

- (a) As an alternative to any procedure set forth in this Code or other applicable law, the zoning official may meet with, or correspond with, all owners of a parcel upon which a substandard structure is located and offer to have the county participate financially in the cost of demolishing the substandard structure when the parcel owners agree to voluntarily demolish the substandard structure in lieu of the zoning official having to condemn it. The county's participation in the cost of demolishing the substandard structure is limited to the lesser of one-half ($\frac{1}{2}$) of the documented lowest cost of demolition of the substandard structure or two thousand dollars (\$2,000.00) and shall be paid on a reimbursable basis, subject to the conditions contained in this section:
- (b) The county's participation in the cost for the demolition of a substandard structure is subject at all times to the availability of funds within the county budget. The amount of financial participation must be confirmed in writing by the zoning official prior to the start of any demolition work. Any demolition work begun before the zoning official establishes the amount of funding is not eligible for reimbursement by the county. Prior to the disbursement of funds, the zoning official shall ensure that the demolition work has been completed satisfactorily, the parcel left in a suitable condition and that the parcel owners provide proof of payment of the costs of demolition. Reimbursements made by the county will follow normal payment methods established by the county finance department.
- (c) The parcel owners must agree to voluntarily demolish the substandard structure prior to the zoning official beginning condemnation actions to demolish the substandard structure at county expense. The parcel owners are responsible for all demolition activities including, but not limited to, the selection of the contractor, the removal of debris, obtaining necessary insurance coverage, and meeting all regulations concerning the removal of substandard structures. All permits must be secured prior to initiating any work. The parcel owners must accept the offer of financial participation by the county not later than thirty (30) days from the initial date of notification by the zoning official that corrective action is required.

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- (d) The financial participation by the county provided for in this section is conditioned on the parcel owners giving written permission to the county to conduct training exercises on the subject premises by public safety personnel and the parcel owners must agree in writing to hold the county harmless for any damage to the property or contents that may result from the training exercises. The parcel owners must provide notice to the county of the dates of demolition.
 - (e) The parcel owners must sign a binding agreement acknowledging all requirements of the program and that they will, without undue delay, fulfill any and all commitments made to the county. The binding agreement may include such other conditions as the zoning official considers necessary because of matters such as the specific character of a structure, its former use, or the condition of the land. The binding agreement shall provide that if any actions of the parcel owners and its contractors or representatives are deemed unacceptable by the zoning official and not subject to reimbursement, then the parcel owners may ask for review and final disposition by the county administrator.
 - (f) Nothing in this section shall be construed to impair or limit in any way the power of the county to define or declare nuisances and to cause their removal or abatement by summary proceedings, or other procedure. The measures and procedures provided for in this section do not supersede, and this section does not repeal, any other measures or procedures which are provided by ordinance, state law, applicable building code, or other applicable law for the elimination, repair, or correction of substandard structures, but the measures and procedures provided for in this section are in addition to any others.

(Ord. No. 1202, § 2, 3-25-2013)

Secs. 7-51—7-99. Reserved.

ARTICLE IV. DWELLINGS UNFIT FOR HUMAN HABITATION

Sec. 7-100. Abatement of dwellings unfit for human habitation.

- (a) *Charging a dwelling as unfit for human habitation.*
 - (1) Whenever it appears to the building official (on his own motion) that any dwelling is unfit for human habitation, the building official shall, if his preliminary investigation discloses a basis for such charges, issue and cause to be served upon the owner of and all parties in interest in such dwelling a complaint stating the charges in that respect and containing a notice that a hearing will be held before the building official or his designated agent at a place therein fixed not less than ten days nor more than thirty days after the serving of such complaint; that the owner and parties in interest shall be given the right to file an answer to the complaint and to appear in person or otherwise and give testimony at the place and time fixed in the complaint; and that the rules of evidence prevailing in courts of law or equity shall not be controlling in hearings before the building official;
 - (2) Complaints or orders issued by the building official pursuant to this ordinance shall be served upon persons either personally or by registered mail, but if the whereabouts of such persons is unknown and cannot be ascertained by the building official in the exercise of reasonable diligence and the building official shall make to that effect, then the serving of such complaint or order upon such persons may be made by publishing it once each week for two consecutive weeks in a newspaper printed and published in the county or, in the absence of such newspaper, in one printed and published in the county and circulating in the county in which the dwellings are located. A copy of such complaint or order shall be posted in a conspicuous place on the premises affected by the complaint or order. A copy of such complaint or order shall also be filed with the clerk of the county in which the dwelling is located, and such filing of the complaint or order shall have the same force and effect as other lis pendens notices provided by law.

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- (b) *Determining the dwelling is unfit for human habitation and order to repair, alter, improve, remove or demolish.*
- (1) ~~That if~~ after such notice and hearing, the building official determines the dwelling is unfit for human habitation, due to conditions which exist in the dwelling that are dangerous or injurious to the health or safety of the occupants of the dwelling, the occupants of neighboring dwellings or other residents in the county, including, but not limited to, defects resulting from the hazards of fire, accidents or other calamities, lack of adequate ventilation, light, water, sewer, power, or sanitary facilities, dilapidation, disrepair, structural defects, uncleanness;
- a. The building official shall state in writing his findings of fact in support of such determination; and
- b. If the repair, alteration or improvement of the dwelling can be made at a reasonable cost in relation to the value of the dwelling (as determined by the building official), the building official shall issue and cause to be served upon the owner an order requiring the owner, within the time specified in the order, to repair, alter or improve such dwelling to render it fit for human habitation or to vacate and close the dwelling as a human habitation; or
- c. If the repair, alteration or improvement of the dwelling cannot be made at a reasonable cost in relation to the value of the dwelling (as determined by the building official), the building official shall issue and cause to be served upon the owner an order requiring the owner, within the time specified in the order, to remove or demolish such dwelling.
- (c) *Failure to comply with order; authority of Building Official to carry out order.*
- (1) If the owner fails to comply with the order, the building official may cause the order to repair, alter, improve, remove or demolish the dwelling to be carried out.
- (2) The amount of the cost of such repairs, alterations or improvements, vacating and closing, or removal or demolition by the building official shall be a lien against the real property upon which such cost was incurred and shall be collectible in the same manner as county taxes.
- (d) *Rights of persons affected by orders.*
- (1) Any person affected by the building official's order may within sixty (60) days after the posting and service of the order, petition the circuit court for an order restraining the building official from carrying out the order, and the court may, upon such petition, issue a temporary injunction restraining the building official pending the final disposition of the cause. Hearings shall be had by the court within twenty days or as soon thereafter as possible and shall be given preference over other matters on the court's calendar. The court shall hear and determine the issues raised and shall enter such final order or decree as law and justice may require. In all such proceedings the findings of the building official as to facts, if supported by evidence, shall be conclusive. The costs of the action shall be in the discretion of the court. The remedies herein provided shall be the exclusive remedies and no person affected by an order of the building official shall be entitled to recover any damages for action taken pursuant to any order of the building official or because of compliance by such person with any order of the building official.
- (e) *Powers of the building official.* The building official may exercise such powers as may be necessary or convenient to carry out and effectuate the purposes and provisions of this article, including the following powers in addition to others herein granted:
- (1) To investigate the dwelling conditions in the county in order to determine which dwellings therein are unfit for human habitation;
- (2) To administer oaths and affirmations, examine witnesses and receive evidence;
- (3) To enter upon premises for the purpose of making examinations, provided such entries be made in such manner as to cause the least possible inconvenience to the persons in possession;
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- (4) To appoint and fix the duties of such officers, agents and employees as deemed necessary to carry out the purposes of this article; and
 - (5) To delegate any of his functions and powers to such officers and agents as he may designate.
 - (f) County council may make such appropriations from its revenues as it deems necessary for the purpose of this article and may accept and apply grants or donations to assist it in carrying out the provisions of this article.
 - (g) If a dwelling is removed or demolished by the building official he shall sell the materials of such dwelling and shall credit the proceeds of such sale against the cost of the removal or demolition and any balance remaining shall be deposited in the circuit court by the building official, shall be secured in such manner as may be directed by such court and shall be disbursed by such court to the persons found to be entitled thereto by final order or decree of such court.
 - (h) Nothing in this article shall be construed to impair or limit in any way the power of the county to define and declare nuisances and to cause the removal or abatement by summary proceedings or otherwise.
 - (i) *Definitions.* When used in this article:
 - (1) *Dwelling* means any building or structure, or part thereof, used and occupied for human habitation or intended to be so used.
 - (2) *Owner* means the holder of title to the property in fee simple and every mortgagee of record.
 - (c) *Parties in interest* refers to all individuals, associations, corporations and others who have interests of record in the dwelling and anyone in possession thereof.

(Ord. No. 2019-1588, § 1, 5-28-19)

Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Sherrie Simpson/Clerk to Council

Department: Administration

Date Requested to be on Agenda: 8/12/2024

Council Action Requested:

Whether to appoint Tasha Anderson to the Health and Wellness Commission as the District 7 representative. If appointed, she would be filling BOTH an unexpired term that would end on 06/30/2025 AND her first four year term that would end on 06/30/2029.

Strategic Plan Focus Area Alignment:

Points to Consider:

Tasha Anderson's application is attached for Council's review and consideration.

Funding and Liability Factors:

N/A

Recommendation:

Approve the appointment.

ATTACHMENTS:

Description	Upload Date	Type
Application from Tasha Anderson for the Health and Wellness Commission	8/5/2024	Backup Material

LANCASTER COUNTY BOARDS & COMMISSIONS
APPLICATION FOR SERVICE

Name Natarsha (Tasha) Anderson County Council District 5 / 1

Mailing Address _____ City/Zip _____

Street Address _____ Registered Voter yes ☒ no ☐

Tel. Number (home) _____ (work) _____ (other) _____

Email: _____

Occupation Pharmacist Place of employment Novant Health

Address 10905 Providence Road West Charlotte NC 28277 Normal working hours 8:00a-4:30p
(most meetings are scheduled after 6:00 pm - lack of attendance can be reason for replacement on a commission)

Name of Board or Commission in which you are interested

1st choice Health and Wellness Commission 2nd choice _____

3rd choice _____

Reason for interest

I am deeply committed to the health and well-being of our community and am eager to contribute my skills and experience to support the commission's mission of identifying and addressing health issues within our Lancaster County.

With a background in leadership, community, and hospital pharmacy, I have developed a strong foundation in understanding the complexities of health issues and the importance of coordinated services. During my time at Novant Health I was involved in establishing clinical pharmacy services and implementation within the hospital. This experience has equipped me with the knowledge and skills to help identify health needs.

Why do you feel you are qualified to serve on these boards? In addition, note education, areas of expertise, skills & interests. (continue on separate sheet if needed)

I received my Doctor of Pharmacy from the University of South Carolina. I have had the opportunity to work within the community retail setting as well as the hospital setting with 15 years of experience in my profession. These experiences have provided me the opportunity to see potential gaps within the healthcare industry that impact the patients in our community such as transition of care (ex. Communication gaps between the patient, different physicians the patient may visit, and hospital visits). I have utilized this knowledge to develop and implement services within the hospital to help educate the patient to be their own advocate. My key strengths include change management, cross functional collaboration and

Do you presently serve any State, County or Municipal Boards? No If yes, list _____

Have you ever served on a county board? No If yes, list _____

Additional pertinent information

LinkedIn Profile:

[https://www.linkedin.com/in/tasha-anderson-pharmd?](https://www.linkedin.com/in/tasha-anderson-pharmd?utm_source=share&utm_campaign=share_via&utm_content=profile&utm_medium=ios_app)

[utm_source=share&utm_campaign=share_via&utm_content=profile&utm_medium=ios_app](https://www.linkedin.com/in/tasha-anderson-pharmd?utm_source=share&utm_campaign=share_via&utm_content=profile&utm_medium=ios_app)

Applicant's signature Natarsha Anderson Date 7/18/2024

Receipt of application does not guarantee an appointment. Applicants will be notified of appointments by mail.

Return completed application to Sherrie Simpson, Lancaster County Council Office, P.O. Box 1809, Lancaster, SC 29721

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2024-1898 - HOLD
Contact Person / Sponsor: Ginny Merck-Dupont / County Attorney
Department: Administration
Date Requested to be on Agenda: 8/12/2024

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.

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2024-1917 / Planning Case Number: RZ-2024-0623 - HOLD PER APPLICANT'S REQUEST UNTIL 8/26/2

Contact Person / Sponsor: M. Blaszyk / Planning Department

Department: Planning

Date Requested to be on Agenda: 8/12/2024

Council Action Requested:

Application by Ben Stevens for BRD Land and Investments, and owners Richard Connors et al family members to rezone 26.94 acres located at 2941 Hwy 521 Bypass (TM #0081-00-045.01) from Neighborhood Business (NB) to Medium Density Residential (MDR) district in order to develop a single-family residential neighborhood.

Strategic Plan Focus Area Alignment:

Points to Consider:

The applicant has requested to rezone a parcel of 26.94 acres. The intent is to develop a single-family residential subdivision.

The applicant has submitted a sketch plan of their design for technical review, and scoping documents for the Traffic Impact Analysis are submitted.

The subject parcel is currently zoned Neighborhood Business and is surrounded by a variety of zoning districts including Low Density Residential, General Business, Professional Business, Neighborhood Business, Rural Neighborhood, and Medium Density Residential across Old Camdem Highway.

Subject parcel is classified as Growth Area according to the Comprehensive Plan.

The schools that would be affected by this rezoning include Clinton and Brooklyn Springs Elementary, AR Rucker and South Middle, and Lancaster High School.

Concerns stated by members of the public included the following:

Prefers Low Density Residential Zoning District over Medium Density Residential Zoning District.

The 55 miles per hour speed limit posted on Kershaw Camden Highway with the blind rise found on the road has the potential to create accidents in the future if not properly mitigated. Further exclaimed the need for a traffic light for the proposed development to allow people to safely enter and exit the development

The number of proposed homes was a concern for neighboring properties in the area. Claiming it does not fit with the rural setting.

An adjacent property owner has an access easement on the subject parcel. Was concerned they would lose his access with this proposal.

Concerns about the loss of trees, wildlife, polluting of streams, and light bleed onto adjacent parcels were raised.

Funding and Liability Factors:

Recommendation:

Planning Commission voted unanimously in favor of the rezoning proposal.

Staff also recommended approval