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

County Attorney
John K. DuBose III

Clerk to Council
Sherrie Simpson

July 19, 2021 | **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

AMENDED 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 Allen Blackmon**
4. **Approval of the Agenda**

   [deletion and additions of non-substantive matter]
5. **Special Presentations**

   a. Presentation from Palmetto Pride to Keep Lancaster County Beautiful Committee - Mallory Coffey, Community Outreach Program Manager, Keep South Carolina Beautiful State Leader
6. **Citizens Comments**

   [Lancaster County Council welcomes comments and input from citizens who may not be able to attend Council meetings in person. Written comments may be submitted via mail to ATTN: Sherrie Simpson, Post Office Box 1809, Lancaster, SC, 29721, by email to Sherrie Simpson at ssimpson@lancastersc.net or by online submission by selecting the "Citizens Comments" quick link located on the County website homepage at https://www.mylancastersc.org/. Comments must be no longer than approximately 3 minutes when read aloud. Comments received will be acknowledged during the Citizens Comments portion of the meeting. Comments will need to be received prior to 4:00 p.m. on the day of the meeting. Please use the same link above in order to submit input/comments for Public Hearings.]
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 November 10, 2020 Public Safety Committee Regular Meeting

   b. Approval of Minutes from the December 15, 2020 Administration Committee Regular Meeting

c. Approval of Minutes from the January 26, 2021 Infrastructure and Regulation (I & R) Committee Special Meeting

d. Approval of Minutes from the June 28, 2021 County Council Regular Meeting

e. 3rd Reading of Ordinance 2021-1743 regarding Rezoning Property from RN to INS (Applicant Trinity Baptist Church)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone A One Acre Tract Of Property (TMS# 0025-00-034.13), Located On The East Side Of Steel Hill Road, Adjacent To Trinity Baptist Church At 1519 Steel Hill Road, Lancaster, South Carolina, From RN, Rural Neighborhood District, To INS, Institutional District. ***- Planning Department Case Number: RZ-2020-3013. The Planning Commission recommended approval by a vote of 3-1. Passed 6-0 at the June 14, 2021 County Council Meeting (Charlene McGriff Absent). Passed 7-0 at the June 28, 2021 County Council Meeting. - Rox Burhans***

f. 3rd Reading of Ordinance 2021-1745 regarding Rezoning Property from MX to RB (Applicant 1415, LLC)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone A 5.3 Acre Tract Of Property (TMS # 0008-00-026.03), Located On The Northeast Corner Of The Intersection Of Edgewater Corporate Parkway And Possum Hollow Road, Lancaster, South Carolina, From MX, Mixed-Use District, To RB, Regional Business District. ***- Planning Department Case Number: RZ-2021-0747. The Planning Commission recommended approval by a vote of 4-0. Passed 6-0 at the June 14, 2021 County Council Meeting (Charlene McGriff Absent). Passed 7-0 at the June 28, 2021 County Council Meeting. - Rox Burhans***

g. 3rd Reading of Ordinance 2021-1746 regarding Amending the Unified Development Ordinance (UDO) regarding Off-Street Parking and Loading Requirements

Ordinance Title: An Ordinance To Amend The Unified Development Ordinance ("UDO") Section 7.2.4., Off-Street Parking And Loading Requirements, To Modify Minimum Required Parking Spaces. ***- Planning Department Case Number: UDO-TA-2021-0704. The Planning Commission recommended approval by a vote of 4-0. Passed 6-0 at the June 14, 2021 County Council Meeting (Charlene McGriff Absent). Passed 7-0 at the June 28, 2021 County Council Meeting. - Rox Burhans***

8. Non-Consent Agenda

a. Public Hearing and Resolution 1160-R2021 regarding Approval of a Conditional Use Permit for Minor Maintenance and Repair (Applicant Pavilion Development Company)

Resolution Title: A Resolution To Approve The Favorable Recommendation Of Both The Lancaster County Planning Staff And The Lancaster County Planning Commission Of A Conditional Use Application To Permit An Automotive Minor Maintenance And Repair To Be Located Upon Tax Map # 0013-00-049.01, Near The Intersection Of Charlotte Highway And Shelley Mullis Road, Indian Land, South Carolina. ***- Planning Department Case Number: CU-2021-1167. The Planning Commission recommended approval by unanimous vote. - Rox Burhans***

b. 3rd Reading of Ordinance 2021-1726 regarding Adoption of the Capital Improvement Plan

Ordinance Title: An Ordinance To Adopt The Lancaster County Capital Improvements Plan 2021 Through 2031 As Recommended By The Lancaster County Planning Commission. ***- Passed 6-1 at the March 22, 2021 County Council Meeting (Allen Blackmon Opposed). Passed 6-1 at the April 12, 2021 County Council Meeting (Allen Blackmon Opposed). - Kim Belk***

c. 3rd Reading of Ordinance 2021-1725 regarding Adopting a Parks & Recreation Development Impact Fee

Ordinance Title: An Ordinance Of The County Council Of Lancaster County, South Carolina ("Council") Establishing And Adopting A Parks & Recreation Development Impact Fee ("Impact Fee") To Be Imposed On All New Development In The Greater Panhandle Region Of Lancaster County; To Ensure That Parks & Recreation Facilities Will Be Available And Adequate To Accommodate The

Need Expected To Be Generated From New Development in The Greater Panhandle Region Of Lancaster County Based On The County's Level Of Service Standards For Parks & Recreation Facilities And Capital Improvements Plan (CIP), And To Assign The Costs Of Such Parks & Recreation Facilities On A Proportionate Share Basis To New Development. ***- Passed 5-2 at the March 22, 2021 County Council Meeting (Steve Harper and Billy Mosteller Opposed). Passed 7-0 at the April 12, 2021 County Council Meeting. - Steve Willis/John DuBose***

d. 3rd Reading of Ordinance 2021-1722 regarding Adopting a Fire Development Impact Fee

Ordinance Title: An Ordinance Of The County Council Of Lancaster County, South Carolina ("Council") Establishing And Adopting A Fire Development Impact Fee ("Impact Fee") To Be Imposed On All New Development In The Greater Panhandle Region Of Lancaster County; To Ensure That Fire Facilities (Fire Stations And Fire Vehicles) Will Be Available And Adequate To Accommodate The Need Expected To Be Generated From New Development In The Greater Panhandle Region Of Lancaster County Based On The County's Level Of Service Standards For Fire Facilities And Capital Improvements Plan (CIP), And To Assign The Costs Of Such Fire Facilities On A Proportionate Share Basis To New Development. ***- Passed 5-2 at the March 22, 2021 County Council Meeting (Steve Harper and Billy Mosteller Opposed). Passed 5-2 at the June 28, 2021 County Council Meeting (Steve Harper and Billy Mosteller Opposed). - Steve Willis/John DuBose***

e. 3rd Reading of Ordinance 2021-1723 regarding Adopting An Emergency Medical Services (EMS) Development Impact Fee

Ordinance Title: An Ordinance Of The County Council Of Lancaster County, South Carolina ("Council") Establishing And Adopting An Emergency Medical Services ("EMS") Development Impact Fee ("Impact Fee") To Be Imposed On All New Development In The Greater Panhandle Region Of Lancaster County; To Ensure That EMS Facilities (EMS Stations And Emergency Vehicles) Will Be Available And Adequate To Accommodate The Need Expected To Be Generated From New Development In The Greater Panhandle Region Of Lancaster County Based On The County's Level Of Service Standards For EMS Facilities And Capital Improvements Plan (CIP), And To Assign The Costs Of Such EMS Facilities On A Proportionate Share Basis To New Development ***- Passed 5-2 at the March 22, 2021 County Council Meeting (Steve Harper and Billy Mosteller Opposed). Passed 5-2 at the June 28, 2021 County Council Meeting (Steve Harper and Billy Mosteller Opposed). - Steve Willis/John DuBose***

f. 3rd Reading of Ordinance 2021-1724 regarding Adopting a Sheriff Development Impact Fee

Ordinance Title: An Ordinance Of The County Council Of Lancaster County, South Carolina ("Council") Establishing And Adopting A Sheriff Development Impact Fee ("Impact Fee") To Be Imposed On All New Development In The Greater Panhandle Region Of Lancaster County; To Ensure That Sheriff Facilities Will Be Available And Adequate To Accommodate The Need Expected To Be Generated From New Development In The Greater Panhandle Region Of Lancaster County Based On The County's Level Of Service Standards For Sheriff Facilities And Capital Improvements Plan (CIP), And To Assign The Costs Of Such Sheriff Facilities On A Proportionate Share Basis To New Development ***- Passed 5-2 at the March 22, 2021 County Council Meeting (Steve Harper and Billy Mosteller Opposed). Passed 5-2 at the June 28, 2021 County Council Meeting (Steve Harper and Billy Mosteller Opposed). - Steve Willis/John DuBose***

g. Public Hearing and 1st Reading of Ordinance 2021-1750 regarding Rezoning Property Located at 9425 Charlotte Highway from GB to MX (Applicant Pedcor Investments, LLC)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone A 33.10 Acre Parcel (TMS# 0008-00-077.00), Located At 9425 Charlotte Highway, Lancaster, South Carolina, From GB, General Business District, To MX, Mixed Use District. ***- Planning Department Case Number: RZ-2020-2973. The Planning Commission recommended denial by a vote of 3-1. - Rox Burhans***

h. Public Hearing and 1st Reading of Ordinance 2021-1751 regarding Approval of a Master Development Plan Submission for Pedcor Investments, LLC

Ordinance Title: An Ordinance To Approve The Master Development Plan Submission Of Pedcor

Investments, LLC, For A Proposed 216-Unit Workforce Housing Apartment Development Currently Known As "Hawthorn Apartments" And Located On Approximately 33.10 Acres, More Or Less, Currently Zoned General Business District (GB) And Located At 9425 Charlotte Highway, Lancaster, South Carolina (TMS # 0008-00-077.00). ***- Planning Department Case Number: MX-2020-2973. The Planning Commission recommended denial by a vote of 3-1. - Rox Burhans***

i. Public Hearing and 1st Reading of Ordinance 2021-1752 regarding Approval of a Development Agreement with Pedcor Investments, LLC

Ordinance Title: An Ordinance To Approve A Development Agreement With Pedcor Investments, For A Mixed-Use Development Project Located At 9425 Charlotte Highway, Lancaster, South Carolina, Establishing The Regulations For The Development Of The Property And Other Matters Related Thereto. ***- Planning Department Case Number: DA-2020-2973. The Planning Commission recommended denial by a vote of 3-1. - Rox Burhans***

j. Public Hearing and 1st Reading of Ordinance 2021-1744 regarding Rezoning Property Located at 10925 Pettus Farm Road from LDR to MDR (Applicant Anthony Haltom, Sr.)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone A 5.24 Acre Tract Of Property (TMS# 0003-00-051.00), Located At 10925 Pettus Farm Road, Lancaster, South Carolina, From LDR, Low Density Residential District, To MDR, Medium Density Residential District. ***- Planning Department Case Number: RZ-2021-0753. The Planning Commission recommended approval by unanimous vote. - Rox Burhans***

k. Public Hearing and 1st Reading of Ordinance 2021-1747 regarding Rezoning Property Located at 2417 Lynwood Drive from LDR to INS (Applicant Shareena Webb)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone A Ten Acre Portion Of Property (A Portion Of TMS# 0102-00-017.03), Located At 2417 Lynwood Drive, Lancaster, South Carolina, From LDR, Low Density Residential District, To INS, Institutional District. ***- Planning Department Case Number: RZ-2021-0881. The Planning Commission recommended denial by a vote of 3-2. - Rox Burhans***

l. Public Hearing and 1st Reading of Ordinance 2021-1748 regarding Rezoning Property Located at 585 Monroe Highway from INS to LDR (Applicant Jacob Meeks)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone A 1.67 Acre Tract Of Property (TMS# 0061-00-011.00), Located At 585 Monroe Highway, Lancaster, South Carolina, From INS, Institutional District, To LDR, Low Density Residential District. ***- Planning Department Case Number: RZ-2021-0917. The Planning Commission recommended approval by a vote of 5-0. - Rox Burhans***

m. Public Hearing and 1st Reading of Ordinance 2021-1749 regarding Rezoning Property Located near the Intersection of Pageland Highway and Rocky River Road from RR to RUB (Applicant WTC of Lancaster, LLC)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone A One Acre Portion Of Property (A Portion Of TMS# 0058-00-116.00), Located Near The Intersection Of Pageland Highway And Rocky River Road, Lancaster, South Carolina, From RR, Rural Residential District, To RUB, Rural Business District. ***- Planning Department Case Number: RZ-2021-0959. Planning Commission recommended approval by a vote of 5-0. - Rox Burhans***

n. 1st Reading of Ordinance 2021-1757 regarding Approval of a Sewer Easement Grant to Lancaster County Water and Sewer District

Ordinance Title: An Ordinance To Approve An Easement Grant To Lancaster County Water And Sewer District Upon Real Property Owned By Lancaster County Bearing Tax Parcel Number 0003-00-041.00 And To Authorize County Officials To Take Such Actions As Are Necessary To Effectuate The Grant Of The Easement And To Effectuate The Purposes Of This Ordinance. ***- Steve Willis/John DuBose***

9. <u>Discussion and Action Items</u>

a. Approval of Appointments to various Boards or Commissions

- Christopher M. Grant to the Fire Commission as the Gooches Fire District representative to fill an unexpired term that would end on 06/30/2023
- Deborah (Debby) Hegler to the Library Board as an At Large representative to fill a four year term that would expire on 06/30/2025 (1st Term)
- Quinton Rodgers to the Recreation Advisory Committee as the District 5 representative to fill a four year term that would expire on 06/30/2025 (1st Term)
- Lynne Carroll to the Library Board as the District 1 representative to fill a four year term that would expire on 06/30/2025 (2nd Term)
- Jill C. Knight to the Historical Commission as an Advisor to fill a four year term that would expire on 06/30/2025 (1st Term)

b. Information Regarding Acceptance of a Sewer Easement - Steve Willis/John DuBose

c. Aviation Overlay - Retreat at Lancaster - Steve Willis

d. Update on Recreation Bond - Steve Willis/Kim Belk

e. Discussion of Proposal to Address Homelessness Due to Pending Evictions - Steve Willis

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

a. DEFERRED - 2nd Reading of Ordinance 2021-1720 regarding Amending the Lancaster County Code of Ordinances Entitled, "Motor Vehicles And Traffic"

Ordinance Title: An Ordinance To Amend Chapter 21 Of The Lancaster County Code Of Ordinances Entitled, "Motor Vehicles And Traffic," To Provide Necessary Updates To The Chapter Governing The Disposition Of Derelict Or Abandoned Vehicles On Public Or Private Property. ***- Passed 6-0 at the June 14, 2021 County Council Meeting (Charlene McGriff Absent). Deferred at the June 28, 2021 County Council Meeting. - Steve Willis/John DuBose***

b. DEFERRED - 2nd Reading of Ordinance 2021-1728 regarding Amending the Unified Development Ordinance (UDO) for Outdoor Shooting Ranges/Turkey Shoots

Ordinance Title: An Ordinance To Amend The Unified Development Ordinance ("UDO") Section 2.5.3, Use Table; Section 5.5.12, Shooting Range, Outdoor; Section 5.12.3, Temporary Uses Limited To Specific Districts; And Section 5.12.4, Temporary Uses With Specific Requirements; To Modify Those Zoning Districts In Which An Outdoor Shooting Range Is A Permissible Use And To Modify Those Regulations Concerning How An Outdoor Shooting Range May Be Permitted, As Well As Providing For Turkey Shoots As A Temporary Use In Certain Zoning Districts And The Standards By Which Turkey Shoots May Be Approved. ***- Planning Department Case Number: UDO-TA-2020-2957. Planning Commission recommended approval by a vote of 5-2. Passed 6-0 at the April 12, 2021 County Council Meeting (Terry Graham Abstained). - Rox Burhans***

11. Miscellaneous Reports and Correspondence

12. Citizens Comments

[If Council delays until end of meeting]

13. Executive Session

[motions from Members may follow]

a. Three Items (AFTER EXECUTIVE SESSION, COUNCIL MEMBERS MAY MAKE MOTIONS IN OPEN SESSION):

1. One Economic Development Discussion: Project Gold. SC Code 30-4-70(a)(5).

2. Two Legal Briefings on Two Separate Pending or Threatened Litigation Matters. SC Code 30-4-70(a)(2).

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/channel/UCgSlMrcYjcYcu1m-e6TV54w

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Sherrie Simpson/Clerk to Council
Department: County Clerk
Date Requested to be on Agenda: 7/19/2021

Issue for Consideration:
The Public Safety Committee will not meet again until January, 2022 at the earliest and there is a possibility that the Committee of the Whole meetings will continue in lieu of the Public Safety Committee meetings in 2022. Therefore, the minutes of the November 10, 2020 Public Safety Committee meeting will need to be considered and approved or amended by Council, which includes the members of the Public Safety Committee.

Points to Consider:
The minutes from the November 10, 2020 Public Safety Committee regular meeting are attached for the Council's review and approval.

Funding and Liability Factors:
N/A

Council Options:
Council can approve or amend the minutes.

Recommendation:
Approve the minutes as written.

ATTACHMENTS:

Description	Upload Date	Type
Draft Minutes from the 11-10-2020 Public Safety Committee Regular Meeting	7/9/2021	Backup Material

Council Members
District 7: Brian Carnes, Chair
District 4: Larry Honeycutt
District 3: Billy Mosteller

Lancaster County
South Carolina

County Attorney
John K. DuBose III

Clerk to Council
Sherrie Simpson

November 10, 2020	5:00 PM	101 North Main Street Lancaster, SC 29720

LANCASTER COUNTY
Public Safety Committee
County Council Chambers, County Administration Building, 101 North Main Street, Lancaster, SC 29720

MINUTES

Committee Members present: Brian Carnes, Larry Honeycutt and Billy Mosteller.

Committee Members absent: None.

Staff Members/Others present: Steve Willis, County Administrator; John DuBose, County Attorney, via Phone; Sherrie Simpson, Clerk to Council; Clay Catoe, EMS Director; Sheriff Faile, Lancaster County Sheriff's Office; Robert Purser, Public Safety Communications Director; Karla Knight Deese, Coroner; various staff; and various citizens.

DRAFT

A quorum of the Lancaster County Public Safety Committee was present for the meeting. The following press were notified of the meeting by e-mail in accordance with the Freedom of Information Act: *The Lancaster News, Kershaw News Era, The Rock Hill Herald,* Cable News 2, Channel 9 and the local government channel. The agenda was posted in the lobby of the County Administration Building and also on the County website the required length of time.

Call to Order

Committee Chair Brian Carnes called the Public Safety Committee regular meeting to order at approximately 5:11 p.m.

Approval of the Agenda - Committee Chair Brian Carnes

Billy Mosteller moved to approve the agenda. Seconded by Larry Honeycutt. Motion Passed 3-0.

Approval of Minutes

Larry Honeycutt moved to approve the minutes from the October 13, 2020 Public Safety Committee regular meeting. Seconded by Billy Mosteller. Motion Passed 3-0.

Citizens Comments

The following citizens submitted written comments for the meeting: None.

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

1. Mike Buckner, Fort Mill, SC, spoke regarding the proposed gun ordinance.
2. Karla Knight Deese, Lancaster County Coroner, spoke regarding awards presented to the Coroner's office from the State meeting. She noted that Jennifer Collins won the South Carolina Deputy Coroner of the Year award at that meeting.

Approval of Minutes

The Approval of Minutes was held prior to Citizens Comments. Please see above for the motion and vote regarding the approval of the minutes for the October 13, 2020 Public Safety Committee meeting.

Discussion/Action Items

a. Continuation of Discussion - Request for Creation of a County Ordinance Establishing Parameters for the Safe Discharge of Firearms - Steve Willis/John DuBose

John DuBose reviewed the changes to the proposed Ordinance. The Committee discussed how the Ordinance might effect turkey shoots.

Larry Honeycutt moved to send the proposed Ordinance forward to full Council with no recommendation. Seconded by Billy Mosteller. Motion Passed 3-0.

Steve Willis noted that Council could discuss the Ordinance at the November 23, 2020 meeting but that the proposed Ordinance would not come before Council for consideration and three readings until 2021.

DRAFT

b. Discussion of Use of Funds from COPE Program Billing - Clay Catoe

John DuBose left the meeting, via phone call, at approximately 5:31 p.m.

Clay Catoe provided and reviewed an eight page handout entitled "Subrecipient Payment Request Form," which is attached as Schedule A to the written minutes in the Clerk to Council's office.

Billy Mosteller moved to send the cost savings from the COPE program billing, which is requested to be used for special projects by Emergency Medical Services (EMS), forward to full Council with a favorable recommendation from the Public Safety Committee. Seconded by Larry Honeycutt. Motion Passed 3-0.

c. Discussion of Use of Funds from Ambulance Purchase - Clay Catoe

Clay Catoe provided and reviewed two handouts: one was a fifteen page handout entitled "Configure a New Vehicle: Choose Options," which is attached as Schedule B to the written minutes in the Clerk to Council's office; and one was a two page handout entitled "History (Cost Summary)," which is attached as Schedule C to the written minutes in the Clerk to Council's office.

Larry Honeycutt moved to reappropriate funds from the savings from the ambulance purchase so that EMS can purchase two Quick Response Vehicles (QRV) and to move the item forward to full Council with a recommendation for approval from the Public Safety Committee. Seconded by Billy Mosteller. Motion Passed 3-0.

d. New 911 Console Equipment - Steve Willis/Robert Purser

Steve Willis and Robert Purser explained that the 911 Console equipment will hit their end of life cycle in December of 2021. They explained that they are proactively requesting an upgrade of the consoles, which currently have a special interest rate. Robert Purser explained the upgraded features of the proposed new

equipment. He further explained that there is a seamless installation plan. He noted that the total cost for the project is approximately one million three thousand dollars. Steve Willis explained that the Administration Committee had asked how much the costs savings would be and Robert Purser explained that the cost savings from the special interest rate would be approximately twenty-eight thousand three hundred nineteen dollars over the whole system.

Larry Honeycutt moved to send the item forward to full Council with a favorable recommendation from the Public Safety Committee. Seconded by Billy Mosteller. Motion Passed 3-0.

e. Review of the 2021 Calendar Meeting Schedule for Council, Committees, Boards and Commissions and Advisory Boards for Changes, Additions or Deletions

(Adoption of the 2021 Calendar is scheduled for the November 23, 2020 Council meeting.)

Steve Willis explained that the Council Committees would not meet in January but would rather have a Committee of the Whole meeting instead.

Adjournment

Larry Honeycutt moved to adjourn the Public Safety Committee regular meeting. Seconded by Billy Mosteller. Motion to Adjourn Passed 3-0. There being no further business, the Public Safety Committee meeting adjourned at approximately 5:46 p.m.

DRAFT

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Sherrie Simpson/Clerk to Council
Department: County Clerk
Date Requested to be on Agenda: 7/19/2021

Issue for Consideration:
The Administration Committee will not meet again until January, 2022 at the earliest and there is a possibility that the Committee of the Whole meetings will continue in lieu of the Administration Committee meetings in 2022. Therefore, the minutes of the December 15, 2020 Administration Committee meeting need to be considered and approved or amended by Council, which includes the members of the Administration Committee.

Points to Consider:
The minutes from the December 15, 2020 Administration Committee meeting are attached for the Council's review and approval.

Funding and Liability Factors:
N/A

Council Options:
Council can approve or amend the minutes.

Recommendation:
Approve the minutes as written.

ATTACHMENTS:

Description	Upload Date	Type
Draft Minutes from the 12-15-2020 Admiinistration Committee Regular Meeting	7/8/2021	Backup Material

Council Members
District 2: Charlene McGriff, Chair
District 6: Allen Blackmon
District 5: Steve Harper

Lancaster County
South Carolina

County Attorney
John K. DuBose III

Clerk to Council
Sherrie Simpson

December 15, 2020	10:00 AM	101 North Main Street Lancaster, SC 29720

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

MINUTES

DRAFT

Committee Members present: Allen Blackmon *[who entered the meeting late at approximately 10:05 a.m. and after the vote on the Approval of the Minutes]*, Steve Harper and Charlene McGriff.

Committee Members absent: None.

Staff Members/Others present: Steve Willis, County Administrator; Kim Belk, Interim Deputy County Administrator/Budget Director; John DuBose, County Attorney; Sherrie Simpson, Clerk to Council; Veronica Thompson, Chief Financial Officer; various staff; and citizens.

A quorum of the Lancaster County Administration Committee was present for the meeting. The following press were notified of the meeting by e-mail in accordance with the Freedom of Information Act: *The Lancaster News, Kershaw News Era, The Rock Hill Herald*, Cable News 2, Channel 9 and the local government channel. The agenda was posted in the lobby of the County Administration Building and also on the County website the required length of time.

Call to Order - Committee Chair Charlene McGriff

Committee Chair Charlene McGriff called the Administration Committee regular meeting to order at approximately 10:03 a.m.

Approval of the agenda

Steve Harper moved to approve the agenda. Motion Passed 2-0.; Absent: Blackmon.

Citizens Comments

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

The following citizens submitted written comments for the meeting: None.

Approval of Minutes

Steve Harper moved to approve the November 10, 2020 Administration Committee regular meeting minutes. Motion Passed 2-0.; Absent: Blackmon.

Discussion/Action Items

a. Monthly Budget Report November 2020 - Kimberly Belk

Budget Director, Kim Belk, reviewed the Budget Report for the Month of November 2020 and that Report is on file with the written minutes in the Clerk to Council's office and is attached to those minutes as Schedule A. Committee Member Allen Blackmon entered the meeting during this presentation.

b. Discussion of Salary Reallocation of Employee that Recently Resigned in Central Court - Magistrate Van Richardson

Magistrate Van Richardson could not attend the meeting and so Steve Willis provided information on the salary range for the Chief Magistrates from the South Carolina Association of Counties. He further explained that the Magistrate's Court wished to reallocate the salary for a position that they do not need to refill. He explained that the majority of the money would go towards increasing the pay of the Chief Magistrate and what was left over would be distributed among the Clerks' salaries.

The Committee took a break in the meeting beginning at approximately 10:53 a.m. After the break ended, Charlene McGriff called the meeting back to order at approximately 11:04 a.m.

After the Committee discussed the possible pay increase for the Chief Magistrate, Charlene McGriff suggested that the Committee not deal with an increase for the Clerks at this time.

Allen Blackmon moved that the Chief Magistrate's salary be increased to $85,743.00 and that the item be moved to full Council for discussion with a favorable recommendation. Seconded by Steve Harper. Motion Passed 3-0.

Steve Harper suggested that the salary increase be phased in over several years.

The Committee asked about an update on the IT Department. They asked that any emergency updates be given at the Committee level first. Steve Willis noted that they did not want to slow down work on the libraries. Kim Belk explained that the County lost the IT staff that had expertise to help get the libraries back on line. The Committee requested that they receive an update in January and explained that the County needed a comprehensive assessment of IT services once a new IT Director was hired.

Adjournment

Steve Harper moved to adjourn the Administration Committee regular meeting. Seconded by Allen Blackmon. Motion to Adjourn Passed 3-0. There being no further business, the Administration Committee meeting adjourned at approximately 11:25 a.m.

DRAFT

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Sherrie Simpson/Clerk to Council
Department: County Clerk
Date Requested to be on Agenda: 7/19/2021

Issue for Consideration:
The Infrastructure and Regulation (I & R) Committee will not meet again until January, 2022 at the earliest and there is a possibility that the Committee of the Whole meetings will continue in lieu of the I & R Committee meetings in 2022. Therefore, the minutes of the January 26, 2021 I & R Committee Special Meeting will need to be considered and approved or amended by Council, which includes the members of the I & R Committee.

Points to Consider:
The minutes from the January 26, 2021 I & R Committee Special Meeting are attached for the Council's review and approval.

Funding and Liability Factors:
N/A

Council Options:
Council can approve or amend the minutes.

Recommendation:
Approve the minutes as written.

ATTACHMENTS:

Description	Upload Date	Type
Draft Minutes from the 1-26-2021 Infrastructure and Regulation (I & R) Committee Special Meeting	7/9/2021	Backup Material

Council Members
District 4: Larry Honeycutt, Chair
District 1: Terry Graham
District 3: Billy Mosteller

Lancaster County
South Carolina

County Attorney
John K. DuBose III

Clerk to Council
Sherrie Simpson

January 26, 2021	3:00 PM	101 North Main Street Lancaster, SC 29720

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

MINUTES

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

Committee Members absent: None.

Staff Members/Others present: Steve Willis, County Administrator; Kim Belk, Interim Deputy County Administrator/Budget Director; John DuBose, County Attorney, via telephone; Sherrie Simpson, Clerk to Council; Rox Burhans, Development Services Director, via Conference Call; various staff; and citizens.

A quorum of the Lancaster County Infrastructure and Regulation (I & R) Committee was present for the meeting. The following press were notified of the meeting by e-mail in accordance with the Freedom of Information Act: *The Lancaster News*, *Kershaw News Era*, *The Rock Hill Herald*, Cable News 2, Channel 9 and the local government channel. The agenda was posted in the lobby of the County Administration Building and also on the County website the required length of time.

DRAFT

Call to Order Special Meeting - Committee Chair Larry Honeycutt

Larry Honeycutt called the Special Meeting of the Infrastructure and Regulation (I & R) Committee to order at approximately 3:02 p.m.

Approval of the Agenda

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

Citizens Comments

The following citizens signed up to speak during Citizens Comments: None.

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

Approval of Minutes

a. Approval of Minutes from the December 15, 2020 I & R Committee Regular Meeting

Terry Graham moved to approve the minutes [as listed above]. Seconded by Billy Mosteller. Motion Passed 3-0.

1. **Executive Session**

   a. One Item (AFTER EXECUTIVE SESSION, COUNCIL MEMBERS MAY MAKE MOTIONS IN OPEN SESSION):

      1. ***Negotiations Incident to a proposed Contractual Matter: Wilson Creek Development Agreement. SC Code 30-4-70(a)(2).***

Billy Mosteller moved to go into Executive Session. Seconded by Terry Graham. Motion Passed 3-0. At approximately 3:03 p.m., the I & R Committee went into Executive Session to discuss the following item: (1) negotiations incident to a proposed Contractual Matter: Wilson Creek Development Agreement, pursuant to SC Code 30-4-70(a)(2).

The I & R Committee came out of Executive Session and the Committee meeting resumed at approximately 4:09 p.m. Terry Graham moved to come out of Executive Session. Seconded by Billy Mosteller. Motion Passed 3-0.

Ken Holbrooks, Matthews, NC, of Provident Bayard, spoke regarding the Wilson Creek Development Agreement. He provided and reviewed a handout that was a Memo to the I & R Committee Members from Provident Bayard, LLC regarding the Wilson Creek Development Agreement and dated January 26, 2021 and that handout is attached as Schedule A to the written minutes in the Clerk to Council's office. The Committee discussed whether the proposed per roof top fee for the schools was an appropriate amount.

Terry Graham moved to go back into Executive Session. Motion Passed 3-0. At approximately 4:28 p.m., the I & R Committee went into back into Executive Session to discuss the following item: (1) negotiations incident to a proposed Contractual Matter: Wilson Creek Development Agreement, pursuant to SC Code 30-4-70(a)(2).

The I & R Committee came out of Executive Session and the Committee meeting resumed at approximately 4:48 p.m. Billy Mosteller moved to come out of Executive Session. Seconded by Terry Graham. Motion Passed 3-0.

Ken Holbrooks, Matthews, NC, of Provident Bayard, spoke regarding the Wilson Creek Development Agreement. He, again, reviewed a handout that was a Memo to the I & R Committee Members from Provident Bayard, LLC regarding the Wilson Creek Development Agreement and dated January 26, 2021 and that handout is attached as Schedule A to the written minutes in the Clerk to Council's office. The Committee noted that the Development Agreement should have an inflationary factor clause built into the per house building permit fee.

Billy Mosteller moved to send the Wilson Creek Development Agreement forward to full Council with some changes that were discussed at the meeting and with a positive recommendation from the I & R Committee. Seconded by Larry Honeycutt. Motion Passed 2-1. Ayes: Honeycutt, Mosteller; Nays: Graham

Adjournment

Terry Graham moved to adjourn the Special Meeting. Seconded by Billy Mosteller. Motion to Adjourn Passed 3-0. There being no further business, the I & R Committee Special Meeting adjourned at approximately 5:07 p.m.

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Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Sherrie Simpson / Clerk to Council
Department: County Clerk
Date Requested to be on Agenda: 7/19/2021

Issue for Consideration:
Approve or amend the minutes from the June 28, 2021 County Council regular meeting.

Points to Consider:
The draft minutes from the June 28, 2021 County Council regular meeting are attached for Council's review and consideration.

Funding and Liability Factors:
N/A

Council Options:
Council can approve or amend the minutes.

Recommendation:
Approve the minutes as written.

ATTACHMENTS:

Description	Upload Date	Type
Draft Minutes from the 6-28-2021 County Council Regular Meeting	7/7/2021	Backup Material

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

County Attorney
John K. DuBose III

Clerk to Council
Sherrie Simpson

June 28, 2021 | **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

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Council Members present: Allen Blackmon, Brian Carnes, Terry Graham, Steve Harper, Larry Honeycutt, Charlene McGriff and Billy Mosteller.

Council Members absent: None.

Staff Members/Others present: Steve Willis, County Administrator; Kim Belk, Interim Deputy County Administrator/Budget Director; John DuBose, County Attorney; Sherrie Simpson, Clerk to Council; Veronica Thompson, Chief Financial Officer; Rox Burhans, Development Services Director; Jeff Catoe, Public Services Director; Darren Player, Fire/Emergency Services Director; Sheriff Barry Faile, Lancaster County Sheriff's Office; various Elected Officials; various Department Heads; various staff; the press; 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 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 Charlene McGriff

Charlene McGriff 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. Motion Passed 7-0.

Special Presentations

Chairman Steve Harper recognized the nominees for Board Member of the Year: James Barnett with the Planning Commission, Cathie Catoe with the Historical Commission, Dr. Deborah B. Cureton with the Library Board, Robin Dawson with the Health and Wellness Commission, Clara Jones with the Community Relations Commission and Chief Justin McLellan with the Fire Commission. He also presented Chief Justin McLellan with the Ted Arant Board Member of the Year award.

Colin McAweeney presented an update on the Impact Fee Study. The study, entitled "Development Impact Fee Study," and his power point presentation, entitled "Impact Fee Study Overview," were provided as attachments to the June 28, 2021 agenda packet.

Citizens Comments

The following citizens signed up to speak in person during Citizens Comments: None.

The following citizens submitted written comments for Citizens Comments, which were acknowledged during the meeting by the County Administrator and for which each Council Member received a written copy of the comment at their seat:

1. Ronald Beck, Indian Land, SC, sent in a written comment in support of Impact Fees and that comment is attached as Schedule A to the written minutes in the Clerk to Council's Office;
2. Gina Norris, Indian Land, SC, sent in a written comment in support of Impact Fees and that comment is attached as Schedule B to the written minutes in the Clerk to Council's Office;
3. David, Sarah and Asa Anders, Indian Land, SC, sent in a written comment in opposition to the rezoning request and proposed development on Possom Hollow Road and that comment is attached as Schedule C to the written minutes in the Clerk to Council's Office;
4. Valerie Amidon, Indian Land, SC, sent in a written comment in support of Impact Fees and that comment is attached as Schedule D to the written minutes in the Clerk to Council's Office;
5. Keri McMillan, Fort Mill, SC, sent in a written comment in opposition to Impact Fees and that comment is attached as Schedule E to the written minutes in the Clerk to Council's Office;
6. Greg Ponder, Indian Land, SC, sent in a written comment in support of Impact Fees and in opposition to the rezoning on Possom Hollow Road and that comment is attached as Schedule F to the written minutes in the Clerk to Council's Office;
7. Debby Bosselman, Indian Land, SC, sent in a written comment in support of Impact Fees and that comment is attached as Schedule G to the written minutes in the Clerk to Council's Office; and
8. Brian Norris, Indian Land, SC, sent in a written comment in support of Impact Fees and that comment is attached as Schedule H to the written minutes in the Clerk to Council's Office.

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Consent Agenda

Billy Mosteller moved to approve Consent Agenda Items 7**a.**, 7**b.**, **7c.**, **7d.** and **7e.** [as listed in the Agenda packet, which are the same as Item **a.**, Item **b.**, Item **c.**, Item **d.** and Item **e.** listed below]. Seconded by Charlene McGriff. Motion Passed 7-0.

a. **Approval of Minutes from the June 14, 2021 County Council Regular Meeting**

b. **Approval of Minutes from the June 15, 2021 County Council Committee Of The Whole**

Meeting

c. **2nd Reading of Ordinance 2021-1743 regarding Rezoning Property from RN to INS (Applicant Trinity Baptist Church)**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone A One Acre Tract Of Property (TMS# 0025-00-034.13), Located On The East Side Of Steel Hill Road, Adjacent To Trinity Baptist Church At 1519 Steel Hill Road, Lancaster, South Carolina, From RN, Rural Neighborhood District, To INS, Institutional District.

d. **2nd Reading of Ordinance 2021-1745 regarding Rezoning Property from MX to RB (Applicant 1415, LLC)**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone A 5.3 Acre Tract Of Property (TMS # 0008-00-026.03), Located On The Northeast Corner Of The Intersection Of Edgewater Corporate Parkway And Possum Hollow Road, Lancaster, South Carolina, From MX, Mixed-Use District, To RB, Regional Business District.

e. **2nd Reading of Ordinance 2021-1746 regarding Amending the Unified Development Ordinance (UDO) regarding Off-Street Parking and Loading Requirements**

Ordinance Title: An Ordinance To Amend The Unified Development Ordinance ("UDO") Section 7.2.4., Off-Street Parking And Loading Requirements, To Modify Minimum Required Parking Spaces.

Non-Consent Agenda

Resolution 1157-R2021 Regarding the Establishment of the Van Wyck Fire Protection District

Resolution Title: A Resolution To Express The Intent Of County Council To Establish The Van Wyck Fire Protection District; To Provide Funding For The Proposed District Through The Imposition Of Rates And Charges; To Empower The County Council To Issue General Obligation Bonds Of The County For The Proposed District; To Provide For The Administration Of The Proposed District; To Order A Non-Binding Advisory Referendum On The Establishment Of The Proposed District; And To Order A Public Hearing On The Establishment Of The Proposed District.

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Terry Graham moved to approve Resolution 1157-R2021. Seconded by Brian Carnes. Motion Passed 7-0.

Resolution 1158-R2021 Regarding Premium Pay for Certain Employees

Resolution Title: A Resolution To Provide For Premium Pay For Certain Individuals In Certain County Departments In Accordance With The Interim Final Rule From Treasury For The American Rescue Plan.

Larry Honeycutt moved to approve Resolution 1158-R2021. Seconded by Allen Blackmon. Motion Passed 6-1.Ayes: Blackmon, Graham, Harper, Honeycutt, McGriff, Mosteller; Nays: Carnes

Resolution 1159-R2021 Regarding Amending the County Calendar

Resolution Title: A Resolution To Amend The Calendar Year 2021 County Council Committee Meeting Calendar.

Charlene McGriff moved to approve Resolution 1159-R2021. Seconded by Terry Graham.

Steve Willis explained that there was a scrivener's error on the August meeting date. He noted that the August meeting would be held on August 11th and not the 13th. He further noted that the Resolution that Council would sign would have the corrected date. Charlene McGriff moved to amend the Resolution to correct the scrivener's error on the August date to August 11, 2021. Seconded by Brian Carnes. The motion to amend Passed 7-0.

The motion to approve Resolution 1159-R2021 as amended Passed 7-0.

3rd Reading of Ordinance 2021-1741 regarding Consideration of the Fiscal Year 2021-2022 Budget

Ordinance Title: An Ordinance To Appropriate Funds And Approve A Detailed Budget For Lancaster County For The Fiscal Year Beginning July 1, 2021 And Ending June 30, 2022 (FY 2021-22); To Set Millage Rates For The Levy Of Ad Valorem Taxes; To Approve A Schedule Of Taxes, Fees And Charges For FY 2021-22; And To Provide For Matters Related Thereto.

Charlene McGriff moved to approve the 3rd Reading of Ordinance 2021-1741. Seconded by Terry Graham. Motion Passed 6-1.Ayes: Carnes, Graham, Harper, Honeycutt, McGriff, Mosteller; Nays: Blackmon

Public Hearing and 3rd Reading of Ordinance 2021-1726 regarding Adoption of the Capital Improvement Plan

Ordinance Title: An Ordinance To Adopt The Lancaster County Capital Improvements Plan 2021 Through 2031 As Recommended By The Lancaster County Planning Commission.

Steve Harper opened the Public Hearing for Ordinance 2021-1726 at approximately 6:51 p.m.
Steve Willis noted that no one signed up to speak at the Public Hearing for the Ordinance.
There were approximately 15 citizens in attendance during the Public Hearing for this Ordinance.
The following speakers came forward to make comments or sent in written comments regarding the Public Hearing for the Ordinance: None.
Steve Harper closed the Public Hearing at approximately 6:51 p.m.

Brian Carnes moved to defer the 3rd Reading of the Ordinance to the July 19, 2021 County Council meeting. Seconded by Charlene McGriff. Motion Passed 7-0.

Public Hearing and 3rd Reading of Ordinance 2021-1725 regarding Adopting a Parks & Recreation Development Impact Fee

Ordinance Title: An Ordinance Of The County Council Of Lancaster County, South Carolina ("Council") Establishing And Adopting A Parks & Recreation Development Impact Fee ("Impact Fee") To Be Imposed On All New Development In The Greater Panhandle Region Of Lancaster County; To Ensure That Parks & Recreation Facilities Will Be Available And Adequate To Accommodate The Need Expected To Be Generated From New Development in The Greater Panhandle Region Of Lancaster County Based On The County's Level Of Service Standards For Parks & Recreation Facilities And Capital Improvements Plan (CIP), And To Assign The Costs Of Such Parks & Recreation Facilities On A Proportionate Share Basis To New Development.

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Steve Willis noted that no one signed up to speak at the Public Hearing for Ordinance 2021-1725.
Steve Harper opened the Public Hearing for the Ordinance at approximately 6:53 p.m.
There were approximately 15 citizens in attendance during the Public Hearing for this Ordinance.
The following speakers came forward to make comments or sent in written comments regarding the Public Hearing for the Ordinance: None.
Steve Harper closed the Public Hearing at approximately 6:53 p.m.

Billy Mosteller moved to defer the 3rd Reading of Ordinance 2021-1725 to the July 19, 2021 County Council meeting. Seconded by Charlene McGriff. Motion Passed 7-0.

Public Hearing and 2nd Reading of Ordinance 2021-1722 regarding Adopting a Fire Development Impact Fee

Ordinance Title: An Ordinance Of The County Council Of Lancaster County, South Carolina ("Council") Establishing And Adopting A Fire Development Impact Fee ("Impact Fee") To Be Imposed On All New Development In The Greater Panhandle Region Of Lancaster County; To Ensure That Fire Facilities (Fire Stations And Fire Vehicles) Will Be Available And Adequate To Accommodate The Need Expected To Be Generated From New Development In The Greater Panhandle Region Of Lancaster County Based On The County's Level Of Service Standards For Fire Facilities And Capital Improvements Plan (CIP), And To Assign The Costs Of Such Fire Facilities On A Proportionate Share Basis To New Development.

Steve Willis noted that no one signed up to speak at the Public Hearing.
Steve Harper opened the Public Hearing for Ordinance 2021-1722 at approximately 7:00 p.m.

There were approximately 13 citizens in attendance during the Public Hearing for this Ordinance.
The following speakers came forward to make comments or sent in written comments regarding the Public Hearing for the Ordinance: None.
Steve Harper closed the Public Hearing at approximately 7:00 p.m.

Terry Graham moved to approve the 2nd Reading of Ordinance 2021-1722. Seconded by Brian Carnes.

Council discussed what effect Impact Fees would have on commercial development, the possible reduction of building fees to aid commercial development and the positive and negative aspects of Development Agreements versus Impact Fees. Brian Carnes moved to substitute the proposed 2nd Reading version contained in the agenda package for Ordinance 2021-1722. Seconded by Allen Blackmon. The motion to amend Passed 6-1. Ayes; Blackmon, Carnes, Graham, Harper, Honeycutt, McGriff; Nays: Mosteller

The motion to approve the 2nd Reading of Ordinance 2021-1722 as amended Passed 5-2. Ayes: Blackmon, Carnes, Graham, Honeycutt, McGriff; Nays: Harper, Mosteller

Public Hearing and 2nd Reading of Ordinance 2021-1723 regarding Adopting An Emergency Medical Services (EMS) Development Impact Fee

Ordinance Title: An Ordinance Of The County Council Of Lancaster County, South Carolina ("Council") Establishing And Adopting An Emergency Medical Services ("EMS") Development Impact Fee ("Impact Fee") To Be Imposed On All New Development In The Greater Panhandle Region Of Lancaster County; To Ensure That EMS Facilities (EMS Stations And Emergency Vehicles) Will Be Available And Adequate To Accommodate The Need Expected To Be Generated From New Development In The Greater Panhandle Region Of Lancaster County Based On The County's Level Of Service Standards For EMS Facilities And Capital Improvements Plan (CIP), And To Assign The Costs Of Such EMS Facilities On A Proportionate Share Basis To New Development

Steve Willis noted that no one signed up to speak at the Public Hearing.
Steve Harper opened the Public Hearing for Ordinance 2021-1723 at approximately 7:11 p.m.
There were approximately 13 citizens in attendance during the Public Hearing for this Ordinance.
The following speakers came forward to make comments or sent in written comments regarding the Public Hearing for the Ordinance: None.
Steve Harper closed the Public Hearing at approximately 7:11 p.m.

Allen Blackmon moved to bring the 2nd Reading of Ordinance 2021-1723 to floor for approval. Seconded by Charlene McGriff.

Brian Carnes moved to amend Ordinance 2021-1723 to include or substitute the 2nd Reading version attached in the agenda package. Seconded by Charlene McGriff. The motion to amend Passed 6-1. Ayes; Blackmon, Carnes, Graham, Harper, Honeycutt, McGriff; Nays: Mosteller

The motion to approve the 2nd Reading of Ordinance 2021-1723 as amended Passed 5-2. Ayes: Blackmon, Carnes, Graham, Honeycutt, McGriff; Nays: Harper, Mosteller

Public Hearing and 2nd Reading of Ordinance 2021-1724 regarding Adopting a Sheriff Development Impact Fee

Ordinance Title: An Ordinance Of The County Council Of Lancaster County, South Carolina ("Council") Establishing And Adopting A Sheriff Development Impact Fee ("Impact Fee") To Be Imposed On All New Development In The Greater Panhandle Region Of Lancaster County; To Ensure That Sheriff Facilities Will Be Available And Adequate To Accommodate The Need Expected To Be Generated From New Development In The Greater Panhandle Region Of Lancaster County Based On The County's Level Of Service Standards For Sheriff Facilities And Capital Improvements Plan (CIP), And To Assign The Costs Of Such Sheriff Facilities On A Proportionate Share Basis To New Development

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Steve Willis noted that no one signed up to speak at the Public Hearing.
Steve Harper opened the Public Hearing for Ordinance 2021-1724 at approximately 7:15 p.m.
There were approximately 13 citizens in attendance during the Public Hearing for this Ordinance.
The following speakers came forward to make comments or sent in written comments regarding the Public Hearing for the Ordinance: None.
Steve Harper closed the Public Hearing at approximately 7:15 p.m.

Larry Honeycutt moved to bring the 2nd Reading of Ordinance 2021-1724 to the floor for approval. Seconded by Charlene McGriff.

Brian Carnes moved to amend Ordinance 2021-1724 to substitute the attached 2nd Reading version in the place of the original version shown in the agenda package. Seconded by Allen Blackmon. The motion to amend Passed 6-1. Ayes; Blackmon, Carnes, Graham, Harper, Honeycutt, McGriff; Nays: Mosteller

The motion to approve the 2nd Reading of Ordinance 2021-1724 as amended Passed 5-2. Ayes: Blackmon, Carnes, Graham, Honeycutt, McGriff; Nays: Harper, Mosteller

Public Hearing and 2nd Reading of Ordinance 2021-1720 regarding Amending the Lancaster County Code of Ordinances Entitled, "Motor Vehicles And Traffic"

Ordinance Title: An Ordinance To Amend Chapter 21 Of The Lancaster County Code Of Ordinances Entitled, "Motor Vehicles And Traffic," To Provide Necessary Updates To The Chapter Governing The Disposition Of Derelict Or Abandoned Vehicles On Public Or Private Property.

Steve Willis noted that no one signed up to speak at the Public Hearing.
Steve Harper opened the Public Hearing for Ordinance 2021-1720 at approximately 7:18 p.m.
There were approximately 12 citizens in attendance during the Public Hearing for this Ordinance.
The following speakers came forward to make comments or sent in written comments regarding the Public Hearing for the Ordinance: None.
Steve Harper closed the Public Hearing at approximately 7:18 p.m.

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Allen Blackmon moved to bring the 2nd Reading of Ordinance 2021-1720 to the floor for approval. Seconded by Charlene McGriff.

Council and staff discussed whether the number of cars that could be in a yard without a violation should be changed, whether people working on cars for a hobby could be exempt from the Ordinance or whether they could apply for a waiver, possibly changing the exempt criteria, whether the definition for a junk vehicle could be changed and/or whether the value of the cars could trigger an exemption. Council and staff discussed whether the Ordinance should be deferred and discussed at the next Committee of the Whole meeting.

Allen Blackmon withdrew his motion to approve and Charlene McGriff withdrew her second.

Terry Graham moved to defer the 2nd Reading of Ordinance 2021-1720 until the August 10, 2021 Council meeting and have a discussion of the Ordinance at the July Committee of the Whole meeting. Seconded by Charlene McGriff. The motion to defer Passed 7-0.

Discussion and Action Items

Approval of Appointments to various Boards or Commissions

- Troy L. Fitzpatrick to the Catawba Community Mental Health Center Board as a Lancaster County representative (Recommendation for appointment to be approved by the Governor's Office)
- Amber Pelham to the Historical Commission as an At Large representative to fill a four year term that would expire on 06/30/2025 (1st Term)
- Ellen Belk to the Health and Wellness Commission as the Council on Aging representative to fill a four year

term that would expire on 06/30/2025 (1st Term)

- Khaleek Chapman to the Health and Wellness Commission as the District 6 representative to fill an unexpired term that would end on 06/30/2023
- Ann H. Christie to the Historical Commission as the District 6 representative to fill an unexpired term that would end on 06/30/2023
- Hal Crenshaw to the Board of Assessment Appeals as the District 3 representative to fill a four year term that would expire on 06/30/2025 (3rd Term - requires a super majority vote of Council for approval)
- George Kirlin to the Library Board as the District 7 representative to fill a four year term that would expire on 06/30/2025 (2nd Term)
- Frances Liu to the Board of Zoning Appeals as the District 7 representative to fill a four year term that would expire on 06/30/2025 (3rd Term - requires a super majority vote of Council for approval)
- Beverly Williams to the Board of Zoning Appeals as the District 1 representative to fill a four year term that would expire on 06/30/2025 (1st Term)
- Kristen E. Blanchard to the Keep Lancaster County Beautiful Committee as one of the District 1 representatives to fill a four year term that would expire on 06/30/2025 (2nd Term)
- B. Jerry Marcus to the Historical Commission as the District 1 representative to fill a four year term that would expire on 06/30/2025 (1st Term)
- Alan Patterson to the Planning Commission as the District 1 representative to fill a four year term that would expire on 06/30/2025 (1st Term)
- Notasha D. Smalls to the Health and Wellness Commission as the District 1 representative to fill a four year term that would expire on 06/30/2025 (1st Term)
- Scott McMullen to the Indian Land Fire Protection District Fee Board to fill a four year term that would expire on 06/30/2025 (1st Term)
- Joe C. Grier to the Historical Commission as the District 5 representative to fill a four year term that would expire on 06/30/2025 (4th Term - Requires a super majority vote of Council for approval)
- Robert Ziembicki to the Airport Advisory Board as the District 1 representative to fill a four year term that would expire on 06/30/2025 (2nd Term)
- Lisa W. Roddey to the Health and Wellness Commission as the Hospital representative to fill a four year term that would expire on 06/30/2025 (1st Term)
- William A. Parker, Jr. to the Indian Land Fire Protection District Fee Board to fill a four year term that would expire on 06/30/2025 (2nd Term)

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Brian Carnes moved to approve all of these appointments to the Boards and Commissions. Seconded by Larry Honeycutt. Motion Passed 7-0.

Local Emergency Planning Grants - Steve Willis/Darren Player

Steve Willis explained that the Local Emergency Planning Grants were for information only for Council because they do not have a local cash match. He explained that the local match for the grants were usually taken care of through in kind services.

Status of items tabled, recommitted, deferred or held

a. DEFERRED - 2nd Reading of Ordinance 2021-1728 regarding Amending the Unified Development Ordinance (UDO) for Outdoor Shooting Ranges/Turkey Shoots

Ordinance Title: An Ordinance To Amend The Unified Development Ordinance ("UDO") Section 2.5.3, Use Table; Section 5.5.12, Shooting Range, Outdoor; Section 5.12.3, Temporary Uses Limited To Specific Districts; And Section 5.12.4, Temporary Uses With Specific Requirements; To Modify Those Zoning Districts In Which An Outdoor Shooting Range Is A Permissible Use And To Modify Those Regulations Concerning How An Outdoor Shooting Range May Be Permitted, As Well As Providing For Turkey Shoots As A Temporary Use In Certain Zoning Districts And The Standards By Which Turkey Shoots May Be Approved. - ***Planning Department Case Number: UDO-TA-2020-2957. Planning Commission recommended approval by a vote of 5-2. Passed 6-0 at the April 12, 2021 County Council Meeting (Terry Graham Abstained). - Rox Burhans***

This item was not discussed during the Council meeting and was for information only for Council and citizens.

Miscellaneous Reports and Correspondence

a. Update on Road Work

Jeff Catoe and Steve Willis provided an overview of road work from 2019 through 2021 and that information is attached in the Agenda Item Summary in the agenda packet. Brian Carnes noted, for the record, that the 2nd phase of paving for Possum Hollow Road was being delayed due to supply shortages and delays. Jeff Catoe provided a brief overview of the County's current road work. Council asked that staff place an update of roads to be paved on the County website to keep citizens informed.

Citizens Comments

All citizens were heard during the Citizens Comments held at the beginning of the Council meeting.

Executive Session

There was no Executive Session held during the Council meeting.

DRAFT

Adjournment

Larry Honeycutt moved to adjourn the regular meeting of Council. Seconded by Terry Graham. The motion to adjourn passed 7-0. There being no further business, the regular meeting of Council adjourned at approximately 7:46 p.m.

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2021-1743 / Planning Case Number: RZ-2020-3013
Contact Person / Sponsor: Katie See/Senior Planner
Department: Planning
Date Requested to be on Agenda: 7/19/2021

Issue for Consideration:
Application by Trinity Baptist Church to rezone approximately one acre of property (TM # 0025-00-034.13) located on the east side of Steel Hill Road, adjacent to Trinity Baptist Church at 1519 Steel Hill Road. The request is to rezone from Rural Neighborhood (RN) to Institutional (INS) within Lancaster County. This is a companion case to RZ-2020-3001 within the Town of Van Wyck.

Points to Consider:
The applicant has requested to rezone two parcels of land totaling 9.9 acres, each adjacent to the existing church located at 1519 Steel Hill Road, to accommodate future growth of the church. The rezoning request consists of two applications, RZ-2020-3001 (Town of Van Wyck) and RZ-2020-3013 (LC). Only RZ-2020-3013 requires action by the Lancaster County Planning Commission.
The Van Wyck Planning Commission held a public hearing on RZ-2020-3013 on May 25, 2021. They voted to continue the item to the June 22, 2021 PC meeting.

Funding and Liability Factors:
NA

Council Options:
Approve or deny request to rezone.

Recommendation:
Planning Commission recommended approval by a vote of 3-1 at the May 18, 2021 meeting.

Staff recommends approval of the request to rezone.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2021-1743	6/2/2021	Ordinance
Staff Report	5/14/2021	Exhibit
Lan Co Application	5/11/2021	Exhibit
Boundary Survey	5/11/2021	Exhibit
Van Wyck Application	5/11/2021	Exhibit
Trinity Location Map	5/3/2021	Exhibit
Van Wyck Draft FLU	5/11/2021	Exhibit

STATE OF SOUTH CAROLINA (
(
COUNTY OF LANCASTER (

ORDINANCE NO. 2021-1743

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE A ONE ACRE TRACT OF PROPERTY (TMS# 0025-00-034.13), LOCATED ON THE EAST SIDE OF STEEL HILL ROAD, ADJACENT TO TRINITY BAPTIST CHURCH AT 1519 STEEL HILL ROAD, LANCASTER, SOUTH CAROLINA, FROM RN, RURAL NEIGHBORHOOD DISTRICT, TO INS, INSTITUTIONAL DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Trinity Baptist Church, applied to rezone a 1 acre, more or less, parcel of property located on the east side of Steel Hill Road, adjacent to Trinity Baptist Church at 1519 Steel Hill Road, Lancaster, South Carolina (TMS # 0025-00-034.13) from RN, Rural Neighborhood District, to INS, Institutional District.

(b) On May 18, 2021, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a 3-1 vote, recommended approval of the rezoning request.

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

The Rural Living Future Land Use Category is the dominant future land use category in Lancaster County. The requested INS district is consistent with the Rural Living Future Land Use category.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from RN, Rural Neighborhood District, to INS, Institutional District, for the following properties as identified by tax map number or other appropriate identifier:

Tax Map No. 0025-00-034.13

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 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 _____, 2021.

LANCASTER, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading: June 14, 2021
Public Hearing: June 14, 2021
Second Reading: June 28, 2021
Third Reading: July 19, 2021

Approved as to form:

_____
John DuBose, County Attorney

+PROPOSAL:	Request to rezone approximately 9.9 acres of property (TM# 0025-00-034.13 and 0025-00-034.14)
PROPERTY LOCATION:	Two parcels located north, east and south of Trinity Baptist Church, located at 1519 Steel Hill Road
CURRENT ZONING DISTRICT:	Rural Neighborhood (RN)
PROPOSED ZONING DISTRICT:	Institutional (INS) District (RZ-2020-3001; Van Wyck) Institutional (INS) District (RZ-2020-3013; Lancaster County)
APPLICANT:	Trinity Baptist Church
COUNCIL DISTRICT:	District 1, Terry Graham

OVERVIEW:

Proposal

The applicant has requested to rezone two parcels of land totaling 9.9 acres, each adjacent to the existing church located at 1519 Steel Hill Road, to accommodate future growth of the church. The rezoning request consists of two applications, RZ-2020-3001 and RZ-2020-3013. Only RZ-2020-3013 requires action by the Lancaster County Planning Commission. The requests are summarized below:

1) RZ-2020-3001: Request to rezone approximately 8.9 acres of property (TM # 0025-00-034.14) located on the east side of Steel Hill Road, adjacent to Trinity Baptist Church at 1519 Steel Hill Road. The request is to rezone from Rural Neighborhood (RN) to Institutional (INS) within the Town of Van Wyck.

2) RZ-2020-3013: Application by Trinity Baptist Church to rezone approximately one acre of property (TM # 0025-00-034.13) located on the east side of Steel Hill Road, adjacent to Trinity Baptist Church at 1519 Steel Hill Road. The request is to rezone from Rural Neighborhood (RN) to Institutional (INS) within unincorporated Lancaster County.

Site Information

The applicant, Trinity Baptist Church, owns three parcels of land. One parcel is improved with the existing church facility while the other two parcels (subject of the proposed rezoning applications) are both vacant. The parcel with the church is located in unincorporated Lancaster County as is the one-acre parcel. The 8.9-acre parcel is located within the Town of Van Wyck.

Staff has recommended that the applicant annex the two parcels in unincorporated Lancaster County into the Town of Van Wyck. While the existing zoning districts and the proposed zoning districts are the same, future development on the parcels is likely to be challenging for Lancaster County staff and County Council, Van Wyck staff and Town Council, as well as the applicant, due to the split jurisdictions.

Currently, Lancaster County staff is responsible for administering the UDO on behalf of, and in coordination with, the Town of Van Wyck, who has adopted the County UDO and future amendments by

reference. The Town of Van Wyck Planning Commission reviews applications provided by staff in order to make a recommendation to Town Council, who ultimately determines whether to approve or deny requests. However, the Town of Van Wyck anticipates the adoption of their first Comprehensive Plan in July, 2021. They will adopt their own UDO in the future as well.

Most development projects involving multiple parcels result in combining parcels, or at least some combination when the project is known. In this situation involving three parcels within two different jurisdictions, one parcel will eventually be subject to the Town of Van Wyck Comprehensive Plan and UDO, while the other two will be subject to the Lancaster County Comprehensive Plan and UDO. This will not allow for a coordinated and efficient development process. As an example, structures cannot be placed over parcel lines and some UDOs do not permit parking lots as a principle use, which could be a limiting factor.

Despite the challenges outlined above, staff recommends the request to rezone both parcels to Institutional.

Summary of Adjacent Zoning and Uses
The properties are surrounded by RN zoned properties with the exception of Trinity Baptist Church, which is zoned INS.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Van Wyck	RN	Single-Family Residential
South	Van Wyck	RN	Vacant/Wooded
East	Van Wyck	RN	Vacant/Wooded
West	Van Wyck	RN	Single-Family Residential; Vacant

ANALYSIS & FINDINGS:

Zoning Districts
As previously noted, the subject properties are currently zoned RN District. Pursuant to UDO Chapter 2.3, the RN District *is established to protect the residential character of communities and neighborhoods in the rural area at a density of 1.0 dwelling unit per acre. The district is intended to promote rural living, protect farmland, and to maintain the low density residential.*

Request to Rezone to INS
The 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
As noted previously, the subject properties are surrounded by the RN and INS Districts. The INS District is intended to allow for academic and religious campuses, governmental and health facilities. Currently, this

area can be characterized by single-family homes on lots of varying sizes as well as vacant parcels. Staff finds that the proposed rezoning of each property to INS District is generally compatible with the surrounding area and consistent with UDO Section 2.3.

RELATIONSHIP TO PUBLIC PLANS

Lancaster County Comprehensive Plan Consistency

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

The Rural Living Future Land Use Category is the dominant future land use category in Lancaster County. The requested INS district is consistent with the Rural Living Future Land Use category.

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

The requested zoning district of Institutional is consistent with the Future Land Use Map for Lancaster County. However, the Town of Van Wyck's first Comprehensive Plan and Future Land Use Map is anticipated to be adopted by the Van Wyck Town Council in July, 2021. According to the draft Comprehensive Plan, the 8.9-acre parcel (within the Town of Van Wyck) is proposed to have the future land use designation of Rural Conservation, while the existing church and one-acre parcel (within Lancaster County) are proposed to be designated Institutional (*see Van Wyck DRAFT Future Land Use Map*). The future land use designation of the subject parcels would differ in addition to UDO requirements and jurisdiction procedures.

INFRASTRUCTURE CONSIDERATIONS

Transportation

The subject parcels are located approximately 0.4 miles north of the intersection of Van Wyck and Steel Hill Roads. No Transportation Impact Analysis (TIA) is required for this rezoning request.

Traffic volumes on Steel Hill Road are shown below:

Street	**Vehicles Per Day**		
	2019	**2016**	**2013**
Steel Hill Road	1,250	350	275
Source: SCDOT Traffic Counts 2009-2019			

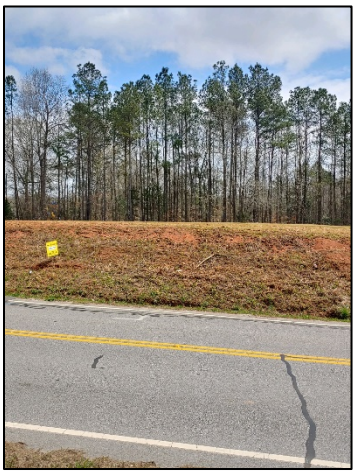
Public Utilities
Water is available to this site through LCWSD. The site would require a septic system with permits from SCDHEC.

Public Schools
The subject properties are in the attendance zones of Van Wyck Elementary, Indian Land Middle and Indian Land High Schools. Capacity should be improved with the opening of the Indian Land Intermediate and High Schools within the next year.

PHOTOS OF PROJECT AREA:



Looking directly at subject property from Steel Hill Road



Looking directly at subject property from Steel Hill Road



Looking north along Steel Hill Road



Looking south along Steel Hill Road

STAFF RECOMMENDATION:

The Lancaster County Planning Commission is only taking action on RZ-2020-3013 (TM # 0025-00-034.13).

Staff recommends **approval** of the requests to rezone TM # 0025-00-034.13 and 0025-00-034.14.

Pursuant to the following findings of fact for RZ-2020-3001 and RZ-2020-3013:

1. That the request consists of the following parcels: TM # 0025-00-034.13 and 0025-00-034.14;
2. That the subject parcels are located within two different jurisdictions, Van Wyck and unincorporated Lancaster County;
3. That the subject parcels are currently zoned RN District and proposed to be rezoned to INS District;
4. That the subject parcels currently have a Future Land Use designation of Rural Living, and a Community Type of Rural Living according to the Lancaster County Future Land Use Map; and
5. That the proposed INS District is generally consistent with the surrounding area which is comprised of RN and INS Districts.

ATTACHMENTS:

1. Rezoning Applications – Lancaster County and Van Wyck
2. Location Map/ Zoning Map
3. Van Wyck Draft Future Land Use Map

STAFF CONTACT:

Katie See, AICP, Senior Planner
ksee@lancastersc.net | 803-416-9395

Lancaster County
South Carolina

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.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 (none assigned) adjacent to 1579 Steel Hill Road
City VAN WYCK State SC Zip 29744 Tax Parcel ID 025-00-034.13
Current Zoning RN Current Use vacant
Proposed Zoning INS Total Acres 1.0
Project Description Trinity Baptist Church seeks to rezone this tract from RN to INS to match the adjoining Church main campus to allow future growth of the Church.

Surrounding Property Description NORTH: TBC +/- 5.0 ac zoned INS; WEST: Steel Hill Road; SOUTH: Richard Ashley +/- 1.68 ac zoned RN; EAST: TBC +/- 8.905 ac zoned RN

CONTACT INFORMATION

Applicant Name DR. RICKY D. LOVE SR. PASTOR
Address 1579 Steel Hill Road
City VAN WYCK State SC Zip 29744 Phone 803/313-9357
Fax _____ Email vanessalavey@comporium.net
Property Owner Name TRINITY BAPTIST CHURCH OF VAN WYCK, INC.
Address 1579 Steel Hill Road
City VAN WYCK State SC Zip 29744 Phone 803/313-9357
Fax _____ Email vanessalavey@comporium.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.

Dr. Ring D. Coyle (Pastor) — 12/1/2020

Applicant — Date

Trinity Baptist Church of Van Wyck, Inc — 12/1/2020

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 $325.00
- Rezoning Application Fee – multi parcel $500.00

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.

LINE TABLE		
LINE	LENGTH	BEARING
L1	33.96	S82°45'41"E
L2	127.41	S82°45'41"E
L3	199.44	N80°04'55"E
L4	148.82	S34°06'00"W
L5	209.01	S85°55'52"E
L6	86.84	N88°44'33"E
L7	253.88	S39°36'08"E
L8	256.84	N59°57'05"E
L9	111.33	S27°36'17"E
L10	51.33	N50°51'57"E
L11	64.92	S20°40'53"E
L12	19.64	S28°47'55"W
L13	6.46	N47°49'34"W
L14	90.87	N35°30'42"W
L15	151.59	N48°47'19"W
L16	248.85	N36°23'05"W
L17	120.49	N11°51'24"W
L18	105.71	N23°58'10"W
L19	101.55	N07°05'05"E
L20	60.89	S02°43'19"E
L21	141.83	N39°00'25"W
L22	86.22	N26°08'38"W
L23	36.77	N13°47'06"W
L25	38.79	N15°57'29"W
L26	66.21	N59°00'53"W
L27	35.49	S14°18'57"W
L29	16.80	N71°40'37"W
L31	38.18	N72°34'21"W
L32	90.87	N78°44'13"W
L33	53.35	N60°41'13"W
L34	39.97	S86°58'16"W
L35	177.70	S82°56'11"E
L36	48.35	N62°37'28"W
L37	23.28	N70°39'17"W
L39	50.72	N56°57'56"W
L40	21.13	N53°03'55"W
L41	142.52	S54°09'35"E
L42	255.39	N35°47'13"E
L43	247.82	S58°21'22"E
L44	141.32	S58°13'46"E
L45	110.55	S38°38'25"W
L46	152.39	S57°43'33"W
L47	125.41	N83°02'41"W
L48	277.11	S46°30'23"W
L49	195.63	N54°30'39"W

PROPERTY OWNERS

1.
BEN MASSEY
DEED BOOK N/A PAGE N/A
PLAT N/A

2.
TRINITY BAPTIST CHURCH OF VAN WYCK INC.
DEED BOOK 788 PAGE 342
PLAT 2013-746 A&B
AREA= 5.020 AC.
TAX ID# 0025-00-034.03

3.
TRINITY BAPTIST CHURCH OF VAN WYCK INC.
DEED BOOK 1106 PAGE 176
PLAT 2017- 854
AREA= 1.000 AC.
TAX ID# 0025-00-034.13

4.
RICHARD A. ASHLEY
AREA= 1.687 AC.
DEED BOOK 498 PAGE 300
PLAT 2001-390 (TRACT B)
REMAINING PORTION OF
TAX ID# 0025-00-034.08

5.
RICHARD A. ASHLEY
DEED BOOK C-6 PAGE 3183
PLAT 2809
REMAINING PORTION OF
TAX ID# 0025-00-034.01

6
TRINITY BAPTIST CHURCH OF VAN WYCK INC.
TRACT 2 1.338 AC.

7
TRINITY BAPTIST CHURCH OF VAN WYCK INC.
TRACT 1 AREA= 7.507 AC

TRACTS 6 & 7 ARE TO BE DEEDED TO TRINITY BAPTIST CHURCH OF VAN WYCK, INC. FROM RICHARD A. ASHLEY.

HATCHED AREA IS PROPERTY THAT TRINITY BAPTIST CHURCH OF VAN WYCK OWNES.

VINICITY MAP
NTS

SITE

ERIC J. & ASHLEY R. DADE
DEED BOOK 1231 PAGE 132
PLAT 2001-246
TAX ID# 0025-00-034.05

FERREL L. & ROSA WALL SANSBURY
821 OBENOSKY ROAD
DEED BOOK 117 PAGE 201
PLAT 2001-625,2001-473,2001-264 & 265
TAX ID# 0025-00-034.09 & 34.07

RICHARD A. ASHLEY
HAS A TOTAL OF
52.514 AC. LEFT BETWEEN
TAX ID# 0025-00-034.01 & 34.08

ASHE BRICK CO.
DEED BOOK D-6 PAGE 3298
PLAT N/A
TAX ID# 0025-00-020.06

JOSEPH C. CLAKK, Jr. & LAURAL L. CLARK
DEED BOOK 949 PAGE 96
PLAT 2015-617
TAX ID 0025-00-027.00

RICHARD A. ASHLEY
DEED BOOK 977 PAGE 341
PLATS 5895, 2001-264, 2001-1005, 99-024
TAX ID 0025-00-034.00

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

A PROTION OF THIS PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD AREA
FEMA MAP # 45057C0130D
PANEL 130 OF 550 ZONE "A"
EFFECTIVE DATE JUNE 16, 2011

NOTE: This lot does not have any encroachments or projections 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: 04/24/2019
CHECKED BY: JCC	TAX ID PARCEL 0025-00-034.01
JOB NO.: 18-02-9	SHEET 1 OF 1

APPROVED FOR RECORDING
Ashley Davis 5/29/2019
Planning Official Date
This plat must be recorded by the following date: 7/29/2019

2019009109
PLAT LARGE
RECORDING FEES $20.00
PRESENTED & RECORDED:
06-27-2019 01:51 PM
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: CANDICE PHILLIPS DEPUTY
BK:PLAT 2019
PG:342-342

Plat Of Property Of
Richard A. Ashley
Located At
1519 Steele Hill Road
Van Wyck Community
9 Miles North Of
Lancaster, South Carolina
Lancaster County
Scale 1" = 200' Date 03/08/2018

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

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

Lancaster County
South Carolina

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
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ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

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- Signatures of Applicant and Property Owner
- Deed and survey plat or boundary survey
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Current Zoning RN Current Use
Proposed Zoning INS Total Acres +/- 8.905
Project Description Trinity Baptist Church seeks to rezone this tract from RN to INS to match the adjoining Church main campus to allow future growth of the Church.

Surrounding Property Description NORTH: DREW S. MOORMAN +/- 16.33 ac zoned RN; SOUTH: TBC +/- 5.02 ac zoned INS; EAST: Richard Ashley +/- 121.19 ac zoned RN; WEST: Steel Hill Road

CONTACT INFORMATION

Applicant Name DR. RICKY D. COX, SENIOR PASTOR
Address 1519 Steel Hill Road
City VAN WYCK State SC Zip 29744 Phone 803/313-9357
Fax Email vanessalaney@comporium.net
Property Owner Name TRINITY BAPTIST CHURCH OF VAN WYCK, INC
Address 1519 Steel Hill Road
City Van Wyck State SC Zip 29744 Phone 803/313-9357
Fax Email vanessalaney@comporium.net

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

Dr. Ricky D. Cope (Pastor) 12/1/2020

Applicant Date

Trinity Baptist Church of Van Wyck, INC. 12/1/2020

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**

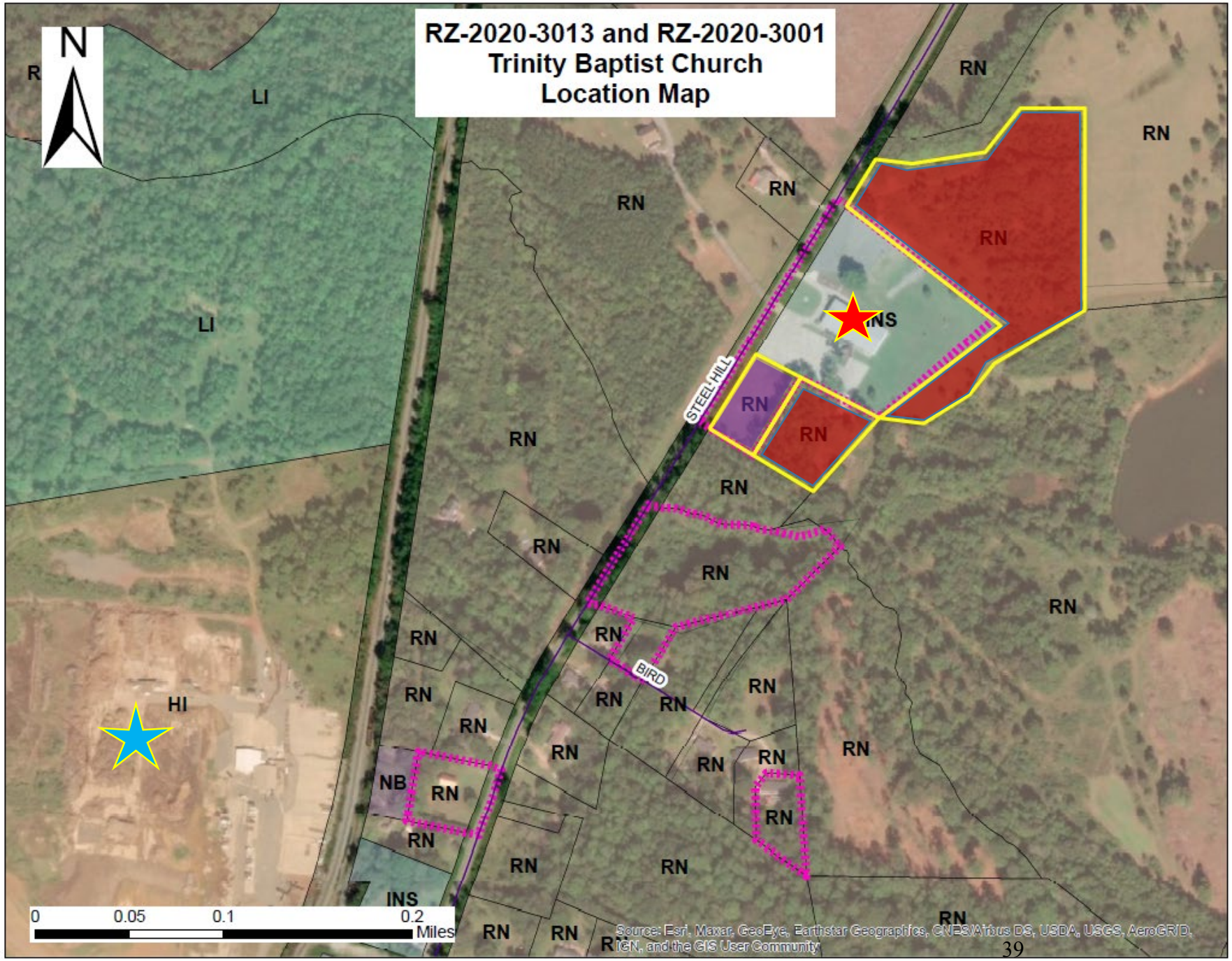
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
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- Rezoning Application Fee – multi parcel $500.00

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- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
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3. **County Council**

- Approves, denies, or submits application to the Planning Commission for further study.
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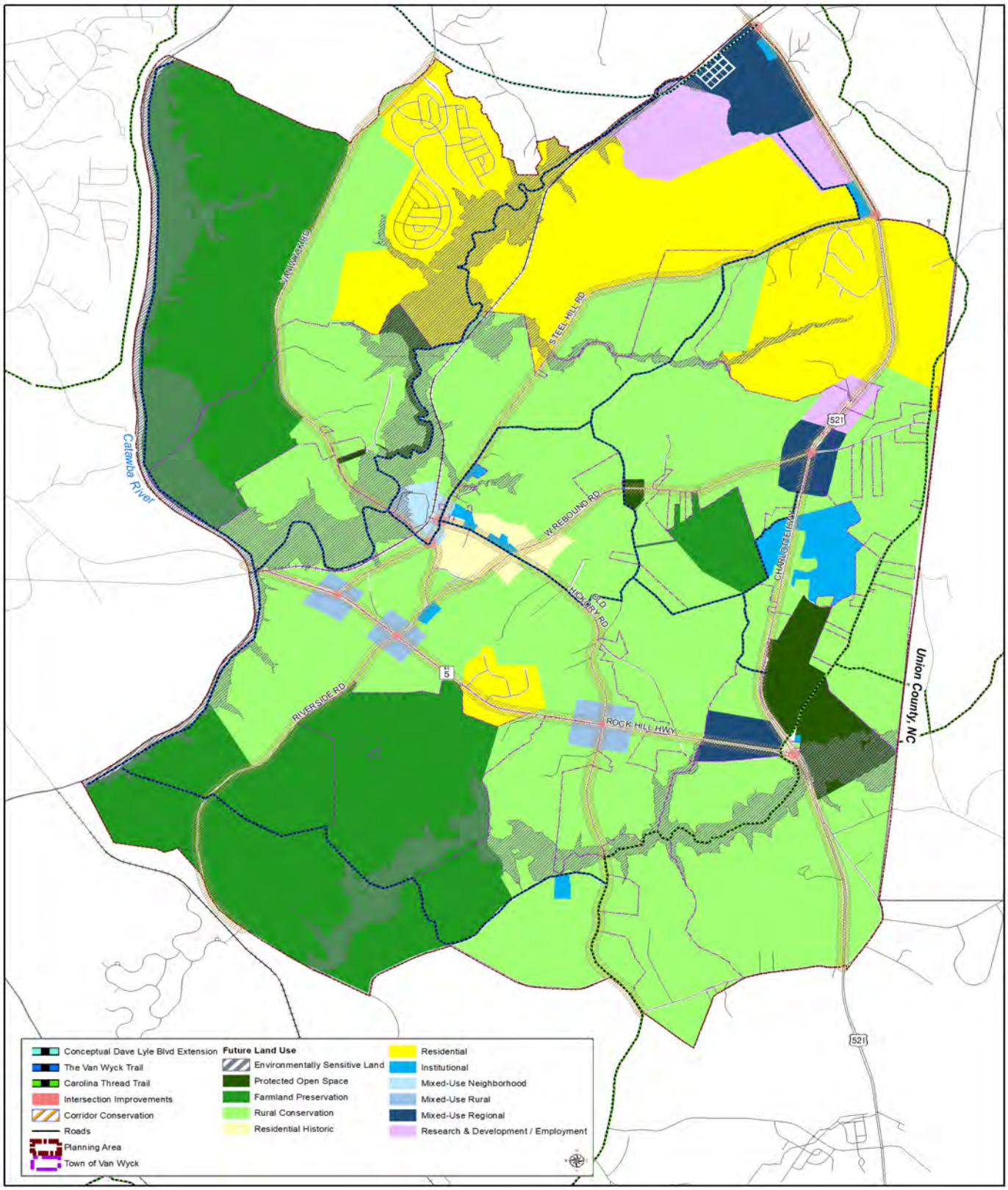


Lancaster County
South Carolina

Legend:

- Subject Properties
- RZ-2020-3013: County Jurisdiction
- RZ-2020-3001: Van Wyck Jurisdiction
- Parcels NOT incorporated into Van Wyck
- Trinity Baptist Church
- Van Wyck Brickyard

Figure 3.2 Future Land Use Plan



Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2021-1745 / Planning Case Number: RZ-2021-0747
Contact Person / Sponsor: Ashley Davis /Planning
Department: Planning
Date Requested to be on Agenda: 7/19/2021

Issue for Consideration:
Application by 1415 LLC to rezone approximately 5.3 acres of property (TM # 0008-00-026.03) located on the north side of Edgewater Corporate Parkway. The request is to rezone from Mixed Use (MX) to Regional Business (RB).

Points to Consider:
Proposal
The applicant has requested to rezone a parcel 5.3 acres in size. The intent is to construct medical offices on the parcel.
Background
This parcel was originally contemplated as a part of the large Mixed-Use rezoning performed by the County in August, 2020 (RZ-020-1614). At that time the owner of the property requested to be removed from the rezoning and to maintain the zoning of MX on this parcel. At that time, Planning staff recommended that this parcel be zoned Regional Business (RB) to be consistent with other properties within the Edgewater Corporate Park. This parcel is currently non-conforming as it does not meet the required minimum acreage of the MX district (25 acres).
This parcel is subject to the original preliminary plat for the Edgewater Corporate Park approved November, 2005. In order to develop using current Regional Business (RB) setbacks the applicant will need to amend the original preliminary plat in the future, otherwise any development will be held to the original approved setbacks.

Funding and Liability Factors:
N/A

Council Options:
To approve or deny the rezoning request.

Recommendation:
Staff recommends approval of the request to rezone 5.3 acres (TM # 0008-00-026.03) from Mixed-Use (MX) District to Regional Business (RB) District.

Planning Commission recommended approval by a vote of 4-0.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2021-1745	6/4/2021	Ordinance
Planning Staff Report	5/11/2021	Planning Staff Report
Exhibit 1: Application	5/11/2021	Exhibit
Exhibit 2: Zoning Map	5/4/2021	Exhibit
Supporting Documents	5/11/2021	Exhibit

STATE OF SOUTH CAROLINA (
(
COUNTY OF LANCASTER (

ORDINANCE NO. 2021-1745

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE A 5.3 ACRE TRACT OF PROPERTY (TMS# 0008-00-026.03), LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF EDGEWATER CORPORATE PARKWAY AND POSSUM HOLLOW ROAD, LANCASTER, SOUTH CAROLINA, FROM MX, MIXED-USE DISTRICT, TO RB, REGIONAL BUSINESS DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) 1415, LLC, applied to rezone a 5.3 acre, more or less, parcel of property located on the northeast corner of the intersection of Edgewater Corporate Parkway and Possum Hollow Road, Lancaster, South Carolina (TMS # 0008-00-026.03) from MX, Mixed-Use District, to RB, Regional Business District.

(b) On May 18, 2021, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a unanimous vote recommended approval of the rezoning request.

(c) The Future Land Use Category of the subject properties is Neighborhood Mixed-Use, which corresponds to the Community Type of Walkable Neighborhood. The adopted Comprehensive Plan states that the Suburban Single-Family Neighborhood Community Type *"is synonymous with the Place Type "Mixed-Use Neighborhood." This is due to its very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value. This Place Type and Community Type has its roots in the traditional character of American communities during the early part of the 20th century, and has been revived in recent decades as a relevant option for future development."*

The Neighborhood Mixed-Use Future Land Use Category extends across the northern half of the panhandle, terminating at Highway 75/Waxhaw Highway. The Neighborhood Mixed-Use Future Land Use Category and Walkable Neighborhood Community Type are, by default, intended to be compatible with the existing suburban character of the area.

The requested RB District is consistent with the Neighborhood Mixed-Use Future Land Use Category.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from MX, Mixed-Use District, to RB, Regional Business District, for the following properties as identified by tax map number or other appropriate identifier:

Tax Map No. 0008-00-026.03 (5.3 acre, more or less, portion thereof)

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 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 _____, 2021.

LANCASTER, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading: June 14, 2021
Public Hearing: June 14, 2021
Second Reading: June 28, 2021
Third Reading: July 19, 2021

Approved as to form:

_____
John DuBose, County Attorney

PROPOSAL:	Request to rezone 5.3 acres of property
PROPERTY LOCATION:	Subject parcel is located on the northeast corner of the intersection of Edgewater Corporate Parkway and Possum Hollow Road (TM# 0008-00-026.03).
CURRENT ZONING DISTRICT:	Mixed-Use (MX) District
PROPOSED ZONING DISTRICT:	Regional Business (RB) District
APPLICANT:	1415, LLC
COUNCIL DISTRICT:	District 7, Brian Carnes

OVERVIEW:

Proposal

The applicant has requested to rezone a parcel 5.3 acres in size. The intent is to construct medical offices on the parcel.

Background

This parcel was originally contemplated as a part of the large Mixed-Use rezoning performed by the County in August, 2020 (RZ-020-1614). At that time the owner of the property requested to be removed from the rezoning and to maintain the zoning of MX on this parcel. At that time, Planning staff recommended that this parcel be zoned Regional Business (RB) to be consistent with other properties within the Edgewater Corporate Park. This parcel is currently non-conforming as it does not meet the required minimum acreage of the MX district (25 acres).

This parcel is subject to the original preliminary plat for the Edgewater Corporate Park approved November, 2005. In order to develop using current Regional Business (RB) setbacks the applicant will need to amend the original preliminary plat in the future, otherwise any development will be held to the original approved setbacks.

Site Information

The parcel proposed to be rezoned is currently vacant. Access will be provided via Edgewater Corporate Parkway.

Summary of Adjacent Zoning and Uses

The properties are surrounded predominantly by LDR, GB and RN zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	NB	City Electric Supply
South	Lancaster County	MX	The Flats Apartments
East	Lancaster County	RB	Vacant Parcel
West	Lancaster County	PB	Single-Family Residential

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently zoned MX. This district requires a minimum of 25 acres. Pursuant to UDO Chapter 2.3, the MX District *is established as a pedestrian-scaled, mixed-use district which caters to the everyday needs of nearby neighborhoods, stressing accessibility by automobiles, bicycles, and pedestrians. This district accommodates an active, pedestrian-friendly area of community-scale commercial, residential, office, and civic uses in both vertically mixed-use, as well as free-standing buildings. Retail should be placed at street level, with residential uses in rear or upper stories.*

Requested RB

UDO Chapter 2.3 describes the requested RB District as *generally located on the major thoroughfares in the community and provides opportunities for the provision of offices, services, and retail goods to meet the surrounding region. The regulations for this district are intended to accommodate the predominately auto-oriented pattern of existing development until such time that transportation network is retrofitted to accommodate more urban development patterns.*

Compatibility with Surrounding Area

As noted previously, the subject property within the Edgewater Corporate Park which is predominately zoned RB. Other surrounding parcels are zoned for commercial use in the NB, PB, and MX Districts. This District is generally compatible with the surrounding zoning designations.

RELATIONSHIP TO PUBLIC PLANS

The Future Land Use Category of the subject properties is Neighborhood Mixed-Use, which corresponds to the Community Type of Walkable Neighborhood. The adopted Comprehensive Plan states that the Suburban Single-Family Neighborhood Community Type "*is synonymous with the Place Type "Mixed-Use Neighborhood." This is due to its very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value. This Place Type and Community Type has its roots in the traditional character of American communities during the early part of the 20th century, and has been revived in recent decades as a relevant option for future development*." The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

The Neighborhood Mixed-Use Future Land Use Category extends across the northern half of the panhandle, terminating at Highway 75/Waxhaw Highway. The Neighborhood Mixed-Use Future Land Use Category and Walkable Neighborhood Community Type are, by default, intended to be compatible with the existing suburban character of the area.

The requested RB District is consistent with the Neighborhood Mixed-Use Future Land Use Category.

Walkable Neighborhood: Land Use Considerations		
Church	Condominium/Apartment	Community Park / Pocket Park
Government Building	Natural Area	Neighborhood Commercial
Professional Office	Restaurant	School
Single-Family Attached Home (Townhome/Duplex)	Single-Family Detached Home	

INFRASTRUCTURE CONSIDERATIONS

Transportation

There are no issues with traffic generated from this request at this time. The future plans for this parcel would likely create more than 50 peak hour trips to or from this location therefore a TIA would be required as part of their site plan submittal.

Public Utilities

Both public water and sewer are available in Edgewater Corporate Park.

Public Schools

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

PHOTOS OF PROJECT AREA:



Looking toward subject property and the intersection with Possum Hollow Road.



Looking directly across Edgewater Corporate Parkway.



Looking west along Edgewater Corporate Parkway.



Looking east along Edgewater Corporate Parkway.

STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone 5.3 acres (TM # 0008-00-026.03) from Mixed-Use (MX) District to Regional Business (RB) District, pursuant to the following findings of fact:

1. That the subject project consists of the following parcel: TM# 0008-00-026.03;
2. That the subject property is currently zoned MX District and proposed to be rezoned RB District;
3. That the subject property has a Future Land Use designation of Neighborhood Mixed-Use, and a Community Type of Walkable Neighborhood; and
4. That the proposed RB District is generally consistent with the surrounding area which is comprised of RB, NB, MX, and PB Districts.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map

STAFF CONTACT:

Ashley Davis, Planner
adavis@lancastersc.net | 803-416-9433

Lancaster County
South Carolina

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.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 CHARLOTTE Hwy

City INMAN State SC Zip 29707 Tax Parcel ID 0508-00-026.03

Current Zoning MX Current Use VACANT

Proposed Zoning RB Total Acres 5.3

Project Description 5.3 ACRE SITE IN EDGEWATER.

Surrounding Property Description EDGEWATER CORPORATE PARK RB ZONING

CONTACT INFORMATION

Applicant Name 1415 LLC

Address PO Box 49247

City CHARLOTTE State NC Zip 28277 Phone 704-377-9592

Fax _____ Email CC@ROYAL-CO.COM

Property Owner Name RMB EDGEWATER LLC / MPV

Address 2400 S. BLVD STE 300

City CHARLOTTE State NC Zip 28203 Phone 704-561-5253

Fax _____ Email MBILODEAU@MPVRE.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.

Applicant RnB Edgewater, LLC By: Merrifield Partners, LLC By: James E. Merrifield, Manager — Date 3-16-2021

Property Owner(s) By: James E. Merrifield, Manager — Date 3-17-2021

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

Witness: _____ 3-17-2021

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.

Please accept this as Owner's authorization for Applicant (1415, LLC) to submit this Zoning Map Amendment Application for:

Charlotte Highway
Indian Land, SC 29707
Tax Parcel ID #: 0008-00-026.03
5.3 acre site in Edgewater Corporate Park

State of: North Carolina

County of: Mecklenburg

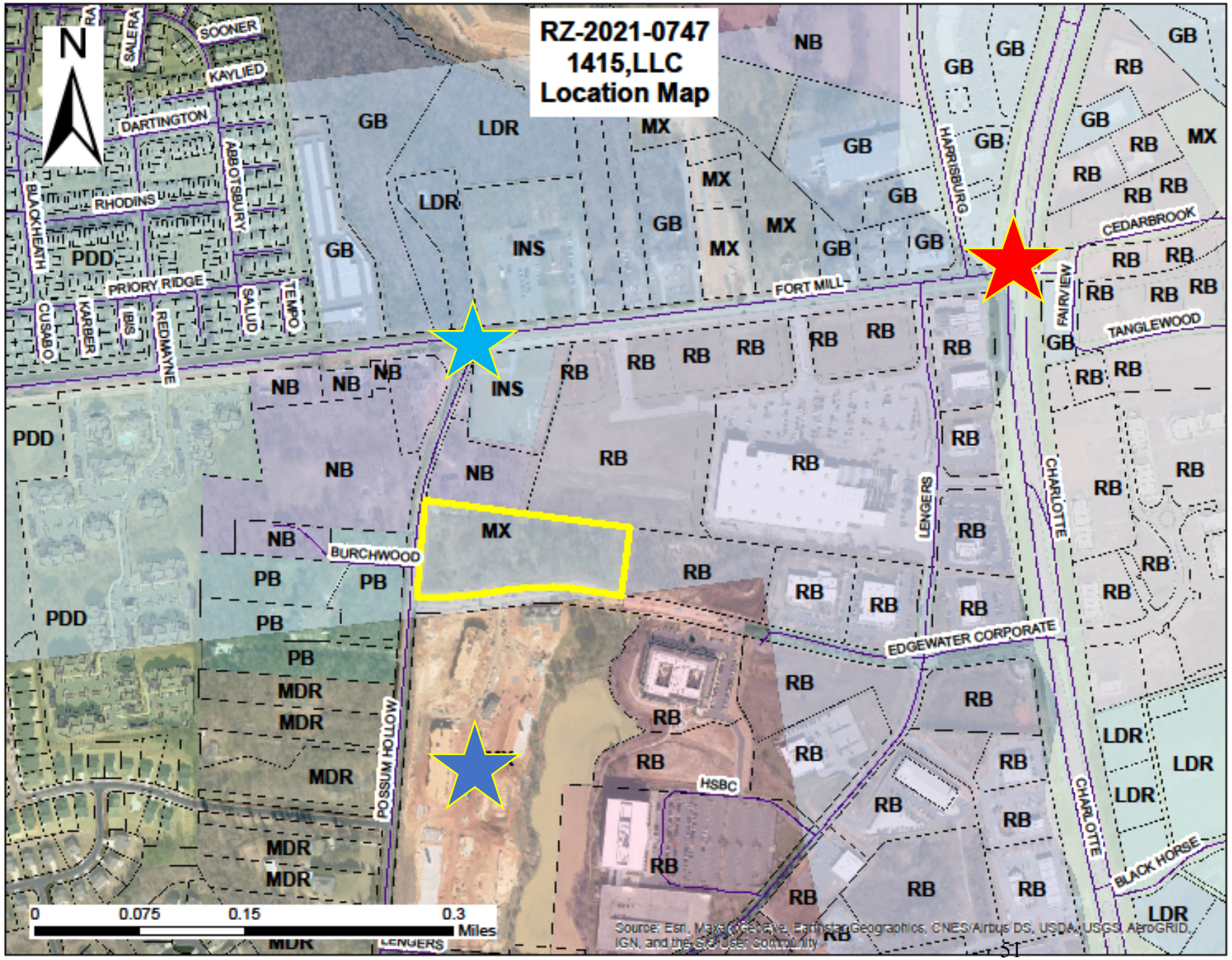
I, Kimberly B Young, the undersigned, a Notary Public of the County and State aforesaid, certify that James E. Merrifield personally came before me this day and acknowledged that he is Manager of Merrifield Partners, LLC, and that Merrifield Partners, LLC is the Manager of RMB Edgewater, LLC, a North Carolina limited liability company, and that as Manager, being authorized to do so, executed the foregoing instrument on behalf of the company.

Witness my hand and official stamp or seal, this 17 day of March, 2021.

Kimberly B Young
Notary Public

My commission expires: 12/01/2023

Kimberly B Young
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires 12/01/2023



Lancaster County
South Carolina

Proposal:

Rezone property from MX to RB and amend the Preliminary Plat for Edgewater Corporate Park.

Legend:

- Subject Property
- The Flats (Apartment Complex)
- Intersection of Hwy 521 and Hwy 160.
- Intersection of Possum Hollow Road and Hwy 160

RECORDED THIS 7th DAY
OF OCTOBER, 2013
IN BOOK 2013 PAGE L-1
Cheryl S. Morgan
Auditor, Lancaster County, SC

Recording Requested By and
When Recorded Mail to:
Johnston Allison & Hord, P.A. (JAP)
PO Box 36469
Charlotte, NC 28236

Recording Time, Book & Page

SOUTH CAROLINA LIMITED (SPECIAL) WARRANTY DEED
[TITLE NOT EXAMINED]

COUNTY: Lancaster

TAX MAP NUMBER: p/o 0008-00-026.01
DATE: _____

Grantor	Grantee
LASALLE 115 HOLDINGS, LLC – SERIES 1, an Illinois limited liability company	**RMB EDGEWATER, LLC,** a North Carolina limited liability company
770 North Water Street Milwaukee, WI 53202	521 East Morehead Street, Suite 400 Charlotte, NC 28202

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation, partnership, limited liability company

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

KNOW ALL MEN BY THESE PRESENTS, that Grantor, for and in consideration of the sum of – See attached Affidavit of Value - paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged. ***SUBJECT TO*** the matters set forth below, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Grantee, in fee simple (as to Fee Parcel One and Fee Parcel Two) and easement described in Exhibit A (as to Easement Parcel One, Easement Parcel Two and Easement Parcel Three), the real estate (the "Premises") described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

A plat of the subject property is recorded in Plat Book 2012 at Page 55.

Derivation: This being a portion of the property conveyed to Grantor by Deed of Dearborn Street Holdings, LLC – Series 16 M&I, an Illinois limited liability company dated June 3, 2013 and recorded June 7, 2013 in the Lancaster County Register of Deeds in Deed Book 734 at Page 327.

This conveyance is made ***SUBJECT TO***: Matters set forth on **Exhibit B** attached hereto and incorporated herein by reference.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on the Premises and all easements and rights-of-way appurtenant to the Premises.

TO HAVE AND TO HOLD all and singular the Premises unto Grantee and Grantee's successors and assigns forever.

And, ***SUBJECT TO*** the matters set forth above, Grantor does hereby bind Grantor and Grantor's successors and assigns, executors, administrators and other lawful representatives, to warrant and forever defend all and singular the Premises unto Grantee and Grantee's successors and assigns against Grantor and Grantor's successors lawfully claiming, or to claim, the same or any part thereof but no others.

LANCASTER COUNTY ASSESSOR
Tax Map:
0008 00 026 03

2013014810
DEED
RECORDING FEES $17.00
STATE TAX $3770.00
COUNTY TAX $1595.00
PRESENTED & RECORDED:
09-30-2013 01:10 PM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: CANDICE PHILLIPS DEPUTY
BK:DEED 757

616433 v.3

IN WITNESS WHEREOF, Grantor has caused this Limited (Special) Warranty Deed to be executed under seal this 25 day of September, 2013.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

LASALLE 115 HOLDINGS, LLC SERIES 1, an Illinois limited liability company

By: Steven J Heder (SEAL)
~~Todd E. Becker~~, its Vice President
STEVEN J. HEDER

Witness #1 JASON E. KUWAYAMA

Witness #2 MATTHEW KOVACICH

STATE OF WISCONSIN

COUNTY OF MILWAUKEE

Acknowledgment for Entity Grantor

I, a Notary Public for WISCONSIN, do hereby certify that Steven J. Heder **LaSalle 115 Holdings, LLC – Series 1**, an Illinois limited liability company, Grantor, by ~~Todd E. Becker~~, its: Vice President, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 25th day of September, 2013.

Carol Lee Hopkins
Notary Public for WISCONSIN

My Commission Expires:

April 6, 2014

NOTARY PUBLIC
CAROL LEE HOPKINS
STATE OF WISCONSIN

616433 v.3

EXHIBIT A

Legal Description of Premises
Deed from LaSalle 15 Holdings, LLC – Series 1
To
RMB Edgewater, LLC

PROPERTY DESCRIPTION

FEE PARCEL ONE (a/k/a TRACT 1A):

ALL that certain piece, parcel, lot or tract of land, situated, lying and being in Indian Land Township in the County of Lancaster, State of South Carolina, containing 20.864 acres, more or less, and being more particularly shown, described and designated as "**TRACT 1A**" on that certain plat entitled "REVISION PLAT OF EDGEWATER CORPORATE CENTER SUBDIVISION TRACT 1 AND TRACT 3 OWNER: EDGEWATER PARK PARTNERS, LLC LOCATED IN: INDIAN LAND TOWNSHIP LANCASTER COUNTY SOUTH CAROLINA," prepared by C. Gary Brooks, SCPLS #14524-A, of Foresite Engineering & Surveying, dated February 14, 2012, and recorded on February 15, 2012, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Plat Book 2012, at Page 55. Said property having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

ALSO

FEE PARCEL TWO (a/k/a TRACT 1B):

ALL that certain piece, parcel, lot or tract of land, situated, lying and being in Indian Land Township in the County of Lancaster, State of South Carolina, containing 13.670 acres, more or less, and being more particularly shown, described and designated as "**TRACT 1B**" on that certain plat entitled "REVISION PLAT OF EDGEWATER CORPORATE CENTER SUBDIVISION TRACT 1 AND TRACT 3 OWNER: EDGEWATER PARK PARTNERS, LLC LOCATED IN: INDIAN LAND TOWNSHIP LANCASTER COUNTY SOUTH CAROLINA," prepared by C. Gary Brooks, SCPLS #14524-A, of Foresite Engineering & Surveying, dated February 14, 2012, and recorded on February 15, 2012, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Plat Book 2012, at Page 55. Said property having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

ALSO

EASEMENT PARCEL ONE:

TOGETHER with that certain "**LENGERS EASEMENT**" and that certain "**QUEENSGATE EASEMENT**" created under, established by and more particularly set forth and described in that certain Grant of Easement Agreement by and among Queensgate Investment Partners, LLC, Hans L. Lengers VIII, LLC and Southcross Development Group, LLC, dated November 18, 2004, and recorded on November 22, 2004, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 260 at Page 91, as affected, amended, modified and/or supplemented by that certain First Amendment of Grant of Easement Agreement dated September 17, 2008, and recorded on September 22, 2008, in said Office in Deed Book 485 at Page 221, and as further affected, amended, modified and/or supplemented by that certain Assignment of Lengers' Rights Under Grant of Easement Agreement by and between Edgewater Park Partners, LLC and Dearborn Street Holdings, LLC – Series 16 M&I, dated April 18, 2012, and recorded on May 14, 2012, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 667 at Page 121, which said "**LENGERS**

EASEMENT" encumbers that certain piece, parcel, lot or tract of land being more particularly shown, described and designated as "**LENGERS EASEMENT AREA**" in the aforesaid instrument(s), and which said "**QUEENSGATE EASEMENT**" encumbers that certain piece, parcel, lot or tract of land being more particularly shown, described and designated as "**QUEENSGATE EASEMENT AREA**" in the aforesaid instrument(s), all as more particularly set forth and described in the aforesaid instrument(s).

ALSO

EASEMENT PARCEL TWO:

TOGETHER with that certain "**PRIVATE STREET EASEMENT**" created under, established by and more particularly set forth and described in that certain Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center, dated June 30, 2005, and recorded on July 1, 2005, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 288 at Page 300, as affected, amended, modified and/or supplemented by that certain Amendment to Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center, dated August 31, 2006, and recorded on September 7, 2006, in said Office in Deed Book 353 at Page 155, and as further as affected, amended, modified and/or supplemented by that certain Amendment to Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center made as of September 22, 2009, and recorded on September 30, 2009, in said Office in Deed Book 534 at Page 54, and as further as affected, amended, modified and/or supplemented by that certain Assignment of Declarant/Initial Owner's Rights Under Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center by and between Edgewater Park Partners, LLC and Dearborn Street Holdings, LLC – Series 16 M&I,, dated April 18, 2012, and recorded on May 14, 2012, in said Office in Deed Book 667 at Page 107, which said "**PRIVATE STREET EASEMENT**" encumbers (i) that (those) certain portion(s) of "**HSBC Way**" and "**Lengers Way**" being more particularly shown, described and designated as "**PRIVATE STREET EASEMENT**" on Exhibit "C" attached to the aforesaid instrument(s), all as more particularly set forth and described in the aforesaid instrument(s).

ALSO

EASEMENT PARCEL THREE:

TOGETHER with that certain "**RING ROAD EASEMENT**" created under, established by and more particularly set forth and described in that certain Declaration of Easement by and among Hans L. Lengers VIII, LLC and Southcross Development Group, LLC, dated June 15, 2005, and recorded on July 1, 2005, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 289 at Page 82, as affected, amended, modified and/or supplemented by that certain Assignment of Lengers' Rights Under Declaration of Easement Agreement by and between Edgewater Park Partners, LLC and Dearborn Street Holdings, LLC – Series 16 M&I, dated April 18, 2012, and recorded on May 14, 2012, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 667 at Page 112, which said "**RING ROAD EASEMENT**" encumbers that certain piece, parcel, lot or tract of land being more particularly shown, described and designated as "**RING ROAD EASEMENT AREA**" in the aforesaid instrument(s), all as more particularly set forth and described in the aforesaid instrument(s).

EXHIBIT B

Permitted Exceptions
Deed from LaSalle115 Holdings, LLC – Series 1
To
RMB Edgewater, LLC

EXCEPTIONS AS TO ALL PARCELS:

1. Taxes for the year 2013, which are a lien, but not yet due and payable, and taxes for subsequent years.

2. Easement and right of way granted to York Electric Cooperative, Inc. by instrument recorded in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book L-11 at Page 33.

3. Terms, conditions, restrictions, easements, lien for assessments and other obligations as set forth and provided in that certain Grant of Easement Agreement by and among Queensgate Investment Partners, LLC, Hans L. Lengers VIII, LLC and Southcross Development Group, LLC, dated November 18, 2004, and recorded on November 22, 2004, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 260 at Page 91, as affected, amended, modified and/or supplemented by that certain First Amendment of Grant of Easement Agreement dated September 17, 2008, and recorded on September 22, 2008, in said Office in Deed Book 485 at Page 221, and as further affected, amended, modified and/or supplemented by that certain Assignment of Lengers' Rights Under Grant of Easement Agreement by and between Edgewater Park Partners, LLC and Dearborn Street Holdings, LLC – Series 16 M&I, dated April 18, 2012, and recorded on May 14, 2012, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 667 at Page 121.

4. Terms, conditions, restrictions, easements, lien for assessments and other obligations as set forth and provided in that certain Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center, dated June 30, 2005, and recorded on July 1, 2005, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 288 at Page 300, as affected, amended, modified and/or supplemented by that certain Amendment to Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center, dated August 31, 2006, and recorded on September 7, 2006, in said Office in Deed Book 353 at Page 155, and as further as affected, amended, modified and/or supplemented by that certain Amendment to Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center made as of September 22, 2009, and recorded on September 30, 2009, in said Office in Deed Book 534 at Page 54, and as further as affected, amended, modified and/or supplemented by that certain Assignment of Declarant/Initial Owner's Rights Under Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center by and between Edgewater Park Partners, LLC and Dearborn Street Holdings, LLC – Series 16 M&I,, dated April 18, 2012, and recorded on May 14, 2012, in said Office in Deed Book 667 at Page 107.

5. Terms, conditions, restrictions, easements, lien for assessments and other obligations as set forth and provided in that certain Declaration of Easement by and among Hans L. Lengers VIII, LLC and Southcross Development Group, LLC, dated June 15, 2005, and recorded on July 1, 2005, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 289 at Page 82, as affected, amended, modified and/or supplemented by that certain Assignment of Lengers' Rights Under Declaration of Easement Agreement by and between Edgewater Park Partners, LLC and Dearborn Street Holdings, LLC – Series 16 M&I, dated April 18, 2012, and recorded on May 14, 2012, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 667 at Page 112.

6. Grant of Pipeline Easement to Lancaster County Water and Sewer District by instrument dated June 5, 2006, and recorded on June 6, 2006, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 338 at Page 94.

7. Grant of Pipeline Easement to Lancaster County Water and Sewer District by instrument dated June 5, 2006, and recorded on June 6, 2006, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 338 at Pages 98.

8. Right of Way Agreement by and between Hans L. Lengers VIII, LLC and Duke Energy Corporation, dated June 5, 2006, and recorded on October 13, 2006, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 359 at Page 194.

9. Agreement Respecting Development of Real Estate by and between Metro Acquisitions, LLC and SouthCross Development Group, LLC, dated December 1, 2004, and recorded on July 1, 2005, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 289 at Page 50, as affected, amended, modified and/or supplemented by that certain Amendment to Agreement Respecting Development of Real Estate by and among Metro Acquisitions, LLC, Edgewater Park Partners, LLC and Southcross Development Group, LLC made effective September 22, 2009, and recorded on September 30, 2009, in said Office in Deed Book 534 at Page 48, and as further affected, amended, modified and/or supplemented by that certain Assignment of Developer's Rights Under

Agreement Respecting Development of Real Estate by and between Edgewater Park Partners, LLC and Dearborn Street Holdings, LLC – Series 16 M&I, dated April 18, 2012, and recorded on May 14, 2012, in said Office in Deed Book 667 at Page 117.

10. Title to and rights of others to use that portion of the parcel(s) lying within the bounds of any roads or highways/rights of way, including, South Carolina Highway S-29-157, known as Possum Hollow Road, and U.S. Hwy. 521.

11. Sanitary Sewer Easement Agreement by and between Edgewater Partners One. LLC and Hans L. Lengers VIII. LLC, dated August 31, 2006, and recorded on September 7, 2006, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 353 at Page 163.

12. Grant of Pipeline Easement to Lancaster County Water and Sewer District by instrument dated September 19, 2006, and recorded on October 5, 2006, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 358 at Page 88.

13. Rights of upper and lower riparian owners in and to the waters of any rivers, creeks, streams or branches crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution;

14. Interests created by or limitations on the use imposed by the Federal Coastal Zone Management Act or other federal law or regulations, or by South Carolina Code Section 48-39-10 through 48-39-360, as amended, or any regulations promulgated pursuant to said state or federal laws.

15. Rights, if any, of the property owners abutting any lakes, ponds or other bodies of water on or adjacent to the property on the property, or others, in and to the waters of any lakes, ponds or other bodies of water on or adjacent to the property; also boating and fishing rights of the property owners abutting any lakes, ponds or other bodies of water on or adjacent to the property or the stream of water leading thereto or therefrom, or others.

16. Development and use restrictions and conditions imposed by Federal, State and local laws with respect to those portions of the property, if any, shown as "wetlands" and/or "wetland buffer areas" on that certain unrecorded plat of survey entitled "ALTA/ASCM SURVEY OF TRACTS 1, 3 AND 4 EDGEWATER CORPORATE CENTER SUBDIVISION OWNER: EDGEWATER PARK PARTNERS, LLC LOCATED IN: INDIAN LAND TOWNSHIP LANCASTER COUNTY SOUTH CAROLINA," prepared by C. Gary Brooks, SCPLS #14524-A, of Foresite Engineering & Surveying, dated February 20, 2012.

EXCEPTIONS AS TO FEE PARCEL ONE (A/K/A TRACT 1A):

17. All matters as shown on that certain unrecorded plat of survey entitled "ALTA/ASCM SURVEY OF TRACTS 1, 3 AND 4 EDGEWATER CORPORATE CENTER SUBDIVISION OWNER: EDGEWATER PARK PARTNERS, LLC LOCATED IN: INDIAN LAND TOWNSHIP LANCASTER COUNTY SOUTH CAROLINA," prepared by C. Gary Brooks, SCPLS #14524-A, of Foresite Engineering & Surveying, dated February 20, 2012, including, but not limited to, the following, together with any appropriate easements specifically affecting the land:

    a. Gravel Drive;

    b. 40' x 40' Monument Sign Easement(s);

    c. 25' x 25' Site Easement(s):

    d. 75' Setback(s);

    e. 15' Setback(s);

    f. 66' Future Right of Way;

    g. York Electric Easement along and across the western and northern property lines;

    h. Area outside right of way 138 sq.ft. at northwestern corner;

    i. Brick Retaining Wall at northwestern corner;

    j. Gas Easement(s);

    k. 50' x 200' Power Easement;

    l. 15' Setback(s);

    m. 20' Buffer(s);

    n. Barbed wire fence along the northern property line;

    o. Curbs and Gutters;

    p. 15' Utility Easement(s);

q. 30' Private Easement;

r. Concrete Sidewalk(s);

s. Landscape Area;

t. Cable Vault(s);

u. 30' Water Course Easement;

v. Water Course Easement;

w. 20' Sanitary Sewer Easement;

x. Underground Electric;

y. Light Poles;

z. Electric Pedestals;

aa. Underground Cable;

bb. Overhead Utility Lines;

cc. Utility Poles;

dd. Cable Pedestals;

ee. Wetlands;

ff. Pump(s);

gg. Wood Bridge(s);

hh. Pond(s);

ii. Stream(s);

jj. Dirt Stock Pile;

kk. Sediment Basin;

ll. Drainage Ditches;

mm. Concrete Flume(s);

nn. 36" RCP;

oo. Rip-Rap; and

pp. Public right of way for South Carolina Highway SC-29-157.

EXCEPTIONS AS TO FEE PARCEL TWO (A/K/A TRACT 1B):

18. All matters as shown on that certain unrecorded plat of survey entitled "ALTA/ASCM SURVEY OF TRACTS 1, 3 AND 4 EDGEWATER CORPORATE CENTER SUBDIVISION OWNER: EDGEWATER PARK PARTNERS, LLC LOCATED IN: INDIAN LAND TOWNSHIP LANCASTER COUNTY SOUTH CAROLINA," prepared by C. Gary Brooks, SCPLS #14524-A, of Foresite Engineering & Surveying, dated February 20, 2012, including, but not limited to, the following, together with any appropriate easements specifically affecting the land:

a. 25' x 25' Site Easement;

b. 12.67' x 24.67' Monument Sign Easement;

c. 15' Setback(s);

d. 75' Setback(s);

e. York Electric Easement along and across western property line;

f. Gravel Drive;

g. Concrete sidewalk(s);

h. Wood Bridge(s);

i. Wetlands;

j. Pond(s);

k. Stream(s);

l. Water Course Easement;

m. 20' Sanitary Sewer Easement;

n. 30' Water Course Easement;

o. Lengers Way Public Right of Way;

p. Curbs and Gutters;

q. Underground Electric;

r. Light Poles;

s. Electric Pedestals;

t. Underground Cable;

u. Overhead Utility Lines;

v. Utility Poles;

w. Cable Pedestals; and

x. Public right of way for South Carolina Highway SC-29-157.

EXCEPTIONS AS TO EASEMENT PARCELS ONE, TWO AND THREE:

19. Rights of others in and to the easement(s).

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER) AFFIDAVIT OF VALUE

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

2. The property being transferred is 34.534 acres off of Hwy 521, bearing Lancaster County Tax Map Number p/o 0008-00-026.01 and was transferred by LASALLE 115 HOLDINGS, LLC – SERIES 1 to RMB EDGEWATER, LLC on September 25, 2013.

3. Check one of the following: The deed is

(a) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or 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) ☐ exempt from the deed recording fee because (See Information Section of affidavit): _____ (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):

(a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of $1,450,000.00.

(b) ☐ The fee is computed on the fair market value of the realty which is _____.

(c) ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check Yes_____or No X 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: _____.

6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here: $1,450,000.00

(b) Place the amount listed in item 5 above here: $0.00
(If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place result here: $1,450,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: $5,365.00.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Vice President of Seller.

9. I 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.

LASALLE 115 HOLDINGS, LLC – SERIES 1

By: Steven J Heder
Responsible Person Connected with the Transaction
STEVEN J. HEGER
~~Todd E. Becker~~, Vice President
Print or Type Name Here

SWORN to before me this 25th day of September, 2013.

Carol Lee Hopkins
Notary Public for WISCONSIN
My Commission Expires: April 6, 2014

NOTARY PUBLIC CAROL LEE HOPKINS STATE OF WISCONSIN

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

616447 v.2

Exempted from the fee are deeds:

(1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;

(2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;

(3) that are otherwise exempted under the laws and Constitution of this State or of the United States;

(4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);

(5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;

(6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;

(7) that constitute a contract for the sale of timber to be cut;

(8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;

(9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);

(10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;

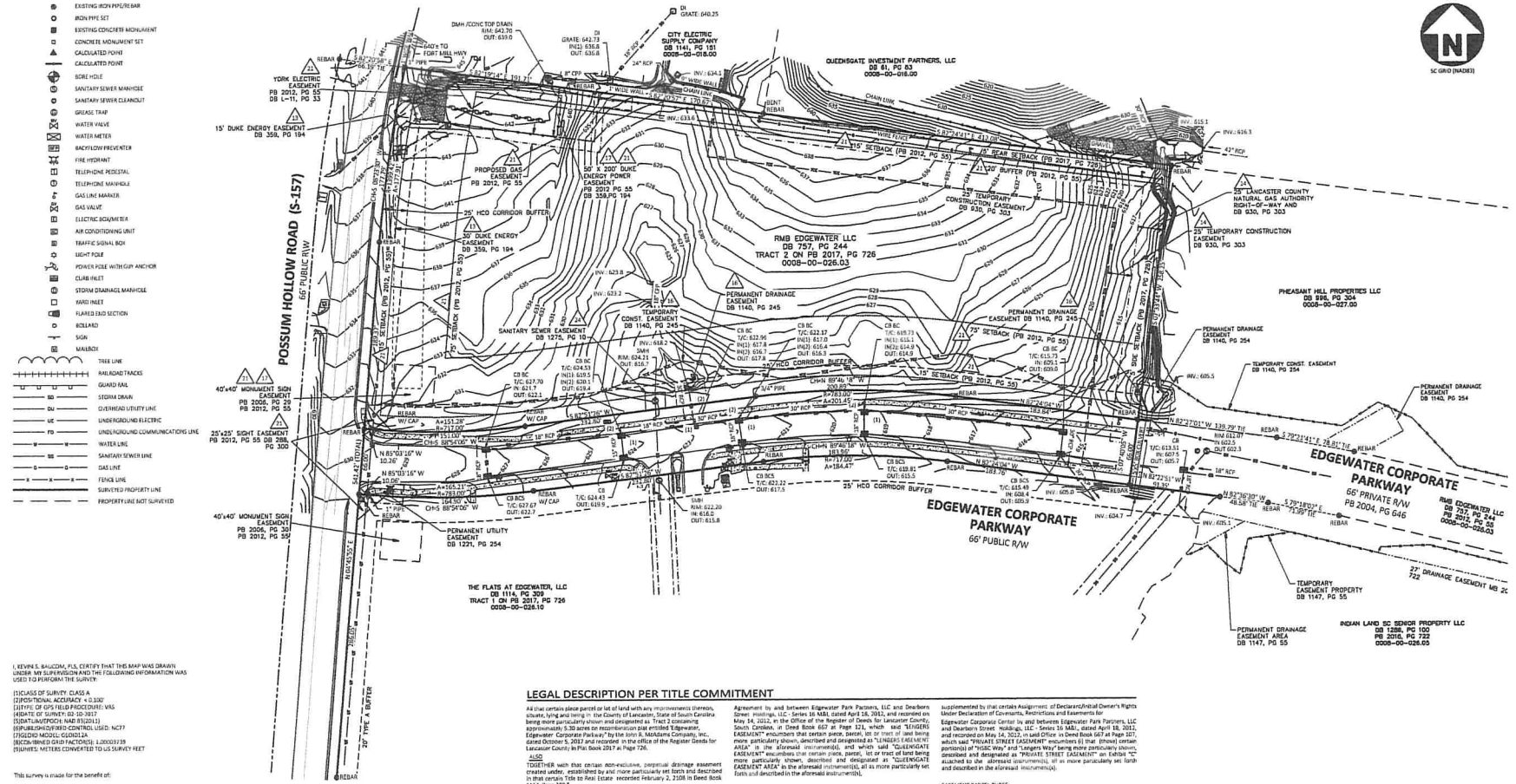
(11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;

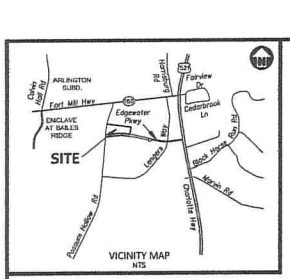
(12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;

(13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings;

(14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty; and

(15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or take functional control of electric transmission assets as defined in the Federal Power Act.





GENERAL NOTES

1.) THIS IS A SURVEY OF AN EXISTING PARCELS OF LAND. THIS IS AN ALTA/NSPS LAND TITLE SURVEY

2.) ZONING: NOT PROVIDED

3.) FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY FEMA F.I.R.M. MAP NUMBER 45057C0207G, DATED APRIL 16, 2017.

4.) REFERENCES: DEED BOOK 757, PAGE 244;
MAP BOOK 2012, PAGE 55;
MAP BOOK 2016, PAGE 722
OF THE LANCASTER COUNTY REGISTRY
PIN 0008-00-026.03

5.) UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

7.) WETLANDS SHOWN ARE TAKEN FROM A WETLAND SURVEY PROVIDED BY BURTON ENGINEERING. WETLANDS AS SHOWN ON MAP BOOK 2005, PAGE 170 ARE NOT SHOWN

8.) NO ZONING REPORT HAS BEEN PROVIDED AT THE TIME OF THIS SURVEY.

SCH. BII EXCEPTIONS

NOTES PERTAINING TO
NORTHEAD TITLE COMPANY
COMMITMENT NUMBER: 21-0756
DATED FEBRUARY 22, 2021

ITEMS 1-8 & 10-29 ARE NOT MATTERS OF SURVEY

9. Terms, conditions, restrictions, easements, lien for assessments and other obligations as set forth and provided in that certain Grant of Easement Agreement by and among Queensgate Investment Partners, LLC, Hans L. Lengers VIII, LLC and Southcross Development Group, LLC, dated November 18, 2004, and recorded on November 22 2004, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 260 at Page 91, as amended by First Amendment of Grant of Easement Agreement dated September 17, 2008, and recorded on September 22, 2008, in Deed Book 485, Page 221, and as assigned by Assignment of Lengers Rights Under Grant of Easement Agreement by and between Edgewater Park Partners, LLC and Dearborn Street Holdings, LLC - Series 16 M&I, dated April 18, 2012, and recorded on May 14, 2012, in Deed Book 607, Page 121, and as further assigned by that certain Assignment of Lengers' Rights Under Grant of Easement Agreement by and between Dearborn Street Holdings, LLC - Series 16 M&I, RMB Edgewater, LLC and LaSalle 115 Holdings, LLC - Series 1, dated September 23, 2013, and recorded on September 30, 2013, in the Office of the Register of Deeds for Lancaster County, South Carolina in Deed Book 757 at Page 251 - THE LENGERS EASAMENT AREA AND QUEENSGATE EASEMENT AREAS DO NOT AFFECT SUBJECT PROPERTY.

10. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in Declaration of Covenants, Restrictions and Easement for Edgewater

Corporate Center filed for record in Book 288, Page 300; Amendment to Declaration of Covenants, Restrictions and Easement for Edgewater Corporate Center recorded in Book 353, Page 155; Amendment to Declaration of Covenants, Restrictions and Easement for Edgewater Corporate Center recorded in Book 534, Page 54; Declaration of Architectural Review and Approval Rights by and between Southcross Development Group, LLC and Walda Glick RHC, LLC recorded in Book 534, Page 334; Assignment of Declarant/Initial Owners Rights Under Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center recorded in Book 607, Page 107, Assignment of Declarant/Initial Owners Rights Under Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center recorded in Book 757, Page 267 - MATTERS AFFECTING SUBJECT PROPERTY ARE SHOWN HEREON; First Amendment to Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center recorded in Book 989, Page 262 - AFFECTS SUBJECT PROPERTY, BUT CONTAINS NO PLOTTABLE MATTERS; Assignment of Easement Interest recorded in Book 1060, Page 45; Second Amendment to Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center recorded in Book 1114, Page 304; Third Amendment to Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center recorded in Book 1286, Page 232, Lancaster County Registry - EASEMENT DOES NOT AFFECT SUBJECT PROPERTY.

11. Terms, conditions, restrictions, easements, lien for assessments and other obligations as set forth in that certain Declaration of Easement by and among Hans L. Lengers VIII, LLC and Southcross Development Group, LLC recorded in the Office of the Register of Deeds for Lancaster County, South Carolina in Deed Book 289, Page 82, as assigned by that certain Assignment of Lengers' Rights Under Declaration of Easement Agreement by and between Edgewater Park Partners, LLC and Dearborn Street Holdings, LLC - Series 16-M&I, recorded in Book 607, Page 112, as further assigned by Assignment of Declarant of Easement Agreement by and between Dearborn Street Holdings, LLC - Series 16-M&I, RMB Edgewater, LLC and LaSalle 115 Holdings, LLC- Series 1, recorded in Book 757, Page 255 - THE RING ROAD EASEMENT AREA DOES NOT CROSS SUBJECT PROPERTY. THOSE EASEMENTS CROSSING THE SUBJECT PARCEL ARE SHOWN HEREON. ADDITIONALLY, THE NOW ON FORMERLY PRIVATE STREET KNOWN AS LENGER'S WAY IS SHOWN HEREON. OFFSITE LANDSCAPE, SIGN, GENERAL MAINTENANCE, SITE LINE AND DRAINAGE EASEMENTS CROSSING OTHER PARTS OF THE EDGEWATER CORPORATE CENTER ARE NOT SHOWN HEREON.

12. Agreement Respecting Development of Real Estate recorded in Book 280, Page 50; Amendment to Agreement Respecting Development of Real Estate recorded in Book 534, Page 48; Assignment of Developer's Right Under Agreement Respecting Development of Real Estate recorded in Book 607, Page 117; Assignment of Developer's Right Under Agreement Respecting Development of Real Estate recorded in Book 757, Page 273 - AFFECTS SUBJECT PROPERTY, BUT CONTAINS NO PLOTTABLE MATTERS CROSSING SUBJECT PROPERTY; Amendment to Agreement Respecting Development of Real Estate recorded in Book 999, Page 246; Ratification and Joinder to Agreement Respecting Development of Real Estate recorded in Book 1112, Page 247 and Termination of Rights of First Offer recorded in Book 1169, Page 209, in the Lancaster County Registry - CONTAINS NO PLOTTABLE EASEMENTS AFFECTING SUBJECT PROPERTY.

13. Right of Way Agreement with Duke Energy Corporation recorded in Book 359, Page(s) 194, Lancaster County Registry - EASEMENT AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

14. Right of Way Agreement with Lancaster County Natural Gas Authority recorded in Book 930, Page(s) 303, Lancaster County Registry - EASEMENT CROSSES SUBJECT PROPERTY AS SHOWN HEREON.

15. Right of Way Easement with York Electric Cooperative, Inc. recorded in Book L-11, Page(s) 33, Lancaster County Registry - EASEMENT CROSSES SUBJECT PROPERTY AS SHOWN HEREON.

16. Easement Agreement with Lancaster County recorded in Book 1140, Page(s) 240, Lancaster County Registry. 17 Building restriction lines, easement and other matters as shown on Plat Map for Southcross Management Group, LLC recorded in Book 2004, Page 646, Lancaster County Registry - EASEMENTS AFFECT SUBJECT PROPERTY AS SHOWN HEREON.

18. Building restriction lines, easements and other matters shown on Plat Map for Edgewater Corporate Center Subdivision recorded in Map Book 2006, Page 29, Lancaster County Registry - SHOWN HEREON.

19. Building restriction lines, easements and other matters shown on Plat Map for Subdivision of Edgewater Corporate Center Subdivision recorded in Map Book 2009, Page 631, Lancaster County Registry - THIS PLAT IS SUPERCEDED BY PB 2012, PG 55.

20. Building restriction lines, easements and other matters shown on Plat Map for A.L.T.A./A.C.S.M. Land Title Survey of Tract 1, 3, and 4 of Edgewater Corporate Center Subdivision recorded in Map Book 2009, Page 461, Lancaster County Registry - THIS PLAT IS SUPERCEDED BY PB 2012, PG 55.

21. Building restriction lines, easements and other matters shown on Plat Map for Revision Plat of Edgewater Corporate Center Subdivision Tract 1 and Tract 3 recorded in Map Book 2012, Page 55, Lancaster County Registry - MATTERS AFFECTING SUBJECT ARE SHOWN HEREON.

22. Building restriction lines, easements and other matters shown on Plat Map for Edgewater Corporate Parkway recorded in Map Book 2017, Page 726, Lancaster County Registry - MATTERS AFFECTING SUBJECT PARCEL ARE SHOWN HEREON.

23. Sanitary Sewer Easement Agreement by and between Edgewater Partners One, LLC and Hans L. Lengers VIII, LLC recorded in Book 353, Page(s) 163, Lancaster County Registry - EASEMENT DOES NOT CROSS SUBJECT PROPERTY.

24. Easement Agreement with Lancaster County Water and Sewer District recorded in Book 1275, Page(s) 10, Lancaster County Registry - AFFECTS SUBJECT PROPERTY, SHOWN HEREON.

25. Memorandum of Understanding by and between RMB Edgewater, LLC and The Flats at Edgewater, LLC recorded in Book 3498, Page(s) 202, Lancaster County Registry - MAY AFFECT SUBJECT PROPERTY, DOCUMENT NOT PROVIDED.

26. The Company does not insure the calculation of the acreage or square footage of the land - ACREAGE AND SQUARE FOOTAGE IS SHOWN HEREON.

27. Any discrepancy, conflict, access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claim of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the Title that would be disclosed by a current inspection and accurate and complete land survey of the Land - AS SHOWN HEREON.

LEGEND

- EXISTING IRON PIPE/REBAR
- IRON PIPE SET
- EXISTING CONCRETE MONUMENT
- CONCRETE MONUMENT SET
- CALCULATED POINT
- CALCULATED POINT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- GREASE TRAP
- WATER VALVE
- WATER METER
- BACKFLOW PREVENTER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- GAS LINE MARKER
- GAS VALVE
- ELECTRIC BOX/METER
- AIR CONDITIONING UNIT
- TRAFFIC SIGNAL BOX
- LIGHT POLE
- POWER POLE WITH GUY ANCHOR
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- FLARED END SECTION
- BOLLARD
- SIGN
- MAILBOX
- TREE LINE
- RAILROAD TRACKS
- GUARD RAIL
- SD — STORM DRAIN
- OU — OVERHEAD UTILITY LINE
- UE — UNDERGROUND ELECTRIC
- FO — UNDERGROUND COMMUNICATIONS LINE
- W — WATER LINE
- SS — SANITARY SEWER LINE
- G — GAS LINE
- FENCE LINE
- SURVEYED PROPERTY LINE
- PROPERTY LINE NOT SURVEYED

I, KEVIN S. BAUCOM, PLS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1)CLASS OF SURVEY: CLASS A
(2)POSITIONAL ACCURACY: 0.10'
(3)TYPE OF GPS FIELD PROCEDURE: VRS
(4)DATE OF SURVEY: 02-10-2017
(5)DATUM/EPOCH: NAD 83(2011)
(6)PUBLISHED/FIXED-CONTROL USED: NC77
(7)GEOID MODEL: GEOID12A
(8)COMBINED GRID FACTOR(S): 1.00003739
(9)UNITS: METERS CONVERTED TO US SURVEY FEET

This survey is made for the benefit of:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 5, 6(a), 7(a), 7(b)(1), 8, 9, 13, 16 & 17 of Table A thereof.

The field work was completed on _____.

Date of Plat or Map: _____

Kevin S. Baucom, PLS L-4275 Date _____
Baucom@McAdamsCo.com

PRELIMINARY
NOT FOR RECORDATION, CONVEYANCES OR

THE JOHN R. MCADAMS COMPANY, INC
CHARLOTTE, N.C.
C-00552
NORTH CAROLINA LAND SURVEYOR SEAL

LEGAL DESCRIPTION PER TITLE COMMITMENT

All that certain piece parcel or lot of land with any improvements thereon, situate, lying and being in the County of Lancaster, State of South Carolina being more particularly shown and designated as Tract 2 containing approximately 5.30 acres on recombination plat entitled Edgewater, Edgewater Corporate Parkway" by the John R. McAdams Company, Inc., dated October 5, 2017 and recorded in the office of the Register Deeds for Lancaster County in Plat Book 2017 at Page 726.

ALSO

TOGETHER with that certain non-exclusive, perpetual drainage easement created under, established by and more particularly set forth and described in that certain Title to Real Estate recorded February 2, 2106 in Deed Book 1114, Page 309."

ALSO

EASEMENT PARCEL ONE:

TOGETHER with that certain "LENGERS EASEMENT" and that certain "QUEENSGATE EASEMENT" created under, established by and more particularly set forth and described in that certain Grant of Easement Agreement by and among Queensgate Investment Partners, LLC, Hans L. Lengers VIII, LLC and Southcross Development Group, LLC, dated November 18, 2004, and recorded on November 22, 2004, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 260 at Page 91, as affected, amended, modified and/or supplemented by that certain First Amendment of Grant of Easement Agreement dated September 17, 2008, and recorded on September 22, 2008, in said Office in Deed Book 485 at Page 221, and as further affected, amended, modified and/or supplemented by that certain Assignments of Lengers' Rights Under Grant of Easement Agreement by and between Edgewater Park Partners, LLC and Dearborn Street Holdings, LLC - Series 16 M&I, dated April 18, 2012, and recorded on May 14, 2012, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 607 at Page 121, which said "LENGERS EASEMENT" encumbers that certain piece, parcel, lot or tract of land being more particularly shown, described and designated as "LENGERS EASEMENT AREA" in the aforesaid instrument(s), and which said "QUEENSGATE EASEMENT" encumbers that certain piece, parcel, lot or tract of land being more particularly shown, described and designated as "QUEENSGATE EASEMENT AREA" in the aforesaid instrument(s), all as more particularly set forth and described in the aforesaid instrument(s).

EASEMENT PARCEL TWO:

TOGETHER with that certain "PRIVATE STREET EASEMENT" created under, established by and more particularly set forth and described in that certain Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center, dated June 30, 2005, and recorded on July 1, 2005, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 288 at Page 300, as affected, amended, modified and/or supplemented by that certain Amendments to Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center, dated August 31, 2006, and recorded on September 7, 2006, in said Office in Deed Book 353 at Page 155, and as further as affected, amended, modified and/or supplemented by that certain Amendment to Declaration of Covenants, Restrictions and Easements for Edgewater Corporate Center made as of September 22, 2005, and recorded on September 30, 2009, in said Office in Deed Book 534 at Page 54, and as further as affected, amended, modified and/or supplemented by that certain Assignment of Declarant/Initial Owner's Rights Under Declaration of Covenants, Restrictions and Easements for

Edgewater Corporate Center by and between Edgewater Park Partners, LLC and Dearborn Street Holdings, LLC - Series 16 M&I, dated April 18, 2012, and recorded on May 14, 2012, in said Office in Deed Book 607 at Page 107, which said "PRIVATE STREET EASEMENT" encumbers (i) that (those) certain portion(s) of "HSSC Way" and "Lengers Way" being more particularly shown, described and designated as "PRIVATE STREET EASEMENT" on Exhibit "C" attached to the aforesaid instrument(s), all as more particularly set forth and described in the aforesaid instrument(s).

EASEMENT PARCEL THREE:

TOGETHER with that certain "RING ROAD EASEMENT" created under, established by and more particularly set forth and described in that certain Declaration of Easement by and among Hans L. Lengers VIII, LLC and Southcross Development Group, LLC, dated June 15, 2005, and recorded on July 1, 2005, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed book 289 at Page 82, as affected, amended, modified and/or supplemented by that certain Assignment of Lengers' Rights Under Declaration of Easement Agreement by and between Edgewater Park Partners, LLC and Dearborn Street Holdings, LLC - Series 16 M&I, dated April 18, 2012, and recorded on May 14, 2012, in the Office of the Register of Deeds for Lancaster County, South Carolina, in Deed Book 607 at Page 112, which said "RING ROAD EASEMENT" encumbers that certain piece, parcel, lot or tract of land being more particularly shown, described and designated as "RING ROAD EASEMENT AREA" in the aforesaid instrument(s), all as more particularly set forth and described in the aforesaid instrument(s).

GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 ft.

McADAMS
The John R. McAdams Company, Inc.
3430 Toringdon Way
Suite 110
Charlotte, NC 28277
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293
www.mcadamsco.com

OWNER

NFM PROPERTIES, LLC.
PO BOX 49247
CHARLOTTE, NC 28277
PHONE: 704-337-9592

TRACT TWO, EDGEWATER
TOPOGRAPHIC SURVEY
EDGEWATER CORPORATE PARKWAY
INDIAN LAND, LANCASTER COUNTY, SOUTH CAROLINA

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	2021210152
FILENAME	2021210152-AT1
CHECKED BY	XXX
DRAWN BY	CFA
SCALE	1"=50'
DATE	XX. XX. XXXX

SHEET

TOPOGRAPHIC SURVEY
1-1

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2021-1746 / Planning Case Number: UDO-TA-2021-0704
Contact Person / Sponsor: Robert Tefft, Senior Planner
Department: Planning
Date Requested to be on Agenda: 7/19/2021

Issue for Consideration:
The Planning Department has noticed that with the recent development of a few specific projects that the minimum amount of off-street parking required for restaurant and other Commercial/Entertainment uses is resulting in parking spill over onto adjacent properties. Accordingly, Lancaster County is proposing to amend Chapter 7 of the Unified Development Ordinance (UDO) to increase or establish certain off-street parking requirements.

Points to Consider:
The following sections of the UDO are proposed to be amended:
Section 7.2.4.A, Parking Requirements by Use Table:
The proposed text amendment would establish a minimum off-street parking requirement for the Bar/Tavern/Brewpub use at one space per 50 square feet of indoor seating area and one space per 400 square feet of brewing area. The minimum off-street parking requirement for the Restaurant use would be modified from one per 250 square feet (of gross leasable area) to one per 75 square feet of indoor seating area. Additionally, a minimum off-street parking requirement for outdoor seating area, dance floor, standing room only food/beverage areas would be established for both the Bar/Tavern/Brewpub and Restaurant uses at one per three occupants (as per the established occupant load).
It should be noted that the minimum off-street parking requirements proposed in this text amendment were determined based upon research and analysis of various minimum off-street parking requirements for similar uses in surrounding jurisdictions, as well as others in located in North and South Carolina. The research is attached as an Exhibit to this staff report.
Section 7.2.4.C, Exemptions and Adjustments:
The proposed text amendment would remove Section 7.2.4.C.2 in its entirety as it is an exemption more consistent with urban development patterns and therefore inconsistent with the generally suburban and rural development patterns of Lancaster County, as well as being contrary to the balance of the amendment being proposed.

Funding and Liability Factors:
N/A

Council Options:
To approve or disapprove the proposed text amendment.

Recommendation:
The Planning Commission voted 4-0 to recommend approval of the proposed text amendment at the May 18, 2021 meeting. There were no comments from the public on the text amendment.

Staff also recommended approval of the proposed text amendment.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2021-1746	6/4/2021	Ordinance
Exhibit 1 to Ordinance 2021-1746	6/4/2021	Exhibit
Staff Report	5/11/2021	Planning Staff Report

Ex 1: Proposed Text Amendment	5/11/2021	Exhibit
Ex 2: Research From Surrounding Jurisdictions	5/11/2021	Exhibit

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ORDINANCE NO. 2021-1746

AN ORDINANCE

TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE ("UDO") SECTION 7.2.4., OFF-STREET PARKING AND LOADING REQUIREMENTS, TO MODIFY MINIMUM REQUIRED PARKING SPACES.

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 made application to amend Chapter 7 of the Unified Development Ordinance (UDO) to increase or establish certain off-street parking requirements.
(b) The proposed text amendment has been found to be consistent with all applicable provisions of the Comprehensive Plan as required by Section 9.2.15.B.3. Further, the proposed text amendment has been reviewed for compliance with applicable provisions of SC Code Title VI and has been found to be consistent with those provisions.
(c) The proposed text amendment will assure that future development projects have adequate off-street parking.
(d) Lancaster County Planning Commission considered the proposed text amendment at its meeting on May 18, 2021, and by a unanimous vote recommended approval of the text amendment.

Section 2. Amendment of Ordinance 2016-1442 (Unified Development Ordinance)

Ordinance 2016-1442 (Unified Development Ordinance) Section 7.2.4., Off-Street Parking and Loading Requirements, is amended as set forth in "Exhibit 1" attached hereto and incorporated herein by reference.

The amendments are generally described as follows:

a) Section 7.2.4.A, Parking Requirements by Use Table:

The text amendment establishes a minimum off-street parking requirement for the Bar/Tavern/Brewpub use at one space per 50 square feet of indoor seating area and one space per 400 square feet of brewing area. The minimum off-street parking requirement for the Restaurant use is modified from one per 250 square feet (of gross leasable area) to one per 75 square feet of indoor seating area. Additionally, a minimum off-street parking requirement for outdoor seating area, dance floor, standing room only food/beverage areas is established for both the Bar/Tavern/Brewpub and Restaurant uses at one per three occupants (as per the established occupant load).

b) Section 7.2.4.C, Exemptions and Adjustments:

The text amendment removes Section 7.2.4.C.2 in its entirety as it is an exemption more consistent with urban development patterns and therefore inconsistent with the generally suburban and rural development patterns of Lancaster County, as well as being contrary to the balance of the amendment being proposed.

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 _____, 2021.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading: June 14, 2021
Public Hearing: June 14, 2021
Second Reading: June 28, 2021
Third Reading: July 19, 2021

Approved as to form:

_____
John DuBose, County Attorney

7.2.4 OFF-STREET PARKING AND LOADING REQUIREMENTS

****

A. PARKING REQUIREMENTS BY USE TABLE

The following table details the required minimum and maximum (where applicable) parking ratios by major land use. All area calculations use gross leasable area (GLA). For uses not covered in this table, the parking requirements shall be those of the most similar use as determined by the Administrator.

Use Category	Minimum Required Auto Spaces
Residential	
Dwelling - Single Family & Two Family	1 per unit
Dwelling – Three Family & Four Family	1.5 per unit
Dwelling - Multifamily & Townhome	1.5 per unit
Dwelling - Accessory	1 space per unit
Live-Work Units	1 per 500 sf
Residential Care Facilities	1 per 2 units
All Other Residential Uses	1 per unit
Lodging – All Uses	1 per room
Office/Service	
Medical Clinic	1 per 350 sf
All Other Office/Service Uses	1 per 500 sf
Commercial/Entertainment	
Amusements (Indoor & Outdoor)	No requirement
Bar/Tavern/Brewpub	1 per 50 sf of indoor seating area
	1 per 400 sf of brewing area
	1 per 3 occupants of outdoor seating area, dance floor, standing room only food/beverage areas, etc. (per occupant load)
Restaurant	1 per ~~250~~ 75 sf of indoor seating area
	1 per 3 occupants of outdoor seating area, dance floor, standing room only food/beverage areas, etc. (per occupant load)
Theater (Indoor & Outdoor)	1 per 80 sf in auditorium
All Other Commercial/Entertainment Uses	1 per 400 sf
Civic	
Places of Assembly (Residential Districts)	No requirement
Places of Assembly (All Other Districts)	1 per 80 sf in main assembly hall
Private Recreational Facility	1 per 250 sf
All Other Civic Uses	1 per 500 sf
Educational/Institutional	
Child/Adult Day Care Centers (6 of more persons)	1 per 500 sf
All Other Educational/Institutional Uses	1 per 1000 sf
Automotive	
Vehicle Services – Minor Maintenance/Repair	1 per gas pump and repair bay

Vehicle Services – Major Repair/Body Work	2 per repair bay
All Other Automotive Uses	1 per 400 sf of office space
Industrial/Wholesale/Storage – All Uses	No requirement
Agricultural – All Uses	No requirement
Infrastructure – All Uses	No requirement

* * * * * * * * * *

C. EXEMPTIONS AND ADJUSTMENTS

1. **Exemptions**: Uses in the AR, RR, RN, OS, and IMX Districts are exempt from the minimum parking requirements of this subsection.

~~2. **Commercial Uses in Mixed-Use Districts**: All commercial uses in RMX and MX Districts shall provide all required parking on-site at a rate of one space per 400 square feet. The use of on-street spaces shall not be permitted in this calculation.~~

~~3~~2. **Residential Care Facilities**: The Administrator may authorize a reduction in off-street parking requirements for multifamily dwellings that provide Residential Care Facilities (including dwelling two family and multifamily buildings of 4 or more units) to no less than 3 off-street parking spaces for each 4 dwelling units or fraction thereof. Should a change of use occur such that the building is no longer providing Residential Care Facilities as the primary use, parking requirements shall meet the minimum ratio for residential uses as required in the table above.

~~4~~3. **Tree Preservation**: The minimum number of parking spaces required may be adjusted by the Administrator when it has been determined that the reductions are necessary to preserve a healthy tree or trees (with a 12 inch or greater diameter at breast height) from being damaged or removed.

* * * * * * * * * *

PROPOSAL: Amend Unified Development Ordinance Section 7.2.4, Off-Street Parking and Loading Requirements, to modify minimum required parking spaces.

APPLICABLE CHAPTER(S): Chapter 7

APPLICANT: Lancaster County

PROJECT SUMMARY & PROPOSAL:
The Planning Department has noticed that with the recent development of a few specific projects that the minimum amount of off-street parking required for restaurant and other Commercial/Entertainment uses is resulting in parking spill over onto adjacent properties. Accordingly, Lancaster County is proposing to amend Chapter 7 of the Unified Development Ordinance (UDO) to increase or establish certain off-street parking requirements.

OUTLINE OF TEXT AMENDMENT:
The following sections of the UDO are proposed to be amended:

Section 7.2.4.A, Parking Requirements by Use Table:

The proposed text amendment would establish a minimum off-street parking requirement for the Bar/Tavern/Brewpub use at one space per 50 square feet of indoor seating area and one space per 400 square feet of brewing area. The minimum off-street parking requirement for the Restaurant use would be modified from one per 250 square feet (of gross leasable area) to one per 75 square feet of indoor seating area. Additionally, a minimum off-street parking requirement for outdoor seating area, dance floor, standing room only food/beverage areas would be established for both the Bar/Tavern/Brewpub and Restaurant uses at one per three occupants (as per the established occupant load).

It should be noted that the minimum off-street parking requirements proposed in this text amendment were determined based upon research and analysis of various minimum off-street parking requirements for similar uses in surrounding jurisdictions, as well as others in located in North and South Carolina. The research is attached as an Exhibit to this staff report.

Section 7.2.4.C, Exemptions and Adjustments:

The proposed text amendment would remove Section 7.2.4.C.2 in its entirety as it is an exemption more consistent with urban development patterns and therefore inconsistent with the generally suburban and rural development patterns of Lancaster County, as well as being contrary to the balance of the amendment being proposed.

Based on staff's findings, we offer the modifications attached to the Draft Ordinance for the Commission's consideration. For ease of reference, new text is referenced in red/underlined font and deletions are referenced in ~~strikethrough~~ font. The proposed language is found in Attachment 1.

FINDINGS AND CONCLUSIONS:
The proposed text amendment has been found to be consistent with the applicable provisions of the Comprehensive Plan as required by UDO Section 9.2.15.B.3, as well as with the applicable provisions of SC Code Title VI.

This amendment would increase the amount of off-street parking required to be provided for future restaurant development and expansions, but would not impact or otherwise require any existing restaurants to provide additional parking.

STAFF RECOMMENDATION:
Staff recommends **approval** of the proposed text amendment.

ATTACHMENTS:

1. Proposed Text Amendment
2. Research from Surrounding Jurisdictions

STAFF CONTACT:
Robert G. Tefft, Senior Planner
rtefft@lancastersc.net

7.2.4 OFF-STREET PARKING AND LOADING REQUIREMENTS

****

A. PARKING REQUIREMENTS BY USE TABLE

The following table details the required minimum and maximum (where applicable) parking ratios by major land use. All area calculations use gross leasable area (GLA). For uses not covered in this table, the parking requirements shall be those of the most similar use as determined by the Administrator.

Use Category	Minimum Required Auto Spaces
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Dwelling - Accessory	1 space per unit
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All Other Residential Uses	1 per unit
Lodging – All Uses	1 per room
Office/Service	
Medical Clinic	1 per 350 sf
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Civic	
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Places of Assembly (All Other Districts)	1 per 80 sf in main assembly hall
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All Other Civic Uses	1 per 500 sf
Educational/Institutional	
Child/Adult Day Care Centers (6 of more persons)	1 per 500 sf
All Other Educational/Institutional Uses	1 per 1000 sf
Automotive	
Vehicle Services – Minor Maintenance/Repair	1 per gas pump and repair bay

Vehicle Services – Major Repair/Body Work	2 per repair bay
All Other Automotive Uses	1 per 400 sf of office space
Industrial/Wholesale/Storage – All Uses	No requirement
Agricultural – All Uses	No requirement
Infrastructure – All Uses	No requirement

* * * * * * * * * *

C. EXEMPTIONS AND ADJUSTMENTS

1. **Exemptions**: Uses in the AR, RR, RN, OS, and IMX Districts are exempt from the minimum parking requirements of this subsection.

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~~4~~3. **Tree Preservation**: The minimum number of parking spaces required may be adjusted by the Administrator when it has been determined that the reductions are necessary to preserve a healthy tree or trees (with a 12 inch or greater diameter at breast height) from being damaged or removed.

* * * * * * * * * *

	RESTAURANT		RESTAURANT (w/ drive-thru)		BAR / NIGHTCLUB		OUTDOOR ENT. / ASSEMBLY		BREWERY / BREWPUB	
	Minimum	*Equalized SF @ 1 per*	*Minimum*	*Equalized SF @ 1 per*	*Minimum*	*Equalized SF @ 1 per*	*Minimum*	*Equalized SF @ 1 per*	*Minimum*	*Equalized SF @ 1 per*
Lancaster County, SC	***1 per 250 sf***	***250***	***1 per 250 sf***	***250***	***1 per 400 sf***	***400***	***None***	***0***	***1 per 400 sf***	***400***
Asheville, NC	1 per 3 seats	45	1 per 3 seats	45	1 per 3 seats	45	-		1 per 3 seats	45
Buncombe County, NC	1 per 3 seats	45	1 per 3 seats	45	1 per 3 seats	45	-		-	
Cabarrus County, NC	1 per 3 seats	45	1 per 3 seats	45	1 per 300 sf	300	-		-	
Charleston, SC (peninsula)	1 per 100 sf	100	1 per 75 sf	75	1 per 100 sf	100	1 per 130 sf	130	-	
Charleston, SC (all other)	1 per 90 sf	90			1 per 90 sf	90	1 per 200 sf	200	-	
Charlotte, NC	1 per 75 sf	75	1 per 75 sf	75	1 per 75 sf	75	-		0.25 per 1000 sf 1 per 75 sf	4000 75
Columbia, SC	8 per 1000 sf	125	8 per 1000 sf	125	12 per 1000 sf	83	-		1.7 per 1000 sf	588
Concord, NC	1 per 3 seats	45	1 per 3 seats	45	-		1 per 6 seats 1 per 50 sf	90 50	-	
Fort Mill, SC	1 per 3 persons	45	1 per 3 persons	45	-		-		-	
Greenville, SC	1 per 100 sf	100	1 per 150 sf	150	1 per 100 sf	100	1 per 3 seats	45	-	
Greenville County, SC	1 per 3 seats	45	-		-		1 per 4 seats 1 per 30 sf	60 30	-	
Indian Trail, NC	6 per 1000 sf	166	10 per 1000 sf	100	10 per 1000 sf	100	1 per 4 seats	60	6 per 1000 sf	166
Kershaw County, SC	1 per 125 sf	125	1 per 125 sf	125	1 per 125 sf	125	-		-	
Matthews, NC	1 per 3 seats	45	-		-		1 per 4 seats 1 per 150 sf	60 150	-	
Matthews, NC (HUC, SRN, C-MF, MUD, TS, and ENT)	1 per 5 seats	75	-		-		1 per 6 seats 1 per 300 sf	90 300	-	
Mount Pleasant, SC	2 per 100 sf	50	2 per 100 sf	50	2 per 100 sf	50	2 per 100 sf	50	-	
Rock Hill, SC	1 per 75 sf	75	1 per 75 sf	75	1 per 50 sf	50	1 per 75 sf	75	1 per 250 sf 1 per 75 sf	250 75
Union County, NC	1 per 100 sf	100	-		-		1 per 4 seats	60	-	
York County, SC	1 per 80 sf	80	1 per 80 sf	80	1 per 150 sf	150	1 per 4 seats	60	-	
Average All Researched		**78**		**77**		**101**		**94**		**743**
Average Unique Values		**97**		**89**		**115**		**113**		**225**
Median All Researched		**75**		**75**		**90**		**60**		**166**
Median Unique Values		**95**		**80**		**87**		**83**		**166**

Agenda Item Summary

Ordinance # / Resolution #: Resolution 1160-R2021 / Planning Case Number: CU-2021-1167
Contact Person / Sponsor: Ashley Davis /Planning
Department: Planning
Date Requested to be on Agenda: 7/19/2021

Issue for Consideration:
Application by Pavilion Development Company for a conditional use permit to allow Minor Maintenance and Repair near the intersection of Charlotte Hwy and Shelley Mullis Road (TM# 0013-00-049.01).
The applicant is seeking a conditional use permit to allow automotive minor maintenance and repair.

Points to Consider:
The subject parcel is 0.778 acres in size and is currently unimproved aside from an existing retaining wall. The current concept plan has been updated by the applicant to address most of the staff comments (Exhibit 5). Staff does still have concerns to be resolved at the site plan phase but the revised plan does appear to meet the requirements of the conditional use.

Funding and Liability Factors:
N/A

Council Options:
To approve or deny the Conditional Use Permit

Recommendation:
Planning Commission unanimously recommended **approval** of the proposed conditional use application subject to the following condition: Address all other outstanding TRC/Evolve comments at the site plan phase.
Planning staff also recommended approval.

ATTACHMENTS:

Description	Upload Date	Type
Resolution 1160-R2021	7/8/2021	Resolution
Planning Staff Report	6/2/2021	Planning Staff Report
Exhibit 1: Application	6/2/2021	Exhibit
Exhibit 2: Zoning Map	6/2/2021	Exhibit
Exhibit 3: Concept Plan	6/2/2021	Exhibit
Exhibit 4: TRC Comments	6/2/2021	Exhibit
Exhibit 5: Revised Plan	6/2/2021	Exhibit
Public Hearing Notice for Resolution 1160-R2021 (Planning Department Case Number: CU-2021-1167)	6/25/2021	Public Hearing Notices

STATE OF SOUTH CAROLINA)
) **RESOLUTION NO. 1160-R2021**
COUNTY OF LANCASTER)

A RESOLUTION

TO APPROVE THE FAVORABLE RECOMMENDATION OF BOTH THE LANCASTER COUNTY PLANNING STAFF AND THE LANCASTER COUNTY PLANNING COMMISSION OF A CONDITIONAL USE APPLICATION TO PERMIT AN AUTOMOTIVE MINOR MAINTENANCE AND REPAIR TO BE LOCATED UPON TAX MAP # 0013-00-049.01, NEAR THE INTERSECTION OF CHARLOTTE HIGHWAY AND SHELLEY MULLIS ROAD, INDIAN LAND, SOUTH CAROLINA.

WHEREAS, on May 13, 2021, Pavilion Development Company applied to the Lancaster County Planning Department for its review and consideration of a Conditional Use Permit upon a property zoned GB, General Business District; Highway Corridor Overlay (HCOD) for an Automotive Minor Maintenance and Repair, to be upon Tax Map # 0013-00-049.01, located near the intersection of Charlotte Highway and Shelley Mullis Road, Indian Land, South Carolina.

WHEREAS, after consideration of the details of the application, the Planning Staff recommended approval of the project subject to certain conditions noted during the Technical Review Committee (TRC) review process; and

WHEREAS, on June 15, 2021, the Planning Commission considered the project, identified CU-2021-1167 and, following due consideration, recommended approval of the project, by a unanimous vote, subject to applicant addressing all TRC/Evolve comments at the site plan phase.

NOW, THEREFORE, upon review and consideration of the Planning Staff Report, Site Concept Plan, and other supporting documentation in the County Council agenda package, it is resolved that:

Lancaster County Council approves the Conditional Use Permit subject to applicant addressing any outstanding TRC/Evolve comments as recommended by the Planning Commission.

AND IT IS SO RESOLVED

<Signature page follows>

Dated this _____ day of _____, 2021.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

Approved as to form:

_____
John K. DuBose, III, County Attorney

PROPOSAL:	Conditional Use Application to Permit Minor Maintenance and Repair
PROPERTY LOCATION:	Near the intersection of Charlotte Hwy and Shelley Mullis Road (TM# 0013-00-049.01).
CURRENT ZONING DISTRICT:	General Business (GB) District; Highway Corridor Overlay (HCOD)
APPLICANT:	Pavillion Development Company
COUNCIL DISTRICT:	District 1, Terry Graham

OVERVIEW & BACKGROUND:

Site Information

This property is one of three existing outparcels which come from the same parent track as Sam's Car Wash and Gas Station. A McDonalds fast food restaurant has recently started construction on the parcel due west of this site.

Current Proposal & Project Overview

The applicant is seeking a conditional use permit to allow automotive minor maintenance and repair. The subject parcel is 0.778 acres in size and is currently unimproved aside from an existing retaining wall. The original plan submitted for this site did not meet the conditional-use requirements listed in section 5.8.6. (Exhibit 3). The TRC comments attached (Exhibit 4) were distributed to the applicant with enough time to correct the plan prior to the distribution of this staff report (Exhibit 5). Staff does still have concerns to be resolved at the site plan phase but the revised plan does appear to meet the requirements of the conditional use.

Summary of Surrounding Zoning and Uses

Surrounding Property	Zoning District	Use
North	General Business (GB)	Sam's Car Wash and Gas Station
South	Regional Business (RB)	Widewaters Apartment Complex
East	Institutional (INS)	Vacant Land owned by Belair UMC
West	General Business (GB)	McDonalds

PHOTOS OF PROJECT AREA:



Looking at the Subject Parcel across Shelly Mullis Road



Looking directly across from the Subject Parcel



Looking east on Shelley Mullis Road



Looking west on Shelley Mullis Road

APPLICABLE UDO PROVISIONS:

5.1.2. - CONDITIONAL USE (CU)

A. Conditional Uses are uses which are generally compatible with other land uses permitted in a zoning district but which, because of their unique characteristics or potential impacts on the surrounding neighborhood and/or the County as a whole, require individual consideration in their location, design, configuration, and/or operation at the particular location proposed.

B. All Conditional Uses shall at a minimum meet the standards for the zoning district in which they are located and the specific standards set forth in this article for that use.

C. Individual consideration of the use may also call for the imposition of individualized conditions in order to ensure that the use is appropriate at a particular location and to ensure protection of the public health, safety, and welfare.

D. Approval procedures for Conditional Use permits are found in Chapter 9, Administration.

5.8.6 VEHICLE SERVICES – MINOR MAINTENANCE/REPAIR [NB, GB, RB, LI, HI, MX, IMX]
A. Outdoor Vehicle Storage: All outdoor storage of vehicles awaiting work or pick-up shall be screened by a Type C buffer in accordance with Section 7.1.5. No vehicles or awaiting work or pick-up shall be located closer than 5 feet to any adjoining property line, within a required landscape area, or in any right-of-way. No outside storage of junk vehicles or parts shall be permitted unless a permit for an outdoor storage yard is also obtained.

B. Vehicle Bays: Vehicle bays which are not set perpendicular to the street must be screened from direct view by a hedge or other landscaping. Bays facing the street must also incorporate awnings, windows, and/or other articulation/ornamentation sufficient to reduce the impact of the repair bays on the street as determined by the Technical Review Committee (TRC).

C. Noise: No noises resulting from the occasional repair or maintenance of a motor vehicle shall be audible at or beyond the property line between 8 PM and 7 AM the following morning. Intercom/sound systems shall not be audible at or beyond the property line.

D. Repair Work: All repair work shall be conducted entirely within an enclosed structure; car wash activities may be done outside when all requirements of stormwater management are met.

E. Screening: All boundaries of a property containing such uses that directly adjoin a Single Family residential district shall be buffered with a solid fence extending from the ground to a height of not less than 6 feet and a Type B buffer.

F. Accessory Structure Location: Accessory structures such as self-service vacuum cleaners, air pumps, and other self-service structures must be setback 50 feet from any residential use and 25 feet from any right-of-way.

G. Fueling Islands: Each drive-up fueling facility permitted under this title shall have off-street driveway stacking space that shall not inhibit or impede access to or from any parking space or drive.

H. Lighting
1. Canopy lighting fixtures shall be hidden inside a canopy so as not to be visible from offsite.
2. Freestanding lighting fixtures shall not exceed 15 feet in height if the use adjoins an existing residential district or residential lot. All light fixtures shall be cutoff luminaries that block the light source from off-site view.

I. Car Wash Allowed as Accessory Use: A one-bay car wash may be allowed as an accessory use. The car wash shall meet the setbacks for the principal use and not exceed 900 square feet in area. The car wash bay shall not be oriented toward the public right-of-way. Car washes are required to have operational recycled water systems where a minimum of 50 percent of water utilized is recycled.

STAFF RECOMMENDATION:

Staff recommends **approval** of this conditional use application to permit Minor Maintenance and Repair subject to the following condition:

1. Address all other outstanding TRC/Evolve comments at the site plan phase.

ATTACHMENTS:

1. Conditional Use Application
2. Location Map/ Zoning Map
3. Concept Plan
4. TRC/Evolve Comments
5. Revised Concept Plan

STAFF CONTACT:
Ashley Davis
Planner
adavis@lancastersc.net
803-416-9433

Lancaster County
South Carolina

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.org

CONDITIONAL USE APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- All items noted on the Conditional Use Plan Checklist
- Fees associated with review

GENERAL INFORMATION

Property Address: Shelley Mullis Road

City: Indian Land State: SC Zip: 29707 Tax Parcel ID: 0013-00-049.01

Current Zoning: GB Current Use: Vacant

Total Acres: 1.28 Ac. Surrounding Property Description: Vacant to the West, Car Wash to the North, Vacant to the East, and Vacant to the South

Proposed Conditional Use: Vehicle Services - Minor Maintenance/Repair

CONTACT INFORMATION

Applicant Name: Pavilion Development Company (JIM GRAMBLE)

Address: 4605 Carnegie Blvd, Suite 110, Charlotte, NC 28209

City: Charlotte State: NC Zip: 28209 Phone: 704-944-5983

Fax: Email: jag@pavdevco.com

Property Owner Name: Sam's Commercial Properties, LLC

Address: 7935 Council Place, Suite 200

City: Matthews State: NC Zip: 28105 Phone: 704-940-3700

Fax: Email:

APPLICATION CERTIFICATIONS

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.

for Envision Development 05.11.21

Applicant Date

Tagreed Nafisi, manager pro Tem 05/13/21

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.
   - Conditional Use Application Fee - $325.00

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.

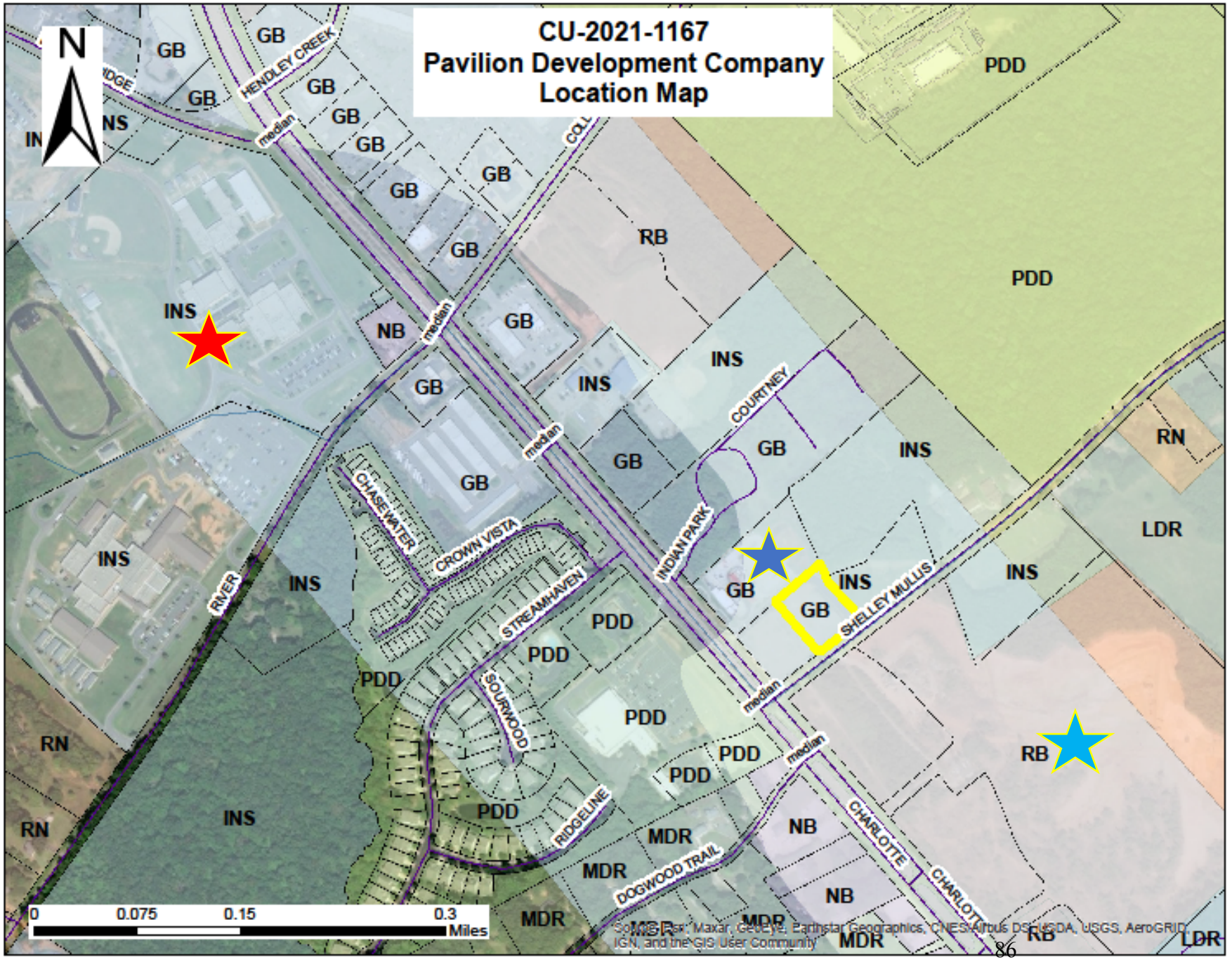
3. **County Council**
   - Approves, denies, or submits application to the Planning Commission for further study.
   - Action requires a resolution for approval.
   - Subsequent to County Council action, notice of action will be provided to the applicant,

CONDITIONAL USE PLAN CHECKLIST

- ✓ The size of the plan and number of copies should conform to the following: Eight copies that are 24" x 36" (full size) and Two copies that are 11" x 17" (reduced size).
- ✓ A descriptive location of the property and vicinity map at a scale of not less than one inch equals one mile.
- ✓ Proposed name of the development.
- ✓ The date of the survey or plan.
- ✓ All plans shall be embossed with the seal and signature of the engineer/surveyor responsible for the work.
- ✓ A graphic scale and numerical scale shall be shown on the plan.
- ✓ The North arrow shall be shown and be accurately correlated with the courses with indications as to whether it is true, magnetic or grid.
- ✓ Total acreage and boundaries of the development shall be shown on the plan.
- ✓ All existing and proposed uses of land throughout the tract shall be shown on the plan.
- ✓ Topography of the site with a contour interval of not more than 5 feet shall be shown on plan.
- ✓ Typical arrangement of existing and proposed buildings and structures, including dimensions, elevations, uses, and setbacks shall be shown on the plan.
- ✓ Location of adjoining property lines and existing buildings shall be shown on the plan.
- ✓ The names of adjacent landowners, lot and/or block numbers, highways, streets, and named waterways shall be shown.
- ✓ All property lines shall be defined by course and horizontal distance. All property lines shall be plotted to the scale shown in the title.
- ✓ All easements and rights-of-way of existing and proposed buildings and structures shall be shown and shall include their widths and center lines.
- ✓ All existing street intersections shall be shown on the plan.
- ✓ Proposed parking areas and traffic circulation shall be shown on the plan.
- ✓ Exact ratio of impervious surfaces to lot area shall be shown.
- ✓ At a minimum the plan shall include basic landscape information such as the location and dimension of required buffer yards.

owner, and adjacent property owners.

- **Please note that upon approval of a conditional use, the applicant shall subsequently submit a site plan to The Lancaster County Planning Department for review. This site plan shall conform to the site plan process as enumerated in UDO Section 9.2.9 (Site Plan Process Chart)**

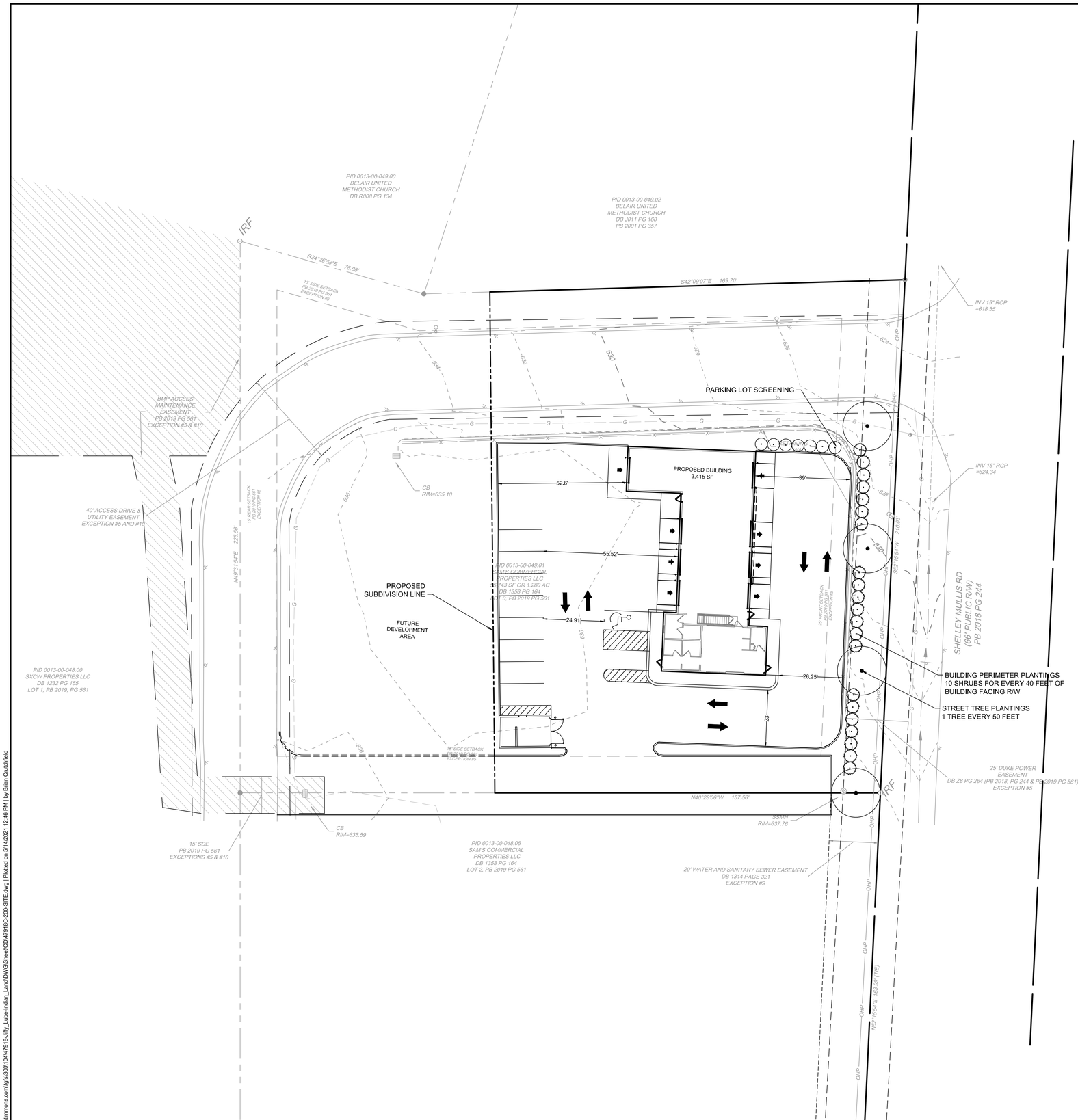


Lancaster County
South Carolina

Proposal:
Conditional Use to allow Minor Automotive Maintenance and Repair

Legend:

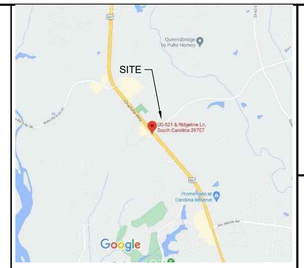
- Subject Property
- Sam's Car Wash and Gas Station
- Indian Land Schools Campus
- Widewaters Development



NAD 83

SCALE 1"=20'

0 20' 40'



VICINITY MAP

ZONING CODE SUMMARY

PROJECT NAME:	JIFFY LUBE
TAX PARCEL ID NUMBER:	0013-00-049.01
EXISTING ZONING:	GB
OVERLAY DISTRICT:	HIGHWAY CORRIDOR CAROLINA HEELSPLITTER
EXISTING USE:	VACANT
PROPOSED USE:	COMMERCIAL
JURISDICTION:	LANCASTER COUNTY, SOUTH CAROLINA
SITE ACREAGE:	0.778 ACRES
WATERSHED:	NONE
IMPERVIOUS PERCENTAGE:	82.8%
PARKING SUMMARY REQUIRED PARKING:	1 SPACE PER REPAIR BAY: 4 SPACES 1 SPACE PER 500 SF OFFICE: 880 SF/500 = 2 SPACES
TOTAL: 6 + 2 = 8 SPACES PROVIDED PARKING:	10 SPACES 9 REGULAR SPACES + 1 ADA 1 HANDICAP SPACES (VAN ACCESSIBLE)

GENERAL NOTES

1. SITE LAYOUT BASED ON SURVEY INFORMATION PREPARED BY TIMMONS GROUP AND PROVIDED ON 03/26/2021.
2. ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
3. ALL RADII SHALL BE 5' (F.O.C.) UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL ESTABLISH AND VERIFY POINT OF BEGINNING (P.O.B.) AND STAKE SITE AS INDICATED ON CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY TIMMONS IMMEDIATELY OF ANY DISCREPANCIES.
5. ALL DIMENSIONS ARE TO FACE OF CURB OR CENTERLINE UNLESS OTHERWISE NOTED.
6. ALL DETAILS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
7. ALL SIDEWALKS SHALL BE MINIMUM 5'-0" UNLESS OTHERWISE NOTED..
8. PARKING SPACE DIMENSIONS ARE 18.0' x 9.0' WIDE UNLESS OTHERWISE NOTED.
9. NO OBSTRUCTION OF PUBLIC R/W OR SIDEWALK WILL BE ALLOWED. NO PARKING IS ALLOWED OVER PUBLIC SIDEWALKS.
10. NO DEMOLITION LANDFILLS ALLOWED ON SITE.

THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
615 E. Morehead Street, Suite 250 | Charlotte, NC 28202
TEL 704.602.8600 | FAX 704.375.1650 | www.timmons.com
North Carolina License No. C-1652

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

REVISION DESCRIPTION	DATE

DATE: 13 MAY 2021
DRAWN BY: S. ELIASON
DESIGNED BY: J. DOLAN
CHECKED BY: B.CRUTCHFIELD
SCALE: 1"=20'

JIFFY LUBE
LANCASTER COUNTY, SOUTH CAROLINA
CONDITIONAL USE SITE PLAN

JOB NO. 47918
SHEET NO. SK-1

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\\timmons.com\gfx\300\104\47918-Jiffy_Lube-Indian_Land\DWG\Sheet\CD\47918C-200-SITE.dwg | Plotted on 5/14/2021 12:46 PM | by Brian Crutchfield

Lancaster County
Development Services
P. O. Box 1809
Lancaster, SC 29721
803.285.1969
permits@lancastercountysc.net

May 26, 2021

Brian Crutchfield
Timmons Group
610 E. Morehead St, Suite 250
Charlotte, NC 28202

Project Number	20211167
Project Name	Jiffy Lube
Location	Shelley Mullis Road
Stage	Conditional Use Permit
Parcel(s)	
Status	Not Approved

Dear: Brian Crutchfield

We have completed our review of the plan identified above. The comments listed on the attached report must be addressed and revised plans submitted with a response letter.

If the attached comments require changes to the plans, please submit the requisite number of sets, along with a pdf of the plan set on a CD, to the Lancaster County Planning Department.

Once revised plans are received, they will be submitted to staff for review.

Please be aware that plans will not be routed for review without a response letter

Sincerely,

Plan Review Comments

Planning - Ashley Davis - 803-416-9433

Not Approved

adavis@lancastersc.net

Review Comments:

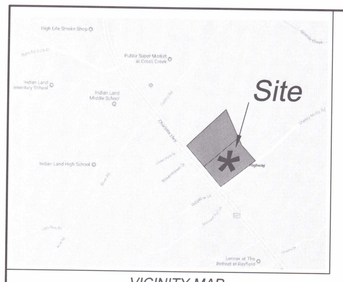
-Landscaping requirement is designed to provide screening therefore the landscaping should be at the same grade as the building not below retaining wall.
-Staff has serious concerns about the distance from proposed corner of parking lot to the existing retaining wall.
-In pre-submittal meetings County Engineer Scott Edgar noted concerns regarding stormwater management on site noting that the existing infrastructure serving the site would be at capacity with the construction of the fast food restaurant on the corner of 521 and Shelley Mullis which is currently beginning construction.
- There appear to be some major conflicts with the approve site plan for Mcdonalds located at 0013-00-048.05 (See attached plan). This parcel will be beginning construction within the next 2 weeks.
- This site entrance will need to line up with the Mcdonalds ingress/ egress
- Internal connection to the "proposed future development" will be required.
-Provide remaining acreage for proposed future development. (This area may be significantly impacted by the adjustments needed for Landscaping along Shelly Mullis, the stormwater improvements needed, and adjustments to make the site more compatible with McDonalds)
- Location of dumpster enclosure does not seem logical given the size and turn radius of an average dump truck.

Advisory Comments:

- This parcel is within the Highway Corridor Overlay and will be required to provide architectural elevations meeting those requirements at the site plan phase.

County Engineer - -

Review Comments:



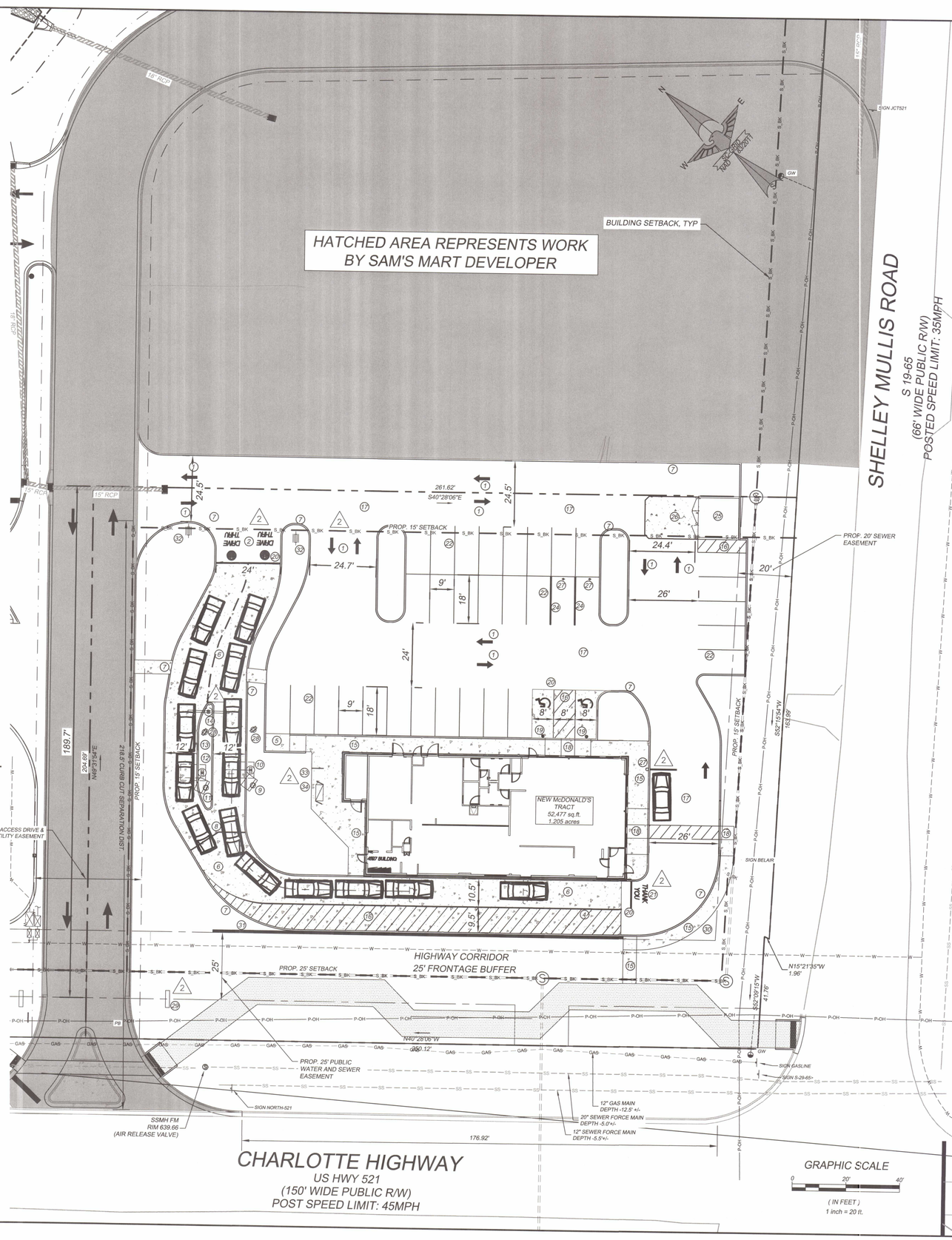
VICINITY MAP
NTS

SITE KEY NOTES:

1. — PAINT WHITE TRAFFIC ARROWS PER DETAIL SHEET
2. — PAINTED "DRIVE-THRU" DIRECTIONAL ARROW, YELLOW, PER DETAIL SHEET
3. — PAINTED CIRCULAR DIRECTIONAL ARROW, YELLOW, PER DETAIL SHEET
4. — PAINT 8" WIDE YELLOW STRIPE
5. — CONSTRUCT DELIVERY RAMP
6. — CONSTRUCT CONCRETE PAVEMENT (SEE DETAIL ON SHEET C-7) (SAW CUTS AT 10'X10' MAX. & CONTROL JOINTS AT 50' X 50' MAX. SPACING)
7. — CONSTRUCT 2' CURB AND GUTTER PER DETAIL SHEET
8. — PAINT 6" WIDE YELLOW STRIPE "MERGE POINT"
9. — PRIMARY ODMB (PER DETAIL SHEET)
10. — PRIMARY COD WITH DETECTOR LOOP (PER DETAIL SHEET)
11. — SECONDARY ODMB (PER DETAIL SHEET)
12. — SECONDARY LANE COD WITH DETECTOR LOOP (PER DETAIL SHEET)
13. — CONSTRUCT CURBED ISLAND (PER DETAIL SHEET)
14. — DOUBLE GATEWAY SIGN (PER DETAIL SHEET): GALVANIZED ANCHOR BOLTS, (6" ABOVE GRADE), FOOTINGS AND ELECTRICITY BY GENERAL CONTRACTOR, SIGN INSTALLED BY SIGN CONTRACTOR. CONTRACTOR TO COORDINATE WITH MCDONALD'S CONSTRUCTION MANAGER.
15. — CONSTRUCT CONCRETE WALK PER McDONALD'S SPECIFICATIONS
16. — PAINT 4" WIDE STRIPES, WHITE @ 45° 2'-0" O.C.
17. — CONSTRUCT ASPHALT PAVED PARKING AREA PER DETAIL
18. — CONSTRUCT STANDARD CONCRETE H.C. RAMP PER DETAIL SHEET
19. — INSTALL CONCRETE BOLLARD / H.C. SIGN PER DETAIL SHEET
20. — TRANSITION FROM ASPHALT TO CONCRETE PAVEMENT PER DETAIL SHEET
21. — PAINT "THANK YOU" AND 1-8" YELLOW STRIPE PER DETAIL SHEET
22. — PAINT 4" WIDE STRIPED PARKING @ 90°, WHITE
23. — PAINT 4" WIDE STRIPED PARKING @ 60°, WHITE
24. — PAINT 8" WIDE YELLOW STRIPE
25. — CONSTRUCT DUMPSTER ENCLOSURE (TO MATCH BUILDING) PER DETAIL SHEET
26. — CONSTRUCT CONCRETE TRASH CORRAL PAD
27. — DT OOSP SIGNAGE, SEE DETAIL
28. — INSTALL PRE-BROWSE BOARD (PER DETAIL SHEET)
29. — APPROXIMATE MONUMENT SIGN LOCATION, FINAL SIZE, LOCATION, & CONFIGURATION OF MONUMENT SIGN TO BE DETERMINED. SEE DETAIL C-11A
30. — PROPOSED FLAG POLE LOCATION
31. — PROPOSED 3' DECORATIVE MASONRY WALL TO BE DESIGNED BY OTHERS (2)
32. — INSTALL DIRECTIONAL SIGNAGE (PER DETAIL SHEET) (2)
33. — INSTALL WAVY BICYCLE RACK, (4 SPACE MIN), PER DETAILSHEET (2)
34. — INSTALL BICYCLE LOCKER, (PER DETAIL SHEET) (2)

GENERAL SITE NOTES:

1. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COSTS HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE, OTHER OBSTRUCTIONS OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NON-SUBSCRIBING UTILITIES. THE CONTRACTOR(S) SHALL CONTACT SOUTH CAROLINA ONE CALL AT 1-888-721-7877 OR 811 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
4. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS. ACCESS SHALL BE LIMITED UNTIL PERMISSION IS GRANTED.
5. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
6. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
7. ALL SITE DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
8. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES AND REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
9. BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATIONS TO THESE PLANS OR OF ANY FIELD CONFLICTS.
10. ALL PERMITS RELATIVE TO THE PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
11. ALL WORK IN RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH "THE CURRENT EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS".
12. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, ACCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.
13. SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY NFIP F.I.R.M. MAP NUMBER 45057C0078E, EFFECTIVE DATE: MAY 16, 2017.
14. ALL SITE CONCRETE IS TO BE TREATED WITH WATER REPELLANT CONCRETE SEALER TO PROTECT THE SURFACES FROM SPALLING AND DAMAGE FROM CHEMICAL ATTACK OF CHLORIDE SALTS. SEALER SHOULD BE SILANE/SILOXANE WATER REPELLANT. RECOMMENDATIONS INCLUDE PROSOCO- SALTGUARD OR V-SEAL 102 WINTERGUARD.
15. THERE SHALL BE NO DISPLAY OF MERCHANDISE FOR SALE OR OTHER SIMILAR DISPLAY WITHIN THE HIGHWAY CORRIDOR.



SITE AND DEVELOPMENT DATA

JURISDICTION	LANCASTER COUNTY, SC
TAX PARCEL(S):	0013-00-048.05
SITE ADDRESS:	CHARLOTTE HWY.
EXISTING ZONING	GB
USE CLASSIFICATION	GENERAL BUSINESS
TOTAL SITE AREA	52,477 SQ. FT. OR 1.205 AC.
MINIMUM FRONT SETBACK	25 FEET
MINIMUM CORNER/SIDE SETBACK	15 FEET
MINIMUM REAR SETBACK	15 FEET
REQUIRED PARKING - AUTO	1 SP/250 SF BLDG = 19 SP MAX SP = 2 x REQ = 38 SP
REQUIRED PARKING - BICYCLE	3 SHORT TERM/1 LONG TERM

PROPOSED PARKING INFORMATION

TOTAL SPACES						
42**	2-HC	SPACES	8'	X	18'	@ 90 °
	40	SPACES	9'	X	18'	@ 90 °
	XX	SPACES	9'	X	18'	@ 60 °

**NOTE: PARKING EXCEEDING THE MAXIMUM ALLOWED WILL BE CONSIDERED SHARED PARKING AND USED TOWARDS THE PARKING COUNT OF THE NORTHERN OUTPARCEL UPON ITS DEVELOPMENT.

LEGEND

- COMPUTED POINT
- EXISTING IRON PIPE
- BORE HOLE
- EXISTING IRON REBAR
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- ELECTRIC BOX
- LIGHT POLE (SINGLE)
- LIGHT POLE (DOUBLE)
- POWER POLE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- SPILL CURB
- HANDICAP RAMP
- HANDICAP STALL
- CONCRETE
- PROPERTY LINE
- SIGN
- BOLLARD
- SD — STORM DRAIN
- P-OH — OVERHEAD UTILITIES
- P-UG — UNDERGROUND ELECTRIC
- FO — UNDERGROUND FIBER OPTICS
- T-OH — OVERHEAD TELEPHONE
- SS — SANITARY SEWER LINE
- GAS — GAS LINE
- X — FENCE LINE

AC = ACRES
ACSM = AMERICAN CONGRESS ON SURVEYING AND MAPPING
ALTA = AMERICAN LAND TITLE ASSOCIATION
EIP = EXISTING IRON PIPES
ELEV = ELEVATION
FFE = FINISHED FLOOR ELEVATION
FIRM = FLOOD INSURANCE RATE MAP
GPS = GLOBAL POSITIONING SYSTEM
HUD = HOUSING URBAN DEVELOPMENT
HYD = FIRE HYDRANT
ICV = IRRIGATION CONTROL VALVE
INV = INVERT
IPS = IRON PIPE SET
LLC = LIMITED LIABILITY COMPANY
MB = MAIL BOX
N/F = NOW OR FORMERLY
NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
NTS = NOT TO SCALE
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
SF = SQUARE FOOT
S.R. = STATE ROAD
TBM = TEMPORARY BENCH MARK
TWSP = TOWNSHIP
TYP = TYPICAL

SITE INFORMATION

PREPARED BY: EAGLE ENGINEERING, INC.
2013-A VAN BUREN AVE.
INDIAN TRAIL, NC 28079
(704)-882-4222
DATE OF SURVEY: MARCH 14, 2019 DATE OF MAP: MARCH 14, 2019

PLAN SCALE: 1" = 20'

STREET ADDRESS
INTERSECTION OF SHELLEY MULLIS RD & CHARLOTTE HWY.

COUNTY	STATE
LANCASTER	SC

PARCEL ID	LOCATION CODE NUMBER
0013-00-048.00 & 0013-00-049.01	39-1048
EEI PROJECT NO. 6569	

CALL 811 BEFORE YOU DIG — 811 — SAFE DIGGING PARTNER

REV	DATE	DESCRIPTION	BY
1	02/19/20	REVISE PER COUNTY COMMENTS SUBMITTAL 1	HWD
2	05/26/20	REVISE PER OWNER/CITY COMMENTS	FLG

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 34586 MATTHEW C. KIRCHNER 05/26/20

EAGLE ENGINEERING
FIRM LICENSE # C-0873
2013A Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222

PLAN APPROVAL

SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.	
REGIONAL DEV. DIRECTOR	
REGIONAL CONSTRUCTION MGR.	
REGIONAL REAL ESTATE MGR.	
AREA CONSTRUCTION MGR.	
CONTRACTOR	

CO-SIGN SIGNATURES

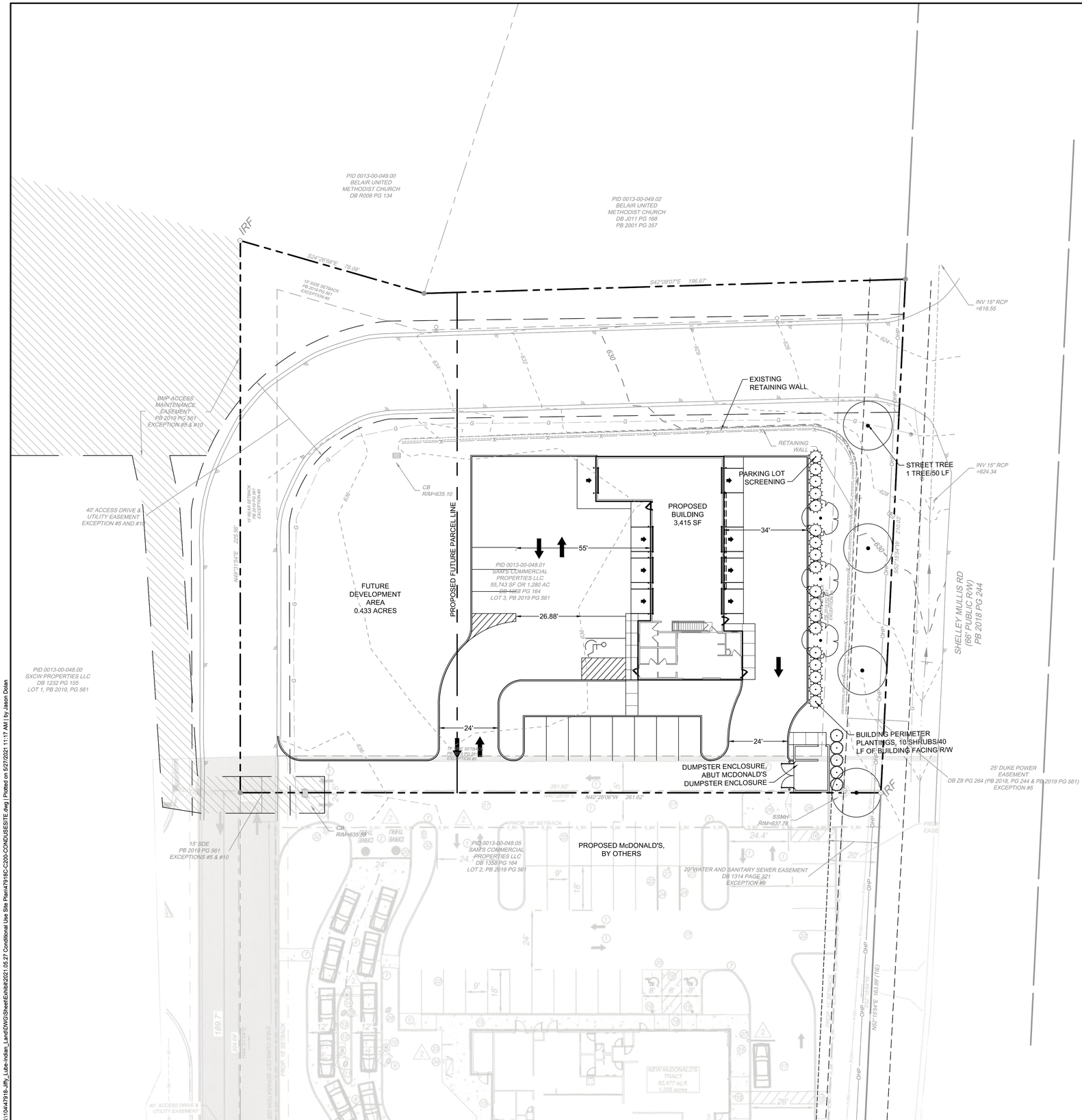
McDonald's

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

OFFICE
4801 SIX FORKS ROAD - SUITE 200 - RALEIGH N.C. 27609
RALEIGH REGION
ADDRESS

STATUS	DATE	BY
FINAL	-	-
PLAN CHECKED	-	-
AS-BUILT	-	-

C-3
SITE PLAN



SITE PLAN LEGEND

	R/W, PROPERTY LINE	-/-
	6" VERTICAL CURB	C8.00
	STOP SIGN	-/-
	STREET SIGN	-/-
	HEAVY-DUTY ASPHALT	C8.04
	LIGHT-DUTY ASPHALT	C8.04
	HEAVY-DUTY CONCRETE	C8.04
	CONCRETE SIDEWALK	C8.04
	PLANTING STRIP	C8.04

ZONING CODE SUMMARY

PROJECT NAME:	JIFFY LUBE
TAX PARCEL ID NUMBER:	0013-00-049.01
EXISTING ZONING:	GB
OVERLAY DISTRICT:	HIGHWAY CORRIDOR CAROLINA HEELSPLITTER
EXISTING USE:	VACANT
PROPOSED USE:	COMMERCIAL
JURISDICTION:	LANCASTER COUNTY, SOUTH CAROLINA
SITE ACREAGE:	1.280 ACRES
WATERSHED:	NONE
IMPERVIOUS PERCENTAGE:	54.75%
PARKING SUMMARY REQUIRED PARKING:	6 SPACES 1 SPACE PER REPAIR BAY= 4 SPACES 1 SPACE PER 500 SF OFFICE: 880 SF/500 = 2 SPACES
PROVIDED PARKING:	13 SPACES 12 REGULAR SPACES 1 HANDICAP SPACES (VAN ACCESSIBLE)

GENERAL NOTES

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10. NO DEMOLITION LANDFILLS ALLOWED ON SITE.
11. FUTURE DEVELOPMENT AREA MAY BE DEVELOPED AS ALLOWED BY RIGHT UNDER THE UNDERLYING GB ZONING DISTRICT.

THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
610 E. Morehead Street, Suite 250 | Charlotte, NC 28202
TEL 704.602.8600 | FAX 704.375.8760 | www.timmons.com
North Carolina License No. C-1652

DATE	REVISION DESCRIPTION
05/27/2021	Address County Comments

DATE 05/18/2021
DRAWN BY S.ELIASON
DESIGNED BY J.DOLAN
CHECKED BY B.CRUTCHFIELD
SCALE AS SHOWN

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

JIFFY LUBE INDIAN LAND
LANCASTER COUNTY, SOUTH CAROLINA
CONDITIONAL USE SITE PLAN

JOB NO. 47918
SHEET NO. CUSP1.0

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The Lancaster News

701 North White Street
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, June 15, 2021, and Monday, July 19, 2021, respectively. The public hearings will take place at 6:00 PM at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

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5. RZ-2021-0961: Application by Melinda Hoopaugh to rezone approximately 0.789 acres located at the intersection of Fort Mill Hwy and Kohut Dr. (TM# 0006N-0B-005.01) from Neighborhood Business (NB) to General Business (GB) District.
6. RZ-2021-0962: Application by Melinda Hoopaugh to rezone approximately 1 acre located at 9839 Kohut Dr. (TM# 0006N-0B-008.00) from Medium Density Residential (MDR) to General Business (GB) District.
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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.

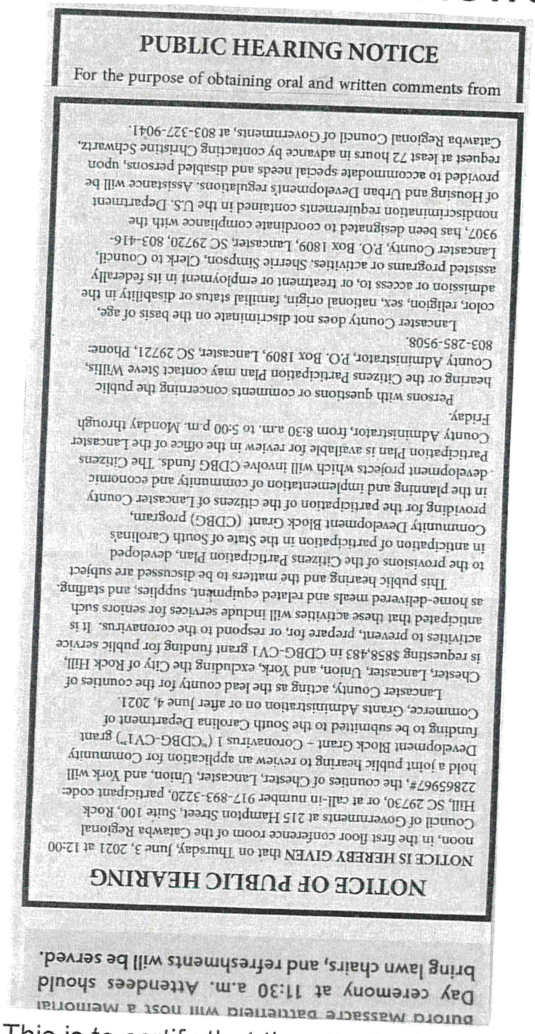
Public comments may be made in person at the hearing or submitted in written format to be provided to County Council at the public hearing. Comments made in person or in writing should be limited to three (3) minutes in duration if read aloud. Written comments may be submitted either by online submission 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

l Notice was published in The Lancaster
2021.

Notary Public of South Carolina

The Lancaster News

701 North White Street
PO Box 640
Lancaster, SC 29721
803-283-1133



PUBLIC HEARING NOTICE

For the purpose of obtaining oral and written comments from

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, June 3, 2021 at 12:00 noon, in the first floor conference room of the Catawba Regional Council of Governments at 215 Hampton Street, Suite 100, Rock Hill, SC 29730, or at call-in number 917-893-3220, participant code: 22865967#, the counties of Chester, Lancaster, Union, and York will hold a joint public hearing to review an application for Community Development Block Grant – Coronavirus 1 ("CDBG-CV1") grant funding to be submitted to the South Carolina Department of Commerce, Grants Administration on or after June 4, 2021.

Lancaster County, acting as the lead county for the counties of Chester, Lancaster, Union, and York, excluding the City of Rock Hill, is requesting $858,483 in CDBG-CV1 grant funding for public service activities to prevent, prepare for, or respond to the coronavirus. It is anticipated that these activities will include services for seniors such as home-delivered meals and related equipment, supplies, and staffing.

This public hearing and the matters to be discussed are subject to the provisions of the Citizens Participation Plan, developed in anticipation of participation in the State of South Carolina's Community Development Block Grant (CDBG) program, providing for the participation of the citizens of Lancaster County in the planning and implementation of community and economic development projects which will involve CDBG funds. The Citizens Participation Plan is available for review in the office of the Lancaster County Administrator, from 8:30 a.m. to 5:00 p.m. Monday through Friday.

Persons with questions or comments concerning the public hearing or the Citizens Participation Plan may contact Steve Willis, County Administrator, P.O. Box 1809, Lancaster, SC 29721, Phone: 803-285-9508.

Lancaster County does not discriminate on the basis of age, color, religion, sex, national origin, familial status or disability in the admission or access to, or treatment or employment in its federally assisted programs or activities. Sherrie Simpson, Clerk to Council, Lancaster County, P.O. Box 1809, Lancaster, SC 29720, 803-416-9307, has been designated to coordinate compliance with the nondiscrimination requirements contained in the U.S. Department of Housing and Urban Developments regulations. Assistance will be provided to accommodate special needs and disabled persons, upon request at least 72 hours in advance by contacting Christine Schwartz, Catawba Regional Council of Governments, at 803-327-9041.

Buford Massacre battlefield will host a Memorial Day ceremony at 11:30 a.m. Attendees should bring lawn chairs, and refreshments will be served.

This is to certify that the attached Legal Notice was published in The Lancaster News in the issue of May 23, 2021.

Notary Public of South Carolina

My Commission Expires
January 13, 2031

CAROLINA GATEWAY

701 North White Street
PO Box 640
Lancaster, SC 29721
803-283-1133

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published in CAROLINA

of South Carolina

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● Simple Faith Ranch, 3248 New Hope Road, Lancaster

Ancillary sites are Lancaster County Farmer's Market, 1920 Pageland Highway, Lancaster (only open June 5, 7 a.m.-1 p.m.); Lindsay Pettus Greenway, 459 Colonial Drive, Lancaster; and Dianne Mahaffee Studio, 2875 New Hope Road, Lancaster.

For details, visit clemson.edu/extension/agandartour.

County chamber Summer Soiree is June 24

The Lancaster County Chamber of Commerce and Founders Federal Credit Union present The Summer Soiree annual meeting and awards at 6 p.m. June 24 at Catawba Falls Events Center, 4223 Cedar Creek Road, Lancaster.

homestead using funds [illegible] place.'

Adam Ivy established the rolling acres of lovely Piedmont farmland. In 1850, The Ivy Place sits on 33 that process."

People like being a part of to produce healthy foods. ing. It takes time and work appreciate what they're eat- get our here, they begin to

Stuart Graham

when they from, and where their food comes a b o u t t h i n k folks don't know that a lot of mine. Ivy lived there for almost 40 years, raising a family.

Next, a doctor from New York City bought it and turned it into a working dairy farm that operated until the 1950s.

After a period when the house stood vacant, the Graham family took over in 1978. Terry and Genie Graham and their family are all-in on preserving the beauty of their property with three generations actively helping out, along with friends who enjoy being around the happy

earned from a local gold

2020.

This is to certify that the attached Legal Notice was published in CAROLINA GATEWAY in the issue of May 26, 2021.

Benita G Gandy

Notary Public of South Carolina

My Commission Expires
January 13, 2031

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2021-1726
Contact Person / Sponsor: Kimberly Belk/Administration and Steve Willis/Administration
Department: Administration
Date Requested to be on Agenda: 7/19/2021

Issue for Consideration:
Update to the County Capital Improvement Plan beginning July 2021-June 2031.

Points to Consider:
Historically the revised plan has included items over $100,000 and been adopted every five years. The last one was adopted in 2017.

This will be an active CIP with budget staff planning to post it online and give bi-annual status updates. Budget staff also recommends revisiting the plan annually with Council.

We will not include the airport any longer, as FAA regulations require us to pass an annual airport CIP that makes necessary changes. After talking with the County's airport consultant, the decision was made to remove it from the county-wide CIP and track it separately.

This document will require changes following Council's decision on the updated impact fees for public safety. Council reviewed and amended the impact fee ordinance at the last meeting. An impact summary document has been attached for Council review and to assist in Council's decision making moving forward.

Funding and Liability Factors:
This document serves as a financial plan for capital expenditures.

Council Options:
The CIP will need to be amended to reflect the changes created by the change in the impact fee study area. Please see the the summary document attached which identifies the changes proposed in the amended version.

Recommendation:
Planning Commission recommended approval.
Staff recommends approval.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2021-1726	7/13/2021	Ordinance
FY2022-2031 Capital Improvement Plan_Amended	7/13/2021	Exhibit
FY2022-2031 Capital Improvement Plan	4/6/2021	Exhibit
Appendix: Facility Needs Study	3/15/2021	Exhibit
Summary of Changes	7/13/2021	Backup Material

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ORDINANCE NO. 2021-1726

AN ORDINANCE

TO ADOPT THE LANCASTER COUNTY CAPITAL IMPROVEMENTS PLAN FISCAL YEAR 2021-2022 THROUGH 2030-2031 AS RECOMMENDED BY THE LANCASTER COUNTY PLANNING COMMISSION.

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

Section 1. Findings.

A. The Lancaster County staff prepared the draft version of the Lancaster County Capital Improvements Plan Fiscal Years 2022 – 2031.

B. The draft document was presented to the Lancaster County Planning Commission for review and comments.

C. The Lancaster County Planning Commission has recommended approval to the Lancaster County Council.

Section 2. Adoption of Document; No Funding Authorized.

The Lancaster County Council hereby adopts the Lancaster County Capital Improvements Plan 2022 – 2031 document. Inasmuch as this is strictly a financial planning document, no funding for any project contained therein is authorized through the adoption of this ordinance.

Section 3. Severability.

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

Section 4. Conflicting Provisions.

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

Section 5. **Effective Date.**

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2021.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading:	March 22, 2021
Second Reading:	April 12, 2021
Public Hearing:	June 28, 2021
Third Reading:	July 19, 2021

2021

Lancaster County
South Carolina

Fiscal Year 2022/31 Proposed Capital Improvement Plan

PREPARED BY LANCASTER COUNTY FINANCE DEPARTMENT
KIMBERLY BELK

Lancaster County

South Carolina Council



Seated (L to R): Vice-Chairman, Brian Carnes; Chairman, Steve Harper; Secretary, Billy Mosteller. Standing (L to R): Councilman Allen Blackmon, Councilman Larry Honeycutt, Councilwoman Charlene McGriff, and Councilman Terry Graham.

Council Members	District	Term Expires
Terry Graham	1	12/31/2024
Charlene McGriff	2	12/31/2022
Billy Mosteller	3	12/31/2024
Larry Honeycutt	4	12/31/2022
Steve Harper	5	12/31/2024
Allen Blackmon	6	12/31/2022
Brian Carnes	7	12/31/2024

Administrator, Steve Willis
Clerk to Council, Sherrie Simpson

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July 13, 2021

Steve Harper, Chairman
Members, County Council

Mr. Chair & Council Members,

Please find the corresponding recommendations for the FY2022-31Capital Improvement Plan (CIP). You will find this plan is based off of data and recommendations provided by the Impact Fee Study and the Facilities Needs Study balanced with available financial resources. The total for the 10 year plan as presented is $203,236,935. This total encompasses an investment into the County's capital assets with funding sources including capital project sales tax, potential impact fee collections, strategic use of County fund balance, as well as debt issuance. While this plan will address many of the needs that have been identified by the studies already mentioned as well as those identified by your department heads, the majority of funding focuses in the area of public safety.

In total there is $47,696,120 in allocations for a new detention center in public safety beginning in FY2021/22 which is a major expense facility as approved by the voters to be funded through debt issuance using capital project sales tax funds. In addition there are several stations planned for Emergency Medical Services (EMS) within the next 10 years totaling over $11 million with funding sources varying. Fire Service also has 3 stations planned within the next 10 years per the impact fee study. As described in the study, the growth in development will lend itself towards new facility needs to maintain current service levels. In addition to facilities, public safety is also planned to have $34 million in replacement equipment.

In terms of roads and infrastructure improvements, the public services division has the second largest capital expenses planned with over $42 million. This is includes the annual allocation from the road maintenance fee for preservation, but is largely related almost $20 million in roads funding over the next 5 years. This includes over $13 million from capital project sales tax 3 and approximately $6.75 million remaining on capital project sales tax 2. Additionally, funding is included for a public works administrative office and fleet operations garage in the amount of $4.9 million as well as recycling center upgrades. The remaining plans relate to replacement equipment.

Closely following public services would be general services which include plans for both Parks & Recreation and the Managed Information Systems (MIS) departments. Parks & Recreation has several new facilities which planning has already begun for in the current year which will begin construction at the end of this current year into next year. Those projects include renovations at the Indian Land Recreation Center and soccer fields in

Heath Springs and Indian Land. The total of those three projects is estimated at over $14 million. In addition this plan reflects the intent to do a phased construction of the regional park beginning in fiscal year 2022/23. The park would be completed using a combination of funding from hospitality tax and impact fee revenue over the next 10 years.

The level of funding for the above projects displays an emphasis on updating outdated facilities as identified in the space needs assessment, includes the projects necessary to maintain levels of service as discussed in the impact fee study, and will allow for the County to invest in replacement assets which provide for efficiency gains in the future. Appreciation must be given to all of the department heads and elected officials who helped develop this plan as well as our evaluation team members who helped rank and prioritize these projects. Investments in capital are an important step to maintaining financial resiliency while providing Lancaster County citizens with the services they need.

Thank you for your consideration and taking this step to progress the County towards sustainable long term financial planning.

Kimberly Belk
Interim Deputy County Administrator

CIP Development

CIP Schedule

Budget staff modeled the process for development largely off of the County's budget process. In July, forms were sent out and preliminary meetings were held with department heads to kick off the development. By the end of summer, the majority of submissions were received. Through the fall, those submissions were compiled and turned over to the evaluation team who reviewed and scored projects. The members of the evaluation team included the County Administrator, Deputy County Administrator, Public Services Division Director, Chief Financial Officer, and the Development Services Division Director. Following their scoring, budget staff ranked the projects and worked on revenue projections and estimates to identify funding sources as needed. This information rounded out project scheduling and the proposed document was prepared in January.

Project Evaluation and Scheduling

Once the evaluation team received submissions, they were asked to score projects based on the below matrix. If there was a project they completely disagreed with, they could also choose not to provide a score at all.

	Emergent Need	Highly Desired
Time Constraint Relevant	**Extreme Necessity, Rushed Timeframe—Not optional, can't be delayed** **4**	**Desirable, Rushed Timeframe—Optional, can't be delayed** **2**
Time Constraint Irrelevant	**Extreme Necessity, Time Delay Possible—Not Optional, can be delayed** **3**	**Desirable, Time Delay Possible—Optional, can be delayed** **1**

In addition to their scoring, budget staff worked with the County Administrator to create criteria to weight scores depending on project type. The highest weight was given to projects with public health or public safety implications, followed by infrastructure improvements, then economic development impacts, and finally projects that would relate directly to quality of life improvements such as recreational facilities. Beyond project types, budget staff weighted additionally projects that were the result of a mandate or compliance issue, projects that showed a partnership or collaborative effort, asset replacements, projects that resulted in gains in efficiency, and finally department identified priority projects.

Financial Planning

Lancaster County strives to follow best practices in financial management. To this end, the county recognizes the importance of the CIP for long-term financial planning. The document developed will assist the county in achieving goals and meeting the needs of our residents. The County continuously works to improve processes

so the funding of studies such as the facilities needs assessment in 2020 and the results of that analysis were incorporated within this plan as needed. In the future any refinement to this proposed document would be done in concert with recommendations from future studies and plans. For example, the County will be looking at updating the Solid Waste Master Plan and Comprehensive Plan within the next fiscal year. If necessary, as a result, the County will make improvements to the CIP as a result. Additionally, the CIP has been developed in coordination with the recommendations of various other County committees to ensure a coordinated effort in identifying needs and strategic growth opportunities the maximize benefits to citizens of the County.

Funding Summaries

Revenue Summary

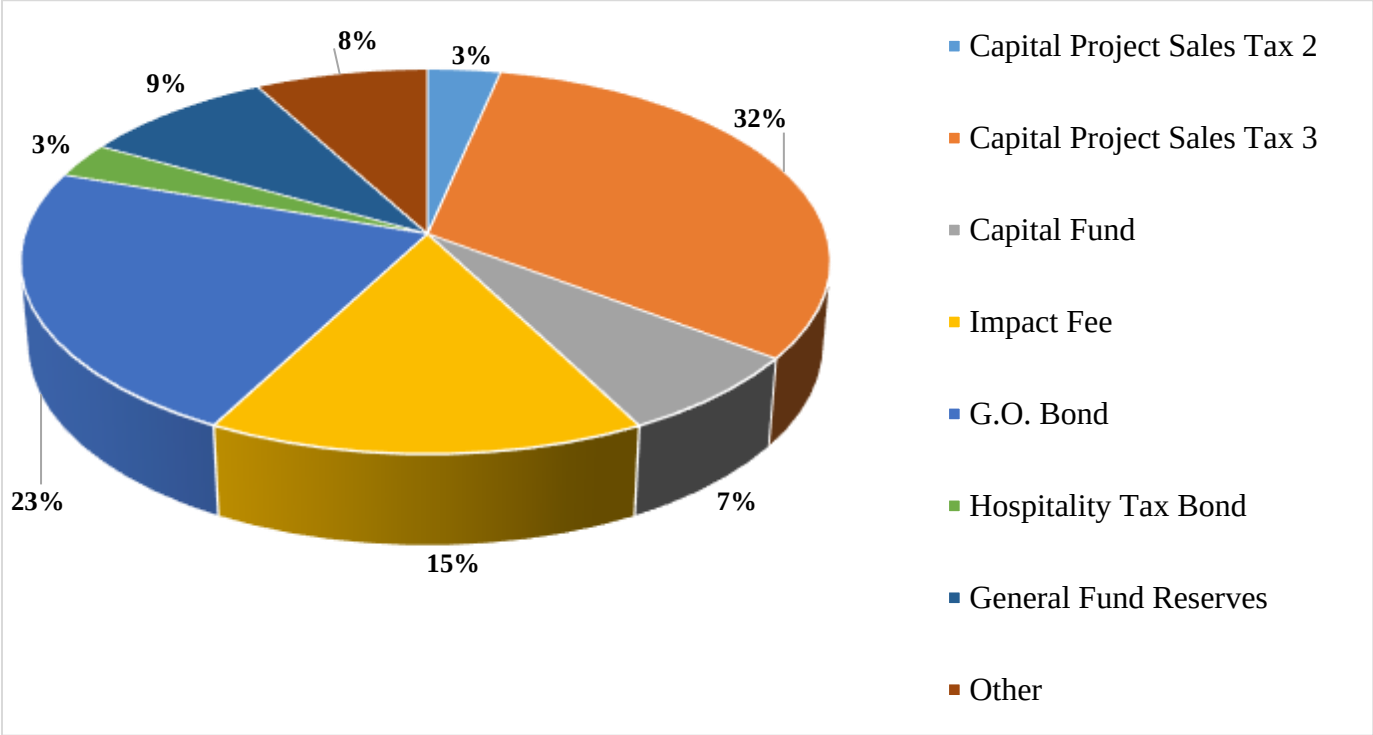
The revenue summary by sources which will be utilized to fulfill the capital needs outlined in this plan are included below. Capital Project Sales Tax is the largest making up 32% of proposed funding. Sales tax three, which was approved by voters in November 2020, includes $47 million for a detention center and is the largest item included in the plan. This is followed by general obligation bonds which are planned to be utilized on several projects which makes up 23% of the funding strategy. There is also planned to be a much less significant issuance of special revenue source bond using the hospitality tax fund. The potential impact fee revenue is also proposed at 15% of the proposed plan to be directly correlated to the impact fee study. And finally, the last significant revenue source is the general fund reserves which is proposed to fund approximately $20 million of projects in the next 10 years.

Revenues by Source

	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	FY2026/31
Capital Project Sales Tax 2	6,750,000					
Capital Project Sales Tax 3	47,246,120		2,900,000	5,425,000	4,904,719	4,600,000
Capital Fund	1,300,000	1,210,000	1,460,000	1,300,335	1,340,000	7,690,435
Impact Fee			340,000		12,589,900	18,134,330
G.O. Bond	21,311,025	9,000,000	8,100,000	7,600,000		
Hospitality Tax Bond		6,000,000				
General Fund Reserves	1,620,000	1,780,000	4,220,000	220,000	220,000	9,948,670
Other*	1,700,000	797,500	420,000	425,000	5,285,000	7,398,901

*Includes the following revenue sources: County road fee, grants, and stormwater fee.

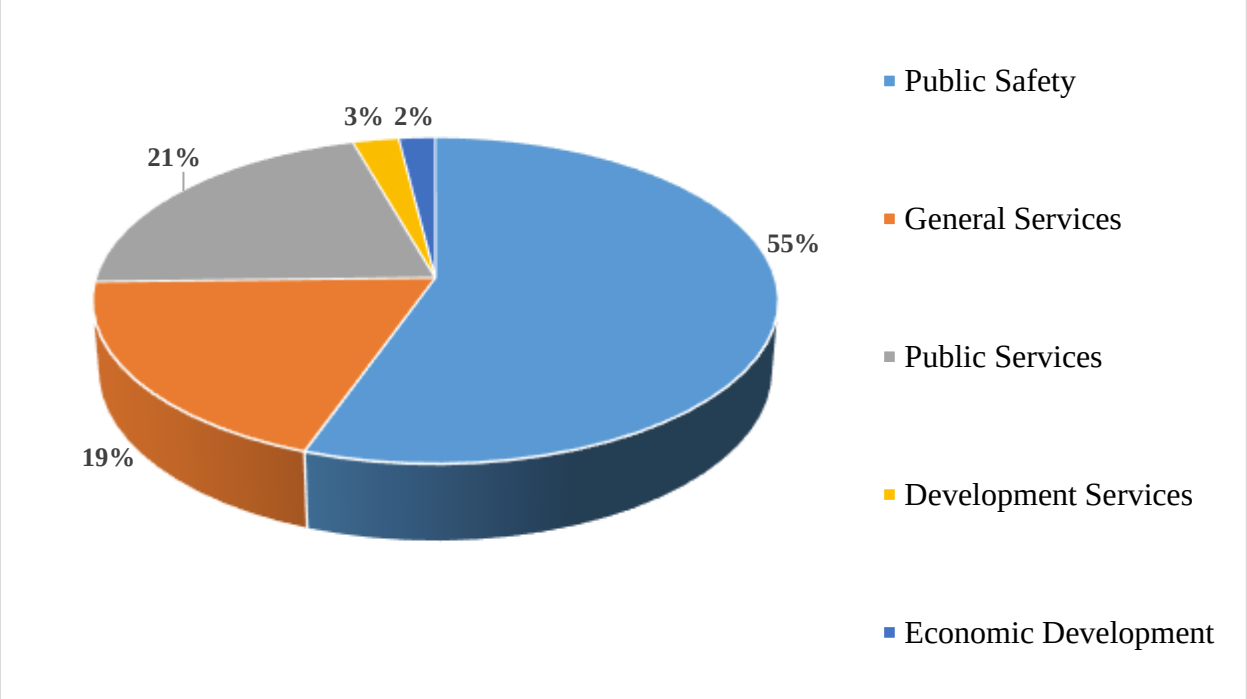
Funding Source Graph



Expenditures Summary

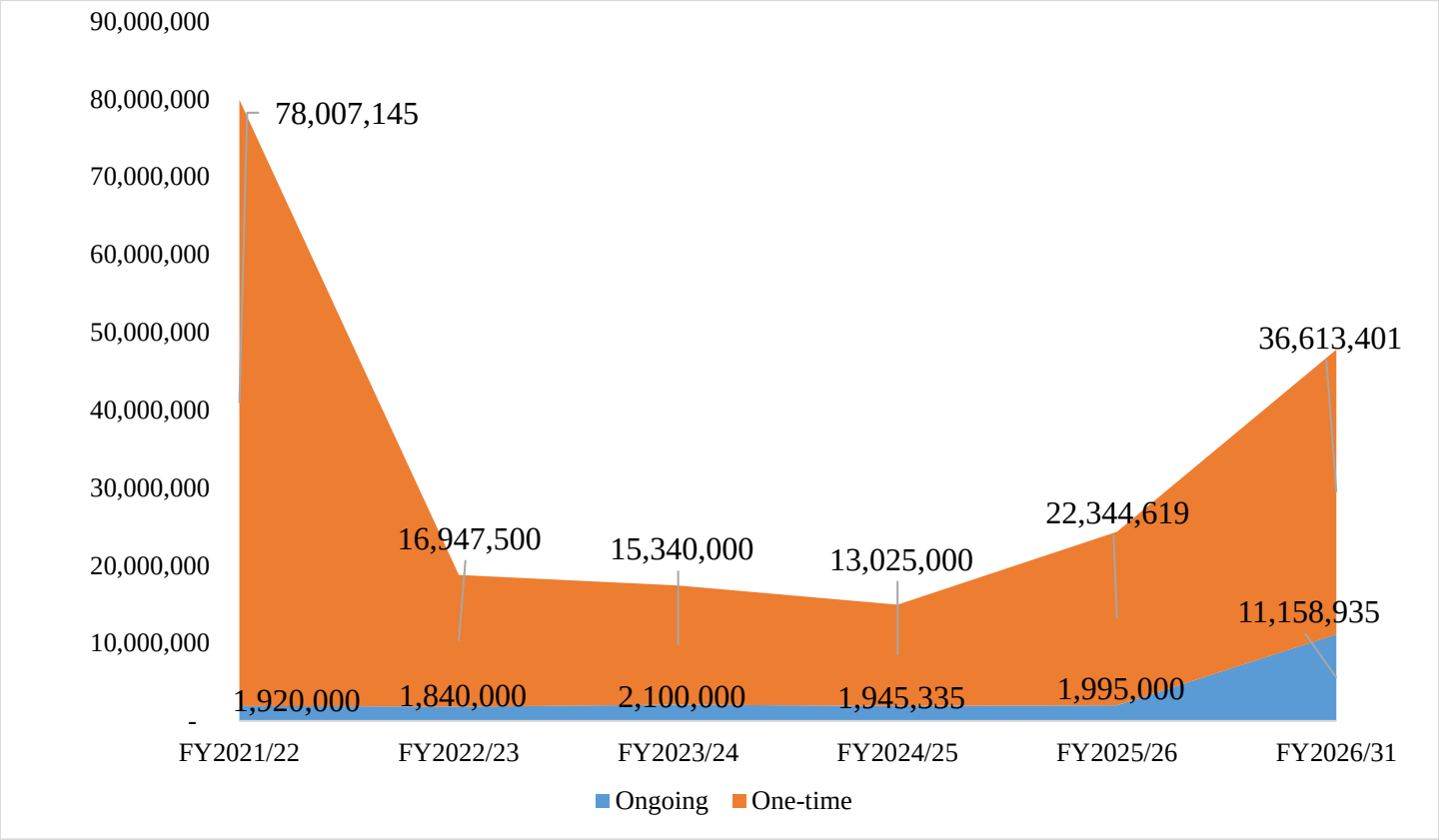
Below displays a breakdown of expenditures included in this plan over the next 10 years by division. Public safety has the largest allocation in the next 10 years with over 50% of planned capital expenditures, followed by public services. Public services includes the roads departments as well as the solid waste department within this plan. General services has roughly $39,000,000 planned over the next 10 years. This is largely comprised of Parks and Recreation projects, but also includes some Management Information System (MIS) department funding as well. Development services include Stormwater projects as well as a facility for the division.

Expenditures by Division						
	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	FY2026/31
Public Safety	50,246,120	10,110,000	9,120,000	8,300,335	8,299,900	26,588,656
General Services	14,765,000	7,530,000	220,000	220,000	5,220,000	11,020,000
Public Services	14,916,025	960,000	4,100,000	6,450,000	5,969,719	10,163,680
Development Services	-	187,500	4,000,000	-	850,000	-
Economic Development	-	-	-	-	4,000,000	-
	79,927,145	18,787,500	17,440,000	14,970,335	24,339,619	47,772,336



One-time versus Ongoing Capital Projects

While all items in the capital improvement plan are one-time purchases, many projects included in this plan are actually ongoing planned asset replacement. The below graphic is used to better distinguish the funding going towards a continuous planned replacement plan versus a single use of funding. Funding sources for the ongoing projects are dedicated for multiple years with continuous revenue. For the most part ongoing projects are largely equipment purchases while one-time projects range from facility renovations or construction to road rehabilitation.



	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	FY2026/31
Ongoing	1,920,000	1,840,000	2,100,000	1,945,335	1,995,000	11,158,935
One-time	78,007,145	16,947,500	15,340,000	13,025,000	22,344,619	36,613,401

Lancaster County, South Carolina Summary of Proposed Projects

	Total 5 Year Project Estimate	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Coroner's Office	1,300,000	1,300,000	-	-	-	-	-
Office Space	1,300,000	1,300,000	-	-	-	-	-
Emergency Medical Services	12,332,500	600,000	660,000	1,020,000	8,300,335	1,072,000	8,597,615
Ambulances	4,732,500	600,000	660,000	1,020,000	700,335	1,072,000	4,997,615
EMS Station 3	1,800,000	-	-	-	1,800,000	-	-
EMS Station 6	1,800,000	-	-	-	1,800,000	-	-
EMS Combination Station	4,000,000	-	-	-	4,000,000	-	-
EMS Station 7	-	-	-	-	-	-	1,800,000
EMS Station 10	-	-	-	-	-	-	1,800,000
Economic Development	4,000,000	-	-	-	-	4,000,000	-
Spec. Building	4,000,000	-	-	-	-	4,000,000	-
Fire Service	24,327,900	-	9,000,000	8,100,000	-	7,227,900	13,619,101
Fire Apparatus Countywide Purchase	8,100,000	-	-	8,100,000	-	-	-
Aerial Apparatus/Mobile Command Post	9,000,000	-	9,000,000	-	-	-	-
Apparatus (New Stations)	3,227,900	-	-	-	-	3,227,900	3,227,900
Fire Stations	4,000,000	-	-	-	-	4,000,000	10,391,201
Management Information System	1,100,000	220,000	220,000	220,000	220,000	220,000	1,250,000
MIS Hardware Improvements	1,100,000	220,000	220,000	220,000	220,000	220,000	1,250,000
Development Services	4,000,000	-	-	4,000,000	-	-	-
Building/Office Space	4,000,000	-	-	4,000,000	-	-	-

Lancaster County, South Carolina Summary of Proposed Projects

	Total 5 Year Project Estimate	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Roads	29,515,744	12,796,025	785,000	3,915,000	6,255,000	5,764,719	7,353,500
Fleet Garage and Public Works Admin	4,946,025	4,946,025	-	-	-	-	-
Road Preservation	2,090,000	400,000	410,000	420,000	425,000	435,000	2,218,500
Road Paving	19,979,719	6,750,000	-	2,900,000	5,425,000	4,904,719	2,200,000
Bush Hog Replacements (2)	400,000	200,000	-	200,000	-	-	400,000
Motorgrader Replacement (5)	1,040,000	200,000	200,000	210,000	210,000	220,000	1,210,000
Track Excavator	300,000	300,000	-	-	-	-	420,000
Tandem Dump Truck Replacements (4)	760,000	-	175,000	185,000	195,000	205,000	905,000
Solid Waste	2,880,000	2,120,000	175,000	185,000	195,000	205,000	2,810,180
Recycling Center Upgrades	2,120,000	2,120,000	-	-	-	-	-
Warehouse, Crew Facility, and Shop	-	-	-	-	-	-	1,905,180
Refuse Trucks (4)	760,000	-	175,000	185,000	195,000	205,000	905,000
Parks & Recreation	26,855,000	14,545,000	7,310,000	-	-	5,000,000	9,770,000
Lancaster County Regional Park	11,000,000	-	6,000,000	-	-	5,000,000	6,500,000
Recreation Centers Security Systems	210,000	-	210,000	-	-	-	-
Parking Lot at Springdale	1,100,000	-	1,100,000	-	-	-	-
Gym Floors at AJRC and BRC	300,000	300,000	-	-	-	-	-
Field Lighting Additions and Replacements	-	-	-	-	-	-	1,320,000
Renovate IL EMS Station for Rec Use	-	-	-	-	-	-	475,000
Maintenance Shop at Buford Recreation	-	-	-	-	-	-	475,000
Walnut Creek Soccer Fields	-	-	-	-	-	-	1,000,000
Indian Land Recreation Center	4,221,000	4,221,000	-	-	-	-	-
Soccer Fields at Indian Land	4,991,000	4,991,000	-	-	-	-	-
Soccer Fields at Heath Springs	5,033,000	5,033,000	-	-	-	-	-

Lancaster County, South Carolina Summary of Proposed Projects

	Total 5 Year Project Estimate	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
911	1,100,000	1,100,000	-	-	-	-	-
Console Replacement	1,100,000	1,100,000	-	-	-	-	-
Stormwater	1,037,500	-	187,500	-	-	850,000	-
Calvin Hall Stream Crossing Replacement	850,000	-	-	-	-	850,000	-
Stream Gauging Stations	187,500	-	187,500	-	-	-	-
Sheriff	47,696,120	47,246,120	450,000	-	-	-	4,371,940
Armored Vehicle	300,000	-	300,000	-	-	-	-
In Car Cameras and Body Cameras	150,000	-	150,000	-	-	-	-
Sheriff's Operations Building	-	-	-	-	-	-	1,210,000
Sheriff Substation	-	-	-	-	-	-	3,161,940
Detention Center	47,246,120	47,246,120	-	-	-	-	-
Total	155,464,599	79,927,145	18,787,500	17,440,000	14,970,335	24,339,619	47,772,336

Summary of Additional Operating Impact

In order to fully understand the impact of completing a capital project, staff has estimated the impact on operating expenses. Some of the projects included in this plan represent on-going maintenance or replacement items which already have operating funding allocated and have been budgeted for in the past. Those have been excluded from the below data. The only projected impacts below are included for new or additional capital projects that will add to the operating budget.

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Coroner's Office						
Office Space		7,685	7,839	7,995	8,155	52,475
Emergency Medical Services						
EMS Station 3				7,055	7,195	38,195
EMS Station 6				7,055	7,195	38,195
EMS Combination Station				22,755	23,210	123,200
EMS Station 7						31,000
EMS Station 10						2,536,225
Economic Development						
Spec. Building					15,750	48,670
Development Services						
Building/Office Space				20,000	20,400	110,000
Roads						
Fleet Garage and Public Works Admin Office		32,900	33,500	34,170	35,000	185,790
Solid Waste						
Public Works Warehouse, Crew Facility, and Shop						72,600
Refuse Truck Replacement			16,000	16,320	16,646	88,360
Parks & Recreation						
Recreation Centers Security Systems			12,000	12,240	12,485	66,275
Field Lighting Additions and Replacements						63,000
Renovate IL EMS Station for Rec Use						38,215
Maintenance Shop at Buford Recreation						120,335
Walnut Creek Soccer Fields						216,715
Indian Land Recreation Center		360,000	367,200	374,545	382,035	2,027,890
Soccer Fields at Indian Land		90,900	92,720	94,575	96,465	512,045
Soccer Fields at Heath Springs		39,995	40,795	41,610	42,445	273,105
911						
Console Replacement		74,153		76,597	79,159	
Sheriff						
In Car Cameras and Body Cameras			13,000	13,260	13,525	71,796
Sheriff's Operations Building						28,403
Sheriff Substation						9,185
Total	0	605,633	583,054	728,177	759,666	6,751,674

15 Costs are not fully known or estimated at this time on every large facility expansion, but more details will come as plans develop. The detention center, fire stations, and regional park projects have been excluded for that reason.

Project Details by Department

Office Space
Coroner's Office

Project Overview

This project came to the attention of the County directly as a result of the COVID-19 crisis. The current space the Coroner's Office is occupying is not adequate to fulfill the requirements that they need in times of emergency. The facility was included in the space needs study as well, but was not as high of a priority on the list at the time. Due the the pandemic, the County is recommending bumping this facility to a higher rank to handle the case load the department is facing.

Funding

This will be funded through anticipated federal aid money.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design	$50,000					
Land Acquisition	$1,000,000					
Construction	$250,000					
Technology						
Equipment						
Other						
Total Expenditures	$1,300,000	$0	$0	$0	$0	$0
Revenues						
Other Governmental	$1,300,000					
Total Revenues	$1,300,000	$0	$0	$0	$0	$0

Status

Funding anticipated to be received in Spring 2021. Project will start after funding is received.

Aerial Apparatus/Mobile Command Post

Fire Service/Emergency Management

Project Overview

This project encompasses planning for a new aerial apparatus and mobile command post. It will include the replacement of the current 1997 platform currently stationed at the City of Lancaster Fire department, the replacement of the current 2001 75ft. straight stick housed at the Elgin Fire department, and the purchase and placement of mid mount platforms at both the Indian Land and Pleasant Valley Fire departments. Lastly, a mobile command post will be purchased with the intent for it to be usable by all emergency service departments.

Funding

The decision to move forward with funding for this project will be decided by the voters of Lancaster County in the next election.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology						
Equipment		$9,000,000				
Other						
Total Expenditures	$0	$9,000,000	$0	$0	$0	$0
Revenues						
G.O. Bond		$9,000,000				
Total Revenues	$0	$9,000,000	$0	$0	$0	$0

Status

Referendum planned for November 2021.

Fire Apparatus-County-wide

Fire Service/Emergency Management

Project Overview

While fire trucks and various other types of equipment used on the trucks and housed at the stations last longer than vehicles and equipment used by other first responders such as police cruisers and ambulances, their daily use requires them to be replaced on a routine basis. In order to outfit stations with the new trucks and equipment they need, the county purchases the equipment through the issuance of GO Bonds when the time comes.

Funding

Funding for this project will be derived through the issuance of General Obligation Bonds.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology						
Equipment			$8,100,000			
Other						
Total Expenditures	$0	$0	$8,100,000	$0	$0	$0
Revenues						
G.O. Bond			$8,100,000			
Total Revenues	$0	$0	$8,100,000	$0	$0	$0

Status

Project will not begin until fiscal year 2024.

Fire Stations
Fire Service/Emergency Management

Project Overview

As identified in the impact fee study, in order to maintain current service levels in the panhandle area, new facilities will need to be built. This will include a second station in Indian Land, a second station for Pleasant Valley, and a headquarters station for Van Wyck fire district. The operating costs for these facilities will largely be the responsibility of the fee districts.

Funding

Funding for this project will be derived through Impact Fee dollars.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction					$4,000,000	$10,391,201
Technology						
Equipment						
Other						
Total Expenditures	$0	$0	$0	$0	$4,000,000	$10,391,201
Revenues						
Impact Fee					$4,000,000	$7,925,400
To be Determined						$2,465,801
Total Revenues	$0	$0	$0	$0	$4,000,000	$10,391,201

Status

Based on impact fee collection projections, it will be fiscal year 2026 before construction could begin on the first station.

Apparatus (New Stations)
Fire Service/Emergency Management

Project Overview

Vehicles and equipment will need to be purchased for new stations coming online in the coming years. Due to the growth being experienced where the new stations will be built, these purchases can be made through the use of Impact Fee dollars.

Funding

Funding for this project will be derived through Impact Fee dollars and another yet to be identified source.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology						
Equipment					$3,227,900	$3,227,900
Other						
Total Expenditures	$0	$0	$0	$0	$3,227,900	$3,227,900
Revenues						
Impact Fee					$3,227,900	$513,300
To Be Determined						$2,714,600
Total Revenues	$0	$0	$0	$0	$3,227,900	$3,227,900

Status

Based on projected collections in impact fee revenue and station build timelines, initial purchase will not happen until fiscal year 2026.

Ambulances
Emergency Medical Services (EMS)

Project Overview

EMS Units (Ambulances) are currently purchased on an annual basis. Based off of growth in the county, a need has been determined to begin purchasing three EMS Units per year instead of two. In doing so, new EMS Stations which are soon due to come online and those planned in the future will be properly equipped with the units needed to allow said stations to function as intended. Additionally, moving from two units to three units per year will allow for the continuation of moving EMS Units with high mileage at high call volume stations to stations with lower call volumes in order to maximize the life of EMS Units.

Funding

Funding for this project will be derived from the Capital Equipment Fund which is used to purchase high dollar, fairly routine equipment. Additionally, money will be used from the Impact Fee collections.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology						
Equipment	$600,000	$660,000	$1,020,000	$700,335	$1,072,000	$4,997,615
Other						
Total Expenditures	$600,000	$660,000	$1,020,000	$700,335	$1,072,000	$4,997,615
Revenues						
Capital Fund	$600,000	$660,000	$680,000	$700,335	$710,000	$3,850,435
Impact Fee			$340,000		$362,000	$1,147,180
Total Revenues	$600,000	$660,000	$1,020,000	$700,335	$1,072,000	$4,997,615

Status

Ongoing funding for replacements will continue as part of each fiscal year budget process for 2 ambulances. The third ambulance will be funded bi-annually through projected impact fee collections beginning in fiscal year 2023-2024.

Station Three
Emergency Medical Services (EMS)

Project Overview

EMS Station Three is currently located south of the City of Lancaster. This station will be relocated in order to reduce response times in an effort to better serve citizens in that area of the county.

Funding

Funding for EMS Station three will be derived from the issuance of General Obligation Bonds.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design				$70,038		
Land Acquisition						
Construction				$1,622,731		
Technology				$38,299		
Equipment				$58,459		
Other				$10,473		
Total Expenditures	$0	$0	$0	$1,800,000	$0	$0
Revenues						
G.O. Bond				$1,800,000		
Total Revenues	$0	$0	$0	$1,800,000	$0	$0

Status

Project will not begin until FY2025.

Station Six
Emergency Medical Services (EMS)

Project Overview

EMS Station Six is currently located just north of the Town of Kershaw. It will be replaced in order to allow EMS staff to better conduct their job duties and render life-saving care to citizens of Lancaster County in and around the Town of Kershaw.

Funding

Funding for EMS Station Six will be derived from the issuance of General Obligation Bonds.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design				$70,038		
Land Acquisition						
Construction				$1,622,731		
Technology				$38,299		
Equipment				$58,459		
Other				$10,473		
Total Expenditures	$0	$0	$0	$1,800,000	$0	$0
Revenues						
G.O. Bond				$1,800,000		
Total Revenues	$0	$0	$0	$1,800,000	$0	$0

Status

Project will not begin until FY2025.

Station Seven
Emergency Medical Services (EMS)

Project Overview

EMS Station Seven is currently located within the Town of Heath Springs. This station is aging and is outdated. In order to best serve the citizens in and around the Town of Health Springs, this station needs to be replaced.

Funding

Funding for EMS Station Seven will be derived from the One Cent Capital Project Sales Tax 3 passed by the voters in the 2020 general election.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						$70,038
Land Acquisition						
Construction						$1,622,731
Technology						$38,299
Equipment						$58,459
Other						$10,473
Total Expenditures	$0	$0	$0	$0	$0	$1,800,000
Revenues						
Capital Project Sales Tax 3						$1,800,000
Total Revenues	$0	$0	$0	$0	$0	$1,800,000

Status

This is a pay as you go project so based on collection projections for capital project sales tax 3 it will not begin until fiscal year 2026-27.

Station Ten
Emergency Medical Services (EMS)

Project Overview EMS Station Ten

EMS Station Ten is a new EMS Station which will be built in the northern end of the county, located in the Indian Land area. This area of the county has experienced much growth in recent years and is anticipated to see more growth in the coming decade. In order to properly serve the citizens in the northern end of the county and help accommodate for future growth, an additional station is needed.

Funding

Funding for EMS Station Ten will be derived from the One Cent Capital Project Sales Tax 3 passed by the voters in the 2020 general election.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						$70,038
Land Acquisition						
Construction						$1,622,731
Technology						$38,299
Equipment						$58,459
Other						$10,473
Total Expenditures	$0	$0	$0	$0	$0	$1,800,000
Revenues						
Capital Project Sales Tax 3						$1,800,000
Total Revenues	$0	$0	$0	$0	$0	$1,800,000

Status

This is a pay as you go project so based on collection projections for capital project sales tax 3 it will not begin until fiscal year 2026-27.

Combination Station

Emergency Medical Services (EMS)

Project Overview

The proposal for the EMS Combination Station includes one large station in the City of Lancaster to take the place of two current stations in and around the City of Lancaster. The intention of this Combination Station is to reduce overall costs on property while also providing better coverage for citizens living in and around the City. This station will also be able to accommodate future growth expected in and around the City. The building will mirror that of the new EMS 4/9 station on a larger scale.

Funding

Funding for EMS Combination station will be derived from the issuance of General Obligation Bonds.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design				155,000		
Land Acquisition				1,000,000		
Construction				2,615,000		
Technology				100,000		
Equipment				130,000		
Other						
Total Expenditures	$0	$0	$0	$4,000,000	$0	$0
Revenues						
G.O. Bonds				4,000,000		
Total Revenues	$0	$0	$0	$4,000,000	$0	$0

Status

Project will not begin until 2024-2025.

Hardware Improvements/Replacement
Management Information Systems (MIS)

Project Overview

The MIS improvements included in this Capital Improvement Plan entail replacing various hardware and technology set-ups on a yearly basis in order to ensure all systems will run efficiently and as intended and employees will have properly functioning equipment in order to perform their job duties well.

Funding

Funding for MIS Improvements will be derived from Fund Balance.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology	$220,000	$220,000	$220,000	$220,000	$220,000	$1,250,000
Equipment						
Other						
Total Expenditures	$220,000	$220,000	$220,000	$220,000	$220,000	$1,250,000
Revenues						
General Fund Reserves	$220,000	$220,000	$220,000	$220,000	$220,000	$1,250,000
Total Revenues	$220,000	$220,000	$220,000	$220,000	$220,000	$1,250,000

Status

This will be an ongoing capital replacement of existing equipment and will be allocated as part of the annual budget process.

Fleet Operations Garage/Public Works Administration Office

Roads

Project Overview

As noted in the recently completed Facility Needs Study, various Public Works facilities are sparse throughout the County. In order to ensure Public Works as the adequate facilities needed to conduct their day to day operations, it was recommended to construct a centralized Public Works Administration office in addition to a Fleet Operations Garage. This will set up key functions of the Public Works division to be able to perform their job duties safely and adequately while anticipating future growth of the division, mirroring the growth of the County itself.

Funding

Funding for the Fleet Operations Garage and the Public Works Administration Office will be derived from the issuance of General Obligation Bonds.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design	$204,326					
Land Acquisition	$2,017,436					
Construction	$2,629,728					
Technology						
Equipment	$94,535					
Other						
Total Expenditures	$4,946,025	$0	$0	$0	$0	$0
Revenues						
G.O. Bond	$4,946,025					
Total Revenues	$4,946,025	$0	$0	$0	$0	$0

Status

This project is planned to be part of a bond issuance for public works projects in late fiscal year 2022.

Road Paving
Roads

Project Overview

The County submitted this proposal as part of the One Cent Capital Project Sales Tax passed by the voters in the November 2016 and 2020 election. Road projects are prioritized and determined by the County Transportation Commission.

Funding

Funding for this project is derived from the One Cent Capital Project Sales Tax passed by the voters of Lancaster County in the November 2016 and November 2020 election. In addition, the latter years funding has a contribution from general fund reserves.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction	6,750,000	-	2,900,000	5,425,000	4,904,719	2,200,000
Technology						
Equipment						
Other						
Total Expenditures	$6,750,000	$0	$2,900,000	$5,425,000	$4,904,719	$2,200,000
Revenues						
Capital Project Sales Tax 2	6,750,000					
Capital Project Sales Tax 3			2,900,000	5,425,000	4,904,719	
General Fund Reservess						2,200,000
Total Revenues	$6,750,000	$0	$2,900,000	$5,425,000	$4,904,719	$0

Status

The final roads of CPST 2 will be completed in FY2022 and include the following listed below:

1) Walnut Road/Stewert Place Road/Langley Road- Only Walnut Road is incomplete. Total estimated remaining cost is $700,000.

2) Lynwood Drive- Tentative schedule for completion is September/October 2021 completion. Total estimated cost is $750,000.

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3) Capital Sales SCDOT Pay GO Alternates including French Street, Normandy Street, Hughes Street, Ernest Scott, Horsehoe and, Man O War. Tentative completion date is 11/30/2021 for entire contract (multiple roads). Total estimated cost is $2,000,000.
4) Capital Sales SCDOT Pay GO Alternates including Camp Creek Road (portion), Mt. Carmel Road (portion), Hilldale Drive. Total estimated cost (barring significant change orders) is $3,300,000.
Beginning in FY2024 the county will begin looking at the roads prioritized by the County Transportation Commission for CPST 3. Funding for those projects will continue for several years based on collection projections.

Road Preservation
Roads

Project Overview

As determined by County Public Works staff based on need and current condition, work will be conducted on roads within the County in order to properly maintain and preserve them so costly and avoidable repairs are not needed in the future.

Funding

Funding for Road Preservations Projects is derived from the road fees outlined in the Fee Schedule. The full Fee Schedule can be found in the budget ordinance and/or budget document on the County's website.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology						
Equipment						
Other	$400,000	$410,000	$420,000	$425,000	$435,000	$2,218,000
Total Expenditures	$400,000	$410,000	$420,000	$425,000	$435,000	$2,218,000
Revenues						
Road Maintenance Fee	$400,000	$410,000	$420,000	$425,000	$435,000	$2,218,000
Total Revenues	$400,000	$410,000	$420,000	$425,000	$435,000	$2,218,000

Status

This is an ongoing project funded through annual collections of the County road fee. It will be budgeted as part of the annual operating and capital budget.

Bush Hog Replacements
Roads

Project Overview

Over the course of the first five year period of the CIP, two bush hogs will be purchased in fiscal years 2021-2022 and 2023-2024. Current active and reserve machines are low output and high maintenance machines. The new machines scheduled to be purchased are lower maintenance machines which will allow Roads employees to conduct their job duties more efficiently.

Funding

Funding for this project is derived from the Capital Equipment fund which is used for high dollar, yet fairly routine equipment purchases.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology						
Equipment	$200,000		$200,000			
Other						
Total Expenditures	$200,000	$0	$200,000	$0	$0	
Revenues						
Capital Fund	$200,000		$200,000			
Total Revenues	$200,000	$0	$200,000	$0	$0	$0

Status

This will be part of the ongoing equipment replacement allocation for the Roads Department done in accordance with the annual budget process.

Motorgrader Replacement
Roads

Project Overview

Over the first five year period of this Capital Improvement Plan, five Motorgraders will be purchased to replace existing ones. Ideally, Motorgraders should be replaced every five years and allocating this funding each year will allow the County to begin a true replacement plan for this equipment.

Funding

Funding for this project/replacement plan will be derived from the Capital Equipment Fund which is used for high dollar, fairly routine equipment purchases.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						$106,861
Land Acquisition						$219,823
Construction						$1,850,320
Technology						
Equipment	$200,000	$200,000	$210,000	$210,000	$220,000	$1,210,000
Other						
Total Expenditures	$200,000	$200,000	$210,000	$210,000	$220,000	$3,060,320
Revenues						
Capital Fund	$200,000	$200,000	$210,000	$210,000	$220,000	$1,210,000
Total Revenues	$200,000	$200,000	$210,000	$210,000	$220,000	$1,210,000

Status

This will be part of the ongoing equipment replacement allocation for the Roads Department done in accordance with the annual budget process.

Track Excavator
Roads

Project Overview

The County currently has one large excavator which is an older model and is due to be replaced. Growth in the County has caused this current machine to be used almost daily. In order to accommodate the growth, a new, larger machine is needed so that more jobs which require the use of this machine can be accomplished in house. In the long run, this will result in contractual savings in the Roads accounts due to a lessened need to outsource jobs Roads staff are unable to currently take on.

Funding

Funding for this project will be derived from the Capital Equipment Fund which is used for high dollar, fairly routine equipment purchases.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology						
Equipment	$300,000					$420,000
Other						
Total Expenditures	$300,000	$0	$0	$0	$0	$420,000
Revenues						
Capital Fund	$300,000					$420,000
Total Revenues	$300,000	$0	$0	$0	$0	$420,000

Status

This will be part of the ongoing equipment replacement allocation for the Roads Department done in accordance with the annual budget process.

Tandem Dump Truck Replacement
Roads

Project Overview

As with the Refuse Trucks, four dump truck replacements will be purchased in four out of the first five years of this Capital Improvement Plan. Due to the County still being responsible for maintaining a fair amount of gravel roads, dump trucks are still needed as part of this department in order to properly maintain these gravel roads.

Funding

Funding for this project will be derived from the Capital Equipment Fund which is used for high dollar, fairly routine equipment purchases.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology						
Equipment		$175,000	$185,000	$195,000	$205,000	$905,000
Other						
Total Expenditures	$0	$175,000	$185,000	$195,000	$205,000	$905,000
Revenues						
Capital Fund		$175,000	$185,000	$195,000	$205,000	$905,000
Total Revenues	$0	$175,000	$185,000	$195,000	$205,000	$905,000

Status

This will be part of the ongoing equipment replacement allocation for the Roads Department done in accordance with the annual budget process.

Refuse Truck Replacement
Solid Waste

Project Overview

In four out of the first five years of this Capital Improvement Plan, one refuse truck will be purchased per year for a total of $760,000. The collections function of the Solid Waste Department has mirrored the growth in the County as a whole. In making these purchases over the first five years, a foundation for a true replacement plan will be laid so that these frequently used and necessary vehicles can be regularly replaced when they reach the end of their functional life.

Funding

Funding for this project will be derived from the Capital Equipment Fund which is used for high dollar, routine equipment purchases.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology						
Equipment		$175,000	$185,000	$195,000	$205,000	$905,000
Other						
Total Expenditures	$0	$175,000	$185,000	$195,000	$205,000	$905,000
Revenues						
Capital Fund		$175,000	$185,000	$195,000	$205,000	$905,000
Total Revenues	$0	$175,000	$185,000	$195,000	$205,000	$905,000

Status

This will be part of the ongoing equipment replacement allocation for the Solid Waste Department done in accordance with the annual budget process.

Public Works Warehouse, Crew Facility, and Shop
Solid Waste

Project Overview

In addition to the Fleet Operations Garage and the Administration Office mentioned previously in this document, it was also recommended in the Facilities Needs Study to construct a warehouse, crew facility, and maintenance shop for various departments within the Public Works division. In doing so, proper and appropriate space would be created so various elements of the Public Services division are able to function optimally to serve the citizens of Lancaster County well.

Funding

Funding for this project will be derived from Fund Balance.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						$106,861
Land Acquisition						$219,823
Construction						$1,850,320
Technology						
Equipment						$54,860
Other						
Total Expenditures	$0	$0	$0	$0	$0	$1,905,180
Revenues						
General Fund Reserves						$1,905,180
Total Revenues	$0	$0	$0	$0	$0	$1,905,180

Status

This project will not begin until fiscal year 2028.

Recycling Center Upgrades
Solid Waste

Project Overview

Current Recycling Centers across the county are older and outdated. In order to keep up with the growth the county has experienced and is expected to continue to experience, there is a need to upgrade these sites. Upgrades will consist of new buildings, cans, fencing, paving, and concrete pads. Specific upgrades will be tailored to each site depending on what is needed.

Funding

Funding for the Recycling Center Upgrades project will be derived from the issuance of General Obligation Bonds.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design	$100,000					
Land Acquisition						
Construction	$1,700,000					
Technology						
Equipment	$200,000					
Other	$120,000					
Total Expenditures	$2,120,000	$0	$0	$0	$0	$0
Revenues						
G.O. Bond	$2,120,000					
Total Revenues	$2,120,000	$0	$0	$0	$0	$0

Status

This project is planned to be part of a bond issuance for public works projects in late fiscal year 2022.

Regional Park
Parks and Recreation

Project Overview

The Lancaster County Regional Park is a project designed to attract people and various organizations around the area to use the facilities and amenities which are planned for the park. In addition to facilities and amenities that residents of the county can use on a routine basis such as playgrounds, courts, and fields, the Regional Park will have large facilities such as gymnasiums which will attract travel sports teams and programs.

Funding

Funding for this project will be derived from a combination of Impact Fees and a Hospitality Tax. Additional funding in the future may be designated as it is available. In total the projected cost to complete the park was estimated to be approximately $30 million in 2020.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology						
Equipment		$6,000,000			$5,000,000	$6,500,000
Other						
Total Expenditures	$0	$6,000,000	$0	$0	$5,000,000	$6,500,000
Revenues						
Hospitality Tax		$6,000,000				
Impact Fee					$5,000,000	$6,500,000
Total Revenues	$0	$6,000,000	$0	$0	$5,000,000	$6,500,000

Status

This project will be phased beginning in fiscal year 2023 using hospitality tax funding for the first phase.

Security Systems
Parks and Recreation

Project Overview

In order to properly secure Parks and Recreation facilities, this project consists of installing security systems and the four recreation centers and those facilities currently being constructed that are due to soon come on line. In doing so, Parks and Recreation leadership will be able to properly monitor their facilities to ensure the safety of all staff and patrons during the day and to ensure facilities are secure and monitored during non-operational hours.

Funding

Funding for this project will be derived from Fund Balance.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology						
Equipment		$210,000				
Other						
Total Expenditures	$0	$210,000	$0	$0	$0	$0
Revenues						
General Fund Reserves		$210,000				
Total Revenues	$0	$210,000	$0	$0	$0	$0

Status

This project will begin in fiscal year 2023.

Springdale Recreation Center Parking Lot

Parks and Recreation

Project Overview

The parking lot at the Springdale facility has reached the end of its functional life and is due to be replaced. This project will replace the portion which is already paved and pave the portion which has remained gravel over the years. In doing so, this will allow proper parking for patrons and cut down on the maintenance which is required to keep the lot minimally functional in its current state.

Funding

Funding for this project will be derived from the PARD grant in addition to Fund Balance.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction		1,100,000				
Technology						
Equipment						
Other						
Total Expenditures	$0	$1,100,000	$0	$0	$0	$0
Revenues						
General Fund Reserves		$900,000				
Grant Revenue		$200,000				
Total Revenues	$0	$1,100,000	$0	$0	$0	$0

Status

This project is planned to begin in fiscal year 2023.

Gym Floor Replacement
Parks and Recreation

Project Overview

The current flooring at the Andrew Jackson and Buford Recreation Centers are in the last few years of their functional life. In order to plan ahead for the day when they will reach the end of their life and immediately need to be replaced, they have been included in this Capital Improvement Plan for replacement during the 2021-2022 fiscal year.

Funding

Funding for this project will be derived from Fund Balance.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction		$300,000				
Technology						
Equipment						
Other						
Total Expenditures	$0	$300,000	$0	$0	$0	$0
Revenues						
General Fund Reserves		$300,000				
Total Revenues	$0	$300,000	$0	$0	$0	$0

Status

This project is planned to begin in fiscal year 2023.

Field Lighting, Additions and Replacements

Parks and Recreation

Project Overview

This project is proposing to add field lighting to those which do not currently have them. Due to increasing participation numbers, field lighting additions are warranted in order to add to the number of fields which can be routinely used for play opportunities. The Parks and Recreation department is currently at capacity with their current number of fields which have lighting. Fields which have been identified by Parks and Recreation staff for field lighting additions include: Fields B, C, & E at Walnut Creek Park and the undeveloped area at the Springdale Complex. In addition to these fields planned for new lighting, this project also encompasses replacing the lighting at Melvin Steele and Indian Land Recreation Center which are currently reaching their End of Life point.

Funding

Funding for this project will be derived from Fund Balance.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology						
Equipment						$1,320,000
Other						
Total Expenditures	$0	$0	$0	$0	$0	$1,320,000
Revenues						
General Fund Reserves						$1,320,000
Total Revenues	$0	$0	$0	$0	$0	$1,320,000

Status

This project is not planned until fiscal year 2027.

Renovate Indian Land EMS Station

Parks and Recreation

Project Overview

An EMS Station currently sits on the property with the Indian Land Recreation Center. In future years, EMS no longer plans to use this building for EMS purposes. Since the county already owns the land and the building and is at the same site as the Indian Land Recreation Center, this project will renovate the EMS station on the property for Parks and Recreation. Possible uses for this space once renovated include: After School Programs, Summer Camps, Fitness Classes, and space for meeting and/or party rentals.

Funding

Funding for this project will be derived from Fund Balance.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						$475,000
Technology						
Equipment						
Other						
Total Expenditures	$0	$0	$0	$0	$0	$475,000
Revenues						
General Fund Reserves						$475,000
Total Revenues	$0	$0	$0	$0	$0	$475,000

Status

This project is not planned until fiscal year 2027.

Maintenance Shop at Buford Recreation

Parks and Recreation

Project Overview

A Maintenance Shop building is proposed to be built at the current Buford Recreation Center site. In doing so, Parks and Recreation maintenance personnel will be better able to conduct their work at the Buford Recreation Center. Currently, the personnel which are stationed to maintain this site are also stationed to maintain sites in the Heath Springs and Kershaw communities. Building a shop at the Buford Recreation site will allow staff to station equipment and materials there rather than going to the main shop in Lancaster to load up supplies and equipment in order to conduct their work. Additionally, the Buford Recreation Center is planning to host tournaments in the future. Having a dedicated space for maintenance staff and the equipment and materials necessary to do their jobs will make it possible to host tournaments at this site without overextending Parks and Recreation staff.

Funding

Funding for this project will be derived from Fund Balance.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						$475,000
Technology						
Equipment						
Other						
Total Expenditures	$0	$0	$0	$0	$0	$475,000
Revenues						
General Fund Reserves						$475,000
Total Revenues	$0	$0	$0	$0	$0	$475,000

Status

This project is not planned to begin until fiscal year 2028.

Walnut Creek Soccer Fields

Parks and Recreation

Project Overview

The soccer fields at Walnut Creek Park are currently covered with natural turf. Due to high levels of maintenance required for the upkeep of natural turf fields and the frequent use and popularity of the fields, two of them will be converted to artificial turf fields. Doing so will allow the fields to hold up better under frequent use and reduce the amount of labor required for maintenance and upkeep

Funding

Funding for this project will be derived from Capital Project Sales Tax 3.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						$1,000,000
Technology						
Equipment						
Other						
Total Expenditures	$0	$0	$0	$0	$0	$1,000,000
Revenues						
Capital Project Sales Tax 3						$1,000,000
Total Revenues	$0	$0	$0	$0	$0	$1,000,000

Status

This project is not planned to begin until fiscal year 2030.

Indian Land Recreation Center

Parks and Recreation

Project Overview

The current Indian Land Recreation Center located off of U.S. 521 will be remodeled and expanded. This will include new gym flooring and new flooring throughout the existing facility, the addition of a new full-court gymnasium that can be used as two courts crosscourt on the same floor, more restrooms and meeting/classrooms, the addition of a foyer and front desk at the facility entrance, addition of a storage room/mechanical room, as well as upgraded and expanded parking lots and new HVAC and lighting in the facility.

Funding

Funding for this project will be derived from the 2018 referendum approved bond.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design	$287,317					
Land Acquisition						
Construction	$3,883,683					
Technology	$50,000					
Equipment						
Other						
Total Expenditures	$4,221,000	$0	$0	$0	$0	$0
Revenues						
G.O. Bond	$4,221,000					
Total Revenues	$4,221,000	$0	$0	$0	$0	$0

Status

This project should be complete in Spring 2022.

Soccer Fields in Indian Land

Parks and Recreation

Project Overview

The soccer complex on county property near the Avondale development on Harrisburg Road will feature two rectangular, synthetic turf fields with sports lighting, restrooms and concessions facility, a storage facility, bleachers and a playground.

Funding

Funding for this project will be derived from the 2018 referendum approved bond.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design	$407,292					
Land Acquisition						
Construction	$4,475,000					
Technology	$108,708					
Equipment						
Other						
Total Expenditures	$4,991,000	$0	$0	$0	$0	$0
Revenues						
G.O. Bond	$4,991,000					
Total Revenues	$4,991,000	$0	$0	$0	$0	$0

Status

The planning and design phases were completed in the current year and construction should be complete in Spring 2022.

Soccer Fields in Heath Springs

Parks and Recreation

Project Overview

The soccer complex on Kershaw Camden Highway between Heath Springs and Kershaw will feature two rectangular, synthetic turf fields with sports lighting, restrooms and concessions facility, a storage facility, bleachers and a playground.

Funding

Funding for this project will be derived from the 2018 referendum approved bond.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design	$420,593					
Land Acquisition						
Construction	$4,500,000					
Technology	$112,407					
Equipment						
Other						
Total Expenditures	$5,033,000	$0	$0	$0	$0	$0
Revenues						
G.O. Bond	$5,033,000					
Total Revenues	$5,033,000	$0	$0	$0	$0	$0

Status

The planning and design phases were completed in the current year and construction should be complete in Spring 2022.

Console Replacements
911 Communications

Project Overview

The consoles at the 911 operations center allow for operators to communicate with Fire, EMS, and Law Enforcement. The current consoles reached the end of their serviceable life at the end of 2020, meaning Motorola will no longer guarantee the availability of replacement parts. To make sure our equipment will remain serviceable by Motorola, we will need to replace the consoles. Doing so will ensure communication abilities will remain intact and functional between the County's emergency/first responders.

Funding

Funding for this project will be derived from Fund Balance.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology						
Equipment	$1,100,000					
Other						
Total Expenditures	$1,100,000	$0	$0	$0	$0	$0
Revenues						
General Fund Reserves	$1,100,000					
Total Revenues	$1,100,000	$0	$0	$0	$0	$0

Status

This project will commence in July 2021.

Armored Vehicle
Sheriff

Project Overview

The Sheriff's Department is in need of a new SWAT vehicle which is used to transport personnel on the SWAT Team to and from destinations that require their presence. Their current SWAT vehicle is a retired ambulance which is reaching the end of its serviceable life. While it may seem like SWAT situations are rare occurrences, the SWAT vehicle is used on a weekly basis to conduct high risk search warrants and arrests. In purchasing this vehicle, lifesaving equipment will be on scene for every SWAT call should the need arise. Additionally, the vehicle that will be purchased is practical and easy to operate on a regular basis unlike some on the market.

Funding

Funding for this project will be derived from Fund Balance.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology						
Equipment		$300,000				
Other						
Total Expenditures	$0	$300,000	$0	$0	$0	$0
Revenues						
General Fund Reserves		$300,000				
Total Revenues	$0	$300,000	$0	$0	$0	$0

Status

Equipment is planned to be acquired in fiscal year 2023 and funding will be allocated as part of the budget process.

Camera Replacements
Sheriff

Project Overview

The body worn camera program is currently in its third year of operation. While replacements have taken place over these three years as needed, it is estimated that there will need to be a complete replacement of the program in the next five years. This will require replacing approximately 100 body worn cameras along with the servers which run the software and store the data for the cameras. In addition to the body worn cameras, approximately 60 in car cameras will need to be replaced in the next ten years. Each camera costs about $5,000.

Funding

Funding for this project will be derived from Fund Balance.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology						
Equipment		$150,000				
Other						
Total Expenditures	$0	$150,000	$0	$0	$0	$0
Revenues						
General Fund Reserves		$150,000				
Total Revenues	$0	$150,000	$0	$0	$0	$0

Status

The replacements will be acquired in 2022-2023.

Operations Building
Sheriff

Project Overview

This project will allow the Sheriff's department and other first responder personnel to have a space to conduct training exercises. Not only will this allow them to conduct specific operations related to their department, but it will allow joint training exercises between departments to practice for seamless execution during actual scenarios in the community where first responders need to work in unison.

Funding

The funding for this project will be derived from Fund Balance.

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						86,249
Land Acquisition						121,766
Construction						967,354
Technology						
Equipment						34,631
Other						
Total Expenditures	$0	$0	$0	$0	$0	$1,210,000
Revenues						
General Fund Reserves						1,210,000
Total Revenues	$0	$0	$0	$0	$0	$1,210,000

Status

This project will not begin until fiscal year 2029.

Substation
Sheriff

Project Overview

Currently the Sheriff's office is utilizing leased space in the Indian Land area. This project would allow for permanent space to be identified and either renovated or constructed to provide future certainty and allow for any expansion of operations in that area in the future.

Funding

Funding would be derived from Impact Fee dollars.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						110,000
Land Acquisition						1,000,000
Construction						2,001,940
Technology						
Equipment						50,000
Other						
Total Expenditures	$0	$0	$0	$0	$0	$3,161,940
Revenues						
General Fund Reserves						1,113,490
Impact Fee Revenue						$2,048,450
Total Revenues	$0	$0	$0	$0	$0	$3,161,940

Status

This project will not begin until fiscal year 2030.

Detention Center
Sheriff

Project Overview

The current Detention Center is very out of date and has reached the end of its functional life. Various issues have plagued and continue to plague the building making it difficult for officers to do their job effectively while remaining in a safe environment. Not only do these various issues make it unsafe for officers and make it difficult for them to perform their job, these issues also cause safety concerns for the inmates housed at the Detention Center. A new Detention Center will solve these issues and also help accommodate for the increase in inmates being housed at any given time due to the rise in the County's population.

Funding

The funding for this project will be derived from the One Cent Capital Project Sales Tax passed by the voters in the November 2020 election.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction	47,246,120					
Technology						
Equipment						
Other						
Total Expenditures	$47,246,120	$0	$0	$0	$0	$0
Revenues						
Capital Project Sales Tax 3	$47,246,120					
Total Revenues	$47,246,120	$0	$0	$0	$0	$0

Status

This project will be a multi-year project beginning next year.

Calvin Hall Road Culvert Replacement

Stormwater

Project Overview

This project involves replacing the current culvert on Calvin Hall Road near the intersection of SC-160. The location has a history of water overtopping the roadway during heavy rainfall events. In order to mitigate this issue, the culvert will not only be replaced but also resized to help prevent floodwaters from overtopping the roadway in the future. Being that it is a SCDOT road, maintenance of the road and the culvert will be the responsibility of SCDOT after the completion of the project.

Funding

The funding for this project will be derived from Fund Balance within the Stormwater Fund.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction					850,000	
Technology						
Equipment						
Other						
Total Expenditures	$0	$0	$0	$0	$850,000	$0
Revenues						
Stormwater Fee					850,000	
Total Revenues	$0	$0	$0	$0	$850,000	$0

Status

Will not begin until 2025.

Stream Gauging Stations

Stormwater

Project Overview

In order to observe and collect data regarding stream levels during significant rainfall events while also obtaining baseline data during times where there is not a significant rainfall event, this project will place gauging stations along streams in portions of the county where the Stormwater department operates. These stations will allow for staff to record stream levels in order to accurately predict and communicate flooding concerns and use that data to help mitigate flooding during significant rainfall events in the future.

Funding

The funding for this project will be derived from Fund Balance within the Stormwater Fund.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology						
Equipment		150,000				
Other						
Total Expenditures	$0	$150,000	$0	$0	$0	$0
Revenues						
Stormwater Fee		150,000				
Total Revenues	$0	$150,000	$0	$0	$0	$0

Status

Will not begin until 2022.

Office Space
Development Services Division

Project Overview

This project consists of identifying and possibility constructing/renovating office space for the Development Services Division. This division, which encompasses the Building Inspections, Zoning, Stormwater and Planning departments, mirrors the population growth of the County. The more the County continues to grow, the more we will see these departments utilized in order to make sure that growth occurs in an orderly and systematic fashion. With more growth comes more work for these departments along with the need for more employees to accomplish an increased workload. A space will be needed in order to accommodate more employees and more work.

Funding

Currently the funding for this project is planned to be derived from Fund Balance.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design		185,000				
Land Acquisition		1,000,000				
Construction		2,705,000				
Technology						
Equipment		110,000				
Other						
Total Expenditures	$0	$4,000,000	$0	$0	$0	$0
Revenues						
General Fund Reserves		4,000,000				
Total Revenues	$0	$4,000,000	$0	$0	$0	$0

Status

Project is set to begin in fiscal year 2023. The County may explore other options such as a lease agreement or a repurposing of current space.

Speculative Building
Economic Development

Project Overview

The Economic Development Department functions to bring businesses to the area. In order to aid in that process, Spec Buildings are often used to show what the county has to offer when courting businesses who are considering bringing their operations to the area. It is easier for businesses to envision themselves bringing their operations to the area when they are able to look at a potential space in real time.

Funding

The funding for this project will be derived from Fund Balance.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design					200,000	
Land Acquisition						
Construction					3,800,000	
Technology						
Equipment						
Other						
Total Expenditures	$0	$0	$0	$0	$4,000,000	$0
Revenues						
General Fund Reserves					4,000,000	
Total Revenues	$0	$0	$0	$0	$4,000,000	$0

Status

Project will not begin until fiscal year 2026.

Appendix

Glossary

Bond – A written promise to pay a specified sum of money at a specific date together with periodic interest at a specified rate.

Budget – A comprehensive financial plan of operation which incorporates an estimate of proposed expenditures for a given period and the proposed means of financing them.

Budgetary Control – The control of management of a governmental unit in accordance with an approved budget for the purpose of keeping expenditures within the limitations of available appropriations and available revenues.

Debt – An obligation resulting from borrowed money or from the purchase of goods and services. Debts of government include bonds and notes.

Department – A major administrative unit of the County which manages an operation or group of related operations within a functional area.

Expenditures – The amount of cash paid or to be paid for a service rendered, goods received, or an asset purchased.

Fiscal Year – a 12 month period to which the annual operating budget applies and at the end of which a government determines its financial position and the results of its operations. Lancaster County's fiscal year begins July 1st and ends the following June 30th.

Fund – A self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulation, restrictions, or limitations.

General Fund – The fund used to account for all financial resources except those required to be accounted for in another fund.

General Obligation (GO) Bonds – When the County pledges its full-faith and credit to the repayment of the bonds it issues, then those bonds are general obligation (GO) bonds. Sometimes the term is used to refer to bonds which are repaid from taxes and other governmental revenue.

Grant – A contribution by a government or other organization to support a particular function. Grants may be classified as either categorical or block, depending upon the amount of discretion allowed the grantee.

Ordinance – A formal legislative enactment by the governing board of a county. If it is not in conflict with any higher form of law, such as, a State statute, a Federal law, or constitutional provision, it has the full force and effect of law within the county to which it applies. The difference between an ordinance and a resolution is that the latter required less formality and has a lower legal status.

Revenue – income received or anticipated from taxes or other sources, such as licenses and permits, user fees, fines, and investments.

2021

Lancaster County
South Carolina

Fiscal Year 2022/31 Proposed Capital Improvement Plan

PREPARED BY LANCASTER COUNTY FINANCE DEPARTMENT
KIMBERLY BELK

Lancaster County

South Carolina Council



Seated (L to R): Vice-Chairman, Brian Carnes; Chairman, Steve Harper; Secretary, Billy Mosteller. Standing (L to R): Councilman Allen Blackmon, Councilman Larry Honeycutt, Councilwoman Charlene McGriff, and Councilman Terry Graham.

Council Members	District	Term Expires
Terry Graham	1	12/31/2024
Charlene McGriff	2	12/31/2022
Billy Mosteller	3	12/31/2024
Larry Honeycutt	4	12/31/2022
Steve Harper	5	12/31/2024
Allen Blackmon	6	12/31/2022
Brian Carnes	7	12/31/2024

Administrator, Steve Willis
Clerk to Council, Sherrie Simpson

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March 4, 2021

Charles Deese, Chairman
Members, Lancaster County Planning Commission

Mr. Chair & Commission Members,

Please find the corresponding recommendations for the FY2021-31Capital Improvement Plan (CIP). You will find this plan is based off of data and recommendations provided by the Impact Fee Study and the Facilities Needs Study balanced with available financial resources. The total for the 10 year plan as presented is $204,695,155. This total encompasses an investment into the County's capital assets with funding sources including capital project sales tax, potential impact fee collections, strategic use of County fund balance, as well as debt issuance. While this plan will address many of the needs that have been identified by the studies already mentioned as well as those identified by your department heads, the majority of funding focuses in the area of public safety.

In total there is $47,696,120 in allocations for a new detention center in public safety beginning in FY2021/22 which is a major expense facility as approved by the voters to be funded through debt issuance using capital project sales tax funds. In addition there are several stations planned for Emergency Medical Services (EMS) within the next 10 years totaling over $11 million with funding sources varying. Fire Service also has 3 stations planned within the next 10 years per the impact fee study. As described in the study, the growth in development will lend itself towards new facility needs to maintain current service levels. In addition to facilities, public safety is also planned to have $35 million in replacement equipment.

In terms of roads and infrastructure improvements, the public services division has the second largest capital expenses planned with over $42 million. This is includes the annual allocation from the road maintenance fee for preservation, but is largely related almost $20 million in roads funding over the next 5 years. This includes over $13 million from capital project sales tax 3 and approximately $6.75 million remaining on capital project sales tax 2. Additionally, funding is included for a public works administrative office and fleet operations garage in the amount of $4.9 million as well as recycling center upgrades. The remaining plans relate to replacement equipment.

Closely following public services would be general services which include plans for both Parks & Recreation and the Managed Information Systems (MIS) departments. Parks & Recreation has several new facilities which

planning has already begun for in the current year which will begin construction at the end of this current year into next year. Those projects include renovations at the Indian Land Recreation Center and soccer fields in Heath Springs and Indian Land. The total of those three projects is estimated at over $14 million. In addition this plan reflects the intent to do a phased construction of the regional park beginning in fiscal year 2022/23. The park would be completed using a combination of funding from hospitality tax and impact fee revenue over the next 10 years.

The level of funding for the above projects displays an emphasis on updating outdated facilities as identified in the space needs assessment, includes the projects necessary to maintain levels of service as discussed in the impact fee study, and will allow for the County to invest in replacement assets which provide for efficiency gains in the future. Appreciation must be given to all of the department heads and elected officials who helped develop this plan as well as our evaluation team members who helped rank and prioritize these projects. Investments in capital are an important step to maintaining financial resiliency while providing Lancaster County citizens with the services they need.

Thank you for your consideration and taking this step to progress the County towards sustainable long term financial planning.

Kimberly Belk
Interim Deputy County Administrator

CIP Development

CIP Schedule

Budget staff modeled the process for development largely off of the County's budget process. In July, forms were sent out and preliminary meetings were held with department heads to kick off the development. By the end of summer, the majority of submissions were received. Through the fall, those submissions were compiled and turned over to the evaluation team who reviewed and scored projects. The members of the evaluation team included the County Administrator, Deputy County Administrator, Public Services Division Director, Chief Financial Officer, and the Development Services Division Director. Following their scoring, budget staff ranked the projects and worked on revenue projections and estimates to identify funding sources as needed. This information rounded out project scheduling and the proposed document was prepared in January.

Project Evaluation and Scheduling

Once the evaluation team received submissions, they were asked to score projects based on the below matrix. If there was a project they completely disagreed with, they could also choose not to provide a score at all.

	Emergent Need	Highly Desired
Time Constraint Relevant	**Extreme Necessity, Rushed Timeframe—Not optional, can't be delayed** **4**	**Desirable, Rushed Timeframe—Optional, can't be delayed** **2**
Time Constraint Irrelevant	**Extreme Necessity, Time Delay Possible—Not Optional, can be delayed** **3**	**Desirable, Time Delay Possible—Optional, can be delayed** **1**

In addition to their scoring, budget staff worked with the County Administrator to create criteria to weight scores depending on project type. The highest weight was given to projects with public health or public safety implications, followed by infrastructure improvements, then economic development impacts, and finally projects that would relate directly to quality of life improvements such as recreational facilities. Beyond project types, budget staff weighted additionally projects that were the result of a mandate or compliance issue, projects that showed a partnership or collaborative effort, asset replacements, projects that resulted in gains in efficiency, and finally department identified priority projects.

Financial Planning

Lancaster County strives to follow best practices in financial management. To this end, the county recognizes the importance of the CIP for long-term financial planning. The document developed will assist the county in achieving goals and meeting the needs of our residents. The County continuously works to improve processes

so the funding of studies such as the facilities needs assessment in 2020 and the results of that analysis were incorporated within this plan as needed. In the future any refinement to this proposed document would be done in concert with recommendations from future studies and plans. For example, the County will be looking at updating the Solid Waste Master Plan and Comprehensive Plan within the next fiscal year. If necessary, as a result, the County will make improvements to the CIP as a result. Additionally, the CIP has been developed in coordination with the recommendations of various other County committees to ensure a coordinated effort in identifying needs and strategic growth opportunities the maximize benefits to citizens of the County.

Funding Summaries

Revenue Summary

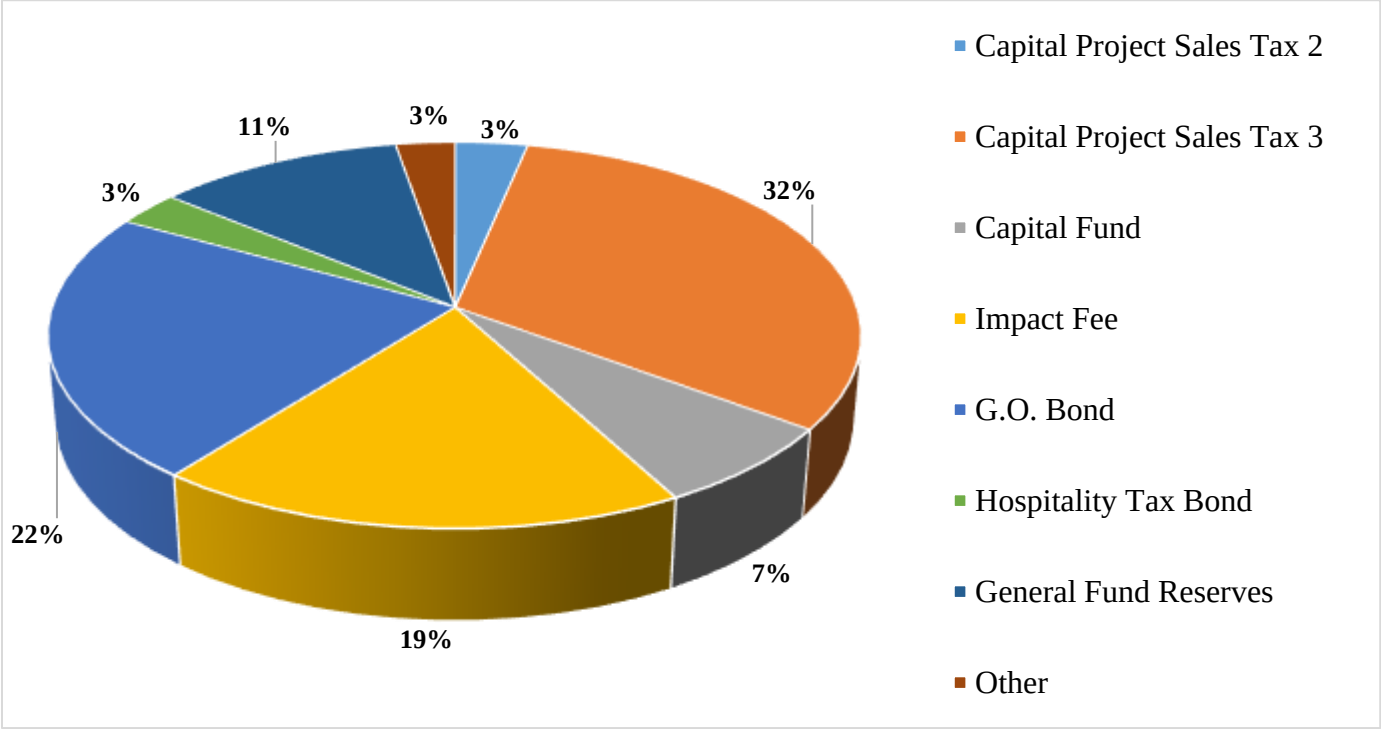
The revenue summary by sources which will be utilized to fulfill the capital needs outlined in this plan are included below. Capital Project Sales Tax is the largest making up 32% of proposed funding. Sales tax three, which was approved by voters in November 2020, includes $47 million for a detention center and is the largest item included in the plan. This is followed by general obligation bonds which are planned to be utilized on several projects which makes up 22% of the funding strategy. There is also planned to be a much less significant issuance of special revenue source bond using the hospitality tax fund. The potential impact fee revenue is also proposed at nearly 20% of the proposed plan to be directly correlated to the impact fee study. And finally, the last significant revenue sources is the general fund reserves which is proposed to fund approximately $23 million of projects in the next 10 years.

Revenues by Source

	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	FY2026/31
Capital Project Sales Tax 2	6,750,000					
Capital Project Sales Tax 3	47,246,120		2,900,000	5,425,000	4,904,719	4,600,000
Capital Fund	1,300,000	1,210,000	1,460,000	1,300,335	1,340,000	7,690,435
Impact Fee		335,000	4,340,000	3,573,065	5,362,000	24,266,222
G.O. Bond	21,311,025	9,000,000	8,100,000	7,600,000		
Hospitality Tax Bond		6,000,000				
General Fund Reserves	2,920,000	1,780,000	4,220,000	220,000	4,220,000	9,775,214
Other*	400,000	797,500	420,000	425,000	1,285,000	2,218,500

*Includes the following revenue sources: County road fee, grants and stormwater fee.

Funding Source Graph

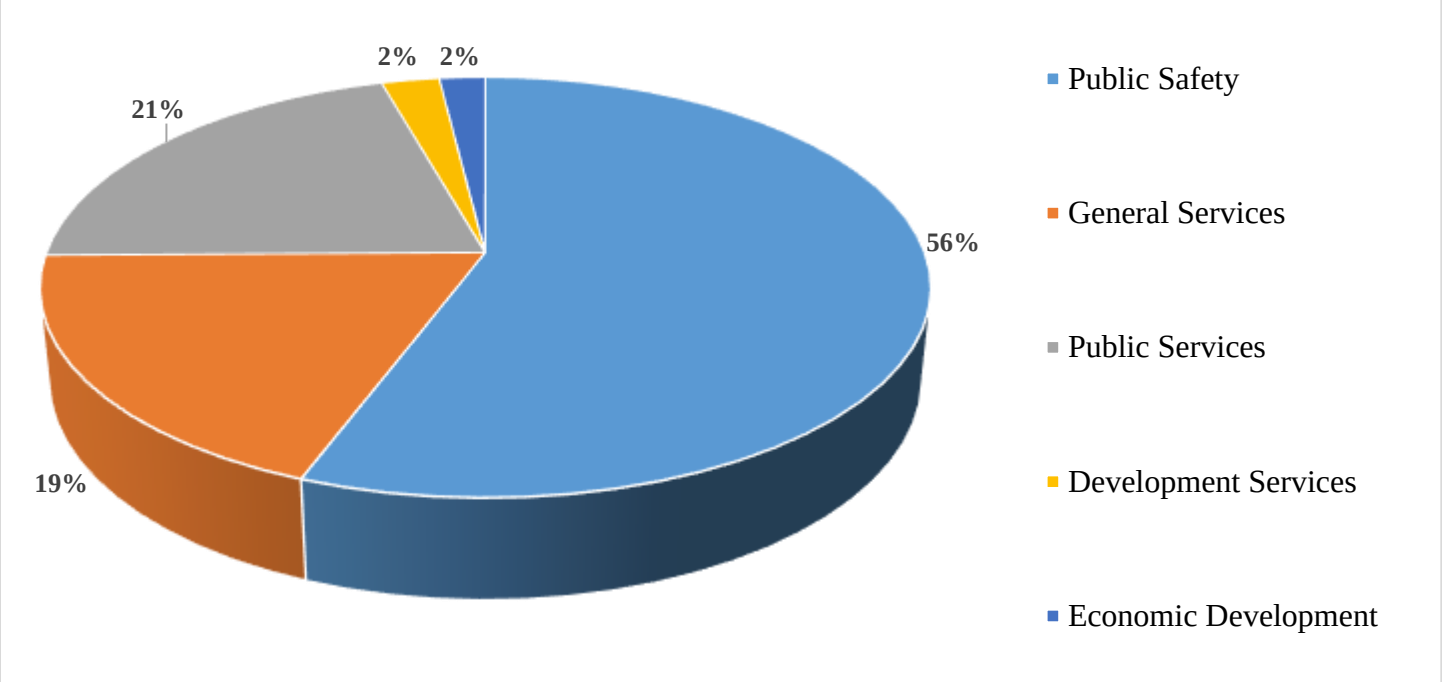


Expenditures Summary

Below displays a breakdown of expenditures included in this plan over the next 10 years by division. Public safety has the largest allocation in the next 10 years with over 50% of planned capital expenditures, followed by public services. Public services includes the roads departments as well as the solid waste department within this plan. General services has roughly $39,000,000 planned over the next 10 years. This is largely comprised of Parks and Recreation projects, but also includes some Management Information System (MIS) department funding as well. Development services include Stormwater project as well as a facility for the division.

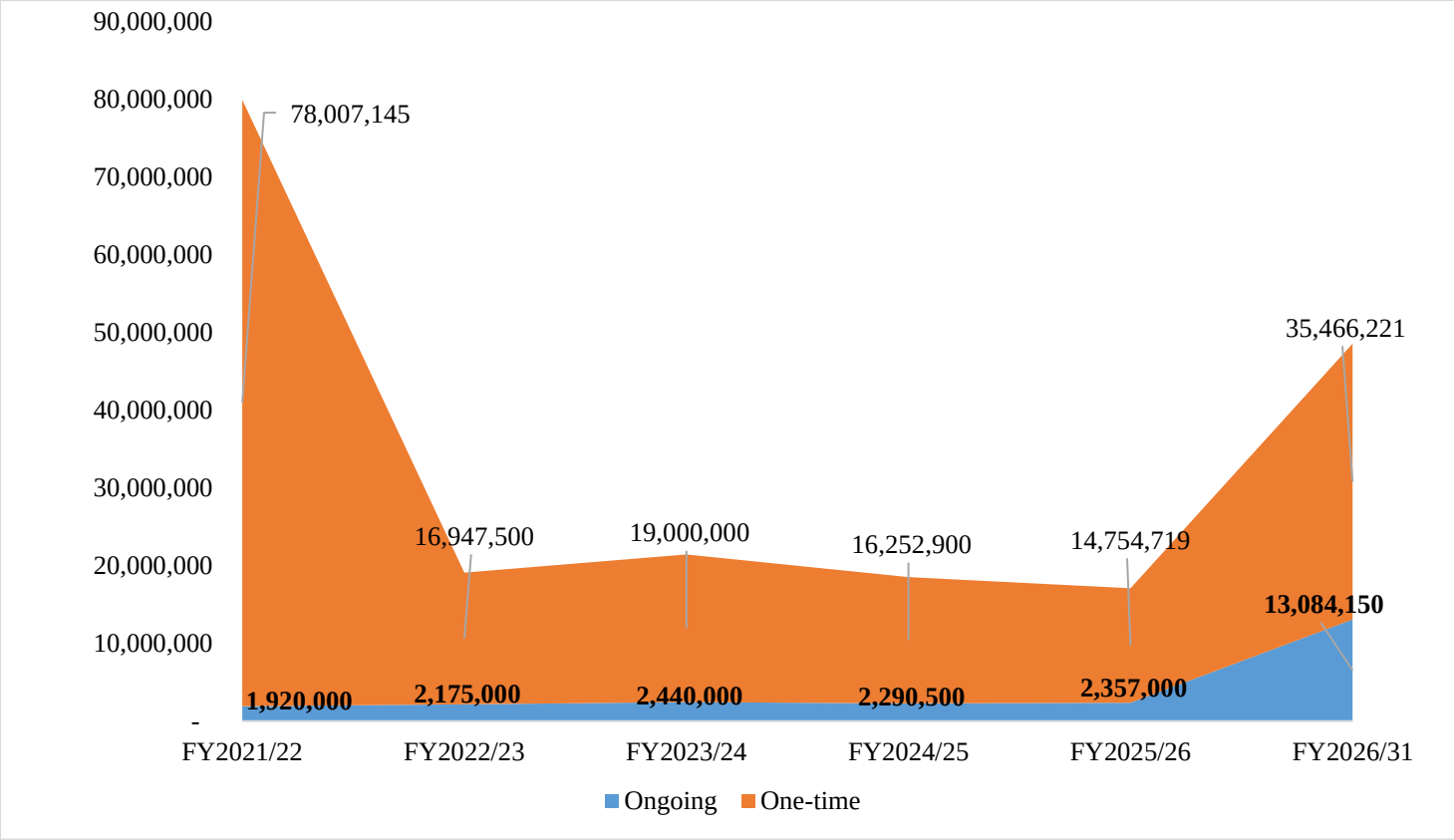
Expenditures by Division

	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	FY2026/31
Public Safety	50,246,120	10,445,000	13,120,000	11,873,400	1,072,000	27,366,691
General Services	14,765,000	7,530,000	220,000	220,000	5,220,000	11,020,000
Public Services	14,916,025	960,000	4,100,000	6,450,000	5,969,719	10,163,680
Development Services	-	187,500	4,000,000	-	850,000	-
Economic Development	-	-	-	-	4,000,000	-
	79,927,145	19,122,500	21,440,000	18,543,400	17,111,719	48,550,371



One-time versus Ongoing Capital Projects

While all items in the capital improvement plan are one-time purchases, many projects included in this plan are actually ongoing planned asset replacement. The below graphic is used to better distinguish the funding going towards a continuous planned replacement plan versus a single use of funding. Funding sources for the ongoing projects are dedicated for multiple years with continuous revenue. For the most part ongoing projects are largely equipment purchases while one-time projects range from facility renovations or construction to road rehabilitation.



	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26	FY2026/31
Ongoing	1,920,000	2,175,000	2,440,000	2,290,500	2,357,000	13,084,150
One-time	78,007,145	16,947,500	19,000,000	16,252,900	14,754,719	35,466,221

Lancaster County, South Carolina Summary of Proposed Projects

	Total 5 Year Project Estimate	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Coroner's Office	1,300,000	1,300,000	-	-	-	-	-
Office Space	1,300,000	1,300,000	-	-	-	-	-
Emergency Medical Services	12,332,500	600,000	995,000	1,020,000	8,645,500	1,072,000	9,375,650
Ambulances	4,732,500	600,000	995,000	1,020,000	1,045,500	1,072,000	5,775,650
EMS Station 3	1,800,000	-	-	-	1,800,000	-	-
EMS Station 6	1,800,000	-	-	-	1,800,000	-	-
EMS Combination Station	4,000,000	-	-	-	4,000,000	-	-
EMS Station 7	-	-	-	-	-	-	1,800,000
EMS Station 10	-	-	-	-	-	-	1,800,000
Economic Development	4,000,000	-	-	-	-	4,000,000	-
Spec. Building	4,000,000	-	-	-	-	4,000,000	-
Fire Service / Emergency Management	24,327,900	-	9,000,000	12,100,000	3,227,900	-	13,619,101
Fire Apparatus Countywide Purchase	8,100,000	-	-	8,100,000	-	-	-
Aerial Apparatus/Mobile Command Post	9,000,000	-	9,000,000	-	-	-	-
Apparatus (New Stations)	3,227,900	-	-	-	3,227,900	-	3,227,900
Fire Stations	4,000,000	-	-	4,000,000	-	-	10,391,201
MIS - Management Information System	1,100,000	220,000	220,000	220,000	220,000	220,000	1,250,000
MIS Hardware Improvements	1,100,000	220,000	220,000	220,000	220,000	220,000	1,250,000
Development Services	4,000,000	-	-	4,000,000	-	-	-
Building/Office Space	4,000,000	-	-	4,000,000	-	-	-

Lancaster County, South Carolina Summary of Proposed Projects

	Total 5 Year Project Estimate	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Roads	29,515,744	12,796,025	785,000	3,915,000	6,255,000	5,764,719	7,353,500
Fleet Garage and Public Works Admin Office	4,946,025	4,946,025	-	-	-	-	-
Road Preservation	2,090,000	400,000	410,000	420,000	425,000	435,000	2,218,500
Road Paving	19,979,719	6,750,000	-	2,900,000	5,425,000	4,904,719	2,200,000
Bush Hog Replacements (2)	400,000	200,000	-	200,000	-	-	400,000
Motorgrader Replacement (5)	1,040,000	200,000	200,000	210,000	210,000	220,000	1,210,000
Track Excavator	300,000	300,000	-	-	-	-	420,000
Tandem Dump Truck Replacements (4)	760,000	-	175,000	185,000	195,000	205,000	905,000
Solid Waste	2,880,000	2,120,000	175,000	185,000	195,000	205,000	2,810,180
Recycling Center Upgrades	2,120,000	2,120,000	-	-	-	-	-
Public Works Warehouse, Crew Facility, and Shop	-	-	-	-	-	-	1,905,180
Refuse Trucks (4)	760,000	-	175,000	185,000	195,000	205,000	905,000
Parks & Recreation	26,855,000	14,545,000	7,310,000	-	-	5,000,000	9,770,000
Lancaster County Regional Park	11,000,000	-	6,000,000	-	-	5,000,000	6,500,000
Recreation Centers Security Systems	210,000	-	210,000	-	-	-	-
Parking Lot at Springdale	1,100,000	-	1,100,000	-	-	-	-
Gym Floors at AJRC and BRC	300,000	300,000	-	-	-	-	-
Field Lighting Additions and Replacements	-	-	-	-	-	-	1,320,000
Renovate IL EMS Station for Rec Use	-	-	-	-	-	-	475,000
Maintenance Shop at Buford Recreation	-	-	-	-	-	-	475,000
Walnut Creek Soccer Fields	-	-	-	-	-	-	1,000,000
Indian Land Recreation Center	4,221,000	4,221,000	-	-	-	-	-
Soccer Fields at Indian Land	4,991,000	4,991,000	-	-	-	-	-
Soccer Fields at Heath Springs	5,033,000	5,033,000	-	-	-	-	-

Lancaster County, South Carolina Summary of Proposed Projects

	Total 5 Year Project Estimate	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
911	1,100,000	1,100,000	-	-	-	-	-
Console Replacement	1,100,000	1,100,000	-	-	-	-	-
Stormwater	1,037,500	-	187,500	-	-	850,000	-
Calvin Hall Road Stream Crossing Replacement	850,000	-	-	-	-	850,000	-
Stream Gauging Stations	187,500	-	187,500	-	-	-	-
Sheriff	47,696,120	47,246,120	450,000	-	-	-	4,371,940
Armored Vehicle	300,000	-	300,000	-	-	-	-
In Car Cameras and Body Cameras	150,000	-	150,000	-	-	-	-
Sheriff's Operations Building	-	-	-	-	-	-	1,210,000
Sheriff Substation	-	-	-	-	-	-	3,161,940
Detention Center	47,246,120	47,246,120	-	-	-	-	-
Total	156,144,764	79,927,145	19,122,500	21,440,000	18,543,400	17,111,719	48,550,371

Summary of Additional Operating Impact

In order to fully understand the impact of completing a capital project, staff has estimated the impact on operating expenses. Some of the projects included in this plan represent on-going maintenance or replacement items which already have operating funding allocated and have been budgeted for in the past. Those have been excluded from the below data. The only projected impacts below are included for new or additional capital projects that will add to the operating budget.

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Coroner's Office						
Office Space		7,685	7,839	7,995	8,155	52,475
Emergency Medical Services						
EMS Station 3				7,055	7,195	38,195
EMS Station 6				7,055	7,195	38,195
EMS Combination Station				22,755	23,210	123,200
EMS Station 7						31,000
EMS Station 10						2,536,225
Economic Development						
Spec. Building					15,750	48,670
Development Services						
Building/Office Space				20,000	20,400	110,000
Roads						
Fleet Garage and Public Works Admin Office		32,900	33,500	34,170	35,000	185,790
Solid Waste						
Public Works Warehouse, Crew Facility, and Shop						72,600
Refuse Truck Replacement			16,000	16,320	16,646	88,360
Parks & Recreation						
Recreation Centers Security Systems			12,000	12,240	12,485	66,275
Field Lighting Additions and Replacements						63,000
Renovate IL EMS Station for Rec Use						38,215
Maintenance Shop at Buford Recreation						120,335
Walnut Creek Soccer Fields						216,715
Indian Land Recreation Center		360,000	367,200	374,545	382,035	2,027,890
Soccer Fields at Indian Land		90,900	92,720	94,575	96,465	512,045
Soccer Fields at Heath Springs		39,995	40,795	41,610	42,445	273,105
911						
Console Replacement		74,153		76,597	79,159	
Sheriff						
In Car Cameras and Body Cameras			13,000	13,260	13,525	71,796
Sheriff's Operations Building						28,403
Sheriff Substation						9,185
Total	0	605,633	583,054	728,177	759,666	6,751,674

15 Costs are not fully known or estimated at this time on every large facility expansion, but more details will come as plans develop. The detention center, fire stations, and regional park projects have been excluded for that reason.

Project Details by Department

Office Space
Coroner's Office

Project Overview

This project came to the attention of the County directly as a result of the COVID-19 crisis. The current space the Coroner's Office is occupying is not adequate to fulfill the requirements that they need in times of emergency. The facility was included in the space needs study as well, but was not as high of a priority on the list at the time. Due the the pandemic, the County is recommending bumping this facility to a higher rank to handle the case load the department is facing.

Funding

This will be funded through anticipated federal aid money.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design	$50,000					
Land Acquisition	$1,000,000					
Construction	$250,000					
Technology						
Equipment						
Other						
Total Expenditures	$1,300,000	$0	$0	$0	$0	$0
Revenues						
Other Governmental	$1,300,000					
Total Revenues	$1,300,000	$0	$0	$0	$0	$0

Status

Funding anticipated to be received in Spring 2021. Project will start after funding is received.

Aerial Apparatus/Mobile Command Post

Fire Service/Emergency Management

Project Overview

This project encompasses planning for a new aerial apparatus and mobile command post. It will include the replacement of the current 1997 platform currently stationed at the City of Lancaster Fire department, the replacement of the current 2001 75ft. straight stick housed at the Elgin Fire department, and the purchase and placement of mid mount platforms at both the Indian Land and Pleasant Valley Fire departments. Lastly, a mobile command post will be purchased with the intent for it to be usable by all emergency service departments.

Funding

The decision to move forward with funding for this project will be decided by the voters of Lancaster County in the next election.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology						
Equipment		$9,000,000				
Other						
Total Expenditures	$0	$9,000,000	$0	$0	$0	$0
Revenues						
G.O. Bond		$9,000,000				
Total Revenues	$0	$9,000,000	$0	$0	$0	$0

Status

Referendum planned for November 2022.

Fire Apparatus-County-wide

Fire Service/Emergency Management

Project Overview

While fire trucks and various other types of equipment used on the trucks and housed at the stations last longer than vehicles and equipment used by other first responders such as police cruisers and ambulances, their daily use requires them to be replaced on a routine basis. In order to outfit stations with the new trucks and equipment they need, the county purchases the equipment through the issuance of GO Bonds when the time comes.

Funding

Funding for this project will be derived through the issuance of General Obligation Bonds.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology						
Equipment			$8,100,000			
Other						
Total Expenditures	$0	$0	$8,100,000	$0	$0	$0
Revenues						
G.O. Bond			$8,100,000			
Total Revenues	$0	$0	$8,100,000	$0	$0	$0

Status

Project will not begin until fiscal year 2024.

Fire Stations
Fire Service/Emergency Management

Project Overview

As identified in the impact fee study, in order to maintain current service levels in the panhandle area, new facilities will need to be built. This will include a second station in Indian Land, a second station for Pleasant Valley, and a headquarters station for Van Wyck fire district. The operating costs for these facilities will largely be the responsibility of the fee districts.

Funding

Funding for this project will be derived through Impact Fee dollars.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction			4,000,000			10,391,201
Technology						
Equipment						
Other						
Total Expenditures	$0	$0	$4,000,000	$0	$0	$10,391,201
Revenues						
Impact Fee			$4,000,000			$10,391,201
Total Revenues	$0	$0	$4,000,000	$0	$0	$10,391,201

Status

Based on impact fee collection projections, it will be fiscal year 2024 before construction could begin on the first station.

Apparatus (New Stations)
Fire Service/Emergency Management

Project Overview

Vehicles and equipment will need to be purchased for new stations coming online in the coming years. Due to the growth being experienced where the new stations will be built, these purchases can be made through the use of Impact Fee dollars.

Funding

Funding for this project will be derived through Impact Fee dollars.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology						
Equipment				$3,227,900		$3,227,900
Other						
Total Expenditures	$0	$0	$0	$3,227,900	$0	$3,227,900
Revenues						
Impact Fee				$3,227,900		$3,227,900
Total Revenues	$0	$0	$0	$3,227,900	$0	$3,227,900

Status

Based on projected collections in impact fee revenue and station build timelines, purchase will not happen until fiscal year 2025.

Ambulances
Emergency Medical Services (EMS)

Project Overview

EMS Units (Ambulances) are currently purchased on an annual basis. Based off of growth in the county, a need has been determined to begin purchasing three EMS Units per year instead of two. In doing so, new EMS Stations which are soon due to come online and those planned in the future will be properly equipped with the units needed to allow said stations to function as intended. Additionally, moving from two units to three units per year will allow for the continuation of moving EMS Units with high mileage at high call volume stations to stations with lower call volumes in order to maximize the life of EMS Units.

Funding

Funding for this project will be derived from the Capital Equipment Fund which is used to purchase high dollar, fairly routine equipment. Additionally, money will be used from the Impact Fee collections.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology						
Equipment	$600,000	$995,000	$1,020,000	$1,045,500	$1,072,000	$5,775,650
Other						
Total Expenditures	$600,000	$995,000	$1,020,000	$1,045,500	$1,072,000	$5,775,650
Revenues						
Capital Fund	$600,000	$660,000	$680,000	$700,335	$710,000	$3,850,435
Impact Fee		$335,000	$340,000	$345,165	$362,000	$1,925,215
Total Revenues	$600,000	$995,000	$1,020,000	$1,045,500	$1,072,000	$5,775,650

Status

Ongoing funding for replacements will continue as part of each fiscal year budget process for 2 ambulances. The third ambulance will be funded through projected impact fee collections beginning in fiscal year 2022-2023.

Station Three
Emergency Medical Services (EMS)

Project Overview

EMS Station Three is currently located south of the City of Lancaster. This station will be relocated in order to reduce response times in an effort to better serve citizens in that area of the county.

Funding

Funding for EMS Station three will be derived from the issuance of General Obligation Bonds.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design				$70,038		
Land Acquisition						
Construction				$1,622,731		
Technology				$38,299		
Equipment				$58,459		
Other				$10,473		
Total Expenditures	$0	$0	$0	$1,800,000	$0	$0
Revenues						
G.O. Bond				$1,800,000		
Total Revenues	$0	$0	$0	$1,800,000	$0	$0

Status

Project will not begin until FY2025.

Station Six
Emergency Medical Services (EMS)

Project Overview

EMS Station Six is currently located just north of the Town of Kershaw. It will be replaced in order to allow EMS staff to better conduct their job duties and render life-saving care to citizens of Lancaster County in and around the Town of Kershaw.

Funding

Funding for EMS Station Six will be derived from the issuance of General Obligation Bonds.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design				$70,038		
Land Acquisition						
Construction				$1,622,731		
Technology				$38,299		
Equipment				$58,459		
Other				$10,473		
Total Expenditures	$0	$0	$0	$1,800,000	$0	$0
Revenues						
G.O. Bond				$1,800,000		
Total Revenues	$0	$0	$0	$1,800,000	$0	$0

Status

Project will not begin until FY2025.

Station Seven
Emergency Medical Services (EMS)

Project Overview

EMS Station Seven is currently located within the Town of Heath Springs. This station is aging and is outdated. In order to best serve the citizens in and around the Town of Health Springs, this station needs to be replaced.

Funding

Funding for EMS Station Seven will be derived from the One Cent Capital Project Sales Tax 3 passed by the voters in the 2020 general election.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						$70,038
Land Acquisition						
Construction						$1,622,731
Technology						$38,299
Equipment						$58,459
Other						$10,473
Total Expenditures	$0	$0	$0	$0	$0	$1,800,000
Revenues						
Capital Project Sales Tax 3						$1,800,000
Total Revenues	$0	$0	$0	$0	$0	$1,800,000

Status

This is a pay as you go project so based on collection projections for capital project sales tax 3 it will not begin until fiscal year 2026-27.

Station Ten
Emergency Medical Services (EMS)

Project Overview EMS Station Ten

EMS Station Ten is a new EMS Station which will be built in the northern end of the county, located in the Indian Land area. This area of the county has experienced much growth in recent years and is anticipated to see more growth in the coming decade. In order to properly serve the citizens in the northern end of the county and help accommodate for future growth, an additional station is needed.

Funding

Funding for EMS Station Ten will be derived from the One Cent Capital Project Sales Tax 3 passed by the voters in the 2020 general election.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						$70,038
Land Acquisition						
Construction						$1,622,731
Technology						$38,299
Equipment						$58,459
Other						$10,473
Total Expenditures	$0	$0	$0	$0	$0	$1,800,000
Revenues						
Capital Project Sales Tax 3						$1,800,000
Total Revenues	$0	$0	$0	$0	$0	$1,800,000

Status

This is a pay as you go project so based on collection projections for capital project sales tax 3 it will not begin until fiscal year 2026-27.

Combination Station

Emergency Medical Services (EMS)

Project Overview

The proposal for the EMS Combination Station includes one large station in the City of Lancaster to take the place of two current stations in and around the City of Lancaster. The intention of this Combination Station is to reduce overall costs on property while also providing better coverage for citizens living in and around the City. This station will also be able to accommodate future growth expected in and around the City. The building will mirror that of the new EMS 4/9 station on a larger scale.

Funding

Funding for EMS Combination station will be derived from the issuance of General Obligation Bonds.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design				155,000		
Land Acquisition				1,000,000		
Construction				2,615,000		
Technology				100,000		
Equipment				130,000		
Other						
Total Expenditures	$0	$0	$0	$4,000,000	$0	$0
Revenues						
G.O. Bonds				4,000,000		
Total Revenues	$0	$0	$0	$4,000,000	$0	$0

Status

Project will not begin until 2024-2025.

Hardware Improvements/Replacement
Management Information Systems (MIS)

Project Overview

The MIS improvements included in this Capital Improvement Plan entail replacing various hardware and technology set-ups on a yearly basis in order to ensure all systems will run efficiently and as intended and employees will have properly functioning equipment in order to perform their job duties well.

Funding

Funding for MIS Improvements will be derived from Fund Balance.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology	$220,000	$220,000	$220,000	$220,000	$220,000	$1,250,000
Equipment						
Other						
Total Expenditures	$220,000	$220,000	$220,000	$220,000	$220,000	$1,250,000
Revenues						
General Fund Reserve	$220,000	$220,000	$220,000	$220,000	$220,000	$1,250,000
Total Revenues	$220,000	$220,000	$220,000	$220,000	$220,000	$1,250,000

Status

This will be an ongoing capital replacement of existing equipment and will be allocated as part of the annual budget process.

Fleet Operations Garage/Public Works Administration Office

Roads

Project Overview

As noted in the recently completed Facility Needs Study, various Public Works facilities are sparse throughout the County. In order to ensure Public Works as the adequate facilities needed to conduct their day to day operations, it was recommended to construct a centralized Public Works Administration office in addition to a Fleet Operations Garage. This will set up key functions of the Public Works division to be able to perform their job duties safely and adequately while anticipating future growth of the division, mirroring the growth of the County itself.

Funding

Funding for the Fleet Operations Garage and the Public Works Administration Office will be derived from the issuance of General Obligation Bonds.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design	$204,326					
Land Acquisition	$2,017,436					
Construction	$2,629,728					
Technology						
Equipment	$94,535					
Other						
Total Expenditures	$4,946,025	$0	$0	$0	$0	$0
Revenues						
G.O. Bond	$4,946,025					
Total Revenues	$4,946,025	$0	$0	$0	$0	$0

Status

This project is planned to be part of a bond issuance for public works projects in late fiscal year 2022.

Road Paving
Roads

Project Overview

The County submitted this proposal as part of the One Cent Capital Project Sales Tax passed by the voters in the November 2016 and 2020 election. Road projects are prioritized and determined by the County Transportation Commission.

Funding

Funding for this project is derived from the One Cent Capital Project Sales Tax passed by the voters of Lancaster County in the November 2016 and November 2020 election. In addition, the latter years funding has a contribution from general fund reserves.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction	6,750,000	-	2,900,000	5,425,000	4,904,719	2,200,000
Technology						
Equipment						
Other						
Total Expenditures	$6,750,000	$0	$2,900,000	$5,425,000	$4,904,719	$2,200,000
Revenues						
Capital Project Sales Tax 2	6,750,000					
Capital Project Sales Tax 3			2,900,000	5,425,000	4,904,719	
General Fund Reserves						2,200,000
Total Revenues	$6,750,000	$0	$2,900,000	$5,425,000	$4,904,719	$0

Status

The final roads of CPST 2 will be completed in FY2022 and include the following listed below:

1) Walnut Road/Stewert Place Road/Langley Road- Only Walnut Road is incomplete. Total estimated remaining cost is $700,000.

2) Lynwood Drive- Tentative schedule for completion is September/October 2021 completion. Total estimated cost is $750,000.

3) Capital Sales SCDOT Pay GO Alternates including French Street, Normandy Street, Hughes Street, Ernest Scott, Horsehoe and, Man O War. Tentative completion date is 11/30/2021 for entire contract (multiple roads). Total estimated cost is $2,000,000.
4) Capital Sales SCDOT Pay GO Alternates including Camp Creek Road (portion), Mt. Carmel Road (portion), Hilldale Drive. Total estimated cost (barring significant change orders) is $3,300,000.
Beginning in FY2024 the county will begin looking at the roads prioritized by the County Transportation Commission for CPST 3. Funding for those projects will continue for several years based on collection projections.

Road Preservation
Roads

Project Overview

As determined by County Public Works staff based on need and current condition, work will be conducted on roads within the County in order to properly maintain and preserve them so costly and avoidable repairs are not needed in the future.

Funding

Funding for Road Preservations Projects is derived from the road fees outlined in the Fee Schedule. The full Fee Schedule can be found in the budget ordinance and/or budget document on the County's website.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology						
Equipment						
Other	$400,000	$410,000	$420,000	$425,000	$435,000	$2,218,000
Total Expenditures	$400,000	$410,000	$420,000	$425,000	$435,000	$2,218,000
Revenues						
Road Maintenance Fee	$400,000	$410,000	$420,000	$425,000	$435,000	$2,218,000
Total Revenues	$400,000	$410,000	$420,000	$425,000	$435,000	$2,218,000

Status

This is an ongoing project funded through annual collections of the County road fee. It will be budgeted as part of the annual operating and capital budget.

Bush Hog Replacements
Roads

Project Overview

Over the course of the first five year period of the CIP, two bush hogs will be purchased in fiscal years 2021-2022 and 2023-2024. Current active and reserve machines are low output and high maintenance machines. The new machines scheduled to be purchased are lower maintenance machines which will allow Roads employees to conduct their job duties more efficiently.

Funding

Funding for this project is derived from the Capital Equipment fund which is used for high dollar, yet fairly routine equipment purchases.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology						
Equipment	$200,000		$200,000			
Other						
Total Expenditures	$200,000	$0	$200,000	$0	$0	
Revenues						
Capital Fund	$200,000		$200,000			
Total Revenues	$200,000	$0	$200,000	$0	$0	$0

Status

This will be part of the ongoing equipment replacement allocation for the Roads Department done in accordance with the annual budget process.

Motorgrader Replacement
Roads

Project Overview

Over the first five year period of this Capital Improvement Plan, five Motorgraders will be purchased to replace existing ones. Ideally, Motorgraders should be replaced every five years and allocating this funding each year will allow the County to begin a true replacement plan for this equipment.

Funding

Funding for this project/replacement plan will be derived from the Capital Equipment Fund which is used for high dollar, fairly routine equipment purchases.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						$106,861
Land Acquisition						$219,823
Construction						$1,850,320
Technology						
Equipment	$200,000	$200,000	$210,000	$210,000	$220,000	$1,210,000
Other						
Total Expenditures	$200,000	$200,000	$210,000	$210,000	$220,000	$3,060,320
Revenues						
Capital Fund	$200,000	$200,000	$210,000	$210,000	$220,000	$1,210,000
Total Revenues	$200,000	$200,000	$210,000	$210,000	$220,000	$1,210,000

Status

This will be part of the ongoing equipment replacement allocation for the Roads Department done in accordance with the annual budget process.

Track Excavator
Roads

Project Overview

The County currently has one large excavator which is an older model and is due to be replaced. Growth in the County has caused this current machine to be used almost daily. In order to accommodate the growth, a new, larger machine is needed so that more jobs which require the use of this machine can be accomplished in house. In the long run, this will result in contractual savings in the Roads accounts due to a lessened need to outsource jobs Roads staff are unable to currently take on.

Funding

Funding for this project will be derived from the Capital Equipment Fund which is used for high dollar, fairly routine equipment purchases.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology						
Equipment	$300,000					$420,000
Other						
Total Expenditures	$300,000	$0	$0	$0	$0	$420,000
Revenues						
Capital Fund	$300,000					$420,000
Total Revenues	$300,000	$0	$0	$0	$0	$420,000

Status

This will be part of the ongoing equipment replacement allocation for the Roads Department done in accordance with the annual budget process.

Tandem Dump Truck Replacement
Roads

Project Overview

As with the Refuse Trucks, four dump truck replacements will be purchased in four out of the first five years of this Capital Improvement Plan. Due to the County still being responsible for maintaining a fair amount of gravel roads, dump trucks are still needed as part of this department in order to properly maintain these gravel roads.

Funding

Funding for this project will be derived from the Capital Equipment Fund which is used for high dollar, fairly routine equipment purchases.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology						
Equipment		$175,000	$185,000	$195,000	$205,000	$905,000
Other						
Total Expenditures	$0	$175,000	$185,000	$195,000	$205,000	$905,000
Revenues						
Capital Fund		$175,000	$185,000	$195,000	$205,000	$905,000
Total Revenues	$0	$175,000	$185,000	$195,000	$205,000	$905,000

Status

This will be part of the ongoing equipment replacement allocation for the Roads Department done in accordance with the annual budget process.

Refuse Truck Replacement
Solid Waste

Project Overview

In four out of the first five years of this Capital Improvement Plan, one refuse truck will be purchased per year for a total of $760,000. The collections function of the Solid Waste Department has mirrored the growth in the County as a whole. In making these purchases over the first five years, a foundation for a true replacement plan will be laid so that these frequently used and necessary vehicles can be regularly replaced when they reach the end of their functional life.

Funding

Funding for this project will be derived from the Capital Equipment Fund which is used for high dollar, routine equipment purchases.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology						
Equipment		$175,000	$185,000	$195,000	$205,000	$905,000
Other						
Total Expenditures	$0	$175,000	$185,000	$195,000	$205,000	$905,000
Revenues						
Capital Fund		$175,000	$185,000	$195,000	$205,000	$905,000
Total Revenues	$0	$175,000	$185,000	$195,000	$205,000	$905,000

Status

This will be part of the ongoing equipment replacement allocation for the Solid Waste Department done in accordance with the annual budget process.

Public Works Warehouse, Crew Facility, and Shop
Solid Waste

Project Overview

In addition to the Fleet Operations Garage and the Administration Office mentioned previously in this document, it was also recommended in the Facilities Needs Study to construct a warehouse, crew facility, and maintenance shop for various departments within the Public Works division. In doing so, proper and appropriate space would be created so various elements of the Public Services division are able to function optimally to serve the citizens of Lancaster County well.

Funding

Funding for this project will be derived from Fund Balance.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						$106,861
Land Acquisition						$219,823
Construction						$1,850,320
Technology						
Equipment						$54,860
Other						
Total Expenditures	$0	$0	$0	$0	$0	$1,905,180
Revenues						
General Fund Reserves						$1,905,180
Total Revenues	$0	$0	$0	$0	$0	$1,905,180

Status

This project will not begin until fiscal year 2028.

Recycling Center Upgrades
Solid Waste

Project Overview

Current Recycling Centers across the county are older and outdated. In order to keep up with the growth the county has experienced and is expected to continue to experience, there is a need to upgrade these sites. Upgrades will consist of new buildings, cans, fencing, paving, and concrete pads. Specific upgrades will be tailored to each site depending on what is needed.

Funding

Funding for the Recycling Center Upgrades project will be derived from the issuance of General Obligation Bonds.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design	$100,000					
Land Acquisition						
Construction	$1,700,000					
Technology						
Equipment	$200,000					
Other	$120,000					
Total Expenditures	$2,120,000	$0	$0	$0	$0	$0
Revenues						
G.O. Bond	$2,120,000					
Total Revenues	$2,120,000	$0	$0	$0	$0	$0

Status

This project is planned to be part of a bond issuance for public works projects in late fiscal year 2022.

Regional Park

Parks and Recreation

Project Overview

The Lancaster County Regional Park is a project designed to attract people and various organizations around the area to use the facilities and amenities which are planned for the park. In addition to facilities and amenities that residents of the county can use on a routine basis such as playgrounds, courts, and fields, the Regional Park will have large facilities such as gymnasiums which will attract travel sports teams and programs.

Funding

Funding for this project will be derived from a combination of Impact Fees and a Hospitality Tax. Additional funding in the future may be designated as it is available. In total the projected cost to complete the park was estimated to be approximately $30 million in 2020.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology						
Equipment		$6,000,000			$5,000,000	$6,500,000
Other						
Total Expenditures	$0	$6,000,000	$0	$0	$5,000,000	$6,500,000
Revenues						
Hospitality Tax		$6,000,000				
Impact Fee					$5,000,000	$6,500,000
Total Revenues	$0	$6,000,000	$0	$0	$5,000,000	$6,500,000

Status

This project will be phased beginning in fiscal year 2023 using hospitality tax funding for the first phase.

Security Systems
Parks and Recreation

Project Overview

In order to properly secure Parks and Recreation facilities, this project consists of installing security systems and the four recreation centers and those facilities currently being constructed that are due to soon come on line. In doing so, Parks and Recreation leadership will be able to properly monitor their facilities to ensure the safety of all staff and patrons during the day and to ensure facilities are secure and monitored during non-operational hours.

Funding

Funding for this project will be derived from Fund Balance.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology						
Equipment		$210,000				
Other						
Total Expenditures	$0	$210,000	$0	$0	$0	$0
Revenues						
General Fund Reserves		$210,000				
Total Revenues	$0	$210,000	$0	$0	$0	$0

Status

This project will begin in fiscal year 2023.

Springdale Recreation Center Parking Lot

Parks and Recreation

Project Overview

The parking lot at the Springdale facility has reached the end of its functional life and is due to be replaced. This project will replace the portion which is already paved and pave the portion which has remained gravel over the years. In doing so, this will allow proper parking for patrons and cut down on the maintenance which is required to keep the lot minimally functional in its current state.

Funding

Funding for this project will be derived from the PARD grant in addition to Fund Balance.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction		1,100,000				
Technology						
Equipment						
Other						
Total Expenditures	$0	$1,100,000	$0	$0	$0	$0
Revenues						
General Fund Reserves		$900,000				
Grant Revenue		$200,000				
Total Revenues	$0	$1,100,000	$0	$0	$0	$0

Status

This project is planned to begin in fiscal year 2023.

Gym Floor Replacement
Parks and Recreation

Project Overview

The current flooring at the Andrew Jackson and Buford Recreation Centers are in the last few years of their functional life. In order to plan ahead for the day when they will reach the end of their life and immediately need to be replaced, they have been included in this Capital Improvement Plan for replacement during the 2021-2022 fiscal year.

Funding

Funding for this project will be derived from Fund Balance.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction		$300,000				
Technology						
Equipment						
Other						
Total Expenditures	$0	$300,000	$0	$0	$0	$0
Revenues						
General Fund Reserves		$300,000				
Total Revenues	$0	$300,000	$0	$0	$0	$0

Status

This project is planned to begin in fiscal year 2023.

Field Lighting, Additions and Replacements

Parks and Recreation

Project Overview

This project is proposing to add field lighting to those which do not currently have them. Due to increasing participation numbers, field lighting additions are warranted in order to add to the number of fields which can be routinely used for play opportunities. The Parks and Recreation department is currently at capacity with their current number of fields which have lighting. Fields which have been identified by Parks and Recreation staff for field lighting additions include: Fields B, C, & E at Walnut Creek Park and the undeveloped area at the Springdale Complex. In addition to these fields planned for new lighting, this project also encompasses replacing the lighting at Melvin Steele and Indian Land Recreation Center which are currently reaching their End of Life point.

Funding

Funding for this project will be derived from Fund Balance.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology						
Equipment						$1,320,000
Other						
Total Expenditures	$0	$0	$0	$0	$0	$1,320,000
Revenues						
General Fund Reserves						$1,320,000
Total Revenues	$0	$0	$0	$0	$0	$1,320,000

Status

This project is not planned until fiscal year 2027.

Renovate Indian Land EMS Station

Parks and Recreation

Project Overview

An EMS Station currently sits on the property with the Indian Land Recreation Center. In future years, EMS no longer plans to use this building for EMS purposes. Since the county already owns the land and the building and is at the same site as the Indian Land Recreation Center, this project will renovate the EMS station on the property for Parks and Recreation. Possible uses for this space once renovated include: After School Programs, Summer Camps, Fitness Classes, and space for meeting and/or party rentals.

Funding

Funding for this project will be derived from Fund Balance.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						$475,000
Technology						
Equipment						
Other						
Total Expenditures	$0	$0	$0	$0	$0	$475,000
Revenues						
General Fund Reserves						$475,000
Total Revenues	$0	$0	$0	$0	$0	$475,000

Status

This project is not planned until fiscal year 2027.

Maintenance Shop at Buford Recreation

Parks and Recreation

Project Overview

A Maintenance Shop building is proposed to be built at the current Buford Recreation Center site. In doing so, Parks and Recreation maintenance personnel will be better able to conduct their work at the Buford Recreation Center. Currently, the personnel which are stationed to maintain this site are also stationed to maintain sites in the Heath Springs and Kershaw communities. Building a shop at the Buford Recreation site will allow staff to station equipment and materials there rather than going to the main shop in Lancaster to load up supplies and equipment in order to conduct their work. Additionally, the Buford Recreation Center is planning to host tournaments in the future. Having a dedicated space for maintenance staff and the equipment and materials necessary to do their jobs will make it possible to host tournaments at this site without overextending Parks and Recreation staff.

Funding

Funding for this project will be derived from Fund Balance.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						$475,000
Technology						
Equipment						
Other						
Total Expenditures	$0	$0	$0	$0	$0	$475,000
Revenues						
General Fund Reserves						$475,000
Total Revenues	$0	$0	$0	$0	$0	$475,000

Status

This project is not planned to begin until fiscal year 2028.

Walnut Creek Soccer Fields

Parks and Recreation

Project Overview

The soccer fields at Walnut Creek Park are currently covered with natural turf. Due to high levels of maintenance required for the upkeep of natural turf fields and the frequent use and popularity of the fields, two of them will be converted to artificial turf fields. Doing so will allow the fields to hold up better under frequent use and reduce the amount of labor required for maintenance and upkeep

Funding

Funding for this project will be derived from Capital Project Sales Tax 3.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						$1,000,000
Technology						
Equipment						
Other						
Total Expenditures	$0	$0	$0	$0	$0	$1,000,000
Revenues						
Capital Project Sales Tax 3						$1,000,000
Total Revenues	$0	$0	$0	$0	$0	$1,000,000

Status

This project is not planned to begin until fiscal year 2030.

Indian Land Recreation Center

Parks and Recreation

Project Overview

The current Indian Land Recreation Center located off of U.S. 521 will be remodeled and expanded. This will include new gym flooring and new flooring throughout the existing facility, the addition of a new full-court gymnasium that can be used as two courts crosscourt on the same floor, more restrooms and meeting/classrooms, the addition of a foyer and front desk at the facility entrance, addition of a storage room/mechanical room, as well as upgraded and expanded parking lots and new HVAC and lighting in the facility.

Funding

Funding for this project will be derived from the 2018 referendum approved bond.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design	$287,317					
Land Acquisition						
Construction	$3,883,683					
Technology	$50,000					
Equipment						
Other						
Total Expenditures	$4,221,000	$0	$0	$0	$0	$0
Revenues						
G.O. Bond	$4,221,000					
Total Revenues	$4,221,000	$0	$0	$0	$0	$0

Status

This project should be complete in Spring 2022.

Soccer Fields in Indian Land

Parks and Recreation

Project Overview

The soccer complex on county property near the Avondale development on Harrisburg Road will feature two rectangular, synthetic turf fields with sports lighting, restrooms and concessions facility, a storage facility, bleachers and a playground.

Funding

Funding for this project will be derived from the 2018 referendum approved bond.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design	$407,292					
Land Acquisition						
Construction	$4,475,000					
Technology	$108,708					
Equipment						
Other						
Total Expenditures	$4,991,000	$0	$0	$0	$0	$0
Revenues						
G.O. Bond	$4,991,000					
Total Revenues	$4,991,000	$0	$0	$0	$0	$0

Status

The planning and design phases were completed in the current year and construction should be complete in Spring 2022.

Soccer Fields in Heath Springs

Parks and Recreation

Project Overview

The soccer complex on Kershaw Camden Highway between Heath Springs and Kershaw will feature two rectangular, synthetic turf fields with sports lighting, restrooms and concessions facility, a storage facility, bleachers and a playground.

Funding

Funding for this project will be derived from the 2018 referendum approved bond.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design	$420,593					
Land Acquisition						
Construction	$4,500,000					
Technology	$112,407					
Equipment						
Other						
Total Expenditures	$5,033,000	$0	$0	$0	$0	$0
Revenues						
G.O. Bond	$5,033,000					
Total Revenues	$5,033,000	$0	$0	$0	$0	$0

Status

The planning and design phases were completed in the current year and construction should be complete in Spring 2022.

Console Replacements
911 Communications

Project Overview

The consoles at the 911 operations center allow for operators to communicate with Fire, EMS, and Law Enforcement. The current consoles reached the end of their serviceable life at the end of 2020, meaning Motorola will no longer guarantee the availability of replacement parts. To make sure our equipment will remain serviceable by Motorola, we will need to replace the consoles. Doing so will ensure communication abilities will remain intact and functional between the County's emergency/first responders.

Funding

Funding for this project will be derived from Fund Balance.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology						
Equipment	$1,100,000					
Other						
Total Expenditures	$1,100,000	$0	$0	$0	$0	$0
Revenues						
General Fund Reserves	$1,100,000					
Total Revenues	$1,100,000	$0	$0	$0	$0	$0

Status

This project will commence in July 2021.

Armored Vehicle

Sheriff

Project Overview

The Sheriff's Department is in need of a new SWAT vehicle which is used to transport personnel on the SWAT Team to and from destinations that require their presence. Their current SWAT vehicle is a retired ambulance which is reaching the end of its serviceable life. While it may seem like SWAT situations are rare occurrences, the SWAT vehicle is used on a weekly basis to conduct high risk search warrants and arrests. In purchasing this vehicle, lifesaving equipment will be on scene for every SWAT call should the need arise. Additionally, the vehicle that will be purchased is practical and easy to operate on a regular basis unlike some on the market.

Funding

Funding for this project will be derived from Fund Balance.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology						
Equipment		$300,000				
Other						
Total Expenditures	$0	$300,000	$0	$0	$0	$0
Revenues						
General Fund Reserves		$300,000				
Total Revenues	$0	$300,000	$0	$0	$0	$0

Status

Equipment is planned to be acquired in fiscal year 2023 and funding will be allocated as part of the budget process.

Camera Replacements

Sheriff

Project Overview

The body worn camera program is currently in its third year of operation. While replacements have taken place over these three years as needed, it is estimated that there will need to be a complete replacement of the program in the next five years. This will require replacing approximately 100 body worn cameras along with the servers which run the software and store the data for the cameras. In addition to the body worn cameras, approximately 60 in car cameras will need to be replaced in the next ten years. Each camera costs about $5,000.

Funding

Funding for this project will be derived from Fund Balance.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology						
Equipment		$150,000				
Other						
Total Expenditures	$0	$150,000	$0	$0	$0	$0
Revenues						
General Fund Reserves		$150,000				
Total Revenues	$0	$150,000	$0	$0	$0	$0

Status

The replacements will be acquired in 2022-2023.

Operations Building

Sheriff

Project Overview

This project will allow the Sheriff's department and other first responder personnel to have a space to conduct training exercises. Not only will this allow them to conduct specific operations related to their department, but it will allow joint training exercises between departments to practice for seamless execution during actual scenarios in the community where first responders need to work in unison.

Funding

The funding for this project will be derived from Fund Balance.

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						86,249
Land Acquisition						121,766
Construction						967,354
Technology						
Equipment						34,631
Other						
Total Expenditures	$0	$0	$0	$0	$0	$1,210,000
Revenues						
General Fund Reserves						1,210,000
Total Revenues	$0	$0	$0	$0	$0	$1,210,000

Status

This project will not begin until fiscal year 2029.

Substation
Sheriff

Project Overview

Currently the Sheriff's office is utilizing leased space in the Indian Land area. This project would allow for permanent space to be identified and either renovated or constructed to provide future certainty and allow for any expansion of operations in that area in the future.

Funding

Funding would be derived from Impact Fee dollars.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						110,000
Land Acquisition						1,000,000
Construction						2,001,940
Technology						
Equipment						50,000
Other						
Total Expenditures	$0	$0	$0	$0	$0	$3,161,940
Revenues						
General Fund Reserves						940,034
Impact Fee Revenue						$2,221,906
Total Revenues	$0	$0	$0	$0	$0	$3,161,940

Status

This project will not begin until fiscal year 2030.

Detention Center

Sheriff

Project Overview

The current Detention Center is very out of date and has reached the end of its functional life. Various issues have plagued and continue to plague the building making it difficult for officers to do their job effectively while remaining in a safe environment. Not only do these various issues make it unsafe for officers and make it difficult for them to perform their job, these issues also cause safety concerns for the inmates housed at the Detention Center. A new Detention Center will solve these issues and also help accommodate for the increase in inmates being housed at any given time due to the rise in the County's population.

Funding

The funding for this project will be derived from the One Cent Capital Project Sales Tax passed by the voters in the November 2020 election.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction	47,246,120					
Technology						
Equipment						
Other						
Total Expenditures	$47,246,120	$0	$0	$0	$0	$0
Revenues						
Capital Project Sales Tax 3	$47,246,120					
Total Revenues	$47,246,120	$0	$0	$0	$0	$0

Status

This project will be a multi-year project beginning next year.

Calvin Hall Road Culvert Replacement

Stormwater

Project Overview

This project involves replacing the current culvert on Calvin Hall Road near the intersection of SC-160. The location has a history of water overtopping the roadway during heavy rainfall events. In order to mitigate this issue, the culvert will not only be replaced but also resized to help prevent floodwaters from overtopping the roadway in the future. Being that it is a SCDOT road, maintenance of the road and the culvert will be the responsibility of SCDOT after the completion of the project.

Funding

The funding for this project will be derived from Fund Balance within the Stormwater Fund.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction					850,000	
Technology						
Equipment						
Other						
Total Expenditures	$0	$0	$0	$0	$850,000	$0
Revenues						
Stormwater Fee					850,000	
Total Revenues	$0	$0	$0	$0	$850,000	$0

Status

Will not begin until 2025.

Stream Gauging Stations

Stormwater

Project Overview

In order to observe and collect data regarding stream levels during significant rainfall events while also obtaining baseline data during times where there is not a significant rainfall event, this project will place gauging stations along streams in portions of the county where the Stormwater department operates. These stations will allow for staff to record stream levels in order to accurately predict and communicate flooding concerns and use that data to help mitigate flooding during significant rainfall events in the future.

Funding

The funding for this project will be derived from Fund Balance within the Stormwater Fund.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design						
Land Acquisition						
Construction						
Technology						
Equipment		150,000				
Other						
Total Expenditures	$0	$150,000	$0	$0	$0	$0
Revenues						
Stormwater Fee		150,000				
Total Revenues	$0	$150,000	$0	$0	$0	$0

Status

Will not begin until 2022.

Office Space

Development Services Division

Project Overview

This project consists of identifying and possibility constructing/renovating office space for the Development Services Division. This division, which encompasses the Building Inspections, Zoning, Stormwater and Planning departments, mirrors the population growth of the County. The more the County continues to grow, the more we will see these departments utilized in order to make sure that growth occurs in an orderly and systematic fashion. With more growth comes more work for these departments along with the need for more employees to accomplish an increased workload. A space will be needed in order to accommodate more employees and more work.

Funding

Currently the funding for this project ~~will~~ is planned to be derived from Fund Balance.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design		185,000				
Land Acquisition		1,000,000				
Construction		2,705,000				
Technology						
Equipment		110,000				
Other						
Total Expenditures	$0	$4,000,000	$0	$0	$0	$0
Revenues						
General Fund Reserves		4,000,000				
Total Revenues	$0	$4,000,000	$0	$0	$0	$0

Status

Project is set to begin in fiscal year 2023. The County may explore other options such as a lease agreement or a repurposing of current space.

Speculative Building
Economic Development

Project Overview

The Economic Development Department functions to bring businesses to the area. In order to aid in that process, Spec Buildings are often used to show what the county has to offer when courting businesses who are considering bringing their operations to the area. It is easier for businesses to envision themselves bringing their operations to the area when they are able to look at a potential space in real time.

Funding

The funding for this project will be derived from Fund Balance.

Expenditures						
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2031
Planning/Design					200,000	
Land Acquisition						
Construction					3,800,000	
Technology						
Equipment						
Other						
Total Expenditures	$0	$0	$0	$0	$4,000,000	$0
Revenues						
General Fund Reserves					4,000,000	
Total Revenues	$0	$0	$0	$0	$4,000,000	$0

Status

Project will not begin until fiscal year 2026.

Appendix

Glossary

Bond – A written promise to pay a specified sum of money at a specific date together with periodic interest at a specified rate.

Budget – A comprehensive financial plan of operation which incorporates an estimate of proposed expenditures for a given period and the proposed means of financing them.

Budgetary Control – The control of management of a governmental unit in accordance with an approved budget for the purpose of keeping expenditures within the limitations of available appropriations and available revenues.

Debt – An obligation resulting from borrowed money or from the purchase of goods and services. Debts of government include bonds and notes.

Department – A major administrative unit of the County which manages an operation or group of related operations within a functional area.

Expenditures – The amount of cash paid or to be paid for a service rendered, goods received, or an asset purchased.

Fiscal Year – a 12 month period to which the annual operating budget applies and at the end of which a government determines its financial position and the results of its operations. Lancaster County's fiscal year begins July 1st and ends the following June 30th.

Fund – A self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulation, restrictions, or limitations.

General Fund – The fund used to account for all financial resources except those required to be accounted for in another fund.

General Obligation (GO) Bonds – When the County pledges its full-faith and credit to the repayment of the bonds it issues, then those bonds are general obligation (GO) bonds. Sometimes the term is used to refer to bonds which are repaid from taxes and other governmental revenue.

Grant – A contribution by a government or other organization to support a particular function. Grants may be classified as either categorical or block, depending upon the amount of discretion allowed the grantee.

Ordinance – A formal legislative enactment by the governing board of a county. If it is not in conflict with any higher form of law, such as, a State statute, a Federal law, or constitutional provision, it has the full force and effect of law within the county to which it applies. The difference between an ordinance and a resolution is that the latter required less formality and has a lower legal status.

Revenue – income received or anticipated from taxes or other sources, such as licenses and permits, user fees, fines, and investments.

County Facilities Space Needs Study

August 2020



Prepared by:
Solutions for Local Government, Inc.

Lancaster County, South Carolina

County Facilities Space Needs Study

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SECTION 1. EXISTING SPACE

This Section provides the assessment summaries of 46 individually identified buildings which were occupied by the various departments and agencies for whom the County provides space. Note that the Airport Complex included seven (7) buildings and the Sheriff's Complex included six (6) buildings. In the sequence listed, the facilities addressed in the pages that follow include:

Emergency Communications/911
Airport Complex [7]
Coroner
Emergency Operations
EMS #1
EMS #2
EMS #3
EMS #4
EMS #5
EMS #6
EMS #7
EMS #8
EMS Headquarters
Fleet Operations Garage
Dell Webb Library
VA/Economic Development Building
Historic Jail
County Administration Building
Clemson Extension Building
Historic Library
Human Services Complex
Public Works Administration Office
Public Works Building Maintenance
Springdale Recreation Complex
Buford Recreation Center
Indian Land Recreation Complex
Andrew Jackson Recreation Complex
Sheriff's Office Complex [6]
LCSO Indian Land Substation
Barnett Building
Indian Land Service Center

Note:
When a building includes several different departments or agencies, the building's general information will be listed then the name of individual included departments, as sub-headings in bold print. For example: **Records Management [4,298]** The number in **[ ]** is the area (square feet) allocated Records Management within the building; in this case the County Administration Building.

Building: Emergency Communications/911

Address: 1941 Pageland Highway, Lancaster

Existing Building: 11,918 INSF

Included Departments/Agencies:

- Emergency Communications

Building Comments:

- An additional room is needed adjacent to the existing Server Room to accommodate equipment storage, tools and work space for County MIS personnel and contracted vendors servicing the equipment within the Server Room.

- The Call Center currently includes work stations for six (6) Telecommunicators; as annual call volume increases, as anticipated, there is room within the Call Center currently for up to five (5) additional work stations'

Building: Airport Complex

Address: 286 Aviation Blvd., Lancaster

Existing Buildings: 57,063 INSF

Included Departments/Agencies:

- Lancaster County Airport/McWhirter Field

Building Comments:

- The Terminal Building @ 2,580 INSF is clean and appears well-organized and maintained.

- While the physical structure appears to be in good condition it is dated and lacks features commonly found in more modern municipal airport terminals; among the most requested spaces being meeting rooms.

- Airport Commissioners have discussed the need for an expanded and/or new terminal.

- There are currently five (5) hangers on site to accommodate boarder/patron airplanes
    - Four (4) hangers @ 8,550 INSF and one (1) hanger @ 12,825 INSF
    - One (1) Service Garage @ 7,458 INSF

Building: Coroner

Address: 717 South Main Street, Lancaster

Existing Building: 2,511 INSF

Included Departments/Agencies:

- County Coroner

Building Comments:

- The offices and assigned staff work areas and several walkways are crowded with supplies, file cabinets, uniforms, etc. because the building lacks much needed general storage space.
- There is not a dedicated, securable Records Room, which is required before accreditation can be granted.
- The outdoor storage "trailer" is of limited use because much of the storage needed is for items that must be in a climate-controlled environment.
- The existing Conference Room is too small to accommodate staff meetings or, at times, family members of the deceased that wish to confer with the Coroner.
- The current Breakroom, small to begin with, is where staff lockers are located as well as the storage of chemicals that are intended for use in the Morgue.
- Considering the nature of the Coroner's responsibilities, on-going training of personnel is critical, yet space to conduct that training is unavailable.
- Space limitations will at times require that personnel must work on bodies out of doors, in the covered but open receiving area immediately adjacent the Morgue; for example, following multiple victim incidents and the time sequence of receiving victim deliveries.
- This outdoor area is downhill from the adjacent property which during even moderate rains will flood the work area as well, at times, the building itself.
- A designated "storage" room in the morgue is a mechanical room that houses the water heater and the IT/Server panel.
- During the summarization of the above comments it was stated that: "there is a very acute need for additional (several) personnel" in the Coroner's Office; unfortunately, there is currently no place to put even one.
- The site is very confining; parking of Coroner vehicles and staff personal vehicles is tight.
- The only practical option for expansion to provide for needed space appears to be on the south side of the building.

Building: Emergency Operations Center (EOC)

Address: 111 Covenant Place, Lancaster

Existing Building: 9,500 INSF

Included Departments/Agencies:

- Emergency Management

Building Comments:

- The building is generally adequate; however:
- Emergency Operations needs a temperature-controlled warehouse space, and
- An enclosed garage type space/facility for incident-specific vehicles and trailers.

Building: EMS Station #1

Address: 2006 Pageland Highway, Lancaster, SC

Existing Building(s): 10,190 INSF

Included Departments/Agencies:

- Emergency Medical Services

Building Comments:

- The square footage noted includes seven (7) structures that support EMS Department Administration, Training, Billing and Logistics functions as well as accommodations and ambulance staging facilities for the EMS crew that deploys from this location.
- The structures include:
  - Main Building-administrative offices & EMS #1 accommodations 4,810 INSF
  - Logistics Trailer 752 INSF
  - Enclosed Vehicle Garage 3,672 INSF
  - Open Canopy for EMS #1 Ambulances 597 INSF
  - Three (3) small individual storage buildings 359 INSF
- The outdoor open canopy under which EMS #1 Ambulances park does not provide the secure, climate-controlled space that is needed.
- Training needs more space, i.e. larger multipurpose/classroom and materials and equipment storage.
- Logistics needs more space, i.e. additional shelving, cabinet and floor space, a receiving & breakdown area for bulk deliveries, and a convenient loading platform.
- Preliminary discussions re: relocation of EMS #1 to a more strategic location, once the administrative offices and functions relocate to the new Headquarters building, are underway.

Building: EMS Station #2

Address: 1101 Crestfield Drive, Lancaster

Existing Building(s): 2,734 INSF

Included Departments/Agencies:

- Emergency Medical Services

Building Comments:

- The "station" is a former residence, the home and property given to the County by the City of Lancaster; apparently an assessment of the location based on area risk factors, population, etc. was not considered/evaluated before taking custody of the building.
- Subsequently, it is not strategically located to effectively cover the area to which it is assigned to respond.
- There is an enclosed garage adjacent the house, however, it is only capable of housing one (1) ambulance.
- This is the only EMS station in the County without a second back-up vehicle and unfortunately the positioning of the existing garage and parking area cannot accommodate further expansion.

Building: EMS Station #3

Address: 1301 McIlwain Road, Lancaster

Existing Building(s): 1,995 INSF

Included Departments/Agencies:

- Emergency Medical Services

Building Comments:

- Building is listed in county records as being 20 years old, however from its outward appearance and ill-configured and cramped interior living space, it appears much older.
- Water problems affecting the building on the low-lying site have been and continue to be an on-going problem.
- The building is in a high-crime area.
- Although the site could accommodate an expansion of the building, considering the above comments, time might be better spent re-evaluating the location and a new station.

Building: EMS Station #4

Address: 8290 Charlotte Highway, Indian Land

Existing Building(s): 3,438 INSF

Included Departments/Agencies:

- Emergency Medical Services

Building Comments: (EMS Station #4)

- The existing building is adequate for the purposes intended; however, it is poorly located to effectively cover the area to which it is assigned to respond
- Note: EMS #4 will be co-located with new Station #9 once construction is completed; (est. early Fall 2020).

Building: EMS Station #5

Address: 365 Rocky River Road, Lancaster

Existing Building(s): 2,228 INSF

Included Departments/Agencies:

- Emergency Medical Services

Building Comments:

- Existing building needs two (2) additional bedrooms and an additional restroom.
- The lack of a secondary exit from the sleeping quarters is a potential fire hazard.
- The current vehicle bays are not provided "drive-through" access, even though there appears to have been ample space on the site to do so during the initial construction.

Building: EMS Station #6

Address: 3855 Fork Hill Road, Kershaw

Existing Building(s): 1,493 INSF

Included Departments/Agencies:

- Emergency Medical Services

Building Comments:

- Outdoor open canopy under which Ambulances park does not provide the secure, climate-controlled space that is needed.
- The living space within the building (a former elementary school) is very small; 945 INSF including corridors.
- It is not strategically located to effectively cover the area to which it is assigned to respond.
- EMS #6 should be replaced with a purpose-built station that is more strategically located.

Building: EMS Station #7

Address: 309 Hart Street, Heath Springs

Existing Building(s): 1,264 INSF

Included Departments/Agencies:
- Emergency Medical Services

Building Comments:
- Outdoor open canopy under which Ambulances park does not provide the secure, climate-controlled space that is needed.
- The living space adjacent to the Canopy consists of a rather pathetic 520 square foot trailer.
- EMS #7 should be replaced with a purpose-built station that is more strategically located.

Building: EMS Station #8

Address: 10209 Edenmoor Parkway, Lancaster

Existing Building(s): 2,233 INSF

Included Departments/Agencies:
- Emergency Medical Services

Building Comments:
- The structure was originally built as a “model home” for the adjacent housing development.
- It is strategically located on Highway 521 in Lancaster.
- The drive through, enclosed vehicle bays are very efficient.
- The structure, overall, is adequate for its assigned purpose.

Building: EMS Headquarters

Address: 3758 Charlotte Highway, Lancaster

Existing Building(s): Finished area @ 19,900 INSF

Included Departments/Agencies:
- Emergency Medical Services

Building Comments:

- County records indicate the total square footage of the building is 28,260 GSF, of which 19,900 square feet are "finished".
- Work is underway to repurpose the building to serve as the new EMS Headquarters that will move from the current Pageland Highway location.
- The structure appears to be in good condition and able to provide significant and much needed space for the expansion of the Training and Logistics venues.
- The consolidation of Administration, Billing, Training & Logistics in a single building will facilitate and improve task and communications effectiveness.

Building: Fleet Operations Garage

Address: 1960 Pageland Highway, Lancaster

Existing Building: 5,700 INSF

Included Departments/Agencies:

- Public Works/Fleet Operation

Building Comments:

- The building has no reception/waiting area for employees dropping off/picking up vehicles.
- There is no visitor restroom.
- The Parts area is too small.
- There is a significant lack of storage, shelf, and bench space that contributes to crowding within the major bay/work areas.
- With a fleet of 500+ vehicles, additional vehicle bays, with wider and taller clearances, are needed now.
- The building is outdated; it cannot adequately accommodate the larger vehicles that have been purchased by the County in recent years, i.e. fire apparatus, public works vehicles, etc.
- Repairs and/or maintenance on vehicles that cannot be accommodated in the garage now have to be "sent out" to private vendors, at higher costs.
- A new more suitable and functional Fleet Operations Garage is needed.
- It is significant to note that the County has previously contracted for architectural/engineering services for the design of a new Fleet Operations Garage; the completed plans are available and were reviewed and noted to have sufficiently addressed the space needs concerns addressed; their date: November 2019; as yet, no action has been taken to implement bidding/construction.

Building: Dell Webb Library

Address: 7641 Charlotte Highway, Indian Land, SC
Existing Building: 11,021 INSF

Included Departments/Agencies:
- Lancaster County Library

Building Comments:
- The building is currently undergoing a complete internal renovation.
- Construction documents include the addition of a community room.

Building: Veteran Affairs (VA) & Economic Development Building

Address: 1033 West Meeting St., Lancaster, SC

Existing Building: 5,168 INSF

Included Departments/Agencies:
- Veteran Affairs [2,308 INSF]
- Economic Development [2,860 INSF]
- Risk Management [175 INSF]

Building Comments:
- The building appears to be in good physical condition.
- Space allocated to Veteran Affairs (VA), while adequate now, offers no room for future staff that will be necessary to accommodate anticipated increases in the number of veterans served.
- Economic Development is in a similar situation with regards to its assigned space; while it is somewhat larger than Veteran Affairs space, should the Department add personnel it would require some reconfiguring of its existing space.
- An issue of concern cited by VA was the lack of signage directing new clients and visitors to the office among the many buildings within the complex.
- One department or the other will likely require relocation in the not too distant future.

Building: Historic Jail

Address: 208 West Gay Street, Lancaster, SC

Existing Building: 1,780 INSF

Included Departments/Agencies:
- Project Management

Building Comments:

- The building is OLD!
- Ground level includes eight (8) offices and three (3) restrooms.
- Restroom dimensions are not compliant with ADA recommendations.
- The upper level of the building is not useable.
- Acoustics are awful.
- Water is leaching from the foundation into the walls and causing paint/plaster to blister resulting in occasional deposits of white powder on the floor/carpeting.

Building: County Administration Building

Address: 101 North Main St., Lancaster, SC

Existing Building: 40,897 INSF

Included Departments/Agencies:

Ground Floor

- Records
- Custodial Services
- Voter Registration/Elections
- Archives

First Floor

- Reception & Mail Room
- Zoning
- Auditor
- Human Resources
- Treasurer
- Delinquent Tax Collections
- County Attorney
- Finance
- Procurement
- Building Inspections
- Planning
- GIS

Second Floor

- Health Clinic
- County Council
- Administration
- Register of Deeds
- Management Information Systems (MIS)
- Assessor

Building Comments:

Ground Floor

Records Management [4,298]

- The records warehouse encompasses most of the space at 3,308 square feet.
- It includes many racks of commercial and/or built-in-place shelving, and a variety of filing cabinets that together hold hundreds of boxes/drawers of paper records.
- The configuration of the room is efficient and provides good aisle spacing to enable safe and easy access to/from file cabinets and shelving.
- At the end of the warehouse there is a wall of built-in shelving cubicles that are holding, again, well over 100 rolls of architectural/construction drawings, assumedly of various County projects.
- If these rolled drawings are important, and cannot be digitized, they should be unrolled and placed in "flat files" to reduce likelihood of premature deterioration.
- The public entrance to the Records area makes up the remaining 990 square feet of the space noted and includes a public service counter, office furniture and related equipment, work tables and supply storage space.
- It is in this area also that Records staff greet and assist County residents that wish to apply for a passport.
- It is significant to note that should an incident occur that required the activation of the building's security alarm, six (6) sets of fire doors (2 sets per floor), would be automatically closed to secure the occupied corridors of the building. The only place that would remain vulnerable would be Records Management because the public entrance door to the Records area is on the *wrong side* of the Fire Doors.

Custodial [735]

- This room provides a base of operations and supply storage for the custodial staff assigned to maintain the County Administration building.
- Existing space appears to be adequate to accommodate current responsibilities of the personnel assigned.

Voter Registration & Elections [4185]

- Note: As this report was being prepared it was known that Voter Registration & Elections was going to be relocated to renovated space in the Barnett Building at 1228 Colonial Commons Court in Lancaster with the "move" date pending. Subsequently, however, two issues of concern were noted regarding the *existing* space:
- The Equipment Room, which comprises 1,643 square feet of the total noted, is where all voting machines and equipment, polling place signs, and precinct carts that move the equipment are securely stored when not in use; it is anticipated additional voting machines and equipment will

be needed to accommodate the November 2020 general election; there will be nowhere to secure those machines when they arrive.

- The County has spent a considerable amount of money attempting to mitigate the moisture problem, i.e. penetration through the foundation (below grade) wall; efforts have apparently been unsuccessful as numerous dehumidifiers continue to run without notable results per County staff.

Archives [1521]

- This room is located between Records Management and Voter Registration & Elections across from the ground floor elevator lobby and is designated for archive storage according to the original architectural drawings.

- The space is adequate for the purpose specified.

First Floor

Reception/Mail Room [193]

This space appears adequate for the purpose(s) designated.

Zoning [599]

- This space is awful.

- It lacks an adequate reception counter for public visitors.

- It lacks adequate plan review space to enable effective layout and review of drawings submitted.

- It lacks sufficient work space for current employees, and no space for the incoming new employee.

- Zoning needs to be co-located with Planning, Building Inspections & Stormwater Departments.

Auditor [1,361]

This space appears to be adequate for the personnel assigned and the purposes designated.

Human Resources [783]

- There is no designated entry/reception area, much less adequate seating for visitors.

- Support personnel that work in open work stations located near the entry must endure frequent interruptions.

- Human Resources needs a separate room, that can be secured and designated solely for the storage of personnel files that the Department and the County are responsible for.

- There is no available space to provide an open copy/work & layout area for materials that are prepared for distribution to County employees.

- An internal meeting room is needed to accommodate staff meetings, employment candidate interviews, and existing and/or new employees when needing to complete paperwork or meet with Department personnel.

- There is no space within this area that would allow for expansion much less additional/future personnel.

- There is currently only one-way in or out of this space.

Treasurer [1,428]

- This space appears to be adequate for the personnel assigned and the purposes designated.

Delinquent Tax Collections [1,444]

- This space appears to be adequate for the personnel assigned and the purposes designated.

County Attorney [395]

- This space, although rarely used, is appropriate for the purpose designated.

Finance [2,221]

- While overall, this space is adequate for the *current* number of personnel assigned and the responsibilities designated, the layout of the offices created when the space was converted from a courtroom was poorly thought out, resulting in inefficient and poor use of the spaces configured.

- Additional personnel are anticipated; however, the current configuration offers few if any options to provide additional work space.

- The Budget Director and associated staff will need additional space as well.

Procurement [324]

- There is no designated entry/reception area.

- Upon entering the Procurement office from the adjacent corridor, visitors find themselves amid two employees' open work stations.

- There is no seating for visitors.

- The Procurement Officer's work space is small and awkwardly configured.

- The office would benefit from having a dedicated conference space to meet with vendors, perspective vendors, Department heads, etc.

Building Inspections [2349]

- Additional and more adequate storage space for architectural drawings, construction documents and files are needed.

- Area lacks adequate plan review and layout space.

- Open work area occupied by building inspectors, while crowded now, will become more so with anticipated arrival of additional staff during FY 2020-2021.

- Building Inspections needs to be co-located with Zoning, Planning & Stormwater Departments.

Planning [1,274]

- The Director's office is too small to accommodate the responsibilities currently assigned.

- Open cubicles for staff are adequate in concept, however each should be larger to accommodate the space needs of the employees that occupy them.

- Additional open, layout space is needed to better facilitate discussions regarding on-going projects, review of land use maps, site plans, etc.

- Dedicated conference space is needed to accommodate meetings with visitors and Development Services Division personnel in a setting that does not interrupt staff working in open cubicles.

- Planning needs to be co-located with Building Inspections, Zoning, & Stormwater Departments.

GIS [64] [Currently within Planning]

- The current space assigned is very inadequate.

- It lacks convenient access to a large-format printer, adequate layout/display space of maps produced, and storage space for supplies and materials used daily.

- Space that is assigned must include work space for additional personnel.

Second Floor

Clinic [294]

- The current Health Clinic space is open, clean, well-lit, temperature controlled, and can easily accommodate adequate patient seating, exam space, a physician work area and the storage of appropriate medical materials and supplies.

- It does not include within, a wash sink.

County Council [1985]

Existing space is adequate to accommodate current Council duties and activities.

Administration [2,235]

Existing space is currently adequate to accommodate responsibilities of personnel assigned.

Register of Deeds [1,498]

- As of this writing, the Register of Deeds office is being renovated to accommodate much needed enhancements to the space.

- Those enhancements include a private office for the Register of Deeds, a built-in counter from which staff and visitors can converse, and new work stations for staff.

- Upon completion this space will be adequate to accommodate the current responsibilities of personnel assigned.

Management Information Systems (MIS) [946]

- Existing space allocated cannot support the current department staff.
- Circulation between offices and work spaces is poor.
- Area design overall is inefficient.
- The department does not have a designated Training Room to accommodate needs/demand, i.e. for staff meetings and the County employee training responsibilities of the Department.
- There are no vacant offices or work spaces available for needed expansion of anticipated new personnel.
- The building's (water) sprinkler system is an inappropriate method of fire protection in this area.

Note: The above comments refer to the space currently located in the County Administration Building. MIS also has additional space at the Sheriff's Complex that will be discussed under that heading. As of this writing, space in the Barnett Building at 1228 Colonial Commons Court in Lancaster is currently being renovated for MIS to consolidate staff from both buildings in a single location; further discussion regarding that move and MIS space will be included under the subheading "Barnett Building".

Assessor [3,516]

- The space currently assigned to the Assessor, while initially appearing spacious, is quite awkward in its configuration, i.e. not as efficient as it could be.
- The space is crowded to the extent that an internal windowless former vault is now an employee's office.
- There is no room within the existing space to expand to accommodate needed personnel.
- Department would benefit from an internal conference/training room to accommodate staff meetings, training, and meetings with visitors and venders.
- A location convenient to the ROD, Auditor, Treasurer and Finance is critical.

Building: Clemson Extension Building

Address: 107 South French Street, Lancaster, SC

Existing Building: 2,459 INSF

Included Departments/Agencies:

- Clemson Cooperative Extension

Building Comments:

- Impression of the building upon entry: "old, worn out & run down".

- There is evidence of numerous roof leaks and exterior wooden window sills are deteriorating.
- Use of two rooms is limited due to lack of electrical outlets.
- Restrooms are not ADA compliant.

Building: Historic Library

Address: 210 West Gay Street, Lancaster, SC

Existing Building: 1,256 INSF

Included Departments/Agencies:
Former Library

Building Comments:

- The stone inlay above the door indicates that the library was built in 1904.
- There are two (2) small rooms of +/- 100 square feet each, on each side of the open entry foyer which are currently used by EMS for storage.
- The large room at the back of the building is used by EMS and others as needed for training or meetings.
- The room's capacity, depending upon layout, is 20-30 adults.
- There are two (2) operable restrooms, neither of which are ADA compliant.
- Considering the noted age of the building, water issues, i.e. leaks, and deterioration of wall finishes at top of window bays, suggest that the building might not be appropriate for permanent occupation by a County Department or other organization; however, continued use as an occasional training venue is probably fine.

Building: Human Services Complex

Address: 1837 Pageland Highway, Lancaster,

Existing Building: 25,791 INSF

Included Departments/Agencies:

- Department of Health [14,151]
- Department of Social Services [11,640]

Building Comments:
Note: When this building was first assessed, the Health Department occupied approximately 55% of the total INSF noted; 14,151 INSF. Recently, the Department was relocated to the previously referenced

Barnett Building in Lancaster. The County's current intensions are to renovate the building for DSS alone. Subsequently, the comments that follow reflect *the current space* occupied by DSS and the conditions that now exist.

- The space, and conditions under which DSS employees currently work is: "Awful".
- The serious lack of space, together with the configuration and distribution of the space within the building significantly inhibits compliance with critical security and confidentiality of information protocols (requirements) with which DSS is expected to comply.
- The building design and current space limitations impede full compliance with IRS, Employment Security Commission, Social Security Administration and with federal HIPPA laws and regulations.
- The records room meets neither State nor federal requirements regarding room capacity, security, and access.
- Restrooms designated for client use should be provided within the various work unit areas to keep from having to interrupt a meeting to escort a client across the building, through other work areas, and back; to use a restroom.
- The *current* space occupied by DSS has but a single "position" restroom, which is not ADA compliant.
- Visitation space utilized by staff for monitoring visits between adults and children is poorly located within the building and woeful at best, in terms of size and accommodations.
- When DSS must remove a child or children from their home, wherein DSS then assumes temporary custody, necessary accommodations should include at least dedicated dressing, bathing, sleeping and restroom facilities; these accommodations currently, are inadequate.
- There are various randomly located rooms designated for storage purposes throughout the building; all are full.
- Additional storage beyond the above referenced rooms is relegated to space atop file cabinets or in boxes stacked in corners of offices or in hallways.
- Current copy/work areas in hallways impede hallway traffic and are inconvenient to staff that need to access them.
- Facilities to adequately accommodate formal training activities, including tele/video conferencing are lacking.
- The building's configuration is the most significant factor limiting efficiency, functional area adjacencies, and circulation within and between designated work units.
- In certain work units private offices are paramount to complying with the aforementioned requirements; there are very few of them.

- Employees in other program units, that may operate from open work stations, must have access to private interview rooms that are available when needed; there are none.
- There is a significant lack of work unit specific storage as well a general department materials and equipment storage.
- Program work units lack conference/meeting rooms in which to hold unit staff meetings, case staffing, and client progress evaluations.
- The Department does not have access to a suitably sized training/multipurpose room.

Building: Public Works Administration Office

Address: 1980 Pageland Highway, Lancaster,

Existing Building: 1,425 INSF

Included Departments/Agencies:
- Public Works Administrative Office
- Building Maintenance

Building Comments:
- When entering the building, visitors walk directly into the Office Manager's open work space, i.e. there is no lobby/seating or designated reception area.
- Open work spaces are crowded and individual offices are inadequately sized.
- The building lacks a designated space for the layout and review of large format drawings and construction documents.
- A Copy/Work room, centrally located, could provide needed cabinet storage space for office supplies, a service counter, fax, etc.
- Space is needed to accommodate flat file storage for large format drawings/plans.
- As the Administrative Office of the Public Works Department, the building needs an adequate Conference Room to accommodate staff meetings as well as meetings with visitors and vendors.
- Restrooms are not ADA compliant.
- The building is not sprinkled.
- In short, the Public Works Administrative "Office" could more aptly be referred to as a "Hut".
- The Public Works Department:
  - Lacks a Warehouse

- Needs a designated Sign Shop in which to fabricate the County's road signs.
- Does not have crew facilities, i.e. locker room(s), showers, restrooms lunch room, etc.

- Currently there are no enclosed garage spaces or even open canopy/covered spaces on the site for parking of heavy equipment and various other department vehicles when not in use.

Building: Building Maintenance

Address: 1980 Pageland Highway, Lancaster,

Existing Building: Office/Workshop [2,094 INSF]

Included Departments/Agencies:
- Public Works/Building Maintenance

Building Comments:
- The primary Building Maintenance combination office/workshop is a long narrow building which originally was the dining hall for the "chain-gang" inmates housed in the adjacent barracks building.

- The configuration of the building inhibits the functionality of the space; the size and type of equipment and machinery that can be used in the building is limited; the dust/debris created when working on existing equipment typically settles on the office area desk and paperwork.

- The current floor tile that has been installed over old asbestos floor tiles extends most of the way to the back of the building, however, there remains exposed 8-inch (asbestos) floor tile at the back of the building.

- The building does not have a restroom or wash sink.

- The building is not sprinkled.

- An adjacent "Garage/Workshop" (included in the INSF noted above) and reportedly built in the 1950s, has recently been upfitted by Building Maintenance personnel to provide a more open work space for projects that cannot be accommodated in the original building.

- It will also provide "some" additional storage capacity for maintenance supplies and materials.

- While this area will provide a "band-aid" for perhaps a couple of years, it will do little to correct the shortcomings of the (Office/Workshop) building.

Building: Springdale Recreation Complex

Address: 260 South Plantation Road, Lancaster
Existing Building: 20,370 INSF

Included Departments/Agencies:
- Parks & Recreation

Building Comments:
- Parks & Recreation administrative personnel are currently located in this building.
- The combined area of the Administrative offices, together with those spaces allocated for personnel assigned to address the day-to-day activities at the Springdale Complex, are quite congested.
- Consequently, the Department's administrative personnel are pending relocation to the Barnett Building at 1228 Colonial Commons Court in Lancaster.
- Renovations are scheduled to be completed in August.

Building: Buford Recreation Complex

Address: 4073 Hurley Walters Road, Lancaster

Existing Building: 16,005 INSF

Included Departments/Agencies:
- Parks & Recreation

Building Comments:
- Current Building space is adequate for the purposes intended.
- Department ground crews servicing this location need a stand-alone Maintenance/Equipment building on this site.

Building: Indian Land Recreation Complex

Address: 8286 Charlotte Highway, Indian Land

Existing Building: 12,125 INSF

Included Departments/Agencies:
- Parks & Recreation

Building Comments:
- Current Building lacks adequate office space for the activities/programs intended.
- Significant renovation and an addition to the building is currently in design; and neither the estimated square footage nor a construction start date have been identified.

- Note: EMS Station #4 is co-located on the site of the Indian Land Recreation complex; which, upon completion of EMS Station #9/4 will move; the building [3,438 INSF], when vacated, will revert to the Recreation Department.

Building: Andrew Jackson Recreation Complex

Address: 6354 North Matson Street, Kershaw

Existing Building: 12,125 INSF

Included Departments/Agencies:
- Parks & Recreation

Building Comments:
- Current Building space is adequate for the purposes intended.

Building: Sheriff's Office Complex

Address: 1520 Pageland Highway, Lancaster

Existing Buildings: 32,794 INSF
- Logistics
- MIS (IT)/Help Desk
- Administration
- Investigations
- Physical Training
- CSI/Property

Included Departments/Agencies:
- Lancaster County Sheriff's Office

Building Comments:

Logistics [1,181 INSF]
- This building is a former residence that has been upfitted to accommodate the Department's inventory of uniforms, body armor, equipment, devices, and supplies; etc. essentially those items that a Deputy will wear, carry, and/or use while on duty.

- The interior spaces are well organized and maintained, however, additional space will soon be needed as the Department continues to grow.

MIS/Help Desk [1,383 INSF]
- This building houses staff of the County's MIS department; specifically, those that receive and respond to Help-Desk requests from employees regarding technology/computer issues.

- The building space allocated appears generally adequate to address the responsibilities currently assigned.

- At times, bulk deliveries of equipment received, that are eventually distributed to County departments, cause congestion at the entry to the building.

- The MIS staff located in this building are expected to vacate and move to the Barnett Building with the rest of the MIS staff when renovations are completed.

Administration [12,024 INSF]

- The Administration building is a two-story structure and the largest on the property.

- The location of offices and arrangement of open work spaces on both levels of the building appear to accommodate efficiency in communications and movement.

- The building is very well maintained.

- There does appear to be space; albeit *limited space*; available to accommodate additional/future personnel, provided they will not need a private office.

- The Department needs an adequate muster/multipurpose (Operations Building) to accommodate at least the number of personnel equal to two consecutive shifts for briefings and distribution of information.

Investigations [6,179 INSF]

- This building is a two-story structure consistent in design of the Administration Building.

- The location of offices, meeting rooms and common areas and arrangement of open work spaces on both levels of the building appear to efficiently accommodate the requirements of the personnel assigned.

- As with the Administration Building, there does appear to be space; again, *limited space*; that could accommodate additional/future personnel.

- The Investigations Division would benefit from access to the referenced Operations Building which would offer a venue for planning, staging, deployment and monitoring of significant Department and joint/multiagency law enforcement operations occurring/underway within the County.

Physical Training (1,901 INSF]

- Existing space is well equipped and organized to accommodate an estimated 8-10 department personnel at one time involved in various weight, aerobic, strength and agility training activities.

CSI/Property [10,125 INSF]

- This single-story metal building houses Crime Scene Investigations (CSI) and the Property Unit.

- A significant portion of the identified square footage is the Property Room which consists of many rows of shelving units that contain thousands of recovered property items and confiscated evidence.

- The Property Unit receives, catalogs and places into inventory, on average, 650-750 pieces of evidence per month.

- The property room is well organized; however, it is nearly full and could use additional space now.

- CSI needs additional enclosed and securable garage space in which to analyze vehicles confiscated wherein a homicide occurred.

Building: LCSO Substation

Address: 1821 Sandalbrook Road, Indian Land, SC

Existing Building: 1,812 INSF

Included Departments/Agencies:
- Lancaster County Sheriff's Office

Building Comments:
- Existing space is adequate to accommodate the current responsibilities of personnel assigned.

Building: Barnett Building

Address: 1228 Colonial Commons Court, Lancaster

Existing Building: 39,186 INSF

Included Departments/Agencies:
First Floor
- Lancaster County Health Department
- Voter Registration/Elections
- Shared Classroom
- Lancaster Pharmacy (Private Business)

Second Floor
- Lancaster County Library (Main)
- Management Information Systems (MIS)
- Parks & Recreation Administration

Building Comments:

First Floor

Lancaster County Health Department [12,910]

- Existing space is adequate to accommodate the current responsibilities of the personnel assigned.

Voter Registration & Elections [6,194]

- The space designated and recently renovated for Voter Registration & Elections is 2,009 square feet larger than the Department's current space (4,185) in the County Administration building.
- Unfortunately, the configuration of this new space is not as functional as the former, smaller space, and certainly not as user-friendly for the *but three* (3) staff members.
- The major space issue noted previously in the Administration Building was that the Equipment Room was too small @ 1,643 unencumbered square feet.
- The room designated for voting equipment in this building is 1,025 unencumbered square feet; over 500 square feet *less than* the space that was allocated in the Administration Building.
- If the combined area of the four rooms adjacent and accessible to the voting equipment room were utilized, it would only add 355 more square feet; note also that three of the four rooms are less than 80 square feet, i.e. moving equipment in and out of these rooms will be cumbersome at best.

Shared Classroom [1947]

- At the back of the designated Classroom there are several individual spaces for which a purpose has yet to be determined, one of which is a restroom accessible from the open classroom area.
- The currently unencumbered area where seating and tables can be arranged, is approximately 1,024 square feet; allowing seating at tables for 36-40 adults or row seating arranged auditorium style for 65-70.

Lancaster Pharmacy [1,918]

- The Pharmacy is a privately owned business that has occupied this space for several years.

Second Floor

Lancaster Public Library (Main Branch) [4,385]

- This is a temporary location pending completion of the Main Library renovation and additions.

Management Information Systems (MIS) [2,615]

- MIS has been designated to move operations from space in the Administration Building [946 sf] and from the Lancaster County Sheriff's Complex [1,383] to the Barnett Building once space renovations, currently underway, are completed.
- This move and the space assigned addresses *only current* staff and corresponding space needs.
- A current Library space, once vacated, should be set aside for MIS expansion, to include elevator access, additional offices, and a training room.
- See also MIS Space List Worksheet included in Appendix B.

Parks & Recreation [1,175]

- Space has been renovated to accommodate the Administrative staff of the Parks & Recreation department.; projected move-in date is late August-early September.
- The space will include a reception area, staff offices, meeting, storage, and various relevant support spaces.
- The space vacated will be repurposed to better accommodate personnel assigned to address the day-to-day activities at the Springdale Complex.

Building Space not yet allocated [8,042]

Building: Indian Land Service Center

Address: 8451 Charlotte Highway, Indian Land

Existing Building: 2,024 INSF

Included Departments/Agencies:

- Stormwater/Engineering

Building Comments:

- Although titled "Indian Land Service Center", the employees working out of this space include only the employees of the Engineering/Stormwater Unit of the of the County's Development Services Division.
- A small meeting room was recently converted to an office for a new employee, subsequently there is no room for expansion of personnel in the existing space.
- Additional general storage space is needed.
- A larger room is needed for conducting large format plan reviews, which often involve two or more adults.
- More space is needed to better accommodate the storage of the many sets of construction drawings maintained, i.e. numerous flat files and/or hanging racks.
- Crews need an area to wash down trucks and themselves before reentering the building.
- There is no dedicated area in the building for crew members to participate in training activities, eat lunch, or attend meetings.
- Stormwater/Engineering should be co-located with the Planning, Building Inspections and Zoning departments, i.e. the Development Services Division.
- The lease for Stormwater/Indian Land Service Center ends January 31, 2023; with regards to this timeframe, see Recommendation #5 "Comments" on page 48.

SECTION 2. BUILDING & DEPARTMENT SUMMARY TABLES

The Section includes tables that are provided as summaries of the assessment findings regarding the space needs identified in Section 1.

- Combined Building & Department Summary
- Building Summary

Each table includes the same three (3) column headings identifying the space/space needs of the building, department, department division or agency referenced; those columns are titled:

- Current Space
- Current Need
- Existing Deficit

A dash mark, " — ", in the Space Deficit column indicates that there was no deficit identified.

Figure 1
Building & Department Summary Table

Department/Agency/Building	Current Space	Current Need	Existing Deficit
Emergency Communications/911	11,918	12,078	**160**
Airport Complex [57,063]			
Terminal	2,580	6,580	**4,000**
Service Garage	7,458	7,458	-
Hangers	47,025	47,025	-
Coroner	2,511	3,659	**1,148**
Emergency Operations Center	9,500	18,056	**8,556**
EMS Station #1			
Administration, Training, Logistics	7,188	7,188	-
EMS #1	3,002	3,228	**226**
EMS Station #2	2,734	3,278	**544**
EMS Station #3	1,995	3,228	**1,233**
EMS Station #4	3,438	3,438	-
EMS Station #5	2,228	2,588	**360**
EMS Station #6	1,493	3,228	**1,735**
EMS Station #7	1,264	3,228	**1,964**
EMS Station #8	2,233	2,233	-
EMS Headquarters	19,900	19,900	-
Fleet Operations Garage	5,700	12,816	**7,116**
Dell Webb Library	11,021	11,021	-
Historic Jail	1,780	1,780	-
VA & Economic Development			
Veteran's Affairs	2,308	2,308	-
Economic Development	2,860	2,860	-
County Administration Building			
Records Management	4,298	4,298	-
Custodial	735	735	-
Voter Registration/Elections	4,185	4,185	-
Archives	1,521	1,521	-
Reception/Mailroom	193	193	-
Zoning	599	1,081	**482**
Auditor	1,361	1,361	-
Human Resources	783	1,558	**775**
Treasurer	1,428	1,428	-
Delinquent Tax Collections	1,444	1,444	-
County Attorney	395	395	-
Finance	2,221	2,571	**350**
Procurment	324	834	**510**
Building Inspections	2,349	2,819	**470**
Planning	1,274	1,764	**490**
GIS	64	596	**532**
Health Clinic	294	294	-
County Council	1,985	1,985	-

Figure 1, Continued
Building & Department Summary Table-Continued

Department/Agency/Building	Current Space	Current Need	Existing Deficit
Administration	2,235	2,235	
Register of Deeds	1,498	1,498	-
MIS	946	946	-
Assessor	3,516	4,371	**855**
Clemson Extention Building	2,459	2,879	**420**
Historic Library	1,256	1,256	-
Human Services Complex	25,791	25,791	-
Public Works Office	1,425	2,166	**741**
Public Works-Building Maintenance	2,094	2,360	**266**
Public Works-Warehouse	-	3,010	**3,010**
Public Works-Crew Facility	-	2,220	**2,220**
Public Works-Sign Shop	-	800	**800**
Sprindale Recreation Complex	20,370	20,370	-
Indian Land Recreation Complex	12,125	12,125	-
Buford Recreation Complex	16,005	17,205	**1,200**
Andrew Jackson Recreation Complex	12,125	12,125	-
Sheriff's Complex			
Logistics	1,181	1,181	-
MIS/Help Desk	1,383	1,383	-
Administration	12,024	12,024	-
Investigations	6,179	6,179	-
Operations Building	-	2,960	**2,960**
Physical Training	1,901	1,901	-
CSI/Propery	10,125	14,925	**4,800**
LSCO Substation-Indian Land	1,812	1,812	-
Barnett Building			
Health Department	12,910	12,910	-
Voter Registration/Elections	6,194	6,194	-
Shared Classroom	1,947	1,947	-
Pharmacy	1,918	1,918	-
County Library (Main)	4,385	4,385	-
MIS	2,615	4,092	**1,477**
Parks & Recreation Administration	1,175	1,175	-
Unallocated Space	8,042	8,042	-
Indian Land Service Center	2,024	2,604	**580**
Column Totals:	**353,249**	**403,229**	**49,980**

Figure 2
Building Summary

	Building	Current Space	Current Need	Existing Deficit
1	**Communications Building**	11,918	12,078	**160**
2	**Airport Terminal**	2,580	6,580	**4,000**
3	**Airport Service Garage**	7,458	7,458	-
4	**Airport Hangers** [5 Buildings]	47,025	47,025	-
5	**Coroner**	2,511	3,659	**1,148**
6	**Emergency Operations (EOC)**	9,500	18,056	**8,556**
7	**EMS #1**	10,190	10,416	**226**
8	**EMS #2**	2,734	3,278	**544**
9	**EMS #3**	1,995	3,228	**1,233**
10	**EMS #4**	3,438	3,438	-
11	**EMS #5**	2,228	2,588	**360**
12	**EMS #6**	1,493	3,228	**1,735**
13	**EMS #7**	1,264	3,228	**1,964**
14	**EMS #8**	2,233	2,233	-
15	**EMS Headquarters**	19,900	19,900	-
16	**Fleet Operations Garage**	5,700	12,816	**7,116**
17	**Dell Webb Library**	11,021	11,021	-
18	**VA/ Econ Dev Building**	5,168	5,168	-
19	**Historic Jail**	1,780	1,780	-
20	**County Administration Building**	33,648	38,112	**4,464**
21	**Clemson Extension Building**	2,459	2,879	**420**
22	**Historic Library**	1,256	1,256	-
23	**Human Services Complex**	25,791	25,791	-
24	**Public Works Administration Office**	1,425	2,166	**741**
25	**Public Works Building Maintenance**	2,094	2,360	**266**
26	**Public Works Warehouse**	-	3,010	**3,010**
27	**Public WorksCrew Facility**	-	2,220	**2,220**
28	**Public Works Sign Shop**	-	800	**800**
29	**Springdale Recreation Complex**	20,370	20,370	-
30	**Buford Recreation Center**	16,005	17,205	**1,200**
31	**Indian Land Recreation Complex**	12,125	12,125	-
32	**Andrew Jackson Recreation Complex**	12,125	12,125	-
33	**Sheriff's Office Complex** [6 Buildings]	32,793	37,593	**4,800**
34	**Sheriff's Office Operations Building**	-	2,960	**2,960**
35	**SO - Indian Land Substation**	1,812	1,812	-
36	**Barnett Building**	39,186	40,663	**1,477**
37	**Indian Land Service Center**	2,024	2,604	**580**
	Column Totals:	**353,249**	**403,229**	**49,980**

SECTION 3. PROJECTING FUTURE NEEDS

- Projecting Future Needs
- County Population
- Beyond 2020
- County Employees
- Anticipating Future Personnel
- Estimating Future Space Needs
- Summary of Future Space Needs

Projecting Future Needs

Following the assessment of current County building space needs, additional study was undertaken to identify what might be anticipated in terms of future space needs beyond that already identified. The time frame suggested for this information was 20 years; 2020-2040.

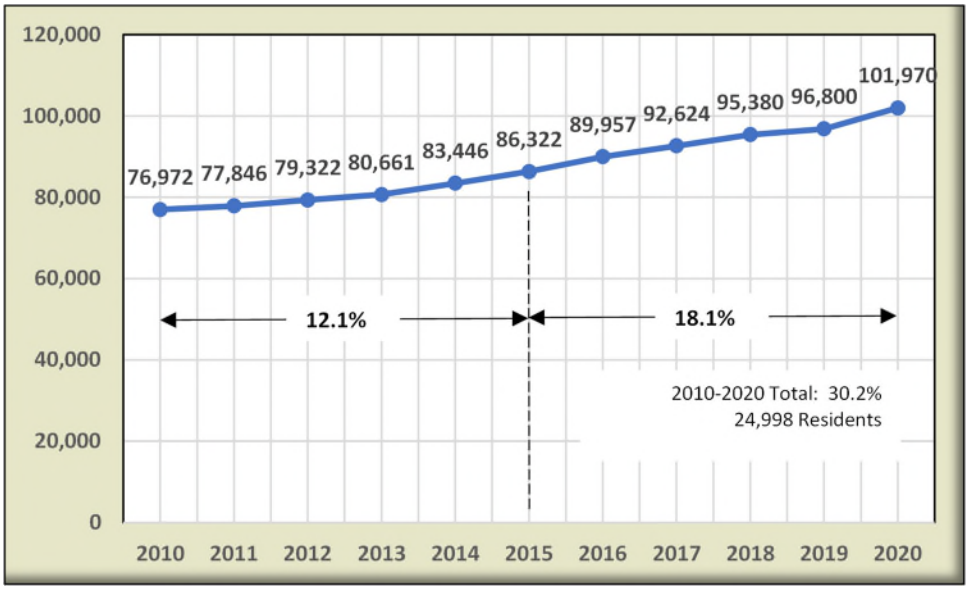
The County provides services to its resident and visitor populations via the individuals it employs. Therefore, the methodologies used to project future needs; whether people, workload, or space; will typically involve an examination of recent year trends of those same characteristics; in this case the County's population and its number of employees.

Various sources were utilized in the development of the data that follows. Among them, the South Carolina Revenue & Fiscal Affairs Office, and the World Population Review/US Census Bureau for population data. And, the County's annual budget documents for fiscal year County employee data.

County Population

This graph identifies the annual resident populations of Lancaster County from 2010-2020.

Figure 3
Lancaster County Resident Populations
FY 2010-FY 2020



The graph identifies an increase in the County's population of 30.2% for the 10 years illustrated. Beginning in 2013, through midyear 2019, the graph line suggests a more robust rate of growth per year than that seen during the first three years of the decade. The 2019-2020 one-year increase of 5.3% suggests that the growth is likely to continue.

Beyond 2020

The South Carolina Revenue & Fiscal Affairs Office has provided population projections, by County, for the years 2020, 2025, 2030, and 2035. And, utilizing linear regression trend analysis software, these projections were extended an additional five years to 2040. For Lancaster County, these numbers represent a very significant rate of increase in population over the next two decades.

Figure 4
Lancaster County Population Projections
2020-2040

2020	2025	2030	2035	2040
101,970	119,370	138,925	160,500	178,978

Illustrated graphically, the 2020-2030 and 2030-2040 trend lines are as follows:

Figure 5
Projected Annual Populations
2020-2030

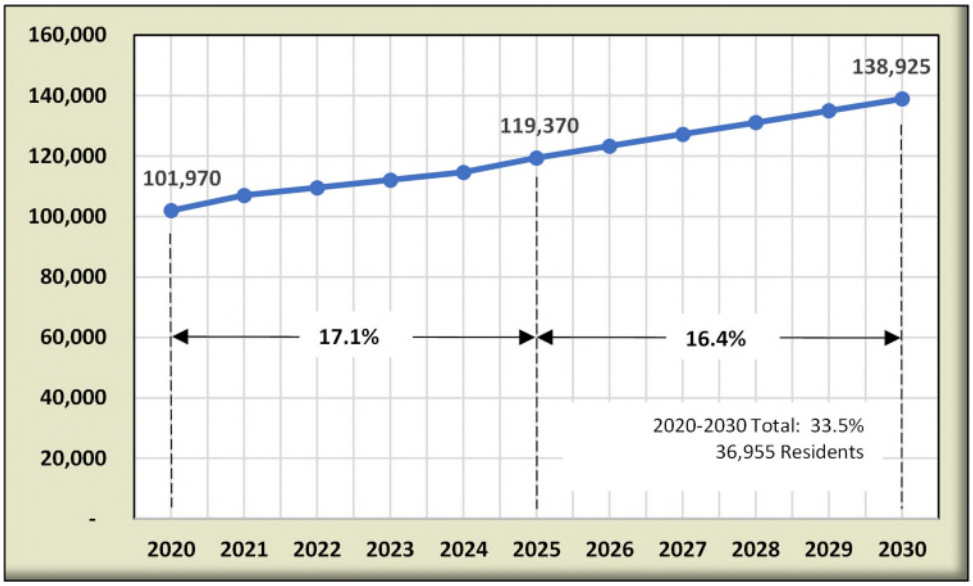
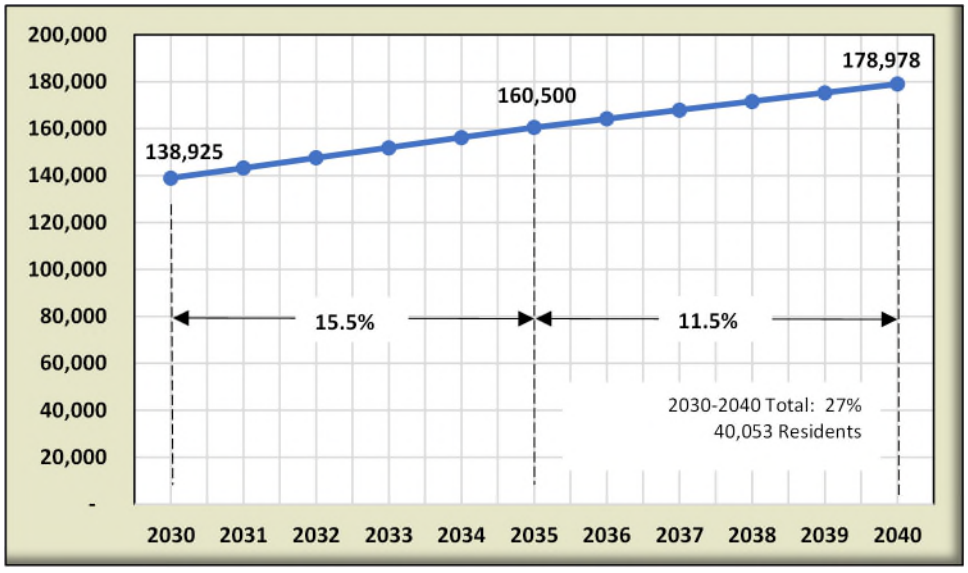


Figure 6
Projected Annual Populations
2030-2040



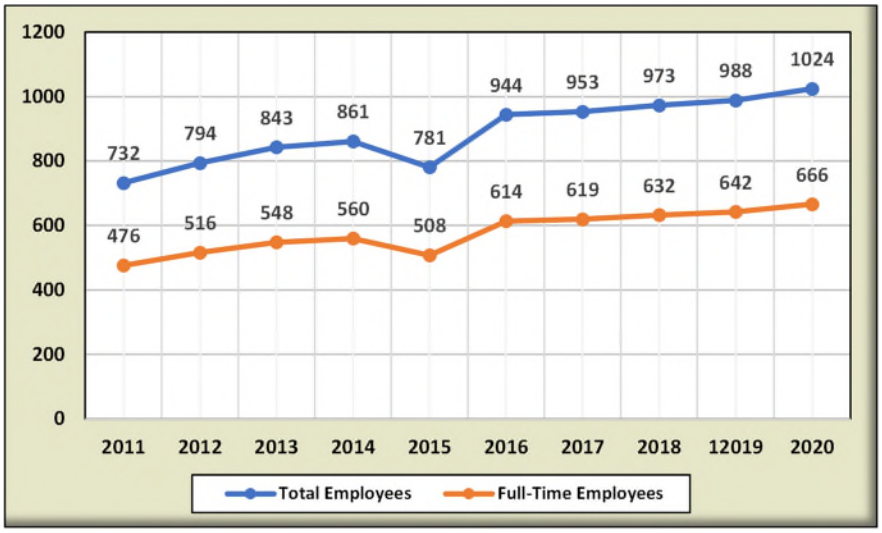
These projections suggest that Lancaster County will realize an increase in population, over the next 20 years, of 60.5%; and an additional 77,008 residents. This is an incredibly significant rate of growth for a County with a July 2020 estimated population of, already, just under 102,000.

The impact on the County's economy is certain to be incredibly significant as well. In turn, the demand for accessible and reliable County services, i.e. public safety, development support, etc. will surely increase. And certainly, citizen expectations for an ever expanding and well-maintained infrastructure system will be an on-going priority. Inevitably, for the County, this will mean additional employees.

County Employees

Each year the County's budget document includes a "Position Summary" of the total number of full and part-time employees by Department. Following a survey of County Department and Division managers, it was determined that the 2020 profile included 358 part-time employees and 666 full-time employees. The full-time employees represented 65% of the total work force. The graph that follows uses this same percentage to estimate the past 10-year history of the County's approved total and full-time work force for fiscal years 2011-2020.

Figure 7
Lancaster County Authorized Positions
FY 2011-2020



While the total number of employees is important, the correlation of the number of full-time employees per unit of population served; in this case the number of employees per 1,000 residents; is the variable that will be incorporated into the calculations of future space needs. In this case, the number of full-time employees per 1,000 resident population was very consistent year-to-year. This table illustrates the number of full-time employees/1,000 residents for 2011-2020. The average per year was 6.53/1,000.

Figure 8
Lancaster County Full-Time-Employees/1,000 Residents
2011-2010

Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Population	77,846	79,322	80,661	83,446	86,322	89,957	92,624	95,380	96,800	101,970
Employees	476	516	548	560	508	614	619	632	642	666
Employees/1,000	**6.11**	**6.51**	**6.79**	**6.71**	**5.88**	**6.82**	**6.69**	**6.63**	**6.63**	**6.53**

Applying the 2011-2020 average employee-to-population ratio (6.53) to the State's projected future year populations (Figure 9) , the estimated number of full-time employees for these future years would be as follows:

Figure 9
Projected Annual Number of Full-Time Employees /1,000 Residents
2020-2040

Year	2020	2025	2030	2035	2040
County Population	101,970	119,370	138,925	160,500	178,978
Avg. # Employees/1,000	–	6.53	6.53	6.53	6.53
Est. # Employees	**666**	**779**	**907**	**1048**	**1169**

Based on these numbers, the projected increase for the period 2020-2040 is 75.5% and 503 additional full-time employees. For the 10-year period of 2020-2030, the projected increase is 36.2% and 241 additional full-time employees. Note that the number of full-time employees identified in the 2020 column (666) was for ALL full time County employees. The discussion that follows will pertain only to that percentage of employees related to the facilities studied.

Anticipating Future Personnel

The purpose of this study was to assess the space needs of designated County buildings occupied and used by various County Departments and related local government agencies. Based on the referenced 2020 Position Summary, the 46 buildings assessed were occupied and used by 474 of the 666 full-time employees identified above.

The calculation of the number of future year employees begins with applying the average employee-to-population ratios noted in Figure 9 to future year populations. For example, the application of the 36.2% increase in the number of full-time employees between 2020 (666) and 2030 (907), applied to each of the departments/agencies involved in this study.

The table that follows (Figure 10) includes these column headings:

- *"Department/Agency"*-includes all the departments/agencies involved in the study, in the order listed in the 2020 budget document.
- *"2020"*-identifies the number of full-time employees allocated to each department/agency listed.
- *"2030"*-is the result of multiplying the number of 2020 employees by 1.362 (36.2%) to identify the total employees projected per department/agency for 2030.
- "Net Gain"-identifies the projected gain in the number of full-time employees from 2020-2030.
- *"Recommended"*-these numbers either concur (black numbers) with the net gain calculations of 2030 employees or, recommends adjustments (red numbers) based on observations, knowledge of work activities, and in-depth discussions with Department/Agency managers.
- *"2040"*- is the result of multiplying the 2020 employees by 1.755 (75.5%) to identify the total employees projected per department/agency for 2040.
- *"Net Gain"*-identifies the projected gain in the number of full-time employees from 2020-2040.

Fig 10
Projected 2030 & 2040 Full-Time Employees

Department/Agency	2020 Actual	2030 Projected	Net Gain	2030 Recommended	2040 Projected	2040 Net gain
General Government						
Administration	5	7	2	2	9	2
Assessor	14	19	5	5	25	6
Auditor	6	8	2	2	11	2
Building Inspections	15	20	5	5	26	6
Building Maintenance	10	14	4	4	18	4
County Council	7	-	-	-	-	-
Delinquent Tax Collections	4	5	1	1	7	2
Finance	7	10	3	3	12	2
GIS	1	1	-	2	2	1
Human Resources	4	5	1	1	7	2
County Attorney	1	1	-	-	-	0
MIS	11	15	4	4	19	4
Procurement	3	4	1	1	5	1
Planning	6	8	2	3	11	2
Voter Registration & Elections	3	4	1	2	5	1
Register of Deeds	6	8	2	2	11	2
Risk Management	1	1	-	1	2	1
Treasurer	6	8	2	1	11	2
Fleet Operations Garage	8	11	3	4	14	3
Zoning	6	8	2	3	11	2
Public Safety & Law Enforcement						
Coroner	6	8	2	4	11	2
Emergency Operations Center	4	5	1	1	7	2
Emergency Communications/911	34	46	12	12	60	13
Sheriff	120	163	43	45	211	47
Public Works						
Landfill-Solid Waste	1	1	-	1	2	1
Solid Waste Collections	12	16	4	4	21	5
Roads & Bridges	32	44	12	12	56	13
Public Health & Welfare						
EMS	81	110	29	24	142	32
Veteran's Affairs	4	5	1	2	7	2
Culture & Recreation						
County Library	26	35	9	9	46	10
Recreation	20	27	7	7	35	8
Economic Development	3	4	1	1	5	1
Stormwater Fund	6	8	2	6	11	3
Airport Fund	1	1	-	1	2	1
Column Totals:	474	636	167	175	818	185

Estimating Future Space Needs

The amount of square footage planned or allotted per employee to determine future year (2030 & 2040) space needs is going to vary from department to department based on many factors unique to each. The ratio of square feet per employee will vary considerably. For example, based upon the identified current space needs for Voter Registration and the number of employees (3), the total current space needs identified averages 1,648 square feet per employee. Of course, this includes a large equipment warehouse that houses the voting equipment for every precinct in the County. Contrast that with Human Resources where, based on the same criteria, the average space per employee is approximately 390 square feet. In this instance the employees work within a common and much smaller office environment.

Summary of Future Space Needs

Therefore, having been able to estimate the number of employees per department for the coming years, and being able to identify the estimated allocation of square footage per employee of each of those departments based on their service delivery and functional requirements, future year space needs specific to each department were identified as follows:

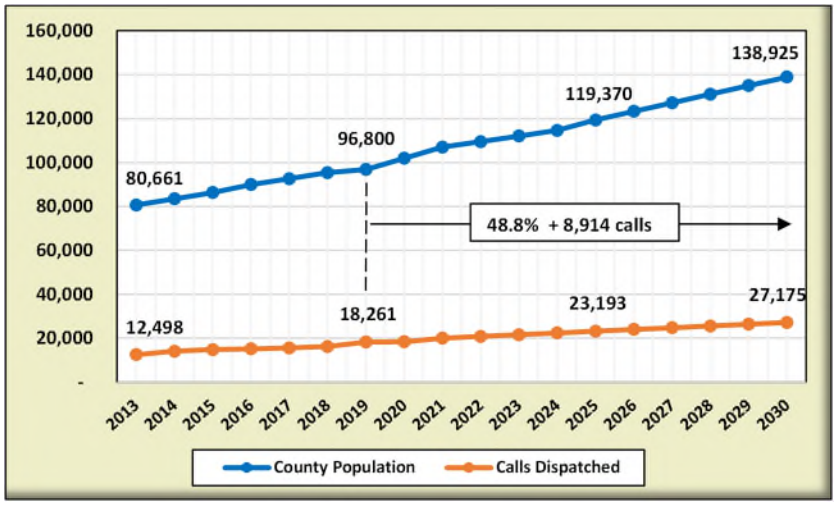
Figure 11
Future Space Needs Summary

Department/Agency	Current Space	Current Need	Est. FY 2030	Est. FY 2040	Total Est. 2040
Administration	2,235	2,235	650	639	**3,524**
Assessor	3,516	4,371	1,561	1,718	**7,650**
Auditor	1,361	1,361	454	535	**2,350**
Building Inspections	2,349	2,819	940	1,108	**4,867**
Building Maintenance	2,094	2,360	944	927	**4,231**
County Council	1,985	-	-	-	**1,985**
Delinquent Tax Collections	1,444	1,444	361	567	**2,372**
Finance	2,221	2,571	1,102	1,010	**4,683**
GIS	64	596	450	596	**1,642**
Human Resources	783	1,558	390	612	**2,560**
County Attorney	395	395	-	-	**395**
MIS	946	4,092	952	1,028	**6,072**
Procurement	324	834	278	328	**1,440**
Planning	1,274	1,764	882	693	**3,339**
Voter Registration & Elections	4,185	4,185	904	1,105	**6,194**
Register of Deeds	1,498	1,498	499	589	**2,586**
Risk Management	175	175	-	175	**350**
Treasurer	1,428	1,428	238	561	**2,227**
Fleet Operations Garage	5,700	12,816	6,408	5,037	**24,261**
Zoning	599	1,081	541	425	**2,046**
Coroner	2,511	3,659	2,439	1,438	**7,536**
Emergency Operations Center	9,500	18,056	4,514	7,096	**29,666**
Emergency Communications/911	11,918	12,078	4,263	4,747	**21,087**
Sheriff	32,793	42,365	15,887	16,649	**74,901**
Public Works	1,425	8,196	2,732	3,221	**14,149**
EMS	25,575	51,537	15,270	20,254	**87,061**
Veteran's Affairs	2,308	2,308	1,154	907	**4,369**
County Library	11,021	-	-	-	**11,021**
Recreation	60,625	61,825	21,639	24,297	**107,761**
Economic Development	2,860	2,860	500	590	**3,950**
Stormwater Fund	2,024	2,604	1,950	1,302	**5,856**
Airport Fund	57,063	61,063	-	-	**61,063**
Column Totals:	**254,199**	**314,134**	**89,931**	**100,194**	**515,235**

To state the obvious, the rate and volume of the coming years' population growth is going to have a dramatic impact on County government services. To illustrate, the two departments that are projected to experience the largest increase in personnel by both 2030 and 2040 respectfully, are EMS and the Sheriff's Office.

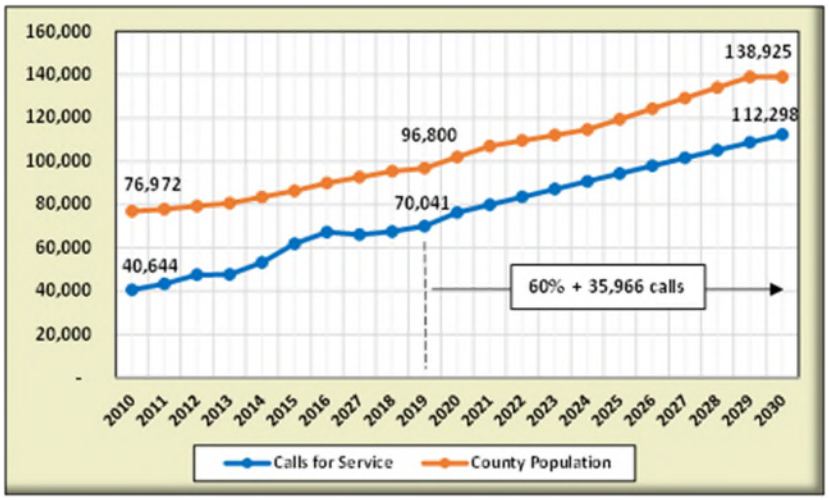
Figure 12 identifies the annual experienced and projected EMS call volumes through 2030. Note that the rate of EMS calls dispatched per 1,000 County residents in 2019 was 185.5. The projected number of calls dispatched per 1,000 residents in 2030 is 195.6; i.e. the ***rate*** of calls has increased, together with a 44% increase in population of just over 42,000 residents. **The 2040 call volume is projected to be 35,140, almost double that of 2019.**

Figure 12
Experienced and Projected EMS Call Volume
2013-2030



During 2019, the Sheriff's Department responded to 70,041 calls for service throughout Lancaster County, an average of 191 calls per day. The annul call data provided from 2010-2019, coupled with the State's projected annual populations for 2020-2030 identified the estimated calls for service in 2030 to be 112,298, an average of *308 calls per day*. **The 2040 calls for service have been projected at 154,401, an average of *423 calls per day*.**

Figure 13
Sheriff's Department Annual Calls for Service
2010-2030



It is significant to note here that while the Sheriff's Department includes seven major divisions, i.e. Crime Scene, Judicial, Investigations, Training, etc., it is the *Patrol Division* that responds to these calls for service. And, while the Sheriff's Department has been projected to receive the most new full-time employees by 2040 (91), it better hope it gets *all* of them if it is going to continue to provide the level of service County residents have come to expect.

SECTION 4. PRIORITIZING NEEDS

- Prioritizing the Needs Identified
- Public Safety
- Infrastructure
- County Government Core Services
- Basis of Need
- Priority & Status Ratings of Recommended Projects

Prioritizing the Needs Identified

As noted, 46 buildings were assessed to determine the space needs of the various County departments and associated agencies working within them. In the tables included in Section 2, the existing area (square footage) assigned to each department/agency was documented. Following meetings with Department personnel, audits of existing space, and observations of the activities occurring within that space, a space deficit was (or was not) identified and quantified. The square footage identified in the "Current Need" columns of the referenced tables was the result of the sum of the "Current Space" and the identified "Existing Deficit".

Of the 46 buildings, there were no space deficits found in 23, although several of those 23 buildings were not without other issues.

Figure 14
Summary of Findings

Total area of the buildings assessed:	353,249 square feet
Total space deficit identified:	49,980 square feet
Total current space needed:	403,229 square feet

One would think the basis upon which space needs were prioritized in a *"Space Needs Study"* would be the *quantity* of space (square footage) that is needed *in addition to* what a building or department already has. Indeed, the numbers are significant, as noted here.

Figure 15
Building & Department Identified Space Deficits

Building	Net Square Feet
Fleet Operations	7,116
CSI/Property Bldg. (Sheriff)	4,800
Co. Administration	4,464
Airport (Terminal)	4,000
Public Works Warehouse	3,010
Public Works Crew Facility	2,220
EMS #7	1,964
EMS #6	1,735
EMS #3	1,233
Coroner	1,148

Department	Net Square Feet
Public Works	14,153
Emergency Management	8,556
Sheriff	7,760
EMS	6,062
Airport	4,000
Development Services	2,220
MIS	1,477
Assessor	855
Human Resoures	775
GIS	532

The space deficits identified in Figure 15 represent ***current*** needs. Section 3 addressed ***future*** needs in terms of both the number of County personnel and the corresponding space they would require based on the County's projected 2020-2040 populations: 36,955 additional residents by 2030 and an additional 40,053 residents by 2040.

Public Safety

In this context, the demand for accessible and reliable County services, will first and foremost impact those "public safety" departments that respond to emergencies; the Sheriff's office, EMS, the Coroner's office, and Emergency Communications/911. These agencies collectively, are up and running 24 hours a day and interact with more County residents in a given month than the rest of the County's departments combined do in a year. Their increase in workload, per Figures 12 & 13, correlates directly with increases in population.

Infrastructure

An additional area of focus, for both current and new residents, will be their expectations for an ever expanding and well maintained "infrastructure" system within the County. Those impacted by and ultimately responsible for that infrastructure will be Roads & Bridges, Fleet Operations, Waste Management, and Building Maintenance, i.e. Public Works. Together with those that review, inspect, and approve the development that is ongoing and increasing in volume on an almost daily basis: Planning, Zoning, Building Inspections and Engineering, i.e. the Development Services Division.

In addition to the physical "built" infrastructure, the information and communications infrastructure upon which County government must rely is the sole responsibility of MIS (Management Information Systems).

County Government Core Services

In addition to public safety and infrastructure, the recognized center of County government is the Administration Building. Citizens wishing to access core services such as taxes, vital records, applications for employment, properties appraised, etc. can do so. Doing so in space that is adequate and accommodating will often make the experience a positive one. The building's collective space deficit, attributed to 8 of the 22 departments and related activities located in the building, is 4,464 square feet. The building currently "houses" more employees (100), than any other County facility, that contribute daily to making government "work". It's current space deficits, noted here, must be addressed.

- Assessor 855 square feet
- Human Resources 775 square feet
- GIS 532 square feet
- Procurement 510 square feet
- Finance 350 square feet

Basis of Need

Certainly, the *quantity* of space that an individual department or agency needs must be considered when prioritizing the needs of all. However, in the current environment of change and dynamic population growth, the likes of which Lancaster County has never before experienced, the setting of priorities must also consider functionality, availability, efficiency of operations, and the criticality of the ***needs*** of the County and its citizens.

Figure 16
Priority & Status Rating of Recommended Projects

Priority	Department/Agency	Status
Tier 1	**Public Works - Sheriff - EMS - Development Services**	Critical
Tier 2	**Coroner - MIS - Assessor**	Acute
Tier 3	**Human Resources - GIS - Procurement - Finance**	Essential

SECTION 5. RECOMMENDATIONS

The individual *Building Comments* noted in Section 1, identified numerous issues of concern regarding the individual buildings, departments, and various departmental functions. Those comments are intended to serve as the basis for the recommendations that follow.

Recommendations 1-7 focus on Tier 1 and Tier 2 Departments identified in Figure 16.

Recommendations 8 and 8a-8f focus on reallocation of space in the Administration Building and include floor plan concept diagrams.

Recommendations 9-12 address:

- Clemson Extension Building
- Buford Recreation Complex Equipment Building
- Airport Terminal
- Emergency Operations Warehouse & Garage

Additional comments discuss reuse options for the space currently occupied by Voter Registration & Elections.

1. Recommendation:

Contract for facility programming services, to include a site masterplan on the existing property, for a new Public Works Complex.

Type of Space: New Construction

Comments:
The existing Public Works facilities are pitifully spartan. The Department/site does not provide crew facilities, does not have a warehouse, and expects employees to produce street signs in what is essentially a small garage type space in the back of the Administration office. For a County of over 100,000 residents and 550 square miles, this situation is quite unusual.

Based on the numbers generated in Section 3, it has been estimated that Public Works will have as many as 86 full-time employees by 2030 (currently 63 full-time), and an estimated 111 full-time employees by 2040. Individuals who predominately work outdoors and, who are on call 24 hours per day. A place where crew members can assemble, receive instructions, and deploy to their assigned location(s) is typically referred to as a Crew Facility, which also will include a common area, training room, lunch room, lockers, restrooms and showers.

A warehouse is about providing for the secure storage of equipment and materials, about having adequate space to organize and later distribute that equipment or material, being able to take advantage of the lower cost of bulk purchasing because space is available to secure that inventory and ultimately, it is about accountability and efficient management of materials that will support the development of the quality infrastructure desired.

The significant sections of the recommended Facility Program should address, in detail, at least the following:

- Administrative Office
- Fleet Operations Garage
- Building Maintenance Office & Shop
- Warehouse
- Crew Facility
- Sign Shop

A detailed, Space List Worksheet has been developed for each of these major spaces, except for the Fleet Operations Garage. The space list is included in the Appendix B and was developed from the consultant's data base of similar projects. With regards to the Fleet Operations Garage, architectural drawings have been completed which, upon review, are particularly good. They are available at the current Fleet Operations Garage office.

In Section 6 that follows, estimated probable costs are illustrated for three (3) buildings: the Administration Office, the Fleet Operations Garage, and the Public Work's "operations" building which would include Building Maintenance, the Warehouse, Crew Facilities and the Sign Shop in separated areas but under one roof.

Note: The primary objective of the above referenced Facility Programming would be to study and determine the feasibility of including all three major buildings on the site separately, as a "complex", or all together in a single building.

2. Recommendation:

a. Contract for facility programming services for a purpose-built, single unit, two-bay EMS station that can be used as a prototype for future stations, to replace, as soon as possible, the current EMS #'s 6 and 7; enlist a design firm familiar with the building type and, upon approval of the documents, proceed with bidding and construction.

Simultaneously, EMS should begin to identify potential locations for siting each station, to include a risk assessment of the area to be served, call frequency, population density, and road distance analytics with the objective of improving incident response times.

Type of Space: New Construction

Comments:
For reference, a detailed, space list has been developed for a single unit, 2-bay, EMS station and is included in the Appendix. The space categories, Base Operations, Staff Support and Garage, and their included spaces, are consistent with national standards pursuant NFPA 450 and the US Fire Administration and FEMA recommendations.[1]

As noted in the discussion of EMS's existing eight stations in Section 1, several of the stations were obviously located where a space/existing building was "available", or in one case in a former residence that was given to the County, none of which were preceded with an analysis of whether the location would facilitate the efficient and timely response within the EMS district to which the unit was expected to respond.

b. As a critical County service, EMS response times and call volumes should be monitored, documented, and reported on a quarterly basis to anticipate and adequately plan for the addition of future base facilities and personnel.

Type of Space: NA/Data tracking to anticipate need for personnel & station construction.

Comments:
2018 response times for Lancaster County EMS units responding to incidents within 19 County fire districts ranged from an average low of six minutes, to a high of 13 minutes: with an overall average response time of 8.4 minutes.

Standards regarding emergency medical incident response times are based on the findings of various significant medical organizations and professional associations. Among them, the American College of Emergency Physicians (ACEP), the American Heart Association, the American Association of Orthopedic Surgeons, and National Fire Protection Association (NFPA). The consensus among them being, that EMS vehicles should respond to deliver ALS (advanced life support) skills and available within 6 to 8 minutes, and that those response times are to be achieved in at least 90% of all calls dispatched.

Subsequently, where an EMS station is located is critical to performance. And, while station #6 and #7 are included in Recommendation 2a above, stations 2, 1, and possibly 3 are near future candidates for relocation as well. Considering the rate of growth and inevitable increase in EMS call volumes, strategically locating/relocating stations now, if done carefully, could very well preclude the need, to an extent, for the construction of new stations in the coming years.

[1] National Fire Protection Association; NFPA 450, Guide for Emergency Medical Services and Systems; 2013 Edition.
Safety and Health Considerations for the Design of Fire and Emergency Medical Services Stations; US Fire Administration /FEMA; May 2018.

3. Recommendation:

Contract for facility programming services to address the Sheriff's Department identified facility space needs; enlist a design firm familiar with the building type and, upon approval of the documents, proceed with bidding and construction.

Type of Space: Building Addition/Renovation of CSI/Property Building,
New Construction of an Operations Building

Comments:
The Sheriff's Department is a critical County service. As well, it is the most recognized public safety/law enforcement entity in the County. Report Section 3 identified the Sheriff's Department 2020 full time positions at 120. Actual 2011-2020 data identified that the average ratio of full-time County employees to 1,000 county residents was 6.53. That ratio applied to the State's 2030 projected Lancaster County population showed that the corresponding staffing of full-time Sheriff's Department personnel would be 163; an increase of 43 personnel.

While the Sheriff's complex has adequate *office* space at this time, operations space is lacking. Currently two needs exist:

- The expansion of the CSI/Property building; the Property area is nearly full and needs additional space, and CSI needs additional enclosed and securable garage space in which to analyze vehicles confiscated wherein a homicide occurred.
- The addition of an Operations Building will provide needed muster/multipurpose space to accommodate at least the number of personnel equal to two consecutive shifts for briefings and distribution of information. It would also provide a venue for planning, staging, deployment, and monitoring of significant Department (SWAT) and joint/multiagency law enforcement operations occurring/underway within the County.

The area of the CSI/Property building addition is estimated at 4,800 net square feet. The Operations Building is estimated at 2,960 net square feet. The Operations Building will be addressed further in Section 6, Probable Costs; wherein a breakdown of the probable construction and project related costs will be provided.

4. Recommendation:

Contract with a design professional/contractor to examine and determine whether the Coroner's Building can be expanded on the existing site and/or expanded onto the property immediately south of the existing building.

Type of Space: Expansion/Renovation

Comments:
The identified space deficit in the current building is 1,148 square feet; very significant considering that the existing building is only 2,511 square feet. While the layout of the building may have worked well for the purpose it was originally built, i.e. an architect's office, internal circulation and movement is not efficient.

The Morgue area is generally adequate however, the temperature-controlled room that holds bodies reaches and/or exceeds capacity several times per month. For obvious reasons, the "when" and frequency of the arrival of bodies cannot be planned in advance.

Concerns with regards to workload and staffing have been expressed; and, reinforced by the 2012-2019 *218% increase* in the number death investigations conducted annually from 2012 with 296 investigations, and 2019 with 647. The addition of space, more functional space, is needed now.

5. Recommendation:

Contract for facility programming services, for a new consolidated Development Services Division Office Building, to include Planning, Zoning, Building Inspections and Stormwater/Engineering.

Identify an available and appropriately sized building suitable for up-fitting, or a building site in which to locate and construct a new building, to fully accommodate the (2030) space needs identified, 12,730 INSF; and located between Lancaster and Indian Land to better accommodate the population served and reduce staff travel times.

Should a suitable existing building not be available, incorporate the facility program document (above) in an RFP for design services for a purpose-built facility.

Type of Space: Renovation or New Construction

Comments:

- These departments need to be together.
- They need to be closer to where the development and growth are occurring, enhancing customer service, i.e. the "one-stop-shop" concept; and improving internal communications, coordination, and time/performance efficiencies.
- The collective space deficit of these four departments is *today* 2,022 net square feet.
- Their combined "Current Need" is 8,268 net square feet, with a projected total space need by 2030 of *an additional* 4,462 net square feet, i.e. a total of 12,730 net square feet.
- Projected 2040 space needs are currently projected at 15,759 total net square feet.
- The three Development Services departments located in the County Administration Building, (Planning, Zoning, and Building Inspections) currently occupy a collective 4,222 square feet.
- The combined space deficit for all included departments in the Administration is 4,464 square feet
- The Administration building's configuration and its positioning on the lot does not provide an opportunity for expansion.
- The space vacated by the Development Services departments would be sufficient to erase the space deficits of the remaining departments in the Administration Building.
- The concern that the Indian Land Service Center's lease is not up until January 31, 2023 should not delay this project; together, facility programming, design, project bidding, and construction is likely to consume 18-24 months, depending upon the development option selected; i.e. building up-fit or new construction.

6. Recommendation:

Reserve additional space in the Barnett Building, currently occupied by the Library, for MIS to address the Department's needed office, work, and training space once the Library vacates the building.

Type of Space: Internal Renovations

Comments:
As stated, "*the information and communications infrastructure upon which County government must rely is the sole responsibility of MIS."* The net space need(s) identified and illustrated in the *MIS Space Needs Worksheet* (Appendix B), total 4,092 square feet. The additional space needed cannot be accommodated in the Administrations building.

7. Recommendation:

Public Works Building Maintenance personnel should meet with the Emergency Communications Director to determine how a tool/work room could be added adjacent to or near the existing Server Room.

Type of space: Internal Renovation/Addition

Comments:
Emergency Communications/911 is a vital public safety communications asset and, literally, a lifeline to thousands of County residents each year.

The space deficit identified is small by comparison to others in this report (160 net square feet), but especially important. An additional room is needed adjacent to the existing Server Room to accommodate equipment storage, tools and work space for County MIS personnel and contracted vendors servicing the equipment within the Server Room. The Server Room itself is now "providing" that space, it is not a good practice, and could be quite disruptive during certain communications events .

8. Recommendation:

Following relocation of the Development Services Division Departments, commence expansion renovations, and relocation of remaining departments in the Administration Building, per Recommendations 8a–8f. Floor diagrams illustrating the suggested changes follow.

Type of space: Interior Renovation

Comments:
The recommendations that follow vary from repurposing a room "as-is", i.e. County Attorney's office; to the removal of existing walls and the construction of new walls and access doorways into to various spaces that are to be repurposed, i.e. Human Resources/Auditor spaces. The decision as to how the renovations are implemented will be the County's. Whether it is done by in-house Building Maintenance personnel or an outside contractor the objective/focus when planning the layout and changes needed must be functionality and access by the customers to be served; understanding that "customers" refers to citizens as well as County staff. In turn, the Department directors whose spaces will be modified must be committed to be involved in the planning and decision making.

8 a. Recommendation:
Address the space deficit identified for Human Resources with a plan that extends into the adjacent space now occupied by the Auditor; to compensate for the space lost, open up the now Zoning office to allow the Auditor to expand into that space.

Comments:
Walls will need to be removed, and a new one constructed between the two spaces to assure unencumbered work spaces for both Auditor and Human Resources personnel.

An issue that contributed to the deficit noted for Human Resources was the lack of a conference room. The recommendation that follows *may* provide an alternative for including one *within* the suggested HR "envelope".

8 b. Recommendation:
Repurpose the space designated "County Attorney" to accommodate a Conference room.

Comments:
The architectural drawings show a wall in the middle of this space. It should be removed, which will then provide ample space to comfortably accommodate conference table seating for up to 12 adults.

8 c. Recommendation:
Expand Finance space into what is now the Procurement office.

Comments:
Direct access to and from the expanded space and the current Finance office area should be provided. The open space in the diagram between the expanded Finance area and the proposed GIS Office (see recommendation 8e below), labeled "Finance Future" is approximately 1,134 square feet; the projected Finance Office additional space needs for 2030 is projected to be 1,102 square feet

8 d. Recommendation:
Move the Procurement offices into space currently occupied by Planning and repurpose the two rooms at the "back" of that space as a single Conference/Meeting room.

Comments:
Removing the wall between the two rooms will provide space to accommodate conference table seating for up to 10 adults.

8 e. Recommendation:
Construct new office space for GIS at the "back" of the large room currently occupied by Building Inspections, the configuration and layout should coincide, to the extent possible, with the concept diagram previously developed by the GIS Director.

8 f. Recommendation:
The Assessor's identified space deficit is significant; once MIS completes relocation to the Barnett Building and is operational, that space should revert to the Assessor, opened-up, and renovated to address the space needs identified.

Comments:
Based on the space needs identified, renovations should focus on staff office and open work space and a Meeting/Training Room able to accommodate 16 adults.

Figure 17
First Floor Renovations

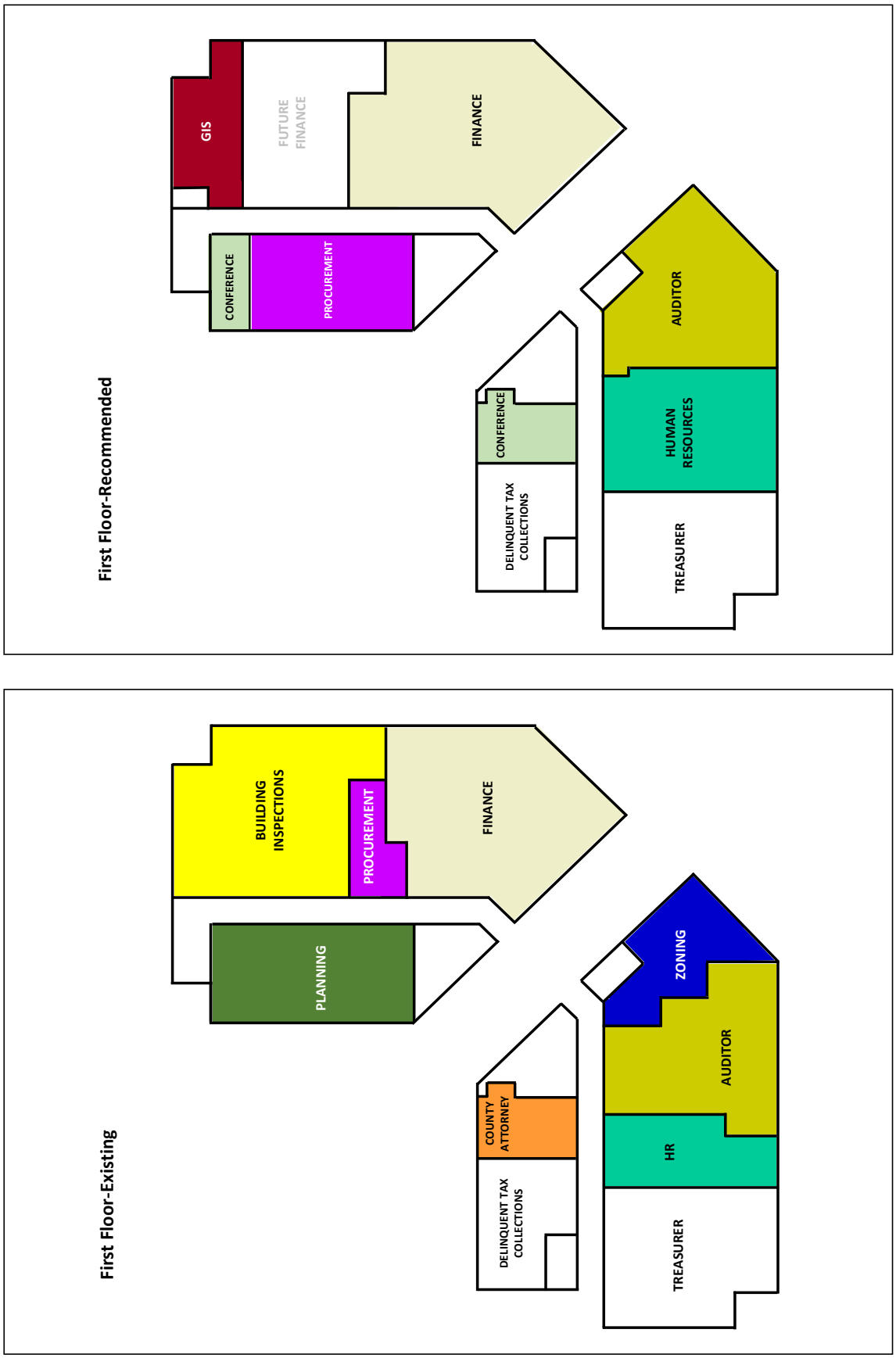
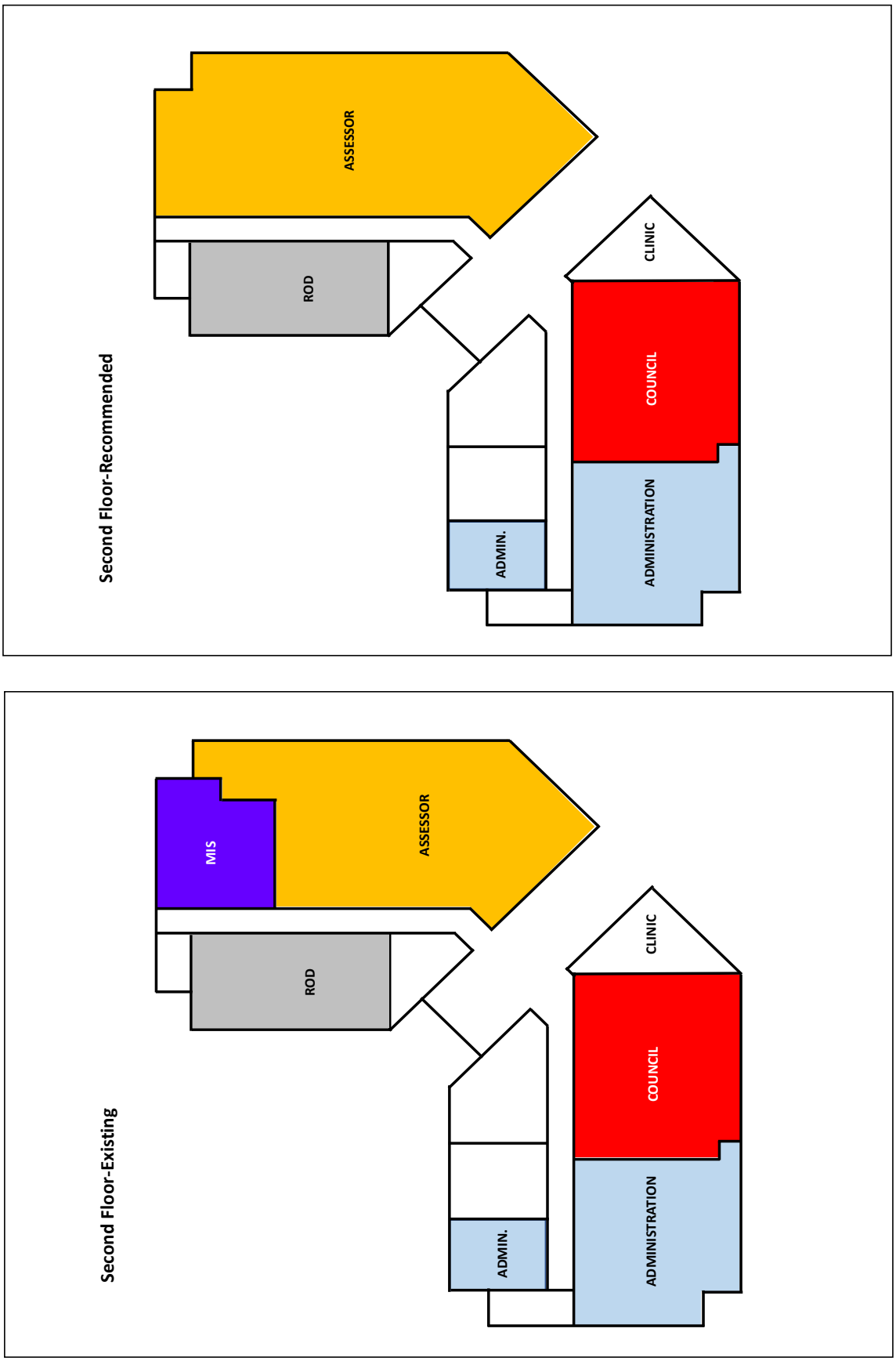


Figure 18
Second Floor Renovations



9. Recommendation:
The County should consider relocating the Clemson Extension offices or thoroughly upgrade the existing building, inside and out.

Comments:
The building's interior is old, worn out and run down, the restrooms are not ADA compliant, the use of two rooms is limited due to lack of electrical outlets, and there is visible evidence of numerous recent and past roof leaks, and exterior wooden window sills lack paint and are deteriorating.

The current building is 2,459 INSF, with an identified deficit of 420 square feet. Should the County consider a new location (building), the area necessary to accommodate current activities would be between 2,500-2,800 *net* square feet. Assuming remodeling would be necessary, the "target" size of the (existing) building sought should be no less than 3,500-4,000 square feet.

10. Recommendation:
Construct a stand-alone, securable Maintenance & Equipment building on the site of the Buford Recreation Center.

Comments:
Identified deficit/building size is 1,200 square feet.

While the building space of the Recreation Center itself is adequate, Recreation Department ground crews servicing this location need a stand-alone Maintenance/Equipment building on this site.

11. Recommendation:
Authorize the Airport Manager and Commissioners to retain the services of a qualified design professional to provide at least two (2) concept options for an updated, larger Terminal Building.

Comments:
While the physical structure of the existing terminal building appears to be in good condition it is dated and lacks features commonly found in more modern municipal airport terminals; among the spaces most frequently requested are meeting rooms.

The indoor space of the existing terminal is 2,580 square feet, with discussions among Commissioners that a new facility should include no less than 4,000 net square feet, i.e. the identified deficit.

12. Recommendation:
Research the availability of vacant buildings reasonably convenient to the Emergency Operations Building that could be considered for adaptive reuse as a combination warehouse and garage.

Comments:
Emergency Operations needs a temperature-controlled, securable warehouse space and an enclosed garage type facility for incident-specific vehicles and trailers. Both spaces could be in a single building. Critical among the incident vehicles is the Mobile Operations/911 trailer that would serve as back up should the Communications Center go down during an emergency.

Although the referenced vehicles are valued in the thousands of dollars, they currently remain outside, and unprotected from the elements.

Voter Registration & Elections Space to be Vacated

Voter Registration & Elections will be moving from the Administration Building to renovated space in the Barnett Building following the November 2020 elections. The space the department currently occupies is 4,185 square feet (INSF). Of that space, the equipment room where voting machines and peripheral equipment are stored, comprises 1,643 square feet. This area is an unfinished, high ceiling, warehouse type space. The remaining 2,542 square feet include a generously sized office for the Director, an open reception and service counter adjacent a large open work space for employees that allow them direct access/communications with visitors. Two additional spaces include a work room (often for volunteers) and a secure room wherein ballots are counted following voting.

Discussions regarding the reuse of this space, once vacated, have been mixed. Concerns expressed have included:

- The space is in the basement
- It has no access to natural light
- There is a moisture problem

Reportedly, the County has attempted to mitigate the moisture problem, i.e. penetration through the foundation (below grade) wall; efforts have apparently been unsuccessful as numerous dehumidifiers continue to run without notable results per County staff.

Suggestions for reuse have included the following:

- Open the adjacent Lobby, Service Counter and Staff Work spaces to provide a classroom style training venue; the area in question, depending on set-up, could accommodate 24-32 adults.
- Develop individual storage spaces/"bins" for departments that need storage space for materials that need to be saved but do not require frequent access.
- Develop a series of offices and open work spaces to include desks, lay-out surfaces, internet, and telephone access, with shared scan/copy capabilities, and perhaps a small, private meeting room for use as needed.

The availability of offices and open work spaces for temporary use within the Administration Building could prove advantageous depending on how the County chooses to act on the priorities identified. For example, the Assessor needs the space that is currently occupied by MIS which is preparing to relocate. What if that relocation date is delayed? As much, if not more, than the space itself, the Assessor needs *people.* While basement space may not be all that inviting or convenient, two floors below the Assessor's office, it could provide work space to get additional needed staff on board and working until permanent space could be occupied.

SECTION 6. PROBABLE COSTS

The building and space comments noted in Section 1, identified numerous issues of concern regarding the individual buildings, departments, various department functions, and the agencies for which the County provides space. Those comments are intended to serve as the basis for the recommendations that are listed.

The narrative that follows, preceding the cost tables, is intended to offer context to the processes and considerations that impact or are impacted by the costs of a public building project.

- Facility Development Process
- Net vs. Gross Square Feet
- Types of Costs
- Cost Basis
- Identified Project Costs

Following the Identified Projects Costs is a brief listing comments for consideration with regards to the individual cost categories listed.

Note: The blank space in each of the Project Cost pages that follow is intentional; both for consistency of format and to include one (1) project per page to accommodate ease of access and reference by County personnel if/as needed.

Facility Development Process

While not etched in stone, the procedural steps/activities that are described are those most commonly followed when developing a public construction project.

Needs Assessment

Involves a systematic process for determining and addressing the needs, or "gaps" between current conditions (in this case “space”) and the desired conditions or "needs". The basic tasks involve:

1. A detailed assessment of the quantity and type of space that exists,
2. An audit of the activities currently occurring within the space/building on both continuous and intermittent basis,
3. Discussions & interviews with personnel assigned to work within the space(s) studied,
4. The calculation of existing space deficits as well as the total space needs to accommodate the responsibilities assigned.

Facility Programming

Short definition: The documentation of the requirements for a building program.

Also known as architectural programming or operational programming, this phase of facility development involves the research, study of options, and decision making processes that; with detailed documentation; will identify the scope of the work; i.e. the building, to be designed and ultimately built.

The information developed and documented in the Facility Program moves the project and development process from a general definition of the space needs identified during the Needs Assessment phase, to a more detailed presentation of how those needs will be met. The Facility Program describes *all* spaces, and the activities that are intended to take place in those spaces. It also defines in narrative format, graphically in conceptual adjacency diagrams of internal spaces, and where appropriate in detailed matrix or spreadsheet format, the size, and relationship(s) between the many specific spaces to be included within the building.

More importantly, and vital to the development of an effective facility program document-and ultimately a successful and efficient building-is the input, throughout the process, from the owner and the owner’s future occupants and users of the building to be developed. Upon its completion the document becomes the owner’s communication of instructions to the architect, once selected, that will enable him/her to begin design.

Architectural & Engineering Design

Obviously a detailed process, typically led by an architect that oversees the design of the building and the integration of the various engineering disciplines that will be required; civil/site, structural, electrical, mechanical, plumbing, security, communications, life safety/fire protection, etc. to both design the building and oversee its construction. The component tasks of an architectural contract will include:

1. Schematic Design
2. Design Development
3. Construction Documents
4. Bid & Award
5. Construction Administration

Design Process

Bid & Award

The time between when the design is completed, and the project is first advertised for bidding, until the submission deadline for all bids to be received, is the "bid period". The construction bids are typically opened at a pre-published time on the date the bids are due. The openings are typically public and include the actual bids being read aloud and the low bidder being announced.

Architect responsibilities during this phase will include assisting the owner in preparing the bidding documents and invitations to bid as well as being available to answer any questions the construction firms that are bidding on the project may have. They are also at the table during negotiation of the construction cost, which may or may not include add-ons, add alternates, substitutions, etc.

Construction & Construction Administration

While the contractor is responsible for the construction of the building, the architect's contracted responsibilities include site visits throughout the construction period to observe and inspect the contractor's progress and quality of work as well as compliance with previously certified and stamped construction documents and specifications. During these site visits the architect will also (typically) meet jointly with the contractor and the owner's representative(s) to discuss the project schedule, budget status, and any construction issues or questions that may arise.

Net vs. Gross Square Footage

The term *net* square feet is used repeatedly in Sections 5 & 6 when describing the space or size of the building that is needed.

"Net Square Feet", or NSF/nsf, represents the interior, usable dimensions of a room or activity space. For example, 10 ft. x 12 ft. room's interior dimensions equal 120 net square feet. If that room were to have 6-inch walls the outside total, or "*gross*", dimensions of that room would be 11 ft. x 13 ft. or, 143 *gross* square feet; an increase of 19%. The same applies to an entire building wherein many *net* interior spaces must combine to create a building footprint consisting of the total gross square feet (GSF/gsf) to be built. Essentially, to all those identified "net" spaces, are added wall thicknesses, stairwells, common circulation areas, interior mechanical spaces, etc.

The *Area/Building Multiplier* used to calculate the net-to-gross difference in a building will vary depending on the type of building and the complexity of its design requirements. In the individual project estimates of probable costs that follow, the building multiplier varies between 1.10 (10%) to 1.30 (30%). Of course, the designer of the facility may adjust that multiplier in some instances as the design begins to evolve.

Types of Costs

When discussing the probable costs of a public building project, particularly a new building project, it is essential for budgeting purposes that two major categories of costs be included. The first is *Construction Costs,* for *both* the building and the building site. The second is *Project Related Costs;* that will occur before, during and often after construction. Further explanation of these categories is briefly offered as follows:

Construction Costs

- Base Construction Costs-the brick, mortar, steel, and glass that comprise the building structure.
- Site Development-the required grading, excavating, installation of utilities, and paving.

Project Related Costs

- Design Fees-architectural & engineering design fees and expenses.
- Site & Construction Materials Testing-soil tests, concrete consistency tests, etc.
- Printing Costs- primarily for construction documents printed & distributed during bidding.
- Construction Escalation-from date of estimate to the estimated date of construction start.
- Project Contingencies-a set aside reserved for unforeseen expenses, often required for public projects.

Cost Basis
The probable costs identified are based on the 2020 edition of the *R S Means Square Foot Costs* national index for the building type being considered, for example office building, warehouse, recreation center, garage, etc.

While the index identifies *average* square foot costs nationally, it also assigns location factors based on where the construction is to occur. In this case Lancaster County is within the *Rock Hill Region* of South Carolina, and the corresponding location factor is .84 (84%) of the national average square foot cost identified in the Index.

The cost tables that follow for each of the projects noted identify how the probable construction and project related costs are likely to breakdown, together with the basis and/or unit cost for each.

Identified Project Costs
Of the study recommendations identified in Section 5, four (4) called for new construction:

- Public Works-Administration
- Public Works-Fleet Operations Garage
- Public Works Complex [Warehouse, Crew Facilities & Shops]
- EMS Single Unit, 2-Bay Station
- Sheriff's Complex-Operations Building
- Development Services Office Building

As noted, the total construction costs of a project include site development costs, i.e. excavation, utilities, parking, etc. However, before a sufficient estimate of those costs can be completed two important criteria must be specified:

1. Site requirements: the area of the building's "footprint", number of parking spaces, etc. are determined during facility programming which has not yet occurred; and,

2. The site itself, which must be assessed in terms of size, shape, topography, and access to utilities, among other factors.

At this point, programming has not yet begun on any of the projects recommended, nor have any building sites been identified. Subsequently, an arbitrary amount of $50,000 will be included in each project's table of estimates, for illustration purposes only.

PROJECT: Public Works-Administration Office

Identified Current Need:	2,166 nsf
Building Multiplier:	1.30
Identified Building Size:	2,816 gsf

Building criteria, as the basis for identifying probable cost/square foot:

- One story building w/12 ft. story height and 2,816 gsf of floor space
- Exterior; face brick w/concrete block back-up
- Slab on grade w/4" reinforced concrete w/vapor barrier & granular base
- Roof of single ply membrane, stone ballast, rigid insulation

Unit cost per square foot of floor area: $208.00

Public Works-Administration Office

Cost Category	Area/Basis	Unit Cost	Cost
Base Construction	2,816	$ 208	$ 585,728
Site Development	(Est. Only)	$ 50,000	$ 50,000
Subtotal-Construction Costs			**$ 635,728**

Project Related Costs

Cost Category	Area/Basis	Unit Cost	Cost
Facility Programming	%	0.005	$ 3,179
Design Fees	%	0.10	$ 63,573
Site & Construction Materials Testing	Lump Sum	lump sum	$ 15,000
Printing Costs	Lump Sum	lump sum	$ 4,000
Fixtures, Furnishings & Equipment	%	0.04	$ 25,429
Escalation	%	0.05	$ 31,786
Design/Construction Contingency	%	0.05	$ 31,786
Subtotal-Project Related Costs			**$ 174,753**
Total Project Cost			**$ 810,481**

PROJECT: Public Works-Fleet Operations Garage

Identified Current Need:	12,816 nsf
Building Multiplier:	1.15
Identified Building Size:	14,738 gsf

Building criteria, as the basis for identifying probable cost/square foot:

- One story building w/14 ft. story height and 14,738 gsf of floor space
- Exterior-Concrete block
- Foundation of poured concrete, strip & spread footings, 4 ' foundation wall
- Slab on grade w/6" reinforced concrete w/vapor barrier & granular base
- Metal deck roof on open web steel joists
- Exterior doors- steel overhead & hollow metal
- Roof of single ply membrane, stone ballast, rigid insulation

Unit cost per square foot of floor area: $208.00

Fleet Operations Garage

Cost Category	Area/Basis	Unit Cost	Cost
Base Construction	14,098	$ 119	$ 1,677,662
Site Development	(Est. Only)	$ 50,000	$ 50,000
Subtotal-Construction Costs			**$ 1,727,662**

Project Related Costs

Cost Category	Area/Basis	Unit Cost	Cost
Facility Programming	%	0.005	$ 8,638
Design Fees	%	0.07	$ 120,936
Site & Construction Materials Testing	Lump Sum	lump sum	$ 15,000
Printing Costs	Lump Sum	lump sum	$ 4,000
Fixtures, Furnishings & Equipment	%	0.04	$ 69,106
Escalation	%	0.05	$ 86,383
Design/Construction Contingency	%	0.05	$ 86,383
Subtotal-Project Related Costs			**$ 390,447**
Total Project Cost			**$ 2,118,109**

PROJECT: Public Works Complex

Building: Maintenance Office & Shop [2,360]
Warehouse [3,010
Crew Facilities [2,220]
Sign Shop [800]

Identified Current Need	8,390 nsf
Building Multiplier:	1.25
Identified Building Size:	10,488 gsf

Building criteria as the basis for identifying probable cost/square foot:

- Pre-engineered steel building
- One story w/16 ft. story height and 10,488 gsf of floor space
- Poured concrete with strip & spread footings
- Slab on grade/5" reinforced concrete
- Roof w/precast double T and 2" topping

Unit cost per square foot of floor area: $126.00

Public Works-Warehouse, Crew Facility & Shops

Cost Category	Area/Basis	Unit Cost	Cost
Base Construction	10,488	$ 126	$ 1,321,488
Site Development	(Est. Only)	$ 50,000	$ 50,000
Subtotal-Construction Costs			**$ 1,371,488**

Project Related Costs

Cost Category	Area/Basis	Unit Cost	Cost
Facility Programming	%	0.005	$ 6,857
Design Fees	%	0.07	$ 96,004
Site & Construction Materials Testing	Lump Sum	lump sum	$ 15,000
Printing Costs	Lump Sum	lump sum	$ 4,000
Fixtures, Furnishings & Equipment	%	0.04	$ 54,860
Escalation	%	0.05	$ 68,574
Design/Construction Contingency	%	0.05	$ 68,574
Subtotal-Project Related Costs			**$ 313,870**
Total Project Cost			**$ 1,685,358**

PROJECT: EMS-Single Unit, 2-Bay Station

Identified Current Need:	3,228 nsf
Building Multiplier:	1.25
Identified Building Size:	4,035 gsf

Building criteria, as the basis for identifying probable cost/square foot:

- One story building w/14 ft. story height and 4,196 gsf of floor space
- Exterior; face brick & concrete block
- Slab on grade w/6" reinforced concrete w/vapor barrier & granular base
- Metal deck roof w/open web steel joists, beams on columns

Unit cost per square foot of floor area: $161.00

EMS Single Unit, 2-Bay Station

Cost Category	Area/Basis	Unit Cost	Cost
Base Construction	4,196	$ 161	$ 675,556
Site Development	(Est. Only)	$ 50,000	$ 50,000
Subtotal-Construction Costs			**$ 725,556**

Project Related Costs

Cost Category	Area/Basis	Unit Cost	Cost
Facility Programming	%	0.005	$ 3,628
Design Fees	%	0.08	$ 58,044
Site & Construction Materials Testing	Lump Sum	lump sum	$ 15,000
Printing Costs	Lump Sum	lump sum	$ 4,000
Fixtures, Furnishings & Equipment	%	0.04	$ 29,022
Escalation	%	0.05	$ 36,278
Design/Construction Contingency	%	0.05	$ 36,278
Subtotal-Project Related Costs			**$ 182,250**
Total Project Cost			**$ 907,806**

PROJECT: Sheriff's Complex-Operations Building

Identified Current Need:	2,960 nsf
Building Multiplier:	1.30
Identified Building Size:	3,848 gsf

Building criteria, as the basis for identifying probable cost/square foot:

- One story building w/12 ft. story height and 3,848 gsf of floor space
- Exterior; decorative concrete block
- Foundation of poured concrete, strip & spread footings, 4' foundation wall
- Slab on grade w/4" reinforced concrete w/vapor barrier & granular base
- Built up tar and gravel roof, metal flashing, perlite/EPS composite insulation

Unit cost per square foot of floor area: $212.00

Sheriff's Complex-Operations Building

Cost Category	Area/Basis	Unit Cost	Cost
Base Construction	3,848	$ 212	$ 815,776
Site Development	(Est. Only)	$ 50,000	$ 50,000
Subtotal-Construction Costs			**$ 865,776**

Project Related Costs

Cost Category	Area/Basis	Unit Cost	Cost
Facility Programming	%	0.005	$ 4,329
Design Fees	%	0.09	$ 77,920
Site & Construction Materials Testing	Lump Sum	lump sum	$ 15,000
Printing Costs	Lump Sum	lump sum	$ 4,000
Fixtures, Furnishings & Equipment	%	0.04	$ 34,631
Escalation	%	0.05	$ 43,289
Design/Construction Contingency	%	0.05	$ 43,289
Subtotal-Project Related Costs			**$ 222,457**
Total Project Cost			**$ 1,088,233**

PROJECT: Development Services Building

Identified Current Need:	12,581 nsf
Building Multiplier:	1.30
Identified Building Size:	16,355 gsf

Building criteria, as the basis for identifying probable cost/square foot:

- One story building w/12 ft. story height and 16,355 gsf of floor space
- Exterior; brick veneer
- Foundation of poured concrete, strip & spread footings, 4' foundation wall
- Slab on grade w/4" reinforced concrete
- Floor Construction cast in place concrete columns
- Roof construction concrete beam and slab

Unit cost per square foot of floor area: $158.00

Development Services Building

Cost Category	Area/Basis	Unit Cost	Cost
Base Construction	16,355	$ 158	$ 2,584,090
Site Development	(Est. Only)	$ 50,000	$ 50,000
Subtotal-Construction Costs			**$ 2,634,090**

Project Related Costs

Cost Category	Area/Basis	Unit Cost	Cost
Facility Programming	%	0.005	$ 13,170
Design Fees	%	0.07	$ 184,386
Site & Construction Materials Testing	Lump Sum	lump sum	$ 15,000
Printing Costs	Lump Sum	lump sum	$ 4,000
Fixtures, Furnishings & Equipment	%	0.04	$ 105,364
Escalation	%	0.05	$ 131,705
Design/Construction Contingency	%	0.05	$ 131,705
Subtotal-Project Related Costs			**$ 585,329**
Total Project Cost			**$ 3,219,419**

Notes for Consideration w/Regards to Costs:

Building Square Foot Costs Will Vary
The national square foot cost publication previously referenced illustrates, for all building types, that the square foot cost of construction will decrease incrementally as the size of the building increases in area (gross square feet). For example, for a single-story office building, the cost per square foot of a 2,000 square foot building may be $250 dollars. Costs are adjusted in 2,000-5,000 square foot increments up to 20,000 square feet wherein the cost per square foot of the same type of single-story office building, *with the same construction specifications*, could be $170 dollars; a decrease of over $80.00/square foot.

Site Development
For purposes of these project scenarios, the aforementioned site development costs of $50,000 was, as noted in the introduction of this Section as "arbitrary". Considering that the construction of any of these projects would occur within the corporate limits of Lancaster Country, and that major utilities are available throughout the County and City of Lancaster, and that the County owns many parcels of property itself; it may not be so arbitrary. Hopefully, the estimate is more than will be necessary.

Architectural Fees
Architectural fees tend to *increase* as the project gets *smaller*. As an example, if a 7% fee is the norm for an office building project with an estimated construction cost of $3-5,000,000; proposed fee *increases* of 1/2-1% can be expected for each $1-2,000,000 *decrease* in the cost of construction below that.

Escalation
The escalation rate is based on the selected designer completing the design and bidding of a project within one (1) year. This is realistic for projects of the size discussed in this report, however the County may wish to handle or negotiate the payment of bid cost increases, due to inflation or other factors, differently than including them in the designer's contract (and fee).

Contingency Rates
The decision of how much to allocate to cover unforeseen costs that may arise should be the owners. The appropriate amount in most instances will (should) be relative to the size and complexity of the project. For example, a $12+ million-dollar project, that includes sophisticated design and security requirements could easily justify a contingency set aside of 8-10%. On the other hand, a Public Works warehouse, with a 1.6 million-dollar project budget for what is typically a routine pre-engineered steel building, a 5% contingency should be fine.

Construction Management
The architects contract will stipulate "Construction Administration" as one of his/her responsibilities and will inevitably refer to "site visits". The *frequency* of the referenced site visits, and who will make the site visits, and *what will occur during* the visits can get glossed over . . . *initially*. The standard form of agreement presented by most architects will spell out these responsibilities, however, in terms that tend to minimize the number of visits. A good (and experienced) architect will welcome a frank discussion regarding this issue and be able to offer examples of how previous clients have addressed similar concerns. Subsequently, County's oftentimes find it appropriate to hire their own project manager.

While the project costs identified in these examples are based on commonly used industry standards, it is important that the County and its principals keep in mind that several of these categories; i.e. Facility Programming; Design; Fixtures, Furnishings & Equipment; Contingencies; and ultimately, how the contract is structured, *are negotiable.*

APPENDIX

A. Basis for Deficit Calculations

These tables identify each building and included departments that were assessed, the current space that each now occupy, the identified space deficit (*if there was a deficit*) and the basis for the estimated square foot deficit noted.

B. Detailed Space List Worksheets

The pages that follow are worksheets developed by the consultant during the study to better understand and quantify the needs of those departments identified as having significant space needs and for whom additional and/or new space was recommended.

Space Needs Worksheets are included for MIS, EMS, Public Works, i.e. Administration building, Building Maintenance office & shop, Crew facilities, Warehouse and Sign Shop; and for the Human Services Building/Department of Social Services (DSS).

It is important to note that these worksheets are included here for reference purposes and identify each facility's total estimated ***net*** square feet. Each can serve as the starting point for the next phase of planning/development, i.e. facility programming. Notably, many of the numbers included in the worksheets are "rounded". It is expected that these numbers will be scrutinized and discussed with the to-be occupants and the County during programming. A refined total net space will result which can then be used to calculate, as suggested in Section 6, the total facility area, i.e. gross square feet.

Appendix A-Basis for Deficit Calculations

Building/Department	Current Space	Identified Deficit	Basis of Need [NSF]	Total Current Need
Emergency Communications/911	11,918	160		12,078
Server Work Room			160	
Airport Complex	57,063	4,000	N/A	61,063
Coroner	2,511	1,148		3,659
Records Room			150	
Conference/Meeting [16]			300	
Staff Lockers			128	
PT Staff Quarters			160	
Morgue /Cooler Storage			250	
Staff work space			160	
Emergency Operations Center	9,500	8,556		18,056
Incident Vehicle Garage			6,076	
Warehouse			2,480	
EMS Station #1				
Administration, Training, Logistics	7,188	-	In Construction	7,188
EMS #1	3,002	226	See Note #1	3,228
EMS Station #2	2,734	544		3,278
Additional Vehicle Bay			544	
EMS Station #3	1,995	1,233	See Note #2	3,228
EMS Station #4	3,438	-	N/A	3,438
EMS Station #5	2,228	360		2,588
Bedrooms [2]			160	
Restroom			80	
Fire Exit w/Vestibule			120	
EMS Station #6	1,493	1,735	See Note #3	3,228
EMS Station #7	1,264	1,964	See Note #3	3,228
EMS Station #8	2,233	-	NA	2,233
EMS Headquarters	19,900	-	N/A	19,900
Fleet Operations Garage [Public Works]	5,700	7,116	See Note #4	12,816
Dell Webb Library	11,021	-	NA	11,021
Historic Jail	1,780	-	N/A	1,780
VA & Econ. Development Building				
Veteran Affairs	2,308	-	NA	2,308
Economic Development	2,860	-	na	2,860

Building/Department	Current Space	Identified Deficit	Basis of Need [NSF]	Total Current Need
County Administration Building				
Records Management	4,298	-	NA	4,298
Custodial	735	-	NA	735
Voter Reg/Elections	4,185	-	NA	4,185
Archives	1,521	-	NA	1,521
Reception/Mailroom	193	-	NA	193
Zoning	599	482		1,081
Expand/Add Staff Work Area(s)			220	
Plan Review			132	
Reception/Service Counter			130	
Auditor	1,361	-	NA	1,361
Human Resources	783	775		1,558
Reception/Seating			120	
Secure File Room			150	
Copy/Supply			125	
Conference Room			260	
Additional open work area			120	
Treasurer	1,428	-	NA	1,428
Delinquent Tax Collections	1,444	-	NA	1,444
County Attorney	395	-	NA	395
Finance	2,221	350		2,571
Budget Director			150	
Budget Asst.			120	
Storage			80	
Procurement	324	510		834
Reception & Seating			120	
Expand open work spaces & storage			120	
Meeting			270	
Building Inspections	2,349	470		2,819
Storage			150	
Plan Review			120	
Additional Staff			200	
Planning	1,274	490		1,764
Conference [16]			400	
Allowance for Larger Office			40	
enlarge open work stations			50	

Building/Department	Current Space	Identified Deficit	Basis of Need [NSF]	Total Current Need
GIS	64	532		596
Director's Office			168	
Layout & Review			104	
Plotter & related storage			60	
Staff work space			200	
Health Clinic	294	-	NA	294
County Council	1,985	-	NA	1,985
Administration	2,235	-	NA	2,235
Register of Deeds	1,498	-	NA	1,498
MIS	946	-	See Note # 5	946
Assessor	3,516	855		4,371
Staff Work Space			375	
Training/Meeting			400	
Storage			80	
Clemson Extension Building	2,459	420		2,879
Classroom Seating			150	
Upgrade Restrooms			120	
Storage			150	
Historic Library	1,256	-	N/A	1,256
Human Services Complex	25,791	-	See Note #6	25,791
Public Works Administration	1,425	741	See Note #7	2,166
Public Works Building Maintenance	2,094	266	See Note #7	2,360
Public Works Warehouse	-	3,010	See Note #7	3,010
Public Works Crew Facility	-	2,220	See Note #7	2,220
Public Works Sign Shop	-	800	See Note #7	800
Springdale Recreation Complex	20,370	-	NA	20,370
Buford Recreation Complex	16,005	1,200		17,205
Ground Crew Maint/Equipment Bldg			1,200	
Indian Land Recreation Complex	12,125	-	NA	12,125
Andrew Jackson Recreation Complex	12,125	-	NA	12,125
Sheriff's Office Complex				
Logistics	1,181	-	NA	1,181

Building/Department	Current Space	Identified Deficit	Basis of Need [NSF]	Total Current Need
MIS/Help Desk	1,383	-	NA	1,383
Administration	12,024	-	NA	12,024
Investigations	6,179	-	NA	6,179
Operations Center	-	2,960		2,960
Muster/Multipurpose			1,500	
Break Area/Lunch Rroom			300	
Restrooms,Showers, Janitor			760	
General Storage			400	
Physical Training	1,901	-	NA	1,901
CSI/Property	10,125	4,800		14,925
Expand Property/Evidence			2,500	
Enlare CSI Vehicle analysis			2,300	
LSCO Substation-Indian Land	1,812	-	NA	1,812
Barnett Building				
Health Department	12,910	-	NA	12,910
Voter Registration/Elections	6,194	-	NA	6,194
Shared Classroom	1,947	-	NA	1,947
Pharmacy	1,918	NA	NA	1,918
County Library (Main)	4,385	-	NA	4,385
MIS	2,615	1,477	See Note #8	4,092
Parks & Recreation Administration	1,175	-	NA	1,175
Unallocated Space	8,042	-	NA	8,042
Indian Land Service Center	2,024	580		2,604
Plan/Doument Rreview & Storage			180	
Crew Training Area			120	
Lunch Room			160	
General Storage			120	
Column Totals:	**353,249**	**49,980**		**403,229**

Appendix A Notes:

1. EMS #1 is the EMS Administration offices (Administration, Billing, Training, Logistics) together with EMS Station #1. There is no Administration deficit noted because the 19,000 square foot new headquarters under construction will address any deficit that might have been suggested.

The total current need for EMS #1 is 3,228 NSF, which is from the prototype Space Needs Worksheet found in Appendix B, minus Station #1's actual size of 3,002 square feet.

2. The EMS Station #3 space deficit is the result of subtracting the station's current space 1,995 from the referenced EMS Station Space Needs Worksheet total area noted in Appendix B.

3. Station #6 and #7 each need to be relocated more strategically within their respective response areas to be more effective; this includes new, purpose-built stations that, at least minimally comply with the criteria stipulated in the Space Needs Worksheet in Appendix B.

4. Architectural drawings were recently completed for a new 12,816 square foot Fleet Operations Garage. The deficit noted (7,116) is the difference between 12,816 and the current garage INSF of 5,700. (Date of the referenced architectural drawings is November 2019).

5. No space deficit is noted for MIS in this subsection because the Department will be moving to the Barnett building wherein it is slated to have considerably more space; there will, however, remain a significant deficit that will be discussed in number 8 below.

6. The Department of Social Services currently occupies 11,640 INSF of the Human Services Building; the remaining 14,151 INSF was recently vacated. The County has committed to renovate the interior of the building to expand and improve DSS space with a limited budget and no change to the buildings perimeter/total space.

7. The space deficits for the Public Works' office and Building Maintenance are based on the numbers illustrated in the Space Needs Worksheets in Appendix B, minus the current INSF of each building; the Warehouse, Crew Facility & Sign Shop work sheets are also illustrated in Appendix B for each building/space.

8. The MIS deficit square footage noted (1,477) is the total NSF requirement illustrated in the MIS Space Needs Worksheet included in Appendix B (4,092), minus the existing assigned space in the Barnett Building (2,615).

Appendix B-Detailed Space Needs Worksheets

MIS — **Space Needs Worksheet**

Area/Space	NSF/space	# Spaces	Total NSF
Public Access			
Entry/Seating (Vender /Co. Staff, etc.)	100	1	100
Reception/Counter Work Space	80	1	80
Meeting/Training Room	480	1	480
Training Room Storage	120	1	120
Visitor/Trainee Restroom	60	2	120
Personnel (Offices/Cubicles)			
Director	180	1	180
Network Administrator	156	1	156
Systems Administrator	156	1	156
Helpdesk Supervisor	132	1	132
Project Manager	132	1	132
Individual Offices [TBA]	120	3	360
Open Cubicles	60	4	240
Support/Common Areas			
Copy/Work Area/Office Supplies	180	1	180
Shredder	60	1	60
Break Area	216	1	216
Staff Restrooms	110	2	220
Server/Data Center	300	1	300
PC Support/Work Room	180	1	180
Equipment Storage	200	1	200
Staging, Set-Up & Testing	240	1	240
Receiving & Breakdown	160	1	160
Generator/UPS [Allowence]	80	1	80
Estimated Total Area NSF		29	**4092**

EMS Station-2 Bays — Space Needs Worksheet

Area/Space	NSF/space	# Spaces	Total NSF
Entry Vestibule	120	1	120
Base Operations			
Office/Staff Reports	156	1	156
Mudroom	90	1	90
Clean Linen	60	1	60
Medical Supply	70	1	70
General Storage	110	1	110
Dayroom	180	1	180
Kitchen/Dining	156	1	156
Restroom & Shower	90	2	180
Bunk Room-Men [2]	120	1	120
Bunk Room-Women [2]	120	1	120
Janitor & Supply	70	1	70
Staff Support			
Personal Laundry	60	1	60
Fitness	80	1	80
Lockers	96	1	96
Garage			
Transition Area	100	1	100
Vehicle Bays @ 16 x 34 each	544	2	1088
Decon	30	1	30
Restroom	50	1	50
Heavy Duty Washer/Dryer (W/D)	30	1	30
Equipment Wash	60	1	60
Drying Area	72	1	72
Oxygen Bottles	30	1	30
Dirty Storage	100	1	100
Estimated Total Area NSF		26	**3228**

Public Works-Administration Building Space Needs Worksheet

Area/Soace	NSF/Space	# spaces	Total NSF
Reception	180	1	180
Admin. Support	60	2	120
Office -Type A	165	1	165
Office-Type B	150	2	300
Print/Copy/Work Room	256	1	256
Layout & Plan Review	165	1	165
Plan/Document Storage	120	1	120
Conference Room	400	1	400
Conference Room Storage	100	1	100
Service Counter	80	1	80
Restrooms	110	2	220
Janitor Closet	60	1	60
Total Net Square Feet			**2,166**

Public Works-Building Maintenance Space Needs Worksheet

Area/Soace	NSF/Space	# spaces	Total NSF
Entry	1	60	60
Office	1	100	100
Tool Room	1	240	240
Equipment	1	300	300
Plan/Document/Layout	1	120	120
Shop	1	1200	1200
Storgage	1	240	240
Restroom	1	60	60
Clean-up Area	1	40	40
Total Net Square Feet			**2,360**

Public Works-Warehouse Space Needs Worksheet

Area/Soace	NSF/Space	# spaces	Total NSF
Entry	1	60	60
Office	1	100	100
Restroom	1	60	60
Secure Storage	1	150	150
Warehouse	1	2400	2400
Receiving Area/Loading Dock	1	240	240
Total Net Square Feet			**3,010**

Public Works-Crew Facilities — Space Needs Worksheet

Area/Soace	NSF/Space	# spaces	Total NSF
"Clean" Entry	1	80	80
Common Area	1	280	280
Training Room	1	750	750
Lunch Room	1	300	300
Lockers	1	320	320
Restroom	1	220	220
Showers	2	60	120
Mud Room/Entry	1	150	150
Total Net Square Feet			2220

Public Works-Sign Shop — Space Needs Worksheet

Area/Soace	NSF/Space	# spaces	Total NSF
Entry	1	60	60
Layout/ Work Area	1	200	200
Material Racks/Bins	2	80	160
Sign Supplies & Tools	1	100	100
Staging/Loading area	1	220	220
Restroom	1	60	60
Total Net Square Feet			800

Public Works-Fleet Operations Garage

[Refer to Architectural Drawings]

Department of Social Services — Space Needs Worksheet

Area/Space	NSF/space	# Spaces	Total NSF
ENTRY, RECEPTION & RECORDS			
Entry Vestibule	1	96	96
Public Lobby	1	400	400
Public Restrooms	2	132	264
Reception Counter	1	192	192
Records	1	1400	1400
Mail; Receipt/Sort/Prep.	1	120	120
HUMAN SERVICES			
HSC II	1	180	180
HSC I	7	168	1176
HS Spec II [7 units @ 6 ea.]	42	64	2688
Unit Records	7	100	700
Unit Storage	7	80	560
Print/Copy/Fax/Supply	3	156	468
Internal Meeting/Conference [12]	1	360	360
Restrooms	2	84	168
Interview	14	120	1680
ECONOMIC SERVICES			
HSC II	1	180	180
HSC I	1	168	168
HS Spec I	12	120	1440
Unit Records	3	100	300
Unit Storage	3	80	240
Print/Copy/Fax/Supply	1	168	168
Internal Meeting/Conference [14]	1	400	400
Restrooms	2	84	168
ADMINISTRATION			
Director	1	216	216
Bus. Manager	1	156	156
Admin Asst	1	120	120
Human Resource Spec	1	120	120
Fiscal Tech	1	120	120
Admin Spec II	4	80	320
Area Entry/Seating	1	96	96
Meeting/Conference [16]	1	480	480
Conf. Storage	1	80	80
Staff Restroom	2	70	140
Service Counter	1	60	60
Copy/Work	1	156	156
Page Subtotal NSF:			**15580**

Department of Social Services-Space Needs Worksheet

Page 2

Area/Space	NSF/space	# Spaces	Total NSF
FAM/CHILD VISITATION & INTAKE			
Family/Child Visitation Room	2	216	432
Vistation Restroom	2	70	140
Supply Cabinet	2	28	56
Observation	1	126	126
Shower/Bath/Drying Area	1	80	80
Sleep Area	2	96	192
Washer/Dryer	1	40	40
Property & Supply	1	96	96
Clothing Storage	1	175	175
Intake Work Station	1	30	30
STAFF SUPPORT			
Training/Multipurpose Room	1	1600	1600
Multipurpose Storage	1	320	320
Break Room/Vending	1	384	384
Staff Restrooms	2	210	420
Utility/Server	1	72	72
Receiving/Loading & Unloading	1	156	156
Staff Entrance	1	80	80
STATE OFFICE STAFF			
Atty II			156
Atty I			156
Paralegal CS			120
Paralegal AD			120
Trauma Support			120
SNAP E&T Case Manager			120
Performance Coach			120
Workforce Consutant			120
Area Entry			80
Copy/Work Room			132
Conference/Meeting [6]			168
Page Subtotal NSF:			**5607**

SUMMARY:	
ENTRY, RECEPTION & RECORDS	2472
HUMAN SERVICES	7980
ECONOMIC SERVICES	3064
ADMINISTRATION	2064
FAM/CHILD VISITATION & INTAKE	1367
STAFF SUPPORT	3032
STATE OFFICE STAFF	1412
Estimated Total Area NSF	**21391**
Allowance for interior walls, corridors, etc.	1.30
Total Building GSF	**27,808**

Item	2nd Reading Projected Funding from Impact Fee	Projected Funding with Study Area Change	Difference	Changes made
Sheriff Sub-Station	$2,221,906	$2,048,450	$(173,456)	Increase the planned general fund contribution currently planned at $940,034 to $1,113,490.
EMS Ambulances	$3,307,380	$1,849,180	$(1,458,200)	Decrease the planned number of ambulances (approx. 1 per year to roughly every other year)
Fire Vehicles	$6,455,800	$3,741,200	$(2,714,600)	Fund using another funding source yet to be identified.
Fire Stations (Indian Land station 2, Pleasant Valley station 2, Van Wyck Headquarters Station)	$14,391,201	$11,925,400	$(2,465,801)	Fund using another funding source yet to be identified.

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2021-1725 Parks and Recreation Development Impact Fee
Contact Person / Sponsor: Steve Willis/County Administrator and John DuBose/County Attorney
Department: Attorney
Date Requested to be on Agenda: 7/19/2021

Issue for Consideration:
Whether to Impose a Parks and Recreation Development Impact Fee.

Points to Consider:
The Parks & Recreation development impact fee study sets forth a reasonable level of service standard, land use assumptions, methodologies, service units, system improvement costs, and formulas for determining the impacts of new development on Parks & Recreation facility system improvement needs.

The proposed residential parks and recreation development impact fee schedule is as follows:

Development Type	Parks & Recreation
Residential (per housing unit)	
Single Family Detached	$784
Single Family Attached	$666
Multifamily	$557

The proposed 3rd reading version of the ordinance incorporates an October 1, 2021 effective date and provides that projects that have received an approved site specific development plan (as defined in S.C. Code Ann. 6-29-1520) prior to the effective date are not subject to imposition of the impact fee. The use of an approved site specific development plan as the development milestone simplifies analysis of applicability of fees for differing project types and applies a more universal milestone, regardless of project type (residential vs. non-residential).

The proposed 3rd reading version also contains two minor edits:

1) reference the most recent version of the Development Impact Fee Study prepared by TischlerBise and dated June 23, 2021. That June 23, 2021, updated study version incorporates the development milestone of an approved site-specific development plan and there are no other changes to the study.

2) reference to the updated CIP dated July 19, 2021, with said updated CIP amending the capital projects planned by Lancaster County to conform to the smaller impact fee study area that County Council has elected for the EMS, Fire and Sheriff impact fees.

If the 3rd reading version of the ordinance meets with approval of County Council a motion to amend the ordinance in the form of the 3rd reading version attached to the agenda package would be appropriate.

Funding and Liability Factors:
Impact fees are proposed to be paid at issuance of a building permit.

Impact fees must be paid within three (3) years of their scheduled expenditure date on a first in first out basis or they must be

refunded.

Council Options:
Approve or Disapprove imposition of a Parks and Recreation Impact Fee

Recommendation:
Not Applicable

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2021-1725 Parks and Recreation Development Impact Fee	4/7/2021	Ordinance
Ordinance 2021-1725 proposed 3rd reading version	7/8/2021	Ordinance

STATE OF SOUTH CAROLINA	**)**	
	)	**ORDINANCE NO. 2021-1725**
COUNTY OF LANCASTER	**)**	

AN ORDINANCE

OF THE COUNTY COUNCIL OF LANCASTER COUNTY, SOUTH CAROLINA ("COUNCIL") ESTABLISHING AND ADOPTING A PARKS & RECREATION DEVELOPMENT IMPACT FEE ("IMPACT FEE") TO BE IMPOSED ON ALL NEW DEVELOPMENT IN THE GREATER PANHANDLE REGION OF LANCASTER COUNTY; TO ENSURE THAT PARKS & RECREATION FACILITIES WILL BE AVAILABLE AND ADEQUATE TO ACCOMMODATE THE NEED EXPECTED TO BE GENERATED FROM NEW DEVELOPMENT IN THE GREATER PANHANDLE REGION OF LANCASTER COUNTY BASED ON THE COUNTY'S LEVEL OF SERVICE STANDARDS FOR PARKS & RECREATION FACILITIES AND CAPITAL IMPROVEMENTS PLAN (CIP), AND TO ASSIGN THE COSTS OF SUCH PARKS & RECREATION FACILITIES ON A PROPORTIONATE SHARE BASIS TO NEW DEVELOPMENT.

The County Council finds and determines that:

WHEREAS, Lancaster County ("County") has experienced population growth in the Greater Panhandle area and projections indicate that population growth and development will continue at a reasonable rate into the future; and

WHEREAS, the County has experienced impacts on public facilities resulting from this growth and development; and

WHEREAS, growth and development estimates for the County over the next 10 years indicate there will be a need for additional Parks & Recreation facility system improvements (park land, park improvements, and recreation centers) due to the growth and development; and

WHEREAS, the County has defined a level of service standard for Parks & Recreation facilities (park land, park improvements, and recreation centers); and

WHEREAS, this defined level of service standard and the projected population growth within the Greater Panhandle region results in an identified need for Parks & Recreation facility system improvement needs over the next 10 years as set forth in the capital improvement plan (CIP); and

WHEREAS, the cost of these Parks & Recreation facility system improvement needs as

identified in the CIP is significant and expensive; and

WHEREAS, if property taxes, or bonds (backed only by property taxes) are used to finance the new Parks & Recreation facility system improvements (park land, park improvements, and recreation centers) needed to accommodate the demand generated by new development in the Greater Panhandle region of the County, these taxes would be paid largely by existing residents and businesses that have already paid for much of the Parks & Recreation facility system improvements they utilize; and

WHEREAS, County Council finds that it is fair and equitable for new development in the Greater Panhandle region of the County to fund new Parks & Recreation facility system improvements, in part, through a proportionate share Parks & Recreation development impact fee; and

WHEREAS, County Council finds the Parks & Recreation development impact fee will be imposed uniformly on all similar residential use types; and

WHEREAS, County Council having given consideration to the provision and financing of Parks & Recreation facility system improvements necessary to maintain levels of service, hereby finds and declares that the establishment and adoption of Parks & Recreation development impact fee to imposed on new development is necessary and desired, that the fee is proportionate and the fee is based on a CIP that sets forth the Parks & Recreation facility system improvements needed to maintain levels of service for Parks & Recreation facilities to accommodate new development in the Greater Panhandle region of the County; and

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

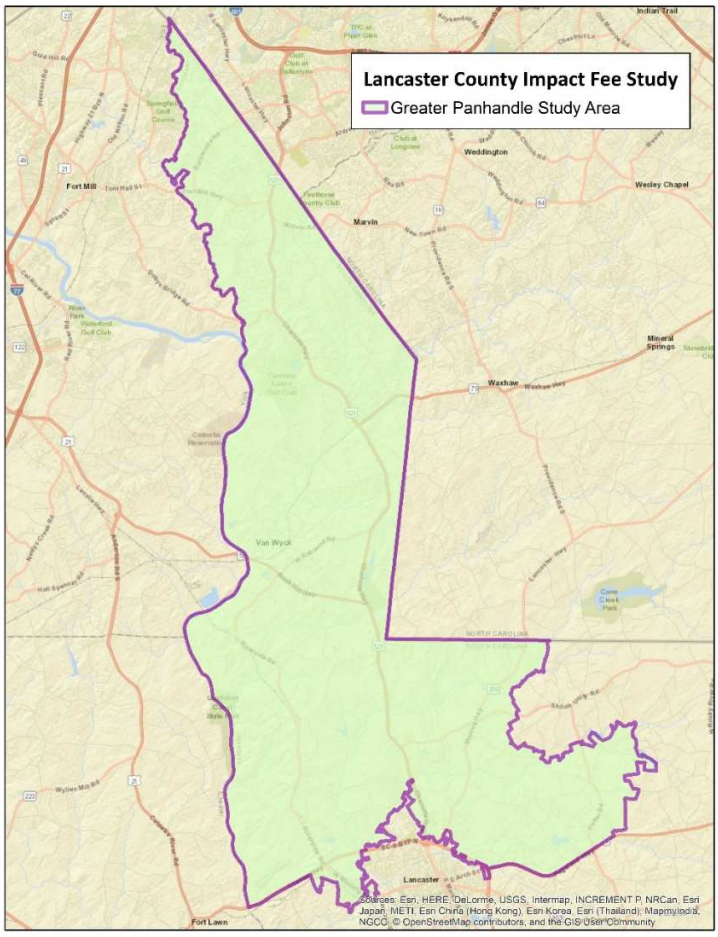
SECTION I. ADOPTION AND IMPOSITION OF PARKS & RECREATION IMPACT FEES.

Pursuant to Ordinance No. 2021-1705 and the impact fee procedures in the Code of Ordinances, Lancaster County, South Carolina ("County Code"), Chapter 17, this Parks & Recreation development impact fee shall be adopted and imposed on all new development in the Parks & Recreation Service Area.

SECTION II. ESTABLISHMENT OF SERVICE AREA.

There is one service area for Parks & Recreation development impact fees. The service area includes the entire Greater Panhandle and is known as the "Parks & Recreation Service Area".

A. Map of Parks & Recreation Service Area



SECTION III. INCORPORATION OF SUPPORT STUDY.

The County relies on the level of service standard, land use assumptions, methodologies, service units, system improvement costs, formula, and analyses for Parks & Recreation development impact fees, and the capital improvement plan (CIP) for Parks & Recreation facility system improvements set out in *Development Impact Fee Study* prepared by Tischler Bice, dated March 31, 2021 (hereinafter "Parks & Recreation development impact fee study"). The Parks & Recreation development impact fee study sets forth a reasonable level of service standard, land use assumptions, methodologies, service units, system improvement costs, and formulas for determining the impacts of new development on Parks & Recreation facility system improvement needs.

SECTION IV. IMPOSITION OF PARKS & RECREATION IMPACT FEES.

A. The Parks & Recreation development impact fee shall be imposed on all new development in the Parks & Recreation Service Area, unless the development is exempted, or an exception or waiver is granted pursuant to the Code of Ordinances, Lancaster County, South Carolina ("County Code"), Section 17-9 of the County Code.

B. The Parks & Recreation development impact fee shall be paid prior to issuance of a

building permit, or if a building permit is not required, prior to construction of the dwelling unit, or prior to issuance of a development permit for the dwelling unit, as appropriate.

SECTION V. PARKS & RECREATION DEVELOPMENT IMPACT FEE SCHEDULE.

A. Pursuant to this Ordinance and in accordance with the impact fee procedures in Chapter 17 of the County Code, the State Development Impact Fee Act, and the Parks & Recreation development impact fee study and CIP, Parks & Recreation impact development fees shall be imposed in the Parks & Recreation Service Area.

B. The following general procedure shall be followed upon receipt of an application for a building permit for new development:

(1) For residential development, identify the type of housing development and number of dwelling units, and then calculate the fee based on the Residential Parks & Recreation Development Impact Fee Schedule;

i. Residential Parks & Recreation Development Impact Fee Schedule

Development Type	Parks & Recreation
Residential (per housing unit)	
Single Family Detached	$784
Single Family Attached	$666
Multifamily	$557

Development Impact Fee Schedule Annual Update. 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 CIP dated March 16, 2021. The fee schedule shall be adjusted using the Construction Cost Index calculated by the Engineering New 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.

SECTION VI. INDIVIDUAL ASSESSMENT OF DEVELOPMENT IMPACT.

A. In-lieu of calculating the Parks & Recreation development impact fees by reference to the fee schedule, a feepayer may request that the amount of the required Parks & Recreation development impact fees be determined by reference to an Individual Assessment of Development Impact for the proposed development.

B. If a feepayer requests the use of an Individual Assessment of Development Impact, the feepayer shall be responsible for retaining a qualified professional to prepare the Individual Assessment of Development Impact that complies with the requirements of this section, at the feepayer's expense.

C. Each Individual Assessment of Development Impact shall be based on the level of service standard and the same system improvement costs for Parks & Recreation facility system improvements used in the Parks & Recreation development impact fee study and CIP, shall use the formula for calculating the development impact fee used in the Parks & Recreation development impact fee study and CIP, and shall document the relevant methodologies and assumptions used (no adjustments in the assumption of credits shall be made). The burden shall be on the feepayer requesting the Individual Assessment of Development Impact to demonstrate by competent evidence that the data and assumptions used in the Parks & Recreation development impact fee study and CIP and reflected in the Parks & Recreation Development Impact Fee Schedule, is less accurate than the results of the Individual Assessment of Development Impact.

D. Each Individual Assessment of Development Impact shall be submitted to the Director or a designee, and may be accepted, rejected, or accepted with modifications by the Director or a designee as the basis for calculating Parks & Recreation development impact fees. If an Individual Assessment of Development Impact is accepted or accepted with modifications by the Director or a designee as a more accurate measure of the demand for Parks & Recreation facility system improvements created by the proposed new development than the applicable fees in the Parks & Recreation Development Impact Fee Schedule, then the development impact fees due under this Ordinance shall be calculated according to such assessment.

SECTION VII. CREDITS

A. Any developer/feepayer obligated pay a Parks & Recreation development impact fee under this section may apply for credit against Parks & Recreation development impact fees otherwise due, up to but not to exceed the full obligation for the fees proposed to be paid pursuant to the provisions of this Ordinance for any contribution or construction for Parks & Recreation facility system improvements that are accepted by the County Council for Parks & Recreation facility systems improvements identified in the CIP.

C. Valuation of Credits

(1) Credit for land dedication for Parks & Recreation facility system improvements, at the feepayer' s option, shall be valued at either (a) 100 percent of the most recent assessed value for such land as shown in the records of the County Assessor, or (b) the fair market value of the land established by a private appraiser acceptable to the County Council in an appraisal paid for by the feepayer.

(2) Credit for construction of a Parks & Recreation facility buildings shall be valued by the County Council based on construction costs estimates submitted by the feepayer. The County Council shall determine the amount of credit due based on the information submitted, or, if it determines the information is inaccurate or unreliable, then on alternative engineering or construction costs acceptable to the County Council.

(3) Credit for contributions for Parks & Recreation facility system improvements shall be based on the value of the contribution at the time it is made by the feepayer.

D. When Credits Become Effective

(1) Credits for land dedication for Parks & Recreation facility system improvements shall

become effective after the credit is approved by County Council pursuant to this section, and a Credit Agreement/Development Agreement is entered into, and (a) the land has been conveyed to the County in a form established by the County at no cost to the County, and (b) the dedication of land has been accepted by the County.

(2) Credits for construction of Parks & Recreation facility buildings shall become effective after the credit is approved by County Council pursuant to this section, (a) a Credit Agreement/Development Agreement is entered into, (b) a suitable maintenance and warranty bond has been received and approved by the County Council, and (c) all design, construction, inspection, testing, bonding, and acceptance procedures have been completed in compliance with all applicable County requirements.

(3) Credits for contributions shall become effective after the contribution is approved by the County Council pursuant to this section, and the contribution is provided to and accepted by the County Council.

(4) Credits for dedication of land, construction, or contributions for Parks & Recreation facility system improvements shall be transferable within the same development for Parks & Recreation development impact fee purposes, but shall not be transferable outside the development or used as credit against fees for other public facilities. Credit may be transferred pursuant to these terms and conditions by any written instrument that clearly identifies which credits issued under this section are to be transferred. The instrument shall be signed by both the transferor and transferee, and the document shall be delivered to the County Council for registration.

(5) The total amount of the credit shall not exceed the amount of the Parks & Recreation development impact fees due and payable for the project.

(6) If the offer for credit is approved, a Credit Agreement/Development Agreement shall be prepared and signed by the applicant and the County Council. The Credit Agreement/Development Agreement shall specifically outline the contribution or construction of buildings for Parks & Recreation facility system improvements, the time by which they shall be completed or dedicated, and any extensions thereof, and the value (in dollars) of the credit against the Parks & Recreation development impact fees the feepayer shall receive for the contribution or construction of Parks & Recreation buildings.

(7) The County Council may enter into a Capital Contribution Front-Ending Agreement with any developer/feepayer who proposes to construct Parks & Recreation facility system improvements in the CIP, to the extent the fair market value of the construction of those Parks & Recreation facility system improvements exceed the obligation to pay Parks & Recreation development impact fees for which a credit is provided pursuant to this section. The Capital Contribution Front-Ending Agreement shall provide proportionate and fair share reimbursement linked to new growth and development's use of the Parks & Recreation facility system improvements constructed.

SECTION VIII. TRUST FUND FOR PARKS & RECREATION DEVELOPMENT IMPACT FEES.

The County hereby establish segregated Parks & Recreation Development Impact Fee Trust Fund Account. All Parks & Recreation development impact fees collected by the County shall be placed in their respective Trust Fund Account. Each Trust Account shall be an interest-bearing account and all interest earned and accruing to the account shall become

funds of the account subject to the same limitations and restrictions on use and expenditure of funds that are applicable to Parks & Recreation development impact fee funds.

SECTION IX. EXPENDITURE OF FEES FOR SYSTEM IMPROVEMENTS.

Parks & Recreation development impact fee funds shall be used by the County in accordance with the development impact fee procedures in Chapter 17 of the County Code, solely and exclusively for Parks & Recreation facility system improvements as set forth in the Parks & Recreation development impact fee study and CIP. System improvements generally include the following: buildings that expand the capacity of the Parks & Recreation system.

SECTION X. DEVELOPER RIGHTS.

The developer, pursuant to the State Development Impact Fee Act and the county impact fee procedures in Chapter 17 of the County Code, shall have the following rights, any or all of which may be exercised only in accordance with the impact fee procedures in Section 17-8 of the County Code.

A. Administrative Appeal. The developer/applicant may file an administrative appeal with the County Administrator with respect to a County decision related to the imposition, calculation, collection, processing, or expenditure of a Parks & Recreation development impact fee at any time; provided, however, that such appeal must comply with the provisions and requirements the County impact fee procedure in Section 17-7 of the County Code. If the appeal follows payment of the development impact fee, it must be made within 30 days of the date of fee payment. The filing of an appeal will immediately halt the impact fee process, unless the developer/applicant posts a bond or submits an irrevocable letter of credit for the full amount of development fees as calculated by the County.

B. Payment under Protest. The developer/applicant may pay the County-calculated Parks & Recreation development impact fees under protest, pursuant to the County impact fee procedures as set forth in Section 17-7 of the County Code. Payment under protest does not preclude the developer/applicant from filing an administrative appeal, from requesting a refund, or from posting a bond or submitting an irrevocable letter of credit for the amount of the development impact fee due, all as set forth in the impact fee procedures as set forth in Section 17-7 of the County Code.

C. Mediation. The developer/applicant may request mediation by a qualified independent party, but only upon voluntary agreement by both the developer/applicant (feepayer) as well as the County and only to address a disagreement related to the Parks & Recreation development impact fees, as calculated by the County, for the proposed development. Neither request for, nor participation in, mediation shall preclude the developer/applicant (feepayer) from pursuing other developer rights and/or remedies, as set forth in this Ordinance, the County impact fee procedures in Section 17-7 of the County Code, or other remedies available by law.

SECTION XI. COUNTY REMEDIES.

A. The County pursuant the State Development Impact Fee Act and the County Development Impact Fee Procedures Chapter 17 of the County Code, to the extent authorized pursuant to the intergovernmental agreements entered into with the County pursuant to this Ordinance, shall have all of the following remedies, which may be exercised

individually or collectively, but only in accordance with the impact fee procedures in Section 17-8 of the County Code;

(1) Interest and Penalties. The County may, in its discretion, add reasonable interest and penalties for nonpayment or late payment to the amount of the calculated Parks & Recreation development impact fees due, pursuant to the impact fee procedures in Section 17-8 of the County Code.

(2) Withholding Building or Development Permit or Development Approval or Certificate of Occupancy. The County may withhold a certificate of occupancy, a building or development permit, or development approval, as may be applicable, until full and complete payment has been made by the developer/applicant of the Parks & Recreation development impact fees due.

(3) Lien. The County may impose a lien on the developer's property, pursuant to the impact fee procedures in Section 17-8 of the County Code, for failure of the developer/applicant to timely pay the required Parks & Recreation development impact fees in full.

B. The County may pursue any one or all of the remedies described in subsection A of this section, at its discretion. The failure to pursue any remedy or remedies, at any time, shall not be deemed to be a waiver of County rights to pursue any remedy or remedies at such other time as may be deemed appropriate.

SECTION XII. INTERGOVERNMENTAL AGREEMENTS.

Prior to imposition of the Parks & Recreation development impact fee pursuant to this Ordinance, the County shall enter into intergovernmental agreements with the participating municipalities, which intergovernmental agreements shall:

A. Specify the reasonable share of funding of joint system improvements for Parks & Recreation facility system improvements by each governmental unit; and

B. Provide for the collection of the Parks & Recreation development impact fee by the municipality within its corporate limits and by the County within the unincorporated County; and

C. Provide for the timely transfer of Parks & Recreation development impact fee funds from the municipality to the County; and

D. Provide for the timely expenditure of the Parks & Recreation development impact fee funds by the County in accordance with the CIP.

SECTION XIII. TERMINATION OF THE PARKS & RECREATION IMPACT FEES.

The Parks & Recreation development impact fees shall terminate upon the completion/conclusion/purchase of all the Parks & Recreation development impact fee-funded facility system improvements as set forth in the CIP unless:

A. The County adopts a CIP for a subsequent time; or

B. The County adopts an updated Parks & Recreation development impact fee pursuant to the substantive and procedural requirements of the State Development Impact Fee Act.

SECTION XIV. LIBERAL CONSTRUCTION.

The provisions of this Ordinance shall be liberally construed to effectively carry out it purposes in the interest of furthering, promoting, and protecting the public health, safety, and welfare.

SECTION XV. CONFLICT

To the extent of any conflict between other County ordinances and these Procedures, these Procedures shall be deemed to be controlling; provided, however, that these Procedures are not intended to amend or repeal any existing County ordinance, resolution, or regulation.

SECTION XVI. SEVERABILITY.

A. If any section, subsection, sentence, clause, phrase, or portion of these Procedures is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such section, subsection, sentence, clause, phrase, or portion of these Procedures shall be deemed to be a separate, distinct and independent provision and such holding shall not affect the validity of the remaining provisions of these Procedures nor impair or nullify the remainder of such Procedures which shall continue in full force and effect.

B. If the application of any provision of these Procedures to any new development is declared to be invalid by a decision of any court of competent jurisdiction, the intent of the County Council is that such decision shall be limited to the specific new development immediately involved in the controversy, action, or proceeding in which such decision of invalidity was rendered. Such decision shall not affect, impair, or nullify these Procedures as a whole or the application of any provision of these Procedures to any other new development.

SECTION XVII. EFFECTIVE DATE

A. The Ordinance shall become effective on October 1, 2021.

B. If a development project has achieved the following development approval milestones prior to the effective date of this Ordinance, the development project is not subject to a development impact fee:

Single family residential projects: preliminary plat approval

Multifamily/nonresidential projects: civil construction plan approval

ADOPTED this _____day of _____, 2021

COUNTY COUNCIL OF
LANCASTER COUNTY

By:_____
Steve Harper, Chairman

By:_____
Billy Mosteller, Secretary

ATTEST:

_____
Sherrie Simpson, Clerk to Council

Approved as to form:

_____
John K. DuBose, III, County Attorney

First Reading:	March 22, 2021
Second Reading	April 12, 2021
Third and Final Reading	April 26, 2021 (tentative)
Public Hearing	April 26, 2021 (tentative)

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ORDINANCE NO. 2021-1725

AN ORDINANCE

OF THE COUNTY COUNCIL OF LANCASTER COUNTY, SOUTH CAROLINA ("COUNCIL") ESTABLISHING AND ADOPTING A PARKS & RECREATION DEVELOPMENT IMPACT FEE ("IMPACT FEE") TO BE IMPOSED ON ALL NEW DEVELOPMENT IN THE GREATER PANHANDLE REGION OF LANCASTER COUNTY; TO ENSURE THAT PARKS & RECREATION FACILITIES WILL BE AVAILABLE AND ADEQUATE TO ACCOMMODATE THE NEED EXPECTED TO BE GENERATED FROM NEW DEVELOPMENT IN THE GREATER PANHANDLE REGION OF LANCASTER COUNTY BASED ON THE COUNTY'S LEVEL OF SERVICE STANDARDS FOR PARKS & RECREATION FACILITIES AND CAPITAL IMPROVEMENTS PLAN (CIP), AND TO ASSIGN THE COSTS OF SUCH PARKS & RECREATION FACILITIES ON A PROPORTIONATE SHARE BASIS TO NEW DEVELOPMENT.

The County Council finds and determines that:

WHEREAS, Lancaster County ("County") has experienced population growth in the Greater Panhandle area and projections indicate that population growth and development will continue at a reasonable rate into the future; and

WHEREAS, the County has experienced impacts on public facilities resulting from this growth and development; and

WHEREAS, growth and development estimates for the County over the next 10 years indicate there will be a need for additional Parks & Recreation facility system improvements (park land, park improvements, and recreation centers) due to the growth and development; and

WHEREAS, the County has defined a level of service standard for Parks & Recreation facilities (park land, park improvements, and recreation centers); and

WHEREAS, this defined level of service standard and the projected population growth within the Greater Panhandle region results in an identified need for Parks & Recreation facility system improvement needs over the next 10 years as set forth in the capital improvement plan (CIP); and

WHEREAS, the cost of these Parks & Recreation facility system improvement needs as identified in the CIP is significant and expensive; and

WHEREAS, if property taxes, or bonds (backed only by property taxes) are used to finance the new Parks & Recreation facility system improvements (park land, park improvements, and recreation centers) needed to accommodate the demand generated by new development in the Greater Panhandle region of the County, these taxes would be paid largely by existing residents and businesses that have already paid for much of the Parks & Recreation facility system improvements they utilize; and

WHEREAS, County Council finds that it is fair and equitable for new development in the Greater Panhandle region of the County to fund new Parks & Recreation facility system improvements, in part, through a proportionate share Parks & Recreation development impact fee; and

WHEREAS, County Council finds the Parks & Recreation development impact fee will be imposed uniformly on all similar residential use types; and

WHEREAS, County Council having given consideration to the provision and financing of Parks & Recreation facility system improvements necessary to maintain levels of service, hereby finds and declares that the establishment and adoption of Parks & Recreation development impact fee to imposed on new development is necessary and desired, that the fee is proportionate and the fee is based on a CIP that sets forth the Parks & Recreation facility system improvements needed to maintain levels of service for Parks & Recreation facilities to accommodate new development in the Greater Panhandle region of the County; and

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

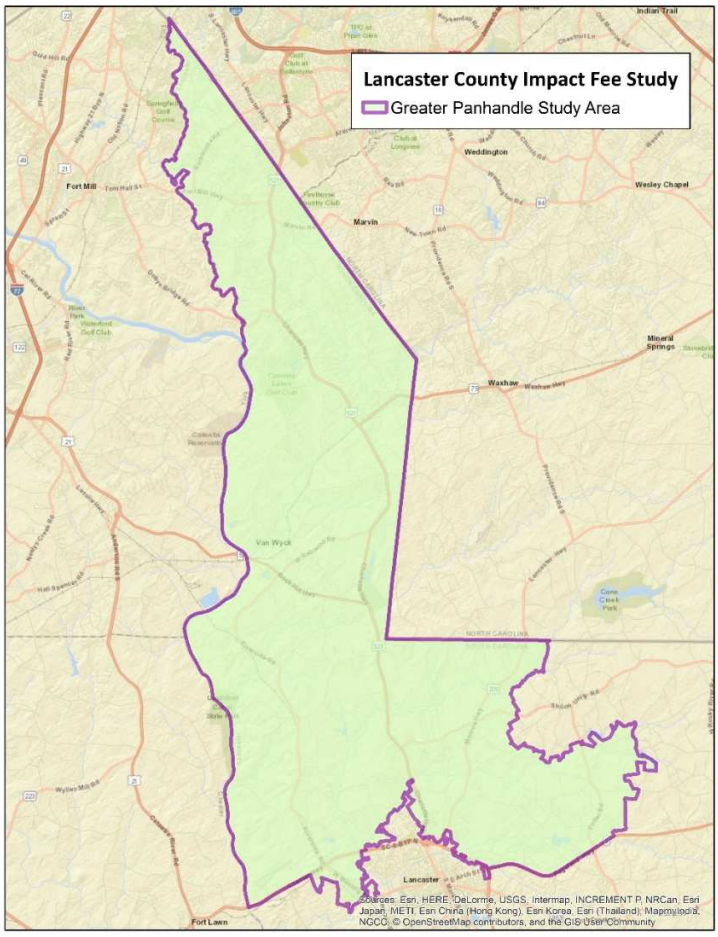
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SECTION II. ESTABLISHMENT OF SERVICE AREA.

There is one service area for Parks & Recreation development impact fees. The service area includes the entire Greater Panhandle and is known as the "Parks & Recreation Service Area".

A. Map of Parks & Recreation Service Area



SECTION III. INCORPORATION OF SUPPORT STUDY.

The County relies on the level of service standard, land use assumptions, methodologies, service units, system improvement costs, formula, and analyses for Parks & Recreation development impact fees, and the capital improvement plan (CIP) for Parks & Recreation facility system improvements set out in *Development Impact Fee Study* prepared by Tischler Bice, dated June 23, 2021 (hereinafter "Parks & Recreation development impact fee study"). The Parks & Recreation development impact fee study sets forth a reasonable level of service standard, land use assumptions, methodologies, service units, system improvement costs, and formulas for determining the impacts of new development on Parks & Recreation facility system improvement needs.

SECTION IV. IMPOSITION OF PARKS & RECREATION IMPACT FEES.

A. The Parks & Recreation development impact fee shall be imposed on all new development in the Parks & Recreation Service Area, unless the development is exempted, or an exception or waiver is granted pursuant to the Code of Ordinances, Lancaster County, South Carolina ("County Code"), Section 17-9 of the County Code.

B. The Parks & Recreation development impact fee shall be paid prior to issuance of a

building permit, or if a building permit is not required, prior to construction of the dwelling unit, or prior to issuance of a development permit for the dwelling unit, as appropriate.

SECTION V. PARKS & RECREATION DEVELOPMENT IMPACT FEE SCHEDULE.

A. Pursuant to this Ordinance and in accordance with the impact fee procedures in Chapter 17 of the County Code, the State Development Impact Fee Act, and the Parks & Recreation development impact fee study and CIP, Parks & Recreation impact development fees shall be imposed in the Parks & Recreation Service Area.

B. The following general procedure shall be followed upon receipt of an application for a building permit for new development:

(1) For residential development, identify the type of housing development and number of dwelling units, and then calculate the fee based on the Residential Parks & Recreation Development Impact Fee Schedule;

i. Residential Parks & Recreation Development Impact Fee Schedule

Development Type	Parks & Recreation
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Multifamily	$557

Development Impact Fee Schedule Annual Update. 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 CIP dated July 19, 2021. The fee schedule shall be adjusted using the Construction Cost Index calculated by the Engineering New 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.

SECTION VI. INDIVIDUAL ASSESSMENT OF DEVELOPMENT IMPACT.

A. In-lieu of calculating the Parks & Recreation development impact fees by reference to the fee schedule, a feepayer may request that the amount of the required Parks & Recreation development impact fees be determined by reference to an Individual Assessment of Development Impact for the proposed development.

B. If a feepayer requests the use of an Individual Assessment of Development Impact, the feepayer shall be responsible for retaining a qualified professional to prepare the Individual Assessment of Development Impact that complies with the requirements of this section, at the feepayer's expense.

C. Each Individual Assessment of Development Impact shall be based on the level of service standard and the same system improvement costs for Parks & Recreation facility system improvements used in the Parks & Recreation development impact fee study and CIP, shall use the formula for calculating the development impact fee used in the Parks & Recreation development impact fee study and CIP, and shall document the relevant methodologies and assumptions used (no adjustments in the assumption of credits shall be made). The burden shall be on the feepayer requesting the Individual Assessment of Development Impact to demonstrate by competent evidence that the data and assumptions used in the Parks & Recreation development impact fee study and CIP and reflected in the Parks & Recreation Development Impact Fee Schedule, is less accurate than the results of the Individual Assessment of Development Impact.

D. Each Individual Assessment of Development Impact shall be submitted to the Director or a designee, and may be accepted, rejected, or accepted with modifications by the Director or a designee as the basis for calculating Parks & Recreation development impact fees. If an Individual Assessment of Development Impact is accepted or accepted with modifications by the Director or a designee as a more accurate measure of the demand for Parks & Recreation facility system improvements created by the proposed new development than the applicable fees in the Parks & Recreation Development Impact Fee Schedule, then the development impact fees due under this Ordinance shall be calculated according to such assessment.

SECTION VII. CREDITS

A. Any developer/feepayer obligated pay a Parks & Recreation development impact fee under this section may apply for credit against Parks & Recreation development impact fees otherwise due, up to but not to exceed the full obligation for the fees proposed to be paid pursuant to the provisions of this Ordinance for any contribution or construction for Parks & Recreation facility system improvements that are accepted by the County Council for Parks & Recreation facility systems improvements identified in the CIP.

C. Valuation of Credits

(1) Credit for land dedication for Parks & Recreation facility system improvements, at the feepayer' s option, shall be valued at either (a) 100 percent of the most recent assessed value for such land as shown in the records of the County Assessor, or (b) the fair market value of the land established by a private appraiser acceptable to the County Council in an appraisal paid for by the feepayer.

(2) Credit for construction of a Parks & Recreation facility buildings shall be valued by the County Council based on construction costs estimates submitted by the feepayer. The County Council shall determine the amount of credit due based on the information submitted, or, if it determines the information is inaccurate or unreliable, then on alternative engineering or construction costs acceptable to the County Council.

(3) Credit for contributions for Parks & Recreation facility system improvements shall be based on the value of the contribution at the time it is made by the feepayer.

D. When Credits Become Effective

(1) Credits for land dedication for Parks & Recreation facility system improvements shall

become effective after the credit is approved by County Council pursuant to this section, and a Credit Agreement/Development Agreement is entered into, and (a) the land has been conveyed to the County in a form established by the County at no cost to the County, and (b) the dedication of land has been accepted by the County.

(2) Credits for construction of Parks & Recreation facility buildings shall become effective after the credit is approved by County Council pursuant to this section, (a) a Credit Agreement/Development Agreement is entered into, (b) a suitable maintenance and warranty bond has been received and approved by the County Council, and (c) all design, construction, inspection, testing, bonding, and acceptance procedures have been completed in compliance with all applicable County requirements.

(3) Credits for contributions shall become effective after the contribution is approved by the County Council pursuant to this section, and the contribution is provided to and accepted by the County Council.

(4) Credits for dedication of land, construction, or contributions for Parks & Recreation facility system improvements shall be transferable within the same development for Parks & Recreation development impact fee purposes, but shall not be transferable outside the development or used as credit against fees for other public facilities. Credit may be transferred pursuant to these terms and conditions by any written instrument that clearly identifies which credits issued under this section are to be transferred. The instrument shall be signed by both the transferor and transferee, and the document shall be delivered to the County Council for registration.

(5) The total amount of the credit shall not exceed the amount of the Parks & Recreation development impact fees due and payable for the project.

(6) If the offer for credit is approved, a Credit Agreement/Development Agreement shall be prepared and signed by the applicant and the County Council. The Credit Agreement/Development Agreement shall specifically outline the contribution or construction of buildings for Parks & Recreation facility system improvements, the time by which they shall be completed or dedicated, and any extensions thereof, and the value (in dollars) of the credit against the Parks & Recreation development impact fees the feepayer shall receive for the contribution or construction of Parks & Recreation buildings.

(7) The County Council may enter into a Capital Contribution Front-Ending Agreement with any developer/feepayer who proposes to construct Parks & Recreation facility system improvements in the CIP, to the extent the fair market value of the construction of those Parks & Recreation facility system improvements exceed the obligation to pay Parks & Recreation development impact fees for which a credit is provided pursuant to this section. The Capital Contribution Front-Ending Agreement shall provide proportionate and fair share reimbursement linked to new growth and development's use of the Parks & Recreation facility system improvements constructed.

SECTION VIII. TRUST FUND FOR PARKS & RECREATION DEVELOPMENT IMPACT FEES.

The County hereby establish segregated Parks & Recreation Development Impact Fee Trust Fund Account. All Parks & Recreation development impact fees collected by the County shall be placed in their respective Trust Fund Account. Each Trust Account shall be an interest-bearing account and all interest earned and accruing to the account shall become funds of the account subject to the same limitations and restrictions on use and expenditure

of funds that are applicable to Parks & Recreation development impact fee funds.

SECTION IX. EXPENDITURE OF FEES FOR SYSTEM IMPROVEMENTS.

Parks & Recreation development impact fee funds shall be used by the County in accordance with the development impact fee procedures in Chapter 17 of the County Code, solely and exclusively for Parks & Recreation facility system improvements as set forth in the Parks & Recreation development impact fee study and CIP. System improvements generally include the following: buildings that expand the capacity of the Parks & Recreation system.

SECTION X. DEVELOPER RIGHTS.

The developer, pursuant to the State Development Impact Fee Act and the county impact fee procedures in Chapter 17 of the County Code, shall have the following rights, any or all of which may be exercised only in accordance with the impact fee procedures in Section 17-8 of the County Code.

A. Administrative Appeal. The developer/applicant may file an administrative appeal with the County Administrator with respect to a County decision related to the imposition, calculation, collection, processing, or expenditure of a Parks & Recreation development impact fee at any time; provided, however, that such appeal must comply with the provisions and requirements the County impact fee procedure in Section 17-7 of the County Code. If the appeal follows payment of the development impact fee, it must be made within 30 days of the date of fee payment. The filing of an appeal will immediately halt the impact fee process, unless the developer/applicant posts a bond or submits an irrevocable letter of credit for the full amount of development fees as calculated by the County.

B. Payment under Protest. The developer/applicant may pay the County-calculated Parks & Recreation development impact fees under protest, pursuant to the County impact fee procedures as set forth in Section 17-7 of the County Code. Payment under protest does not preclude the developer/applicant from filing an administrative appeal, from requesting a refund, or from posting a bond or submitting an irrevocable letter of credit for the amount of the development impact fee due, all as set forth in the impact fee procedures as set forth in Section 17-7 of the County Code.

C. Mediation. The developer/applicant may request mediation by a qualified independent party, but only upon voluntary agreement by both the developer/applicant (feepayer) as well as the County and only to address a disagreement related to the Parks & Recreation development impact fees, as calculated by the County, for the proposed development. Neither request for, nor participation in, mediation shall preclude the developer/applicant (feepayer) from pursuing other developer rights and/or remedies, as set forth in this Ordinance, the County impact fee procedures in Section 17-7 of the County Code, or other remedies available by law.

SECTION XI. COUNTY REMEDIES.

A. The County pursuant the State Development Impact Fee Act and the County Development Impact Fee Procedures Chapter 17 of the County Code, to the extent authorized pursuant to the intergovernmental agreements entered into with the County pursuant to this Ordinance, shall have all of the following remedies, which may be exercised individually or collectively, but only in accordance with the impact fee procedures in Section

17-8of the County Code;

(1) Interest and Penalties. The County may, in its discretion, add reasonable interest and penalties for nonpayment or late payment to the amount of the calculated Parks & Recreation development impact fees due, pursuant to the impact fee procedures in Section 17-8 of the County Code.

(2) Withholding Building or Development Permit or Development Approval or Certificate of Occupancy. The County may withhold a certificate of occupancy, a building or development permit, or development approval, as may be applicable, until full and complete payment has been made by the developer/applicant of the Parks & Recreation development impact fees due.

(3) Lien. The County may impose a lien on the developer's property, pursuant to the impact fee procedures in Section 17-8 of the County Code, for failure of the developer/applicant to timely pay the required Parks & Recreation development impact fees in full.

B. The County may pursue any one or all of the remedies described in subsection A of this section, at its discretion. The failure to pursue any remedy or remedies, at any time, shall not be deemed to be a waiver of County rights to pursue any remedy or remedies at such other time as may be deemed appropriate.

SECTION XII. INTERGOVERNMENTAL AGREEMENTS.

Prior to imposition of the Parks & Recreation development impact fee pursuant to this Ordinance, the County shall enter into intergovernmental agreements with the participating municipalities, which intergovernmental agreements shall:

A. Specify the reasonable share of funding of joint system improvements for Parks & Recreation facility system improvements by each governmental unit; and

B. Provide for the collection of the Parks & Recreation development impact fee by the municipality within its corporate limits and by the County within the unincorporated County; and

C. Provide for the timely transfer of Parks & Recreation development impact fee funds from the municipality to the County; and

D. Provide for the timely expenditure of the Parks & Recreation development impact fee funds by the County in accordance with the CIP.

SECTION XIII. TERMINATION OF THE PARKS & RECREATION IMPACT FEES.

The Parks & Recreation development impact fees shall terminate upon the completion/conclusion/purchase of all the Parks & Recreation development impact fee-funded facility system improvements as set forth in the CIP unless:

A. The County adopts a CIP for a subsequent time; or

B. The County adopts an updated Parks & Recreation development impact fee pursuant to

the substantive and procedural requirements of the State Development Impact Fee Act.

SECTION XIV. LIBERAL CONSTRUCTION.

The provisions of this Ordinance shall be liberally construed to effectively carry out it purposes in the interest of furthering, promoting, and protecting the public health, safety, and welfare.

SECTION XV. CONFLICT

To the extent of any conflict between other County ordinances and these Procedures, these Procedures shall be deemed to be controlling; provided, however, that these Procedures are not intended to amend or repeal any existing County ordinance, resolution, or regulation.

SECTION XVI. SEVERABILITY.

A. If any section, subsection, sentence, clause, phrase, or portion of these Procedures is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such section, subsection, sentence, clause, phrase, or portion of these Procedures shall be deemed to be a separate, distinct and independent provision and such holding shall not affect the validity of the remaining provisions of these Procedures nor impair or nullify the remainder of such Procedures which shall continue in full force and effect.

B. If the application of any provision of these Procedures to any new development is declared to be invalid by a decision of any court of competent jurisdiction, the intent of the County Council is that such decision shall be limited to the specific new development immediately involved in the controversy, action, or proceeding in which such decision of invalidity was rendered. Such decision shall not affect, impair, or nullify these Procedures as a whole or the application of any provision of these Procedures to any other new development.

SECTION XVII. EFFECTIVE DATE

A. The Ordinance shall become effective on October 1, 2021.

B. If a development project has received approval of a site-specific development plan, as defined in S.C. Code Ann. §6-29-1520, prior to the effective date of this Ordinance, the development project is not subject to the development impact fee.

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ADOPTED this _____day of _____, 2021

COUNTY COUNCIL OF
LANCASTER COUNTY

By:_____
Steve Harper, Chairman

By:_____
Billy Mosteller, Secretary

ATTEST:

_____
Sherrie Simpson, Clerk to Council

Approved as to form:

_____
John K. DuBose, III, County Attorney

First Reading:	March 22, 2021
Second Reading	April 12, 2021
Third and Final Reading	July 19, 2021
Public Hearing	June 28, 2021

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2021-1722
Contact Person / Sponsor: Steve Willis/County Administrator and John DuBose/County Attorney
Department: Attorney
Date Requested to be on Agenda: 7/19/2021

Issue for Consideration:
Whether to impose a Fire Development Impact Fee

Points to Consider:
There is an existing assessment district for the Pleasant Valley Fire District located within the Greater Panhandle Service Area that would receive a credit on the proposed fire impact fees.

On April 22, 2021, County Council provided direction to staff to have the impact fee study amended to utilize a smaller service area for the Fire, EMS, and Sheriff impact fees. As a result of the amended service area the maximum supportable impact fees for Fire, EMS, and Sheriff have changed. The method of calculation for the amended impact fee amounts is set forth in the updated Development Impact Fee Study prepared by TischlerBise and dated May 14, 2021, and the update of the study dated June 23, 2021. The method of calculation and the resulting fees remain unchanged from the materials presented to County Council on June 28, 2021, at 2nd reading of this ordinance.

The proposed residential fire development impact fees are as follows:

Greater Panhandle:

Development Type	Fire
Residential (per housing unit)	
Single Family Detached	$925
Single Family Attached	$785
Multifamily	$657

Pleasant Valley:

Development Type	Fire
Residential (per housing unit)	
Single Family Detached	$759
Single Family Attached	$644
Multifamily	$539

The non-residential fire development impact fees are as follows:

Greater Panhandle

Development Type	Fire
Nonresidential (per 1,000 square feet)	
Retail	$1,478
Office	$502
Industrial	$255
Warehouse	$90
Healthcare	$552
Institutional	$1,005

Pleasant Valley

Development Type	Fire
Nonresidential (per 1,000 square feet)	
Retail	$1,363
Office	$463
Industrial	$236
Warehouse	$83
Healthcare	$509
Institutional	$927

The proposed 3rd reading version contains two minor edits:

1) reference the most recent version of the Development Impact Fee Study prepared by TischlerBise and dated June 23, 2021. That June 23, 2021, updated study version incorporates the development milestone of an approved site-specific development plan and there are no other changes to the study.

2) reference to the updated CIP dated July 19, 2021, with said updated CIP amending the capital projects planned by Lancaster County to conform to the smaller impact fee study area that County Council has elected for the EMS, Fire and Sheriff impact fees.

If the 3rd reading version of the ordinance, which only updates the date references for the final TischlerBise study version and the CIP, meets with approval of County Council a motion to amend the ordinance in the form of the 3rd reading version attached to the agenda package would be appropriate.

Funding and Liability Factors:
Impact fees are proposed to be paid at issuance of a building permit.

Impact fees must be paid within three (3) years of their scheduled expenditure date on a first in first out basis or they must be refunded.

Council Options:
Approve or disapprove imposition of the fire development impact fee.

Recommendation:
Not Applicable.

ATTACHMENTS:

Description	Upload Date	Type

Ordinance 2021-1722 Fire Impact Fee	6/17/2021	Ordinance
Ordinance 2021-1722 proposed 3rd reading version	7/8/2021	Ordinance

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ORDINANCE NO. 2021-1722

AN ORDINANCE

OF THE COUNTY COUNCIL OF LANCASTER COUNTY, SOUTH CAROLINA ("COUNCIL") ESTABLISHING AND ADOPTING A FIRE DEVELOPMENT IMPACT FEE ("IMPACT FEE") TO BE IMPOSED ON ALL NEW DEVELOPMENT IN THE GREATER PANHANDLE REGION OF LANCASTER COUNTY; TO ENSURE THAT FIRE FACILITIES (FIRE STATIONS AND FIRE VEHICLES) WILL BE AVAILABLE AND ADEQUATE TO ACCOMMODATE THE NEED EXPECTED TO BE GENERATED FROM NEW DEVELOPMENT IN THE GREATER PANHANDLE REGION OF LANCASTER COUNTY BASED ON THE COUNTY'S LEVEL OF SERVICE STANDARDS FOR FIRE FACILITIES AND CAPITAL IMPROVEMENTS PLAN (CIP), AND TO ASSIGN THE COSTS OF SUCH FIRE FACILITIES ON A PROPORTIONATE SHARE BASIS TO NEW DEVELOPMENT.

WHEREAS, Lancaster County ("County") has experienced population and employment growth in the Greater Panhandle area and projections indicate that population growth and development will continue at a reasonable rate into the future; and

WHEREAS, the County has experienced impacts on public facilities resulting from this growth and development; and

WHEREAS, growth and development estimates for the County over the next 10 years indicate there will be a need for additional Fire facility system improvements (fire stations and fire vehicles) due to the growth and development; and

WHEREAS, the County has defined a level of service standard for Fire facilities (fire stations and fire vehicles); and

WHEREAS, this defined level of service standard and the projected population and employment growth within the Greater Panhandle region results in an identified need for Fire facility system improvement needs over the next 10 years as set forth in the capital improvement plan (CIP); and

WHEREAS, the cost of these Fire facility system improvement needs as identified in the CIP is significant and expensive; and

WHEREAS, if property taxes, or bonds (backed only by property taxes) are used to finance the new Fire facility system improvements (fire stations and fire vehicles) needed to accommodate the demand generated by new development in the Greater Panhandle region of the County, these taxes would be paid largely by existing residents and businesses that have already paid for much of the Fire facility system improvements they utilize; and

WHEREAS, County Council finds that it is fair and equitable for new development in the Greater Panhandle region of the County to fund new Fire facility system improvements, in part, through a proportionate share Fire development impact fee; and

WHEREAS, County Council finds the Fire development impact fee will be imposed uniformly on all similar residential and nonresidential use types; and

WHEREAS, County Council having given consideration to the provision and financing of Fire facility system improvements necessary to maintain levels of service, hereby finds and declares that the establishment and adoption of Fire development impact fee to imposed on new development is necessary and desired, that the fee is proportionate and the fee is based on a CIP that sets forth the Fire facility system improvements needed to maintain levels of service for Fire facilities to accommodate new development in the Greater Panhandle region of the County; and

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

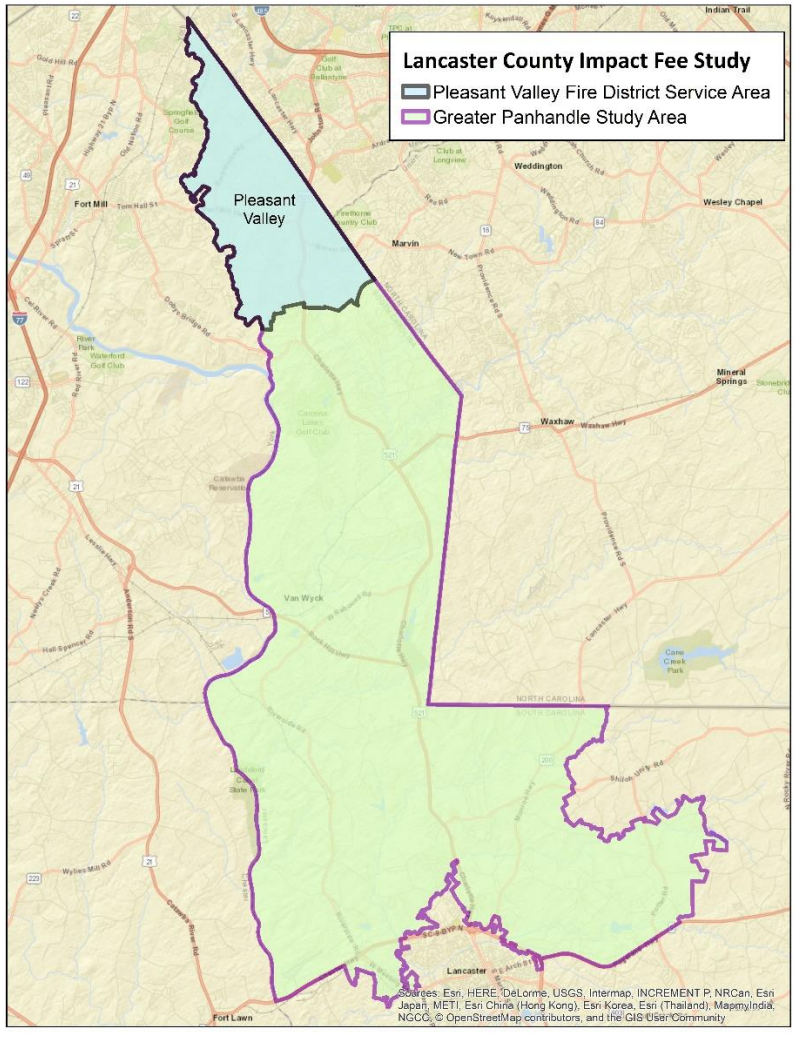
SECTION I. ADOPTION AND IMPOSITION OF FIRE IMPACT FEES.

Pursuant to Ordinance No. 2021-1705 and the Development Impact Fee Procedures in Chapter 17 of the Code of Ordinances, Lancaster County, South Carolina ("County Code"), this Fire development impact fee shall be adopted and imposed on all new development in the Fire Service Area.

SECTION II. ESTABLISHMENT OF SERVICE AREAS.

There are two service areas for Fire development impact fees. The larger service area includes the Greater Panhandle expect for the Pleasant Valley Fire District. The Pleasant Valley Fire District is a second service area as a result of a credit included in the Fire development impact fee to ensure the current property assessment by the fire district does not create a double payment scenario.

A. Map of Fire Service Area



SECTION III. INCORPORATION OF SUPPORT STUDY.

The County relies on the level of service standard, land use assumptions, methodologies, service units, system improvement costs, formula, and analyses for Fire development impact fees, and the capital improvement plan (CIP) for Fire facility system improvements set out in *Development Impact Fee Study* prepared by TischlerBise, dated May 14, 2021 (hereinafter "Fire Development Impact Fee Study"). The Fire development impact fee study sets forth a reasonable level of service standard, land use assumptions, methodologies, service units, system improvement costs, and formulas for determining the impacts of new development on Fire facility system improvement needs.

SECTION IV. IMPOSITION OF FIRE IMPACT FEES.

A. The Fire development impact fee shall be imposed on all new development in the Fire Service Area, unless the development is exempted, or an exception or waiver is granted pursuant to Section 17-9 of the County Code.

A. The Fire development impact fee shall be paid prior to issuance of a building permit, or if a building permit is not required, prior to construction of the dwelling unit, or prior to issuance of a development permit for the dwelling unit, as appropriate.

SECTION V. FIRE DEVELOPMENT IMPACT FEE SCHEDULE.

A. Pursuant to this Ordinance, and in accordance with the Development Impact Fee Procedures Chapter 17 of the County Code, the State Development Impact Fee Act, and the Fire development impact fee study and CIP, Fire impact development fees shall be imposed in the fire service areas.

B. The following general procedure shall be followed upon receipt of an application for a building permit for new development:

(1) For residential development, identify the type of housing development and number of dwelling units, and then calculate the fee based on the Residential Fire Development Impact Fee Schedule;

i. Residential Fire Development Impact Fee Schedule Greater Panhandle Service Area

Development Type	Fire
Residential (per housing unit)	
Single Family Detached	$925
Single Family Attached	$785
Multifamily	$657

ii. Residential Fire Development Impact Fee Schedule Pleasant Valley Fire District

Development Type	Fire
Residential (per housing unit)	
Single Family Detached	$759
Single Family Attached	$644
Multifamily	$539

(2) For nonresidential development, identify the type of nonresidential development and the square feet of the nonresidential development, then calculate the fee based on the Nonresidential Fire Development Impact Fee Schedule;

i. Nonresidential Fire Development Impact Fee Schedule Greater Panhandle Service Area

Development Type	Fire
Nonresidential (per 1,000 square feet)	
Retail	$1,478
Office	$502
Industrial	$255
Warehouse	$90
Healthcare	$552
Institutional	$1,005

ii. Nonresidential Fire Development Impact Fee Schedule Pleasant Valley Fire District

Development Type	Fire
Nonresidential (per 1,000 square feet)	
Retail	$1,363
Office	$463
Industrial	$236
Warehouse	$83
Healthcare	$509
Institutional	$927

C. Development Impact Fee Schedule Annual Update. 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 CIP dated March 16, 2021. The fee schedule shall be adjusted using the Construction Cost Index calculated by the Engineering New 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.

SECTION VI. INDIVIDUAL ASSESSMENT OF DEVELOPMENT IMPACT.

A. In-lieu of calculating the Fire development impact fees by reference to the fee schedule, a feepayer may request that the amount of the required Fire development impact fees be determined by reference to an Individual Assessment of Development Impact for the proposed development.

B. If a feepayer requests the use of an Individual Assessment of Development Impact, the feepayer shall be responsible for retaining a qualified professional to prepare the Individual Assessment of Development Impact that complies with the requirements of this section, at the feepayer's expense.

C. Each Individual Assessment of Development Impact shall be based on the level of service standard and the same system improvement costs for Fire facility system improvements used in the Fire development impact fee study and CIP, shall use the formula for calculating the development impact fee used in the Fire development impact fee study and CIP, and shall document the relevant methodologies and assumptions used (no adjustments in the assumption of credits shall be made). The burden shall be on the feepayer requesting the Individual Assessment of Development Impact to demonstrate by competent evidence that the data and assumptions used in the Fire development impact fee study and CIP and reflected in the Fire Development Impact Fee Schedule, is less accurate than the results of the Individual Assessment of Development Impact.

D. Each Individual Assessment of Development Impact shall be submitted to the Director

or a designee, and may be accepted, rejected, or accepted with modifications by the Director or a designee as the basis for calculating Fire development impact fees. If an Individual Assessment of Development Impact is accepted or accepted with modifications by the Director or a designee as a more accurate measure of the demand for Fire facility system improvements created by the proposed new development than the applicable fees in the Fire Development Impact Fee Schedule, then the development impact fees due under this Ordinance shall be calculated according to such assessment.

SECTION VII. CREDITS

A. Any developer/feepayer obligated pay a Fire development impact fee under this section may apply for credit against Fire development impact fees otherwise due, up to but not to exceed the full obligation for the fees proposed to be paid pursuant to the provisions of this Ordinance for any contribution or construction for Fire facility system improvements that are accepted by the County Council for Fire facility system improvements identified in the CIP.

B. Valuation of Credits

(1) Credit for land dedication for Fire facility system improvements, at the feepayer' s option, shall be valued at either (a) 100 percent of the most recent assessed value for such land as shown in the records of the County Assessor, or (b) the fair market value of the land established by a private appraiser acceptable to the County Council in an appraisal paid for by the feepayer.

(2) Credit for construction of a Fire facility buildings shall be valued by the County Council based on construction costs estimates submitted by the feepayer. The County Council shall determine the amount of credit due based on the information submitted, or, if it determines the information is inaccurate or unreliable, then on alternative engineering or construction costs acceptable to the County Council.

(3) Credit for contributions for Fire facility system improvements shall be based on the value of the contribution at the time it is made by the feepayer.

C. When Credits Become Effective

(1) Credits for land dedication for Fire facility system improvements shall become effective after the credit is approved by County Council pursuant to this section, and a Credit Agreement/Development Agreement is entered into, and (a) the land has been conveyed to the County in a form established by the County at no cost to the County, and (b) the dedication of land has been accepted by the County.

(2) Credits for construction of Fire facility buildings shall become effective after the credit is approved by County Council pursuant to this section, (a) a Credit Agreement/Development Agreement is entered into, (b) a suitable maintenance and warranty bond has been received and approved by the County Council, and (c) all design, construction, inspection, testing, bonding, and acceptance procedures have been completed in compliance with all applicable County requirements.

(3) Credits for contributions shall become effective after the contribution is approved by the County Council pursuant to this section, and the contribution is provided to and accepted by the County Council.

(4) Credits for dedication of land, construction, or contributions for Fire facility system improvements shall be transferable within the same development for Fire development impact fee purposes, but shall not be transferable outside the development or used as credit against fees for other public facilities. Credit may be transferred pursuant to these terms and conditions by any written instrument that clearly identifies which credits issued under this section are to be transferred. The instrument shall be signed by both the transferor and transferee, and the document shall be delivered to the County Council for registration.

(5) The total amount of the credit shall not exceed the amount of the Fire development impact fees due and payable for the project.

(6) If the offer for credit is approved, a Credit Agreement/Development Agreement shall be prepared and signed by the applicant and the County Council. The Credit Agreement/Development Agreement shall specifically outline the contribution or construction of buildings for Fire facility system improvements, the time by which they shall be completed or dedicated, and any extensions thereof, and the value (in dollars) of the credit against the Fire development impact fees the feepayer shall receive for the contribution or construction of Fire buildings.

(7) The County Council may enter into a Capital Contribution Front-Ending Agreement with any developer/feepayer who proposes to construct Fire facility system improvements in the CIP, to the extent the fair market value of the construction of those Fire facility system improvements exceed the obligation to pay Fire development impact fees for which a credit is provided pursuant to this section. The Capital Contribution Front-Ending Agreement shall provide proportionate and fair share reimbursement linked to new growth and development's use of the Fire facility system improvements constructed.

SECTION VIII. TRUST FUND FOR FIRE DEVELOPMENT IMPACT FEES.

The County hereby establish segregated Fire Development Impact Fee Trust Fund Account. All Fire development impact fees collected by the County shall be placed in their respective Trust Fund Account. Each Trust Account shall be an interest-bearing account and all interest earned and accruing to the account shall become funds of the account subject to the same limitations and restrictions on use and expenditure of funds that are applicable to Fire development impact fee funds.

SECTION IX. EXPENDITURE OF FEES FOR SYSTEM IMPROVEMENTS.

Fire development impact fee funds shall be used by the County in accordance with the Development Impact Fee Procedures in Chapter 17 of the County Code, solely and exclusively for Fire facility system improvements as set forth in the Fire development impact fee study and CIP. System improvements generally include the following: buildings and emergency vehicles that expand the capacity of the Fire system.

SECTION X. DEVELOPER RIGHTS.

The developer, pursuant to the State Development Impact Fee Act and the Lancaster County Development Impact Fee Procedures in Chapter 17 of the County Code, shall have the following rights, any or all of which may be exercised only in accordance with the impact fee procedures in Section 17-8 of the County

Code.

A. Administrative Appeal. The developer/applicant may file an administrative appeal with the County Administrator with respect to a County decision related to the imposition, calculation, collection, processing, or expenditure of a Fire development impact fee at any time; provided, however, that such appeal must comply with the provisions and requirements the County impact fee procedure in Section 17-7 of the County Code. If the appeal follows payment of the development impact fee, it must be made within 30 days of the date of fee payment. The filing of an appeal will immediately halt the impact fee process, unless the developer/applicant posts a bond or submits an irrevocable letter of credit for the full amount of development fees as calculated by the County.

B. Payment under Protest. The developer/applicant may pay the County-calculated Fire development impact fees under protest, pursuant to the County impact fee procedures as set forth in Section 17-7 of the County Code. Payment under protest does not preclude the developer/applicant from filing an administrative appeal, from requesting a refund, or from posting a bond or submitting an irrevocable letter of credit for the amount of the development impact fee due, all as set forth in the impact fee procedures as set forth in Section 17-7 of the County Code.

C. Mediation. The developer/applicant may request mediation by a qualified independent party, but only upon voluntary agreement by both the developer/applicant (feepayer) as well as the County and only to address a disagreement related to the Fire development impact fees, as calculated by the County, for the proposed development. Neither request for, nor participation in, mediation shall preclude the developer/applicant (feepayer) from pursuing other developer rights and/or remedies, as set forth in this Ordinance, the County impact fee procedures in Section 17-7 of the County Code, or other remedies available by law.

SECTION XI. COUNTY REMEDIES.

A. The County pursuant the State Development Impact Fee Act and the County Development Impact Fee Procedures Chapter 17 of the County Code, and to the extent authorized pursuant to the intergovernmental agreements entered into with the County pursuant to this Ordinance, shall have all of the following remedies, which may be exercised individually or collectively, but only in accordance with the impact fee procedures in Section 17-8 of the County Code:

(1) Interest and Penalties. The County may, in its discretion, add reasonable interest and penalties for nonpayment or late payment to the amount of the calculated Fire development impact fees due, pursuant to the impact fee procedures in Section 17-8 of the County Code.

(2) Withholding Building or Development Permit or Development Approval or Certificate of Occupancy. The County may withhold a certificate of occupancy, a building or development permit, or development approval, as may be applicable, until full and complete payment has been made by the developer/applicant of the Fire development impact fees due.

(3) Lien. The County may impose a lien on the developer's property, pursuant to the impact fee procedures in Section 17-8 of the County Code, for failure of the developer/applicant to timely pay the required Fire development impact fees in full.

B. The County may pursue any one or all of the remedies described in subsection A of this section, at its discretion. The failure to pursue any remedy or remedies, at any time, shall not be deemed to be a waiver of County rights to pursue any remedy or remedies at such other time as may be deemed appropriate.

SECTION XII. INTERGOVERNMENTAL AGREEMENTS.

Prior to imposition of the Fire development impact fee pursuant to this Ordinance, the County shall enter into intergovernmental agreements with the participating municipalities, which intergovernmental agreements shall:

A. Specify the reasonable share of funding of joint system improvements for Fire facility system improvements by each governmental unit; and

B. Provide for the collection of the Fire development impact fee by the municipality within its corporate limits and by the County within the unincorporated County; and

C. Provide for the timely transfer of Fire development impact fee funds from the municipality to the County; and

D. Provide for the timely expenditure of the Fire development impact fee funds by the County in accordance with the CIP.

SECTION XIII. TERMINATION OF THE FIRE IMPACT FEES.

The Fire development impact fees shall terminate upon the completion/conclusion/purchase of all the Fire development impact fee-funded facility system improvements as set forth in the CIP unless:

A. The County adopts a CIP for a subsequent time; or

B. The County adopts an updated Fire development impact fee pursuant to the substantive and procedural requirements of the State Development Impact Fee Act.

SECTION XIV. LIBERAL CONSTRUCTION.

The provisions of this Ordinance shall be liberally construed to effectively carry out it purposes in

the interest of furthering, promoting, and protecting the public health, safety, and welfare.

SECTION XV. CONFLICT

To the extent of any conflict between other County ordinances and these Procedures, these Procedures shall be deemed to be controlling; provided, however, that these Procedures are not intended to amend or repeal any existing County ordinance, resolution, or regulation.

SECTION XVI. SEVERABILITY.

A. If any section, subsection, sentence, clause, phrase, or portion of these Procedures is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such section, subsection, sentence, clause, phrase, or portion of these Procedures shall be deemed to be a separate, distinct and independent provision and such holding shall not affect the validity of the remaining provisions of these Procedures nor impair or nullify the remainder of such Procedures which shall continue in full force and effect.

B. If the application of any provision of these Procedures to any new development is declared to be invalid by a decision of any court of competent jurisdiction, the intent of the County Council is that such decision shall be limited to the specific new development immediately involved in the controversy, action, or proceeding in which such decision of invalidity was rendered. Such decision shall not affect, impair, or nullify these Procedures as a whole or the application of any provision of these Procedures to any other new development.

SECTION XVII. EFFECTIVE DATE

A. The Ordinance shall become effective on October 1, 2021.

B. If a development project has received approval of a site-specific development plan, as defined in S.C. Code Ann. §6-29-1520, prior to the effective date of this Ordinance, the development project is not subject to the development impact fee.

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ADOPTED this __day of _____, 2021

COUNTY COUNCIL OF LANCASTER COUNTY

By:_____
Steve Harper, Chairman

By:_____
Billy Mosteller, Secretary

ATTEST:

_____
Sherrie Simpson, Clerk to Council

Approved as to form:

_____
John K. DuBose, III, County Attorney

First Reading:	March 22, 2021
Second Reading	June 28, 2021
Third and Final Reading	July 19, 2021 (tentative)
Public Hearing	June 28, 2021

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ORDINANCE NO. 2021-1722

AN ORDINANCE

OF THE COUNTY COUNCIL OF LANCASTER COUNTY, SOUTH CAROLINA ("COUNCIL") ESTABLISHING AND ADOPTING A FIRE DEVELOPMENT IMPACT FEE ("IMPACT FEE") TO BE IMPOSED ON ALL NEW DEVELOPMENT IN THE GREATER PANHANDLE REGION OF LANCASTER COUNTY; TO ENSURE THAT FIRE FACILITIES (FIRE STATIONS AND FIRE VEHICLES) WILL BE AVAILABLE AND ADEQUATE TO ACCOMMODATE THE NEED EXPECTED TO BE GENERATED FROM NEW DEVELOPMENT IN THE GREATER PANHANDLE REGION OF LANCASTER COUNTY BASED ON THE COUNTY'S LEVEL OF SERVICE STANDARDS FOR FIRE FACILITIES AND CAPITAL IMPROVEMENTS PLAN (CIP), AND TO ASSIGN THE COSTS OF SUCH FIRE FACILITIES ON A PROPORTIONATE SHARE BASIS TO NEW DEVELOPMENT.

WHEREAS, Lancaster County ("County") has experienced population and employment growth in the Greater Panhandle area and projections indicate that population growth and development will continue at a reasonable rate into the future; and

WHEREAS, the County has experienced impacts on public facilities resulting from this growth and development; and

WHEREAS, growth and development estimates for the County over the next 10 years indicate there will be a need for additional Fire facility system improvements (fire stations and fire vehicles) due to the growth and development; and

WHEREAS, the County has defined a level of service standard for Fire facilities (fire stations and fire vehicles); and

WHEREAS, this defined level of service standard and the projected population and employment growth within the Greater Panhandle region results in an identified need for Fire facility system improvement needs over the next 10 years as set forth in the capital improvement plan (CIP); and

WHEREAS, the cost of these Fire facility system improvement needs as identified in the CIP is significant and expensive; and

WHEREAS, if property taxes, or bonds (backed only by property taxes) are used to finance the new Fire facility system improvements (fire stations and fire vehicles) needed to accommodate the demand generated by new development in the Greater Panhandle region of the County, these taxes would be paid largely by existing residents and businesses that have already paid for much of the Fire facility system improvements they utilize; and

WHEREAS, County Council finds that it is fair and equitable for new development in the Greater Panhandle region of the County to fund new Fire facility system improvements, in part, through a proportionate share Fire development impact fee; and

WHEREAS, County Council finds the Fire development impact fee will be imposed uniformly on all similar residential and nonresidential use types; and

WHEREAS, County Council having given consideration to the provision and financing of Fire facility system improvements necessary to maintain levels of service, hereby finds and declares that the establishment and adoption of Fire development impact fee to imposed on new development is necessary and desired, that the fee is proportionate and the fee is based on a CIP that sets forth the Fire facility system improvements needed to maintain levels of service for Fire facilities to accommodate new development in the Greater Panhandle region of the County; and

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

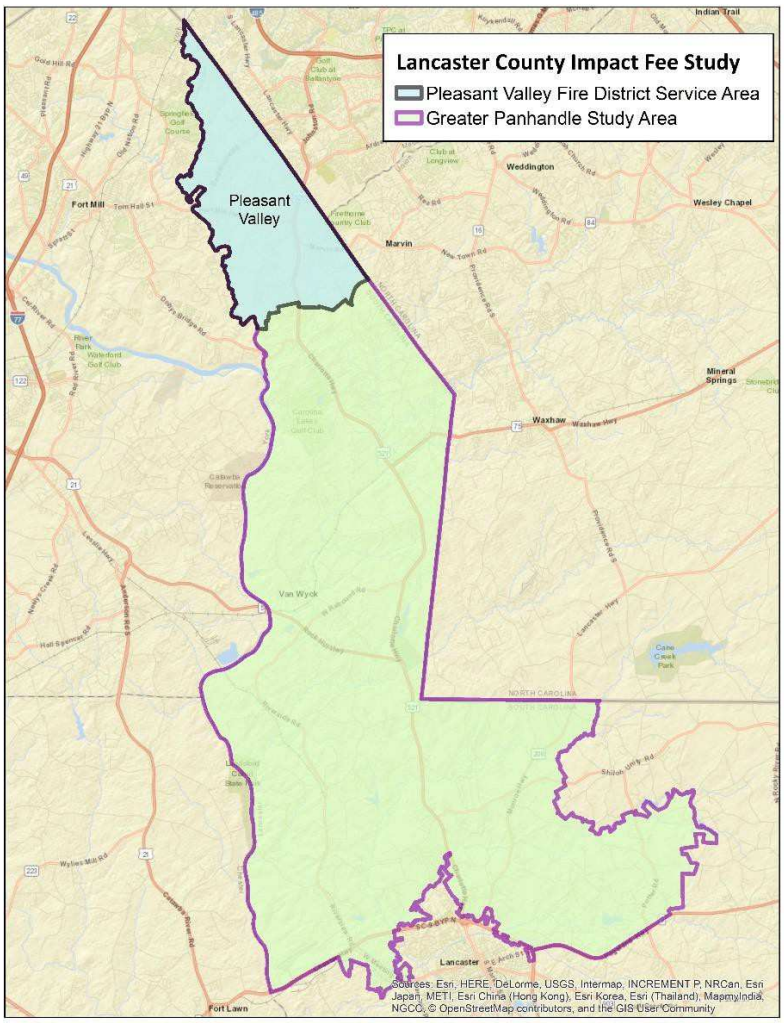
SECTION I. ADOPTION AND IMPOSITION OF FIRE IMPACT FEES.

Pursuant to Ordinance No. 2021-1705 and the Development Impact Fee Procedures in Chapter 17 of the Code of Ordinances, Lancaster County, South Carolina ("County Code"), this Fire development impact fee shall be adopted and imposed on all new development in the Fire Service Area.

SECTION II. ESTABLISHMENT OF SERVICE AREAS.

There are two service areas for Fire development impact fees. The larger service area includes the Greater Panhandle expect for the Pleasant Valley Fire District. The Pleasant Valley Fire District is a second service area as a result of a credit included in the Fire development impact fee to ensure the current property assessment by the fire district does not create a double payment scenario.

A. Map of Fire Service Area



SECTION III. INCORPORATION OF SUPPORT STUDY.

The County relies on the level of service standard, land use assumptions, methodologies, service units, system improvement costs, formula, and analyses for Fire development impact fees, and the capital improvement plan (CIP) for Fire facility system improvements set out in *Development Impact Fee Study* prepared by Tischler Bise, dated June 23, 2021 (hereinafter "Fire Development Impact Fee Study"). The Fire development impact fee study sets forth a reasonable level of service standard, land use assumptions, methodologies, service units, system improvement costs, and formulas for determining the impacts of new development on Fire facility system improvement needs.

SECTION IV. IMPOSITION OF FIRE IMPACT FEES.

A. The Fire development impact fee shall be imposed on all new development in the Fire Service Area, unless the development is exempted, or an exception or waiver is granted pursuant to Section 17-9 of the County Code.

A. The Fire development impact fee shall be paid prior to issuance of a building permit, or if a building permit is not required, prior to construction of the dwelling unit, or prior to issuance of a development permit for the dwelling unit, as appropriate.

SECTION V. FIRE DEVELOPMENT IMPACT FEE SCHEDULE.

A. Pursuant to this Ordinance, and in accordance with the Development Impact Fee Procedures Chapter17 of the County Code, the State Development Impact Fee Act, and the Fire development impact fee study and CIP, Fire impact development fees shall be imposed in the fire service areas.

B. The following general procedure shall be followed upon receipt of an application for a building permit for new development:

(1) For residential development, identify the type of housing development and number of dwelling units, and then calculate the fee based on the Residential Fire Development Impact Fee Schedule;

i. Residential Fire Development Impact Fee Schedule Greater Panhandle Service Area

Development Type	Fire
Residential (per housing unit)	
Single Family Detached	$925
Single Family Attached	$785
Multifamily	$657

ii. Residential Fire Development Impact Fee Schedule Pleasant Valley Fire District

Development Type	Fire
Residential (per housing unit)	
Single Family Detached	$759
Single Family Attached	$644
Multifamily	$539

(2) For nonresidential development, identify the type of nonresidential development and the square feet of the nonresidential development, then calculate the fee based on the Nonresidential Fire Development Impact Fee Schedule;

i. Nonresidential Fire Development Impact Fee Schedule Greater Panhandle Service Area

Development Type	Fire
Nonresidential (per 1,000 square feet)	
Retail	$1,478
Office	$502
Industrial	$255
Warehouse	$90
Healthcare	$552
Institutional	$1,005

ii. Nonresidential Fire Development Impact Fee Schedule Pleasant Valley Fire District

Development Type	Fire
Nonresidential (per 1,000 square feet)	
Retail	$1,363
Office	$463
Industrial	$236
Warehouse	$83
Healthcare	$509
Institutional	$927

C. Development Impact Fee Schedule Annual Update. 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 New 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.

SECTION VI. INDIVIDUAL ASSESSMENT OF DEVELOPMENT IMPACT.

A. In-lieu of calculating the Fire development impact fees by reference to the fee schedule, a feepayer may request that the amount of the required Fire development impact fees be determined by reference to an Individual Assessment of Development Impact for the proposed development.

B. If a feepayer requests the use of an Individual Assessment of Development Impact, the feepayer shall be responsible for retaining a qualified professional to prepare the Individual Assessment of Development Impact that complies with the requirements of this section, at the feepayer's expense.

C. Each Individual Assessment of Development Impact shall be based on the level of service standard and the same system improvement costs for Fire facility system improvements used in the Fire development impact fee study and CIP, shall use the formula for calculating the development impact fee used in the Fire development impact fee study and CIP, and shall document the relevant methodologies and assumptions used (no adjustments in the assumption of credits shall be made). The burden shall be on the feepayer requesting the Individual Assessment of Development Impact to demonstrate by competent evidence that the data and assumptions used in the Fire development impact fee study and CIP and reflected in the Fire Development Impact Fee Schedule, is less accurate than the results of the Individual Assessment of Development Impact.

D. Each Individual Assessment of Development Impact shall be submitted to the Director

or a designee, and may be accepted, rejected, or accepted with modifications by the Director or a designee as the basis for calculating Fire development impact fees. If an Individual Assessment of Development Impact is accepted or accepted with modifications by the Director or a designee as a more accurate measure of the demand for Fire facility system improvements created by the proposed new development than the applicable fees in the Fire Development Impact Fee Schedule, then the development impact fees due under this Ordinance shall be calculated according to such assessment.

SECTION VII. CREDITS

A. Any developer/feepayer obligated pay a Fire development impact fee under this section may apply for credit against Fire development impact fees otherwise due, up to but not to exceed the full obligation for the fees proposed to be paid pursuant to the provisions of this Ordinance for any contribution or construction for Fire facility system improvements that are accepted by the County Council for Fire facility system improvements identified in the CIP.

B. Valuation of Credits

(1) Credit for land dedication for Fire facility system improvements, at the feepayer' s option, shall be valued at either (a) 100 percent of the most recent assessed value for such land as shown in the records of the County Assessor, or (b) the fair market value of the land established by a private appraiser acceptable to the County Council in an appraisal paid for by the feepayer.

(2) Credit for construction of a Fire facility buildings shall be valued by the County Council based on construction costs estimates submitted by the feepayer. The County Council shall determine the amount of credit due based on the information submitted, or, if it determines the information is inaccurate or unreliable, then on alternative engineering or construction costs acceptable to the County Council.

(3) Credit for contributions for Fire facility system improvements shall be based on the value of the contribution at the time it is made by the feepayer.

C. When Credits Become Effective

(1) Credits for land dedication for Fire facility system improvements shall become effective after the credit is approved by County Council pursuant to this section, and a Credit Agreement/Development Agreement is entered into, and (a) the land has been conveyed to the County in a form established by the County at no cost to the County, and (b) the dedication of land has been accepted by the County.

(2) Credits for construction of Fire facility buildings shall become effective after the credit is approved by County Council pursuant to this section, (a) a Credit Agreement/Development Agreement is entered into, (b) a suitable maintenance and warranty bond has been received and approved by the County Council, and (c) all design, construction, inspection, testing, bonding, and acceptance procedures have been completed in compliance with all applicable County requirements.

(3) Credits for contributions shall become effective after the contribution is approved by the County Council pursuant to this section, and the contribution is provided to and accepted by the County Council.

(4) Credits for dedication of land, construction, or contributions for Fire facility system improvements shall be transferable within the same development for Fire development impact fee purposes, but shall not be transferable outside the development or used as credit against fees for other public facilities. Credit may be transferred pursuant to these terms and conditions by any written instrument that clearly identifies which credits issued under this section are to be transferred. The instrument shall be signed by both the transferor and transferee, and the document shall be delivered to the County Council for registration.

(5) The total amount of the credit shall not exceed the amount of the Fire development impact fees due and payable for the project.

(6) If the offer for credit is approved, a Credit Agreement/Development Agreement shall be prepared and signed by the applicant and the County Council. The Credit Agreement/Development Agreement shall specifically outline the contribution or construction of buildings for Fire facility system improvements, the time by which they shall be completed or dedicated, and any extensions thereof, and the value (in dollars) of the credit against the Fire development impact fees the feepayer shall receive for the contribution or construction of Fire buildings.

(7) The County Council may enter into a Capital Contribution Front-Ending Agreement with any developer/feepayer who proposes to construct Fire facility system improvements in the CIP, to the extent the fair market value of the construction of those Fire facility system improvements exceed the obligation to pay Fire development impact fees for which a credit is provided pursuant to this section. The Capital Contribution Front-Ending Agreement shall provide proportionate and fair share reimbursement linked to new growth and development's use of the Fire facility system improvements constructed.

SECTION VIII. TRUST FUND FOR FIRE DEVELOPMENT IMPACT FEES.

The County hereby establish segregated Fire Development Impact Fee Trust Fund Account. All Fire development impact fees collected by the County shall be placed in their respective Trust Fund Account. Each Trust Account shall be an interest-bearing account and all interest earned and accruing to the account shall become funds of the account subject to the same limitations and restrictions on use and expenditure of funds that are applicable to Fire development impact fee funds.

SECTION IX. EXPENDITURE OF FEES FOR SYSTEM IMPROVEMENTS.

Fire development impact fee funds shall be used by the County in accordance with the Development Impact Fee Procedures in Chapter 17 of the County Code, solely and exclusively for Fire facility system improvements as set forth in the Fire development impact fee study and CIP. System improvements generally include the following: buildings and emergency vehicles that expand the capacity of the Fire system.

SECTION X. DEVELOPER RIGHTS.

The developer, pursuant to the State Development Impact Fee Act and the Lancaster County Development Impact Fee Procedures in Chapter 17 of the County Code, shall have the following rights, any or all of which may be exercised only in accordance with the impact fee procedures in Section 17-8 of the County

Code.

A. Administrative Appeal. The developer/applicant may file an administrative appeal with the County Administrator with respect to a County decision related to the imposition, calculation, collection, processing, or expenditure of a Fire development impact fee at any time; provided, however, that such appeal must comply with the provisions and requirements the County impact fee procedure in Section 17-7 of the County Code. If the appeal follows payment of the development impact fee, it must be made within 30 days of the date of fee payment. The filing of an appeal will immediately halt the impact fee process, unless the developer/applicant posts a bond or submits an irrevocable letter of credit for the full amount of development fees as calculated by the County.

B. Payment under Protest. The developer/applicant may pay the County-calculated Fire development impact fees under protest, pursuant to the County impact fee procedures as set forth in Section17-7of the County Code. Payment under protest does not preclude the developer/applicant from filing an administrative appeal, from requesting a refund, or from posting a bond or submitting an irrevocable letter of credit for the amount of the development impact fee due, all as set forth in the impact fee procedures as set forth in Section17-7oftheCountyCode.

C. Mediation. The developer/applicant may request mediation by a qualified independent party, but only upon voluntary agreement by both the developer/applicant (feepayer) as well as the County and only to address a disagreement related to the Fire development impact fees, as calculated by the County, for the proposed development. Neither request for, nor participation in, mediation shall preclude the developer/applicant (feepayer) from pursuing other developer rights and/or remedies, as set forth in this Ordinance, the County impact fee procedures in Section 17-7 of the County Code, or other remedies available by law.

SECTION XI. COUNTY REMEDIES.

A. The County pursuant the State Development Impact Fee Act and the County Development Impact Fee Procedures C h a p t e r 1 7 of the County Code, and to the extent authorized pursuant to the intergovernmental agreements entered into with the County pursuant to this Ordinance, shall have all of the following remedies, which may be exercised individually or collectively, but only in accordance with the impact fee procedures in Section17-8 of the County Code:

(1) Interest and Penalties. The County may, in its discretion, add reasonable interest and penalties for nonpayment or late payment to the amount of the calculated Fire development impact fees due, pursuant to the impact fee procedures in Section 17-8 of the County Code.

(2) Withholding Building or Development Permit or Development Approval or Certificate of Occupancy. The County may withhold a certificate of occupancy, a building or development permit, or development approval, as may be applicable, until full and complete payment has been made by the developer/applicant of the Fire development impact fees due.

(3) Lien. The County may impose a lien on the developer's property, pursuant to the impact fee procedures in Section 17-8 of the County Code, for failure of the developer/applicant to timely pay the required Fire development impact fees in full.

B. The County may pursue any one or all of the remedies described in subsection A of this section, at its discretion. The failure to pursue any remedy or remedies, at any time, shall not be deemed to be a waiver of County rights to pursue any remedy or remedies at such other time as may be deemed appropriate.

SECTION XII. INTERGOVERNMENTAL AGREEMENTS.

Prior to imposition of the Fire development impact fee pursuant to this Ordinance, the County shall enter into intergovernmental agreements with the participating municipalities, which intergovernmental agreements shall:

A. Specify the reasonable share of funding of joint system improvements for Fire facility system improvements by each governmental unit; and

B. Provide for the collection of the Fire development impact fee by the municipality within its corporate limits and by the County within the unincorporated County; and

C. Provide for the timely transfer of Fire development impact fee funds from the municipality to the County; and

D. Provide for the timely expenditure of the Fire development impact fee funds by the County in accordance with the CIP.

SECTION XIII. TERMINATION OF THE FIRE IMPACT FEES.

The Fire development impact fees shall terminate upon the completion/conclusion/purchase of all the Fire development impact fee-funded facility system improvements as set forth in the CIP unless:

A. The County adopts a CIP for a subsequent time; or

B. The County adopts an updated Fire development impact fee pursuant to the substantive and procedural requirements of the State Development Impact Fee Act.

SECTION XIV. LIBERAL CONSTRUCTION.

The provisions of this Ordinance shall be liberally construed to effectively carry out it purposes in

the interest of furthering, promoting, and protecting the public health, safety, and welfare.

SECTION XV. CONFLICT

To the extent of any conflict between other County ordinances and these Procedures, these Procedures shall be deemed to be controlling; provided, however, that these Procedures are not intended to amend or repeal any existing County ordinance, resolution, or regulation.

SECTION XVI. SEVERABILITY.

A. If any section, subsection, sentence, clause, phrase, or portion of these Procedures is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such section, subsection, sentence, clause, phrase, or portion of these Procedures shall be deemed to be a separate, distinct and independent provision and such holding shall not affect the validity of the remaining provisions of these Procedures nor impair or nullify the remainder of such Procedures which shall continue in full force and effect.

B. If the application of any provision of these Procedures to any new development is declared to be invalid by a decision of any court of competent jurisdiction, the intent of the County Council is that such decision shall be limited to the specific new development immediately involved in the controversy, action, or proceeding in which such decision of invalidity was rendered. Such decision shall not affect, impair, or nullify these Procedures as a whole or the application of any provision of these Procedures to any other new development.

SECTION XVII. EFFECTIVE DATE

A. The Ordinance shall become effective on October 1, 2021.

B. If a development project has received approval of a site-specific development plan, as defined in S.C. Code Ann. §6-29-1520, prior to the effective date of this Ordinance, the development project is not subject to the development impact fee.

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ADOPTED this __day of_____, 2021

COUNTY COUNCIL OF LANCASTER COUNTY

By:_____
Steve Harper, Chairman

By:_____
Billy Mosteller, Secretary

ATTEST:

_____
Sherrie Simpson, Clerk to Council

Approved as to form:

_____
John K. DuBose, III, County Attorney

First Reading:	March 22, 2021
Second Reading	June 28, 2021
Third and Final Reading	July 19, 2021
Public Hearing	June 28, 2021

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2021-1723
Contact Person / Sponsor: Steve Willis/County Administrator and John DuBose/County Attorney
Department: Attorney
Date Requested to be on Agenda: 7/19/2021

Issue for Consideration:
Whether to impose an EMS development impact fee.

Points to Consider:
The EMS development impact fee study sets forth a reasonable level of service standard, land use assumptions, methodologies, service units, system improvement costs, and formulas for determining the impacts of new development on EMS facility system improvement needs.

On April 22, 2021, County Council provided direction to staff to have the impact fee study amended to utilize a smaller service area for the Fire, EMS, and Sheriff impact fees. As a result of the amended service area the maximum supportable impact fees for Fire, EMS, and Sheriff have changed. The method of calculation for the amended impact fee amounts is set forth in the updated Development Impact Fee Study prepared by TischlerBise and dated May 14, 2021, and the update of the study dated June 23, 2021. The method of calculation and the resulting fees remain unchanged from the materials presented to County Council on June 28, 2021, at 2nd reading of this ordinance.

The proposed Residential EMS impact fees are as follows:

Development Type	EMS
Residential (per housing unit)	
Single Family Detached	$113
Single Family Attached	$96
Multifamily	$81

The proposed non-residential EMS impact fees are as follows:

Development Type	EMS
Nonresidential (per 1,000 square feet)	
Retail	$100
Office	$34
Industrial	$17
Warehouse	$6
Healthcare	$38
Institutional	$68

The impact fees have been calculated so that new development pays for its proportionate share of the cost of maintaining current levels of service for EMS services.

The proposed 3rd reading version contains two minor edits:

1) reference the most recent version of the Development Impact Fee Study prepared by TischlerBise and dated June 23, 2021. That June 23, 2021, updated study version incorporates the development milestone of an approved site-specific

development plan and there are no other changes to the study.

2) reference to the updated CIP dated July 19, 2021, with said updated CIP amending the capital projects planned by Lancaster County to conform to the smaller impact fee study area that County Council has elected for the EMS, Fire and Sheriff impact fees.

If the 3rd reading version of the ordinance, which only updates the date references for the final TischlerBise study version and the CIP, meets with approval of County Council a motion to amend the ordinance in the form of the 3rd reading version attached to the agenda package would be appropriate.

Funding and Liability Factors:
Impact fees are proposed to be paid at issuance of a building permit.

Impact fees must be paid within three (3) years of their scheduled expenditure date on a first in first out basis or they must be refunded.

Council Options:
Approval or disapproval of imposition of an EMS development impact fee

Recommendation:
Not applicable.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2021-1723 EMS Development Impact Fee	6/17/2021	Ordinance
Ordinance 2021-1723 proposed 3rd reading version	7/8/2021	Ordinance

STATE OF SOUTH CAROLINA)
) **ORDINANCE NO. 2021-1723**
COUNTY OF LANCASTER)

AN ORDINANCE

OF THE COUNTY COUNCIL OF LANCASTER COUNTY, SOUTH CAROLINA ("COUNCIL") ESTABLISHING AND ADOPTING AN EMERGENCY MEDICAL SERVICES ("EMS") DEVELOPMENT IMPACT FEE ("IMPACT FEE") TO BE IMPOSED ON ALL NEW DEVELOPMENT IN THE GREATER PANHANDLE REGION OF LANCASTER COUNTY; TO ENSURE THAT EMS FACILITIES (EMS STATIONS AND EMERGENCY VEHICLES) WILL BE AVAILABLE AND ADEQUATE TO ACCOMMODATE THE NEED EXPECTED TO BE GENERATED FROM NEW DEVELOPMENT IN THE GREATER PANHANDLE REGION OF LANCASTER COUNTY BASED ON THE COUNTY'S LEVEL OF SERVICE STANDARDS FOR EMS FACILITIES AND CAPITAL IMPROVEMENTS PLAN (CIP), AND TO ASSIGN THE COSTS OF SUCH EMS FACILITIES ON A PROPORTIONATE SHARE BASIS TO NEW DEVELOPMENT

WHEREAS, Lancaster County ("County") has experienced population and employment growth in the Greater Panhandle area and projections indicate that population growth and development will continue at a reasonable rate into the future; and

WHEREAS, the County has experienced impacts on public facilities resulting from this growth and development; and

WHEREAS, growth and development estimates for the County over the next 10 years indicate there will be a need for additional Emergency Medical Services ("EMS") facility system improvements (EMS stations and emergency vehicles) due to the growth and development; and

WHEREAS, the County has defined a level of service standard for EMS facilities (EMS stations and ambulances); and

WHEREAS, this defined level of service standard and the projected population and employment growth within the Greater Panhandle region results in an identified need for EMS facility system improvement needs over the next 10 years as set forth in the capital improvement plan (CIP); and

WHEREAS, the cost of these EMS facility system improvement needs as identified in the CIP is significant and expensive; and

WHEREAS, if property taxes, or bonds (backed only by property taxes) are used to finance the

new EMS facility system improvements (EMS stations and emergency vehicles) needed to accommodate the demand generated by new development in the Greater Panhandle region of the County, these taxes would be paid largely by existing residents and businesses that have already paid for much of the EMS facility system improvements they utilize; and

WHEREAS, County Council finds that it is fair and equitable for new development in the Greater Panhandle region of the County to fund new EMS facility system improvements, in part, through a proportionate share EMS development impact fee; and

WHEREAS, County Council finds the EMS development impact fee will be imposed uniformly on all similar residential and nonresidential use types; and

WHEREAS, County Council having given consideration to the provision and financing of EMS facility system improvements necessary to maintain levels of service, hereby finds and declares that the establishment and adoption of EMS development impact fee to imposed on new development is necessary and desired, that the fee is proportionate and the fee is based on a CIP that sets forth the EMS facility system improvements needed to maintain levels of service for EMS facilities to accommodate new development in the Greater Panhandle region of the County; and

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

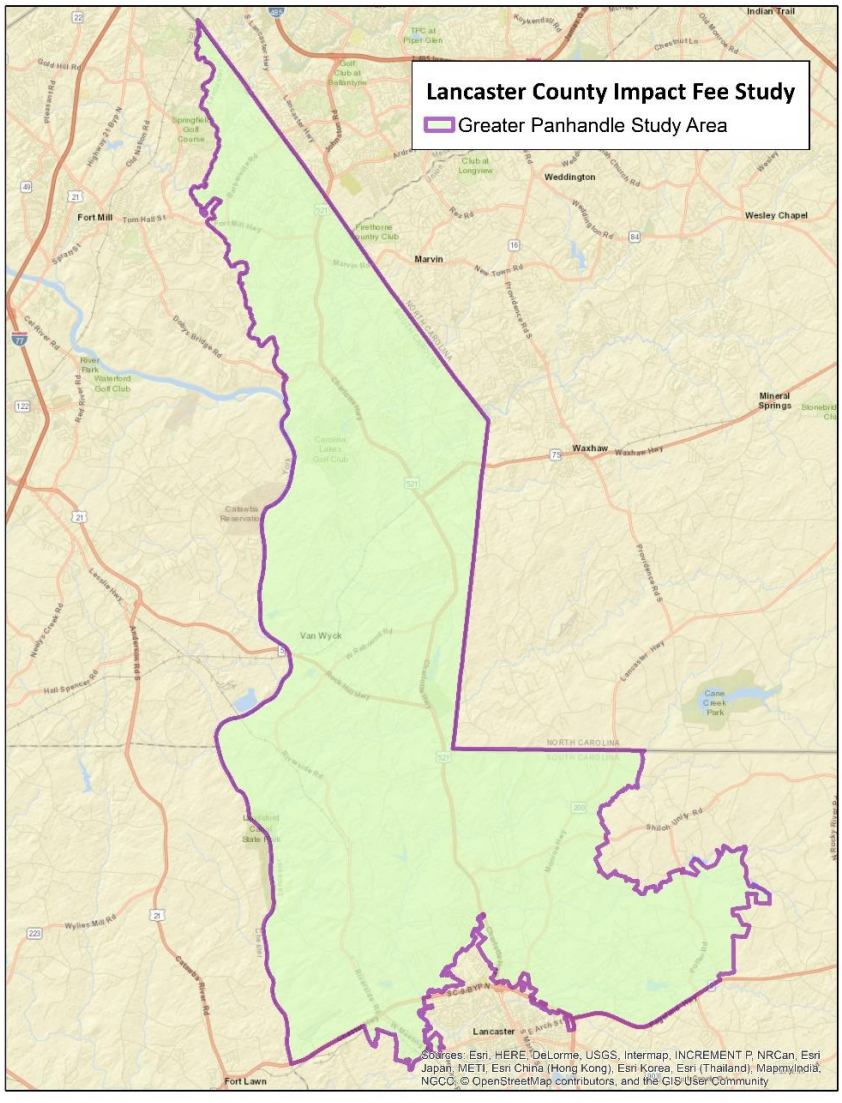
SECTION I. ADOPTION AND IMPOSITION OF EMS IMPACT FEES.

Pursuant to Ordinance No. 2021-1705 and the Development Impact Fee Procedures in the Code of Ordinances, Lancaster County, South Carolina, Chapter 17, this EMS development impact fee shall be adopted and imposed on all new development in the EMS Service Area.

SECTION II. ESTABLISHMENT OF SERVICE AREA.

There is one service area for EMS development impact fees. The service area includes the entire Greater Panhandle and is known as the "EMS Service Area".

A. Map of EMS Service Area



SECTION III. INCORPORATION OF SUPPORT STUDY.

The County relies on the level of service standard, land use assumptions, methodologies, service units, system improvement costs, formula, and analyses for EMS development impact fees, and the capital improvement plan (CIP) for EMS facility system improvements set out in *Development Impact Fee Study* prepared by TischlerBise, dated May 14, 2021 (hereinafter "EMS development impact fee study"). The EMS development impact fee study sets forth a reasonable level of service standard, land use assumptions, methodologies, service units, system improvement costs, and formulas for determining the impacts of new development on EMS facility system improvement needs.

SECTION IV. IMPOSITION OF EMS IMPACT FEES.

A. The EMS development impact fee shall be imposed on all new development in the EMS Service Area, unless the development is exempted, or an exception or waiver is granted

pursuant to Section 17-9 of the County Code.

A. The EMS development impact fee shall be paid prior to issuance of a building permit, or if a building permit is not required, prior to construction of the dwelling unit, or prior to issuance of a development permit for the dwelling unit, as appropriate.

SECTION V. EMS DEVELOPMENT IMPACT FEE SCHEDULE.

A. Pursuant to this Ordinance and in accordance with the impact fee procedures in Chapter 17 of the County Code, the State Development Impact Fee Act, and the EMS development impact fee study and CIP, EMS impact development fees shall be imposed in the EMS Service Area.

B. The following general procedure shall be followed upon receipt of an application for a building permit for new development:

(1) For residential development, identify the type of housing development and number of dwelling units, and then calculate the fee based on the Residential EMS Development Impact Fee Schedule;

i. Residential EMS Development Impact Fee Schedule

Development Type	EMS
Residential (per housing unit)	
Single Family Detached	$113
Single Family Attached	$96
Multifamily	$81

(2) For nonresidential development, identify the type of nonresidential development and the square feet of the nonresidential development, then calculate the fee based on the Nonresidential EMS Development Impact Fee Schedule;

i. Nonresidential EMS Development Impact Fee Schedule

Development Type	EMS
Nonresidential (per 1,000 square feet)	
Retail	$100
Office	$34
Industrial	$17
Warehouse	$6
Healthcare	$38
Institutional	$68

C. Development Impact Fee Schedule Annual Update. 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 CIP dated March 16, 2021. The fee schedule shall be adjusted using the Construction Cost Index calculated by the Engineering New 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.

SECTION VI. INDIVIDUAL ASSESSMENT OF DEVELOPMENT IMPACT.

A. In-lieu of calculating the EMS development impact fees by reference to the fee schedule, a feepayer may request that the amount of the required EMS development impact fees be determined by reference to an Individual Assessment of Development Impact for the proposed development.

B. If a feepayer requests the use of an Individual Assessment of Development Impact, the feepayer shall be responsible for retaining a qualified professional to prepare the Individual Assessment of Development Impact that complies with the requirements of this section, at the feepayer's expense.

C. Each Individual Assessment of Development Impact shall be based on the level of service standard and the same system improvement costs for EMS facility system improvements used in the EMS development impact fee study and CIP, shall use the formula for calculating the development impact fee used in the EMS development impact fee study and CIP, and shall document the relevant methodologies and assumptions used (no adjustments in the assumption of credits shall be made). The burden shall be on the feepayer requesting the Individual Assessment of Development Impact to demonstrate by competent evidence that the data and assumptions used in the EMS development impact fee study and CIP and reflected in the EMS Development Impact Fee Schedule, is less accurate than the results of the Individual Assessment of Development Impact.

D. Each Individual Assessment of Development Impact shall be submitted to the Director or a designee, and may be accepted, rejected, or accepted with modifications by the Director or a designee as the basis for calculating EMS development impact fees. If an Individual Assessment of Development Impact is accepted or accepted with modifications by the Director or a designee as a more accurate measure of the demand for EMS facility system improvements created by the proposed new development than the applicable fees in the EMS Development Impact Fee Schedule, then the development impact fees due under this Ordinance shall be calculated according to such assessment.

SECTION VII. CREDITS

A. Any developer/feepayer obligated pay an EMS development impact fee under this section may apply for credit against EMS development impact fees otherwise due, up to but not to exceed the full obligation for the fees proposed to be paid pursuant to the provisions of this Ordinance for any contribution or construction for EMS facility system improvements that are accepted by the County Council for EMS facility systems improvements identified in the CIP.

B. Valuation of Credits

(1) Credit for land dedication for EMS facility system improvements, at the feepayer' s

option, shall be valued at either (a) 100 percent of the most recent assessed value for such land as shown in the records of the County Assessor, or (b) the fair market value of the land established by a private appraiser acceptable to the County Council in an appraisal paid for by the feepayer.

(2) Credit for construction of an EMS facility buildings shall be valued by the County Council based on construction costs estimates submitted by the feepayer. The County Council shall determine the amount of credit due based on the information submitted, or, if it determines the information is inaccurate or unreliable, then on alternative engineering or construction costs acceptable to the County Council.

(3) Credit for contributions for EMS facility system improvements shall be based on the value of the contribution at the time it is made by the feepayer.

C. When Credits Become Effective

(1) Credits for land dedication for EMS facility system improvements shall become effective after the credit is approved by County Council pursuant to this section, and a Credit Agreement/Development Agreement is entered into, and (a) the land has been conveyed to the County in a form established by the County at no cost to the County, and (b) the dedication of land has been accepted by the County.

(2) Credits for construction of EMS facility buildings shall become effective after the credit is approved by County Council pursuant to this section, (a) a Credit Agreement/Development Agreement is entered into, (b) a suitable maintenance and warranty bond has been received and approved by the County Council, and (c) all design, construction, inspection, testing, bonding, and acceptance procedures have been completed in compliance with all applicable County requirements.

(3) Credits for contributions shall become effective after the contribution is approved by the County Council pursuant to this section, and the contribution is provided to and accepted by the County Council.

(4) Credits for dedication of land, construction, or contributions for EMS facility system improvements shall be transferable within the same development for EMS development impact fee purposes, but shall not be transferable outside the development or used as credit against fees for other public facilities. Credit may be transferred pursuant to these terms and conditions by any written instrument that clearly identifies which credits issued under this section are to be transferred. The instrument shall be signed by both the transferor and transferee, and the document shall be delivered to the County Council for registration.

(5) The total amount of the credit shall not exceed the amount of the EMS development impact fees due and payable for the project.

(6) If the offer for credit is approved, a Credit Agreement/Development Agreement shall be prepared and signed by the applicant and the County Council. The Credit Agreement/Development Agreement shall specifically outline the contribution or construction of buildings for EMS facility system improvements, the time by which they shall be completed or dedicated, and any extensions thereof, and the value (in dollars) of the credit against the EMS development impact fees the feepayer shall receive for the contribution or construction of EMS buildings.

(7) The County Council may enter into a Capital Contribution Front-Ending Agreement with

any developer/feepayer who proposes to construct EMS facility system improvements in the CIP, to the extent the fair market value of the construction of those EMS facility system improvements exceed the obligation to pay EMS development impact fees for which a credit is provided pursuant to this section. The Capital Contribution Front-Ending Agreement shall provide proportionate and fair share reimbursement linked to new growth and development's use of the EMS facility system improvements constructed.

SECTION VIII. TRUST FUND FOR EMS DEVELOPMENT IMPACT FEES.

The County hereby establish segregated EMS Development Impact Fee Trust Fund Account. All EMS development impact fees collected by the County shall be placed in their respective Trust Fund Account. Each Trust Account shall be an interest-bearing account and all interest earned and accruing to the account shall become funds of the account subject to the same limitations and restrictions on use and expenditure of funds that are applicable to EMS development impact fee funds.

SECTION IX. EXPENDITURE OF FEES FOR SYSTEM IMPROVEMENTS.

EMS development impact fee funds shall be used by the County in accordance with the Development Impact Fee Procedures in Chapter 17of the County Code, solely and exclusively for EMS facility system improvements as set forth in the EMS development impact fee study and CIP. System improvements generally include the following: buildings and emergency vehicles that expand the capacity of the EMS system.

SECTION X. DEVELOPER RIGHTS.

The developer, pursuant to the State Development Impact Fee Act and the county impact fee procedures in Chapter 17 of the County Code, shall have the following rights, any, or all of which may be exercised only in accordance with the impact fee procedures in Section 17-8 of the County Code.

A. Administrative Appeal. The developer/applicant may file an administrative appeal with the County Administrator with respect to a County decision related to the imposition, calculation, collection, processing, or expenditure of an EMS development impact fee at any time; provided, however, that such appeal must comply with the provisions and requirements the County impact fee procedure in Section 17-7 of the County Code. If the appeal follows payment of the development impact fee, it must be made within 30 days of the date of fee payment. The filing of an appeal will immediately halt the impact fee process, unless the developer/applicant posts a bond or submits an irrevocable letter of credit for the full amount of development fees as calculated by the County.

B. Payment under Protest. The developer/applicant may pay the County-calculated EMS development impact fees under protest, pursuant to the County impact fee procedures as set forth in Section 17-7 of the County Code. Payment under protest does not preclude the developer/applicant from filing an administrative appeal, from requesting a refund, or from posting a bond or submitting an irrevocable letter of credit for the amount of the development impact fee due, all as set forth in the impact fee procedures as set forth in Section 17-7 of the County Code.

C. Mediation. The developer/applicant may request mediation by a qualified independent

party, but only upon voluntary agreement by both the developer/applicant (feepayer) as well as the County and only to address a disagreement related to the EMS development impact fees, as calculated by the County, for the proposed development. Neither request for, nor participation in, mediation shall preclude the developer/applicant (feepayer) from pursuing other developer rights and/or remedies, as set forth in this Ordinance, the County impact fee procedures in Section 17-7 of the County Code, or other remedies available by law.

SECTION XI. COUNTY REMEDIES.

A. The County pursuant the State Development Impact Fee Act and the County Development Impact Fee Procedures, Chapter 17 of the County Code, to the extent authorized pursuant to the intergovernmental agreements entered into with the County pursuant to this Ordinance, shall have all of the following remedies, which may be exercised individually or collectively, but only in accordance with the impact fee procedures in Section 17-8 of the County Code:

(1) Interest and Penalties. The County may, in its discretion, add reasonable interest and penalties for nonpayment or late payment to the amount of the calculated EMS development impact fees due, pursuant to the impact fee procedures in Section 17-8 of the County Code.

(2) Withholding Building or Development Permit or Development Approval or Certificate of Occupancy. The County may withhold a certificate of occupancy, a building or development permit, or development approval, as may be applicable, until full and complete payment has been made by the developer/applicant of the EMS development impact fees due.

(3) Lien. The County may impose a lien on the developer's property, pursuant to the impact fee procedures in Section 17-8 of the County Code, for failure of the developer/applicant to timely pay the required EMS development impact fees in full.

B. The County may pursue any one or all of the remedies described in subsection A of this section, at its discretion. The failure to pursue any remedy or remedies, at any time, shall not be deemed to be a waiver of County rights to pursue any remedy or remedies at such other time as may be deemed appropriate.

SECTION XII. INTERGOVERNMENTAL AGREEMENTS.

Prior to imposition of the EMS development impact fee pursuant to this Ordinance, the County shall enter into intergovernmental agreements with the participating municipalities, which intergovernmental agreements shall:

A. Specify the reasonable share of funding of joint system improvements for EMS facility system improvements by each governmental unit; and

B. Provide for the collection of the EMS development impact fee by the municipality within its corporate limits and by the County within the unincorporated County; and

C. Provide for the timely transfer of EMS development impact fee funds from the municipality to the County; and

D. Provide for the timely expenditure of the EMS development impact fee funds by the County in accordance with the CIP.

SECTION XIII. TERMINATION OF THE EMS IMPACT FEES.

The EMS development impact fees shall terminate upon the completion/conclusion/purchase of all the EMS development impact fee-funded facility system improvements as set forth in the CIP unless:

A. The County adopts a CIP for a subsequent time; or

B. The County adopts an updated EMS development impact fee pursuant to the substantive and procedural requirements of the State Development Impact Fee Act.

SECTION XIV. LIBERAL CONSTRUCTION.

The provisions of this Ordinance shall be liberally construed to effectively carry out it purposes in the interest of furthering, promoting, and protecting the public health, safety, and welfare.

SECTION XV. CONFLICT

To the extent of any conflict between other County ordinances and these Procedures, these Procedures shall be deemed to be controlling; provided, however, that these Procedures are not intended to amend or repeal any existing County ordinance, resolution, or regulation.

SECTION XVI. SEVERABILITY.

A. If any section, subsection, sentence, clause, phrase, or portion of these Procedures is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such section, subsection, sentence, clause, phrase, or portion of these Procedures shall be deemed to be a separate, distinct and independent provision and such holding shall not affect the validity of the remaining provisions of these Procedures nor impair or nullify the remainder of such Procedures which shall continue in full force and effect.

B. If the application of any provision of these Procedures to any new development is declared to be invalid by a decision of any court of competent jurisdiction, the intent of the County Council is that such decision shall be limited to the specific new development immediately involved in the controversy, action, or proceeding in which such decision of invalidity was rendered. Such decision shall not affect, impair, or nullify these Procedures as a whole or the application of any provision of these Procedures to any other new development.

SECTION XVII. EFFECTIVE DATE

A. The Ordinance shall become effective on October 1, 2021.

B. If a development project has received approval of a site-specific development plan, as defined in S.C. Code Ann. §6-29-1520, prior to the effective date of this Ordinance, the development project is not subject to the development impact fee.

ADOPTED this __day of _____, 2021

COUNTY COUNCIL OF LANCASTER COUNTY

By:_____
Steve Harper, Chairman

By:_____
Billy Mosteller, Secretary

ATTEST:

_____
Sherrie Simpson, Clerk to Council

Approved as to form:

_____
John K. DuBose, III, Lancaster County Attorney

First Reading:	March 22, 2021
Second Reading	June 28, 2021
Third and Final Reading	July 19, 2021 (tentative)
Public Hearing	June 28, 2021

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ORDINANCE NO. 2021-1723

AN ORDINANCE

OF THE COUNTY COUNCIL OF LANCASTER COUNTY, SOUTH CAROLINA ("COUNCIL") ESTABLISHING AND ADOPTING AN EMERGENCY MEDICAL SERVICES ("EMS") DEVELOPMENT IMPACT FEE ("IMPACT FEE") TO BE IMPOSED ON ALL NEW DEVELOPMENT IN THE GREATER PANHANDLE REGION OF LANCASTER COUNTY; TO ENSURE THAT EMS FACILITIES (EMS STATIONS AND EMERGENCY VEHICLES) WILL BE AVAILABLE AND ADEQUATE TO ACCOMMODATE THE NEED EXPECTED TO BE GENERATED FROM NEW DEVELOPMENT IN THE GREATER PANHANDLE REGION OF LANCASTER COUNTY BASED ON THE COUNTY'S LEVEL OF SERVICE STANDARDS FOR EMS FACILITIES AND CAPITAL IMPROVEMENTS PLAN (CIP), AND TO ASSIGN THE COSTS OF SUCH EMS FACILITIES ON A PROPORTIONATE SHARE BASIS TO NEW DEVELOPMENT

WHEREAS, Lancaster County ("County") has experienced population and employment growth in the Greater Panhandle area and projections indicate that population growth and development will continue at a reasonable rate into the future; and

WHEREAS, the County has experienced impacts on public facilities resulting from this growth and development; and

WHEREAS, growth and development estimates for the County over the next 10 years indicate there will be a need for additional Emergency Medical Services ("EMS") facility system improvements (EMS stations and emergency vehicles) due to the growth and development; and

WHEREAS, the County has defined a level of service standard for EMS facilities (EMS stations and ambulances); and

WHEREAS, this defined level of service standard and the projected population and employment growth within the Greater Panhandle region results in an identified need for EMS facility system improvement needs over the next 10 years as set forth in the capital improvement plan (CIP); and

WHEREAS, the cost of these EMS facility system improvement needs as identified in the CIP is significant and expensive; and

WHEREAS, if property taxes, or bonds (backed only by property taxes) are used to finance the

new EMS facility system improvements (EMS stations and emergency vehicles) needed to accommodate the demand generated by new development in the Greater Panhandle region of the County, these taxes would be paid largely by existing residents and businesses that have already paid for much of the EMS facility system improvements they utilize; and

WHEREAS, County Council finds that it is fair and equitable for new development in the Greater Panhandle region of the County to fund new EMS facility system improvements, in part, through a proportionate share EMS development impact fee; and

WHEREAS, County Council finds the EMS development impact fee will be imposed uniformly on all similar residential and nonresidential use types; and

WHEREAS, County Council having given consideration to the provision and financing of EMS facility system improvements necessary to maintain levels of service, hereby finds and declares that the establishment and adoption of EMS development impact fee to imposed on new development is necessary and desired, that the fee is proportionate and the fee is based on a CIP that sets forth the EMS facility system improvements needed to maintain levels of service for EMS facilities to accommodate new development in the Greater Panhandle region of the County; and

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

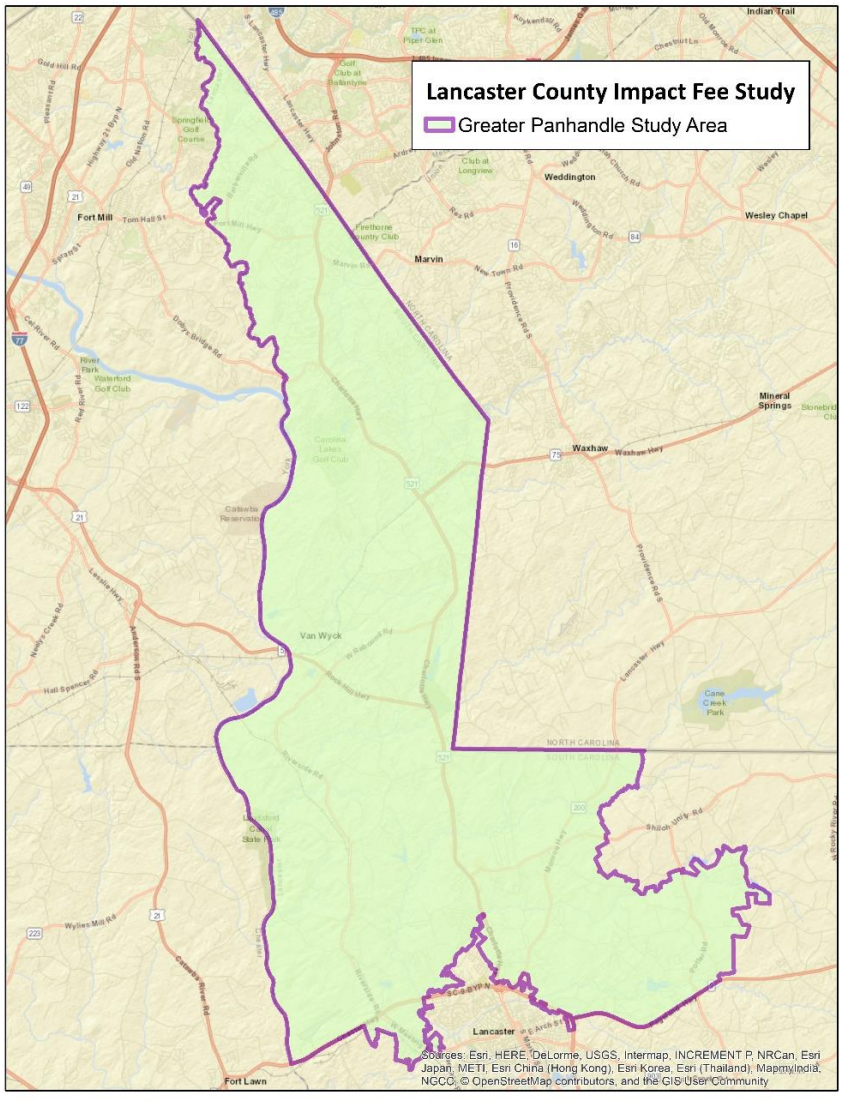
SECTION I. ADOPTION AND IMPOSITION OF EMS IMPACT FEES.

Pursuant to Ordinance No. 2021-1705 and the Development Impact Fee Procedures in the Code of Ordinances, Lancaster County, South Carolina, Chapter 17, this EMS development impact fee shall be adopted and imposed on all new development in the EMS Service Area.

SECTION II. ESTABLISHMENT OF SERVICE AREA.

There is one service area for EMS development impact fees. The service area includes the entire Greater Panhandle and is known as the "EMS Service Area".

A. Map of EMS Service Area



SECTION III. INCORPORATION OF SUPPORT STUDY.

The County relies on the level of service standard, land use assumptions, methodologies, service units, system improvement costs, formula, and analyses for EMS development impact fees, and the capital improvement plan (CIP) for EMS facility system improvements set out in *Development Impact Fee Study* prepared by TischlerBise, dated June 23, 2021 (hereinafter "EMS development impact fee study"). The EMS development impact fee study sets forth a reasonable level of service standard, land use assumptions, methodologies, service units, system improvement costs, and formulas for determining the impacts of new development on EMS facility system improvement needs.

SECTION IV. IMPOSITION OF EMS IMPACT FEES.

A. The EMS development impact fee shall be imposed on all new development in the EMS Service Area, unless the development is exempted, or an exception or waiver is granted

pursuant to Section 17-9 of the County Code.

A. The EMS development impact fee shall be paid prior to issuance of a building permit, or if a building permit is not required, prior to construction of the dwelling unit, or prior to issuance of a development permit for the dwelling unit, as appropriate.

SECTION V. EMS DEVELOPMENT IMPACT FEE SCHEDULE.

A. Pursuant to this Ordinance and in accordance with the impact fee procedures in Chapter 17 of the County Code, the State Development Impact Fee Act, and the EMS development impact fee study and CIP, EMS impact development fees shall be imposed in the EMS Service Area.

B. The following general procedure shall be followed upon receipt of an application for a building permit for new development:

(1) For residential development, identify the type of housing development and number of dwelling units, and then calculate the fee based on the Residential EMS Development Impact Fee Schedule;

i. Residential EMS Development Impact Fee Schedule

Development Type	EMS
Residential (per housing unit)	
Single Family Detached	$113
Single Family Attached	$96
Multifamily	$81

(2) For nonresidential development, identify the type of nonresidential development and the square feet of the nonresidential development, then calculate the fee based on the Nonresidential EMS Development Impact Fee Schedule;

i. Nonresidential EMS Development Impact Fee Schedule

Development Type	EMS
Nonresidential (per 1,000 square feet)	
Retail	$100
Office	$34
Industrial	$17
Warehouse	$6
Healthcare	$38
Institutional	$68

C. Development Impact Fee Schedule Annual Update. 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 CIP dated July 19, 2021. The fee schedule shall be adjusted using the Construction Cost Index calculated by the Engineering New 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.

SECTION VI. INDIVIDUAL ASSESSMENT OF DEVELOPMENT IMPACT.

A. In-lieu of calculating the EMS development impact fees by reference to the fee schedule, a feepayer may request that the amount of the required EMS development impact fees be determined by reference to an Individual Assessment of Development Impact for the proposed development.

B. If a feepayer requests the use of an Individual Assessment of Development Impact, the feepayer shall be responsible for retaining a qualified professional to prepare the Individual Assessment of Development Impact that complies with the requirements of this section, at the feepayer's expense.

C. Each Individual Assessment of Development Impact shall be based on the level of service standard and the same system improvement costs for EMS facility system improvements used in the EMS development impact fee study and CIP, shall use the formula for calculating the development impact fee used in the EMS development impact fee study and CIP, and shall document the relevant methodologies and assumptions used (no adjustments in the assumption of credits shall be made). The burden shall be on the feepayer requesting the Individual Assessment of Development Impact to demonstrate by competent evidence that the data and assumptions used in the EMS development impact fee study and CIP and reflected in the EMS Development Impact Fee Schedule, is less accurate than the results of the Individual Assessment of Development Impact.

D. Each Individual Assessment of Development Impact shall be submitted to the Director or a designee, and may be accepted, rejected, or accepted with modifications by the Director or a designee as the basis for calculating EMS development impact fees. If an Individual Assessment of Development Impact is accepted or accepted with modifications by the Director or a designee as a more accurate measure of the demand for EMS facility system improvements created by the proposed new development than the applicable fees in the EMS Development Impact Fee Schedule, then the development impact fees due under this Ordinance shall be calculated according to such assessment.

SECTION VII. CREDITS

A. Any developer/feepayer obligated pay an EMS development impact fee under this section may apply for credit against EMS development impact fees otherwise due, up to but not to exceed the full obligation for the fees proposed to be paid pursuant to the provisions of this Ordinance for any contribution or construction for EMS facility system improvements that are accepted by the County Council for EMS facility systems improvements identified in the CIP.

B. Valuation of Credits

(1) Credit for land dedication for EMS facility system improvements, at the feepayer' s

option, shall be valued at either (a) 100 percent of the most recent assessed value for such land as shown in the records of the County Assessor, or (b) the fair market value of the land established by a private appraiser acceptable to the County Council in an appraisal paid for by the feepayer.

(2) Credit for construction of an EMS facility buildings shall be valued by the County Council based on construction costs estimates submitted by the feepayer. The County Council shall determine the amount of credit due based on the information submitted, or, if it determines the information is inaccurate or unreliable, then on alternative engineering or construction costs acceptable to the County Council.

(3) Credit for contributions for EMS facility system improvements shall be based on the value of the contribution at the time it is made by the feepayer.

C. When Credits Become Effective

(1) Credits for land dedication for EMS facility system improvements shall become effective after the credit is approved by County Council pursuant to this section, and a Credit Agreement/Development Agreement is entered into, and (a) the land has been conveyed to the County in a form established by the County at no cost to the County, and (b) the dedication of land has been accepted by the County.

(2) Credits for construction of EMS facility buildings shall become effective after the credit is approved by County Council pursuant to this section, (a) a Credit Agreement/Development Agreement is entered into, (b) a suitable maintenance and warranty bond has been received and approved by the County Council, and (c) all design, construction, inspection, testing, bonding, and acceptance procedures have been completed in compliance with all applicable County requirements.

(3) Credits for contributions shall become effective after the contribution is approved by the County Council pursuant to this section, and the contribution is provided to and accepted by the County Council.

(4) Credits for dedication of land, construction, or contributions for EMS facility system improvements shall be transferable within the same development for EMS development impact fee purposes, but shall not be transferable outside the development or used as credit against fees for other public facilities. Credit may be transferred pursuant to these terms and conditions by any written instrument that clearly identifies which credits issued under this section are to be transferred. The instrument shall be signed by both the transferor and transferee, and the document shall be delivered to the County Council for registration.

(5) The total amount of the credit shall not exceed the amount of the EMS development impact fees due and payable for the project.

(6) If the offer for credit is approved, a Credit Agreement/Development Agreement shall be prepared and signed by the applicant and the County Council. The Credit Agreement/Development Agreement shall specifically outline the contribution or construction of buildings for EMS facility system improvements, the time by which they shall be completed or dedicated, and any extensions thereof, and the value (in dollars) of the credit against the EMS development impact fees the feepayer shall receive for the contribution or construction of EMS buildings.

(7) The County Council may enter into a Capital Contribution Front-Ending Agreement with

any developer/feepayer who proposes to construct EMS facility system improvements in the CIP, to the extent the fair market value of the construction of those EMS facility system improvements exceed the obligation to pay EMS development impact fees for which a credit is provided pursuant to this section. The Capital Contribution Front-Ending Agreement shall provide proportionate and fair share reimbursement linked to new growth and development's use of the EMS facility system improvements constructed.

SECTION VIII. TRUST FUND FOR EMS DEVELOPMENT IMPACT FEES.

The County hereby establish segregated EMS Development Impact Fee Trust Fund Account. All EMS development impact fees collected by the County shall be placed in their respective Trust Fund Account. Each Trust Account shall be an interest-bearing account and all interest earned and accruing to the account shall become funds of the account subject to the same limitations and restrictions on use and expenditure of funds that are applicable to EMS development impact fee funds.

SECTION IX. EXPENDITURE OF FEES FOR SYSTEM IMPROVEMENTS.

EMS development impact fee funds shall be used by the County in accordance with the Development Impact Fee Procedures in Chapter 17of the County Code, solely and exclusively for EMS facility system improvements as set forth in the EMS development impact fee study and CIP. System improvements generally include the following: buildings and emergency vehicles that expand the capacity of the EMS system.

SECTION X. DEVELOPER RIGHTS.

The developer, pursuant to the State Development Impact Fee Act and the county impact fee procedures in Chapter 17 of the County Code, shall have the following rights, any, or all of which may be exercised only in accordance with the impact fee procedures in Section 17-8 of the County Code.

A. Administrative Appeal. The developer/applicant may file an administrative appeal with the County Administrator with respect to a County decision related to the imposition, calculation, collection, processing, or expenditure of an EMS development impact fee at any time; provided, however, that such appeal must comply with the provisions and requirements the County impact fee procedure in Section 17-7 of the County Code. If the appeal follows payment of the development impact fee, it must be made within 30 days of the date of fee payment. The filing of an appeal will immediately halt the impact fee process, unless the developer/applicant posts a bond or submits an irrevocable letter of credit for the full amount of development fees as calculated by the County.

B. Payment under Protest. The developer/applicant may pay the County-calculated EMS development impact fees under protest, pursuant to the County impact fee procedures as set forth in Section 17-7 of the County Code. Payment under protest does not preclude the developer/applicant from filing an administrative appeal, from requesting a refund, or from posting a bond or submitting an irrevocable letter of credit for the amount of the development impact fee due, all as set forth in the impact fee procedures as set forth in Section 17-7 of the County Code.

C. Mediation. The developer/applicant may request mediation by a qualified independent

party, but only upon voluntary agreement by both the developer/applicant (feepayer) as well as the County and only to address a disagreement related to the EMS development impact fees, as calculated by the County, for the proposed development. Neither request for, nor participation in, mediation shall preclude the developer/applicant (feepayer) from pursuing other developer rights and/or remedies, as set forth in this Ordinance, the County impact fee procedures in Section 17-7 of the County Code, or other remedies available by law.

SECTION XI. COUNTY REMEDIES.

A. The County pursuant the State Development Impact Fee Act and the County Development Impact Fee Procedures, Chapter 17 of the County Code, to the extent authorized pursuant to the intergovernmental agreements entered into with the County pursuant to this Ordinance, shall have all of the following remedies, which may be exercised individually or collectively, but only in accordance with the impact fee procedures in Section 17-8 of the County Code:

(1) Interest and Penalties. The County may, in its discretion, add reasonable interest and penalties for nonpayment or late payment to the amount of the calculated EMS development impact fees due, pursuant to the impact fee procedures in Section 17-8 of the County Code.

(2) Withholding Building or Development Permit or Development Approval or Certificate of Occupancy. The County may withhold a certificate of occupancy, a building or development permit, or development approval, as may be applicable, until full and complete payment has been made by the developer/applicant of the EMS development impact fees due.

(3) Lien. The County may impose a lien on the developer's property, pursuant to the impact fee procedures in Section 17-8 of the County Code, for failure of the developer/applicant to timely pay the required EMS development impact fees in full.

B. The County may pursue any one or all of the remedies described in subsection A of this section, at its discretion. The failure to pursue any remedy or remedies, at any time, shall not be deemed to be a waiver of County rights to pursue any remedy or remedies at such other time as may be deemed appropriate.

SECTION XII. INTERGOVERNMENTAL AGREEMENTS.

Prior to imposition of the EMS development impact fee pursuant to this Ordinance, the County shall enter into intergovernmental agreements with the participating municipalities, which intergovernmental agreements shall:

A. Specify the reasonable share of funding of joint system improvements for EMS facility system improvements by each governmental unit; and

B. Provide for the collection of the EMS development impact fee by the municipality within its corporate limits and by the County within the unincorporated County; and

C. Provide for the timely transfer of EMS development impact fee funds from the municipality to the County; and

D. Provide for the timely expenditure of the EMS development impact fee funds by the County in accordance with the CIP.

SECTION XIII. TERMINATION OF THE EMS IMPACT FEES.

The EMS development impact fees shall terminate upon the completion/conclusion/purchase of all the EMS development impact fee-funded facility system improvements as set forth in the CIP unless:

A. The County adopts a CIP for a subsequent time; or

B. The County adopts an updated EMS development impact fee pursuant to the substantive and procedural requirements of the State Development Impact Fee Act.

SECTION XIV. LIBERAL CONSTRUCTION.

The provisions of this Ordinance shall be liberally construed to effectively carry out it purposes in the interest of furthering, promoting, and protecting the public health, safety, and welfare.

SECTION XV. CONFLICT

To the extent of any conflict between other County ordinances and these Procedures, these Procedures shall be deemed to be controlling; provided, however, that these Procedures are not intended to amend or repeal any existing County ordinance, resolution, or regulation.

SECTION XVI. SEVERABILITY.

A. If any section, subsection, sentence, clause, phrase, or portion of these Procedures is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such section, subsection, sentence, clause, phrase, or portion of these Procedures shall be deemed to be a separate, distinct and independent provision and such holding shall not affect the validity of the remaining provisions of these Procedures nor impair or nullify the remainder of such Procedures which shall continue in full force and effect.

B. If the application of any provision of these Procedures to any new development is declared to be invalid by a decision of any court of competent jurisdiction, the intent of the County Council is that such decision shall be limited to the specific new development immediately involved in the controversy, action, or proceeding in which such decision of invalidity was rendered. Such decision shall not affect, impair, or nullify these Procedures as a whole or the application of any provision of these Procedures to any other new development.

SECTION XVII. EFFECTIVE DATE

A. The Ordinance shall become effective on October 1, 2021.

B. If a development project has received approval of a site-specific development plan, as defined in S.C. Code Ann. §6-29-1520, prior to the effective date of this Ordinance, the development project is not subject to the development impact fee.

ADOPTED this __day of _____, 2021

COUNTY COUNCIL OF LANCASTER COUNTY

By:_____
Steve Harper, Chairman

By:_____
Billy Mosteller, Secretary

ATTEST:

_____
Sherrie Simpson, Clerk to Council

Approved as to form:

_____
John K. DuBose, III, Lancaster County Attorney

First Reading:	March 22, 2021
Second Reading	June 28, 2021
Third and Final Reading	July 19, 2021
Public Hearing	June 28, 2021

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2021-1724
Contact Person / Sponsor: Steve Willis/Administration and John DuBose/County Attorney
Department: Attorney
Date Requested to be on Agenda: 7/19/2021

Issue for Consideration:
Whether to impose a Sheriff Development Impact Fee.

Points to Consider:
The Sheriff development impact fee study sets forth a reasonable level of service standard, land use assumptions, methodologies, service units, system improvement costs, and formulas for determining the impacts of new development on Sheriff facility system improvement needs.

On April 22, 2021, County Council provided direction to staff to have the impact fee study amended to utilize a smaller service area for the Fire, EMS, and Sheriff impact fees. As a result of the amended service area the maximum supportable impact fees for Fire, EMS, and Sheriff have changed. The method of calculation for the amended impact fee amounts is set forth in the updated Development Impact Fee Study prepared by TischlerBise and dated May 14, 2021, and the update of the study dated June 23, 2021. The method of calculation and the resulting fees remain unchanged from the materials presented to County Council on June 28, 2021, at 2nd reading of this ordinance.

The maximum supported residential Sheriff development impact fee is as follows:

Development Type	Sheriff
Nonresidential (per 1,000 square feet)	
Retail	$187
Office	$63
Industrial	$32
Warehouse	$11
Healthcare	$70
Institutional	$127

The maximum supported non-residential Sheriff development impact fee is as follows:

Development Type	Sheriff
Nonresidential (per 1,000 square feet)	
Retail	$187
Office	$63
Industrial	$32
Warehouse	$11
Healthcare	$70
Institutional	$127

The proposed 3rd reading version contains two minor edits:

1) reference the most recent version of the Development Impact Fee Study prepared by TischlerBise and dated June 23, 2021. That June 23, 2021, updated study version incorporates the development milestone of an approved site-specific

development plan and there are no other changes to the study.

2) reference to the updated CIP dated July 19, 2021, with said updated CIP amending the capital projects planned by Lancaster County to conform to the smaller impact fee study area that County Council has elected for the EMS, Fire and Sheriff impact fees.

If the 3rd reading version of the ordinance, which only updates the date references for the final TischlerBise study version and the CIP, meets with approval of County Council a motion to amend the ordinance in the form of the 3rd reading version attached to the agenda package would be appropriate.

Funding and Liability Factors:
Impact fees are proposed to be paid at issuance of a building permit.

Impact fees must be paid within three (3) years of their scheduled expenditure date on a first in first out basis or they must be refunded.

Council Options:
Approval or disapproval of the Sheriff Development impact fee

Recommendation:
Not applicable.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2021-1724 Sheriff Development Impact Fee	6/17/2021	Ordinance
Ordinance 2021-1724 proposed 3rd reading version	7/8/2021	Ordinance

STATE OF SOUTH CAROLINA	**)**	
	)	**ORDINANCE NO. 2021-1724**
COUNTY OF LANCASTER	**)**	

AN ORDINANCE

OF THE COUNTY COUNCIL OF LANCASTER COUNTY, SOUTH CAROLINA ("COUNCIL") ESTABLISHING AND ADOPTING A SHERIFF DEVELOPMENT IMPACT FEE ("IMPACT FEE") TO BE IMPOSED ON ALL NEW DEVELOPMENT IN THE GREATER PANHANDLE REGION OF LANCASTER COUNTY; TO ENSURE THAT SHERIFF FACILITIES WILL BE AVAILABLE AND ADEQUATE TO ACCOMMODATE THE NEED EXPECTED TO BE GENERATED FROM NEW DEVELOPMENT IN THE GREATER PANHANDLE REGION OF LANCASTER COUNTY BASED ON THE COUNTY'S LEVEL OF SERVICE STANDARDS FOR SHERIFF FACILITIES AND CAPITAL IMPROVEMENTS PLAN (CIP), AND TO ASSIGN THE COSTS OF SUCH SHERIFF FACILITIES ON A PROPORTIONATE SHARE BASIS TO NEW DEVELOPMENT

WHEREAS, Lancaster County ("County") has experienced population and employment growth in the Greater Panhandle area and projections indicate that population growth and development will continue at a reasonable rate into the future; and

WHEREAS, the County has experienced impacts on public facilities resulting from this growth and development; and

WHEREAS, growth and development estimates for the County over the next 10 years indicate there will be a need for additional Sheriff facility system improvements (Sheriff stations) due to the growth and development; and

WHEREAS, the County has defined a level of service standard for Sheriff facilities (Sheriff stations); and

WHEREAS, this defined level of service standard and the projected population and employment growth within the Greater Panhandle region results in an identified need for Sheriff facility system improvement needs over the next 10 years as set forth in the capital improvement plan (CIP); and

WHEREAS, the cost of these Sheriff facility system improvement needs as identified in the CIP is significant and expensive; and

WHEREAS, if property taxes, or bonds (backed only by property taxes) are used to finance the new Sheriff facility system improvements (Sheriff stations) needed to accommodate the demand generated by new development in the Greater Panhandle region of the County, these taxes would be paid largely by existing residents and businesses that have already paid for much of the Sheriff facility system improvements they utilize; and

WHEREAS, County Council finds that it is fair and equitable for new development in the Greater Panhandle region of the County to fund new Sheriff facility system improvements, in part, through a proportionate share Sheriff development impact fee; and

WHEREAS, County Council finds the Sheriff development impact fee will be imposed uniformly on all similar residential and nonresidential use types; and

WHEREAS, County Council having given consideration to the provision and financing of Sheriff facility system improvements necessary to maintain levels of service, hereby finds and declares that the establishment and adoption of Sheriff development impact fee to imposed on new development is necessary and desired, that the fee is proportionate and the fee is based on a CIP that sets forth the Sheriff facility system improvements needed to maintain levels of service for Sheriff facilities to accommodate new development in the Greater Panhandle region of the County; and

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

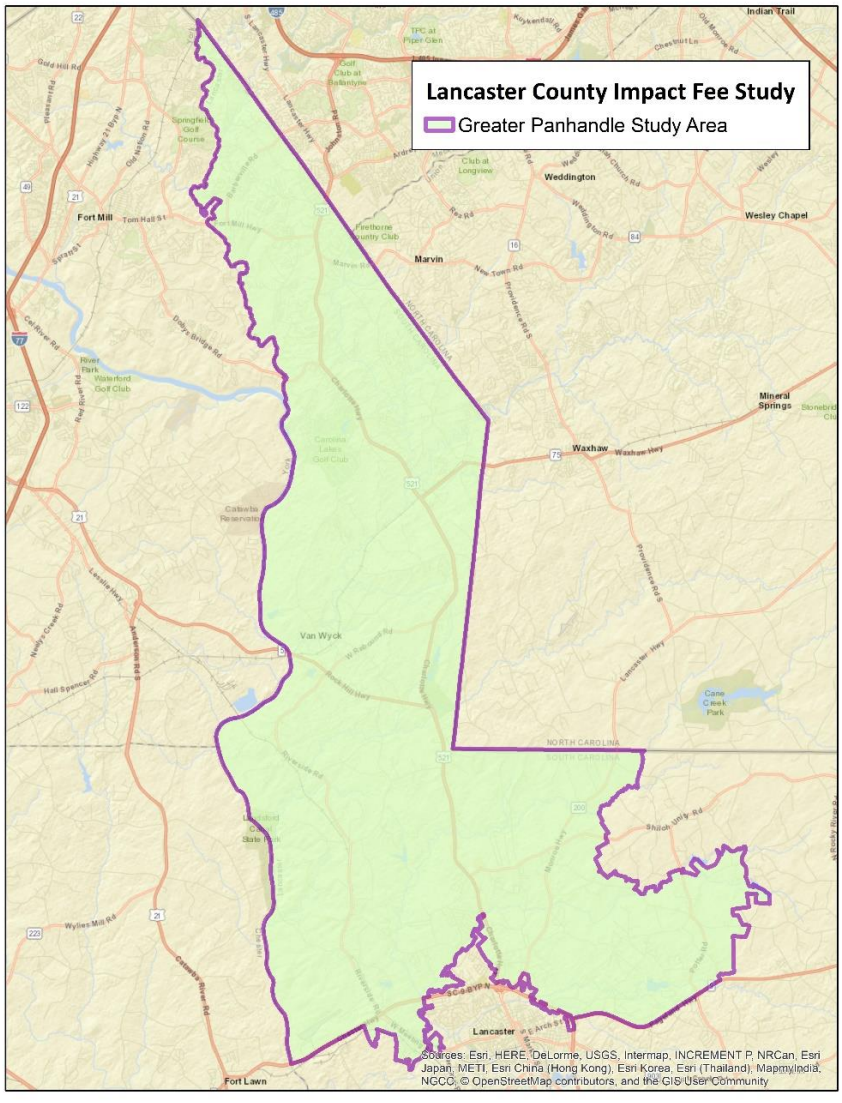
SECTION I. ADOPTION AND IMPOSITION OF SHERIFF IMPACT FEES.

Pursuant to Ordinance No. 2021-1705 and the Development Impact Fee Procedures in Code of Ordinances, Lancaster County, South Carolina ("County Code") Chapter 17 of the County Code, this Sheriff development impact fee shall be adopted and imposed on all new development in the Sheriff Service Area.

SECTION II. ESTABLISHMENT OF SERVICE AREA.

There is one service area for Sheriff development impact fees. The service area includes the entire Greater Panhandle and is known as the "Sheriff Service Area".

A. Map of Sheriff Service Area



SECTION III. INCORPORATION OF SUPPORT STUDY.

The County relies on the level of service standard, land use assumptions, methodologies, service units, system improvement costs, formula, and analyses for Sheriff development impact fees, and the capital improvement plan (CIP) for Sheriff facility system improvements set out in *Development Impact Fee Study* prepared by TischlerBise, dated May 14, 2021 (hereinafter "Sheriff Development Impact Fee Study"). The Sheriff development impact fee study sets forth a reasonable level of service standard, land use assumptions, methodologies, service units, system improvement costs, and formulas for determining the impacts of new development on Sheriff facility system improvement needs.

SECTION IV. IMPOSITION OF SHERIFF IMPACT FEES.

A. The Sheriff development impact fee shall be imposed on all new development in the Sheriff Service Area, unless the development is exempted, or an exception or waiver is

granted pursuant to Section 17-9 of the County Code.

A. The Sheriff development impact fee shall be paid prior to issuance of a building permit, or if a building permit is not required, prior to construction of the dwelling unit, or prior to issuance of a development permit for the dwelling unit, as appropriate.

SECTION V. SHERIFF DEVELOPMENT IMPACT FEE SCHEDULE.

A. Pursuant to this Ordinance and in accordance with the impact fee procedures in Chapter 17 of the County Code, the State Development Impact Fee Act, and the Sheriff Development Impact Fee Study and CIP, Sheriff impact development fees shall be imposed in the Sheriff Service Area.

B. The following general procedure shall be followed upon receipt of an application for a building permit for new development:

(1) For residential development, identify the type of housing development and number of dwelling units, and then calculate the fee based on the Residential Sheriff Development Impact Fee Schedule;

i. Residential Sheriff Development Impact Fee Schedule

Development Type	Sheriff
Residential (per housing unit)	
Single Family Detached	$121
Single Family Attached	$103
Multifamily	$86

(2) For nonresidential development, identify the type of nonresidential development and the square feet of the nonresidential development, then calculate the fee based on the Nonresidential Sheriff Development Impact Fee Schedule;

i. Nonresidential Sheriff Development Impact Fee Schedule

Development Type	Sheriff
Nonresidential (per 1,000 square feet)	
Retail	$187
Office	$63
Industrial	$32
Warehouse	$11
Healthcare	$70
Institutional	$127

C. Development Impact Fee Schedule Annual Update. 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 CIP dated March 16, 2021. The fee schedule shall be adjusted using the Construction Cost Index calculated by the Engineering New 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.

SECTION VI. INDIVIDUAL ASSESSMENT OF DEVELOPMENT IMPACT.

A. In-lieu of calculating the Sheriff development impact fees by reference to the fee schedule, a feepayer may request that the amount of the required Sheriff development impact fees be determined by reference to an Individual Assessment of Development Impact for the proposed development.

B. If a feepayer requests the use of an Individual Assessment of Development Impact, the feepayer shall be responsible for retaining a qualified professional to prepare the Individual Assessment of Development Impact that complies with the requirements of this section, at the feepayer's expense.

C. Each Individual Assessment of Development Impact shall be based on the level of service standard and the same system improvement costs for Sheriff facility system improvements used in the Sheriff development impact fee study and CIP, shall use the formula for calculating the development impact fee used in the Sheriff development impact fee study and CIP, and shall document the relevant methodologies and assumptions used (no adjustments in the assumption of credits shall be made). The burden shall be on the feepayer requesting the Individual Assessment of Development Impact to demonstrate by competent evidence that the data and assumptions used in the Sheriff development impact fee study and CIP and reflected in the Sheriff Development Impact Fee Schedule, is less accurate than the results of the Individual Assessment of Development Impact.

D. Each Individual Assessment of Development Impact shall be submitted to the Director or a designee, and may be accepted, rejected, or accepted with modifications by the Director or a designee as the basis for calculating Sheriff development impact fees. If an Individual Assessment of Development Impact is accepted or accepted with modifications by the Director or a designee as a more accurate measure of the demand for Sheriff facility system improvements created by the proposed new development than the applicable fees in the Sheriff Development Impact Fee Schedule, then the development impact fees due under this Ordinance shall be calculated according to such assessment.

SECTION VII. CREDITS

A. Any developer/feepayer obligated pay a Sheriff development impact fee under this section may apply for credit against Sheriff development impact fees otherwise due, up to but not to exceed the full obligation for the fees proposed to be paid pursuant to the provisions of this Ordinance for any contribution or construction for Sheriff facility system improvements that are accepted by the County Council for Sheriff facility systems improvements identified in the CIP.

B. Valuation of Credits

(1) Credit for land dedication for Sheriff facility system improvements, at the feepayer' s option, shall be valued at either (a) 100 percent of the most recent assessed value for such land as shown in the records of the County Assessor, or (b) the fair market value of the land established by a private appraiser acceptable to the County Council in an appraisal paid for by the feepayer.

(2) Credit for construction of a Sheriff facility buildings shall be valued by the County Council based on construction costs estimates submitted by the feepayer. The County Council shall determine the amount of credit due based on the information submitted, or, if it determines the information is inaccurate or unreliable, then on alternative engineering or construction costs acceptable to the County Council.

(3) Credit for contributions for Sheriff facility system improvements shall be based on the value of the contribution at the time it is made by the feepayer.

C. When Credits Become Effective

(1) Credits for land dedication for Sheriff facility system improvements shall become effective after the credit is approved by County Council pursuant to this section, and a Credit Agreement/Development Agreement is entered into, and (a) the land has been conveyed to the County in a form established by the County at no cost to the County, and (b) the dedication of land has been accepted by the County.

(2) Credits for construction of Sheriff facility buildings shall become effective after the credit is approved by County Council pursuant to this section, (a) a Credit Agreement/Development Agreement is entered into, (b) a suitable maintenance and warranty bond has been received and approved by the County Council, and (c) all design, construction, inspection, testing, bonding, and acceptance procedures have been completed in compliance with all applicable County requirements.

(3) Credits for contributions shall become effective after the contribution is approved by the County Council pursuant to this section, and the contribution is provided to and accepted by the County Council.

(4) Credits for dedication of land, construction, or contributions for Sheriff facility system improvements shall be transferable within the same development for Sheriff development impact fee purposes, but shall not be transferable outside the development or used as credit against fees for other public facilities. Credit may be transferred pursuant to these terms and conditions by any written instrument that clearly identifies which credits issued under this section are to be transferred. The instrument shall be signed by both the transferor and transferee, and the document shall be delivered to the County Council for registration.

(5) The total amount of the credit shall not exceed the amount of the Sheriff development impact fees due and payable for the project.

(6) If the offer for credit is approved, a Credit Agreement/Development Agreement shall be prepared and signed by the applicant and the County Council. The Credit Agreement/Development Agreement shall specifically outline the contribution or construction of buildings for Sheriff facility system improvements, the time by which they shall be completed or dedicated, and any extensions thereof, and the value (in dollars) of the credit against the Sheriff development impact fees the feepayer shall receive for the contribution or construction of Sheriff buildings.

(7) The County Council may enter into a Capital Contribution Front-Ending Agreement with any developer/feepayer who proposes to construct Sheriff facility system improvements in the CIP, to the extent the fair market value of the construction of those Sheriff facility system improvements exceed the obligation to pay Sheriff development impact fees for which a credit is provided pursuant to this section. The Capital Contribution Front-Ending Agreement shall provide proportionate and fair share reimbursement linked to new growth and development's use of the Sheriff facility system improvements constructed.

SECTION VIII. TRUST FUND FOR SHERIFF DEVELOPMENT IMPACT FEES.

The County hereby establish segregated Sheriff Development Impact Fee Trust Fund Account. All Sheriff development impact fees collected by the County shall be placed in their respective Trust Fund Account. Each Trust Account shall be an interest-bearing account and all interest earned and accruing to the account shall become funds of the account subject to the same limitations and restrictions on use and expenditure of funds that are applicable to Sheriff development impact fee funds.

SECTION IX. EXPENDITURE OF FEES FOR SYSTEM IMPROVEMENTS.

Sheriff development impact fee funds shall be used by the County in accordance with the development impact fee procedures in Chapter 17 of the County Code, solely and exclusively for Sheriff facility system improvements as set forth in the Sheriff development impact fee study and CIP. System improvements generally include the following: buildings that expand the capacity of the Sheriff system.

SECTION X. DEVELOPER RIGHTS.

The developer, pursuant to the State Development Impact Fee Act and the county impact fee procedures in Chapter 17 of the County Code, shall have the following rights, any or all of which may be exercised only in accordance with the impact fee procedures in Section 17-8 of the County Code.

A. Administrative Appeal. The developer/applicant may file an administrative appeal with the County Administrator with respect to a County decision related to the imposition, calculation, collection, processing, or expenditure of a Sheriff development impact fee at any time; provided, however, that such appeal must comply with the provisions and requirements the County impact fee procedure in Section 17-7 of the County Code. If the appeal follows payment of the development impact fee, it must be made within 30 days of the date of fee payment. The filing of an appeal will immediately halt the impact fee process, unless the developer/applicant posts a bond or submits an irrevocable letter of credit for the full amount of development fees as calculated by the County.

B. Payment under Protest. The developer/applicant may pay the County-calculated Sheriff development impact fees under protest, pursuant to the County impact fee procedures as set forth in Section 17-7 of the County Code. Payment under protest does not preclude the developer/applicant from filing an administrative appeal, from requesting a refund, or from posting a bond or submitting an irrevocable letter of credit for the amount of the development impact fee due, all as set forth in the impact fee procedures as set forth in Section 17-7 of the County Code.

C. Mediation. The developer/applicant may request mediation by a qualified independent party, but only upon voluntary agreement by both the developer/applicant (feepayer) as well as the County and only to address a disagreement related to the Sheriff development impact fees, as calculated by the County, for the proposed development. Neither request for, nor participation in, mediation shall preclude the developer/applicant (feepayer) from pursuing other developer rights and/or remedies, as set forth in this Ordinance, the County impact fee procedures in Section 17-7 of the County Code, or other remedies available by law.

SECTION XI. COUNTY REMEDIES.

A. The County pursuant the State Development Impact Fee Act and the County Development Impact Fee Procedures Chapter 17 of the County Code, to the extent authorized pursuant to the intergovernmental agreements entered into with the County pursuant to this Ordinance, shall have all of the following remedies, which may be exercised individually or collectively, but only in accordance with the impact fee procedures in Section 17-8 of the County Code;

(1) Interest and Penalties. The County may, in its discretion, add reasonable interest and penalties for nonpayment or late payment to the amount of the calculated Sheriff development impact fees due, pursuant to the impact fee procedures in Section 17-8 of the County Code.

(2) Withholding Building or Development Permit or Development Approval or Certificate of Occupancy. The County may withhold a certificate of occupancy, a building or development permit, or development approval, as may be applicable, until full and complete payment has been made by the developer/applicant of the Sheriff development impact fees due.

(3) Lien. The County may impose a lien on the developer's property, pursuant to the impact fee procedures in Section 17-8 of the County Code, for failure of the developer/applicant to timely pay the required Sheriff development impact fees in full.

B. The County may pursue any one or all of the remedies described in subsection A of this section, at its discretion. The failure to pursue any remedy or remedies, at any time, shall not be deemed to be a waiver of County rights to pursue any remedy or remedies at such other time as may be deemed appropriate.

SECTION XII. INTERGOVERNMENTAL AGREEMENTS.

Prior to imposition of the Sheriff development impact fee pursuant to this Ordinance, the County shall enter into intergovernmental agreements with the participating municipalities, which intergovernmental agreements shall:

A. Specify the reasonable share of funding of joint system improvements for Sheriff facility system improvements by each governmental unit; and

B. Provide for the collection of the Sheriff development impact fee by the municipality within its corporate limits and by the County within the unincorporated County; and

C. Provide for the timely transfer of Sheriff development impact fee funds from the

municipality to the County; and

D. Provide for the timely expenditure of the Sheriff development impact fee funds by the County in accordance with the CIP.

SECTION XIII. TERMINATION OF THE SHERIFF IMPACT FEES.

The Sheriff development impact fees shall terminate upon the completion/conclusion/purchase of all the Sheriff development impact fee-funded facility system improvements as set forth in the CIP unless:

A. The County adopts a CIP for a subsequent time; or

B. The County adopts an updated Sheriff development impact fee pursuant to the substantive and procedural requirements of the State Development Impact Fee Act.

SECTION XIV. LIBERAL CONSTRUCTION.

The provisions of this Ordinance shall be liberally construed to effectively carry out it purposes in the interest of furthering, promoting, and protecting the public health, safety, and welfare.

SECTION XV. CONFLICT

To the extent of any conflict between other County ordinances and these Procedures, these Procedures shall be deemed to be controlling; provided, however, that these Procedures are not intended to amend or repeal any existing County ordinance, resolution, or regulation.

SECTION XVI. SEVERABILITY.

A. If any section, subsection, sentence, clause, phrase, or portion of these Procedures is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such section, subsection, sentence, clause, phrase, or portion of these Procedures shall be deemed to be a separate, distinct and independent provision and such holding shall not affect the validity of the remaining provisions of these Procedures nor impair or nullify the remainder of such Procedures which shall continue in full force and effect.

B. If the application of any provision of these Procedures to any new development is declared to be invalid by a decision of any court of competent jurisdiction, the intent of the County Council is that such decision shall be limited to the specific new development immediately involved in the controversy, action, or proceeding in which such decision of invalidity was rendered. Such decision shall not affect, impair, or nullify these Procedures as a whole or the application of any provision of these Procedures to any other new development.

SECTION XVII. EFFECTIVE DATE

A. The Ordinance shall become effective on October 1, 2021.

B. If a development project has received approval of a site-specific development plan, as defined in S.C. Code Ann. § 6-29-1520, prior to the effective date of this Ordinance, the development project is not subject to the development impact fee.

ADOPTED this __day of _____, 2021

COUNTY COUNCIL OF LANCASTER COUNTY

By:_____
Steve Harper, Chairman

By:_____
Billy Mosteller, Secretary

ATTEST:

_____
Sherrie Simpson, Clerk to Council

Approved as to form:

_____
John K. DuBose, III, County Attorney

First Reading:	March 22, 2021
Second Reading	June 28, 2021
Third and Final Reading	July 19, 2021 (tentative)
Public Hearing	June 28, 2021

STATE OF SOUTH CAROLINA	**)**	
	)	**ORDINANCE NO. 2021-1724**
COUNTY OF LANCASTER	**)**	

AN ORDINANCE

OF THE COUNTY COUNCIL OF LANCASTER COUNTY, SOUTH CAROLINA ("COUNCIL") ESTABLISHING AND ADOPTING A SHERIFF DEVELOPMENT IMPACT FEE ("IMPACT FEE") TO BE IMPOSED ON ALL NEW DEVELOPMENT IN THE GREATER PANHANDLE REGION OF LANCASTER COUNTY; TO ENSURE THAT SHERIFF FACILITIES WILL BE AVAILABLE AND ADEQUATE TO ACCOMMODATE THE NEED EXPECTED TO BE GENERATED FROM NEW DEVELOPMENT IN THE GREATER PANHANDLE REGION OF LANCASTER COUNTY BASED ON THE COUNTY'S LEVEL OF SERVICE STANDARDS FOR SHERIFF FACILITIES AND CAPITAL IMPROVEMENTS PLAN (CIP), AND TO ASSIGN THE COSTS OF SUCH SHERIFF FACILITIES ON A PROPORTIONATE SHARE BASIS TO NEW DEVELOPMENT

WHEREAS, Lancaster County ("County") has experienced population and employment growth in the Greater Panhandle area and projections indicate that population growth and development will continue at a reasonable rate into the future; and

WHEREAS, the County has experienced impacts on public facilities resulting from this growth and development; and

WHEREAS, growth and development estimates for the County over the next 10 years indicate there will be a need for additional Sheriff facility system improvements (Sheriff stations) due to the growth and development; and

WHEREAS, the County has defined a level of service standard for Sheriff facilities (Sheriff stations); and

WHEREAS, this defined level of service standard and the projected population and employment growth within the Greater Panhandle region results in an identified need for Sheriff facility system improvement needs over the next 10 years as set forth in the capital improvement plan (CIP); and

WHEREAS, the cost of these Sheriff facility system improvement needs as identified in the CIP is significant and expensive; and

WHEREAS, if property taxes, or bonds (backed only by property taxes) are used to finance the new Sheriff facility system improvements (Sheriff stations) needed to accommodate the demand generated by new development in the Greater Panhandle region of the County, these taxes would be paid largely by existing residents and businesses that have already paid for much of the Sheriff facility system improvements they utilize; and

WHEREAS, County Council finds that it is fair and equitable for new development in the Greater Panhandle region of the County to fund new Sheriff facility system improvements, in part, through a proportionate share Sheriff development impact fee; and

WHEREAS, County Council finds the Sheriff development impact fee will be imposed uniformly on all similar residential and nonresidential use types; and

WHEREAS, County Council having given consideration to the provision and financing of Sheriff facility system improvements necessary to maintain levels of service, hereby finds and declares that the establishment and adoption of Sheriff development impact fee to imposed on new development is necessary and desired, that the fee is proportionate and the fee is based on a CIP that sets forth the Sheriff facility system improvements needed to maintain levels of service for Sheriff facilities to accommodate new development in the Greater Panhandle region of the County; and

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

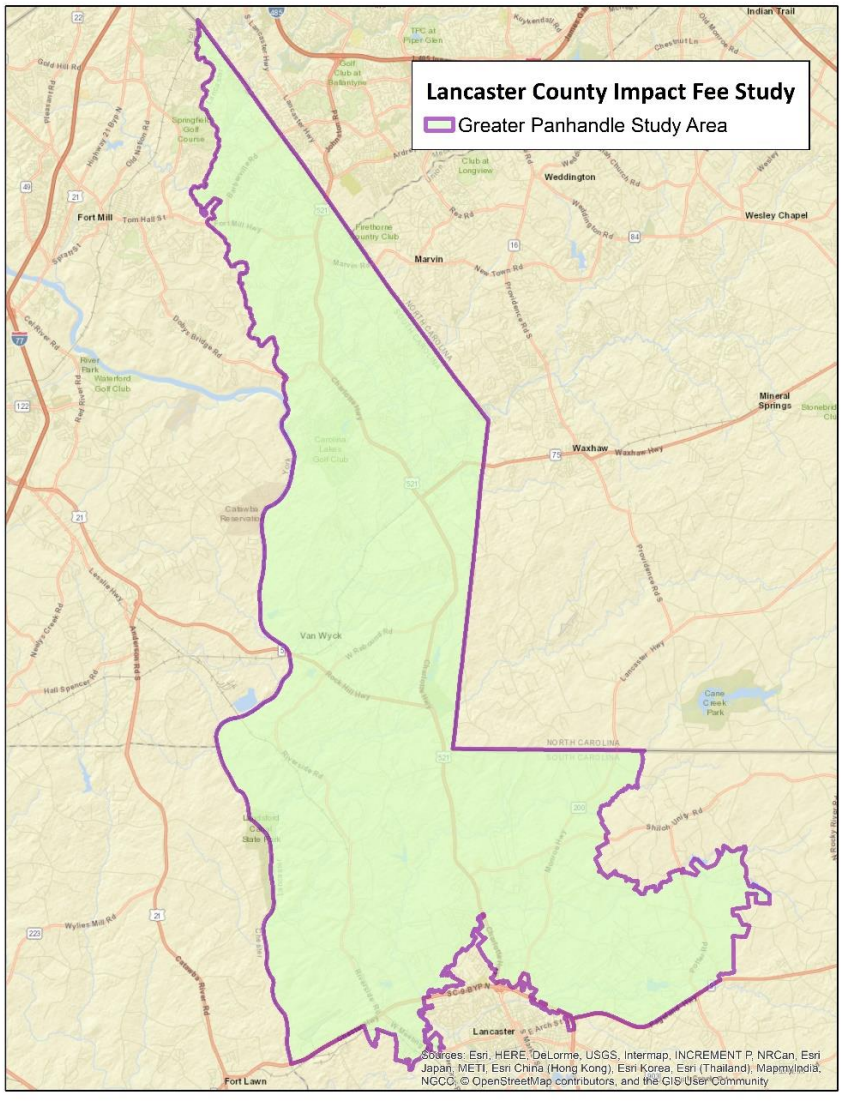
SECTION I. ADOPTION AND IMPOSITION OF SHERIFF IMPACT FEES.

Pursuant to Ordinance No. 2021-1705 and the Development Impact Fee Procedures in Code of Ordinances, Lancaster County, South Carolina ("County Code") Chapter 17 of the County Code, this Sheriff development impact fee shall be adopted and imposed on all new development in the Sheriff Service Area.

SECTION II. ESTABLISHMENT OF SERVICE AREA.

There is one service area for Sheriff development impact fees. The service area includes the entire Greater Panhandle and is known as the "Sheriff Service Area".

A. Map of Sheriff Service Area



SECTION III. INCORPORATION OF SUPPORT STUDY.

The County relies on the level of service standard, land use assumptions, methodologies, service units, system improvement costs, formula, and analyses for Sheriff development impact fees, and the capital improvement plan (CIP) for Sheriff facility system improvements set out in *Development Impact Fee Study* prepared by TischlerBise, dated June 23, 2021 (hereinafter "Sheriff Development Impact Fee Study"). The Sheriff development impact fee study sets forth a reasonable level of service standard, land use assumptions, methodologies, service units, system improvement costs, and formulas for determining the impacts of new development on Sheriff facility system improvement needs.

SECTION IV. IMPOSITION OF SHERIFF IMPACT FEES.

A. The Sheriff development impact fee shall be imposed on all new development in the Sheriff Service Area, unless the development is exempted, or an exception or waiver is

granted pursuant to Section 17-9 of the County Code.

A. The Sheriff development impact fee shall be paid prior to issuance of a building permit, or if a building permit is not required, prior to construction of the dwelling unit, or prior to issuance of a development permit for the dwelling unit, as appropriate.

SECTION V. SHERIFF DEVELOPMENT IMPACT FEE SCHEDULE.

A. Pursuant to this Ordinance and in accordance with the impact fee procedures in Chapter 17 of the County Code, the State Development Impact Fee Act, and the Sheriff Development Impact Fee Study and CIP, Sheriff impact development fees shall be imposed in the Sheriff Service Area.

B. The following general procedure shall be followed upon receipt of an application for a building permit for new development:

(1) For residential development, identify the type of housing development and number of dwelling units, and then calculate the fee based on the Residential Sheriff Development Impact Fee Schedule;

i. Residential Sheriff Development Impact Fee Schedule

Development Type	Sheriff
Residential (per housing unit)	
Single Family Detached	$121
Single Family Attached	$103
Multifamily	$86

(2) For nonresidential development, identify the type of nonresidential development and the square feet of the nonresidential development, then calculate the fee based on the Nonresidential Sheriff Development Impact Fee Schedule;

i. Nonresidential Sheriff Development Impact Fee Schedule

Development Type	Sheriff
Nonresidential (per 1,000 square feet)	
Retail	$187
Office	$63
Industrial	$32
Warehouse	$11
Healthcare	$70
Institutional	$127

C. Development Impact Fee Schedule Annual Update. 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 CIP dated July 19, 2021. The fee schedule shall be adjusted using the Construction Cost Index calculated by the Engineering New 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.

SECTION VI. INDIVIDUAL ASSESSMENT OF DEVELOPMENT IMPACT.

A. In-lieu of calculating the Sheriff development impact fees by reference to the fee schedule, a feepayer may request that the amount of the required Sheriff development impact fees be determined by reference to an Individual Assessment of Development Impact for the proposed development.

B. If a feepayer requests the use of an Individual Assessment of Development Impact, the feepayer shall be responsible for retaining a qualified professional to prepare the Individual Assessment of Development Impact that complies with the requirements of this section, at the feepayer's expense.

C. Each Individual Assessment of Development Impact shall be based on the level of service standard and the same system improvement costs for Sheriff facility system improvements used in the Sheriff development impact fee study and CIP, shall use the formula for calculating the development impact fee used in the Sheriff development impact fee study and CIP, and shall document the relevant methodologies and assumptions used (no adjustments in the assumption of credits shall be made). The burden shall be on the feepayer requesting the Individual Assessment of Development Impact to demonstrate by competent evidence that the data and assumptions used in the Sheriff development impact fee study and CIP and reflected in the Sheriff Development Impact Fee Schedule, is less accurate than the results of the Individual Assessment of Development Impact.

D. Each Individual Assessment of Development Impact shall be submitted to the Director or a designee, and may be accepted, rejected, or accepted with modifications by the Director or a designee as the basis for calculating Sheriff development impact fees. If an Individual Assessment of Development Impact is accepted or accepted with modifications by the Director or a designee as a more accurate measure of the demand for Sheriff facility system improvements created by the proposed new development than the applicable fees in the Sheriff Development Impact Fee Schedule, then the development impact fees due under this Ordinance shall be calculated according to such assessment.

SECTION VII. CREDITS

A. Any developer/feepayer obligated pay a Sheriff development impact fee under this section may apply for credit against Sheriff development impact fees otherwise due, up to but not to exceed the full obligation for the fees proposed to be paid pursuant to the provisions of this Ordinance for any contribution or construction for Sheriff facility system improvements that are accepted by the County Council for Sheriff facility systems improvements identified in the CIP.

B. Valuation of Credits

(1) Credit for land dedication for Sheriff facility system improvements, at the feepayer' s option, shall be valued at either (a) 100 percent of the most recent assessed value for such land as shown in the records of the County Assessor, or (b) the fair market value of the land established by a private appraiser acceptable to the County Council in an appraisal paid for by the feepayer.

(2) Credit for construction of a Sheriff facility buildings shall be valued by the County Council based on construction costs estimates submitted by the feepayer. The County Council shall determine the amount of credit due based on the information submitted, or, if it determines the information is inaccurate or unreliable, then on alternative engineering or construction costs acceptable to the County Council.

(3) Credit for contributions for Sheriff facility system improvements shall be based on the value of the contribution at the time it is made by the feepayer.

C. When Credits Become Effective

(1) Credits for land dedication for Sheriff facility system improvements shall become effective after the credit is approved by County Council pursuant to this section, and a Credit Agreement/Development Agreement is entered into, and (a) the land has been conveyed to the County in a form established by the County at no cost to the County, and (b) the dedication of land has been accepted by the County.

(2) Credits for construction of Sheriff facility buildings shall become effective after the credit is approved by County Council pursuant to this section, (a) a Credit Agreement/Development Agreement is entered into, (b) a suitable maintenance and warranty bond has been received and approved by the County Council, and (c) all design, construction, inspection, testing, bonding, and acceptance procedures have been completed in compliance with all applicable County requirements.

(3) Credits for contributions shall become effective after the contribution is approved by the County Council pursuant to this section, and the contribution is provided to and accepted by the County Council.

(4) Credits for dedication of land, construction, or contributions for Sheriff facility system improvements shall be transferable within the same development for Sheriff development impact fee purposes, but shall not be transferable outside the development or used as credit against fees for other public facilities. Credit may be transferred pursuant to these terms and conditions by any written instrument that clearly identifies which credits issued under this section are to be transferred. The instrument shall be signed by both the transferor and transferee, and the document shall be delivered to the County Council for registration.

(5) The total amount of the credit shall not exceed the amount of the Sheriff development impact fees due and payable for the project.

(6) If the offer for credit is approved, a Credit Agreement/Development Agreement shall be prepared and signed by the applicant and the County Council. The Credit Agreement/Development Agreement shall specifically outline the contribution or construction of buildings for Sheriff facility system improvements, the time by which they shall be completed or dedicated, and any extensions thereof, and the value (in dollars) of the credit against the Sheriff development impact fees the feepayer shall receive for the contribution or construction of Sheriff buildings.

(7) The County Council may enter into a Capital Contribution Front-Ending Agreement with any developer/feepayer who proposes to construct Sheriff facility system improvements in the CIP, to the extent the fair market value of the construction of those Sheriff facility system improvements exceed the obligation to pay Sheriff development impact fees for which a credit is provided pursuant to this section. The Capital Contribution Front-Ending Agreement shall provide proportionate and fair share reimbursement linked to new growth and development's use of the Sheriff facility system improvements constructed.

SECTION VIII. TRUST FUND FOR SHERIFF DEVELOPMENT IMPACT FEES.

The County hereby establish segregated Sheriff Development Impact Fee Trust Fund Account. All Sheriff development impact fees collected by the County shall be placed in their respective Trust Fund Account. Each Trust Account shall be an interest-bearing account and all interest earned and accruing to the account shall become funds of the account subject to the same limitations and restrictions on use and expenditure of funds that are applicable to Sheriff development impact fee funds.

SECTION IX. EXPENDITURE OF FEES FOR SYSTEM IMPROVEMENTS.

Sheriff development impact fee funds shall be used by the County in accordance with the development impact fee procedures in Chapter 17 of the County Code, solely and exclusively for Sheriff facility system improvements as set forth in the Sheriff development impact fee study and CIP. System improvements generally include the following: buildings that expand the capacity of the Sheriff system.

SECTION X. DEVELOPER RIGHTS.

The developer, pursuant to the State Development Impact Fee Act and the county impact fee procedures in Chapter 17 of the County Code, shall have the following rights, any or all of which may be exercised only in accordance with the impact fee procedures in Section 17-8 of the County Code.

A. Administrative Appeal. The developer/applicant may file an administrative appeal with the County Administrator with respect to a County decision related to the imposition, calculation, collection, processing, or expenditure of a Sheriff development impact fee at any time; provided, however, that such appeal must comply with the provisions and requirements the County impact fee procedure in Section 17-7 of the County Code. If the appeal follows payment of the development impact fee, it must be made within 30 days of the date of fee payment. The filing of an appeal will immediately halt the impact fee process, unless the developer/applicant posts a bond or submits an irrevocable letter of credit for the full amount of development fees as calculated by the County.

B. Payment under Protest. The developer/applicant may pay the County-calculated Sheriff development impact fees under protest, pursuant to the County impact fee procedures as set forth in Section 17-7 of the County Code. Payment under protest does not preclude the developer/applicant from filing an administrative appeal, from requesting a refund, or from posting a bond or submitting an irrevocable letter of credit for the amount of the development impact fee due, all as set forth in the impact fee procedures as set forth in Section 17-7 of the County Code.

C. Mediation. The developer/applicant may request mediation by a qualified independent party, but only upon voluntary agreement by both the developer/applicant (feepayer) as well as the County and only to address a disagreement related to the Sheriff development impact fees, as calculated by the County, for the proposed development. Neither request for, nor participation in, mediation shall preclude the developer/applicant (feepayer) from pursuing other developer rights and/or remedies, as set forth in this Ordinance, the County impact fee procedures in Section 17-7 of the County Code, or other remedies available by law.

SECTION XI. COUNTY REMEDIES.

A. The County pursuant the State Development Impact Fee Act and the County Development Impact Fee Procedures Chapter 17 of the County Code, to the extent authorized pursuant to the intergovernmental agreements entered into with the County pursuant to this Ordinance, shall have all of the following remedies, which may be exercised individually or collectively, but only in accordance with the impact fee procedures in Section 17-8 of the County Code;

(1) Interest and Penalties. The County may, in its discretion, add reasonable interest and penalties for nonpayment or late payment to the amount of the calculated Sheriff development impact fees due, pursuant to the impact fee procedures in Section 17-8 of the County Code.

(2) Withholding Building or Development Permit or Development Approval or Certificate of Occupancy. The County may withhold a certificate of occupancy, a building or development permit, or development approval, as may be applicable, until full and complete payment has been made by the developer/applicant of the Sheriff development impact fees due.

(3) Lien. The County may impose a lien on the developer's property, pursuant to the impact fee procedures in Section 17-8 of the County Code, for failure of the developer/applicant to timely pay the required Sheriff development impact fees in full.

B. The County may pursue any one or all of the remedies described in subsection A of this section, at its discretion. The failure to pursue any remedy or remedies, at any time, shall not be deemed to be a waiver of County rights to pursue any remedy or remedies at such other time as may be deemed appropriate.

SECTION XII. INTERGOVERNMENTAL AGREEMENTS.

Prior to imposition of the Sheriff development impact fee pursuant to this Ordinance, the County shall enter into intergovernmental agreements with the participating municipalities, which intergovernmental agreements shall:

A. Specify the reasonable share of funding of joint system improvements for Sheriff facility system improvements by each governmental unit; and

B. Provide for the collection of the Sheriff development impact fee by the municipality within its corporate limits and by the County within the unincorporated County; and

C. Provide for the timely transfer of Sheriff development impact fee funds from the

municipality to the County; and

D. Provide for the timely expenditure of the Sheriff development impact fee funds by the County in accordance with the CIP.

SECTION XIII. TERMINATION OF THE SHERIFF IMPACT FEES.

The Sheriff development impact fees shall terminate upon the completion/conclusion/purchase of all the Sheriff development impact fee-funded facility system improvements as set forth in the CIP unless:

A. The County adopts a CIP for a subsequent time; or

B. The County adopts an updated Sheriff development impact fee pursuant to the substantive and procedural requirements of the State Development Impact Fee Act.

SECTION XIV. LIBERAL CONSTRUCTION.

The provisions of this Ordinance shall be liberally construed to effectively carry out it purposes in the interest of furthering, promoting, and protecting the public health, safety, and welfare.

SECTION XV. CONFLICT

To the extent of any conflict between other County ordinances and these Procedures, these Procedures shall be deemed to be controlling; provided, however, that these Procedures are not intended to amend or repeal any existing County ordinance, resolution, or regulation.

SECTION XVI. SEVERABILITY.

A. If any section, subsection, sentence, clause, phrase, or portion of these Procedures is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such section, subsection, sentence, clause, phrase, or portion of these Procedures shall be deemed to be a separate, distinct and independent provision and such holding shall not affect the validity of the remaining provisions of these Procedures nor impair or nullify the remainder of such Procedures which shall continue in full force and effect.

B. If the application of any provision of these Procedures to any new development is declared to be invalid by a decision of any court of competent jurisdiction, the intent of the County Council is that such decision shall be limited to the specific new development immediately involved in the controversy, action, or proceeding in which such decision of invalidity was rendered. Such decision shall not affect, impair, or nullify these Procedures as a whole or the application of any provision of these Procedures to any other new development.

SECTION XVII. EFFECTIVE DATE

A. The Ordinance shall become effective on October 1, 2021.

B. If a development project has received approval of a site-specific development plan, as defined in S.C. Code Ann. § 6-29-1520, prior to the effective date of this Ordinance, the development project is not subject to the development impact fee.

ADOPTED this __day of _____, 2021

COUNTY COUNCIL OF LANCASTER COUNTY

By:_____
Steve Harper, Chairman

By:_____
Billy Mosteller, Secretary

ATTEST:

_____
Sherrie Simpson, Clerk to Council

Approved as to form:

_____
John K. DuBose, III, County Attorney

First Reading:	March 22, 2021
Second Reading	June 28, 2021
Third and Final Reading	July 19, 2021
Public Hearing	June 28, 2021

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2021-1750 / Planning Case Number: RZ-2020-2973
Contact Person / Sponsor: Katie See/Senior Planner
Department: Planning
Date Requested to be on Agenda: 7/19/2021

Issue for Consideration:
Application by Pedcor Investments, LLC to rezone a 33.10 acre parcel located at 9425 Charlotte Highway (TM# 0008-00-077.00) from General Business (GB) to Mixed Use (MX) District to develop a 216-unit workforce housing apartment development. This application is associated with the companion Master Development Plan MXU-2020-2973 and Development Agreement DA-2020-2973.

Points to Consider:
Staff is of the opinion that the subject property should remain General Business to ensure its use for a more complimentary development to the future hospital campus and preserve the opportunity for it to be undertaken with the abutting 33-acre parcel to its north (TM 0008-00-076.00). This could lead to development of a larger commercial project of regional significance. Had the above factors been in place prior to adoption of the Comprehensive Plan, it likely would have recommend master planned projects where buildings are oriented to establish connections to adjacent development which result in complimentary relationships.

At the May Planning Commission meeting, Commissioners discussed the proposed master plan layout, density, pros/cons of rezoning commercially zoned land to mixed-use, and other items.

Funding and Liability Factors:
N/A

Council Options:
Approve or deny request.

Recommendation:
At the May 18, 2021 Planning Commission meeting, the request was recommended for **denial** by a vote of 3-1.

Staff recommended disapproval of the request to rezone.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2021-1750	7/7/2021	Ordinance
Staff Report	6/25/2021	Planning Staff Report
Ex 1: Application	5/11/2021	Exhibit
Location Map	5/3/2021	Exhibit
Tax Credit Information - from Applicant	5/11/2021	Exhibit
TIA Conclusion	5/11/2021	Exhibit
Community Meeting Notes	5/11/2021	Exhibit
B Little Support	5/11/2021	Exhibit
Margaret Adams Letter	6/30/2021	Backup Material

STATE OF SOUTH CAROLINA (
(**ORDINANCE NO. 2021-1750**
COUNTY OF LANCASTER (

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE A 33.10 ACRE PARCEL (TMS# 0008-00-077.00), LOCATED AT 9425 CHARLOTTE HIGHWAY, LANCASTER, SOUTH CAROLINA, FROM GB, GENERAL BUSINESS DISTRICT, TO MX, MIXED USE DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Pedcor Investments, applied to rezone a 33.10 acre, more or less, parcel of property located at 9425 Charlotte Highway, Lancaster, South Carolina (TMS # 0008-00-077.00) from GB, General Business District, to MX, Mixed Use District.

(b) On May 18, 2021, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a 3-1 vote recommended denial of the rezoning request.

(c) The Future Land Use Category of the subject properties is Neighborhood Mixed-Use, which corresponds to the Community Type of Walkable Neighborhood. The adopted Comprehensive Plan states that the Suburban Single-Family Neighborhood Community Type *"is synonymous with the Place Type "Mixed-Use Neighborhood." This is due to its very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value. This Place Type and Community Type has its roots in the traditional character of American communities during the early part of the 20th century, and has been revived in recent decades as a relevant option for future development."* The Mixed Use District (MX) is consistent with the Neighborhood Mixed-Use Future Land Use Category.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from GB, General Business District, to MX, Mixed Use District, for the following properties as identified by tax map number or other appropriate identifier:

Tax Map No. 0008-00-077.00 (33.10 acre, more or less)

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 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 _____, 2021.

LANCASTER, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading: July 19, 2021
Public Hearing: July 19, 2021
Second Reading: August 9, 2021
Third Reading: August 23, 2021

Approved as to form:

_____
John DuBose, County Attorney

PROPOSAL:	Request to rezone a 33.10 acre parcel with intent to develop 216-unit workforce apartment project
PROPERTY LOCATION:	9425 Charlotte Highway (TM# 0008-00-077.00)
CURRENT ZONING DISTRICT:	General Business (GB) District
PROPOSED ZONING DISTRICT:	Mixed Use (MX) District
APPLICANT:	Pedcor Investments
COUNCIL DISTRICT:	District 7, Brian Carnes

OVERVIEW:

Site Information
The 33.10-acre site is comprised of one parcel of land and is currently improved with one single-family house on a mostly wooded lot.

This application is associated with the companion Master Development Plan MXU-2020-2973 and Development Agreement DA-2020-2973.

Proposal
The development proposal consists of constructing 216 workforce apartment units within nine buildings as well as two office buildings intended for medical offices. According to the applicant, resident income would be limited to 60% of the annual area median income in the Lancaster County area. The DA does not explicitly state that the mixed-use development will consist of office buildings as the use in addition to the apartments. This should be memorialized within the DA. The office buildings will face US-521, while the apartment buildings will be located behind the office buildings and extend along the property.

Community Meeting
A community meeting was held via Zoom on March 2, 2021. Approximately nine members of the public attended, in addition to staff and the development team. The applicant provided an overview of the proposed development which would consist of workforce apartments through the Federal Tax Credit Program. *See attached meeting minutes and Tax Credit overview*.

Summary of Adjacent Zoning and Uses
The subject property is surrounded by LDR and GB zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	GB	Vacant; Single-Family Residential
South	Lancaster County	GB; LDR	Single-Family Residential
East	Lancaster County	GB; LDR	Storage Building Business; Single-Family Residential (Thousand Oaks across US-521)
West	Lancaster County	LDR	Vacant

ANALYSIS & FINDINGS:

Zoning Districts

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

Pursuant to UDO Section 2.3, the proposed *Mixed-Use District is established as a pedestrian-scaled, mixed-use district which caters to the everyday needs of nearby neighborhoods, stressing accessibility by automobiles, bicycles, and pedestrians. This district accommodates an active, pedestrian-friendly area of community-scale commercial, residential, office, and civic uses in both vertically mixed-use, as well as free-standing buildings. Retail should be placed at street level, with residential uses in rear or upper stories*.

Compatibility with Surrounding Area

As noted previously, the subject property is predominately surrounded by the LDR and GB Districts. This area is characterized by a mixture of vacant/wooded parcels, single-family homes on lots of varying sizes, and commercial development in close proximity.

RELATIONSHIP TO PUBLIC PLANS:

Lancaster County Comprehensive Plan Consistency

The Future Land Use Category of the subject property is Neighborhood Mixed-Use, which corresponds to the Community Type of Walkable Neighborhood. The adopted Comprehensive Plan states that the Suburban Single-Family Neighborhood Community Type "*is synonymous with the Place Type "Mixed-Use Neighborhood." This is due to its very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value. This Place Type and Community Type has its roots in the traditional character of American communities during the early part of the 20th century, and has been revived in recent decades as a relevant option for future development*." The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

The Neighborhood Mixed-Use Future Land Use Category extends across the northern half of the panhandle, beginning at Highway 75/Waxhaw Highway. The Neighborhood Mixed-Use Future Land Use Category and Walkable Neighborhood Community Type are, by default, intended to be compatible with the existing suburban character of the area.

Walkable Neighborhood: Land Use Considerations		
Church	Condominium/Apartment	Community Park / Pocket Park
Government Building	Natural Area	Neighborhood Commercial
Professional Office	Restaurant	School

Single-Family Attached Home (Townhome/Duplex)	Single-Family Detached Home	

While the requested MX District is consistent with the very generalized Neighborhood Mixed-Use Future Land Use Category, staff believes that a more thorough review of the proposal is in order due to changes in the Hwy 521 Corridor area that have occurred since adoption of the 2014 Comprehensive Plan. These changes include the diminishing supply of corridor land available for development, the abundance of recently constructed and/or entitled multifamily residential development, and the announcement of a new MUSC hospital located to the southeast of the subject property (TM # 0008-00-087.01).

Staff is of the opinion that in light of the above factors, the subject property should remain General Business to ensure its use for a more complimentary development to the future hospital campus and preserve the opportunity for it to be undertaken with the abutting 33-acre parcel to its north (TM 0008-00-076.00). This could lead to development of a larger commercial project of regional significance. Had the above factors been in place prior to adoption of the Comprehensive Plan, it likely would have recommend master planned projects where buildings are oriented to establish connections to adjacent development which result in complimentary relationships.

INFRASTRUCTURE CONSIDERATIONS:

Transportation

As part of the requested rezoning and associated Master Development Plan, the applicant commissioned a Traffic Impact Analysis (TIA) from Kimley-Horn & Associates (*see attached Conclusions*). The Analysis provided looked at two locations relevant to the project and provided the following:

Intersection	Improvements
US-521 & Northern Median Break/Access 1	▪ Construction of Access 1 to include single ingress lane and egress lane with stop control ▪ Construction of a northbound left-turn lane with a storage length of 150' ▪ Construction of a southbound right-turn lane with a storage length of 100'
US-521 & Access 2	▪ Construction of Access 2 to include a single ingress lane and single right-out egress lane with stop control
Study Area Ped & Bike Improvements	▪ Specific implications for pedestrian and bicycle accommodations along the site's US-521 frontage should be confirmed with Lancaster County staff, relative to the unfunded shared-use path proposed in the RFATS Bike Walk Plan

The County's consulting engineer initiated their review of the TIA on May 6th. Therefore, no analysis of the proposed TIA is available at this time. The TIA is required for the Development Agreement and Master Development Plan. It must be approved by the County's consulting engineer and staff prior to approval of the development project by County Council.

Public Utilities

Per Lancaster County Water and Sewer District (LCWSD), sewer is available; however downstream improvements will be required in order to serve the proposed development. Approximately 600' of existing 6" forecemain will need to be replaced with a minimum of 12" sewer forcemain and approximately 5,200' of existing 12" forcemain will need to be replaced with a minimum of 18" forcemain.

LCWSD suggested that the opportunity exists for the applicant to collaborate with other developers in the area in order to address downstream forcemain improvements. If collaboration were to occur, LCWSD would look to make other downstream improvements that are necessary, including pump station improvements.

A 20" transmission waterline is being designed for installation along US-521 which will need to cross properties to get back to Possum Hollow Road. LCWSD may seek to install the transmission line on the subject property in order to get to Possum Hollow Road. This would require coordination between LCWSD and the applicant.

Public Schools

The area impacted by the development proposal includes Indian Land Elementary, Indian Land High and Indian Land Middle, as well as the future Indian Land Intermediate. The Lancaster County School District noted that they currently have high student volume at all levels, but that they anticipate their overcrowding at Harrisburg Elementary and Indian Land Middle to get somewhat better after the opening of IL Intermediate in fall 2021.

PHOTOS OF PROJECT AREA:



Looking west at subject property from US-521



Looking directly across US-521



Looking north along US-521



Looking south along US-521

STAFF RECOMMENDATION:

Staff recommends **does not recommend approval** of the request to rezone a 33.10 acre parcel located at 9425 Charlotte Highway (TM# 0008-00-077.00) from General Business (GB) to Mixed Use (MX) District, subject to the following findings of fact:

1. That the Zoning Map Amendment consists of 33.10 acres of land located at 9425 Charlotte Highway (TM# 0008-00-077.00);
2. That the Future Land Use Category for the subject property is Neighborhood Mixed Use, and the Community Type is Walkable Neighborhood;
3. That the Zoning Map Amendment would rezone property currently zoned GB District to MX District;
4. That while the requested zoning district is generally compatible with the Future Land Use Category, staff believes a comprehensive, regional plan should be contemplated for properties within the vicinity of the hospital campus; and
5. That the proposed MX District, as intended to be developed per the companion Development Agreement (DA-2020-2973), would result in a project that is not generally consistent with the surrounding area which is comprised of LDR and GB Districts.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map
3. Community Meeting Minutes

STAFF CONTACT:

Katie See, AICP, Senior Planner
ksee@lancastersc.net | 803-416-9395

Lancaster County
South Carolina

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.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 9425 Charlotte Highway

City Fort Mill State SC Zip 29715 Tax Parcel ID 0008-00-~~07.00~~ 017.00

Current Zoning GB Current Use Single Family

Proposed Zoning MX Total Acres 33.10

Project Description 216 workforce housing multi-family units and approximately 30,000 SF of general commercial / office

Surrounding Property Description North - single family and mostly wooded, South - single family and mostly wooded, West - Wooded, East - US 521

CONTACT INFORMATION

Applicant Name Pedcor Investments

Address 770 3rd Ave SW

City Carmel State IN Zip 46032 Phone 317-218-2702

Fax Email mbryon@pedcor.net

Property Owner Name Lavinia Stephenson Lynch, RLT

Address 9425 Charlotte Highway

City Fort Mill State SC Zip 29715 Phone 757-567-3820

Fax Email dma1749@comcast.net

Name: Margaret L. Adams, Trustee

Address: 1749 W. Canning Drive, Mt. Pleasant, SC 29466

Phone: 757-567-3820 Fax: Email: dma1749@comcast.net

Applicant Signature

2/28/21
Date

Margaret L Adams, Trustee
Property Owner Signature

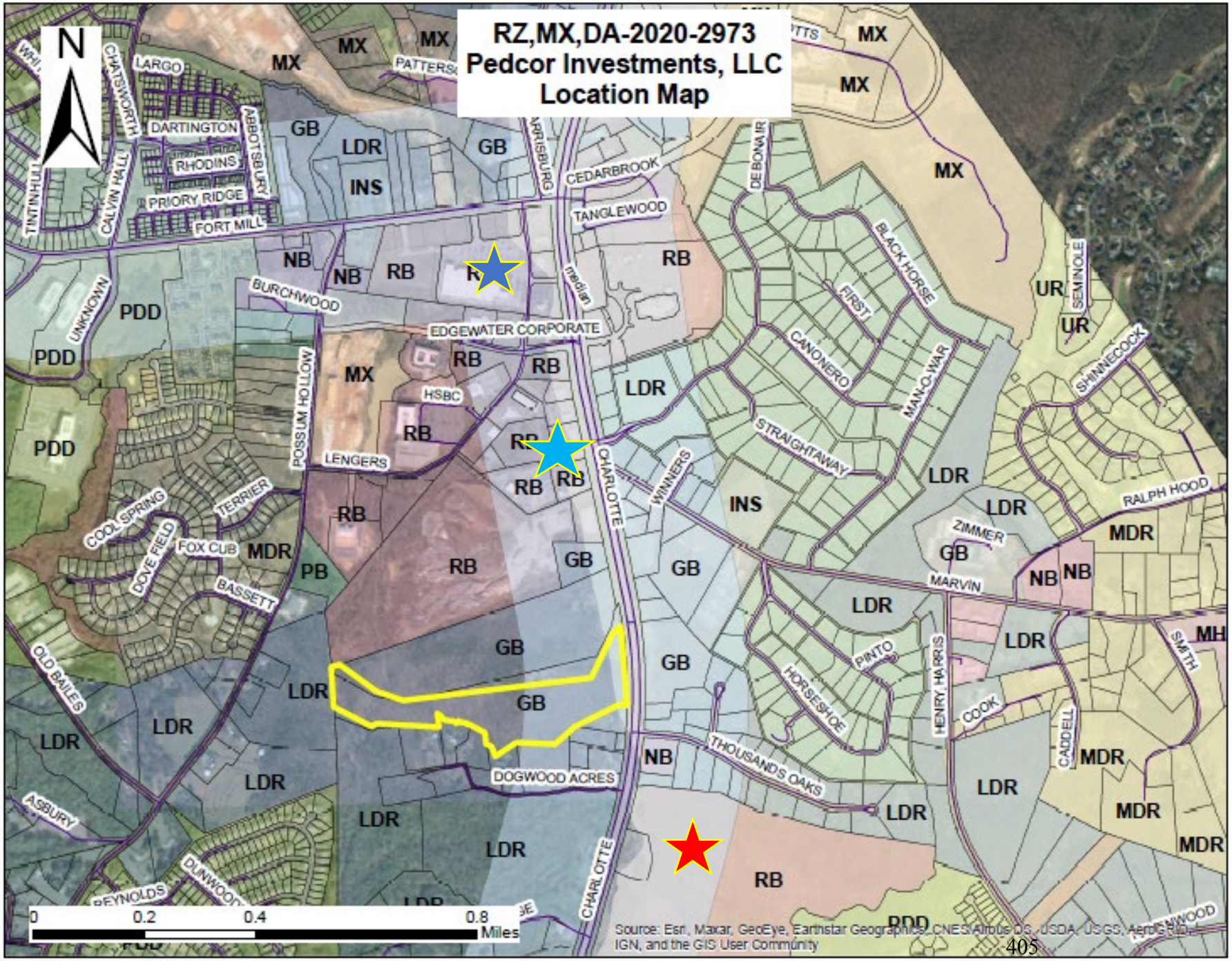
2/22/2021
Date

DORIS G. MASCARO
Notary Public, State of South Carolina
My Commission Expires 3/12/2029

Doris G Mascaro
2/22/21

CHECKLIST - USE THE CHECKLIST ITEMS BELOW TO PREPARE THE PLAT DRAWING

1. **General Information**
   a. Date, north point, and scale
   b. Name and firm address of the professional individual responsible for preparing master development plan
   c. Name and address of the property owner or applicant
   d. Location sketch
   e. Legal description of the subject property
   f. Size of subject property in acres (square feet if less than two (2) acres)
   g. Boundary survey
   h. Preparer's professional seal
2. **Existing Conditions**
   a. Existing zoning classification of subject property
   b. Property lines and required setbacks (dimensioned)
   c. Location, width and purpose of all existing easements
   d. Location and dimension of all existing structures on the subject property
   e. Location of all existing driveways, parking areas and total number of existing parking spaces on subject property
   f. Abutting street right-of-way width
   g. Location of all existing structures, driveways, and parking areas within 100 feet of the subject property's boundary
   h. Location of all existing structures, driveways, and parking areas within 300 feet of the subject property's boundary
   i. Existing water bodies (lakes, rivers, creeks, wetlands, etc.)
   j. Existing landscaping and vegetation on the subject property, including a tree survey, if required
   k. Size and location of existing utilities



Lancaster County
South Carolina

Proposal:
Rezone property from GB to MX

Legend:

- Subject Property
- Lowe's
- MUSC Hospital Property
- Aldi

Tax credits in South Carolina.

We are pursuing this deal as a 4% Tax-Exempt bond deal. Once the site is fully rezoned to accommodate what we have planned (from GB to MX … fingers crossed) we will then apply to SC Housing for tax credits. It takes approximately 4-6 months of review by SC Housing… then after about 4-6 months, SC Housing will award tax credit to us for this deal.

Please note that when we apply for tax credits to SC Housing, we do not "compete" for the tax credits like the 9% competitively allocated deals do. For 9% deals … the higher the score the better the likelihood of an award. Competitive scoring does not really apply to 4% tax-exempt bond deals. There is a threshold score a 4% tax-exempt bond deal must have ... but "outscoring" other deals really doesn't matter on the 4% tax-exempt bond deals.

Once we get the tax credit award from SC Housing, we will also ask the local housing authority to issue bonds to support the deal. Last, we will apply for HUD 221(d)(4) financing, and then seek an equity investor to purchase the tax credits. For example, our last tax credit equity investor (the party who bought our tax credits) was Truist Bank.

For all four levels of financing (SC Housing, the local housing authority, HUD and our equity investor) we must apply and commit to what we will build (business computer center, hardiplank and brick, clubhouse, unit size, etc.). If we don't deliver what we promised (we have never done this … this has never happened with Pedcor), our financing would get yanked ... we'd lose tax credits, etc.

In essence, our deal is vetted by SC Housing, the local housing authority, HUD and our equity investor … not to mention the county, the local building codes and civil plans, rules about setbacks, density, parking, etc.

If there is anything else you need clarified, please feel free to contact me. Thanks for your time. Mike

Michael S. Byron
VP – Development
Pedcor Investments
770 Third Avenue, S.W.
Carmel, IN 46032
Office Phone - 317-218-2702
Cell Phone – 317-430-7916
mbyron@pedcor.net
www.pedcorcompanies.com

8.0 Conclusions

Based on the analyses contained herein, the following transportation improvements are recommended as developer mitigation:

US 521 and Northern Median Break/Access 1

- Construction of Access 1 to include a single ingress lane and egress lane with stop control.
- Construction of a northbound left-turn lane with a storage length of 150 feet.
- Construction of a southbound right-turn lane with a storage length of 100 feet.

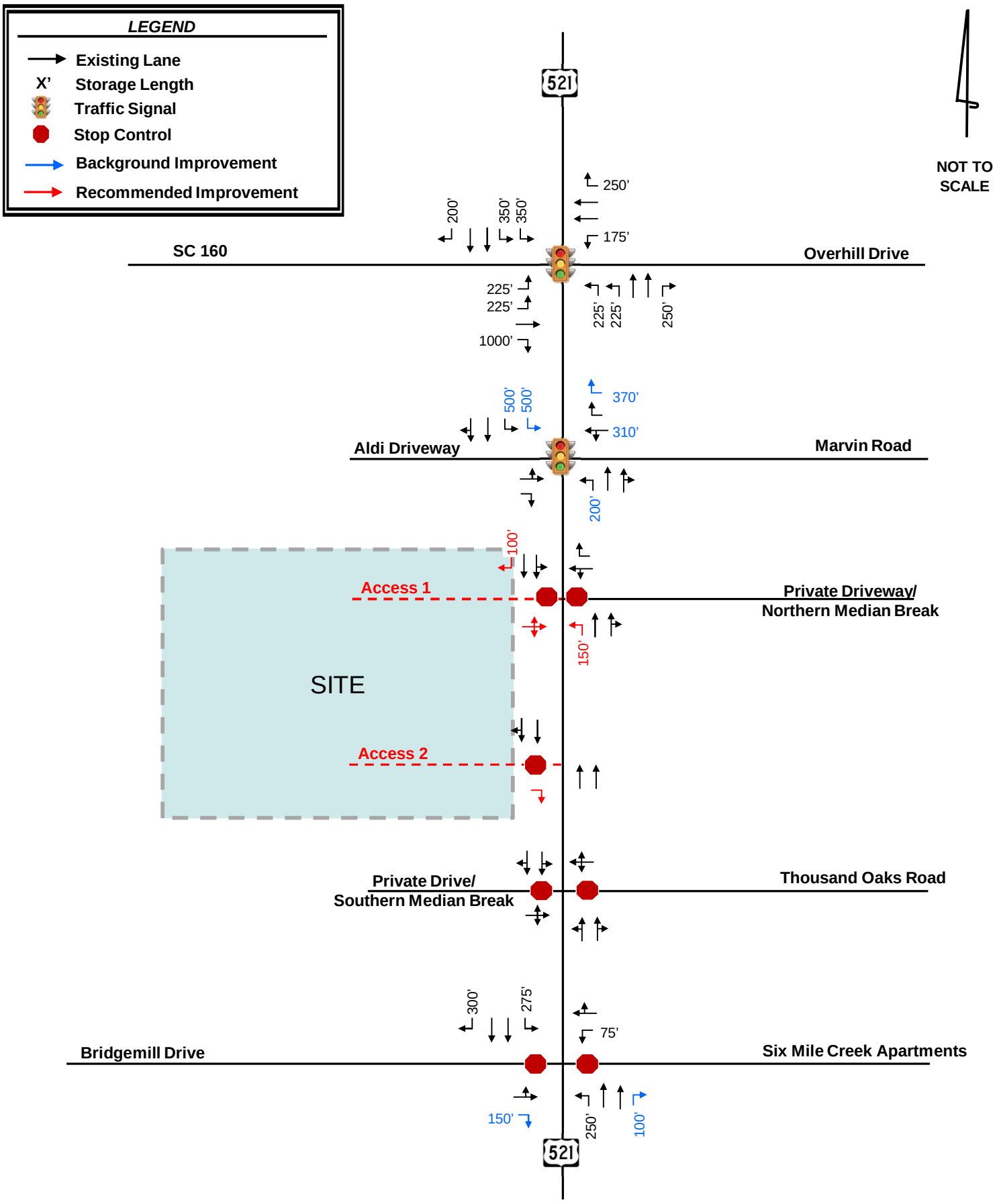
US 521 and Access 2

- Construction of Access 2 to include a single ingress lane and single right-out egress lane with stop control.

Study Area Pedestrian and Bicycle Improvements

- Specific implications for pedestrian and bicycle accommodations along the site's US 521 frontage should be confirmed with Lancaster County staff, relative to the unfunded shared-use path proposed in the RFATS Bike Walk Plan.

The recommended developer mitigation is shown in **Figure 8.1**. The transportation improvements for the study intersections are subject to agency approval. All additions and attachments to the public roadway system shall be properly permitted, designed, and constructed in conformance to agency standards maintained, depending on jurisdiction.



Kimley»Horn	US 521 Multifamily Project Traffic Impact Analysis	Recommended Roadway Laneage	Figure 8.1

NEIGHBORHOOD MEETING REPORT
March 2, 2021

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

Pedcor mailed a written notice of the date, time and location of the Neighborhood Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on February 12, 2021. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Neighborhood Meeting was held on Tuesday, March 2, 2021 at 6:00 PM via a Zoom Meeting.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Neighborhood Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B.

SUMMARY OF ISSUES DISCUSSED:

Mike Byron, Pedcor Investments, introduced himself and welcomed everyone to the call.

McKenzie Publicover, Kimley-Horn, gave a brief explanation of how the Zoom call would work and for attendees to email questions to her through the chat feature during Mike Byron's Powerpoint presentation. Questions would be addressed at the end of the presentation.

Mike Byron presented a Powerpoint presentation, a copy of which is attached hereto as Exhibit C.

Mike Byron discussed the following during his Powerpoint presentation:

Mike Byron stated that he is a Developer for Pedcor Investments. Pedcor Investments is located in Carmel, Indiana and is a vertically-integrated company with their own construction and management companies. Pedcor Investments has been in business for 34 years. Pedcor has developed over 26,000 residential units in 154 communities located in 20 states. Pedcor does currently have a development in Beaufort, South Carolina.

The 31-acre site includes two proposed 15,000 square foot office spaces which will serve as a buffer along Charlotte Highway. Mike Byron discussed all of the retail near the site as well as the nearby schools. The apartments currently available in the area are all luxury apartments with very high rents. Pedcor's development will have affordable rents for the average worker.

Mike Byron stated the current proposed development name is Hawthorn Hills. The site has to be rezoned to mixed use for Pedcor's development. The proposed 216-unit apartments are a three-story product that Pedcor has built around the Charlotte area. The development will be fully amenitized with a clubhouse, playground, business center and workout facility. Pedcor will hire five full-time employees to staff this property.

There will be 60 one bedroom units, 108 two bedroom units and 48 three bedroom units. The one bedroom units will rent for $693 per month, two bedroom units will rent for $824 per month and three bedroom units will rent for $945 per month. Rents include water and sewer.

Mike Byron shared a rendering and an arial flyover of the proposed development.

Mike Byron then described the Federal Tax Credit Program. This program is a financial incentive to developers to develop affordable workforce housing. There is a tremendous need for affordable housing in the Charlotte metropolitan area.

Resident income would be limited to 60% of the annual area median income in the Lancaster County area.

Mike Byron shared a slide that listed the proposed rent structure and slides showing the types of jobs that would qualify for this proposed community.

Mike Byron also shared pictures of some of Pedcor's other 3-story residential communities that it has developed with breezeways, brick and hardiplank construction.

Mike Byron discussed the rezoning process, meeting dates and schedule.

Mike Byron concluded his Powerpoint presentation and opened up the meeting for questions.

Following are the questions and responses from the meeting.

- When will construction begin?

Mike Byron stated once rezoning is complete in July, it will take 4-6 months for Pedcor to receive tax credits from NCHFA, then HUD financing to closing, so construction would begin approximately one year from now.

- Is the project south of State Road 160?

Mike Byron stated yes, the development is about one mile south of State Road 160.

- Becky Drozdz asked about the topography of the two buildings on the west end and, if warranted, will Pedcor build a fence?

Mike Byron stated that Pedcor would consider building a fence and retaining wall. McKenzie Publicover stated that the two west buildings will be slightly lower, and Pedcor will have a retaining wall along that portion.

- Becky Drozdz asked where Pedcor would tie into the sewer?

Mike Byron stated that there is adequate supply and capacity as long as Pedcor extends the sewer from Possum Hollow Road East to Charlotte Highway 521.

- How many entrances will there be and how will traffic be impacted?

Mike Byron stated that there will be two entrances. One entrance to the north goes north and south and one entrance to the south goes right in/right out south. Kimley Horn is completing a traffic impact analysis, and Pedcor will coordinate with the municipality to identify and implement any necessary measures to deal with traffic.

- Becky Drozdz asked about Pedcor's current occupancy rate and tenant's length of stay before moving?

Mike Byron stated that Pedcor's current occupancy rate is 93%. Phil Stoffregen stated that tenants usually stay around two years then move due to purchasing a home, getting married, changing jobs etc.

Mike Byron discussed the proposed commercial space along the frontage of Pedcor's site. There is a need for medical office space in the area especially with the new hospital going in across the street. Pedcor will handle the land planning only and will not build and own the medical offices.

Mike Byron stated that Pedcor will own and manage the Hawthorn Hills Apartment Homes for a minimum of 15 years.

Mike Byron stated he would email the Powerpoint presentation to everyone in attendance and encouraged anyone with additional questions or concerns to reach out to him by phone or email.

Mike Byron provided his contact information and thanked the attendees for attending the meeting.

The meeting adjourned.

From: Bobby/ Brenda Little
To: Jennifer Bryan
Subject: RZ-2020-2973 Pedcor Project Rezoning
Date: Wednesday, May 5, 2021 2:05:18 PM

The Systemcouldn't recognize this email as this is the first time you received an email from this sender blittle23@gmail.com

Hello Jennifer,

My name is Brenda Little, I wanted to send this email in hopes that it will make it to the meeting coming up. We really want this project to be approved. We really believe that this will be a great fit with our community for the new students that will be coming into our new MUSC. These students are going to need housing and doctors offices they can work and learn in. This will be a safe place for them to live as they can be close to their jobs and home after working long hours. This would hopefully help new school teachers just coming into our area to work at our public schools. This would be a low cost alternative until they could move into one of our beautiful communities. So I beg you all to please help Indian Land.

Thanks,

Brenda Little

June 30, 2021

Dear Mr. Burhans:

I write concerning the property at 9425 Charlotte Highway in Indian Land, that is under contract with Pedcor Development. As Trustee, I was charged with selling my mother's property and distributing the proceeds to her heirs within a reasonable time. We have a viable buyer who is willing to work with Lancaster County to pay impact fees and create a much-needed workforce housing development and medical/ office space that will benefit the Indian Land community.

I was unable to attend the Committee of the Whole meeting in June, but I watched the meeting on YouTube. As a person in a position of authority in Lancaster County government, the County Council relies on the information you give to help them make decisions. Your statements to the County Council on June 18 include:
Staff also reviewed the project and we also kind of looked at it from the/a bigger picture. We just kind of raised the bigger question of recognizing this is commercial land. We have a dwindling supply of similar properties on Highway 521 and really raising the question whether we should be focusing on a bigger project. ***You'll notice the parcel here to the north is also undeveloped and might also be for sale****. We would like to see a bigger project with open outcomes.*

The statement in bold above is incorrect, and I would like to bring this to your attention so that you and Council have complete and accurate information. Below is a history of what I personally know about Carol Bailey's interest in selling her property, and I assure you, her property is not for sale.

- In 2005, a developer's agent from Edgewater Business Park (Lauth) presented LOIs to my mother (Mrs. Lynch) and Mrs. Bailey for both parcels. Mrs. Lynch came to an agreement with the agent, but Mrs. Bailey's price was substantially more than the developer could afford.

- The last listing for Mrs. Bailey's property was withdrawn from CoStar on April 16, 2016, at which time it was listed for $8,350,000, a price, based upon area comparable sales, which was significantly above fair market value at that time.

- Since fall of 2016, numerous brokers and developers who were interested in combining both properties, contacted Kathy Garner, my broker. Most were unsuccessful in having Mrs. Bailey respond to letters or phone calls. Those who were able to speak with Mrs. Bailey said she wanted too much money to warrant serious discussion.

- Kathy Garner, Reece Kimsey, and I met with you and your staff in December 2019, to discuss building multi-family housing. At the time, the MUSC project was not in the picture, and we received an encouraging response. Mr. Kimsey also wanted both properties. Mrs. Bailey's price was $9,000,000, and Mr. Kimsey's group was unable to make headway with her.

- Past performance is a good indicator of future performance, and one can conclude that Mrs. Bailey is not a serious seller. Her property has not been listed for five years, and when contacted, her asking price does not reflect fair market value.

I respectfully request that you contact all members of Lancaster County Council and correct your statement about Mrs. Bailey's property being for sale and include the history I have provided. Tying my property to the sale of hers would at this point appear to be an impossibility. Please copy Kathy Garner and me on the email when you correspond with them.

Another factor that could prevent the properties from being jointly developed is that part of Mrs. Bailey's property (approximately 2,200 feet) is adjacent to the former Pressley's Recycling, a 60-acre contaminated landfill. Some of her property could be unusable. Pedcor tested my property, and it is not contaminated.

I hope this specific information about the adjacent parcels to the north of 9425 Charlotte Highway will help clarify the feasibility of saving, combining, and creating a medical/office campus in the near future since Mrs. Bailey does not appear to be ready to sell, her asking price is not reasonable, and the possibility of environmental contamination from the 60 acres at 9531 Charlotte Highway would limit its use.

While I realize the County has an interest in facilitating MUSC's project, and has articulated a desire to see complimentary uses on my parcel, Mike Byron from Pedcor has been in touch with MUSC. MUSC is supportive of Pedcor's proposed development of my property and MUSC feels that Pedcor's proposed project would perfectly compliment MUSC's facility, as many MUSC hospital staff will require workforce housing of the type contemplated by Pedcor.

I appreciate your work and efforts to facilitate planned, beneficial, development in Lancaster County. Please let me know if you have any questions or if I may provide further information regarding the above.

Sincerely,

Margaret L. Adams, Trustee
Lavinia S. Lynch, RLT

CAROLINA GATEWAY

701 North White Street
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 Council will conduct public hearings on Monday, July 19, 2021. The public hearings will take place at 6:00 PM at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

1. RZ-2020-2973: Application by Pedcor Investments, LLC to rezone a 33.10 acre parcel located at 9425 Charlotte Highway (TM# 0008-00-077.00) from General Business (GB) to Mixed Use (MX) District to develop a 216-unit workforce housing apartment development. This application is associated with the companion Master Development Plan MXU-2020-2973 and Development Agreement DA-2020-2973.
2. MXU-2020-2973: Application by Pedcor Investments, LLC to approve a Master Development Plan and Preliminary Plat for a proposed 216-unit workforce housing apartment development, currently known as Hawthorn Apartments, located on approximately 33.10 acres of land at 9425 Charlotte Highway (TM #'s 0008-00-077.00). This application is associated with the companion Zoning Map Amendment RZ-2020-2973 and Development Agreement DA-2020-2973.
3. DA-2020-2973: Application by Pedcor Investments, LLC to approve a Development Agreement with Lancaster County in accordance with Unified Development Ordinance Section 9.2.18 for a proposed 216-unit apartment development located on approximately 33.10 acres of land at 9425 Charlotte Highway (TM #'s 0008-00-077.00). This application is associated with the companion Zoning Map Amendment RZ-2020-2973 and Master Development Plan MXU-2020-2973.

Copies of the documents to be considered are available for public inspection in the office of the Lancaster County Planning Department.

Public comments may be made in person at the hearing or submitted in written format to be provided 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.

published in CAROLINA GATEWAY in the issue of June 30, 2021.

Benita G Crumbs
Notary Public of South Carolina

My Commission Expires
January 13, 2031

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2021-1751 / Planning Case Number: MX-2020-2973
Contact Person / Sponsor: Katie See/Senior Planner
Department: Planning
Date Requested to be on Agenda: 7/19/2021

Issue for Consideration:
Application by Pedcor Investments, LLC to approve a Master Development Plan and Preliminary Plat for a proposed 216-unit workforce housing apartment development, currently known as Hawthorn Apartments, located on approximately 33.10 acres of land at 9425 Charlotte Highway (TM #'s 0008-00-077.00). This application is associated with the companion Zoning Map Amendment RZ-2020-2973 (proposed ordinance 2021-1750) and Development Agreement DA-2020-2973 (proposed ordinance 2021-1752).

Points to Consider:
The proposed Master Development Plan does not meet the required "findings of fact" as set forth in UDO Section 9.2.9.B.9 with respect to the following:
a. Consistency with Comprehensive Plan
b. Integration with Transportation System
c. Impact on Infrastructure
d. Compatibility of Uses and Structures
e. General Site Design
f. Housing Diversity
g. Interconnectivity to Surrounding Developments

Funding and Liability Factors:
N/A

Council Options:
Approve or deny request to rezone

Recommendation:
At the May 18, 2021 Planning Commission meeting the Master Plan approval request was recommended for denial by a vote of 3-1.

Planning staff also recommended disapproval of the request.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2021-1751	7/7/2021	Ordinance
Staff Report	6/25/2021	Planning Staff Report
Ex 1: Application	5/11/2021	Exhibit
B Little Support	5/11/2021	Exhibit
Pedcor Master Plan Part I	5/11/2021	Exhibit
Pedcor Master Plan Part II	5/11/2021	Exhibit
Pedcor Master Plan Part III	5/11/2021	Exhibit

STATE OF SOUTH CAROLINA (
(
COUNTY OF LANCASTER (

ORDINANCE NO. 2021-1751

AN ORDINANCE

TO APPROVE THE MASTER DEVELOPMENT PLAN SUBMISSION OF PEDCOR INVESTMENTS, LLC, FOR A PROPOSED 216-UNIT WORKFORCE HOUSING APARTMENT DEVELOPMENT CURRENTLY KNOWN AS "HAWTHORN APARTMENTS" AND LOCATED ON APPROXIMATELY 33.10 ACRES, MORE OR LESS, CURRENTLY ZONED GENERAL BUSINESS DISTRICT (GB) AND LOCATED AT 9425 CHARLOTTE HIGHWAY, LANCASTER, SOUTH CAROLINA (TMS# 0008-00-077.00).

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Pedcor Investments, LLC, has submitted a Master Development Plan for a proposed 216-unit workforce housing apartment development with two (2) office buildings located upon 33.10 acres, more or less, of real property currently zoned General Business District (GB) located at 9425 Charlotte Highway, Lancaster, South Carolina.

(b) Pedcor Investments, LLC, has applied to rezone the approximately 33.10 acres of real property located at 9425 Charlotte Highway, Lancaster, SC from GB, General Business District to MX, Mixed Use District (proposed Ordinance 2021-1750) and is seeking approval of a development agreement for the subject property (proposed Ordinance 2021-1752).

(c) On May 18, 2021, the Lancaster County Planning Commission held a public hearing on the proposed Master Development Plan and, by a vote of 3-1 recommended denial of the Master Development Plan

(d) The Future Land Use Map identifies these properties as Neighborhood Mixed Use. The proposed Master Development Plan will result in development that is consistent with the Neighborhood Mixed-Use Future Land Use Category. Accordingly, the Master Development Plan is consistent with the Comprehensive Plan.

(e) The Master Development Plan satisfies the requirements contained in the Unified Development Ordinance ("UDO") Section 9.2.9.B.9

Section 2. Master Development Plan Approval.

The Master Development Plan is approved.

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 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 _____, 2021.

LANCASTER, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading: July 19, 2021
Public Hearing: July 19, 2021
Second Reading: August 9, 2021
Third Reading: August 23, 2021

Approved as to form:

_____
John DuBose, County Attorney

PROPOSAL:	216-unit workforce housing apartment development, currently known as Hawthorn Apartments
PROPERTY LOCATION:	9425 Charlotte Highway (TM # 0008-00-077.00)
CURRENT ZONING:	General Business (GB) District
APPLICANT:	Pedcor Investments
COUNCIL DISTRICT:	District 7, Brian Carnes

OVERVIEW:

Site Information
The 33.10-acre site is comprised of one parcel of land and is currently improved with one single-family house on a mostly wooded lot.

Proposal
The development proposal consists of constructing 216 workforce apartment units within nine buildings as well as two office buildings intended for medical offices. The office buildings will face US-521, while the apartment buildings will be located behind the office buildings and extend along the property.

This application is associated with the companion Zoning Map Amendment RZ-2020-2973 and Development Agreement DA-2020-2973.

Summary of Adjacent Zoning and Uses
The subject property is surrounded by LDR and GB zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	GB	Vacant
South	Lancaster County	GB; LDR	Single-Family Residential
East	Lancaster County	GB; LDR	Storage Building Business; Single-Family Residential (including Thousand Oaks community)
West	Lancaster County	LDR	Vacant

ANALYSIS & FINDINGS:

Pursuant to Unified Development Ordinance (UDO) Section 9.2.9.B.8, the Planning Commission shall hold a public hearing on Master Development Plan proposals. Further, pursuant to UDO Section 9.2.9.B.9, the Planning Commission may approve, deny or approve with conditions the application for a Master Development Plan; however no Master Development Plan shall be approved unless the following "findings of fact" can be made:

a. Consistency with Comprehensive Plan*. All mixed use development shall be designed, constructed and maintained in conformance with the applicable guidelines and standards established by the Lancaster County Comprehensive Plan.*

The Future Land Use Category of the subject properties is Neighborhood Mixed-Use, which corresponds to the Community Type of Walkable Neighborhood. The adopted Comprehensive Plan states that the Suburban Single-Family Neighborhood Community Type "*is synonymous with the Place Type "Mixed-Use Neighborhood." This is due to its very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value. This Place Type and Community Type has its roots in the traditional character of American communities during the early part of the 20th century, and has been revived in recent decades as a relevant option for future development*." The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

The Neighborhood Mixed-Use Future Land Use Category extends across the northern half of the panhandle, beginning at Highway 75/Waxhaw Highway. The Neighborhood Mixed-Use Future Land Use Category and Walkable Neighborhood Community Type are, by default, intended to be compatible with the existing suburban character of the area.

While the requested MX District is consistent with the Neighborhood Mixed-Use Future Land Use Category, staff believes a comprehensive, regional plan should be contemplated for properties within the vicinity of the hospital campus to be located southeast of the subject property (TM # 0008-00-087.01). The rezoning request for the hospital was approved after adoption of the Comprehensive Plan (2014) and therefore, the Comprehensive Plan does not address recommendations for compatibility with a hospital campus. If it did, it may recommend master planned projects where buildings are oriented to establish connections to adjacent development which result in a positive relationship with the hospital campus. Buildings could vary in height and parking could be provided on both small and large lots, as well as along streets. Such development should provide pedestrian and bicycle connectivity.

Accordingly, staff does not find the proposed Master Development Plan to be consistent with the adopted Comprehensive Plan.

Walkable Neighborhood: Land Use Considerations		
Church	Condominium/Apartment	Community Park / Pocket Park
Government Building	Natural Area	Neighborhood Commercial
Professional Office	Restaurant	School
Single-Family Attached Home (Townhome/Duplex)	Single-Family Detached Home	

b. Integration with Transportation System*. Mixed use developments shall be designed to integrate into the adjacent transportation system relative to:*

i. Pedestrian connections to ensure accessibility to current or future transit service, if applicable;

ii. *Connectivity to existing and future roadways, sidewalks and pathways;*
iii. *Complete streets roadway design that accommodates multiple transportation modes;*
iv. *Strategic locations of parking lots and structures;*
v. *Compatibility with the regional transportation system of arterials and collectors; and*
vi. *Access management to provide internal connections between uses and prohibit individual driveway access to perimeter roads.*

The proposed Master Development Plan consists of its own private road (designed consistent with the requirements of the UDO) which would provide the opportunity for the parcel to the north to connect in the future. The existing creek which borders the southern boundary line and extends to the west of the property pose a challenge for providing additional street stubs. The long, narrow shape of the parcel on its own, paired with the creek, limit locations for buildings and parking lots.

According to the RFATS Collector Road Study, a road is proposed to connect US-521 to Possum Hollow Road through this property. Lancaster County staff, in consultation with the applicant and their engineering team, determined that utilizing the proposed main road as a collector road would not be prudent through a multi-family development. A modification will need to be submitted to the County by the applicant requesting that the RFATS collector road shown on this property not be required. The request for modification should include the reason(s) why this is not a suitable location as well as suggested alternative(s) for a collector road.

As part of the requested rezoning and associated Master Development Plan, the applicant commissioned a Traffic Impact Analysis (TIA) from Kimley-Horn & Associates (*see attached Conclusions*). The Analysis provided looked at two locations relevant to the project and provided the following:

Intersection	Improvements
US-521 & Northern Median Break/Access 1	▪ Construction of Access 1 to include single ingress lane and egress lane with stop control ▪ Construction of a northbound left-turn lane with a storage length of 150' ▪ Construction of a southbound right-turn lane with a storage length of 100'
US-521 & Access 2	▪ Construction of Access 2 to include a single ingress lane and single right-out egress lane with stop control
Study Area Ped & Bike Improvements	▪ Specific implications for pedestrian and bicycle accommodations along the site's US-521 frontage should be confirmed with Lancaster County staff, relative to the unfunded shared-use path proposed in the RFATS Bike Walk Plan

The County's consulting engineer expects to provide comments to staff before the May 18th Planning Commission meeting. Therefore, no analysis of the proposed TIA is available at this time. Staff will provide an update at the meeting. The TIA is required for the Development Agreement and Master Development Plan. It must be approved by the County's consulting engineer and staff prior to approval of the development project by County Council.

Based upon the information provided above, at this time Staff cannot find that the proposed Master Development Plan is consistent with the required "finding of fact" pertaining to Integration with the Transportation System.

c. Impact on Infrastructure*. The development is staged in a manner that allows for and facilitates the timely provision of public utilities, facilities and services.*

According to Lancaster County Water and Sewer District (LCWSD), sewer is available; however, downstream improvements will be required in order to serve the proposed development. Approximately 600' of existing 6" force main will need to be replaced with a minimum of 12" sewer force main and approximately 5,200' of existing 12" force main will need to be replaced with a minimum of 18" force main.

LCWSD suggested that the opportunity exists for the applicant to collaborate with other developers in the area in order to address downstream force main improvements. If collaboration were to occur, LCWSD would look to make other downstream improvements that are necessary, including pump station improvements.

A 20" transmission waterline is being designed for installation along US-521 which will need to cross properties to get back to Possum Hollow Road. LCWSD may seek to install the transmission line on the subject property in order to get to Possum Hollow Road. This would require coordination between LCWSD and the applicant.

It has not been determined which option the applicant would pursue to provide sewer to the subject property. The opportunity to collaborate with other developers would be more advantageous for the LCWSD as additional improvements could be made. At this time, without knowing which option the applicant would choose to provide sewer, staff cannot find that the proposed Master Development Plan is consistent with the required "finding of fact" pertaining to the impact on infrastructure.

d. Compatibility of Uses and Structures*. The mixed use development is planned so land uses and densities create an appropriate transition to existing or planned uses and densities on adjoining properties.*

The surrounding uses to the north, south and west consist of vacant parcels or single-family residential homes on lots of various sizes. Commercial uses are located to the east, across US-521. The development of one parcel of this size (33.10 acres) limits the opportunity to create an appropriate transition within a MX zoned parcel. The LDR-zoned parcels west and south of the parcel have a maximum density of 1.5 DU/acre, while the proposed MX district would permit 15 DU/acre (7 DU/acre proposed for master development plan). Should the Master Development Plan (and companion rezoning case) be approved, there would be no transition between the surrounding uses and the proposed apartment development and office buildings. The requirement in UDO Section 9.2.9.B.9 to provide at least two types of housing could provide a better transition if the Master Development Plan were to provide a second, less dense, housing type.

Staff does not find that the proposed Master Development Plan is consistent with the required "finding of fact."

e. General Site Design*: The following characteristics shall be incorporated into the mixed-use development:*

i. Pedestrian accessibility/concentration of development (critical mass) in a compact, walkable area.
- *Uses are concentrated to promote convenient pedestrian access. Large projects concentrate uses in multiple nodes, each preferably within a quarter-mile diameter.*
- *Pedestrian circulation is clearly defined and connects all uses.*
- *Bicycle and pedestrian access are provided to adjacent developments.*
- *Sidewalks are provided on each side of rights-of-way or private streets throughout the development.*
- *Strip commercial development characterized by single story uncoordinated, unconnected buildings with large street frontage parking lots is specifically prohibited. Strip malls with uncoordinated, unconnected out parcels are prohibited. All structures are fully integrated into the mixed use project through common design themes (including, but not limited to, lighting, benches, landscaping, other decorative features but not necessarily building design), integration with a variety of uses, nonlinear arrangement, common spaces, pedestrian walkways, vehicular access connections and other features.*

ii. Plazas, courtyards and other common areas are provided for public gathering and interaction. Amenities, such as benches, planters, lighting, fountains, art and landscaping that further the design theme of the project and encourage interaction shall be provided.

iii. Mixed use projects require special attention to building design because of the relationship of land uses in close proximity. Functional integration of residential and commercial uses shall be considered during design of mixed use projects. The following standards are intended to guide development of mixed-use projects:

- *The mixed use development shall be designed and developed to provide an appropriate interrelationship between the various uses and structures within the development through the use of complementary materials, unified streetscape treatment, buffering, connectivity for vehicular and pedestrian movement, building orientation, parking location and height transition.*
- *Residential and commercial uses may be located within the same or adjoining structures, provided applicable health and safety regulations are followed.*
- *Structures shall provide architectural relief and interest, with emphasis at building entrances and along sidewalks, to promote and enhance a comfortable pedestrian scale and orientation. Structures shall have consistent scale and massing to create a unified project. Compatibility with the immediate context is required. However, gradual transitions in scale and massing are permitted.*
  - *Blank walls shall be avoided by including ground floor windows, recesses, extensions and breaks in roof elevation.*
  - *Design shall provide differentiation between ground level spaces and upper stories. For example, bays or balconies for upper levels, and awnings, canopies or other similar treatments for lower levels can provide differentiation. Variation in building materials, trim, paint, ornamentation, windows, or other features such as public art, may also be used.*
  - *Design shall ensure privacy in residential sectors through effective window placement, soundproofing, landscape screening or orientation of outdoor living areas (e.g., balconies,*

porches and patios). Opposite facing windows at close distances should be offset vertically or horizontally, or employ appropriate materials (e.g., glazed or tinted) to protect privacy.

The Master Plan does generally propose sidewalks throughout the development and ultimately to new sidewalks proposed along US-521. The development does state that programmed open space will be provided; however, the details of the open spaces have not been established. The long, narrow shape of the subject property on its own is not conducive to orienting buildings to promote a comfortable pedestrian scale as indicated above.

The apartment building elevations submitted with the Master Development Plan do provide variation in building material and design. The office buildings, which are speculative at this time, do not reflect the requirement for building variation. Accordingly, staff cannot find that the proposed Master Plan is consistent with the required "finding of fact."

f. *Housing diversity shall be required within the district - At least two (2) different residential types (attached, detached, multiple family, or two family) with a range of prices and sizes shall be incorporated into the development. Single-family lot sizes shall be varied to provide a mixture of lot sizes.*

Only one housing type is proposed, which is an apartment. The Master Development Plan would need to provide an additional housing type or determine whether an option is available to waive the requirement for a second housing type. Staff cannot authorize deviation from the requirement that at least two different residential types be provided. Staff finds that the proposed Master Development Plan is not consistent with the required "finding of fact."

g. *Permitted flexibility in lot sizes, setbacks, street widths and landscaping shall result in a more livable development, preservation of natural features and creation of open space consistent with the policies of the comprehensive plan and this ordinance.*

No flexibility has been requested as part of this Master Development Plan.

h. *Mixed-use developments shall not be gated and shall be interconnected to surrounding developments. Mixed-use projects shall be designed as an integral part of the surrounding community and not as an isolated development.*

The proposed Master Development Plan does not propose to gate or otherwise limit access to the property. The development has one opportunity to provide for a potential future connection to the northern parcel should it ultimately be developed. However, the development of this parcel on its own does not create an opportunity for this project to become an integral part of the surrounding community.

Extending a street stub to the northern property on its own does not make it feasible for this property or the adjacent property to be interconnected in a manner that provides pedestrian-scale development, allows for transportation planning, or meets the intent of UDO Section 9.2.9.B.9. Mixed-use projects should create a true mix of uses which are connected within the proposed development and also to the adjacent community to the greatest extent possible.

Based upon the above, staff finds that the proposed Master Development Plan is not consistent with the required "finding of fact."

COMMUNITY MEETING:

A community meeting was held via Zoom on March 2, 2021. Approximately nine members of the public attended in addition to staff and the development team. The applicant provided an overview of the proposed development which would consist of workforce apartments through the Federal Tax Credit Program (s*ee attached meeting minutes and Tax Credit overview)*.

PHOTOS OF PROJECT AREA:



Looking west at subject property from US-521



Looking directly across US-521



Looking north along US-521



Looking south along US-521

STAFF RECOMMENDATION:

Staff recommends **disapproval** of the request for a Master Development Plan for the proposed 216-unit multifamily development located on approximately 33.10 acres of land, pursuant to the following findings of fact:

Findings of Fact:

1. That the subject property consists of 33.10 acres located at 9425 Charlotte Highway (TM # 0008-00-077.00);

2. That the subject property has a Future Land Use Category of Neighborhood Mixed Use with a Community Type of Walkable Neighborhood; and
3. That the proposed Master Development Plan does not meet the required "findings of fact" as set forth in UDO Section 9.2.9.B.9 with respect to the following:
    a. Consistency with Comprehensive Plan
    b. Integration with Transportation System
    c. Impact on Infrastructure
    d. Compatibility of Uses and Structures
    e. General Site Design
    f. Housing Diversity
    g. Interconnectivity to Surrounding Developments

The above notwithstanding, should the Planning Commission recommend approval of the request for a Master Development Plan, the following should be made conditions of approval:

Conditions of Approval:

1. That a modification be submitted to the County by the applicant requesting that the RFATS collector road shown on this property not be required and a suggested alternative(s) for a collector road should be provided;
2. That the Traffic Impact Analysis be approved by the County and SCDOT; and
3. That the "findings of fact" in UDO Section 9.2.9.B.9 be met.

ATTACHMENTS:

1. Application
2. Location Map/ Zoning Map
3. Master Development Plan
4. Partial TIA

STAFF CONTACT:

Katie See, AICP, Senior Planner
ksee@lancastersc.net | 803-416-9395

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.org

MASTER DEVELOPMENT PRELIMINARY PLAT
MIXED-USE DISTRICT

APPLICATION AND APPROVAL PROCESS:

1. **Know what needs to be shown on the plan.**
   a. Plans must be reviewed by Lancaster County to ensure they meet the design standards in the UDO.
   b. Check the UDO for minimum lot width, lot area, building setback, and landscape buffer width requirements.
2. **Submit the following.**
   ☐ Five (5) paper copies of Master Development Preliminary Plat and Supporting Data.
   ☐ One (1) PDF copy of Master Development Preliminary Plat and Supporting Data.
3. **After the plan is approved:**
   a. You will be notified by email or phone.
   b. Pick up the approved plan from the Planning Department.

PROJECT INFORMATION

Project Address/Location: 9425 Charlotte Highway

Tax Map ID/Parcel No.: 29715

Project Description: 216 workforce housing multi-family units and approximately 30,000 SF Commercial/ Office

Applicant Name: Pedcor Investments

Address: 770 3rd Ave SW Carmel, IN 46032

Phone: 317-218-2702 Fax: Email: mbyron@pedcor.net

Property Owner Name: Lavinia Stephenson Lynch, RLT

Address: 9425 Charlotte Highway, Fort Mill, SC 29715

Phone: Fax: Email:

Other Project Contacts: Kimley-Horn & Associates, Inc

Name: Matt Edwards

Address: 200 South Tryon Street, Suite 200, Charlotte, NC 28202

Phone: 704-954-7493 Fax: Email: matt.edwards@kimley-horn.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.

Michael D. Byrum — 2/28/2021

Applicant — Date

Margaret L. Adams, Trustee — 2/23/2021

Property Owner(s) — Date

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

DaShauna Lewis
Notary Public
South Carolina

My Commission Expires Dec. 3 2030

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.

l. Location of all existing surface water drainage facilities

3. **Proposed Development**

   a. Location and dimensions of all proposed buildings

   b. Location of all proposed drives (including dimensions and radii), acceleration/deceleration lanes, sidewalks, walls, fences, signs, exterior lighting, curbing, parking areas (including dimensions of a typical parking space and the total number of spaces to be provided), and unloading areas

   c. Recreation areas, common use areas, dedicated open space and areas to be conveyed for public use

   d. Floodplain areas and basement and finished floor elevations of all buildings

   e. Landscape plan (showing location of proposed materials, size and type)

   f. Layout and typical dimensions of proposed parcels and lots

   g. Number of proposed dwelling units (by type)

   h. Number and location of affordable dwelling units

   i. All deed restrictions or covenants

   j. Brief narrative description of the project including proposed use, existing floor area (square feet), size of proposed expansion (square feet), and any change in the number of parking spaces

   k. Lighting plan

4. **Engineering**

   a. Location and size of proposed utilities, including connections to sewer and water supply systems

   b. Location and type of all proposed surface water drainage facilities

   c. Grading plan at no more than two foot contour intervals[1]

   d. Proposed streets (including pavement width, materials, and easement or right-of-way dimensions)

5. **Building Details**

   a. Typical elevation views of all sides of each building type

   b. Gross and net floor area

   c. Elevation views of building additions

   d. Building height

   e. Building materials

6. **Additional Information**

   Any other information required by the Planning Director or Planning Commission to demonstrate compliance with other applicable provisions of this ordinance including, but not limited to, traffic impact analysis, environmental impact assessment and market feasibility studies.

From: Bobby/ Brenda Little
To: Katie See
Subject: Planning for Property 0008-00-077.00 (6425 Charlotte Hwy, Indian Land, SC 29707)
Date: Tuesday, April 20, 2021 11:50:26 AM

This is to all the commission conceal:

There is a company named Pedcor wanting to come into Indian Land and bring some retail and some apartments that would really help some of our residents. Not everyone that lives in Indian Land has an ideal place to call home. These apartments would bring better living conditions for some. These apartments would also bring a great place for the Doctors and Nurses that will be learning in the future hospital that is coming to our community. There are some that will not agree. BUT THERE IS A NEED FOR THIS PLACE. The problem is they want Indian Land to turn into a Ballentyne, We have a great neighborhood and everyone can't afford Ballentyne and this is our chance to show compassion to our residents and some new residents to come. Again these are the students who plan to become doctors and nurses that will stay in Indian Land. When they graduate and stay on at the new HOSPITAL or plan to stay and buy a house and give the next students a place to stay and be near the hospital. I beg of each of you to please take this into consideration when you vote for this new project. Thank you all for your time.

Sincerely,

Brenda Little

HAWTHORN HILLS APARTMENT HOMES

9425 CHARLOTTE HIGHWAY

LANCASTER COUNTY, SC 29707

UTILITY AND GOVERNING AGENCIES CONTACT LIST:

WATER
LANCASTER COUNTY WATER AND SEWER DISTRICT
1400 PAGELAND HWY, LANCASTER, SC 29720

PRIVATE SANITARY SEWER COMPANY
LANCASTER COUNTY WATER AND SEWER DISTRICT
1400 PAGELAND HWY, LANCASTER, SC 29720

NATURAL GAS
LANCASTER COUNTY NATURAL GAS
1010 KERSHAW CAMDEN HWY, LANCASTER, SC 29720

FIRE MARSHAL
LANCASTER COUNTY FIRE MARSHALL
111 COVENANT PLACE, LANCASTER, SC 29721

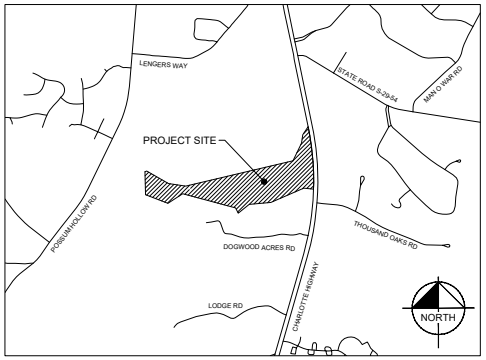
POWER
DOMINION ENERGY
121 MOORE HOPKINS LN, COLUMBIA, SC 29210

DEPARTMENT OF TRANSPORTATION
SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION
955 PARK ST STE 201, COLUMBIA, SC 29216

PLANNING & ZONING DEPARTMENT
LANCASTER COUNTY PLANNING AND ZONING DEPARTMENTS
101 N MAIN ST, LANCASTER, SC 29720

ENGINEERING DEPARTMENT
LANCASTER COUNTY PUBLIC WORKS DEPARTMENT
1980 PAGELAND HWY, LANCASTER, SC 29720

EROSION CONTROL
SOUTH CAROLINA DEPARTMENT OF HEALTH
AND ENVIRONMENTAL CONTROL
2600 BULL ST, COLUMBIA, SC 29201



SITE LOCATION MAP
SCALE: 1" = 1000'

NOTES:
ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO THE FINAL CONNECTIONS OF SERVICES.

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Kimley»Horn

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON STREET
SUITE 200
CHARLOTTE, NC 28202
TEL (704) 333-5131
LICENSE NO. C00166

CONTACT: MCKENZIE PUBLICOVER, P.E.

OWNER:
PEDCOR INVESTMENTS
770 THIRD AVENUE, S.W.
CARMEL, IN 46032
TEL (317) 587-0320

CONTACT: KARA STRICKLAND, P.E.

SURVEY:
JAMES MAUNEY & ASSOCIATES
6405 WILKINSON BLVD. SUITE 11
BELMONT, NC 28012
TEL (704) 829-9623
LICENSE NO. C-2373

CONTACT: J. JEFFREY COB, P.L.S.
LICENSE NO. 9667

South Carolina 811 Call 811 Before you Dig

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
SC LICENSE #C00166

NOT FOR CONSTRUCTION

KH PROJECT 017046011
DATE: 03/03/21
SCALE AS SHOWN
DESIGNED BY ES/MP
DRAWN BY ES
CHECKED BY MP

COVER SHEET

HAWTHORN HILLS APARTMENT HOMES
PREPARED FOR
PEDCOR INVESTMENTS
LANCASTER SC

SHEET NUMBER
C0-1

Plotted By: Schroeder, Teddie Sheet Set: LANCASTER Layout: C0-1 COVER SHEET March 03, 2021 01:48:43pm K:\CHL_PRJ\017046 Pedcor\011 Lancaster\02 - DWG\PlanSheets\C0-1 COVER.dwg

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GENERAL CONSTRUCTION NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY AND STATE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. NO WORK WITHIN SCDOT OR LANCASTER COUNTY RIGHT OF WAY SHALL TAKE PLACE WITHOUT ALL PERMITS.
3. EXISTING STRUCTURES WITHIN THE CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID. AREAS TO BE DISTURBED SHALL BE IMPROVED PER THE CIVIL PLANS OR RESTORED TO THEIR ORIGINAL OR BETTER CONDITION. CONTRACTOR SHALL REPAIR ANY EXISTING FEATURES THAT ARE DAMAGED DURING CONSTRUCTION TO THE EXISTING OR BETTER CONDITION.
5. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY JAMES MAUNEY & ASSOCIATES, P.A. ALL INFORMATION IS TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, TRAFFIC MEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY LANCASTER COUNTY.
7. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
8. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING AND DRAINAGE PLAN WITHOUT AUTHORIZATION IS SUBJECT TO A FINE. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS AND THE CITY OF CHARLOTTE.
9. CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE STANDARDS OF THE SCDOT AND LANCASTER COUNTY.
10. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
11. THE CONTRACTOR SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN A UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
12. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
13. CONTRACTOR SHALL POST ASSIGNED BUILDING PERMIT NUMBER AND ADDRESS ON BUILDING.
14. IN ROLLING OR HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
15. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY AND/OR LIGHT POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR.

EROSION CONTROL NOTES

TOTAL AREA DISTURBED = ± 20.3

1. LIMITS OF GRADING SHOWN ON THE PLAN ARE MAXIMUM LIMITS FOR EROSION CONTROL PURPOSES. SURVEYOR TO DETERMINE ACTUAL LIMIT.
2. CONTRACTOR SHALL COORDINATE ALL WORK WITH LANCASTER COUNTY.
3. ALL "STD." NUMBERS REFER TO LANCASTER COUNTY UNIFIED DEVELOPMENT ORDINANCE AND APPENDIX C, MANUAL OF SPECIFICATION AND STANDARD DETAILS OF LANCASTER COUNTY'S UDO.
4. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
5. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
6. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
7. ALL AREAS MUST BE SEEDED AND MULCHED WITHIN 14 CALENDAR DAYS. REFER TO EROSION CONTROL ORDINANCE FOR ADDITIONAL REQUIREMENTS.
8. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY ENGINEERING DEPARTMENT.
9. SLOPES SHALL BE GRADED NO STEEPER THAN 3:1. FILL SLOPES GREATER THAN 10' REQUIRE ADEQUATE TERRACING.
10. A GRADING PLAN MUST BE SUBMITTED FOR ANY LOT GRADING EXCEEDING ONE ACRE THAT WAS NOT PREVIOUSLY APPROVED.
11. DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES IN NCDOT RIGHT OF WAY MUST BE PRESENTED AT PRE-CONSTRUCTION MEETING.
12. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER, HIS REPRESENTATIVE, OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.
13. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE NORTH CAROLINA SEDIMENTATION POLLUTION CONTROL ACT OF 1973, THE LOCAL JURISDICTIONAL AGENCY, THE APPROVED EROSION CONTROL PERMIT, AND THESE PLANS AND SPECIFICATIONS.
14. SUFFICIENT EROSION CONTROL PRACTICES MUST BE INSTALLED AND MAINTAINED TO RETAIN SEDIMENT WITHIN THE BOUNDARIES OF THE SITE. ALL DISTURBED AREAS SHALL BE NONEROSIVE AND SHALL BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT AND ALL SLOPES SHALL BE STABILIZED AS SOON AS POSSIBLE. SLOPES SHALL BE STABILIZED WITHIN 7 CALENDAR DAYS.
15. THE SEDIMENT TRAPS AND DIVERSION DITCHES SHALL BE CLEANED OUT WHEN THE STORAGE CAPACITY HAS BEEN APPROXIMATELY 50% FILLED. GRAVEL SHALL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS PROPERLY.
16. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND AFTER EVERY 0.5 INCH RAINFALL EVENT, BUT IN NO CASE LESS THAN ONCE EVERY WEEK. NEEDED REPAIRS SHALL BE MADE IMMEDIATELY. SUBMIT WRITTEN REPORT WITH EACH INSPECTION TO THE OWNER.
17. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCING WHEN IT BECOMES 6-INCHES DEEP AT THE FENCE. THE FENCING WILL BE REPAIRED AS NECESSARY TO MAINTAIN SUFFICIENT BARRIER.
18. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO THE PLANS AND SPECIFICATIONS TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
19. ALL DRAINAGE SWALES MUST BE GRASSED AND RIP-RAP MUST BE REPLACED AS REQUIRED TO CONTROL EROSION. RIP-RAP WILL CONSIST OF 50 TO 125 POUND STONES PLACED AT ALL HEADWALLS, AND WHERE NOTED ON CONSTRUCTION DRAWINGS. (SEE DETAIL SHEET FOR OUTFALL PIPE SIZE CHART).
20. ADDITIONAL EROSION CONTROL MEASURES OR SILT BARRIERS TO BE PLACED AS DIRECTED BY THE LOCAL JURISDICTIONAL INSPECTOR.
21. WHEN ANY CONSTRUCTION BORDERS A DRAINAGE COURSE:
    A. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY BUILDING OR OTHER EXCAVATION SPOIL DIRT, CONSTRUCTION TRASH OR DEBRIS, ETC., FROM THE DRAINAGE AREA SHOWN HEREON IN A EXPEDITIOUS MANNER AS CONSTRUCTION PROGRESSES.
    B. THE CONTRACTOR HEREBY AGREES TO STOP ALL WORK AND RESTORE THESE IMMEDIATELY UPON NOTIFICATION BY THE LOCAL JURISDICTIONAL INSPECTOR AND/OR THE OWNER.
22. FOR ALL CONSTRUCTION ALONG AND/OR ACROSS WATERWAYS, BANK PROTECTION AND STABILIZATION SHALL BE REQUIRED AS PER LOCAL JURISDICTIONAL EROSION CONTROL LAWS.
23. ALL TREE PROTECTION AND EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED AND GROUND COVER IS ESTABLISHED. CONSTRUCTION ENTRANCE PADS SHALL BE INSTALLED BY THE CONTRACTOR AT CONSTRUCTION ACCESS POINTS PRIOR TO LAND DISTURBANCE.
24. THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROGRESS.
25. INSTALL SILT FENCE ALONG THE DOWNSTREAM SIDE OF ALL PROPOSED CUT AND FILL CONSTRUCTION AND AS INDICATED ON PLANS.
26. A TEMPORARY DIVERSION SWALE MAY BE USED IN LIEU OF SILT FENCE WHERE RUNOFF CAN BE DIRECTED TO A TEMPORARY SEDIMENT TRAP.

EROSION CONTROL NOTES - (continued)

27. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM REQUIRED MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL DEVICES TO ENSURE THEIR FUNCTION AT ALL TIMES.
28. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.
29. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.
30. WHEN A CRUSHED STONE CONSTRUCTION ENTRANCE HAS BEEN COVERED WITH SOIL OR ON HAS BEEN PUSHED INTO THE SOIL BY CONSTRUCTION TRAFFIC, IT SHALL BE REPLACED WITH A DEPTH OF STONE EQUAL TO THAT OF THE ORIGINAL APPLICATION.
31. CONTRACTOR TO PROTECT THE EXISTING EXPOSED SANITARY SEWER MANHOLES AT ALL TIMES DURING THE CONSTRUCTION.
32. PERFORM A FINAL DEMUCKING OF ALL SEDIMENT CONTROL DEVICES BEFORE DEMOBILIZATION.

SEDIMENT AND EROSION CONROL PROCEDURES

1. INSTALL EROSION CONTROL DEVICES SPECIFIED AND AS INDICATED ON THE DRAWINGS, AND THEN OBTAIN AN APPROVED GRADING PERMIT. DURING EACH PHASE OF SITE CONSTRUCTION THE CONTRACTOR SHALL ADJUST, RELOCATE AND/OR REINSTALL AS APPLICABLE ALL EROSION CONTROL DEVICES AND SEDIMENT DISCHARGE FROM THE SITE.
2. SILT FENCE SHALL BE MAINTAINED AROUND THE PERIMETER OF ALL EARTHWORK AREAS TO PREVENT SEDIMENT TRANSPORT ONTO ADJACENT PROPERTIES OR OFFSITE ROADWAYS, AS APPLICABLE.
3. SILT FENCE FILTER BARRIERS SHALL BE INSTALLED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE AND LANDSCAPING IS INSTALLED.
4. THE CONTRACTOR SHALL IMMEDIATELY CLEANUP AND REPAIR ALL EROSION DAMAGE AFTER DISCOVERY AND REINSTALL ADEQUATE CONTROL MEASURES AS NECESSARY TO PREVENT REOCCURRENCE OF DAMAGE.
5. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND AFTER EVERY 0.5 INCH RAINFALL EVENT, BUT IN NO CASE LESS THAN ONCE EVERY WEEK. NEEDED REPAIRS SHALL BE MADE IMMEDIATELY. SUBMIT WRITTEN REPORT WITH EACH INSPECTION TO THE OWNER.
6. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS BEEN TEMPORARILY OR PERMANENTLY CEASED. CONTRACTOR SHALL INSTALL TEMPORARY GRAVEL DRIVEWAY AT EACH CONSTRUCTION ENTRANCE AS SHOWN ON THESE PLANS.
7. CONSTRUCTION POINT OF ACCESS TO LIMIT DEPOSITS OF EARTH AND OTHER HAULED MATERIALS ONTO THE ADJACENT LOT. THE CONTRACTOR SHALL ROUTINELY CLEAN ALL SEDIMENT DEPOSITS AND DEBRIS FROM ROADWAY AS THEY OCCUR.

SEEDBED PREPARATION NOTES

1. GRADE SLOPES AND FILLS - THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE WHICH CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED SHALL, WITHIN 14 WORKING DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.
2. GROUND COVER - WHENEVER LAND DISTURBING ACTIVITY IS UNDERTAKEN ON A TRACT COMPRISING MORE THAN ONE (1) ACRE, IF MORE THAN ONE CONTIGUOUS ACRE IS UNCOVERED, A GROUND COVER SUFFICIENT TO RESTRAIN EROSION MUST BE PLANTED OR OTHERWISE PROVIDED WITHIN 15 WORKING DAYS ON THAT PORTION OF THE TRACT UPON WHICH FURTHER ACTIVE CONSTRUCTION IS NOT BEING UNDERTAKEN.
3. SURFACE WATER CONTROL MEASURES TO BE INSTALLED ACCORDING TO PLAN.
4. LOOSE ROCKS, ROOTS, AND OTHER OBSTRUCTION SHALL BE REMOVED FROM THE SURFACE SO THAT THEY WILL NOT INTERFERE WITH ESTABLISHMENT AND MAINTENANCE OF VEGETATION. SURFACE FOR FINAL SEEDBED PREPARATION, AT FINISH GRADES SHOWN, SHALL BE REASONABLY SMOOTH AND UNIFORM.
5. IF NO SOIL TEST IS TAKEN, PROVIDE FERTILIZER AND LIME ACCORDING TO SEEDING SPECIFICATIONS.
6. IF SOIL TEST IS TAKEN, PROVIDE LIME AND FERTILIZER ACCORDING TO SOIL TEST REPORT.
7. LIME AND FERTILIZER SHALL BE APPLIED UNIFORMLY AND MIXED WITH THE SOIL DURING SEEDBED PREPARATION.

GROUND STABILIZATION

1) SOIL STABILIZATION SHALL BE ACHIEVED ON ANY AREA OF A SITE WHERE LAND-DISTURBING ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED ACCORDING TO THE FOLLOWING SCHEDULE:

i) ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND AU SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.

ii) ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.

2) CONDITIONS - IN MEETING THE STABILIZATION REQUIREMENTS ABOVE, THE FOLLOWING CONDITIONS OR EXEMPTIONS SHALL APPLY:

i) EXTENSIONS OF TIME MAY BE APPROVED BY THE PERMITTING AUTHORITY BASED ON WEATHER OR OTHER SITE-SPECIFIC CONDITIONS THAT MAKE COMPLIANCE IMPRACTICABLE.

ii) ALL SLOPES 50' IN LENGTH OR GREATER SHALL APPLY THE GROUND COVER WITHIN 7 DAYS EXCEPT WHEN THE SLOPE IS FLATTER THAN 4:1. SLOPES LESS THAN 50' SHALL APPLY GROUNDCOVER WITHIN 14 DAYS EXCEPT WHEN SLOPES ARE STEEPER THAN 3:1, THE 7 DAY-REQUIREMENT APPLIES.

iii) ANY SLOPED AREA FLATTER THAN 4:1 SHALL BE EXEMPT FROM THE 7-DAY GROUND COVER REQUIREMENT.

iv) SLOPES 10' OR LESS IN LENGTH SHALL BE EXEMPT FROM THE 7-DAY GROUND COVER REQUIREMENT EXCEPT WHEN THE SLOPE IS STEEPER THAN 2:1.

v) ALTHOUGH STABILIZATION IS USUALLY SPECIFIED AS GROUND COVER, OTHER METHODS, SUCH AS CHEMICAL STABILIZATION, MAY BE ALLOWED ON A CASE-BY-CASE BASIS.

vi) FOR PORTIONS OF PROJECTS WITHIN THE SEDIMENT CONTROL COMMISSION-DEFINED "HIGH QUALITY WATER ZONE" (ISA NCAC 04A. 0105), STABILIZATION WITH GROUND COVER SHALL BE ACHIEVED AS SOON AS PRACTICABLE BUT IN ANY EVENT ON ALL AREAS OF THE SITE WITHIN 7 CALENDAR DAYS FROM THE LAST LAND DISTURBING ACT.

vii) PORTIONS OF A SITE THAT ARE LOWER IN ELEVATION THAN ADJACENT DISCHARGE LOCATIONS AND ARE NOT EXPECTED TO DISCHARGE DURING CONSTRUCTION MAY BE EXEMPT FROM THE TEMPORARY GROUND COVER REQUIREMENTS IF IDENTIFIED ON THE APPROVED E&SC PLAN OR ADDED BY THE PERMITTING AUTHORITY.

GENERAL GRADING NOTES

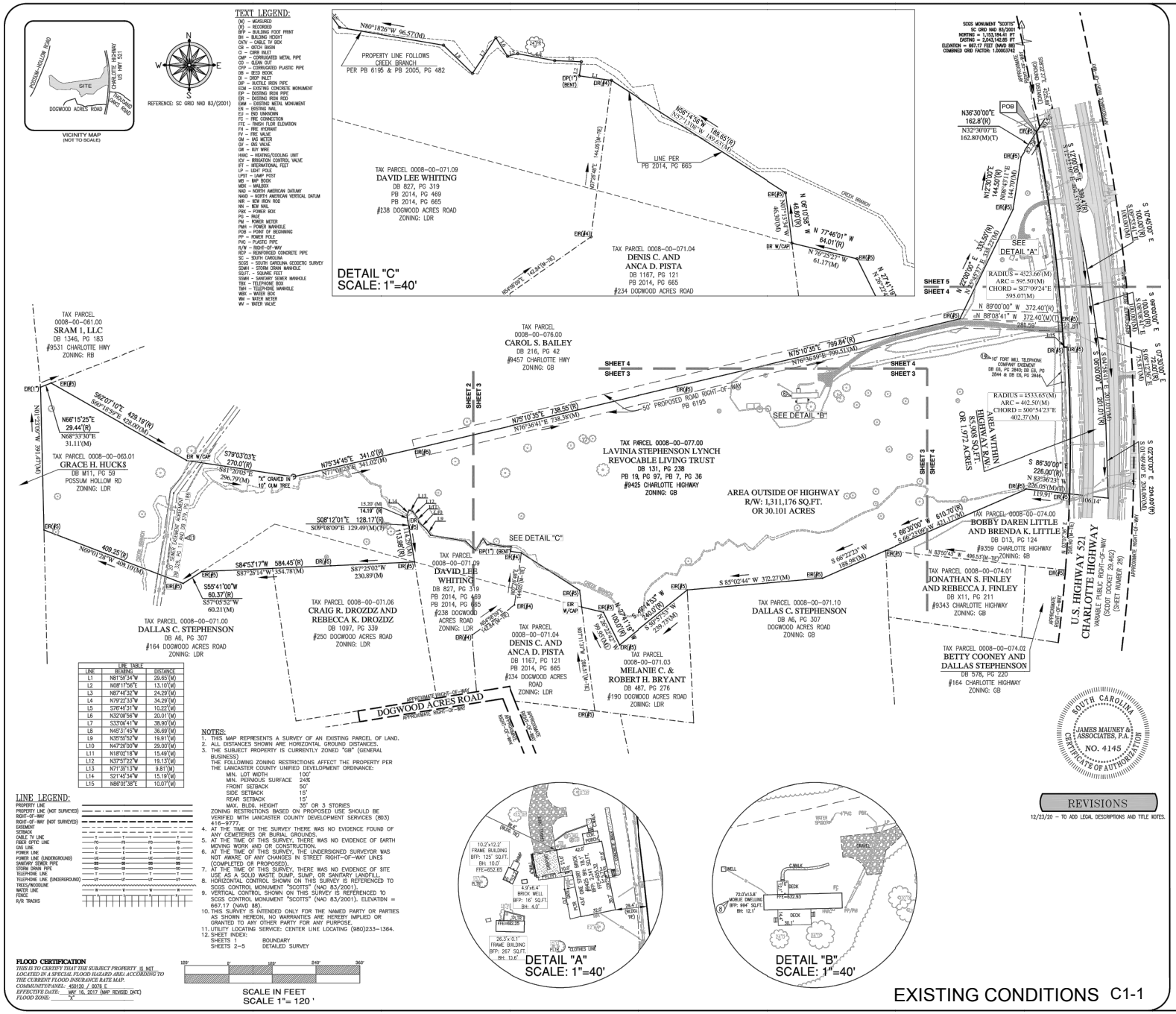
1. ALL NECESSARY PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST OBTAIN ALL PERMITS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. BEFORE ANY EARTHWORK IS DONE, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF PAVEMENT AND OTHER ITEMS ESTABLISHED IN THE PLANS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
3. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES. ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.
5. CONTRACTOR SHALL REVIEW, UNDERSTAND AND IMPLEMENT ALL REQUIRED EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO ANY DISTURBANCE.
6. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR BLASTING ROCK IF BLAST ROCK IS ENCOUNTERED. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL BLASTING AND SAFETY REQUIREMENTS
7. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
8. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
9. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
10. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SEEDED.
11. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE GEOTECHNICAL ENGINEERS SPECIFICATIONS. FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE DESIGN(S) TO INSTALL SAID ITEMS.
13. FIELD ADJUSTMENTS OF RIM ELEVATIONS OF STRUCTURES MAY BE REQUIRED TO MEET FIELD CONDITIONS. MAXIMUM HEIGHT OF ADJUSTING RINGS SHALL NOT EXCEED 12-INCHES. ADJUSTMENTS OF CASTINGS WHERE THE TOTAL HEIGHT OF ADJUSTING RINGS WOULD EXCEED 12 INCHES SHALL BE MADE BY REPLACING THE CONE AND/OR BARREL SECTION OF THE STRUCTURE.
14. WHERE GRADE MODIFICATIONS ARE SHOWN ADJACENT TO EXISTING VALVE BOX COVERS AND MANHOLE CASTINGS, THE VALVE BOX COVERS AND MANHOLE CASTINGS SHALL BE ADJUSTED FLUSH WITH THE PROPOSED GRADE.
15. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
16. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
17. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
18. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO STATE DEPARTMENT OF TRANSPORTATION STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
19. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SEEDDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
20. ALL CUT OR FILL SLOPES SHALL BE 3 HORIZONTAL) 1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN. THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR APPROPRIATE SLOPE STABILIZATION ON ALL SLOPES STEEPER THAN 3:1 CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
21. SEED MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
22. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
23. ALL PAVEMENT SUB GRADES SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES AND COMPACTED TO A MINIMUM DENSITY OF 98 PERCENT OF ASTM D-698 DENSITY AT OPTIMUM MOISTURE CONTENT UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION PLANS OR AS DIRECTED BY A GEOTECHNICAL ENGINEER. FILL SHALL BE PLACED AND COMPACTED IN MAXIMUM 8"-LIFTS. IN AREAS WHERE ROCK IS ENCOUNTERED AT FINAL SUB GRADE ELEVATION, THE EXPOSED ROCK SHALL BE TOPPED WITH A LEVELING COURSE OF SANDY CLAY OR CLAYEY SAND (P.I. BETWEEN 4 AND 10) AS NEEDED TO PROVIDE A SMOOTH SURFACE FOR PAVING.
24. GRADE ALL AREAS TO MAINTAIN POSITIVE SLOPE AWAY FROM BUILDING.
25. ALL SOIL USED FOR PLANTING SHALL CONSIST OF REGIONALLY APPROPRIATE SOILS.
26. UNSUITABLE FILL BENEATH BUILDING PADS AND PAVED SURFACES MUST BE EXCAVATED AND REPLACED AS RECOMMENDED BY A GEOTECHNICAL ENGINEER.

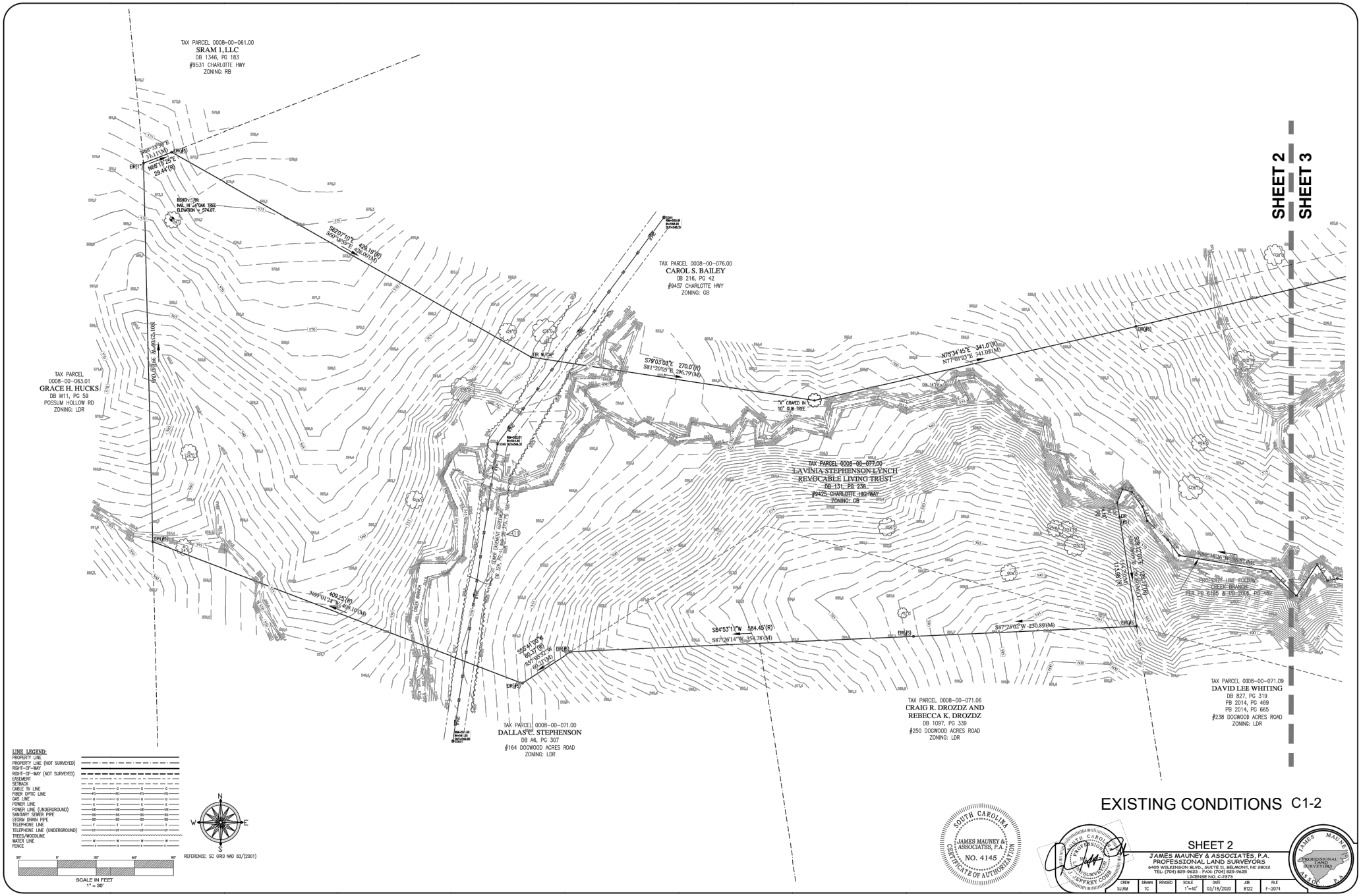
GENERAL ACCESSIBILITY NOTES

1. THE CONTRACTOR SHALL REVIEW ALL APPLICABLE STATE AND LOCAL GUIDELINES AS THEY APPLY TO THE ACCESSIBILITY AND SIGNAGE.
2. ALL CONSTRUCTION SHALL BE VERIFIED BY THE CONTRACTOR TO BE IN COMPLIANCE WITH LOCALLY ADOPTED ACCESSIBILITY REGULATIONS. ANYTHING FOUND NOT IN COMPLIANCE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
3. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED COMPLIANT WITH THE LATEST EDITION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN AS PUBLISHED BY THE DEPARTMENT OF JUSTICE UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED STATEMENT FROM A SITE ENGINEER, SURVEYOR, OR ARCHITECT VERIFIES THAT SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ALTERNATE METHODS OF COMPLIANCE ARE POSSIBLE.
4. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON LANCASTER COUNTY DETAILS AND SPECIFICATIONS.
5. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH OF THE CURB RAMP, NOT INCLUDING FLARES.
6. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
7. ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLINGS IN BUILDINGS THAT HAVE 4 OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
8. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
9. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ACCESSIBLE SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA COMPLIANCE ISSUES.

GENERAL PAVING NOTES

1. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITION BETWEEN PROPOSED PAVEMENT, EXISTING PAVEMENT AND ANY STRUCTURES.
2. THE PROPOSED SPOT ELEVATIONS SHOWN ARE FINISHED ELEVATIONS INCLUDING ASPHALT AND CONCRETE. REFER TO PAVEMENT SECTIONS AND CURB DETAILS TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
3. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS. CONTRACTOR SHALL REVIEW THE RECCOMENDATIONS OF THE GEOTECHNICAL ENGINEER PRIOR TO PAVING.
4. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
5. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTIONAL RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR STATE DEPT. OF TRANSPORTATION SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
6. ALL ON-SITE STRIPING IS TO BE PAINTED, UNLESS OTHERWISE NOTED. ALL STRIPING IN PUBLIC RIGHT-OF-WAY TO BE THERMOPLASTIC STRIPING.
7. TRANSVERSE EXPANSION JOINTS ARE TO BE PROVIDED IN CONCRETE SIDEWALKS AND COMBINED WALKS/CURBS WHERE SHOWN AND AT INTERVALS NOT TO EXCEED 12 X THE WIDTH OF THE WALK.
8. EXPANSION JOINTS SHALL BE INSTALLED IN CONCRETE PAVEMENTS AND WALKS AT ALL LOCATIONS WHERE PAVEMENTS AND WALKS ABUT A VERTICAL SURFACE SUCH AS A CURB, WALL, COLUMN, ETC.
9. CONTRACTION JOINT


VICINITY MAP
(NOT TO SCALE)
SITE
DOGWOOD ACRES ROAD
POSSUM HOLLOW ROAD
CHARLOTTE HIGHWAY US HWY 521
REFERENCE: SC GRID NAD 83/(2001)
TEXT LEGEND:
(M) = MEASURED
(R) = RECORDED
BFP = BUILDING FOOT PRINT
BH = BUILDING HEIGHT
CATV = CABLE TV BOX
CB = CATCH BASIN
CI = CURB INLET
CMP = CORRUGATED METAL PIPE
CO = CLEAN OUT
CPP = CORRUGATED PLASTIC PIPE
DB = DEED BOOK
DI = DROP INLET
DIP = DUCTILE IRON PIPE
ECM = EXISTING CONCRETE MONUMENT
EIP = EXISTING IRON PIPE
EIR = EXISTING IRON ROD
EMM = EXISTING METAL MONUMENT
EN = EXISTING NAIL
EU = END UNKNOWN
FC = FIRE CONNECTION
FFE = FINISH FLOR ELEVATION
FH = FIRE HYDRANT
FV = FIRE VALVE
GM = GAS METER
GV = GAS VALVE
GW = GUY WIRE
HVAC = HEATING/COOLING UNIT
ICV = IRRIGATION CONTROL VALVE
IFT = INTERNATIONAL FEET
LP = LIGHT POLE
LPST = LAMP POST
MB = MAP BOOK
MES = MES INLET
NAD = NORTH AMERICAN DATUMV
NAVD = NORTH AMERICAN VERTICAL DATUM
NIR = NEW IRON ROD
NN = NEW NAIL
PDE = POWER BOX
PG = PAGE
PM = POWER METER
PMH = POWER MANHOLE
POB = POINT OF BEGINNING
PP = POWER POLE
PVC = PLASTIC PIPE
R/W = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE
SC = SOUTH CAROLINA
SCGS = SOUTH CAROLINA GEODETIC SURVEY
SDMH = STORM DRAIN MANHOLE
SQ.FT. = SQUARE FEET
SSMH = SANITARY SEWER MANHOLE
TBX = TELEPHONE BOX
TMH = TELEPHONE MANHOLE
WBX = WATER BOX
WM = WATER METER
WV = WATER VALVE
PROPERTY LINE FOLLOWS CREEK BRANCH PER PB 6195 & PB 2005, PG 482
N80°18'26"W 96.57(M)
N66°14'36"W 186.85(R)
N67°13'06"W 186.63(M)
LINE PER PB 2014, PG 665
TAX PARCEL 0008-00-071.09
DAVID LEE WHITING
DB 827, PG 319
PB 2014, PG 469
PB 2014, PG 665
#238 DOGWOOD ACRES ROAD
ZONING: LDR
TAX PARCEL 0008-00-071.04
DENIS C. AND ANCA D. PISTA
DB 1167, PG 121
PB 2014, PG 665
#234 DOGWOOD ACRES ROAD
DETAIL "C"
SCALE: 1"=40'
TAX PARCEL 0008-00-061.00
SRAM 1, LLC
DB 1346, PG 183
#9531 CHARLOTTE HWY
ZONING: RB
TAX PARCEL 0008-00-063.01
GRACE H. HUCKS
DB M1, PG 59
POSSUM HOLLOW RD
ZONING: LDR
TAX PARCEL 0008-00-076.00
CAROL S. BAILEY
DB 216, PG 42
#9457 CHARLOTTE HWY
ZONING: GB
TAX PARCEL 0008-00-077.00
LAVINIA STEPHENSON LYNCH
REVOCABLE LIVING TRUST
DB 131, PG 238
PB 19, PG 97, PB 7, PG 36
#9425 CHARLOTTE HIGHWAY
ZONING: GB
AREA OUTSIDE OF HIGHWAY R/W: 1,311,176 SQ.FT. OR 30.101 ACRES
AREA WITHIN HIGHWAY R/W: 138,503 SQ.FT. OR 1.972 ACRES
TAX PARCEL 0008-00-071.06
CRAIG R. DROZDZ AND REBECCA K. DROZDZ
DB 1097, PG 339
#250 DOGWOOD ACRES ROAD
ZONING: LDR
TAX PARCEL 0008-00-071.00
DALLAS C. STEPHENSON
DB A6, PG 307
#164 DOGWOOD ACRES ROAD
ZONING: LDR
TAX PARCEL 0008-00-071.07
DENIS C. AND ANCA D. PISTA
DB 1167, PG 121
PB 2014, PG 665
#334 DOGWOOD ACRES ROAD
ZONING: LDR
TAX PARCEL 0008-00-071.10
DALLAS C. STEPHENSON
DB A6, PG 307
DOGWOOD ACRES ROAD
ZONING: GB
TAX PARCEL 0008-00-071.03
MELANIE C. & ROBERT H. BRYANT
DB 487, PG 276
#190 DOGWOOD ACRES ROAD
ZONING: LDR
TAX PARCEL 0008-00-074.00
BOBBY DAREN LITTLE AND BRENDA K. LITTLE
DB D13, PG 124
#9359 CHARLOTTE HIGHWAY
ZONING: GB
TAX PARCEL 0008-00-074.01
JONATHAN S. FINLEY AND REBECCA J. FINLEY
DB 971, PG 211
#9343 CHARLOTTE HIGHWAY
ZONING: GB
TAX PARCEL 0008-00-074.02
BETTY COONEY AND DALLAS STEPHENSON
DB 578, PG 220
#164 CHARLOTTE HIGHWAY
ZONING: GB
U.S. HIGHWAY 521 CHARLOTTE HIGHWAY
VARIABLE PUBLIC RIGHT-OF-WAY
(SCDOT ROUTE 26)
(SHEET NUMBER 28)
DOGWOOD ACRES ROAD
APPROXIMATE RIGHT-OF-WAY
SCDOT MONUMENT "SCOTTS"
SC GRID NAD 83/2001
NORTHING = 1,153,184.41 FT
EASTING = 2,043,142.85 FT
ELEVATION = 660.17 FEET (NAVD 88)
COMBINED GRID FACTOR: 1.00003742
POB
N36°30'00"E 162.8'(R)
N32°30'07"E 162.80'(M)(T)
SEE DETAIL "A"
RADIUS = 4523.66'(M)
ARC = 595.50'(M)
CHORD = S07°09'24"E 595.07'(M)
N 89°00'00" W 372.40'(R)
=N 88°08'41" W 372.40'(M)(T)
RADIUS = 4533.65'(M)
ARC = 402.50'(M)
CHORD = S00°54'23"E 402.37'(M)
SEE DETAIL "B"
10' FORT MILL TELEPHONE COMPANY EASEMENT DB 65, PG 2840; DB 65, PG 2844 & DB 69, PG 2844
50' PROPOSED ROAD RIGHT-OF-WAY PB 6195
SHEET 1
SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 4
SHEET 3
SHEET 4
SHEET 3
SHEET 4
SHEET 3



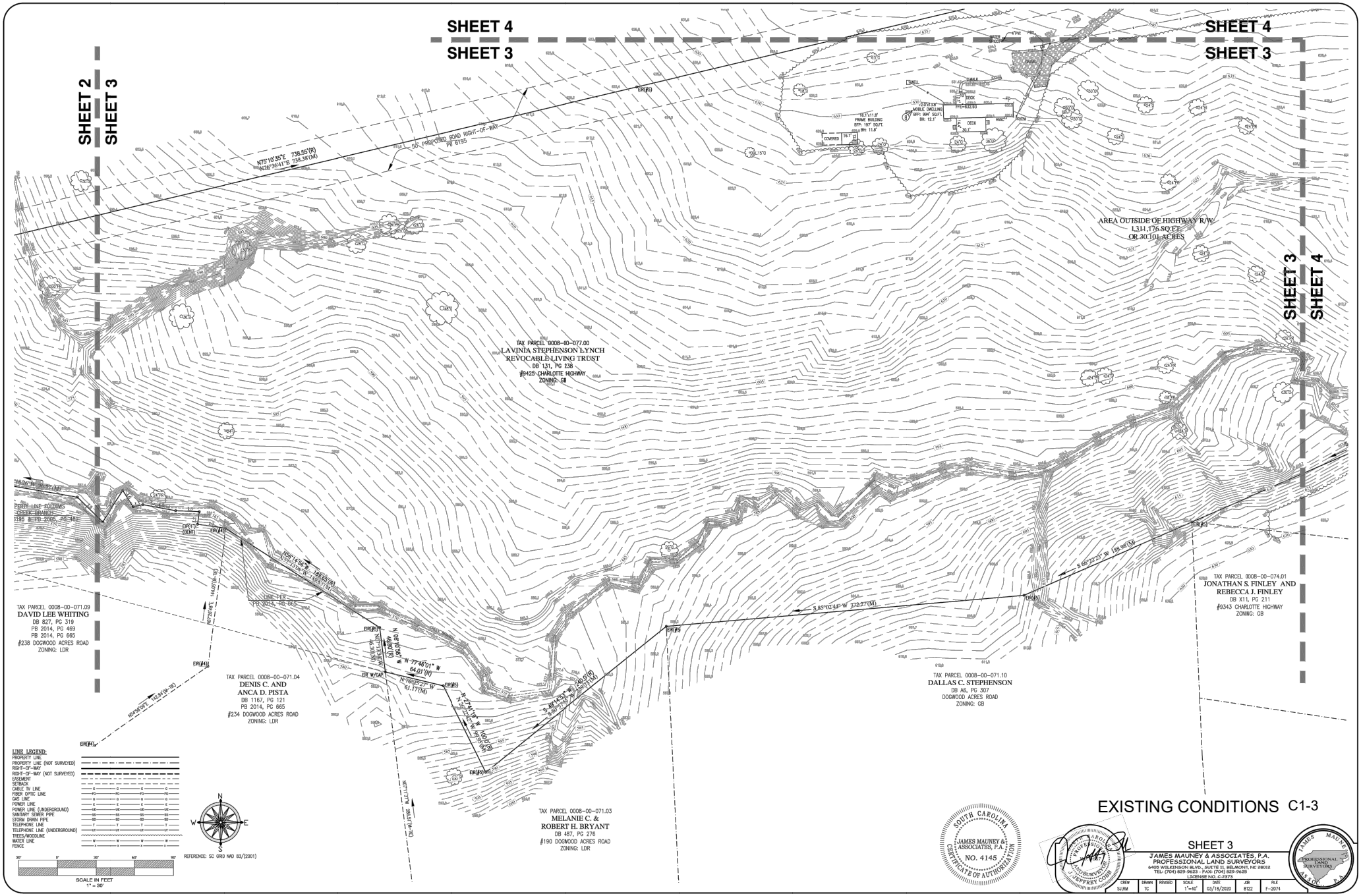
EXISTING CONDITIONS C1-2

SOUTH CAROLINA
JAMES MAUNEY & ASSOCIATES, P.A.
NO. 4145
CERTIFICATE OF AUTHORIZATION

SHEET 2

JAMES MAUNEY & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYORS
6405 WILKINSON BLVD., SUITE 11, BELMONT, NC 28012
TEL: (704) 829-9623 - FAX: (704) 829-9625
LICENSE NO. C-2373

CREW	DRAWN	REVISED	SCALE	DATE	JOB	FILE
SURM	TC		1"=40'	03/18/2020	8122	F-2074

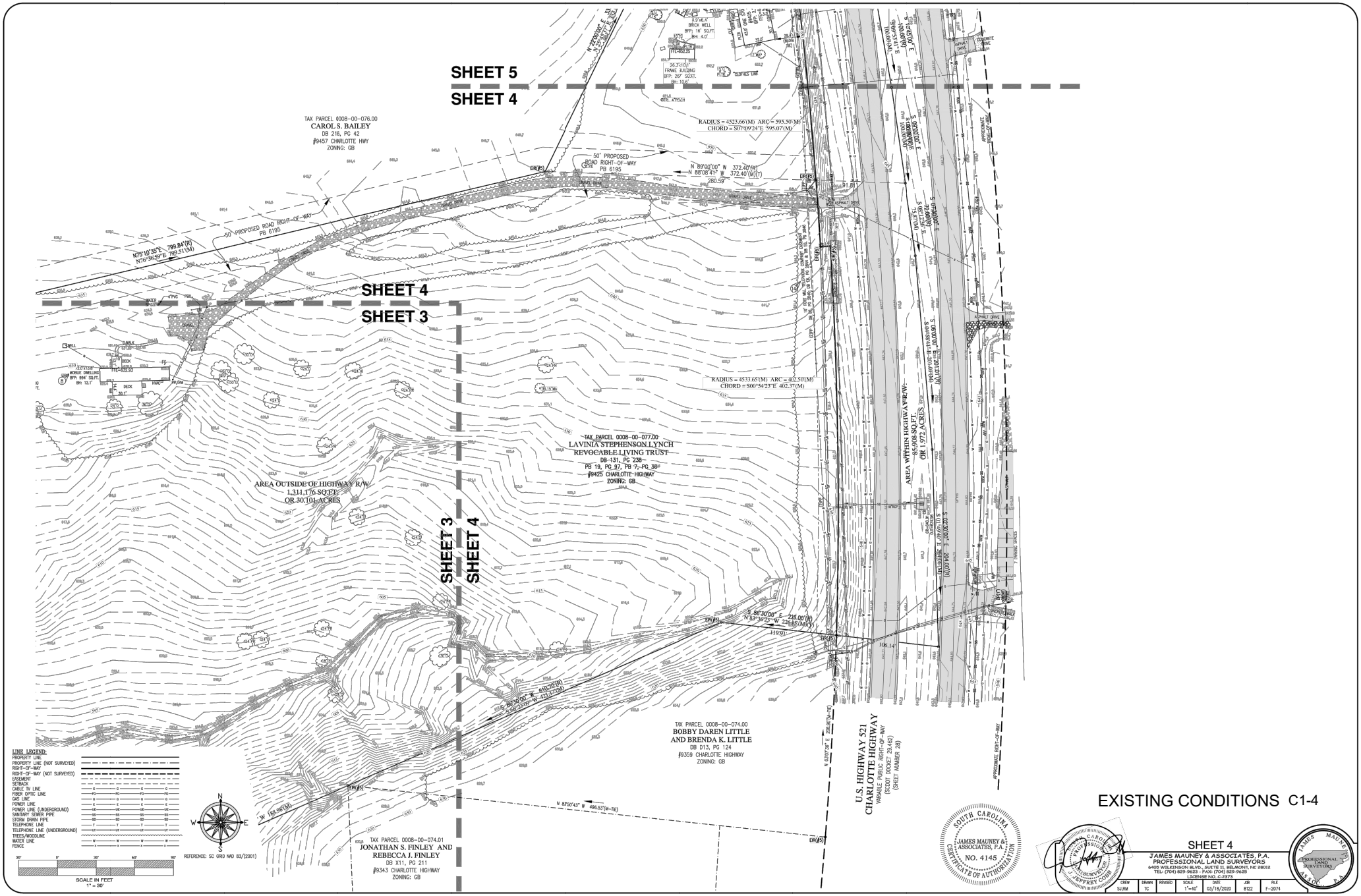


EXISTING CONDITIONS C1-3

SHEET 3

JAMES MAUNEY & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYORS
6405 WILKINSON BLVD., SUITE 11, BELMONT, NC 28012
TEL: (704) 829-9623 - FAX: (704) 829-9625
LICENSE NO. C-2373

CREW	DRAWN	REVISED	SCALE	DATE	JOB	FILE
SURM	TC		1"=40'	03/18/2020	8122	F-2074

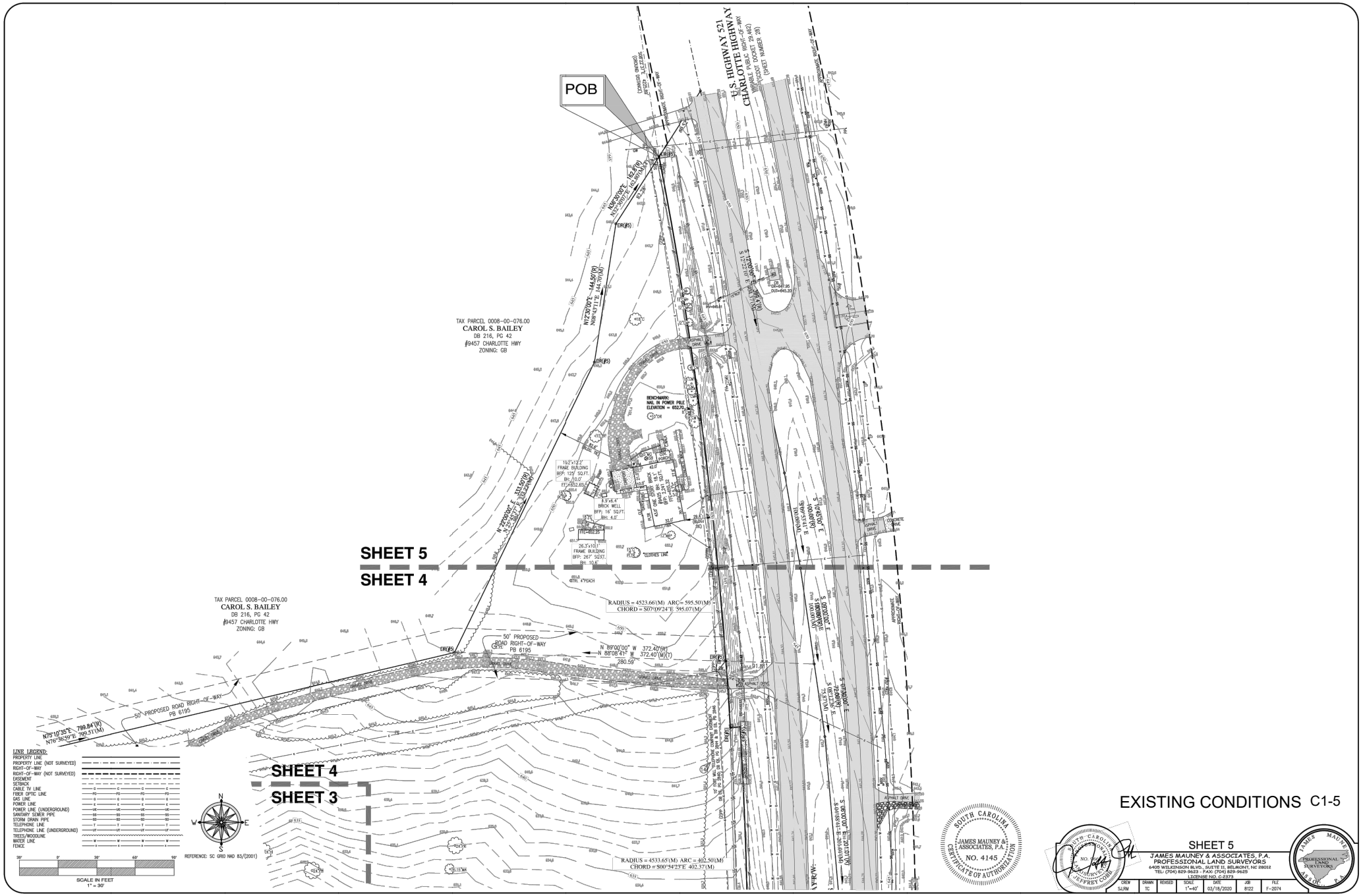


EXISTING CONDITIONS C1-4

SHEET 4

JAMES MAUNEY & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYORS
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LICENSURE NO. C-2373

CREW	DRAWN	REVISED	SCALE	DATE	JOB	FILE
SJRM	TC		1"=40'	03/18/2020	8122	F-2074



EXISTING CONDITIONS C1-5

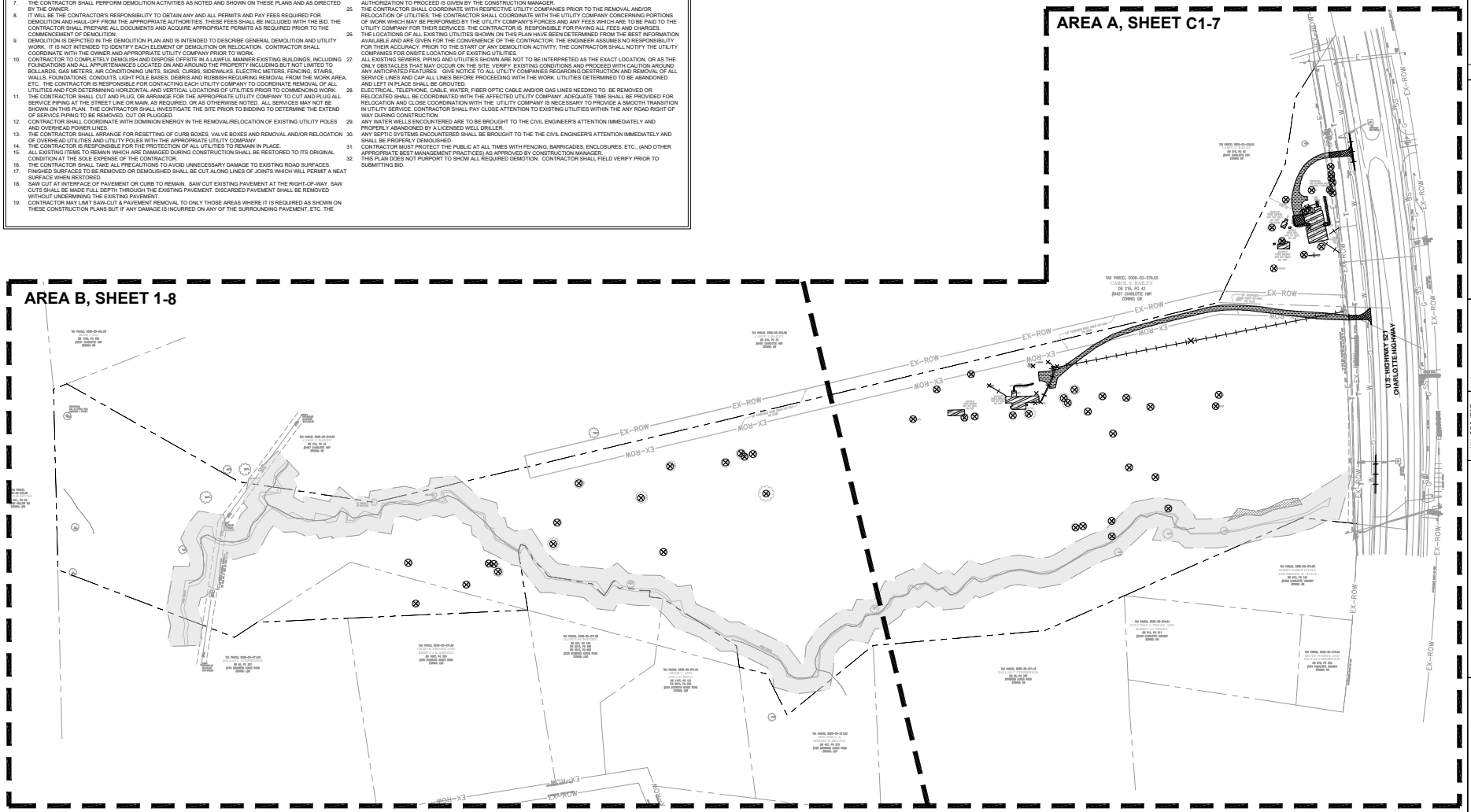
SHEET 5

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CREW	DRAWN	REVISED	SCALE	DATE	JOB	FILE
SJ/RM	TC		1"=40'	03/18/2020	8122	F-2074

DEMOLITION NOTES

1. NO DEMOLITION SHALL OCCUR ON ADJACENT PROPERTIES
2. ADDITIONAL ONSITE STORM PIPE AND STRUCTURES MAY BE ENCOUNTERED DURING CONSTRUCTION. SHOULD ANY UNCHARTED UTILITIES BE ENCOUNTERED, CONTRACTOR TO NOTIFY OWNER AND ENGINEER PRIOR TO PROCEEDING WITH DEMOLITION.
3. NO DEMOLITION ACTIVITIES SHALL OCCUR IN THE SCDOT RIGHT-OF-WAY WITHOUT AN EXECUTED ENCROACHMENT AGREEMENT.
4. THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO DEMOLITION.
5. INSTALL EROSION AND SEDIMENT CONTROL DEVICES AND TREE PROTECTION PER THE SEQUENCE PRIOR TO BEGINNING DEMOLITION WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL OF (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
7. THE CONTRACTOR SHALL PERFORM DEMOLITION ACTIVITIES AS NOTED AND SHOWN ON THESE PLANS AND AS DIRECTED BY THE OWNER.
8. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS AND PAY FEES REQUIRED FOR DEMOLITION AND HAUL-OFF FROM THE APPROPRIATE AUTHORITIES. THESE FEES SHALL BE INCLUDED WITH THE BID. THE CONTRACTOR SHALL PREPARE ALL DOCUMENTS AND ACQUIRE APPROPRIATE PERMITS AS REQUIRED PRIOR TO THE COMMENCEMENT OF DEMOLITION.
9. DEMOLITION IS DEPICTED IN THE DEMOLITION PLAN AND IS INTENDED TO DESCRIBE GENERAL DEMOLITION AND UTILITY WORK. IT IS NOT INTENDED TO IDENTIFY EACH ELEMENT OF DEMOLITION OR RELOCATION. CONTRACTOR SHALL COORDINATE WITH THE OWNER AND APPROPRIATE UTILITY COMPANY PRIOR TO WORK.
10. CONTRACTOR TO COMPLETELY DEMOLISH AND DISPOSE OFFSITE IN A LAWFUL MANNER EXISTING BUILDINGS, INCLUDING FOUNDATIONS AND ALL APPURTENANCES LOCATED ON AND AROUND THE PROPERTY INCLUDING BUT NOT LIMITED TO BOLLARDS, GAS METERS, AIR CONDITIONING UNITS, SIGNS, CURBS, SIDEWALKS, ELECTRIC METERS, FENCING, STAIRS, WALLS, FOUNDATIONS, CONDUITS, LIGHT POLE BASES, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA, ETC. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING EACH UTILITY COMPANY TO COORDINATE REMOVAL OF ALL UTILITIES AND FOR DETERMINING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO COMMENCING WORK.
11. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR MAIN, AS REQUIRED, OR AS OTHERWISE NOTED. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTEND OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED.
12. CONTRACTOR SHALL COORDINATE WITH DOMINION ENERGY IN THE REMOVAL/RELOCATION OF EXISTING UTILITY POLES AND OVERHEAD POWER LINES.
13. THE CONTRACTOR SHALL ARRANGE FOR RESETTING OF CURB BOXES, VALVE BOXES AND REMOVAL AND/OR RELOCATION OF OVERHEAD UTILITIES AND UTILITY POLES WITH THE APPROPRIATE UTILITY COMPANY.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN PLACE.
15. ALL EXISTING ITEMS TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE SOLE EXPENSE OF THE CONTRACTOR.
16. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID UNNECESSARY DAMAGE TO EXISTING ROAD SURFACES.
17. FINISHED SURFACES TO BE REMOVED OR DEMOLISHED SHALL BE CUT ALONG LINES OF JOINTS WHICH WILL PERMIT A NEAT SURFACE WHEN RESTORED.
18. SAW CUT AT INTERFACE OF PAVEMENT OR CURB TO REMAIN. SAW CUT EXISTING PAVEMENT AT THE RIGHT-OF-WAY. SAW CUTS SHALL BE MADE FULL DEPTH THROUGH THE EXISTING PAVEMENT. DISCARDED PAVEMENT SHALL BE REMOVED WITHOUT UNDERMINING THE EXISTING PAVEMENT.
19. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
20. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE ADJOINING PROPERTIES THROUGHOUT CONSTRUCTION.
21. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
22. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
23. ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR ONLY AFTER NOTIFICATION OF THE CIVIL ENGINEER AND AUTHORIZATION TO PROCEED IS GIVEN BY THE CONSTRUCTION MANAGER.
24. THE CONTRACTOR SHALL PUMP OUT BUILDING FUEL AND WASTE OIL TANKS (IF ANY ARE ENCOUNTERED) AND REMOVE FUEL TO AN APPROVED DISPOSAL AREA BY AN APPROPRIATELY LICENSED WASTE OIL HANDLING CONTRACTOR IN STRICT ACCORDANCE WITH FEDERAL AND STATE REQUIREMENTS ONLY AFTER NOTIFICATION OF THE CIVIL ENGINEER AND AUTHORIZATION TO PROCEED IS GIVEN BY THE CONSTRUCTION MANAGER.
25. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
26. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
27. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED.
28. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
29. ANY WATER WELLS ENCOUNTERED ARE TO BE BROUGHT TO THE CIVIL ENGINEER'S ATTENTION IMMEDIATELY AND PROPERLY ABANDONED BY A LICENSED WELL DRILLER.
30. ANY SEPTIC SYSTEMS ENCOUNTERED SHALL BE BROUGHT TO THE THE CIVIL ENGINEER'S ATTENTION IMMEDIATELY AND SHALL BE PROPERLY DEMOLISHED.
31. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CONSTRUCTION MANAGER.
32. THIS PLAN DOES NOT PURPORT TO SHOW ALL REQUIRED DEMOTION. CONTRACTOR SHALL FIELD VERIFY PRIOR TO SUBMITTING BID.



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No.	REVISIONS	DATE	BY

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KH PROJECT 017046011
DATE: 03/03/21
SCALE AS SHOWN
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CHECKED BY MP

OVERALL DEMOLITION PLAN

HAWTHORN HILLS APARTMENT HOMES

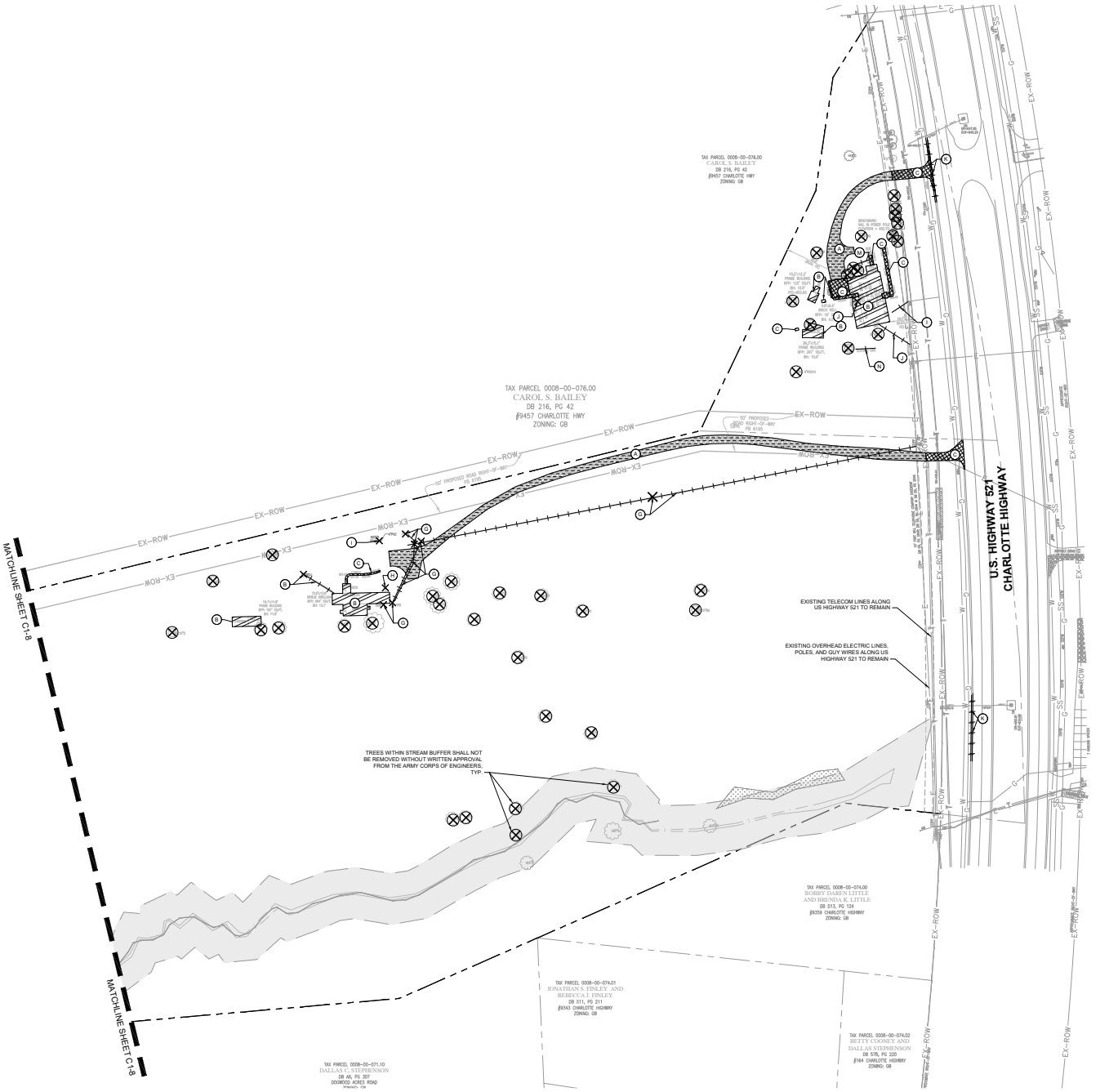
PREPARED FOR
PEDCOR INVESTMENTS

LANCASTER SC

SHEET NUMBER
C1-6

Plotted By:Schroeder, Teddie Sheet Set:LANCASTER Layout:C1-6 OVERALL DEMOLITION PLAN March 03, 2021 01:50:17pm K:\CHL_PRJ\017046 Pedcor\011 Lancaster\02 - DWG\PlanSheets\C1-6 DEMOLITION PLAN.dwg

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DEMOLITION LEGEND	
A	EXISTING GRAVEL TO BE REMOVED
B	EXISTING STRUCTURE TO BE REMOVED
C	EXISTING PAVEMENT TO BE REMOVED
	EXISTING TREE TO BE REMOVED
	EXISTING UTILITY STRUCTURE TO BE REMOVED
	EXISTING LINEAR UTILITY OR SITE OBJECT TO BE REMOVED
	TREE PROTECTION FENCE
D	NOT USED
E	EXISTING STORM STRUCTURE / PIPE TO BE REMOVED
F	EXISTING SANITARY SEWER STRUCTURE / PIPE TO BE REMOVED
G	EXISTING POWER STRUCTURE / LINE TO BE REMOVED
H	EXISTING GAS LINE / METER TO BE REMOVED
I	EXISTING WATER LINE / METER / VALVE TO BE REMOVED
J	EXISTING TELECOMMUNICATION LINE / BOX TO BE REMOVED
K	CURB TO BE REMOVED
L	EXISTING UTILITY TO REMAIN/TO BE PROTECTED
M	EXISTING WALL TO BE REMOVED

NOTES

1. SEE OVERALL DEMOLITION PLAN, SHEET C1-6, FOR GENERAL DEMOLITION NOTES.
2. NO DEMOLITION ACTIVITY SHALL OCCUR IN US HIGHWAY 521 RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL FROM SCDOT.

GRAPHIC SCALE IN FEET
0 30 60 120

NORTH

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DATE: 03/03/21
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DEMOLITION PLAN AREA A

HAWTHORN HILLS APARTMENT HOMES

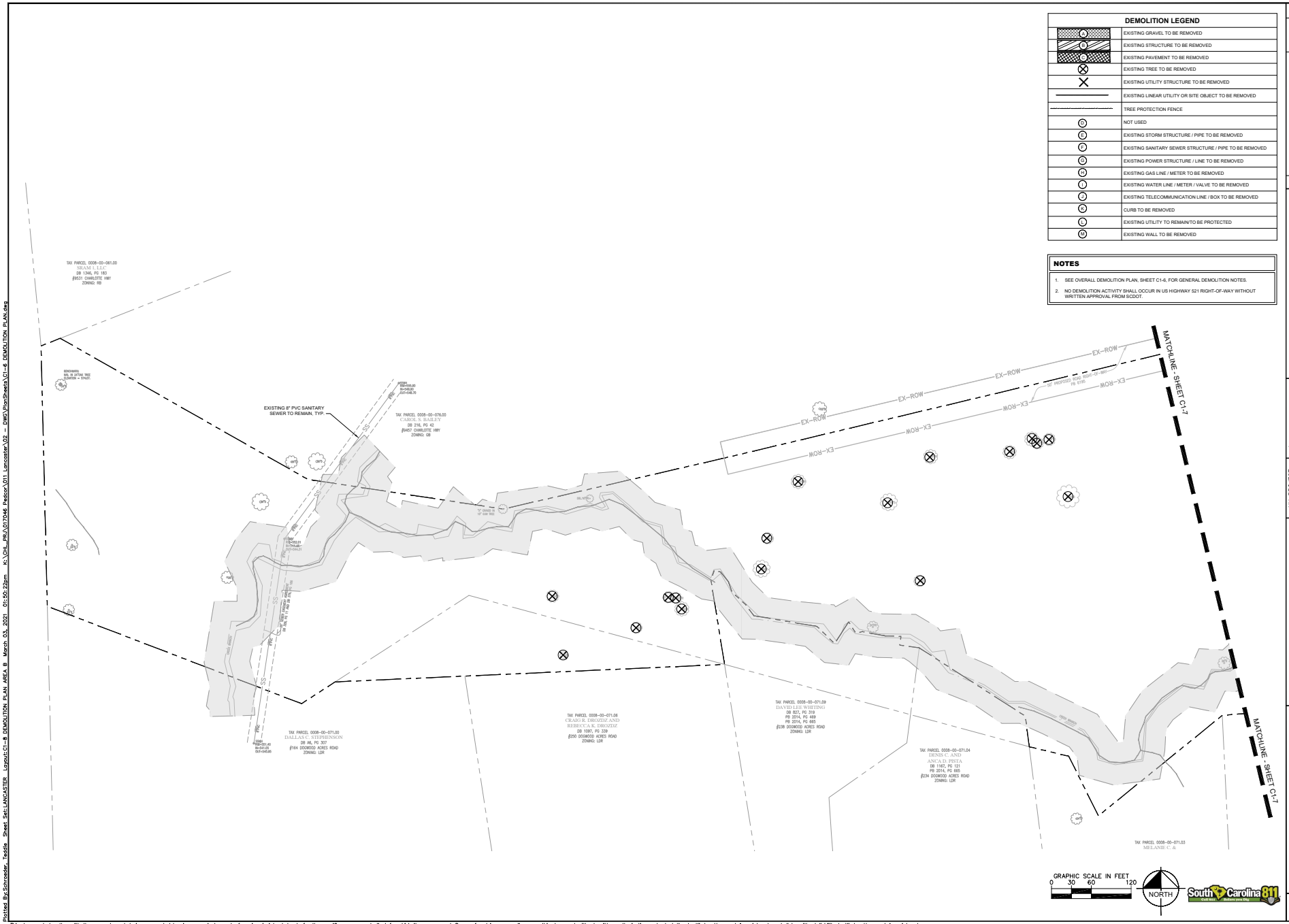
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LANCASTER SC

SHEET NUMBER
C1-7

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DEMOLITION PLAN AREA B

HAWTHORN HILLS APARTMENT HOMES

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LANCASTER SC

SHEET NUMBER
C1-8

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SITE DATA TABLE		
PARCEL ID	0008-00-077	
PARCEL ACREAGE	± 30.1 ACRES	
FEMA PANEL	45057C0076E	
SITE OVERLAY	HIGHWAY CORRIDOR OVERLAY	
WATERSHED	CANE CREEK CATAWBA	
CURRENT ZONING	GENERAL BUSINESS (GB)	
PROPOSED ZONING	MIXED-USE (MX)	
BUILDINGS ALLOWED		
BUILDINGS PROPOSED	12 TOTAL (9 GARDEN STYLE, 1 CLUBHOUSE, 2 GENERAL OFFICE)	
TREE PROTECTION REQUIRED		
TREE PROTECTION PROPOSED		
DENSITY ALLOWED *	15 DUA	
DENSITY PROPOSED	7 DUA	
	GARDEN STYLE BUILDINGS	**GENERAL OFFICE BUILDINGS**
TOTAL BUILDING AREA PROPOSED	99,855 SF (4,607 SF CLUBHOUSE)	28,800 SF
UNITS ALLOWED		N/A
UNITS PROPOSED	216 AFFORDABLE DWELLING UNITS	N/A
PRIMARY STREET SETBACK	10 Ft	0-FT
SECONDARY STREET SIDE SETBACK	10 Ft	0-FT
SIDE INTERIOR SETBACK	5 FT (50 FT ACCESSORY STRUCTURE)	5-FT
REAR SETBACK	20 FT (30 FT ACCESSORY STRUCTURES)	5-FT
BUILDING HEIGHT ALLOWED	3 STORIES OR 45 FT	4 STORIES, OR 60 FT
BUILDING HEIGHT PROPOSED	3 STORIES, 45 FT	3 STORIES, 45 FT
LANDSCAPE BUFFER	TYPE A (20 FT MIN. BUFFER ADJACENT TO LDR PROPERTIES	
TOTAL PARKING REQUIRED	1.5 SPACES / UNIT = 324 SPACES (ZONING)	
TOTAL PARKING PROPOSED	356 SPACES	100 SPACES
ADA PARKING PROPOSED	22 SPACES	5 SPACES
STANDARD PARKING PROPOSED	334 SPACES	95 SPACES

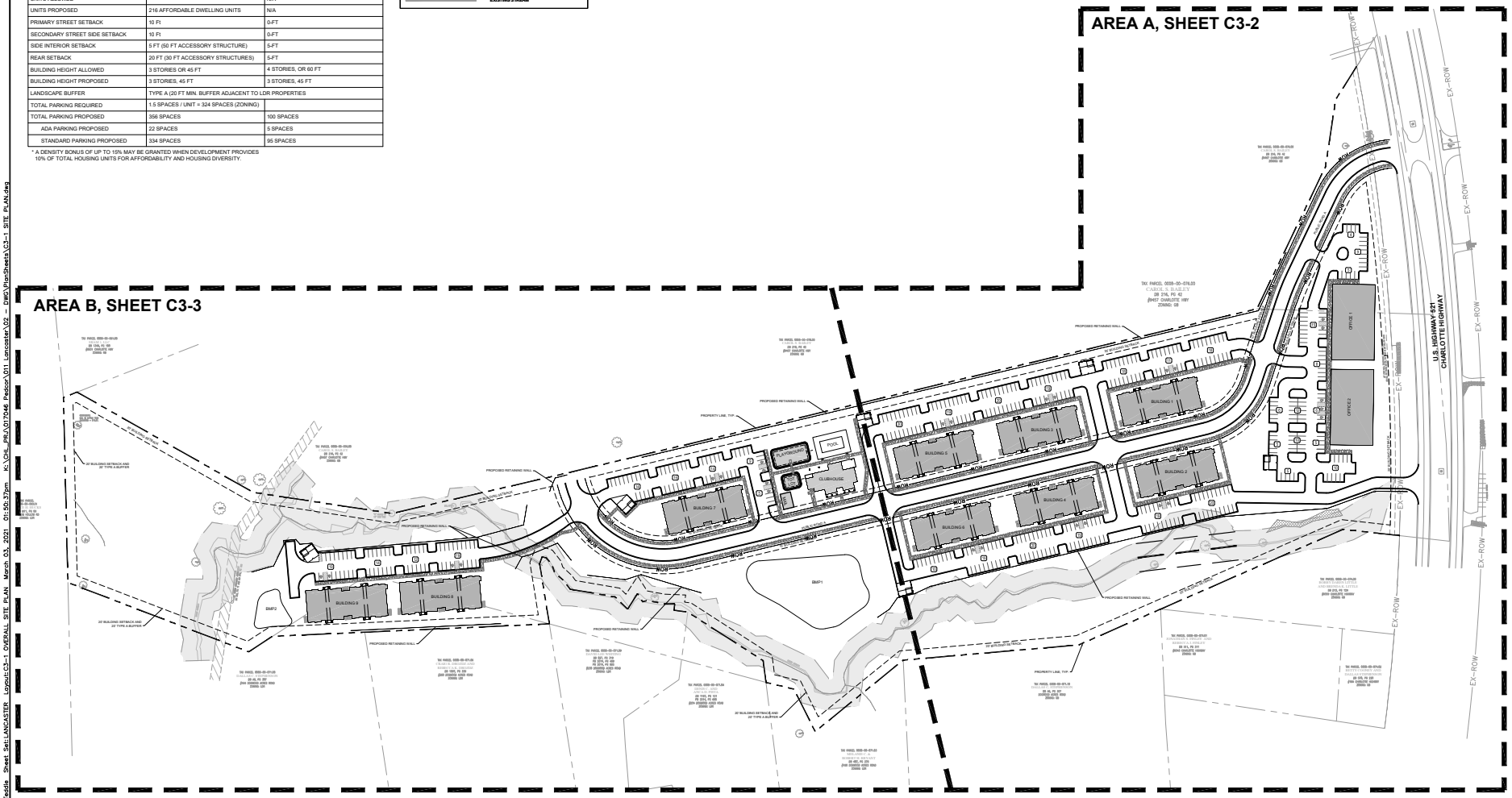
* A DENSITY BONUS OF UP TO 15% MAY BE GRANTED WHEN DEVELOPMENT PROVIDES 10% OF TOTAL HOUSING UNITS FOR AFFORDABILITY AND HOUSING DIVERSITY.

SITE LEGEND

- STANDARD DUTY PAVEMENT
- STANDARD DUTY CONCRETE PAVEMENT
- STREAM BUFFER
- EXISTING WETLANDS
- PROPOSED CURB AND GUTTER
- PROPOSED PARKING COUNT
- PROPERTY LINE
- BUILDING SETBACK
- EXISTING RIGHT-OF-WAY
- RIGHT-OF-WAY TO BE DEDICATED
- 50-FT STREAM BUFFER
- EXISTING STREAM

GENERAL NOTES

1. SEE "GENERAL NOTES" SHEET FOR SITE GENERAL CONSTRUCTION NOTES, PAVING, STRIPING, GRADING, AND ZONING NOTES.
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5. ALL RADII SHALL BE 3' UNLESS OTHERWISE NOTED



GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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OVERALL SITE PLAN

HAWTHORN HILLS APARTMENT HOMES

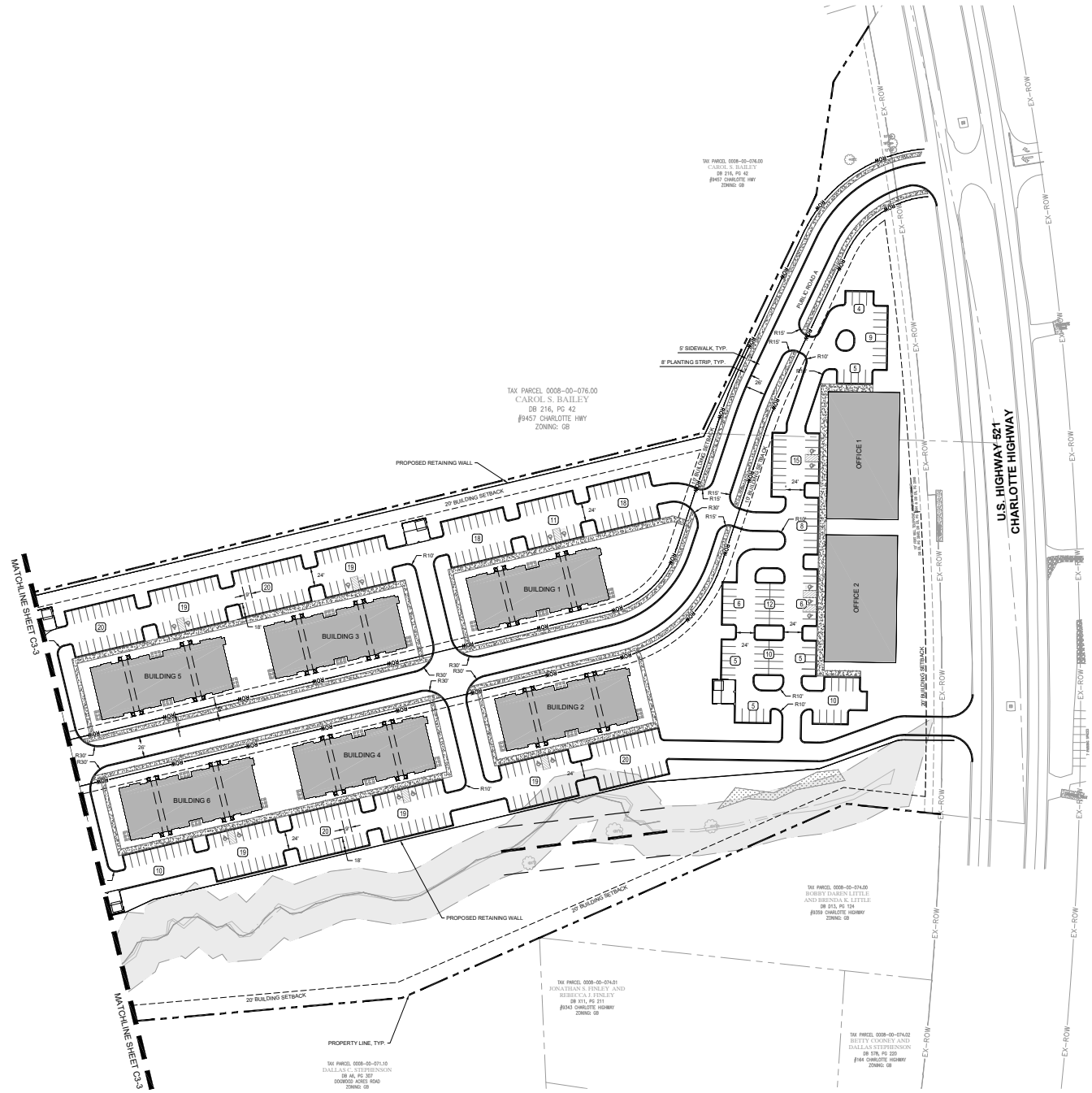
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LANCASTER SC

SHEET NUMBER
C3-1

Plotted By:Schroeder, Teddie Sheet Set:LANCASTER Layout:C3-1 OVERALL SITE PLAN March 03, 2021 01:50:37pm K:\CHL_PEA\017046_Pedcor\011_Lancaster\02 - DWG\PlanSheets\C3-1 SITE PLAN.dwg

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SITE LEGEND

- STANDARD DUTY PAVEMENT
- STANDARD DUTY CONCRETE PAVEMENT
- STREAM BUFFER
- EXISTING WETLANDS
- PROPOSED CURB AND GUTTER
- (#) PROPOSED PARKING COUNT
- PROPERTY LINE
- BUILDING SETBACK
- EX-ROW EXISTING RIGHT-OF-WAY
- ROW RIGHT-OF-WAY TO BE DEDICATED
- 50-FT STREAM BUFFER
- EXISTING STREAM

SITE LEGEND

- (A) 30" CONCRETE CURB AND GUTTER, TYP.
- (B) STANDARD DUTY CONCRETE SIDEWALK
- (C) PROPOSED RETAINING WALL
- (D) PROPOSED FENCE
- (E) PROPOSED GUARDRAIL

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DATE: 03/03/21
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SITE PLAN AREA A

HAWTHORN HILLS APARTMENT HOMES

PREPARED FOR
PEDCOR INVESTMENTS

LANCASTER SC

SHEET NUMBER
C3-2

Plotted By:Schroeder, Teddie Sheet Set:LANCASTER Layout:C3-2 SITE PLAN AREA A March 03, 2021 01:50:41pm K:\CHL_PRJ\017046 Pedcor\011 Lancaster\02 - DWG\PlanSheets\C3-1 SITE PLAN.dwg

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SITE LEGEND

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- STANDARD DUTY CONCRETE PAVEMENT
- STREAM BUFFER
- EXISTING WETLANDS
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- # PROPOSED PARKING COUNT
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- ROW RIGHT-OF-WAY TO BE DEDICATED
- 50-FT STREAM BUFFER
- EXISTING STREAM

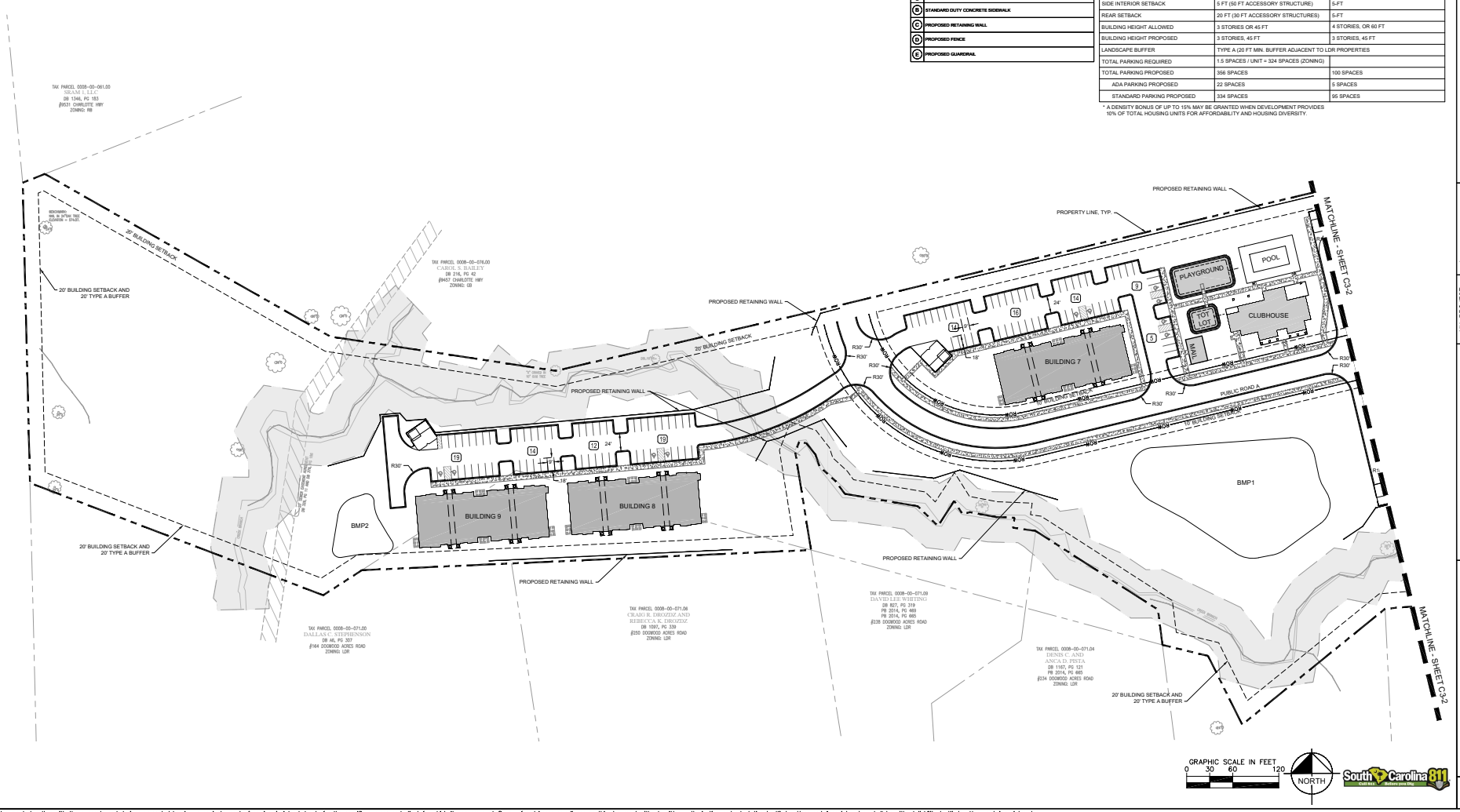
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- A 30" CONCRETE CURB AND GUTTER, TYP.
- B STANDARD DUTY CONCRETE SIDEWALK
- C PROPOSED RETAINING WALL
- D PROPOSED FENCE
- E PROPOSED GUARDRAIL

SITE DATA TABLE

PARCEL ID	0008-00-077	
PARCEL ACREAGE	± 30.1 ACRES	
FEMA PANEL	45057C0076E	
SITE OVERLAY	HIGHWAY CORRIDOR OVERLAY	
WATERSHED	CANE CREEK CATAWBA	
CURRENT ZONING	GENERAL BUSINESS (GB)	
PROPOSED ZONING	MIXED-USE (MX)	
BUILDINGS ALLOWED		
BUILDINGS PROPOSED	12 TOTAL (9 GARDEN STYLE, 1 CLUBHOUSE, 2 GENERAL OFFICE)	
TREE PROTECTION REQUIRED		
TREE PROTECTION PROPOSED		
DENSITY ALLOWED *	15 DUA	
DENSITY PROPOSED	7 DUA	
	GARDEN STYLE BUILDINGS	**GENERAL OFFICE BUILDINGS**
TOTAL BUILDING AREA PROPOSED	99,855 SF (4,607 SF CLUBHOUSE)	28,800 SF
UNITS ALLOWED		N/A
UNITS PROPOSED	216 AFFORDABLE DWELLING UNITS	N/A
PRIMARY STREET SETBACK	10 Ft	0-FT
SECONDARY STREET SIDE SETBACK	10 Ft	0-FT
SIDE INTERIOR SETBACK	5 FT (50 FT ACCESSORY STRUCTURE)	5-FT
REAR SETBACK	20 FT (30 FT ACCESSORY STRUCTURES)	5-FT
BUILDING HEIGHT ALLOWED	3 STORIES OR 45 FT	4 STORIES, OR 60 FT
BUILDING HEIGHT PROPOSED	3 STORIES, 45 FT	3 STORIES, 45 FT
LANDSCAPE BUFFER	TYPE A (20 FT MIN. BUFFER ADJACENT TO LDR PROPERTIES	
TOTAL PARKING REQUIRED	1.5 SPACES / UNIT = 324 SPACES (ZONING)	
TOTAL PARKING PROPOSED	356 SPACES	100 SPACES
ADA PARKING PROPOSED	22 SPACES	5 SPACES
STANDARD PARKING PROPOSED	334 SPACES	95 SPACES

* A DENSITY BONUS OF UP TO 15% MAY BE GRANTED WHEN DEVELOPMENT PROVIDES 10% OF TOTAL HOUSING UNITS FOR AFFORDABILITY AND HOUSING DIVERSITY.



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200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
SC LICENSE #C00168

NOT FOR CONSTRUCTION

KH PROJECT 017046011
DATE: 03/03/21
SCALE AS SHOWN
DESIGNED BY ES/MP
DRAWN BY ES
CHECKED BY MP

SITE PLAN AREA B

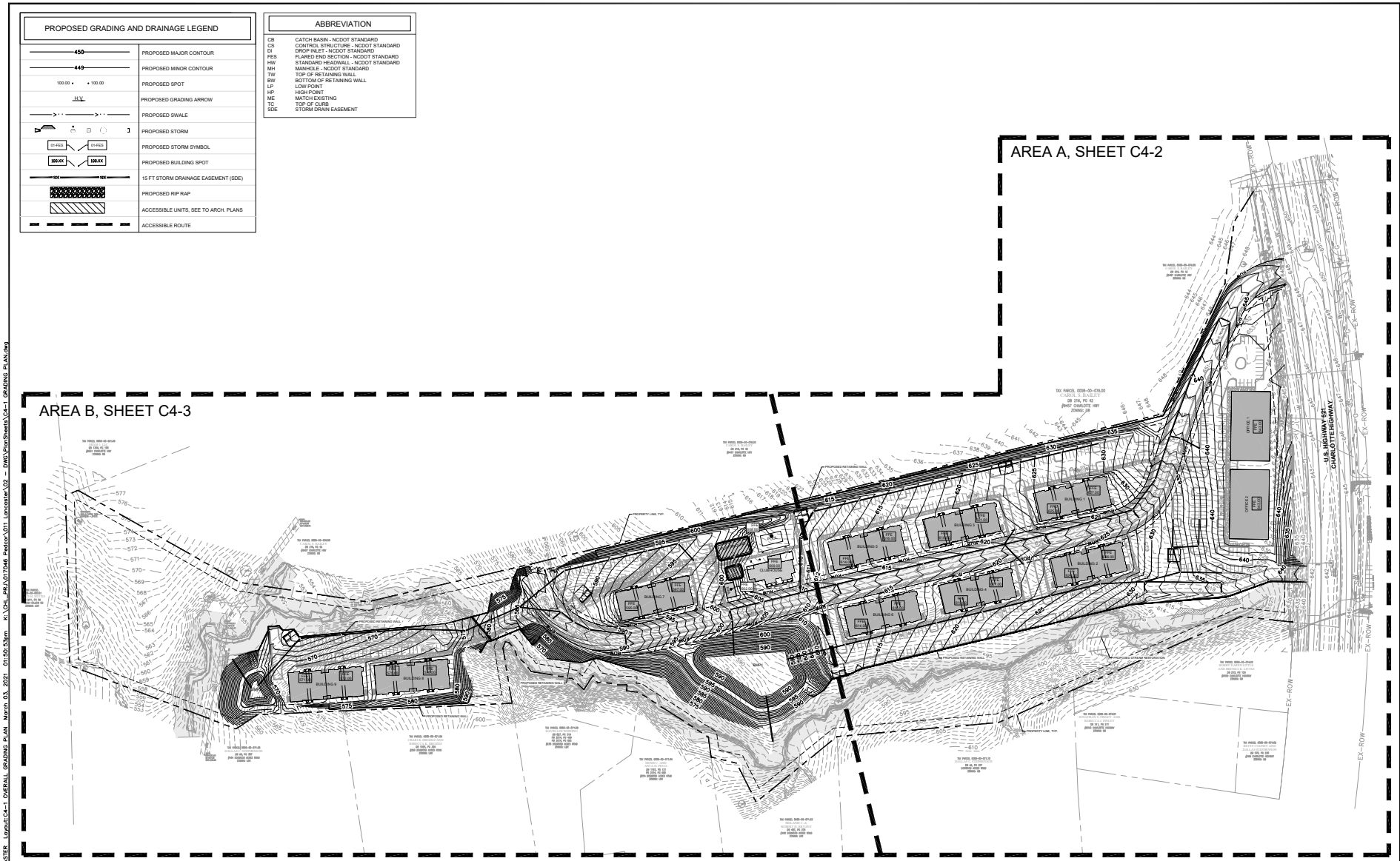
HAWTHORN HILLS APARTMENT HOMES

PREPARED FOR
PEDCOR INVESTMENTS

LANCASTER SC

SHEET NUMBER
C3-3

Plotted By:Schroeder, Teddie Sheet Set:LANCASTER Layout:C3-3 SITE PLAN AREA B March 03, 2021 01:50:46pm K:\CHL_PRJ\017046 Pedcor\01 Lancaster\02 - DWG\PlanSheets\C3-1 SITE PLAN.dwg



Plotted By:Schroeder, Teddie Sheet Set:LANCASTER Layout:C4-1 OVERALL GRADING PLAN March 03, 2021 01:50:53pm K:\Chl_PRO\017046 Pedcor\01 Lancaster\02 - DWG\PlanSheets\C4-1 GRADING PLAN.dwg

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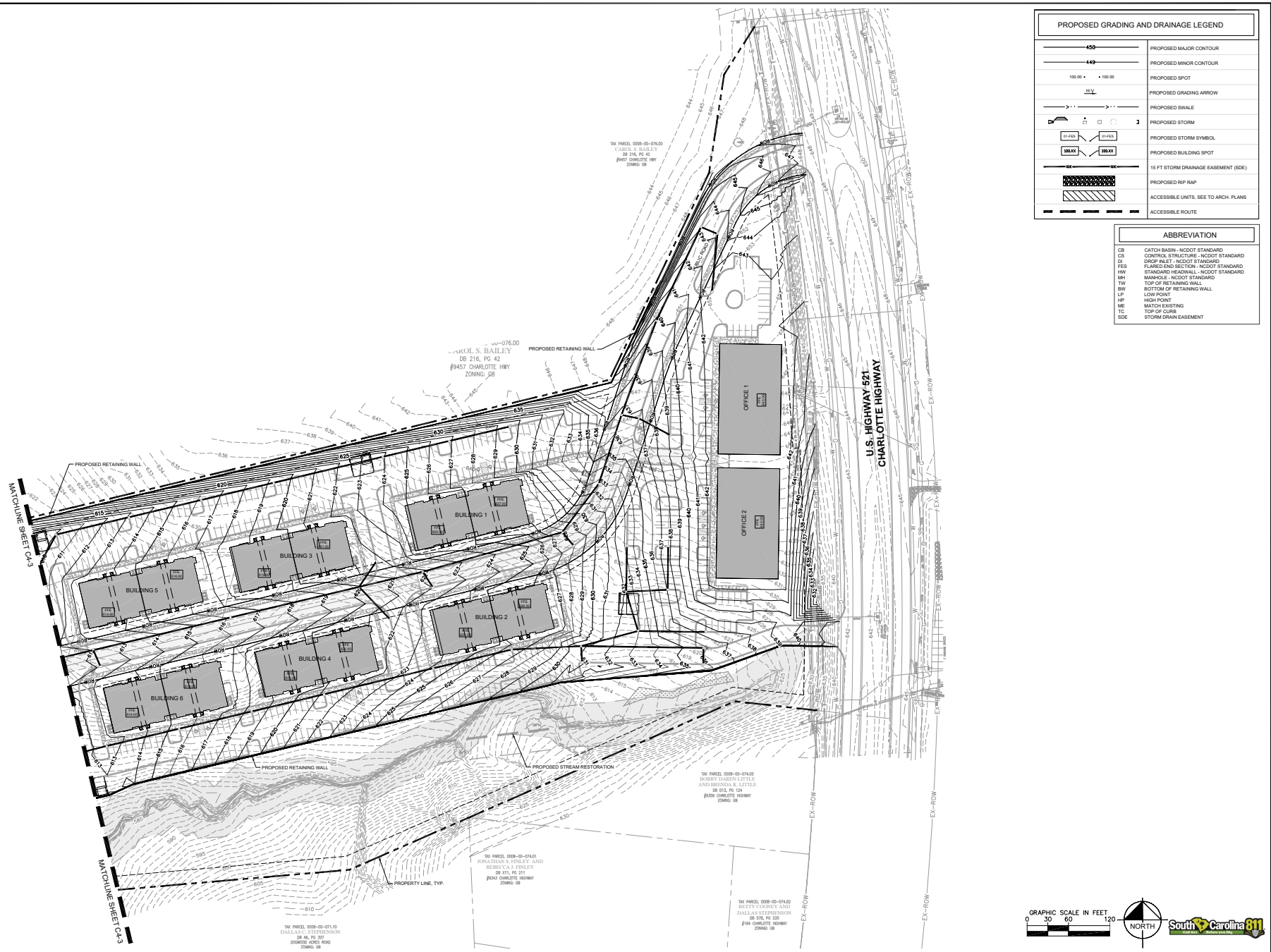
OVERALL GRADING PLAN

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GRADING PLAN AREA A

HAWTHORN HILLS APARTMENT HOMES

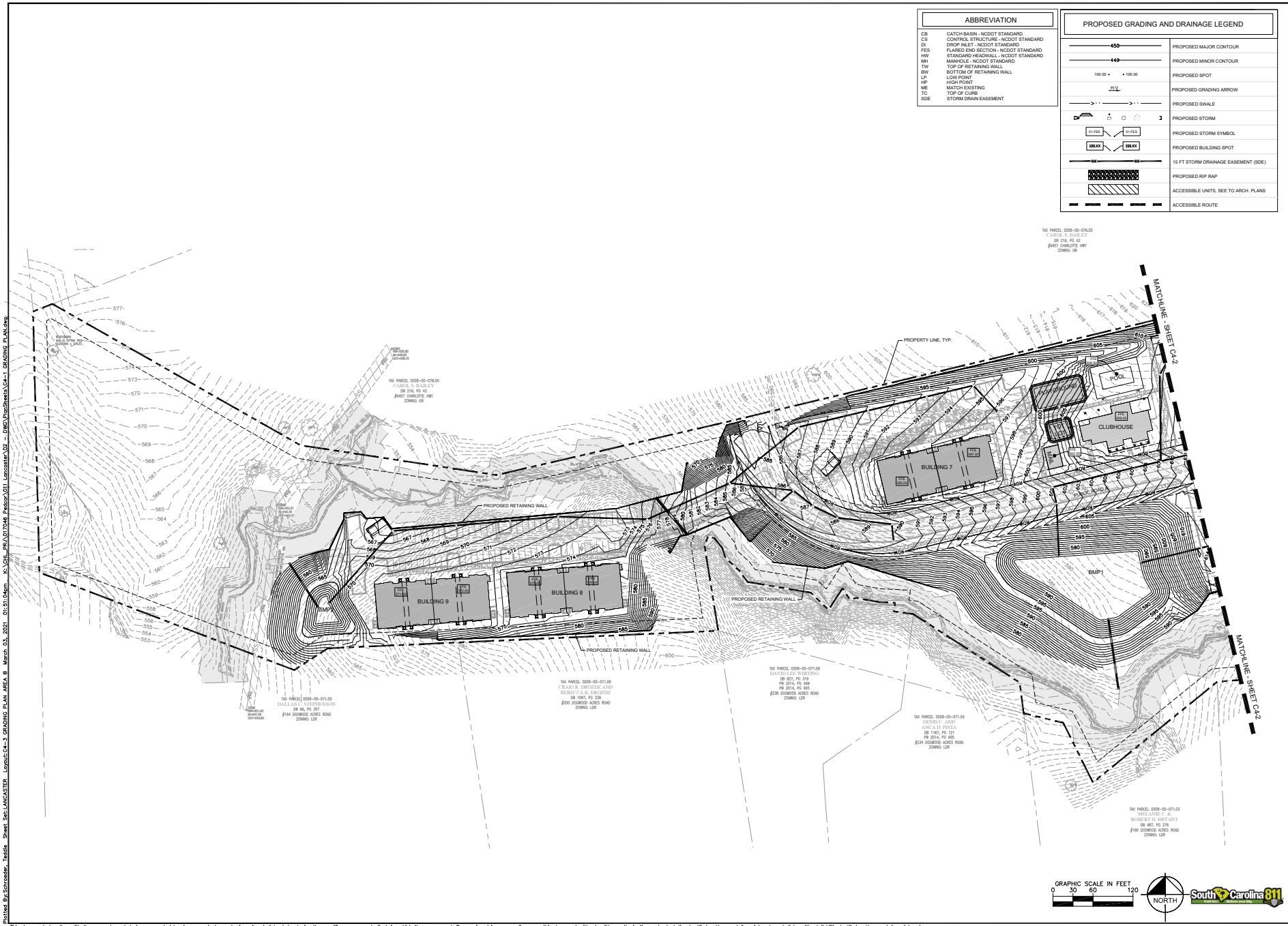
PREPARED FOR
PEDCOR INVESTMENTS

LANCASTER SC

SHEET NUMBER
C4-2

Plotted By:Schroeder, Teddie Sheet Set:LANCASTER Layout:C4-2 GRADING PLAN AREA A March 03, 2021 01:50:59pm K:\CHL_PRJ\017046 Pedcor\011 Lancaster\02 - DWG\PlanSheets\C4-1 GRADING PLAN.dwg

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Plotted By:Schroeder, Teddie Sheet Set:LANCASTER Layout:C4-3 GRADING PLAN AREA B March 03, 2021 01:51:04pm K:\CHL_PRJ\017046 Pedcor\011 Lancaster\02 - DWG\PlanSheets\C4-1 GRADING PLAN.dwg

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GRADING PLAN AREA B

HAWTHORN HILLS APARTMENT HOMES

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WATER AND SEWER NOTES

LANCASTER COUNTY WATER & SEWER DISTRICT
GENERAL SEWER AND WATER NOTES

1. THESE NOTES ARE NOT INCLUSIVE OF ALL WATER & SEWER SPECIFICATIONS. PLEASE REFER TO LANCASTER COUNTY WATER AND SEWER DISTRICT STANDARD WATER & SEWER SPECIFICATIONS FOR DETAILED INFORMATION. ALL OF THE FOLLOWING IS AT CONTRACTOR'S EXPENSE ALONG WITH ANY OTHER REQUIRED INFRASTRUCTURE AS DETERMINED BY LANCASTER COUNTY WATER AND SEWER DISTRICT (LCWSD).
2. FOR ADDITIONAL INFORMATION ON AND MOST RECENT LCWSD SEWER SPECIFICATIONS AND/OR DEVELOPER POLICY, PLEASE VISIT OUR WEB SITE WWW.LCWASD.ORG OR CONTACT LCWSD SEWER SUPERINTENDENT OR INSPECTOR.
3. ENGINEER IS TO SCHEDULE A PRE CONSTRUCTION MEETING WITH CONTRACTOR, LCWSD'S INSPECTOR(S), JOHN HUDSON (803) 804-1452 AND/OR JASON GAINER (803) 320-2138, AND ANY OTHER NECESSARY AGENCIES, WITH A REQUIRED MINIMUM OF FIVE WORKING DAYS NOTIFICATION PRIOR TO PRE-CONSTRUCTION MEETING.
4. CONTRACTOR IS TO CONTACT LCWSD'S INSPECTOR(S) 48 HOURS PRIOR TO STARTING CONSTRUCTION: JOHN HUDSON (803) 804-1452, AND/OR JASON GAINER (803) 320-2138
5. CONTRACTOR IS RESPONSIBLE AT CONTRACTOR'S EXPENSE FOR ENSURING AND OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION. THESE PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO; GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION SPECIAL USE, WATER AND SEWER PERMITS AND APPROVALS.
6. DEVELOPER'S ENGINEER MUST VERIFY THAT ALL LOTS ARE CAPABLE OF HAVING GRAVITY SEWER SERVICE WITH THE REQUIRED SLOPE TO THE LOT AT FRONT SET BACK TO MEET REQUIREMENTS OF GRAVITY SERVICE TO FINISHED FLOOR ELEVATION. DEVELOPER'S ENGINEER MUST MAKE A SPECIAL NOTE ON CONSTRUCTION DRAWING FOR ALL LOTS THAT WILL REQUIRE RESIDENTIAL PUMP STATIONS FOR SEWER SERVICE AT DEVELOPER'S EXPENSE. LCWSD WILL REQUIRE ALL PUMPED LOTS TO HAVE A FORCE MAIN TYING INTO THE NEAREST GRAVITY MANHOLE, APPROVED BY LCWSD.
7. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING ALL APPROPRIATE UTILITIES AND ASSURING THAT UTILITIES ARE LOCATED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AS REQUIRED BY SC LAW. CONTRACTOR SHALL VERIFY LOCATION AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
8. DEVELOPER'S CONTRACTOR IS RESPONSIBLE FOR REPAIR AND REPLACEMENT OF FENCES, MAILBOXES, DRIVEWAYS, AND FLOWERBEDS, AND ANY/OR ALL SIMILAR STRUCTURES DISTURBED AND/OR ALL DAMAGE TO PROPERTY AND/OR UTILITIES DURING CONSTRUCTION OR UNTIL AND PRIOR TO LCWSD APPROVAL AND ACCEPTANCE OF OWNERSHIP TO OPERATE AND MAINTAIN, AND PERMIT TO OPERATE HAS BEEN ISSUED BY SCDHEC.
9. LCWSD PROHIBITS ANY AND ALL PLANTING OF TREES AND/OR SHRUBBERY OR BUILDING OF ANY STRUCTURE ON OR WITHIN SANITARY SEWER RIGHT-OF-WAY EASEMENT AREAS.
10. ALL SANITARY SEWER RIGHTS-OF- WAYS ARE TO BE GRASSED AS DESCRIBED IN LCWSD'S STANDARD SPECIFICATIONS.
11. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE STATE, FEDERAL AND LOCAL REGULATIONS, AND MOST RECENT LCWSD'S STANDARD SEWER SPECIFICATIONS FOR DEVELOPERS, AND SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL REGULATIONS FOR WASTEWATER FACILITY CONSTRUCTION.
12. WHEN UNDERGROUND OBSTRUCTIONS NOT SHOWN ON CONSTRUCTION DRAWINGS (ROCK, PIPING, ETC.) ARE ENCOUNTERED, THE DEVELOPER'S CONTRACTOR SHALL PROMPTLY REPORT THE CONFLICT TO THE DEVELOPER'S ENGINEER AND LCWSD'S INSPECTOR. ALL CHANGES MUST BE APPROVED IN WRITING BY THE ENGINEER AND APPROVED BY LCWSD'S INSPECTOR BEFORE CONSTRUCTION CAN PROCEED.
13. DUCTILE IRON INTERIOR COATED PIPE (H2S INDUCED CORROSION RESISTANT) IS REQUIRED FOR SEWER LINES IF THE FOLLOWING CLEARANCES ARE NOT MET. A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN WATER AND SANITARY SEWER MAIN(S) AT CROSSINGS, A 10'HORIZONTAL SEPARATION FOR WATER LINES RUNNING PARALLEL WITH SEWER LINES, AND 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER FORCE MAIN(S) AND 18" VERTICAL SEPARATION BETWEEN POTABLE WATER.
14. DUCTILE IRON INTERIOR COATED PIPE (H2S INDUCED CORROSION RESISTANT) IS REQUIRED FOR SEWER LINES IF THE FOLLOWING CLEARANCES IS NOT MET. A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN STORM SEWER AND SANITARY SEWER CROSSINGS.
15. ALL MANHOLES WITH FORCEMAIN CONNECTIONS SHALL HAVE INTERIOR COATINGS (H2S INDUCED CORROSION RESISTANT) IN ACCORDANCE WITH LCWSD'S STANDARD SEWER SPECIFICATIONS.
16. ALL DUCTILE IRON PIPES SHALL BE COATED WITH APPROVED COATINGS AS DESCRIBED IN LCWSD'S STANDARD SPECIFICATIONS.
17. ALL SEWER LINES IN EXCESS OF 14' IN DEPTH AND/OR WHERE LESS THAN 36" MINIMUM COVER CAN NOT BE MAINTAINED SHALL HAVE INTERIOR COATED DUCTILE IRON PIPE FOR A LENGTH NO LESS THAN THE DISTANCE OVER 14' AND/OR LESS THAN 36" COVER.
18. SANITARY SEWER LATERAL LOCATIONS MAYBE SUBJECT TO FIELD RELOCATION IF FIELD CONDITIONS REQUIRE SUCH CHANGES AND APPROVED BY LCWSD INSPECTOR. THE CONTRACTOR MAY MAKE FIELD ADJUSTMENTS TO LATERAL SERVICE BASED ON FIELD CONDITIONS IN ORDER TO MAXIMIZE OR OBTAIN THE GRAVITY SERVICE TO ANY LOT. THE CONTRACTOR WILL BE RESPONSIBLE TO VERIFY WITH ENGINEER THAT EACH HOME SITE CAN BE SERVED BY SUBJECT SEWER LATERAL.
19. ALL SANITARY SEWER SERVICE LATERALS SHALL BE LOCATED IN THE CENTER OF EACH LOT UNLESS OTHERWISE APPROVED BY LCWSD.
20. ALL 4" PVC SEWER SERVICE LINE SHOULD HAVE NO LESS THAN 1' SLOPE PER 100' OF DISTANCE. ALL 6" PVC SEWER SERVICE LINE TO HAVE NO LESS THAN 6" SLOPE PER 100' OF DISTANCE.
21. ALL SANITARY SEWER MANHOLES ARE TO BE ABOVE FLOOD PLANE AS DETERMINED BY DEVELOPER'S ENGINEER.
22. ALL MAIN GRAVITY SANITARY SEWER PIPES ARE TO BE SDR 35 PVC UNLESS OTHERWISE NOTED BY ENGINEER OR LCWSD.
23. ALL SEWER FORCE MAIN PIPE TO BE C-900 PVC UNLESS OTHERWISE NOTED BY ENGINEER OR LCWSD.
24. ALL SANITARY SEWER SERVICES ARE TO BE SCHEDULE 40 PVC.
25. CONTRACTOR SHALL ENSURE ALL COMPACTION TESTING REQUIREMENTS MEETING SCDOT STANDARDS ARE MET FOR ALL SEWER LINES AND WATER LINES INSTALLED INSIDE THE SCDOT RIGHTS-OF-WAY. TESTS MUST OCCUR EVERY 1000 FEET. PIPE MUST BE C-900 OR DUCTILE IRON PIPE WHEN INSTALLED IN SCDOT RIGHTS-OF-WAY.
26. ALL CLEAN OUTS ARE TO BE LOCATED AT PROPERTY LINE AND/OR RIGHTS-OF-WAY.
27. ALL SANITARY SEWER FORCE MAINS MUST HAVE 12 GAUGE STRANDED COATED TRACER WIRE DUCT TAPED TO TOP OF FORCE MAIN PIPE. TO INSURE PROPER LOCATION OF FORCE MAINS FOR FUTURE REFERENCE.
28. IN ORDER TO PROVIDE RIGHTS-OF-WAY ACCESS ALL CREEKS, DRAINAGE DITCHES, OR THEIR/APT'S THAT FLOW ACROSS SANITARY SEWER RIGHTS-OF-WAY ARE TO HAVE STABILIZED FORD CROSSINGS OR PLASTIC CORRUGATED TILES SIZED BY DEVELOPER'S ENGINEER TO ADEQUATELY HANDLE WATER FLOWS AS REQUIRED BY FEDERAL STATE AND/OR LOCAL REGULATIONS.
29. ALL CREEK CROSSING METHODS AND DETAIL OF WORK TO BE PERFORMED MUST BE APPROVED BY LCWSD'S INSPECTOR AND/OR SEWER SUPERINTENDENT. AND MUST HAVE PRIOR FEDERAL, STATE AND/OR LOCAL REQUIRED APPROVAL.
30. WHERE INSTALLATION OF A SEWER LINE CROSSES WETLANDS, STREAMS, OR OTHER SURFACE WATER SOURCES, THE ENGINEER SHALL EVALUATE THE REQUIREMENT FOR ANTI-SEEPAGE PLATES IF THE POTENTIAL EXISTS TO DRAIN A WETLAND, STREAM, ETC. OR TO FACILITATE EROSION DUE TO THE MOVEMENT OF GROUNDWATER ALONG THE PERIPHERY OF THE PIPE.
31. ALL SEWER EASEMENTS ARE TO BE SHADED ON PRELIMINARY/CONSTRUCTION PLANS SO AS TO BE EASILY DISTINGUISHED FROM OTHER INSTRUCTIONS ON PLANS. ACCESS ABILITY TO EASEMENTS FOR MAINTENANCE EQUIPMENT MUST BE IDENTIFIED AND MUST BE OTHER THAN BETWEEN LOTS (OR AS APPROVED BY LCWSD). IN NO EVENT SHALL AN EASEMENT HAVE GREATER THAN A 4:1 SLOPE FOR MAINTENANCE REASONS.
32. LCWSD'S SEWER SERVICE RESPONSIBILITY ENDS AT ROAD RIGHT OF WAY PROPERTY LINE.
33. ALL AIR RELEASE VALVES MUST BE INTENDED FOR SANITARY SEWER USE ONLY AND SHOULD BE LOCATED AT HIGHEST ELEVATIONS ALONG FORCE MAIN, AS STIPULATED BY ENGINEER ON CONSTRUCTION PLANS. ALSO ENGINEER MUST SEND SHEET OF EACH AND EVERY AIR RELEASE VALVE USED ON FORCE MAIN TO LCWSD'S SEWER SUPERINTENDENT WITH, VALVE LOCATION, DATE VALVE INSTALLED, VALVE MAKE, VALVE MODEL # AND WORKING PRESSURE. VALVE SERIAL NUMBER, AIR RELEASE VALVE INFORMATION SHALL ALSO BE INCLUDED ON FINAL CORRECT AND APPROVED PROJECT AS-BUILTS FOR LCWSD.
34. GRAVITY SEWER SERVICE CONNECTIONS SHALL BE A MAXIMUM OF FIVE FEET IN DEPTH AT THE PROPERTY LINE OF EACH LOT UNLESS A GREATER DEPTH IS REQUIRED TO OBTAIN GRAVITY SEWER SERVICE. ALL SEWER SERVICE SHALL BE VISUALLY MARKED A MINIMUM OF 4 FEET ABOVE GROUND ELEVATION. MARKER CAN BE 4"X4" PRESSURE TREATED POST, 4" PVC PIPE OR OTHER APPROVED BY LCWSD AND PAINTED SEWER GREEN. ALL SEWER SERVICES SHALL BE SHOWN ON THE AS-BUILT DRAWINGS WITH MEASUREMENTS FROM THE NEAREST DOWNSTREAM MH AND THE DISTANCE STUBBED OFF OF MAIN.
35. CORRECT PROJECT AS-BUILTS ARE REQUIRED PRIOR TO ISSUANCE OF SERVICE AUTHORIZATION LETTER PROVIDED TO ENGINEER PER (LCWSD) DEVELOPER POLICY AS-BUILT REQUIREMENTS ARE ON PAGES 30 THRU 33 IN THE DEVELOPER POLICY, DEVELOPER POLICY CAN BE FOUND AT WWW.LCWASD.ORG.
36. ALL MATERIALS AND EQUIPMENT SUBMITTALS TO BE SUBMITTED TO (LCWSD) FOR APPROVAL PRIOR TO ORDERING AND PRIOR TO PRE-CONSTRUCTION MEETING WITH (LCWSD) INSPECTOR AND BE IN ACCORDANCE WITH LCWSD STANDARDS AND SPECIFICATIONS AND SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL REGULATIONS.
37. ENGINEER TO PROVIDE (LCWSD) WITH COPY OF CERTIFICATION LETTER FOR APPROVAL BY (LCWSD) OF SYSTEM (S) WATER/SEWER ENGINEER IS REQUESTING CERTIFICATION ON PRIOR TO SENDING TO SCDHEC FOR PERMIT TO OPERATE. CERTIFICATION LETTER IS TO INCLUDE (SEWER) NUMBER OF MANHOLES, LENGTH OF PIPE ASSOCIATED WITH SIZE AND TYPE, NUMBER OF LOTS TO BE SERVED WITH LOT NUMBER (S), AND FLOW ASSOCIATED WITH NUMBER OF LOTS.
38. ANY EXISTING WATER OR SEWER INFRASTRUCTURE THAT WILL BE LOCATED UNDER PAVEMENT WITHIN SCDOT'S RIGHT-OF-WAY, AS A RESULT OF ANY ROAD IMPROVEMENTS ASSOCIATED WITH A DEVELOPMENT, MUST BE RELOCATED AT THE DEVELOPER'S EXPENSE. LCWSD SHALL APPROVE THE RELOCATION PLAN PRIOR TO IMPLEMENTATION.
39. CONSTRUCTION OF WATER SYSTEMS SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS AND THE STANDARD SPECIFICATIONS OF LCWSD. ALL MATERIAL SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE LCWSD.
40. SANITARY SEWER MAINS AND WATER MAINS SHALL BE LAID AT LEAST 10' (TEN FEET) APART. IF SITE CONDITIONS PRECLUDE THIS HORIZONTAL SEPARATION, THEN THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH WITH AT LEAST 18" VERTICAL SEPARATION.
41. WHERE WATER MAINS CROSS OVER SANITARY SEWER MAINS, A MINIMUM VERTICAL SEPARATION OF 18" SHALL BE MAINTAINED.
42. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING THE SIZE AND LOCATION OF ALL DRAINAGE PIPES AND/OR STRUCTURES, OR OTHER UNDERGROUND UTILITIES, AFFECTED BY INSTALLATION OF THE WATER.
43. EACH LOT SHALL BE SERVED BY AN INDIVIDUAL ¾" WATER SERVICE, LOCATED APPROXIMATELY ON LOT LINES. THE WATER SERVICE LINE SHALL BE LOCATED SUCH THAT THE WATER METER IS NOT LOCATED WITHIN THE DRIVEWAY. WATER METERS WILL NOT BE SET IF WATER METER BOXES, VALVE BOXES OR THEIR APPURTENANCES ARE DAMAGED OR IMPROPERLY POSITIONED. ALL WATER METER BOXES SHALL BE APPROVED BY LCWSD AND SHALL BE INSTALLED PER THE STANDARD DETAIL.
44. LCWSD APPROVED 12GA STRANDED COATED TRACER WIRE SHALL BE INSTALLED ON ALL WATER MAINS AND SERVICE CONNECTIONS. THE WIRE SHALL EXTEND INTO AND TO THE TOP OF THE METER OR VALVE BOX ON ALL LOCATIONS WITHOUT EXCEPTION.
45. THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS OF THE WATER AND SANITARY SEWER IMPROVEMENTS SPECIFIED IN THESE PLANS UPON COMPLETION OF THE RESPECTIVE PHASES OF WORK.
46. THE CONTRACTOR SHALL AT ALL TIMES PROVIDE AND MAINTAIN AMPLE MEANS AND EQUIPMENT WITH WHICH TO REMOVE AND PROPERLY DISPOSE OF ANY AND ALL WATER ENTERING THE EXCAVATION OR OTHER PARTS OF THE WORK, AND KEEP ALL EXCAVATIONS DRY UNTIL SUCH TIME AS PIPE LAYING AND GRADING IS COMPLETED AND STRUCTURES AROUND THE PIPE IN UN-BACKFILLED TRENCHES OR OVER MASONRY TO BE BUILT ARE COMPLETED. NO WATER SHALL BE ALLOWED TO RISE UNTIL THE CONCRETE OR MORTAR HAS SET (24 HOURS MIN.). ALL WATER PUMPED OR DRAINED FROM THE WORK SHALL BE DISPOSED OF IN SUCH A MANNER AS TO PREVENT SILTATION AND/OR EROSION TO ADJACENT PROPERTY OR OTHER CONSTRUCTION.
47. TREES ARE NOT TO BE PLANTED OVER WATER MAINS, SEWER MAINS OR WITHIN THEIR EASEMENTS.
48. NO PROPOSED OR FUTURE SIDEWALKS SHALL BE INSTALLED OVER ANY WATER MAIN WITHIN THE PROJECT UNLESS APPROVED BY LCWSD. WATER METERS AND SEWER SERVICE CONNECTIONS SHALL BE LOCATED OUTSIDE OF ANY SIDEWALK.
49. THE CONTRACTOR IS TO PROVIDE A MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED ALSO LANCASTER COUNTY WATER AND SEWER DISTRICT.
50. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.
51. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.
52. WATER LINES UNDER ROADS WILL HAVE CONNECTIONS STUBBED OUT BEFORE ROAD IS SURFACED.
53. FIRE HYDRANTS SHALL HAVE A CLEAR SPACE OF 3 FEET FROM ANY PERMANENT STRUCTURES. HYDRANTS SHALL BE ORDERED FROM THE MANUFACTURER COLOR CODED TO MEET THE REQUIREMENTS OF LCWSD'S FIRE HYDRANT FLOW GUIDELINES.
54. REFER TO LCWSD SPECIFICATIONS AND LCWSD DEVELOPER POLICY FOR ADDITIONAL REQUIREMENTS.
55. UTILITY EASEMENTS ARE PROVIDED TO LCWSD EITHER PRIOR TO OR CONCLUDING CONSTRUCTION. ALL WATER METERS SHALL BE PLACED WITHIN THIS EASEMENT AND NOT IN THE SIDEWALK REGARDLESS OF HOW SHOWN ON THE PLAN. AT FIRE HYDRANTS THE EASEMENT SHALL BE 10 FEET IN ALL DIRECTIONS MEASURED FROM THE CENTER OF THE HYDRANT PER LCWSD STANDARD DETAILS REGARDLESS OF HOW SHOWN ON THIS PLAN.
56. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THREE SEPARATE SETS OF WATER AND SEWER MATERIALS APPROVAL LIST TO ENGINEER AND LCWSD'S ENGINEERING DEPARTMENT PRIOR TO PRE-CONSTRUCTION MEETING.
57. CONTRACTOR TO CONTACT LCWSD INSPECTOR, JOHN HUDSON (803) 804-1452 AND/OR JASON GAINER (803) 320-2138, 48 HOURS PRIOR TO STARTING CONSTRUCTION AND PUPS (PALMETTO UTILITY PROTECTIONS SERVICE. 1-888-721-7877 FOR ASSISTANCE IN LOCATING ANY EXISTING WATER AND SEWER LINES)
58. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION AND PROTECTION OF EXISTING ABOVE AND BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS, LINES, OR INDIVIDUAL SERVICES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER.
59. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL LOCAL, STATE AND FEDERAL CONSTRUCTION SAFETY REGULATIONS ARE FOLLOWED DURING THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
60. EXACT LOCATIONS OF WATER SERVICE CONNECTIONS, MANHOLES, VALVES, AND ALL OTHER APPURTENANCES ARE REQUIRED FOR AS-BUILT RECORDS AS WELL AS DISTANCES FROM DOWNSTREAM MANHOLES TO ANY TEES WYES, OR STUB-OUTS, AND THE DISTANCE OF THE SEWER SERVICE LINE STUBBED OFF OF MAIN. MINIMUM COVER OF 36 INCHES IS REQUIRED FOR WATER MAINS.
61. DUCTILE IRON PIPE IS REQUIRED FOR WATER MAINS IF THE FOLLOWING CONDITIONS OCCUR:
    - LESS THAN 12 INCH CLEARANCE FROM STORM DRAINS, GAS MAINS TELEPHONE DUCT BANKS AND UNDERGROUND CABLES.
    - LESS THAN 18 INCH VERTICAL CLEARANCE FOR WATER LINE INSTALLED ABOVE SEWER LINE.
    - WATER LINE CROSSING UNDER SEWER LINE.
    - LESS THAN 10 FEET HORIZONTAL SEPARATION FOR WATER PARALLEL TO SEWER LINE.
62. SIZE AND LOCATION OF EXISTING WATER AND SEWER LINES IS TO BE VERIFIED BY THE CONTRACTOR.
63. CONTRACTOR SHALL COORDINATE THE PROPOSED WATER AND SEWER LINE WORK WITH LCWSD.
64. MATERIAL AND WORKMANSHIP REQUIREMENTS TO BE IN ACCORDANCE WITH LCWSD POLICIES, PROCEDURES, STANDARDS, AND SPECIFICATIONS.
65. CONTRACTOR SHALL REPAIR ALL FENCES, MAILBOXES, OR SIMILAR STRUCTURES OWNED BY OTHERS WHICH ARE DISTURBED DURING CONSTRUCTION.
66.

PROPOSED UTILITY LEGEND

- PROPOSED SANITARY
- PROPOSED STORM
- PROPOSED STORM DRAIN
- PROPOSED DOMESTIC WATER
- PROPOSED FIRE WATER
- PROPOSED IRRIGATION
- PROPOSED SANITARY MANHOLE

AREA A, SHEET C5-2

AREA B, SHEET C5-3

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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KH PROJECT 017046011
DATE: 03/03/21
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OVERALL UTILITY PLAN

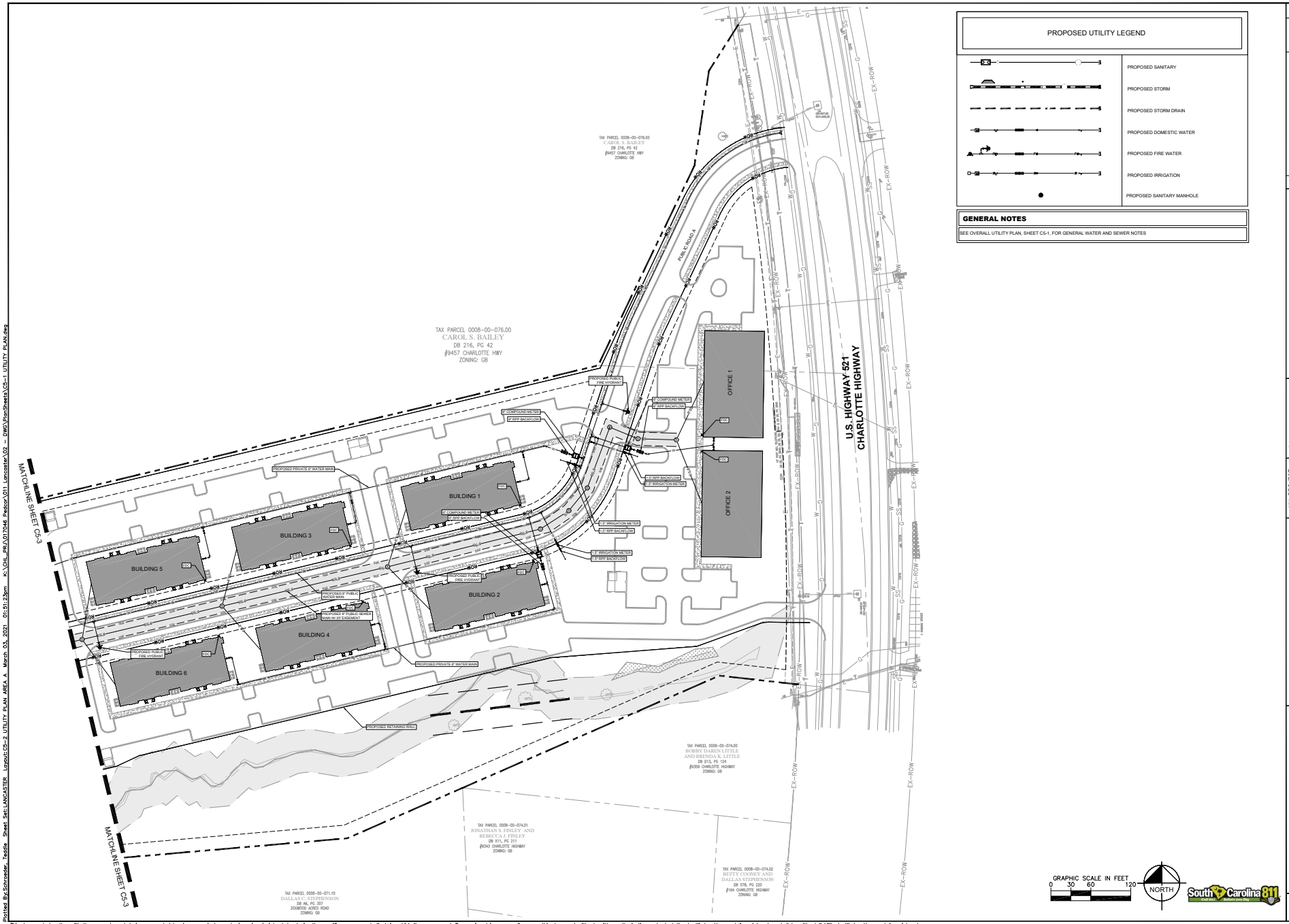
HAWTHORN HILLS APARTMENT HOMES

PREPARED FOR
PEDCOR INVESTMENTS
LANCASTER SC

SHEET NUMBER
C5-1

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UTILITY PLAN AREA A

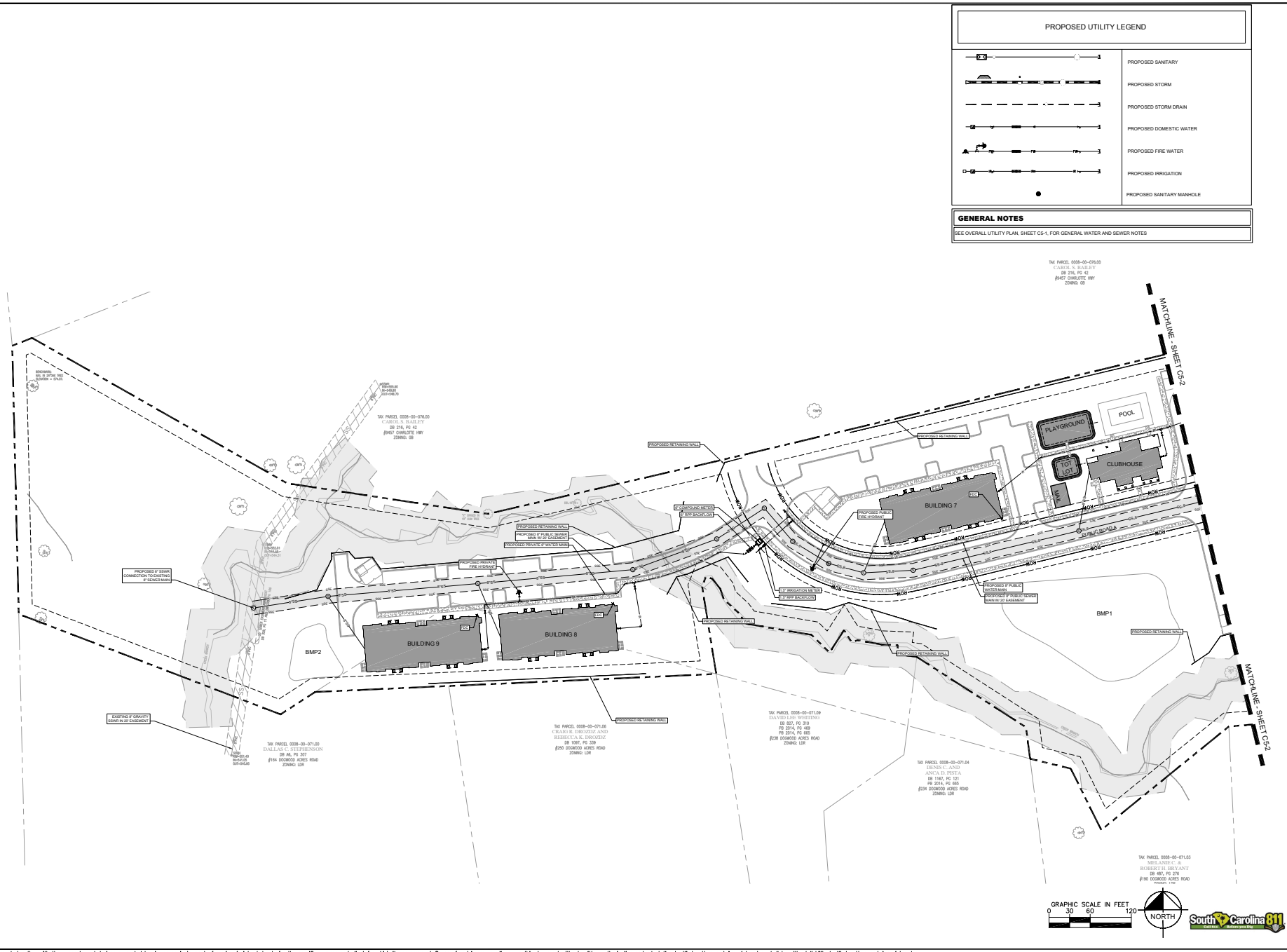
HAWTHORN HILLS APARTMENT HOMES

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SHEET NUMBER
C5-2

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UTILITY PLAN AREA B

HAWTHORN HILLS APARTMENT HOMES

PREPARED FOR
PEDCOR INVESTMENTS
LANCASTER SC

SHEET NUMBER
C5-3

PLANT SCHEDULE

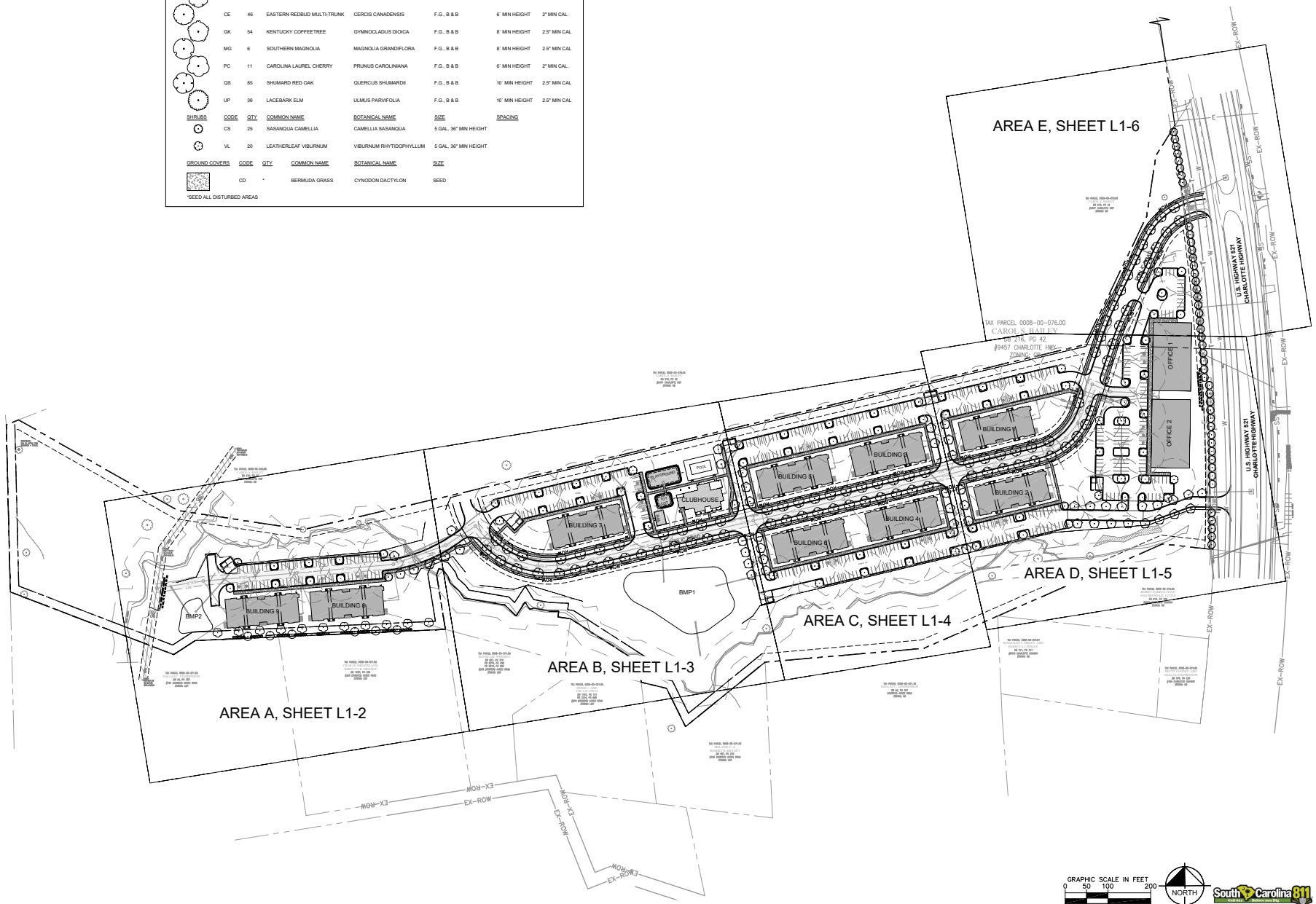
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TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	METHOD	SIZE	CAL
	AS	40	SILVER MAPLE	ACER SACCHARINUM	F.G., B & B	8' MIN HEIGHT	2.5" MIN CAL
	CE	46	EASTERN REDBUD MULTI-TRUNK	CERCIS CANADENSIS	F.G., B & B	6' MIN HEIGHT	2" MIN CAL.
	GK	54	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA	F.G., B & B	8' MIN HEIGHT	2.5" MIN CAL
	MG	6	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	F.G., B & B	8' MIN HEIGHT	2.5" MIN CAL
	PC	11	CAROLINA LAUREL CHERRY	PRUNUS CAROLINIANA	F.G., B & B	6' MIN HEIGHT	2" MIN CAL.
	QS	85	SHUMARD RED OAK	QUERCUS SHUMARDII	F.G., B & B	10' MIN HEIGHT	2.5" MIN CAL
	UP	36	LACEBARK ELM	ULMUS PARVIFOLIA	F.G., B & B	10' MIN HEIGHT	2.5" MIN CAL

SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
	CS	25	SASANQUA CAMELLIA	CAMELLIA SASANQUA	5 GAL, 36" MIN HEIGHT	
	VL	20	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM	5 GAL, 36" MIN HEIGHT	

GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE
	CD	*	BERMUDA GRASS	CYNODON DACTYLON	SEED

*SEED ALL DISTURBED AREAS



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LANDSCAPE PLAN

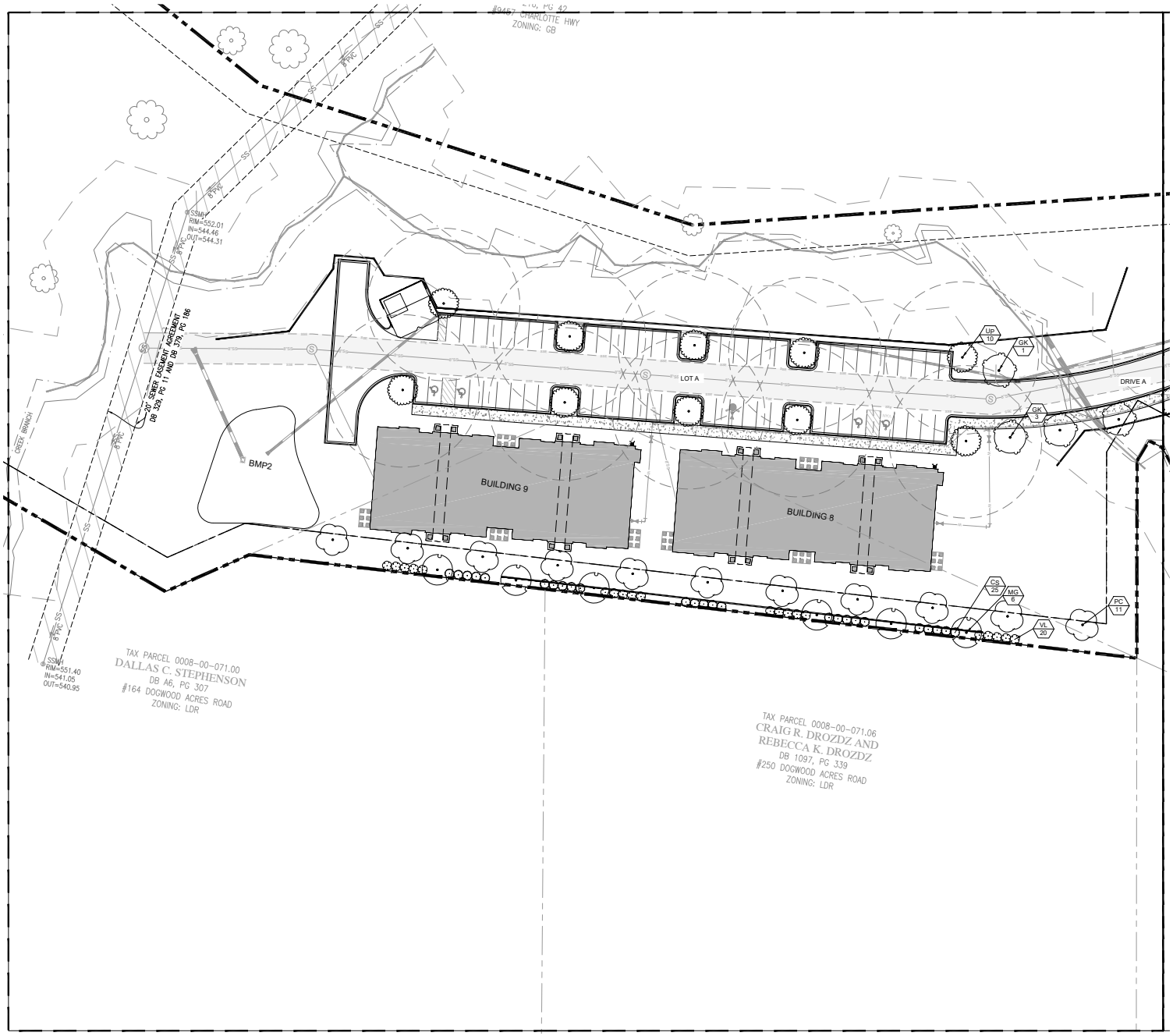
HAWTHORN HILLS APARTMENT HOMES
PREPARED FOR
PEDCOR INVESTMENTS
LANCASTER SC

SHEET NUMBER
L1-1

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PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME
	AS	40	SILVER MAPLE	ACER SACCHARINUM
	CE	46	EASTERN REDBUD MULTI-TRUNK	CERCIS CANADENSIS
	GK	54	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA
	MG	6	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA
	PC	11	CAROLINA LAUREL CHERRY	PRUNUS CAROLINIANA
	QS	85	SHUMARD RED OAK	QUERCUS SHUMARDII
	UP	36	LACEBARK ELM	ULMUS PARVIFOLIA

SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME
	CS	25	SASANQUA CAMELLIA	CAMELLIA SASANQUA
	VL	20	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM

GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME
	CD	*	BERMUDA GRASS	CYNODON DACTYLON

*SEED ALL DISTURBED AREAS

SEE SHEET L1-1 FOR FULL PLANT SCHEDULE

GRAPHIC SCALE IN FEET
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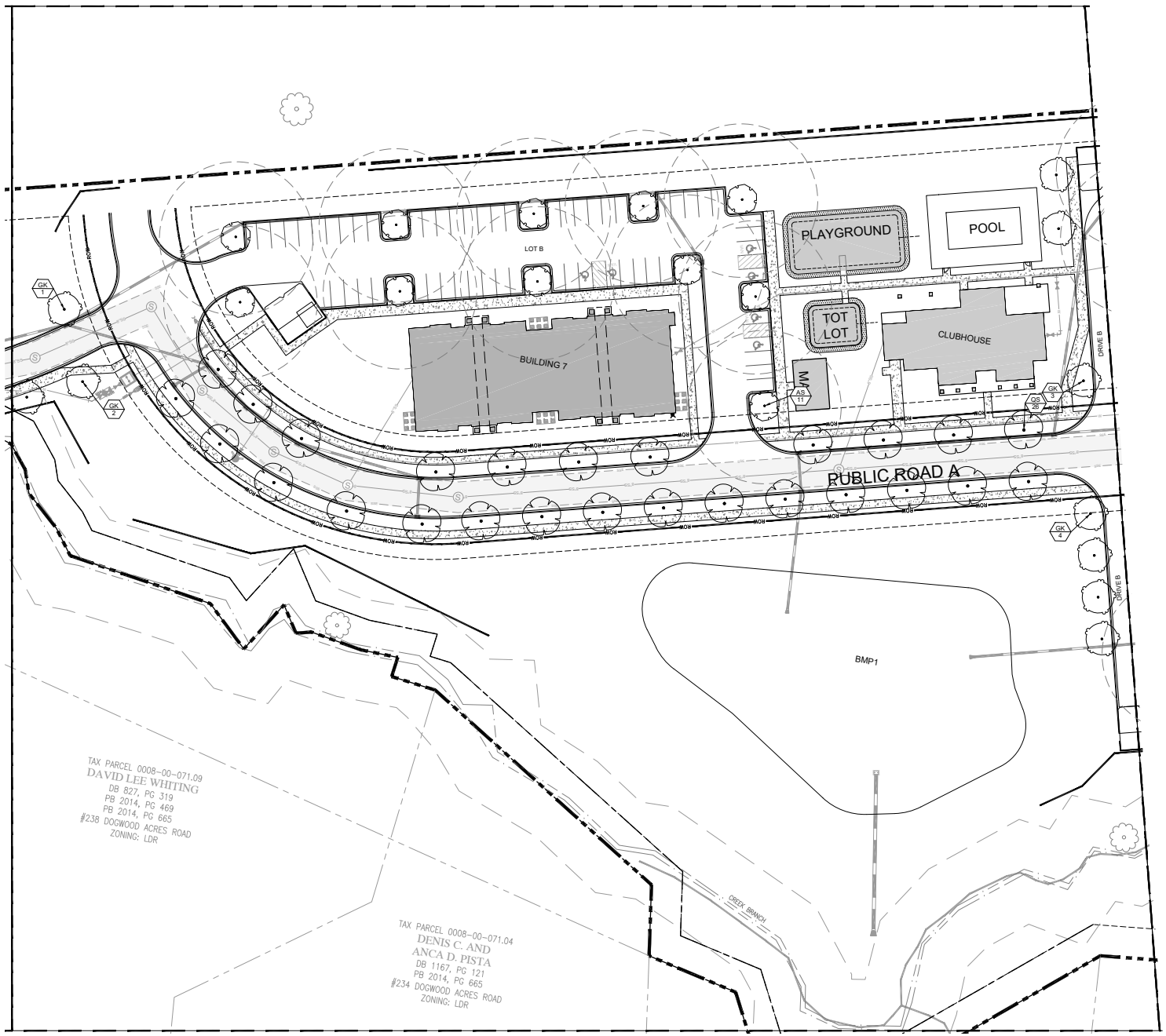
LANDSCAPE PLAN

HAWTHORN HILLS
APARTMENT HOMES
PREPARED FOR
PEDCOR INVESTMENTS
LANCASTER SC

SHEET NUMBER
L1-2

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	MG	6	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA
	PC	11	CAROLINA LAUREL CHERRY	PRUNUS CAROLINIANA
	QS	85	SHUMARD RED OAK	QUERCUS SHUMARDII
	UP	36	LACEBARK ELM	ULMUS PARVIFOLIA
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	CS	25	SASANQUA CAMELLIA	CAMELLIA SASANQUA
	VL	20	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM
GROUND COVERS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	CD	*	BERMUDA GRASS	CYNODON DACTYLON

*SEED ALL DISTURBED AREAS

SEE SHEET L1-1 FOR FULL PLANT SCHEDULE

GRAPHIC SCALE IN FEET
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LANDSCAPE PLAN

HAWTHORN HILLS APARTMENT HOMES

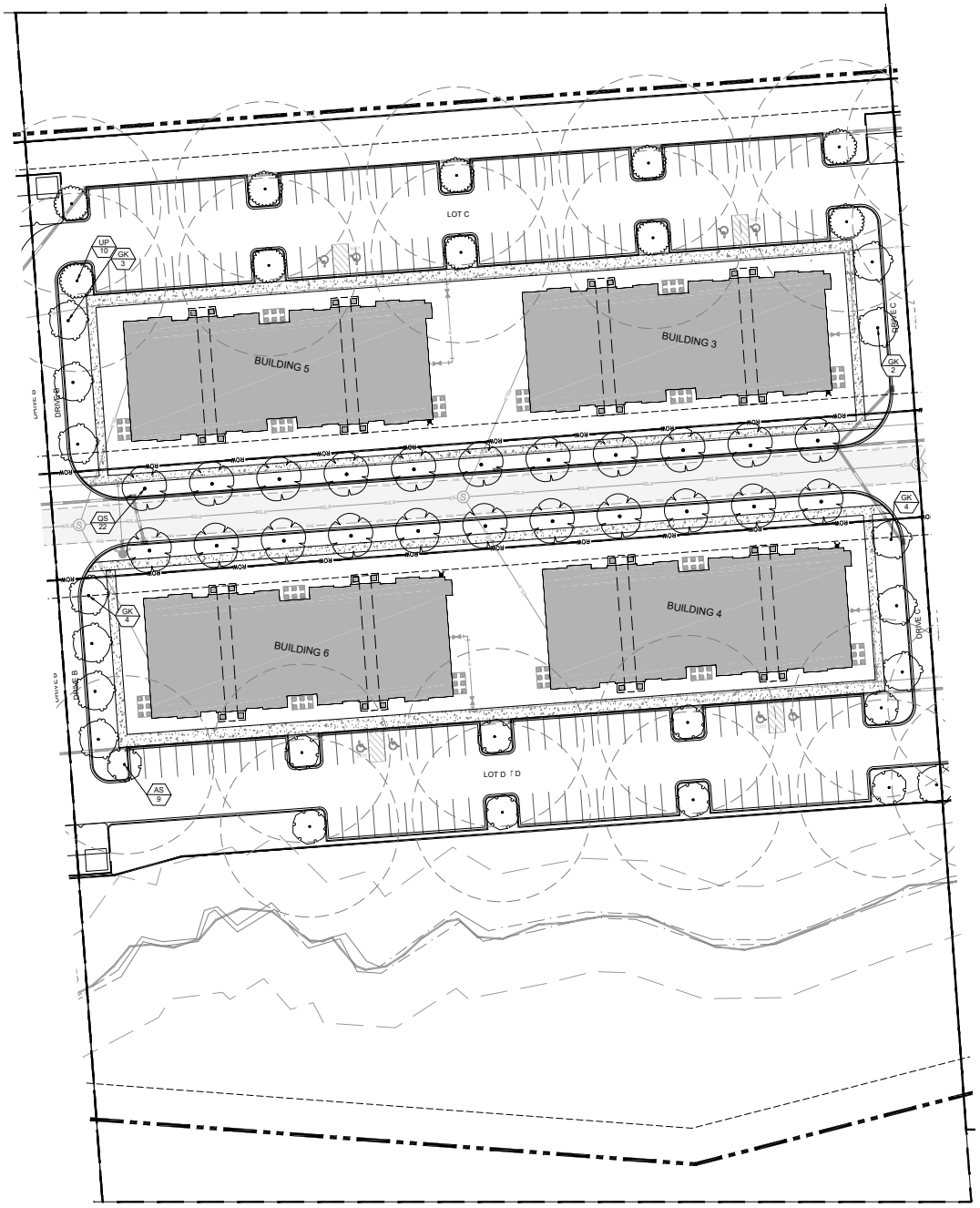
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LANCASTER SC

SHEET NUMBER
L1-3

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	MG	6	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA
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	UP	36	LACEBARK ELM	ULMUS PARVIFOLIA
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	CS	25	SASANQUA CAMELLIA	CAMELLIA SASANQUA
	VL	20	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM
GROUND COVERS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	CD	*	BERMUDA GRASS	CYNODON DACTYLON

*SEED ALL DISTURBED AREAS

SEE SHEET L1-1 FOR FULL PLANT SCHEDULE

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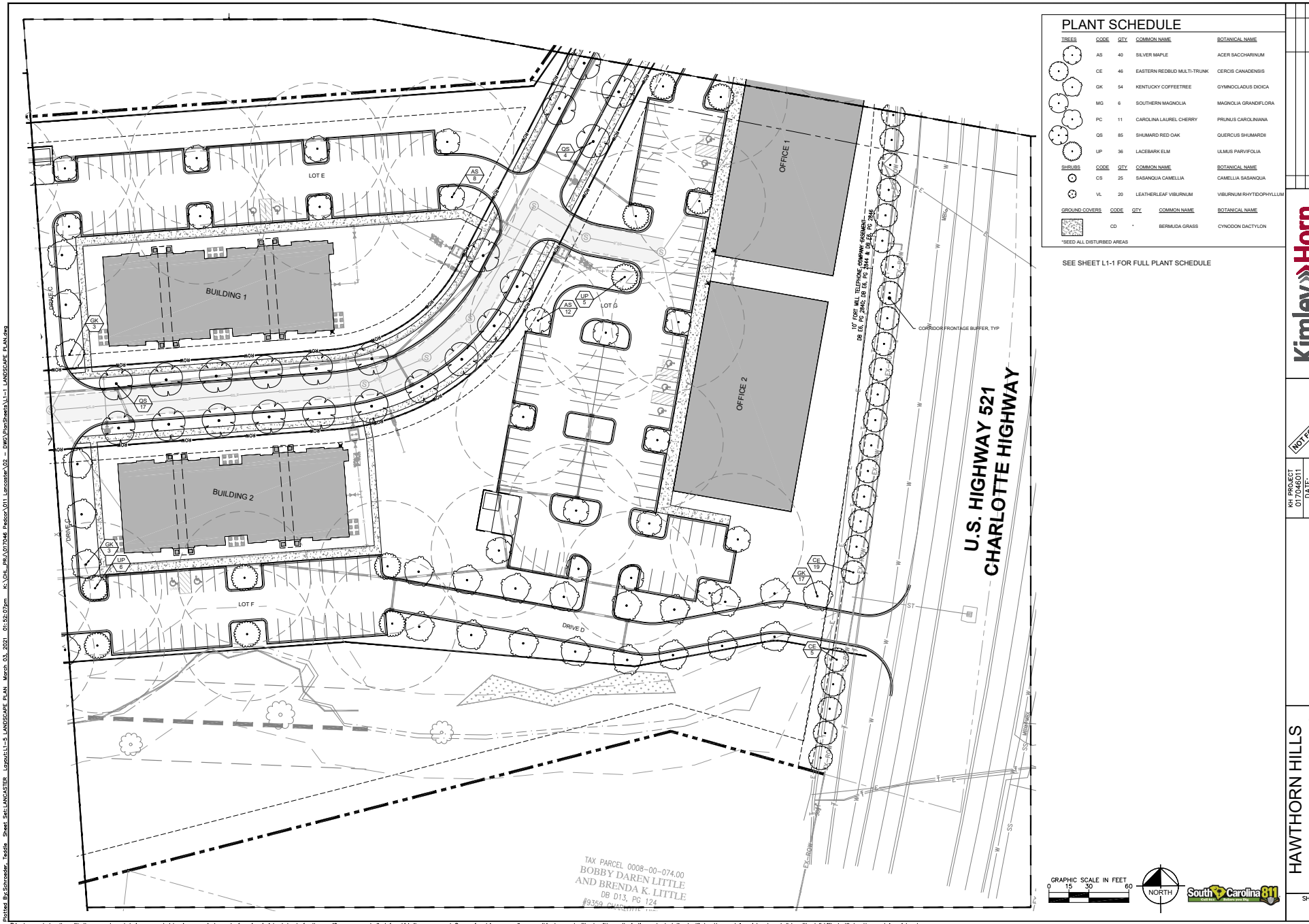
LANDSCAPE PLAN

HAWTHORN HILLS APARTMENT HOMES
PREPARED FOR
PEDCOR INVESTMENTS
LANCASTER SC

SHEET NUMBER
L1-4

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SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	CS	25	SASANQUA CAMELLIA	CAMELLIA SASANQUA
	VL	20	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM
GROUND COVERS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	CD	*	BERMUDA GRASS	CYNODON DACTYLON

*SEED ALL DISTURBED AREAS

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LANDSCAPE PLAN

HAWTHORN HILLS APARTMENT HOMES

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PEDCOR INVESTMENTS

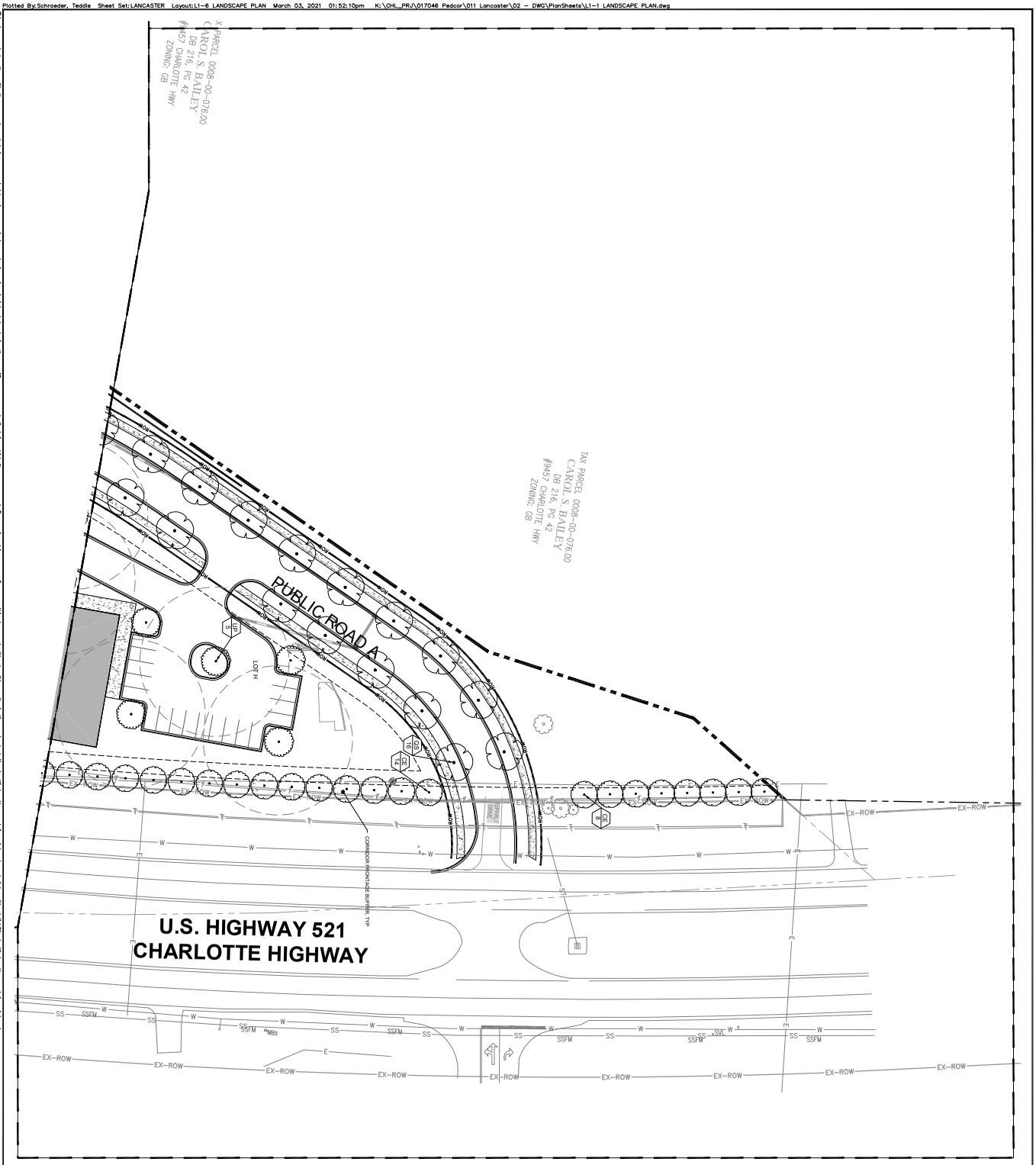
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SEE SHEET L1-1 FOR FULL PLANT SCHEDULE

PLANT SCHEDULE

	CODE	QTY	COMMON NAME	BOTANICAL NAME
TREES	AS	40	SILVER MAPLE	ACER SACCHARINUM
	CE	46	EASTERN REDBUD MULTI-TRUNK	CERCIS CANADENSIS
	GK	54	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA
	MG	6	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA
	PC	11	CAROLINA LAUREL CHERRY	PRUNUS CAROLINIANA
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SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME
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	VL	20	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME
	CD	*	BERMUDA GRASS	CYNODON DACTYLON

*SEED ALL DISTURBED AREAS

GRAPHIC SCALE IN FEET
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South Carolina 811

SHEET NUMBER L1-6	HAWTHORN HILLS APARTMENT HOMES PREPARED FOR PEDCOR INVESTMENTS LANCASTER SC	LANDSCAPE PLAN	KH PROJECT 017046011 DATE: 03/03/21 SCALE AS SHOWN DESIGNED BY ES/MP DRAWN BY ES CHECKED BY MP	NOT FOR CONSTRUCTION	Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202 PHONE: 704-333-5131 WWW.KIMLEY-HORN.COM SC LICENSE #C00166	No.	REVISIONS DATE BY

LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK

1.1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THESE PLANS.

1.2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

1.3. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS.

1.4. THE SCOPE OF WORK SHALL CONSIST OF:

2. PROTECTION OF EXISTING AND PROPOSED SITE ELEMENTS

2.1. ALL EXISTING SITE ITEMS, ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S WORK SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2.2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

2.3. WHERE APPLICABLE, THE CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN IN ACCORDANCE WITH THE APPROPRIATE REGULATORY AGENCY STANDARDS UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FDOT DESIGN STANDARDS, INDEX 600.

2.4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO CONSTRUCTION ACTIVITIES. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UTILITIES IS APPROXIMATE. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR, REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION, THE SAFETY AND PROTECTION THEREOF, REPAIRING ANY DAMAGE RESULTING FROM THE WORK, THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING WHEN ANY CONFLICT BETWEEN UTILITIES AND THESE PLANS EXIST PRIOR TO PLANTING.

2.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO PLANT MATERIAL EXISTING OR OTHERWISE. THIS SHALL INCLUDE COMPACTION AND SPILLING OF ANY DELETERIOUS MATERIALS WITHIN THE DRIP-LINE OF EXISTING TREES TO REMAIN. PLANT MATERIAL KILLED OR DAMAGED THAT IS MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED WITH LIKE SIZE AND KIND TO THE SATISFACTION OF THE OWNER OR REGULATORY AGENCY AT THE COST TO THE CONTRACTOR.

2.6. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

3. SUBMITTALS

3.1. MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) GALLON PLASTIC BAG
SOIL MIXTURE	ONE (1) GALLON PLASTIC BAG
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

3.2. CONTRACTOR TO SUBMIT TESTING RESULTS OF SOIL MIXTURE AS PER SECTION 6 BELOW.

4. PLANT MATERIALS

4.1. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS INDICATED ON THE DRAWINGS AND SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT AND OWNER.

4.2. ALL TREE SPECIES INSTALLED SHALL BE MATCHED IN SIZE AND SHAPE UNLESS NOTED OTHERWISE.

4.3. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY TO THE SITE, DURING PROGRESS OF THE WORK AND/OR AFTER COMPLETION. REJECTED PLANTS SHALL BE REMOVED AND REPLACED IMMEDIATELY.

5. DIGGING AND HANDLING

5.1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. NO PLANT MATERIAL SHALL BE HANDLED BY STEMS.

6. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

6.1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

6.2. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

6.3. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A PH BETWEEN 5.5 AND 7.0.

6.4. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

6.5. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

7. WATER

7.1. CONTRACTOR SHALL PROVIDE WATER NECESSARY FOR PLANTING ESTABLISHMENT AND MAINTENANCE. WATER SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS.

7.2. WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

8. FERTILIZER

8.1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

8.2. FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

9. MULCH

9.1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF THREE (3) INCHES. CONTRACTOR SHALL CLEAR MULCH FROM WITHIN A SIX (6) INCH RADIUS AROUND TRUNK / STEM FLARE. MULCH SHALL BE "FLORIMULCH", EUCALYPTUS MULCH, OR SIMILAR SUSTAINABLY HARVESTED MULCH UNLESS SPECIFIED OTHERWISE.

9.2. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH PLANTING BED AND TREE RING (SIX (6) FOOT DIAMETER MINIMUM).

10. CONTAINER GROWN STOCK

10.1. CONTAINER GROWN PLANTS SHALL HAVE BEEN GROWN IN ITS CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

10.2. INSUFFICIENT OR POORLY STRUCTURED ROOT SYSTEMS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

10.3. ROOTS PLUS GROWER (RPG) PRODUCTS SHALL BE USED WHERE SPECIFIED.

11. MATERIALS LIST

11.1. ALL QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.

12. FINE GRADING

12.1. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING WHICH CONSISTS OF FINAL FINISHED GRADING (INCLUDING ADDITIONAL SOIL MIXTURE AS NEEDED) FOR LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. FINISH GRADE SHALL ACCOUNT FOR THICKNESS OF SOD AND/OR MULCH DEPTH.

12.2. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

13. PLANTING PROCEDURES

13.1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

13.2. LOCATE, MAINTAIN AND PROTECT ALL UTILITIES ABOVE AND BELOW GROUND. CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

13.3. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY IF CONFLICT(S) EXIST WITH PROPOSED TREE LOCATIONS AND EXISTING OVERHEAD POWER LINES IN ACCORDANCE WITH SETBACK REQUIREMENTS OF FPL'S "RIGHT TREE, RIGHT PLACE" PROGRAM. CONSULT THE UNIVERSITY OF FLORIDA'S "TREES AND POWER LINE" WEBSITE FOR TREE SIZE CATEGORIES.

13.4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY IF CONFLICT(S) EXIST WITH PROPOSED TREE LOCATIONS AND EXISTING / PROPOSED LIGHT POLES. TREES INSTALLED IN CONFLICT WITH LIGHT POLES ARE SUBJECT TO RELOCATION AT THE EXPENSE OF THE CONTRACTOR.

13.5. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED DELETERIOUS MATERIAL AND SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE AS NEEDED WITH CLEAN SOIL MIXTURE.

13.6. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

13.7. EXCAVATE ALL PLANTING PITS IN ACCORDANCE WITH LANDSCAPE DETAILS PROVIDED. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. IF POOR DRAINAGE EXISTS, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. CONTRACTOR SHALL ENSURE ELIMINATION OF ALL AIR POCKETS AROUND ROOTS.

13.8. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

13.9. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM UPPER ONE THIRD (1/3) OF ROOT BALLS.

13.10. ALL SUCKER GROWTH AND BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT IN ACCORDANCE WITH ANSI A-300.

13.11. SHRUBS AND GROUND COVER PLANTS SHALL BE SPACED IN ACCORDANCE WITH THE DRAWINGS, LANDSCAPE DETAILS AND AS INDICATED ON THE PLANT LIST.

13.12. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN A PLUMB AND UPRIGHT POSITION.

13.13. FAILURE TO FOLLOW THE ABOVE PLANTING PROCEDURE SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

14. LAWN SODDING

14.1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING NECESSARY TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

14.2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS TO A MINIMUM DEPTH OF THREE (3) INCHES. PROVIDE ONE (1) INCH OF TOPSOIL ACROSS ENTIRE LAWN BED AND MIX THROUGHLY INTO TOP FOUR (4) INCHES OF SOIL TO BRING THE GROUND TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL TOPSOIL AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

14.3. HAND RAKE LAWN BED UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

14.4. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

14.5. HAND THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

14.6. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS.

14.7. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER AND THEN THOROUGHLY IRRIGATED.

14.8. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

14.9. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY EXCESSIVE HEAT AND MOISTURE.

14.10. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE AND MAINTAIN A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

15. CLEANUP

15.1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

16. PLANT MATERIAL MAINTENANCE

16.1. ALL PLANT MATERIAL SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) AS NECESSARY TO INSURE HEALTHY AND VIGOROUS GROWING CONDITIONS BY THE CONTRACTOR UPON DELIVERING TO THE SITE AND UNTIL FINAL ACCEPTANCE OF WORK.

17. FINAL INSPECTION AND ACCEPTANCE OF WORK

17.1. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE PER MANUFACTURER RECOMMENDATIONS. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

17.2. CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE FOR ALL PLANT MATERIAL TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

17.3. UPON COMPLETION OF ALL WORK, A FINAL INSPECTION SHALL BE PERFORMED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE. ALL PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT SHALL BE INSPECTED FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. ANY ITEMS FOUND TO NOT BE IN COMPLIANCE SHALL BE CORRECTED AT THE COST OF THE CONTRACTOR.

18. WARRANTY

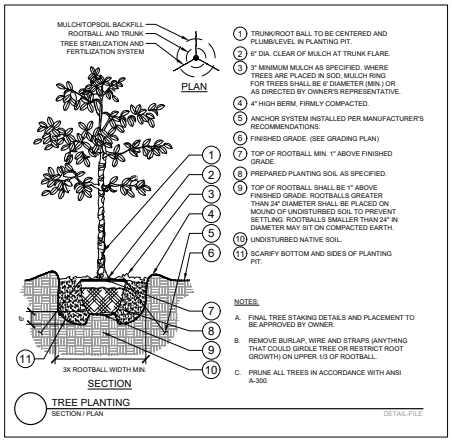
18.1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION AND ACCEPTANCE OF THE WORK BY THE OWNER AND/OR OWNER'S REPRESENTATIVE.

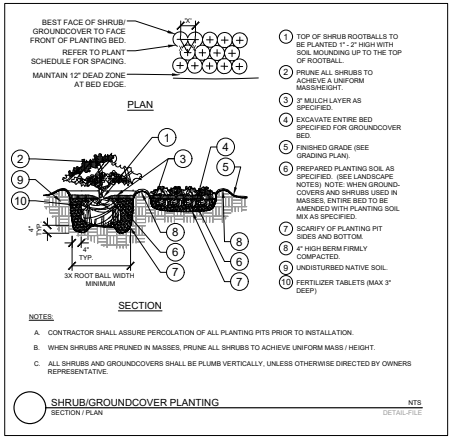
18.2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION THROUGHOUT THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER. ANY REPLACED PLANT MATERIAL SHALL BE SUBJECT TO A NEW ONE (1) YEAR WARRANTY.

18.3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

19. ABBREVIATIONS

B&B -	BALLED AND BURLAPPED
BR -	BARE ROOT
CAL -	CALIPER
CT -	CLEAR TRUNK
DBH -	DIAMETER AT BREAST HEIGHT
FG -	FIELD GROWN
FTG -	FULL TO GROUND
GW -	GREY WOOD
HO -	HARDENED OFF
OA -	OVERALL HEIGHT
RPG -	ROOTS PLUS GROWER





GRAPHIC SCALE IN FEET
0 ## ## ##

NORTH

South Carolina 811 Call 811 Before You Dig

No.	REVISIONS	DATE	BY

Kimley»Horn
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NOT FOR CONSTRUCTION

KH PROJECT 017046011
DATE: 03/03/21
SCALE AS SHOWN
DESIGNED BY ES/MP
DRAWN BY ES
CHECKED BY MP

LANDSCAPE NOTES AND DETAILS

HAWTHORN HILLS APARTMENT HOMES
PREPARED FOR
PEDCOR INVESTMENTS
LANCASTER SC

SHEET NUMBER
L1-7

Plotted By:Schrader, Teddie Sheet Set:LANCASTER Layout:L1-7 LANDSCAPE NOTES AND DETAILS March 03, 2021 01:52:14pm K:\CHL_PRJ\017046 Pedcor\011 Lancaster\03 - DWG\PlanSheets\L1-1 LANDSCAPE PLAN.dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



4 NORTH ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

PEDCOR COMPANIES

LANCASTER

OUT LOT OFFICE 1 & 2

1.1



4 BLDG 12B12C - WEST ELEVATION
1/8" = 1'-0"



3 BLDG 12B12C - EAST ELEVATION
1/8" = 1'-0"



2 BLDG 12B12C - NORTH ELEVATION
1/8" = 1'-0"



1 BLDG 12B12C - SOUTH ELEVATION
1/8" = 1'-0"

ELEVATION LEGEND

- LAP PLANK SIDING - COLOR 1
- LAP PLANK SIDING - COLOR 2
- BOARD AND BATTEN SIDING
- BRICK
- ARCHITECTURAL SHINGLE

N/S FACADE
WALL AREA: 3,262 SF
BRICK: 1,317 SF (40%)
SIDING: 1,945 SF (60%)

GENERAL TRIM (TR1) NOTE, UNLESS NOTED OR SHOWN OTHERWISE IN DETAILS:

- CORNERS AND TOP AND BOTTOM = 5 1/2" WIDTH
- SIZE TO MEET DETAILING INTENT WHERE TRIM WRAPS OPENINGS OR COLUMNS
- FASCIA BOARDS AND TRIM ADJACENT TO BALCONIES (TO MATCH HORIZONTAL LINES OF BALCONY FLOOR) = 7 1/2"
- WINDOWS AND DOORS = 5 1/2" HEAD TRIM; 3 1/2" SIDE AND BOTTOM TRIM
- GENERAL TRIM THICKNESS TO BE 5/4" BOARD U.N.O.

GENERAL ENVELOPE NOTES

A. THESE GENERAL NOTES APPLY TO THE ENTIRE PROJECT, AS IT RELATES TO THE BUILDING ENVELOPE (INCLUDING SLAB, FLOORS, FOUNDATIONS, WALLS, ROOFS, DOORS, GLAZING, SKYLIGHTS, ANY PENETRATIONS, AND ANY JOINERY IN ANY MATERIALS).
B. ENSURE FACTORY-BUILT FENESTRATION AND DOORS ARE LABELED AS MEETING AIR LEAKAGE REQUIREMENTS.
C. ENSURE ALL SOURCES OF AIR LEAKAGE IN THE BUILDING THERMAL ENVELOPE ARE SEALED, CAULKED, GASKETED, WEATHER STRIPPED OR WRAPPED WITH MOISTURE VAPOR-PERMEABLE WRAPPING MATERIAL TO MINIMIZE AIR LEAKAGE.
D. ENSURE WEATHERSEALS INSTALLED ON ALL EXTERIOR DOORS.
E. ENSURE FENESTRATION PRODUCTS ARE RATED IN ACCORDANCE WITH NFRC.
F. ENSURE FENESTRATION PRODUCTS ARE CERTIFIED AS TO PERFORMANCE LABELS OR CERTIFICATES PROVIDED.
G. ENSURE SLAB EDGE INSULATION IS INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
H. ENSURE BUILDING ENVELOPE INSULATION IS LABELED WITH R-VALUE OR INSULATION CERTIFICATE PROVIDING R-VALUE AND OTHER RELEVANT DATA.
I. ENSURE EAVES ARE BAFFLED TO DEFLECT AIR TO ABOVE THE INSULATION
J. ENSURE INSULATION IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE INSIDE SURFACE SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE.
K. ENSURE RECESSED EQUIPMENT INSTALLED IN BUILDING ENVELOPE ASSEMBLIES DOES NOT COMPRESS THE ADJACENT INSULATION.
L. ENSURE ATTICS AND MECHANICAL ROOMS HAVE INSULATION PROTECTED WHERE ADJACENT TO ATTIC OR EQUIPMENT ACCESS.
M. WEEP HOLES IN BRICK MUST BE BELOW FINISHED SLAB ELEVATION AND NOT COVERED W/ SOD, MULCH, FINISHED GRADE, OR LANDSCAPING. WEEPS @ 24" O.C. MAX.

GENERAL ELEVATION NOTES

A. PROVIDE TRIM AROUND ALL OPENINGS IN CEMENTITIOUS CLADDING, AT ALL OUTSIDE AND INSIDE CORNERS, BELOW ALL SOFFITS AT ROOF OVERHANGS. SEE DETAILS, DRAWINGS, AND SPECIFICATIONS FOR ADDITIONAL INFORMATION AND/OR REQUIRED LOCATIONS.
B. DOWNSPOUTS SHOWN FOR LOCATION COORDINATION, AND ALSO SHOWN ON ROOF PLANS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS OR CONFLICTING FIELD CONDITIONS.
C. SEAL ALL PENETRATIONS WITH SEALANT TO MATCH ADJACENT MATERIALS.
D. SEE ROOF PLANS FOR ROOF SLOPE, DOWNSPOUT, GUTTER AND ROOF VENT INFORMATION.
E. PROVIDE TOUCH UP PAINT AND PRIMER AT ALL CUTS AND TRIM ENDS, AND AS REQUIRED TO ELIMINATE ANY EXPOSURE OF BARE CEMENTITIOUS MATERIAL.
F. REVIEW ALL PENETRATIONS THROUGH SHEARWALL LOCATIONS WITH STRUCTURAL ENGINEER. ANY PENETRATION LARGER OR NOT IN APPROVED ZONES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ STRUCTURAL ENGINEER IMMEDIATELY.
G. SIZE OF TRIM SHALL VARY AS REQUIRED, USING STANDARD TRIM SIZES WHERE POSSIBLE. TO MEED DESIGN INTENT OF ALIGNMENT ON EXTERIOR ELEVATIONS, OR AS OTHERWISE NOTED. ALL FIELD CUTTING AND REQUIRED TOUCH UP PAINT SHALL BE INCLUDED IN BASE BID. ALL TRIM TO BE 5/4" THICK UNLESS OTHERWISE NOTED.
H. PROVIDE FLASHING CUT INTO BRICK WHERE ROOF TERMINATES INTO BRICK WALL. PROVIDE 1 FULL COURSE VERTICAL COVERAGE, MIN..
I. PAINT ALL EXPOSED METAL THAT IS NOT SPECIFIED OR INDICATED TO RECEIVE A FACTORY FINISH.
J. REFER TO PLANS AND SCHEDULES FOR DOOR AND WINDOW TYPES AND SIZES.
K. ALL EXPOSED FLASHING SHALL BE FACTORY FINISHED BY MANUFACTURER / SUPPLIER OR MATERIAL WHICH IS BEING FLASHED.
L. BRICK JAMBS AT WINDOW AND DOOR OPENINGS TO BE STACK BOND, SEE PLAN DETAILS.
M. "E.J." REFERS TO BRICK EXPANSION JOINT, FULL HEIGHT OF BRICK. CONTRACTOR MAY PROPOSE ALTERNATE LOCATIONS FOR ARCHITECT'S APPROVAL.
N. THE USE OF VINYL SIDING IS PROHIBITED
O. MINIMUM ROOF SLOPE IS 4:12. SEE ROOF PLAN FOR MORE INFORMATION.

ELEVATION KEYNOTES

1 FIBER CEMENT TRIM
2 BRICK - ROW LOCK SILL
3 BRICK - SOLDIER COURSE
4 METAL RAIL, SEE RAILING DETAILS ON A312
5 PRE-FINISHED SHEET METAL DOWNSPOUTS, PROVIDE SPLASH BLOCK AT ALL LOCATIONS. ANCHOR TO WALL AT 48" SPACING, MAX..
6 FASCIA BOARD W/ ALUMINUM WRAP.
7 COLUMN BASE AND CAPITOL. TYP. 1X PREFIN. TRIM, MITER CORNERS.
8 BRICK - ROW LOCK ACCENT BAND, PROJECT 1/2"
9 EXHAUST VENT, SEE MECHANICAL DRAWINGS.
10 ASHPALT SHINGLE VENTED ROOFING SYSTEM.
11 ROUND DOME VENT. SEE ROOF PLANS.
12 DECORATIVE LOUVER, 24" X 36", FYPON OR SIMILAR.
13 MECHANICAL EQUIPMENT, SEE MECHANICAL DRAWINGS. SEE LANDSCAPE DRAWINGS FOR PLANTED SCREENING.
15 METER CENTER, SEE ELECTRICAL DRAWINGS.
16 BUILDING ADDRESS SIGN WITH SIGNAGE LIGHT ABOVE, SEE ELECTRICAL DRAWINGS.

DELV DESIGN

Pedcor Investments

ARCHITECT
DELV Design
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(317) 296-7400

#	DESCRIPTION	DATE
6	HUD 3rd Party Review	4/13/2020

Project Number	2019-052
Date	03/30/2020
Drawn By	CJC
Checked By	JSS

EXTERIOR ELEVATIONS - BLDG 12B12C

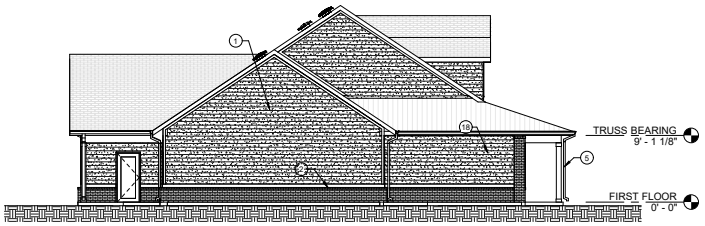
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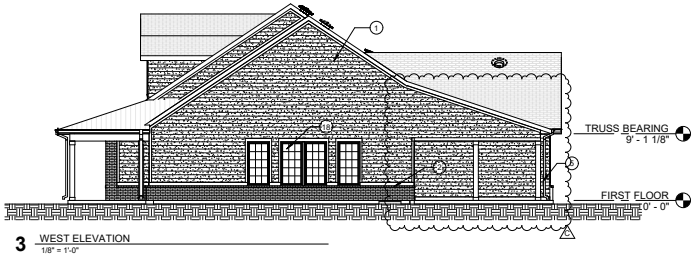
ELEVATION LEGEND

- LAP PLANK SIDING (SD1)
- BRICK (BR1)
- ARCHITECTURAL SHINGLE (RS1)

GENERAL TRIM (TR1) NOTE, UNLESS NOTED OR SHOWN OTHERWISE IN DETAILS:
- CORNERS AND TOP AND BOTTOM = 5 1/2" WIDTH
- SIZE TO MEET DETAILING INTENT WHERE WRAPS OPENINGS OR COLUMNS
- FASCIA BOARDS AND TRIM ADJACENT TO BALCONIES (TO MATCH HORIZONTAL LINES OF BALCONY FLOOR) = 7 1/2".
- WINDOWS AND DOORS = 5 1/2" HEAD TRIM; 3 1/2" SIDE AND BOTTOM TRIM



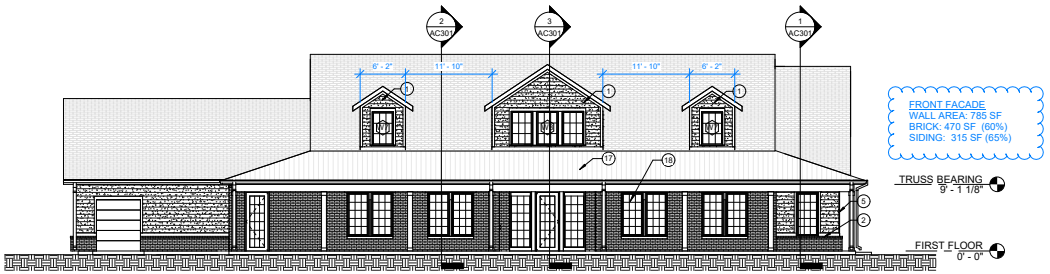
4 EAST ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



FRONT FACADE
WALL AREA: 785 SF
BRICK: 470 SF (60%)
SIDING: 315 SF (65%)

1 SOUTH ELEVATION
1/8" = 1'-0"

GENERAL ENVELOPE NOTES

A. THESE GENERAL NOTES APPLY TO THE ENTIRE PROJECT, AS IT RELATES TO THE BUILDING ENVELOPE (INCLUDING SLAB, FLOORS, FOUNDATIONS, WALLS, ROOFS, DOORS, GLAZING, SKYLIGHTS, ANY PENETRATIONS, AND ANY JOINERY IN ANY MATERIALS).
B. ALL NOTES MAY OR MAY NOT BE APPLICABLE TO THIS PROJECT, THOSE THAT ARE APPLICABLE MUST BE MET.
C. ENSURE FACTORY-BUILT FENESTRATION AND DOORS ARE LABELED AS MEETING AIR LEAKAGE REQUIREMENTS.
D. ENSURE ALL SOURCES OF AIR LEAKAGE IN THE BUILDING THERMAL ENVELOPE ARE SEALED, CAULKED, GASKETED, WEATHER STRIPPED OR WRAPPED WITH MOISTURE VAPOR-PERMEABLE WRAPPING MATERIAL TO MINIMIZE AIR LEAKAGE.
E. ENSURE WEATHERSEALS INSTALLED ON ALL EXTERIOR DOORS.
F. ENSURE FENESTRATION PRODUCTS ARE RATED IN ACCORDANCE WITH NFRC.
G. ENSURE FENESTRATION PRODUCTS ARE CERTIFIED AS TO PERFORMANCE LABELS OR CERTIFICATES PROVIDED.
H. ENSURE SLAB EDGE INSULATION IS INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
I. ENSURE INSULATION IN CONTACT WITH GROUND HAS <=0.3% WATER ABSORPTION RATE PER ASTM C272.
J. ENSURE ROOF INSULATION INSTALLED PER MANUFACTURER'S INSTRUCTIONS. BLOWN OR POURED LOOSE-FILL INSTALLED ONLY WHERE THE ROOF SLOPE IS <=3 /12.
K. ENSURE ABOVE-GRADE WALL INSULATION INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
L. ENSURE BUILDING ENVELOPE INSULATION IS LABELED WITH R-VALUE OR INSULATION CERTIFICATE PROVIDING R-VALUE AND OTHER RELEVANT DATA.
M. ENSURE EAVES ARE BAFFLED TO DEFLECT AIR TO ABOVE THE INSULATION
N. ENSURE INSULATION IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE INSIDE SURFACE SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE.
O. ENSURE RECESSED EQUIPMENT INSTALLED IN BUILDING ENVELOPE ASSEMBLIES DOES NOT COMPRESS THE ADJACENT INSULATION.
P. ENSURE EXTERIOR INSULATION IS PROTECTED FROM DAMAGE WITH A PROTECTIVE MATERIAL. VERIFICATION FOR EXPOSED FOUNDATION INSULATION SHALL OCCUR DURING FOUNDATION INSPECTION.
Q. ENSURE ATTICS AND MECHANICAL ROOMS HAVE INSULATION PROTECTED WHERE ADJACENT TO ATTIC OR EQUIPMENT ACCESS.
R. ENSURE FOUNDATION VENTS DO NOT INTERFERE WITH INSULATION.
S. ENSURE INSULATION INTENDED TO MEET THE ROOF INSULATION REQUIREMENTS ARE NOT INSTALLED ON TOP OF A SUSPENDED CEILING.
T. PLANS AND/OR SPECIFICATIONS ARE PROVIDED WITH ALL INFORMATION WITH WHICH COMPLIANCE CAN BE DETERMINED FOR THE BUILDING ENVELOPE, DOCUMENTATION IS PROVIDED WHERE EXCEPTIONS TO THE STANDARD ARE CLAIMED.

GENERAL ELEVATION NOTES

A. PROVIDE TRIM AROUND ALL OPENINGS IN CEMENTITIOUS CLADDING, AT ALL OUTSIDE AND INSIDE CORNERS, BELOW ALL SOFFITS AT ROOF OVERHANGS. SEE DETAILS, DRAWINGS, AND SPECIFICATIONS FOR ADDITIONAL INFORMATION AND/OR REQUIRED LOCATIONS.
B. DOWNSPOUTS SHOWN FOR LOCATION COORDINATION, AND ALSO SHOWN ON ROOF PLANS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS OR CONFLICTING FIELD CONDITIONS.
C. SEAL ALL PENETRATIONS WITH SEALANT TO MATCH ADJACENT MATERIALS.
D. SEE ROOF PLANS FOR ROOF SLOPE, DOWNSPOUT, GUTTER AND ROOF VENT INFORMATION.
E. ALL CEMENTITIOUS CLADDING TO BE PRE-FINISHED. TOUCH UP AS REQUIRED WITH APPROVED PAINT COLOR TO MATCH, AS PROVIDED BY MANUFACTURER.
F. PROVIDE TOUCH UP PAINT AND PRIMER AT ALL CUTS AND TRIM ENDS, AND AS REQUIRED TO ELIMINATE ANY EXPOSURE OF BARE CEMENTITIOUS MATERIAL.
G. REVIEW ALL PENETRATIONS THROUGH SHEARWALL LOCATIONS WITH STRUCTURAL ENGINEER. ANY PENETRATION LARGER OR NOT IN APPROVED ZONES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ STRUCTURAL ENGINEER IMMEDIATELY.
H. SIZE OF TRIM SHALL VARY AS REQUIRED, USING STANDARD TRIM SIZES WHERE POSSIBLE, TO MEED DESIGN INTENT OF ALIGNMENT ON EXTERIOR ELEVATIONS, OR AS OTHERWISE NOTED. ALL FIELD CUTTING AND REQUIRED TOUCH UP PAINT SHALL BE INCLUDED IN BASE BID. ALL TRIM TO BE 5/4" THICK UNLESS OTHERWISE NOTED.
I. PROVIDE FLASHING CUT INTO BRICK WHERE ROOF TERMINATES INTO BRICK WALL. PROVIDE 1 FULL COURSE VERTICAL COVERAGE, MIN.
J. PAINT ALL EXPOSED METAL THAT IS NOT SPECIFIED OR INDICATED TO RECEIVE A FACTORY FINISH.
K. REFER TO PLANS AND SCHEDULES FOR DOOR AND WINDOW TYPES AND SIZES.
L. ALL EXPOSED FLASHING SHALL BE FACTORY FINISHED BY MANUFACTURER / SUPPLIER OR MATERIAL WHICH IS BEING FLASHED.
M. BRICK JAMBS AT WINDOW AND DOOR OPENINGS TO BE STACK BOND, SEE PLAN DETAILS.

ELEVATION KEYNOTES

** NOT ALL NOTES NECESSARILY USED ON THIS SHEET.*

1. FIBER CEMENT TRIM
2. BRICK - ROW LOCK SILL
3. BRICK - SOLDIER COURSE
4. NOT USED
5. DOWNSPOUTS, PROVIDE SPLASH BLOCK AT ALL LOCATIONS. ANCHOR TO WALL OR COLUMN AT 48" SPACING, MAX..
6. FIBER CEMENT FASCIA.
7. COLUMN BASE AND CAPITOL. TYP. TRIM WITH MATCHING 1X6 TRIM, MITER CORNERS.
8. NOT USED
9. NOT USED
10. NOT USED
11. ROUND DOME VENT. SEE ROOF PLANS.
12. EXHAUST VENT, SEE MECHANICAL DRAWINGS.
13. MECHANICAL EQUIPMENT, SEE MECHANICAL DRAWINGS.
14. BUILDING LIGHTING, SEE ELECTRICAL DRAWINGS.
15. METER CENTER, SEE ELECTRICAL DRAWINGS.
16. NOT USED
17. STANDING SEAM METAL ROOF
18. ALL CLUBHOUSE WINDOWS SHALL BE FIXED EXCEPT WHERE NOTED ON FLOOR PLAN.

DELV DESIGN

PEDCOR

#	DESCRIPTION	DATE
0	Owner CK/OC Revisions	07/13/2020

Project Number	2019-052
Date	03/30/2020
Drawn By CJC	Checked By JSS

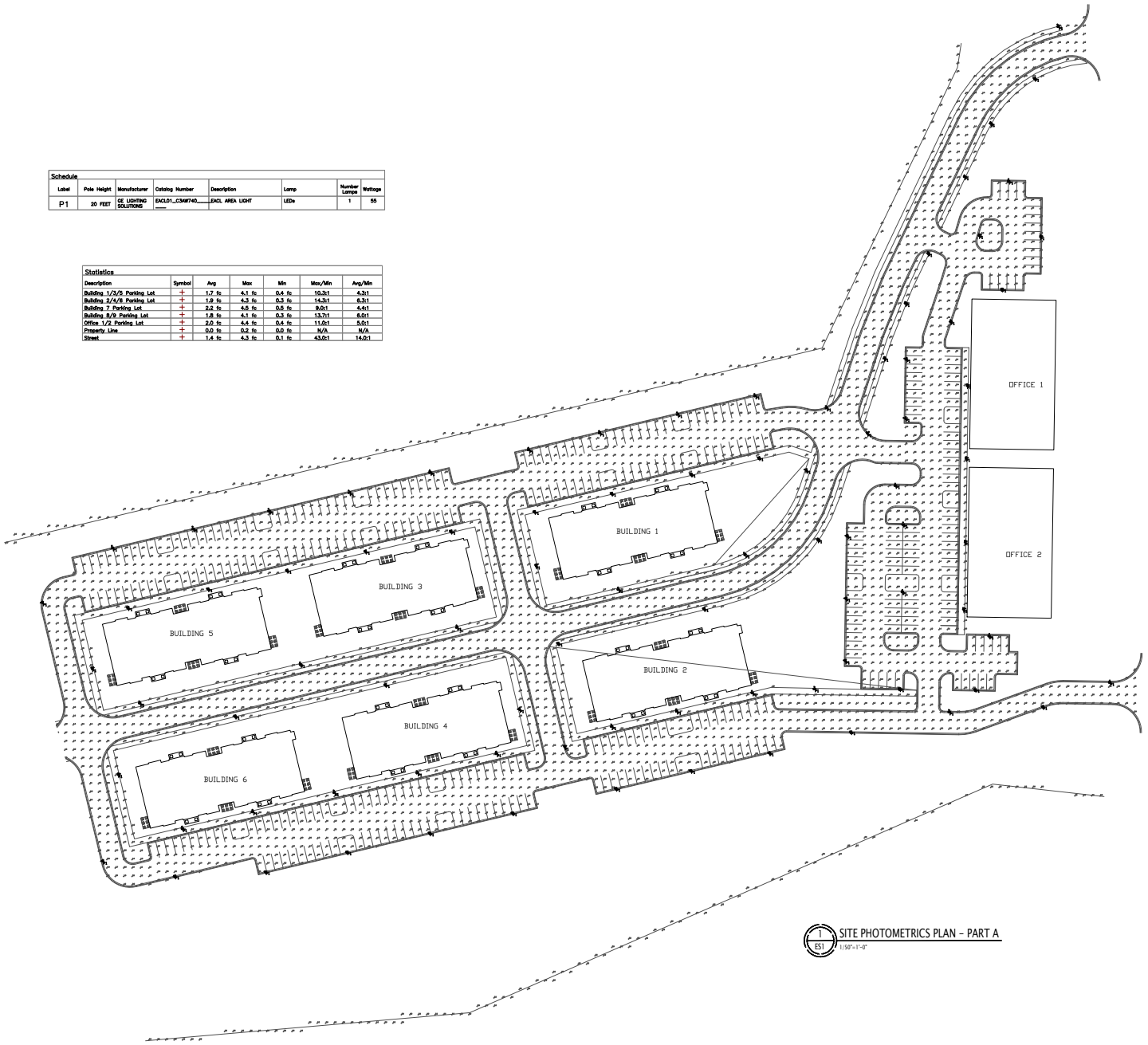
CLUBHOUSE ELEVATIONS

AC201

SHEET PRINTED: 12/7/2020 8:06:09 PM

Schedule							
Label	Pole Height	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Wattage
P1	20 FEET	GE LIGHTING SOLUTIONS	EACL01_G34W740_____	EACL AREA LIGHT	LEDs	1	55

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Building 1/3/5 Parking Lot	+	1.7 fc	4.1 fc	0.4 fc	10.3:1	4.3:1
Building 2/4/6 Parking Lot	+	1.9 fc	4.3 fc	0.3 fc	14.3:1	6.3:1
Building 7 Parking Lot	+	2.2 fc	4.5 fc	0.5 fc	9.0:1	4.4:1
Building 8/9 Parking Lot	+	1.8 fc	4.1 fc	0.3 fc	13.7:1	6.0:1
Office 1/2 Parking Lot	+	2.0 fc	4.4 fc	0.4 fc	11.0:1	5.0:1
Property Line	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
Street	+	1.4 fc	4.3 fc	0.1 fc	43.0:1	14.0:1



1 ES1 SITE PHOTOMETRICS PLAN – PART A
1/50"=1'-0"

VP ENGINEERING
Mechanical | Electrical | Plumbing
VRETTOS PAPPAS CONSULTING ENGINEERS, P.A.
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Charlotte, NC 28217
704.372.7755
www.vpce.com

LANCASTER MULTIFAMILY
LANCASTER, SC

NORTH CAROLINA PROFESSIONAL ENGINEER
No. 22658
KOSTA J. PAPPAS
03/03/21

DISCLAIMER

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REVISION #	DATE
SITE LIGHTING - 100X PS	03/03/21

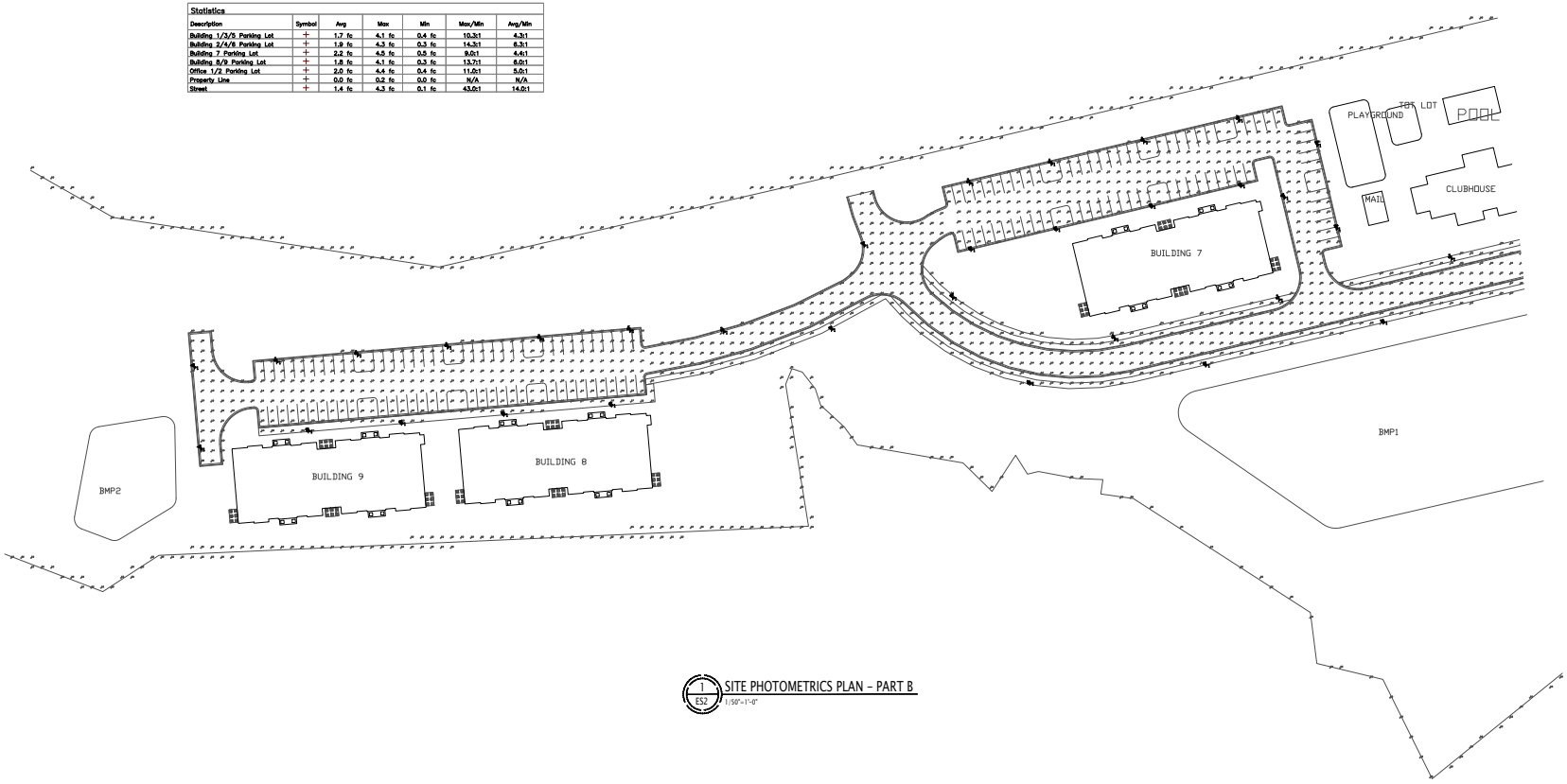
PROJECT #: 4961
DATE: 03/03/21
DRAWN BY: KA
CHECKED BY: DRP

SITE PHTOMETRICS PLAN – PART A

ES1

Schedule							
Label	Pole Height	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Wattage
P1	20 FEET	GE LIGHTING SOLUTIONS	EACL01_034W740_____	EACL AREA LIGHT	LEDs	1	55

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Building 1/3/5 Parking Lot	+	1.7 fc	4.1 fc	0.4 fc	10.3:1	4.3:1
Building 2/4/6 Parking Lot	+	1.9 fc	4.3 fc	0.3 fc	14.3:1	6.3:1
Building 7 Parking Lot	+	2.2 fc	4.5 fc	0.5 fc	9.0:1	4.4:1
Building 8/9 Parking Lot	+	1.8 fc	4.1 fc	0.3 fc	13.7:1	6.0:1
Office 1/2 Parking Lot	+	2.0 fc	4.4 fc	0.4 fc	11.0:1	5.0:1
Property Line	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
Street	+	1.4 fc	4.3 fc	0.1 fc	43.0:1	14.0:1



1 ES2 SITE PHOTOMETRICS PLAN – PART B
1/50"=1'-0"

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REVISION #	DATE
SITE LIGHTING - 100X PS	03/03/21

PROJECT #: 4961

DATE: 03/03/21

DRAWN BY: KA

CHECKED BY: DRP

SITE PHTOMETRICS PLAN – PART B

ES2

CAROLINA GATEWAY

701 North White Street
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 Council will conduct public hearings on Monday, July 19, 2021. The public hearings will take place at 6:00 PM at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

1. RZ-2020-2973: Application by Pedcor Investments, LLC to rezone a 33.10 acre parcel located at 9425 Charlotte Highway (TM# 0008-00-077.00) from General Business (GB) to Mixed Use (MX) District to develop a 216-unit workforce housing apartment development. This application is associated with the companion Master Development Plan MXU-2020-2973 and Development Agreement DA-2020-2973.
2. MXU-2020-2973: Application by Pedcor Investments, LLC to approve a Master Development Plan and Preliminary Plat for a proposed 216-unit workforce housing apartment development, currently known as Hawthorn Apartments, located on approximately 33.10 acres of land at 9425 Charlotte Highway (TM #'s 0008-00-077.00). This application is associated with the companion Zoning Map Amendment RZ-2020-2973 and Development Agreement DA-2020-2973.
3. DA-2020-2973: Application by Pedcor Investments, LLC to approve a Development Agreement with Lancaster County in accordance with Unified Development Ordinance Section 9.2.18 for a proposed 216-unit apartment development located on approximately 33.10 acres of land at 9425 Charlotte Highway (TM #'s 0008-00-077.00). This application is associated with the companion Zoning Map Amendment RZ-2020-2973 and Master Development Plan MXU-2020-2973.

Copies of the documents to be considered are available for public inspection in the office of the Lancaster County Planning Department.

Public comments may be made in person at the hearing or submitted in written format to be provided 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.

published in CAROLINA GATEWAY in the issue of June 30, 2021.

Benisa G Crutch
Notary Public of South Carolina

My Commission Expires
January 13, 2031

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2021-1752 / Planning Case Number: DA-2020-2973
Contact Person / Sponsor: Katie See/Senior Planner
Department: Planning
Date Requested to be on Agenda: 7/19/2021

Issue for Consideration:
Application by Pedcor Investments, LLC to approve a Development Agreement with Lancaster County in accordance with Unified Development Ordinance Section 9.2.18 for a proposed 216-unit apartment development located on approximately 33.10 acres of land at 9425 Charlotte Highway (TM #'s 0008-00-077.00). This application is associated with the companion Zoning Map Amendment RZ-2020-2973 and Master Development Plan MXU-2020-2973.

Points to Consider:
Unified Development Ordinance (UDO) Section 9.2.18.A.3, Development Agreements (DA) are required for all land development projects that seek rezoning to a mixed-use zoning district.

Funding and Liability Factors:
N/A

Council Options:
Approve or Deny Request

Recommendation:
At the May 18, 2021 Planning Commission meeting the Development Agreement request was recommended for **denial** by a vote of 3-1.

The applicant presented the project and associated Development Agreement to the Committee of the Whole on June 15, 2021.

Staff recommended disapproval of the Development Agreement.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2021-1752	7/7/2021	Ordinance
Exhibit 1 to Ordinance 2021-1752- Draft DA	5/11/2021	Exhibit
Staff Report	6/25/2021	Planning Staff Report
Public Hearing Notice for Ordinance 2021-1752 (Planning Department Case Number: DA-2020-2973)	7/1/2021	Public Hearing Notices

STATE OF SOUTH CAROLINA (
(
COUNTY OF LANCASTER (

ORDINANCE NO. 2021-1752

AN ORDINANCE

TO APPROVE A DEVELOPMENT AGREEMENT WITH PEDCOR INVESTMENTS, FOR A MIXED-USE DEVELOPMENT PROJECT LOCATED AT 9425 CHARLOTTE HIGHWAY, LANCASTER, SOUTH CAROLINA, ESTABLISHING THE REGULATIONS FOR THE DEVELOPMENT OF THE PROPERTY AND OTHER 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) Pedcor Investments, ("Pedcor") has applied to rezone (Proposed Ordinance 2021-1750) a total of 33.10 acres of real property to Mixed Use District (MX) for a development project. The intent is to build a 216-unit multifamily apartment development with two office buildings.

(b) The Development Agreement has been submitted and requested by Pedcor pursuant to the UDO requirement that all land development projects that seek rezoning to a mixed-use zoning district be governed by a development agreement and so that Pedcor will have ongoing certainty of the development standards applicable to the property and to make provisions to offset the expected impacts of the development on public services.

(c) Proposed Ordinance 2021-1751 seeks approval of the MXU Master Plan for the 9425 Charlotte Highway Project subject to the Development Agreement.

(d) The Development Agreement attached hereto and incorporated herein as **Exhibit "1"** is authorized by the South Carolina Local Government Development Agreement Act (the "Act"), S.C. Code Ann. § 6-1-30 *et. seq.* and satisfies the terms and conditions of the Act.

(e) It is in the best interests of the County and Developer to enter the Development Agreement to set forth the terms and conditions of the development to achieve a well-coordinated, master planned development, to reasonably mitigate any project impacts to the community, and to achieve predictability to the County and the Developer on the scope and terms of the development.

(f) The scope and terms of the planned development, as set forth in the Development Agreement, accomplish the statutory aims of the Act by providing for comprehensive, orderly planning and development within the County, thus providing benefits to the citizens of the County and providing public benefits through, among other things, the donation of funds and real property for the provision of public facilities and services described and identified in the Development Agreement.

(g) On May 18, 2021, the Lancaster County Planning Commission held a public hearing on the proposed Development Agreement and, by a vote of 31- recommended denial of the Development Agreement for this project.

Section 2. Approval of Development Agreement.

The Development Agreement attached as **Exhibit "1**" is approved by the Council of Lancaster County.

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 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 _____, 2021.

LANCASTER, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading: July 19, 2021
Public Hearing: July 19, 2021
Second Reading: August 9, 2021
Third Reading: August 23, 2021

Approved as to form:

_____
John DuBose, County Attorney

DRAFT

----------(Space above this line for recording use)----------

STATE OF SOUTH CAROLINA	**)**	**DEVELOPMENT AGREEMENT**
	)	
COUNTY OF LANCASTER	**)**	**_____**

This **DEVELOPMENT AGREEMENT** (the "Agreement") is made and entered into as of the _____ day of *_[DATE OF THIRD READING APPROVAL]*____, 2021 ("Agreement Date"), by and among Pedcor Investments, A Limited Liability Company, a Wyoming company ("Developer"), and the **COUNTY OF LANCASTER** (the "County"), a body politic and corporate, a political subdivision of the State of South Carolina.

R E C I T A L S

WHEREAS, Developer has obtained the right to acquire certain real property consisting of approximately 31.25 acres, more or less, located in the County and known as the Hawthorn Hills Apartment Homes development and more fully described in Section 1.04 of this Agreement ("Property") and thus has an equitable interest therein;

WHEREAS, Developer has submitted an application to the County requesting that the Property be developed under the Mixed-Use (MX) District;

WHEREAS, Developer and County have determined that it is in the best interests of the County and Developer to enter into this Agreement to set forth the terms and conditions of the development in order to achieve a well-coordinated, master planned development, reasonably mitigate any project impacts to the community and achieve predictability to the County and the Developer on the scope and terms of the development;

WHEREAS, the Developer desires to obtain from the County in connection with the development, and the County is willing to provide, assurances: (1) that the property will be zoned Mixed-Use (MX) for the duration of this Agreement; (2) that upon receipt of its development and construction permits it may proceed with the planned development and construction; and (3) that the development rights will be vested for the duration of this Agreement;

WHEREAS, in connection with the proposed development, Developer and County recognize that the scope and term of the planned development under this Agreement accomplish the statutory aims of comprehensive, orderly planning and development within the County, thus

providing benefits to the citizens of the County and providing public benefits through, among other things, the donation of funds or financing of those public facilities and services described and identified in this Agreement.

NOW, THEREFORE, in consideration of the foregoing and the terms and conditions set forth in this Agreement, the receipt and sufficiency of such consideration being acknowledged by the parties, and pursuant to the South Carolina Local Government Development Agreement Act, codified as Sections 6-31-10 to -160, Code of Laws of South Carolina 1976, as amended (the "Act") and the Development Agreement Ordinance for Lancaster County, South Carolina ("Ordinance No. 663"), the parties to this Agreement, intending to be legally bound to a development agreement in accordance with the Act and Ordinance No. 663, agree as follows:

ARTICLE I

GENERAL

Section 1.01. Incorporation. The above recitals are incorporated in this Agreement as if the recitals were set out in this Agreement in its entirety. The findings contained in the Act are incorporated into this Agreement as if it were set out in this Agreement in its entirety.

Section 1.02. Definitions. (A) As used in this Agreement:

(1) "Act" means the South Carolina Local Government Development Agreement Act, codified as Sections 6-31-10 to -160, Code of Laws of South Carolina 1976, as amended.

(2) "Agreement" means this Development Agreement.

(2A) "Agreement Date" means ___*[DATE OF THIRD READING APPROVAL]*____, 2021.

(3) "County" means the County of Lancaster, a body politic and corporate, a political subdivision of the State of South Carolina.

(4) "County Council" means the governing body of the County.

(5) "Developer" means Pedcor Investments, A Limited Liability Company, a Wyoming limited liability company, and its successors in title to the Property who undertake Development of the Property or who are transferred Development Rights.

(6) "Development Rights" means the right of the Developer to develop all or part of the Property in accordance with this Agreement.

(7) "Laws and Land Development Regulations" means the County's current applicable rules and regulations governing development of real property in force and effect as of

the Agreement Date, including the UDO as amended through the Agreement Date, as set forth on Exhibit _"D" hereto.

(8) "Ordinance No. 663" means Ordinance No. 663 of the County which is cited as the Development Agreement Ordinance for Lancaster County, South Carolina.

(9) "Ordinance No. 2021-_____" means Ordinance No. 2021-____ of the County, zoning the Property Mixed-Use (MX) District, a copy of which is attached hereto as Exhibit ___" "__.

(10) "Ordinance No. 2021-____" means Ordinance No. 2021-____ of the County approving this Agreement, a copy of which is attached hereto as Exhibit " ".

(11) "Parties" means County and Developer.

(12) "Property" means the land, and any improvements thereon, described in Section 1.04.

(13) "UDO" means Ordinance No. 309, as amended to be the most current adopted version on file with County.

(B) Unless the context clearly indicates otherwise, terms not otherwise defined in this Agreement have the meanings set forth in the Act and Ordinance No. 663 or the UDO.

Section 1.03. Parties. The parties to this Agreement are County and Developer.

Section 1.04. Property. This Agreement applies to one parcel of land identified as Tax Map Nos (0008-00-077.00) and is reflected in Exhibit A (legal descriptions), attached hereto and incorporated herein by reference as if the exhibit were set out in this Agreement in its entirety.

Section 1.05. Zoning. The Property is currently zoned General Business (GB) and is anticipated to be rezoned Mixed-Use (MX) pursuant to Ordinance No. 2021-_____.

Section 1.06. Development Program.

(A) The UDO provides for the development uses on the Property, including population densities, building intensities and height.

(B) All lots for the Development must meet all standards contained in the most current version of the UDO as of the Agreement Date, unless otherwise modified by this Agreement. Subject to Section 3.01(D) of this Agreement, in the event of conflict between the standards contained in the UDO that is effective as of the Agreement Date of this Agreement and this Agreement, the terms of the UDO control. The Development Program is set forth in Exhibit "D".

Section 1.07. Development Schedule.

(A) The estimated development schedule for the Property is set forth on Exhibit "B", attached hereto and incorporated herein by reference as if the exhibit were set out in this Agreement in its entirety.

(B) County and Developer acknowledge that the development schedule is an estimate. The failure of the Developer to meet a commencement or completion date does not, in and of itself, constitute a material breach of this Agreement, but must be judged based on the totality of the circumstances. The development schedule is a planning and forecasting tool only. County and Developer acknowledge that actual development is likely to take place at a different pace than set forth in the development schedule because of future market forces.

(C) County agrees that if Developer requests an adjustment to the development schedule, including commencement dates and interim completion dates, then the dates must be modified if the Developer is able to demonstrate and establish that there is good cause to modify those dates. "Good cause" includes, but is not limited to, changes in market conditions.

(D) Periodic adjustments to the development schedule do not require a formal amendment to this Agreement and are not considered a major modification. To adjust the development schedule, the Developer shall submit a proposed adjustment to the Clerk to Council who shall forward copies of the proposed adjustment to each member of County Council. The proposed adjustment must be accompanied by an explanation and justification. The proposed adjustment is effective sixty (60) days from receipt by the Clerk to Council unless the County Council has disapproved the proposed adjustment by passage of a resolution to that effect within the sixty (60) day period.

Section 1.08. Relationship of Parties. This Agreement creates a contractual relationship among the Parties. This Agreement is not intended to create, and does not create, the relationship of partnership, joint venture, or any other relationship wherein any one of the parties may be held responsible for the acts of any other party. This Agreement is not intended to create, and does not create, a relationship whereby any one of the parties may be rendered liable in any manner for the debts or obligations of any other party, to any person or entity whatsoever, whether the debt or obligation arises under this Agreement or outside of this Agreement.

Section 1.09. Benefits and Burdens.

(A) The Parties agree that the burdens of this Agreement are binding upon, and the benefits of this Agreement shall inure to, all successors in interests to the Parties to this Agreement.

(B) Except for the owners and lessees of completed residences on individual lots who are the end users and not developers thereof and the owners and lessees of individual lots, who are not developers and who intend to build a residence on the lot for the owner or lessee to occupy, any purchaser or other successor in title is responsible for performance of Developer's obligations pursuant to this Agreement as to the portion of the Property so transferred. Developer must give

notice to the County of the transfer of property to a developer in the manner prescribed in Section 3.05.

(C) Developer acknowledges and agrees that it and its successors and assigns (*i*) are responsible for the development of the Property when Developer acquires title to or development rights for the Property, and (*ii*) will develop the Property in accordance with the terms and conditions of this Agreement.

Section 1.10. Term. The term of this Agreement commences on the Agreement Date and terminates five (5) years thereafter.

Section 1.11. Required Information. Ordinance No. 663 requires a development agreement to include certain information. Exhibit C contains the required information or identifies where the information may be found in this Agreement. Exhibit C is incorporated herein by reference as if the exhibit were set out in this Agreement in its entirety.

ARTICLE II

REPRESENTATIONS AND WARRANTIES

Section 2.01. Representations and Warranties of County.

(A) The County has found that the development permitted by this Agreement is consistent with the County's comprehensive plan and UDO.

(B) The County has approved this Agreement by adoption of Ordinance No. 2021-____ in accordance with the procedural requirements of the Act, Ordinance No. 663 and any other applicable state law.

(C) The County represents that prior to the final reading of Ordinance No. 2021-____ that at least two public hearings were held after publication of the required notice and the publication of a notice of intent to consider a proposed development agreement.

Section 2.02. Representations and Warranties of Developer.

(A) Developer represents that the number of acres of highland contained in the Property is greater than twenty-five and that the highlands equal Twenty-Nine and one half (29.5) acres.

(B) Developer represents that, as of the Agreement Date, it has contractual rights to acquire the Property.

(C) Developer represents and warrants that the execution, delivery and performance by the respective individual or entity signing this Agreement on behalf of the party has been duly authorized and approved by all requisite action on the part of Developer.

ARTICLE III

DEVELOPMENT RIGHTS

Section 3.01. Vested Right to Develop.

(A) County agrees that the Developer, upon receipt of its development permits as identified in Section 3.04, may proceed to develop the Property according to the terms and conditions of this Agreement and the UDO. The right of Developer to develop the Property as set forth in this Agreement is deemed vested with Developer for the term of this Agreement when the Developer has complied with all of the requirements of Section 5.19 of this Agreement.

(B) County agrees that the specific Laws and Land Development Regulations in force as of the Agreement Date, including the UDO, as set forth in Exhibit D to this Agreement, attached hereto and incorporated herein by reference as if the exhibit were set out in this Agreement in its entirety, shall govern all aspects of the development of the Property, according to the terms and standards as stated in this Agreement, for the term of this Agreement.

(C) The Developer has a vested right to proceed with the development of the Property in accordance with the zoning classification set forth in Ordinance No. 2021-_____, the UDO and the terms of this Agreement when the Developer has complied with all of the requirements of Section 5.19 of this Agreement.

(D) To the extent that this Agreement may contain zoning and development standards which conflict with existing zoning and development standards, including zoning and development standards contained in the UDO, the standards contained in this Agreement supersede all other standards and this Agreement is deemed controlling.

(E) The Developer acknowledges that financial guarantees will not be accepted for water, sewer and storm water infrastructure and the water, sewer and storm water infrastructure must be installed, tested and in acceptable condition before final plat approval.

Section 3.02. Effect on Vested Rights Act and County Ordinance No. 673. The Parties agree that vested rights conferred upon Developer in this Agreement are not affected by the provisions of the Vested Rights Act, codified as Sections 6-29-1510 to -1560, Code of Laws of South Carolina 1976, as amended, or the provisions of Ordinance No. 673, the County's ordinance relating to the Vested Rights Act.

Section 3.03. Applicability of Subsequently Adopted Laws and Land Development Regulations.

(A) It is recognized that laws and regulations will periodically change. County may apply laws adopted after the execution of this Agreement to the development of the Property unless said adopted laws prevent development in the manner set forth in this Agreement.

Subject to the provisions of S.C. Code § 6-31-140, the County shall not apply subsequently adopted laws or regulations to the Property or the Project unless the County has held a public hearing and has determined: (1) the proposed subsequent laws or regulations are not in conflict with the Current Regulations governing the Agreement and do not prevent the development of the Property set forth in this Agreement; (2) the proposed subsequent laws or land development regulations are essential to the public health, safety, or welfare and the proposed subsequent laws or land development regulations expressly state that they apply to a development that is subject to a development agreement; (3) the proposed subsequent laws or land development regulations are specifically anticipated and provided for in this Agreement; (4) substantial changes have occurred in pertinent conditions existing at the time of approval of this Agreement which changes, if not addressed by the County, would pose a serious threat to the public health, safety, or welfare; or (5) this Agreement is based on substantially and materially inaccurate information supplied by Developer.

(B) Notwithstanding the provisions of subsection (A) of this section, the County agrees that if County Council imposes a moratorium or other similar restriction that would curtail or hinder the rate at which development can occur, then the moratorium or other similar restriction shall not apply to the Development of the Property.

(C) Developer agrees to comply with any county-wide storm water regulations, building, housing, electrical, plumbing, fire, and gas codes adopted by County Council after the Agreement Date and in force at the time plans for buildings are submitted to the County for review. Nothing in this Agreement is intended to supersede or contravene the requirements of any storm water, building, housing, electrical, plumbing, fire, or gas code adopted by County Council.

Section 3.04. Development Permits.

(A) Developer agrees to obtain all local development permits for the development of the property. Local development permits, approvals and processes, some of which may have been obtained or complied with as of the Agreement Date, include, but are not limited to:

(1) Preliminary plan approval;
(2) Civil plan approval;
(3) Final plat approval;
(4) Zoning permits;
(5) Building permits; and
(6) Sign permits.

(B) The failure of this Agreement to address a particular permit, condition, term, or restriction does not relieve the Developer of the necessity of complying with the law governing the permitting requirements, conditions, terms or restrictions.

Section 3.05. Transfer of Development Rights.

(A) Developer may, at its sole discretion, transfer its Development Rights to other developers. The transferring Developer must give notice to the County of the transfer of any Development Rights. The notice to the County must include the identity and address of the transferring Developer, the identity and address of the acquiring Developer, the acquiring Developer's contact person, the location and number of acres of the Property associated with the transfer and the number of residential units or commercial acreage subject to the transfer. Any Developer acquiring Development Rights is required to file with the County an acknowledgment of this Agreement and the transfer of Development Rights is effective only when the County receives a commitment from the acquiring Developer to be bound by it.

(B) This provision does not apply: (i) to the purchaser or other successor in title to Developer who is the owner or lessee of a completed residence and is the end user and not the developer thereof or who is the owner or lessee of an individual lot, who is not a developer and who intends to build a residence on the lot for the owner or lessee to occupy; (ii) to any mortgage lender either as the result of foreclosure of any mortgage secured by any portion of the Property or any other transfer in lieu of foreclosure; (iii) to any third party purchaser at such a foreclosure; or (iv) to any third party purchaser of such mortgage lender's interest subsequent to the mortgage lender's acquiring ownership of any portion of the Property as set forth above. Furthermore, nothing contained herein shall prevent, hinder or delay any transfer of any portion of the Property to any such mortgage lender or subsequent purchaser. Except as set forth herein, any such mortgage lender or subsequent purchaser shall be bound by and shall receive the benefits from this Agreement as the successor in title to Developer.

ARTICLE IV

DEDICATIONS AND FEES AND RELATED AGREEMENTS

Section 4.01. Purpose of Article. The Parties understand and agree that Development of the Property imposes certain burdens and costs on the County, including those for certain services and infrastructure improvements. Eventually, *ad valorem* taxes collected from the property may meet or exceed the burdens and costs placed upon the County, but certain initial costs and capital expenditures are now required that are not to be funded by any increase in taxes paid by existing residents of the County. The purpose of this article is to identify the matters agreed upon to be provided by the Developer to mitigate such burdens and costs.

Section 4.01A. Payment for School District. Developer agrees to pay Lancaster County _____ Thousand Dollars ($ xxxxx.xx) per planned housing unit to offset the impact of the development upon the Lancaster County School District. The school district payment shall be made in a lump sum payment of XXXXXXX and shall be paid on or before _____.

Section 4.01B. Funds for Public Safety. Developer agrees to pay Lancaster County _____ Million _____Hundred _____Thousand _____ and no/100 Dollars ($_____) at the earlier of either _____ or the closing on the sale of any of the parcel of real property that are subject to this agreement (the "Public Safety Payment").

Upon receipt of the Public Safety Fund Payment, those monies must be accounted for separate and distinct form other monies of the County. The Public Safety Payment must be used for non-recurring purposes for law enforcement, fire, and emergency medical services in the panhandle area of Lancaster County. The determination of the specific use of the Public Safety Payment is at the discretion of County Council. As used in this section "Developer" means Pedcor Investments, A Limited Liability Company and does not include its successors and assigns but does include any corporate entity related to Pedcor Investments, A Limited Liability Company that is formed for the purpose of holding title to the Property.

Section 4.01C. Public Safety or Fire District.

(A) Developer and County agree to create a special tax district or fire protection district consisting of the Property (the "District"). The purpose of the district is to provide a method for paying for enhanced public safety services or fire protection services to the Development through the imposition of rates and charges, including but not limited to, uniform charges in the District.

(B) Developer and County agree that the approving Ordinance for the district shall provide, among other things, that:

(1) Council shall annually provide for the imposition of a rate or charge within the District for the purpose of funding permanent improvements and capital expenditures, including buildings, equipment and infrastructure as needed for the services provided and to pay directly or indirectly debt service on general obligation bonds, leases or other forms of indebtedness allowed by law. If the revenue from the rate or charge exceeds the amount necessary for indebtedness purposes, then the excess revenue may be used for the operation and maintenance of the District.

(2) the maximum level of the rates or charges authorized to be levied and collected annually in the District is ninety dollars ($90.00) per equivalent residential unit (ERU). The maximum level of the rate or charge shall be increased annually by the increase in the average of the twelve-monthly consumer price indices for the most recent twelve-month period consisting of January through December of the preceding calendar year, plus the percentage increase in the previous year in the population of the District as determined by the South Carolina Revenue and Fiscal Affairs Office, or its successor entity. If the average of the twelve monthly consumer price indices experiences a negative percentage, the average is deemed to be zero. If the District experiences a reduction in population, the percentage change in population is deemed to be zero. The exact ERU amount will be set annually by the County Council. For purposes of billing and collection, the rates or charges for each parcel within the District will be certified by the County Assessor to the County Auditor, to be placed on the respective County tax bills for the affected parcels, beginning with the _____ tax bills, to be collected with and in the same manner as all other taxes and uniform service charges. For the _____ tax bills, the exact ERU amount is set at [seventy-five dollars ($75.00)]. The rates or charges are a charge against and run with the parcels of real property located

in the District. The ERU for specific properties will be determined using the following conversion table:

Lane Use	Conversion Table
Single Family Detached Housing	One Dwelling Unit per ERU
Multi-Family Housing	One Dwelling Unit per ERU
All Uses Other than Single and Multi-Family	One ERU for each 2500 square feet or fraction thereof

No annual rate or charge may be imposed on property unless the property has a structure on it. For new structures, imposition of the annual rate or charge begins when a certificate of occupancy is issued, and the structure becomes taxable for property tax purposes.

(3) Monies collected from the annual rate or charge may be used only as provided in subsection (B)(1) of this section. Revenues from the rate or charge shall be deposited in a special fund, separate and distinct from all other funds of the County. Monies in the special fund may be expended only pursuant to appropriation by the County Council and in accordance with the terms of the approving ordinance. Any unexpended balance in the special fund at the end of any fiscal year shall be carried forward into the next fiscal year and expended for the same purposes.

(C) Developer agrees to reimburse the County, within thirty (30) days of request by the County for reimbursement, for the County's reasonable actual costs incurred related to the creation of the District. The foregoing cost reimbursement is capped at five thousand dollars ($5000.00) and is limited to County payments to third-party vendors and service providers.

Section 4.02. Payment of Costs. Upon submission of appropriate documentation of the expenditure, Developer agrees to reimburse the County, not later than _____, 2021, for the County's reasonable unreimbursed actual costs related to this Agreement. The foregoing cost reimbursement is capped at ten thousand dollars ($10,000.00) and is limited to County payments to third-party vendors and service providers that have not been otherwise reimbursed from the fee paid by Developer pursuant to Section 10 of Ordinance No. 663.

Section 4.03. Other Charges or Fees.

(A) Nothing in this Agreement shall be construed as relieving Developer from the payment of any fees or charges in effect at the time of collection as may be assessed by entities other than the County.

(B) Developer is subject to the payment of any and all present or future fees enacted by the County that are of County-wide application and that relate to the County's costs of processing applications, issuing development permits, reviewing plans, conducting inspections or similar type processing costs.

Section 4.04. Infrastructure and Services.

The Parties recognize that the majority of the direct costs associated with the Development of the Property will be borne by Developer, and many necessary infrastructure improvements and services will be provided by Developer or other governmental or quasi-governmental entities, and not by the County. For clarification, the Parties make specific note of and acknowledge the following:

(A) Roads. (1)(a) Developer is responsible for the construction and costs of all roads, whether for public or private use, within the Property including but not limited to any necessary entrance and intersection improvements as required by the South Carolina Department of Transportation related to the development of the Property. All roads must be constructed in accordance with the County's road standards. The road improvements are expected to be implemented on a schedule consistent with the development of the Property as contained in the development schedule and as necessary to serve the development. Developer is also responsible for maintenance of all roads that are not public roads. Pursuant to Ordinance 2014-1299, Developer acknowledges that County will only accept as public roads those roads constructed in full compliance with the UDO and providing connectivity to the county road system or serving as a necessary component for the proper development of the county road system. County will not accept the roads within the Property into the County road system for any other purpose, including, but not limited to, maintenance. Developer may transfer the ownership of the roads and its obligations for the roads to a homeowners' or property owners' association or similar organization.

(b) Developer shall cause to be prepared a traffic impact analysis conducted and sealed by a licensed South Carolina professional engineer (if not already prepared at time of Agreement). Any road improvements, which are determined to be necessary, based on the results of the traffic impact analysis, shall be incorporated into the final site plan prior to County approval and the Developer is responsible for all costs of the road improvements. The traffic impact analysis shall be reviewed by the County and in conjunction with the South Carolina Department of Transportation. If a County-level traffic planner is not available to review the traffic impact analysis at the time of submittal, the County may choose to hire a third-party consultant to assist in this review. The cost of the traffic impact analysis, including any additional reviews requested by the County, shall be paid by the Developer. Improvements set forth in the traffic impact analysis may be installed based on a phasing study prepared by a licensed South Carolina professional engineer at the expense of Developer. The installation of new traffic signals or improvements to existing traffic signals shall be based on warrant studies conducted by a licensed South Carolina professional engineer at established specific times and at the expense of Developer.

(B) Potable Water, Sewage Treatment and Disposal. Potable water, sewage treatment and disposal will all be supplied to the Property by the Lancaster County Water and Sewer District. Developer will construct, or cause to be constructed, all necessary water and sewer service infrastructure within the Property and the water and sewer service infrastructure will be maintained by the provider. County is not responsible for any construction, treatment, maintenance, or costs associated with water or sewer service or water and sewer service infrastructure to or within the Property. The water and sewer service infrastructure is expected to be implemented on a schedule consistent with the development of the Property as contained in the development schedule and as

necessary to serve the development. Developer acknowledges that County has no authority or responsibility for providing potable water services or sewer services in the County and that the Lancaster County Water and Sewer District is a governmental entity separate and distinct from the County.

(C) Storm Water Management. Developer will construct or cause to be constructed all storm water runoff and drainage improvements within the Property required by the development of the Property and such infrastructure will be maintained by Developer or a homeowners' association. County is not responsible for any construction, maintenance or costs associated with the storm water runoff and drainage for the Property. Storm water management improvements are expected to be implemented on a schedule consistent with the development of the Property as contained in the development schedule and as necessary to serve the development.

(D) Solid Waste Collection. The County shall provide solid waste collection to the Property on the same basis as is provided to other residents and businesses within the County. It is understood and acknowledged that the County does not presently provide solid waste collection or disposal for single, multi-family or commercial developments. Residential units shall be served by a private waste hauling company.

(E) Fire Services. The Property is located in the Pleasant Valley Fire Department service area and fire services will be provided by the Pleasant Valley Fire Department, or its successor entities. Developer acknowledges that the Pleasant Valley Fire Department provides services by the use of volunteers.

(F) School Services. Public school services are now provided by the Lancaster County School District. Developer acknowledges that County has no authority or responsibility for providing public school services in the County.

ARTICLE V

MISCELLANEOUS

Section 5.01. Notices. Any notice, election, demand, request or other communication to be provided under this Agreement shall be in writing and shall be effective (*i*) when delivered to the party named below, (*ii*) when deposited with the United States Postal Service, certified mail, return receipt requested, postage prepaid, or (*iii*) when deposited in Federal Express (or any other reputable national "next day" delivery service) addressed as follows (or addressed to such other address as any party shall have previously furnished in writing to the other party), except where the terms hereof require receipt rather than sending of any notice, in which case such provision shall control:

To the County: County of Lancaster
Attn: County Administrator

101 N. Main St. (29720)
P.O. Box 1809 (29721)
Lancaster, SC

With a Copy to: County of Lancaster
Attn: County Attorney
101 N. Main St. (29720)
P.O. Box 1809 (29721)
Lancaster, SC

And to Developer: Pedcor Investments, A Limited Liability Company
Attn: Michael S. Byron
770 Third Avenue, S.W.
Carmel, IN 46032

With a Copy to: Pedcor Investment, A Limited Liability Company
Attn: Susan E. Krohne
770 Third Avenue, S.W.
Carmel, IN 46032

Section 5.02. Amendments.

(A) This Agreement may be amended or cancelled by mutual consent of the parties to the Agreement. An amendment to this Agreement must be in writing. No statement, action or agreement made after the Agreement Date shall be effective to change, amend, waive, modify, discharge, terminate or effect an abandonment of this Agreement in whole or in part unless such statement, action or agreement is in writing and signed by the party against whom the change, amendment, waiver, modification, discharge, termination or abandonment is sought to be enforced.

(B) An amendment to this Agreement must be processed and considered in the same manner as set forth in Ordinance No. 663 for a proposed development agreement. Any amendment to this Agreement constitutes a major modification and the major modification may occur only after public notice and a public hearing by the County Council.

(C) This Agreement must be modified or suspended as may be necessary to comply with any state or federal laws or regulations enacted after the Agreement Date which prevents or precludes compliance with one or more of the provisions of this Agreement but only to the extent necessary to effectuate compliance with the state or federal law.

(D) Anything to the contrary contained herein notwithstanding, in the event Developer or its successors or assigns elects not to or otherwise does not acquire the Property at any time, Developer may so notify the County in writing and upon such notification and written request by Developer to terminate this Agreement, this Agreement shall terminate and Developer shall not be

considered in breach of this Agreement and the parties shall have no further obligations to one another.

Section 5.03. Periodic Review. At least every twelve (12) months, the Development Services Director for the County or the designee of the Development Services Director for the County, must review compliance with this Agreement by the Developer. At the time of review the Developer must demonstrate good faith compliance with the terms of the Agreement.

Section 5.04. Breach of Agreement.

(A) If, as a result of the periodic review provided in Section 5.03 of this Agreement or at any other time, the Development Services Director for the County, or their designee, finds and determines that the Developer has committed a material breach of the terms or conditions of this Agreement, the Development Services Director for the County shall serve notice in writing, within a reasonable time after the periodic review, upon the Developer setting forth with reasonable particularity the nature of the breach and the evidence supporting the finding and determination, and providing the Developer a reasonable time in which to cure the material breach.

(B) If the Developer fails to cure the material breach within a reasonable time and is not proceeding expeditiously and with diligence to cure the breach, then the County Council may unilaterally terminate or modify this Agreement. Prior to terminating or modifying this Agreement as provided in this section, the County Council must first give the Developer the opportunity (*i*) to rebut the finding and determination, or (*ii*) to consent to amend the Agreement to meet the concerns of the County Council with respect to the findings and determinations.

Section 5.05. Enforcement. The Parties shall each have the right to enforce the terms, provisions and conditions of this Agreement, if not cured within the applicable cure period, by any remedy available at law or in equity, including specific performance, and the right to recover attorney's fees and costs associated with enforcement.

Section 5.06. No Third Party Beneficiary. The provisions of this Agreement may be enforced only by the Parties. No other persons shall have any rights hereunder.

Section 5.07. Recording of Agreement. The Parties agree that Developer shall record this Agreement with the County Register of Deeds within fourteen (14) days of the date of execution of this Agreement.

Section 5.08. Administration of Agreement. County is the only local government that is a party to this Agreement and the County is responsible for the Agreement's administration.

Section 5.09. Effect of Annexation and Incorporation. The Parties agree that this Agreement remains in effect if the Property is, in whole or in part, included in a newly-incorporated municipality or is annexed into a municipality. The Parties acknowledge that upon incorporation or annexation the application and duration of this Agreement is controlled by Section 6-31-110 of the Act. County reserves the right to enter into an agreement with the newly-incorporated

municipality or the annexing municipality for the administration and enforcement of this Agreement after the date of incorporation or annexation.

Section 5.10. Estoppel Certificate. Any of the Parties may, at any time, and from time to time, deliver written notice to the other party requesting the party to certify in writing (*i*) that this Agreement is in full force and effect, (*ii*) that this Agreement has not been amended or modified, or if so amended, identifying the amendments, and (*iii*) whether, to the knowledge of the party, the requesting party is in default or claimed default in the performance of its obligation under this Agreement, and, if so, describing the nature and amount, if any, of any such default or claimed default, and (*iv*) whether, to the knowledge of the party, any event has occurred or failed to occur which, with the passage of time or the giving of notice, or both, would constitute a default and, if so, specifying each such event.

Section 5.11. Entire Agreement. This Agreement sets forth, and incorporates by reference all of the agreements, conditions, and understandings among the Parties relative to the Property and its Development and there are no promises, agreements, conditions or understandings, oral or written, expressed or implied, among the Parties relative to the matters addressed in this Agreement other than as set forth or as referred to in this Agreement.

Section 5.12. Covenant to Sign other Documents. County and Developer acknowledge that consummation of the transactions contemplated by this Agreement may require the execution contemporaneously with the execution of this Agreement and thereafter of certain documents in addition to this Agreement and County and Developer agree to cooperate with the execution thereof.

Section 5.13. 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 shall not apply in the interpretation of this Agreement or any amendments or exhibits to this Agreement.

Section 5.14. Assignment. The rights, obligations, duties and responsibilities devolved by this Agreement on or to the Developer are assignable to any other person, firm, corporation or entity except that the assignment must conform to the requirements of Section 1.09 and Section 3.05. County may assign its rights, obligations, duties and responsibilities devolved by this Agreement on or to the County to any other person, firm, corporation, or entity.

Section 5.15. Governing Law; Jurisdiction; and Venue.

(A) This Agreement is governed by the laws of the State of South Carolina.

(B) The Parties agree that the jurisdiction and venue for disputes relating to this Agreement is Lancaster County, South Carolina which is within the Sixth (6th) Judicial Circuit of the State of South Carolina.

Section 5.16. Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original, and such counterparts shall constitute but one and the same instrument.

Section 5.17. Eminent Domain. Nothing contained in this Agreement shall limit, impair or restrict the County's right and power of eminent domain under the laws of the State of South Carolina.

Section 5.18. Severability. If any provision in this Agreement or the application of any provision of this Agreement is held invalid, the invalidity shall apply only to the invalid provision, and the remaining provisions of this Agreement, and the application of this Agreement or any other provision of this Agreement, shall remain in full force and effect. However, if the invalid provision would prevent or materially impair Developer's right or ability to complete performance of this Agreement, the Parties agree to use their best efforts to renegotiate that provision in order for Developer to complete performance of this Agreement.

Section 5.19. When Agreement takes Effect. This Agreement is dated as of the Agreement Date and takes effect when (*i*) the County and Developer have each executed the Agreement, and (*ii*) the Developer has delivered to the County Administrator clocked-in copies, with book and page numbers, of the recorded deeds conveying the Property to Developer or any affiliate of Developer. If the County Administrator has not received clocked-in copies of the deeds conveying the Property to Developer by 5:00 p.m., _____, 2022, then this Agreement is automatically terminated without further action of either the County or Developer. The obligation of the Developer pursuant to Section 4.02 is effective on the date the last Party to sign this Agreement executes this Agreement and the obligations imposed on Developer pursuant to Section 4.02 survives the termination of this Agreement pursuant to this Section.

Section 5.20. General Terms and Conditions.

(A) Agreements to Run with the Land. This Agreement shall be recorded against the Property as described in Exhibit A. The agreements contained herein shall be deemed to run with the land.

(B) No Waiver. Failure of a Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such Party to exercise at some future time said right or any other right it may have hereunder.

(C) Merger. This Agreement, coupled with its Exhibits which are incorporated herein by reference, shall state the final and complete expression of the Parties' intentions with respect to the matters set forth herein. All prior negotiations and representations are superseded and merged herein.

SIGNATURES FOLLOW ON NEXT PAGE.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date below found.

WITNESSES:

DEVELOPER:

Pedcor Investments, A Limited Liability Company, a Wyoming company

_____ By: _____
Name: Michael S. Byron
Title: V.P. – Development

_____ Date: _____

_____ By: _____

_____ Date: _____

WITNESSES:

COUNTY:

COUNTY OF LANCASTER,
SOUTH CAROLINA

_____ By: _____
Steve Harper, Chair, County Council

_____ Date: _____

_____ By: _____
Larry Honeycutt, Secretary, County Council

_____ Date: _____

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF LANCASTER)

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Pedcor Investments, A Limited Liability Company, by its duly authorized officer/s sign, seal and as its act and deed deliver the within written instrument and that (s)he with the other witness above subscribed, witnessed the execution thereof.

_____
First Witness Signs Again Here

Seal

SWORN to before me this
____ day of _____, 2021

_____
Notary Public Signs AS NOTARY
Notary Public for the State of _____
My Commission Expires:_____

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF LANCASTER)

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named County of Lancaster by its duly authorized officer/s sign, seal and as its act and deed deliver the within written instrument and that (s)he with the other witness above subscribed, witnessed the execution thereof.

_____
First Witness Signs Again Here

Seal

SWORN to before me this
____ day of _____, 2021.

_____
Notary Public Signs AS NOTARY
Notary Public for the State of South Carolina
My Commission Expires:_____

EXHIBIT A

Tract 1:
ALL that piece, parcel or tract of land, lying, being and situate on the West side of U.S. Highway No. 521 about twenty two miles North of the Town of Lancaster in Indian Land Township, Lancaster County, South Carolina, containing 3.7 acres, more or less, and is more particularly shown and described by courses and distances on a Plat of Survey made by W.C. White, Surveyor, dated August 31, 1953, recorded in the Office of the Clerk of Court for Lancaster County, South Carolina, in Plat Book 7 at page 36, as follows, to-wit: COMMENCING at a point in the center of line of U.S. Highway No. 521 298.8 feet from the corner of Jim Rogers property and running thence with the center line of U.S. Highway No. 521 S 12 E. 399.4 feet to a point; thence S 10-3/4 E 100 feet to a point; thence S 9 E 100 feet to a point; thence at an angle N 89 W 372.4 feet to a corner; thence at an angle N 22 E 333.5 feet to a point; thence N 12 1/2 E 144.5 feet to a point; thence N 36 1/2 E 162.8 feet to the beginning point or corner; bounded on the North, South and West by other lands of Mrs. M. L. Davidson and on the East by U.S. Highway No. 521.

Tract 2:
ALL that piece, parcel or tract of land, lying, being and situate in Indian land Township, Lancaster County, South Carolina, on the West side of Highway Number 521, containing 32.8 acres, more or less, designated as Tract Number Three on a Plat of Subdivision entitled "Map of property of Mrs. M. Lavinia Davidson", dated September 17, 1957, made by W.C. White, Surveyor, recorded in the Office of the Clerk of Court for Lancaster County, South Carolina, in Plat Book 19 at Page 97, reference to which plat is made for a more particular description.
Less and except from the above described Tracts 1 and 2 is that property conveyed by Deed of Lavinia S. Lynch to Dallas Stephenson dated January 5, 1984, and recorded January 6, 1984 in Book E6, Page 5671, of the Register of Deeds of Lancaster County, South Carolina.

Tract 3:
All that certain piece, parcel or lot of land lying, being and situate in Indian Land Township, Lancaster County, South Carolina, west of U.S. Highway 521 north of the City of Lancaster, being shown, described and designated as Lot 3 (0.78 acre) on plat of survey entitled "LAVINIA S. LYNCH" dated October 18, 1982, made by BRADFORD M. HUCKS & SON, recorded as Plat # 6195 in the Office of the Clerk of Court for Lancaster County, South Carolina, which plat is by reference made a part hereof.

AS-SURVEYED LEGAL DESCRIPTION:

That certain tract or parcel of land situated, lying and being in Indian Land Township, Lancaster County, South Carolina, and being more particularly described as follows:

BEGINNING at an existing iron rod on the westerly margin of the right-of-way of Charlotte Highway (U. S. Highway 521 – variable width public right-of-way), said iron being on the southerly line of the Carol S. Bailey property as described in Deed Book 216, Page 42 of the Lancaster County, South Carolina, Public Registry, said iron being furthermore located South 08°22'37" East a distance of 4,225.89 feet (ground distance) from South Carolina Geodetic Survey Control Monument “Scotts” (NAD 83-2011 Coordinates N: 1,153,184.41 feet; E: 2,043,142.85 feet; Combined Grid Factor: 1.00003742), and runs

thence from said BEGINNING point with the southerly line of the Bailey property as referenced above North 32°30'07" East a distance of 80.52 feet to a point in Charlotte Highway; thence with a line in Charlotte Highway the following seven (7) courses and distances: 1.) South 12°22'10" East a distance of 404.37 feet to a point; 2.) South 09°53'41" East a distance of 100.00 feet to a point; 3.) South 08°08'41" East a distance of 100.00 feet to a point; 4.) South 08°12'36" East a distance of 75.87 feet to a point; 5.) South 04°58'41" East a distance of 201.01 feet to a point; 6.) South 01°49'40" East a distance of 204.06f feet to a point; 7.) North 83°36'23" West a distance of 106.14 feet to an existing iron rod on the westerly margin of the right-of-way of Charlotte Highway, said iron being the northeasterly corner of the Bobby and Brenda Little property as described in Deed Book D13, Page 124 of said Registry; thence with Little's line the following two (2) courses and distances: 1.) North 83°36'23" West a distance of 119.91 feet to an existing iron rod; 2.) South 66°23'09" West a distance of 421.17 feet to an existing iron rod at the northeasterly corner of the Dallas C. Stephenson property as described in Deed Book A6, Page 307 of said Registry; thence with Stephenson's northerly line the following two (2) courses and distances: 1.) South 66°22'23" West a distance of 188.98 feet to an existing iron rod; 2.) South 85°02'44" West a distance of 372.27 feet to an existing iron rod at the northeasterly corner of the Melanie and Robert Bryant property as described in Deed Book 487, Page 276 of said Registry; thence with Bryant's northerly line the following three (3) courses and distances: 1.) South 50°57'53" West a distance of 239.73 feet to an existing iron rod; 2.) North 26°22'42" West a distance of 99.95 feet to an existing iron rod; 3.) North 76°25'27" West a distance of 61.17 feet to a capped existing iron rod at the northeasterly corner of the Denis and Anca Pista property as described in Deed Book 1167, Page 121 of said Registry; thence with the northerly line of the Pista tract the following two (2) courses and distances: 1.) North 07°13'34" West a distance of 46.30 feet to an existing iron rod; 2.) North 57°13'08" West a distance of 189.63 feet to an existing iron rod at the northeasterly corner of the David L. Whiting property as described in Deed Book 827, Page 319 of said Registry; thence with Whiting's northerly line the following sixteen (16) courses and distances: 1.) North 81°59'34" West a distance of 29.65 feet to an existing iron pipe; 2.) North 08°17'56" East a distance of 13.10 feet to a point in a creek branch; 3.) North 87°40'32" West a distance of 24.29 feet to a point in a creek branch; 4.) North 79°22'33" West a distance of 34.29 feet to a point in a creek branch; 5.) South 76°49'31" West a distance of 10.22 feet to a point in a creek branch; 6.) North 32°08'56" West a distance of 20.01feet to a point in a creek branch; 7.) South 33°06'41" West a distance of 38.90 feet to a point in a creek branch; 8.) North 45°31'45" West a distance of 36.69 feet to a point in a creek branch; 9.) North 80°18'26" West a distance of 96.57 feet to a point in a creek branch; 10.) North 35°55'52" West a distance of 19.91 feet to a point in a creek branch; 11.) North 47°20'00" West a distance of 29.00 feet to a point in a creek branch; 12.) North 18°02'18" West a distance of 15.49 feet to a point in a creek branch; 13.) North 37°57'22" West a distance of 19.13 feet to a point in a creek branch; 14.) North 71°35'13" West a distance of 9.81 feet to a point in a creek branch; 15.) South 21°45'34" West a distance of 15.19 feet to a point in a creek branch; 16.) South 09°08'09" East, and passing an existing iron rod at 14.19 feet, for a total distance of 129.49 feet to an existing iron rod at the northeasterly corner of the Craig and Rebeca Drozdz property as described in Deed Book 1097, Page 339 of said Registry; thence with the line of the Drozdz property South 87°25'02" West a distance of 230.89 feet to an existing iron rod; thence with another line of the Drozdz property as referenced above, and continuing with the northerly line of the Dallas C. Stephenson property as described in Deed Book A6, Page 307 of said Registry, South 87°26'14" West a distance of 354.78 feet to an existing iron rod; thence continuing with the northerly line of the Dallas C. Stephenson property as referenced above the following two (2) courses and distances: 1.) South 57°05'52" West a distance of 60.21 feet to an existing iron rod; 2.) North 69°01'28" West a distance of 409.10 feet to an existing iron rod on the easterly line of the Grace H. Hucks property as described in Deed Book M11, Page 59 of said Registry; thence with Hucks' easterly line North 01°23'09" West a distance of 391.47 feet to an existing iron rod at the southwesterly corner of the SRAM 1, LLC property as described in Deed Book 1346, Page 183 of said Registry; thence with the southerly line of the SRAM1, LLC property North 68°33'30" East a distance of 31.11 feet to an existing

iron rod at the corner of the Carol S. Bailey property as described in Deed Book 216, Page 42 of said Registry; thence with Bailey's line the following eight (8) courses and distances: 1.) South 60°18'59" East a distance of 428.00 feet to a capped existing iron rod; 2.) South 81°20'05" East a distance of 296.79 feet to an existing "X" in a 10" Gum tree; 3.) North 77°01'23" East a distance of 341.02 feet to an existing iron rod; 4.) North 76°36'41" East a distance of 738.38 feet to an existing iron rod; 5.) North 76°36'59" East a distance of 799.51 feet to an existing iron rod; 6.) North 25°45'37" East a distance of 333.22 feet to an existing iron rod; 7.) North 08°43'11" East a distance of 144.70 feet to an existing iron rod; 8.) North 32°30'07" East a distance of 82.28 feet to the point and place of BEGINNING; containing 1,397,084 square feet or 32.073 acres, more or less, as shown on a survey by James Mauney & Associates, P.A. dated October 14, 2020, as revised (Map File F-2116).

Exhibit B

Development Schedule

Years	Residential
1	0 units
2	216 units
3	___ units
4	___ units
Total	___ units

This Development Schedule is an estimate. The provisions of Section 1.07 of this Agreement apply to this exhibit.

NOTE: County and Developer acknowledge that development of the Property is limited to 216 residential units.

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Exhibit C
Required Information

The Act and Ordinance No. 663 require a development agreement to include certain information. The following information is provided in conformance with the Act and Ordinance No. 663.

(A) *a legal description of the property subject to the agreement and the names of the property's legal and equitable owners.* The legal description of the Property is set forth in Exhibit A. As of the Agreement Date, Pedcor Investments, A Limited Liability Company, a Wyoming for-profit company, is the legal and equitable owner of the Property, except to the extent that Developer has contractual rights to acquire the Property.

(B) *the duration of the agreement which must comply with Code Section 6-31-40.* See Section 1.10.

(C) *a representation by the developer of the number of acres of highland contained in the property subject to the agreement.* See Section 2.02.

(D) *the then current zoning of the property and a statement, if applicable, of any proposed re-zoning of the property.* See Section 1.05.

(E) *the development uses that would be permitted on the property pursuant to the agreement, including population densities, building intensities and height.* See Section 1.06.

(F) *a description of the public facilities that will service the development, including who provides the facilities, the date any new facilities, if needed, will be constructed, and a schedule to assure public facilities are available concurrent with the impacts of the development construction timeline for those facilities. If the agreement provides that the County shall provide certain public facilities, the agreement shall provide that the delivery date of the public facilities will be tied to defined completion percentages or other defined performance standards to be met by the developer.* See Article IV.

(G) *a description, where appropriate, of any reservation or dedication of land for public purposes and any provisions to protect environmentally sensitive property as may be required or permitted pursuant to laws in effect at the time of entering into the agreement.* Developer agrees to comply with all applicable environmental laws.

(H) *a description of all local development permits approved or needed to be approved for the development of the property together with a statement indicating that the failure of the agreement to address a particular permit, condition, term, or restriction does not relieve the developer of the necessity of complying with the law governing the permitting requirements, conditions, terms or restrictions.* See Section 3.04.

(I) *a finding that the development permitted or proposed is consistent, or will be consistent by the time of execution of the agreement, with the County's comprehensive plan and land development regulations.* See Section 2.01(A).

(J) *a description, where appropriate, of any provisions for the preservation and restoration of historic structures.* Developer agrees to comply with all laws applicable to the preservation and restoration of historic structures within the Property.

(K) *a development schedule including commencement dates and interim completion dates at no greater than five year intervals.* See Section 1.07 and Exhibit B.

(L) *if more than one local government is made party to the agreement, a provision stating which local government is responsible for the overall administration of the agreement.* See Section 5.08.

(M) *a listing of the laws and land development regulations that will apply to the development of the property subject to the agreement, including citation to specific ordinance numbers or portions of the County Code of Ordinances or both*. See Section 3.01(B) and Exhibit D.

(N) *a provision, consistent with Code Section 6-31-80, addressing the circumstances under which laws and land development regulations adopted subsequent to the execution of the agreement apply to the property subject to the agreement.* See Section 3.03.

(O) *a provision stating whether the agreement continues to apply to the property or portions of it that are annexed into a municipality or included in a newly-incorporated area and, if so, that the provisions of Code Section 6-31-110 apply*. See Section 5.09.

(P) *a provision [relating to the amendment, cancellation, modification or suspension of the agreement]*. See Section 5.02.

(Q) *a provision for periodic review, consistent with the provisions of Section 8 of Ordinance No. 663*. See Section 5.03.

(R) *a provision addressing the effects of a material breach of the agreement, consistent with the provisions of Section 9 of Ordinance No. 663*. See Section 5.04.

(S) *a provision that the developer, within fourteen days after the County enters into the agreement, will record the agreement with the County Register of Deeds.* See Section 5.07.

(T) *a provision that the burdens of the agreement are binding upon, and the benefits of the agreement shall inure to, all successors in interest to the parties to the agreement.* See Section 1.09(A).

(U) *a provision addressing the conditions and procedures by which the agreement may be assigned*. See Section 1.09(B), Section 3.05 and Section 5.14.

Exhibit D
Laws and Land Development Regulations

1. Ordinance No. 2021-_____ zoning the Property Mixed-Use (MX) District.
2. Ordinance No. 2021-_____, approving this Development Agreement.
3. The Development Agreement Ordinance for Lancaster County, South Carolina: Ordinance No. 663.
4. Unified Development Ordinance of Lancaster County (UDO): Ordinance No. 309, as amended as of the Agreement Date. The UDO includes Ordinance No. 328, as amended, as of the Agreement Date and which is cited as the Land Development Regulations of Lancaster County. A copy of the UDO has been signed by the Parties and is on file in the office of the County Planning Department.
5. Land Development Regulations of Lancaster County: See Unified Development Ordinance of Lancaster County.
6. Article V, Chapter 26, Lancaster County Code of Ordinances, Road Construction Standards.

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PROPOSAL:	Application by Pedcor Investments to approve a Development Agreement with Lancaster County in accordance with Unified Development Ordinance Section 9.2.18 for a proposed 216-unit apartment development located on approximately 33.10 acres of land at 9425 Charlotte Highway (TM # 0008-00-077.00). This application is associated with the companion Zoning Map Amendment RZ-2020-2973 and Master Development Plan MXU-2020-2973.
COUNCIL DISTRICT:	District 7, Brian Carnes

Pedcor Investments has requested to rezone a 33.10 acre parcel from General Business (GB) to Mixed Use (MX) District (*see Staff Report for RZ-2020-2973*). This proposal is for a 216-unit workforce apartment development with two office buildings. The DA does not explicitly state that the mixed-use development will consist of office buildings as the use in addition to the apartments. Should the project be approved, the DA would need to be updated to reflect this use.

The applicant submitted the proposed Development Agreement enclosed with this memo. The Development Agreement reflects the requirements of UDO Section 9.2.18 including, but not limited to: legal description, duration of agreement, description of uses, and traffic impact analysis (TIA).

Unified Development Ordinance (UDO) Section 9.2.18.A.3, Development Agreements (DA) are required for all land development projects that seek rezoning to a mixed-use zoning district.

COMMUNITY FACILITY NEEDS:

No community facility needs have been identified in association with this project to date.

PRIOR ACTIONS:

The Development Agreement was reviewed by the Planning Commission at their meeting on May 18, 2021 where the Commission recommended denial by a vote of 3-1.

The Development Agreement was presented at the Committee of the Whole meeting on June 15, 2021. The Committee received the information. Comments from the Committee included concern about losing land for commercial along US-521, the salary range listed for prospective tenants, and crime in apartment neighborhoods as well as the need for affordable housing. The Committee also asked about other projects the applicant has worked on in South Carolina.

CAROLINA GATEWAY

701 North White Street
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 Council will conduct public hearings on Monday, July 19, 2021. The public hearings will take place at 6:00 PM at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

1. RZ-2020-2973: Application by Pedcor Investments, LLC to rezone a 33.10 acre parcel located at 9425 Charlotte Highway (TM# 0008-00-077.00) from General Business (GB) to Mixed Use (MX) District to develop a 216-unit workforce housing apartment development. This application is associated with the companion Master Development Plan MXU-2020-2973 and Development Agreement DA-2020-2973.
2. MXU-2020-2973: Application by Pedcor Investments, LLC to approve a Master Development Plan and Preliminary Plat for a proposed 216-unit workforce housing apartment development, currently known as Hawthorn Apartments, located on approximately 33.10 acres of land at 9425 Charlotte Highway (TM #'s 0008-00-077.00). This application is associated with the companion Zoning Map Amendment RZ-2020-2973 and Development Agreement DA-2020-2973.
3. DA-2020-2973: Application by Pedcor Investments, LLC to approve a Development Agreement with Lancaster County in accordance with Unified Development Ordinance Section 9.2.18 for a proposed 216-unit apartment development located on approximately 33.10 acres of land at 9425 Charlotte Highway (TM #'s 0008-00-077.00). This application is associated with the companion Zoning Map Amendment RZ-2020-2973 and Master Development Plan MXU-2020-2973.

Copies of the documents to be considered are available for public inspection in the office of the Lancaster County Planning Department.

Public comments may be made in person at the hearing or submitted in written format to be provided 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.

published in CAROLINA GATEWAY in the issue of June 30, 2021.

Benisa G Crumbs
Notary Public of South Carolina

My Commission Expires
January 13, 2031

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2021-1744 / Planning Case Number: RZ-2021-0753
Contact Person / Sponsor: Katie See/Senior Planner
Department: Planning
Date Requested to be on Agenda: 7/19/2021

Issue for Consideration:
Application by Anthony Haltom, Sr. to rezone approximately 5.24 acres located at 10925 Pettus Farm Road (TM# 0003-00-051.00) from Low Density Residential (LDR) to Medium Density Residential (MDR) District.

Points to Consider:
Should the rezoning request be approved, the intention of the applicant is to sell the property to enable it to be developed in conjunction with the adjacent parcels owned by the Pettus family, which are zoned MDR.

Funding and Liability Factors:
N/A

Council Options:
Approve or deny request.

Recommendation:
At the June 15, 2021 Planning Commission meeting, the Commission voted unanimously to recommend approval.

Staff recommends approval of the request to rezone.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2021-1744	7/7/2021	Ordinance
Staff Report	6/14/2021	Planning Staff Report
Application	6/2/2021	Exhibit
Plat	6/2/2021	Exhibit
Location Map	6/2/2021	Exhibit
Pettus TIA Conclusion	6/4/2021	Exhibit
Public Hearing Notice for Ordinance 2021-1744 (Planning Department Case Number: RZ-2021-0753)	6/21/2021	Public Hearing Notices

STATE OF SOUTH CAROLINA (
(
COUNTY OF LANCASTER (

ORDINANCE NO. 2021-1744

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE A 5.24 ACRE TRACT OF PROPERTY (TMS# 0003-00-051.00), LOCATED AT 10925 PETTUS FARM ROAD, LANCASTER, SOUTH CAROLINA, FROM LDR, LOW DENSITY RESIDENTIAL DISTRICT, TO MDR, MEDIUM DENSITY RESIDENTIAL DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Anthony Haltom, Sr., applied to rezone a 5.24 acre tract, more or less, parcel of property located at 10925 Pettus Farm Road, Lancaster, South Carolina (TMS # 0003-00-051.00) from LDR, Low Density Residential District, to MDR, Medium Density Residential District.

(b) On June 15, 2021, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a unanimous vote, recommended approval of the rezoning request.

(c) The Future Land Use Category of the subject properties is Neighborhood Mixed-Use, which corresponds to the Community Type of Walkable Neighborhood. The adopted Comprehensive Plan states that the Suburban Single-Family Neighborhood Community Type "is synonymous with the Place Type "Mixed-Use Neighborhood." This is due to its very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value. This Place Type and Community Type has its roots in the traditional character of American communities during the early part of the 20th century, and has been revived in recent decades as a relevant option for future development."

The Neighborhood Mixed-Use Future Land Use Category extends across the northern half of the panhandle, terminating at Highway 75/Waxhaw Highway. The Neighborhood Mixed-Use Future Land Use Category and Walkable Neighborhood Community Type are, by default, intended to be compatible with the existing suburban character of the area.

The requested MDR district is consistent with the Neighborhood Mixed-Use Future Land Use category as defined in the Comprehensive Plan.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from LDR, Low Density Residential District, to MDR, Medium Density Residential District, for the following properties as identified by tax map number or other appropriate identifier:

Tax Map No. 0003-00-051.00

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 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 _____, 2021.

LANCASTER, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading: July 19, 2021
Public Hearing: July 19, 2021
Second Reading: August 9, 2021
Third Reading: August 23, 2021

Approved as to form:

_____
John DuBose, County Attorney

PROPOSAL:	Request to rezone approximately 5.24 acres of property
PROPERTY LOCATION:	10925 Pettus Farm Road (TM# 0003-00-051.00)
CURRENT ZONING DISTRICT:	Low Density Residential (LDR) District
PROPOSED ZONING DISTRICT:	Medium Density Residential (MDR) District
APPLICANT:	Anthony Haltom, Sr.
COUNCIL DISTRICT:	District 7, Brian Carnes

OVERVIEW:

Proposal

The applicant has requested to rezone one parcel approximately 5.24 acres in size. Should the rezoning request be approved, the intention of the applicant is to sell the property to enable it to be developed in conjunction with the adjacent parcels owned by the Pettus family, which are zoned MDR.

Site Information

The parcel proposed to be rezoned is currently improved with one single-family home and is predominantly wooded.

Summary of Adjacent Zoning and Uses

The property is surrounded predominantly by LDR and MDR zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	MDR; LDR	Single-Family Residential; Vacant
South	Lancaster County	MDR	Single-Family Residential; Farm
East	Lancaster County	MDR	Single-Family Residential; Vacant
West	Lancaster County	MDR	Single-Family Residential

Recent Projects in Surrounding Area			
Case #	**Description**	**Date**	**Outcome**
MX-2018-002	Sugar Creek IMX Townhomes	6-24-19 (CC)	Approved
SD-2019-001	Patterson Preserve Prelim Plat – 177 Lots	6-18-19 (PC)	Approved
RZ/MX-2020-2650	Redwoods	4-12-21 (CC)	Approved

ANALYSIS & FINDINGS:

Zoning Districts

Current LDR

As previously noted, the subject property is currently zoned LDR District.

Pursuant to UDO Chapter 2.3, the LDR 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 MDR

UDO Chapter 2.3 describes that the requested MDR 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*.

Compatibility with Surrounding Area

The subject property is surrounded by the LDR and MDR Districts. The requested MDR District is intended for the same single-family residential and related uses as the LDR District, but with an increased permitted density of 2.5 units per acre (as compared with 1.5 for LDR District). This area is characterized by single-family homes on lots of varying sizes and farmland. The requested zoning district would be consistent with the existing, adjacent MDR-zoned parcels.

The subject parcel is in close proximity to recently approved residential subdivisions, including Sugar Creek, Patterson Preserve, and Redwoods. While the subject parcel is close to major residential developments, the parcel itself can only be accessed by Pettus Farm Road, which is a gravel drive located off of Pettus Farm Road that ultimately connects to Barberville Road. Improvements will be required for Pettus and Pettus Farm Roads in order to accommodate future development. *See Transportation section below*.

RELATIONSHIP TO PUBLIC PLANS

Lancaster County Comprehensive Plan Consistency

The Future Land Use Category of the subject properties is Neighborhood Mixed-Use, which corresponds to the Community Type of Walkable Neighborhood. The adopted Comprehensive Plan states that the Suburban Single-Family Neighborhood Community Type "is synonymous with the Place Type "Mixed-Use Neighborhood." This is due to its very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value. This Place Type and Community Type has its roots in the traditional character of American communities during the early part of the 20th century, and has been revived in recent decades as a relevant option for future development." The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

The Neighborhood Mixed-Use Future Land Use Category extends across the northern half of the panhandle, terminating at Highway 75/Waxhaw Highway. The Neighborhood Mixed-Use Future Land Use Category and Walkable Neighborhood Community Type are, by default, intended to be compatible with the existing suburban character of the area.

The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below. The requested MDR district is consistent with the Neighborhood Mixed-Use Future Land Use category.

Walkable Neighborhood: Land Use Considerations		
Church	Condominium/Apartment	Community Park / Pocket Park
Government Building	Natural Area	Neighborhood Commercial
Professional Office	Restaurant	School
Single-Family Attached Home (Townhome/Duplex)	Single-Family Detached Home	

INFRASTRUCTURE CONSIDERATIONS

Transportation

No Traffic Impact Analysis (TIA) or traffic improvements are specifically required for the proposed rezoning request. However, a TIA has been submitted by Kimley-Horn and Associates, Inc. as required by Section 6.8 of the UDO. The applicant intends on selling the subject parcel so it may be included as part of an anticipated single-family residential major preliminary plat. No major subdivision application has been made to the County at this time. The TIA has not been reviewed by the County's engineering consultant but it does propose the improvements listed below (see attached Conclusions):

Intersection	Improvements
Pettus Road & Pettus Farm Road	▪ Construction of a westbound right-turn lane along Barberville Road at Pettus Road with 100' of storage. ▪ Per SCDOT, improvements to Pettus Road will be necessary to bring the pavement width and asphalt depth to an acceptable standard.

Should this request to rezone be approved, the TIA will be reviewed by the County's engineering consultant and approved prior to preliminary plat approval. A sketch plan is required to be submitted before a preliminary plat could be submitted which would include this parcel.

The subject parcel is located north of Barberville Road which is maintained by SCDOT. Traffic volumes on Barberville Road between Fort Mill Highway (Highway 160) and the SC/NC border are shown below:

STREET	**VEHICLES PER DAY**		
	2019	**2016**	**2013**
Barberville Road	6,300	6,300	4,500
Source: SCDOT Traffic Counts 2009-2019			

Public Utilities

The Sugar Creek residential development has to build the proposed Upper Sugar Creek Pump Station and Forcemain project as well as any other associated dependent offsite infrastructure (i.e. trunk sewer line/waterline) and place the infrastructure in operation before LCWSD can invoice capacity fees and review any other project needing to connect to the downstream dependent infrastructure.

Public Schools

Students in this area will attend Harrisburg Elementary, Indian Land Intermediate, Middle & High Schools.

PHOTOS OF PROJECT AREA:



Looking directly at one subject property



Looking south along driveway – going away from subject house



Looking south along Pettus Road



Looking west along Camp Cox Circle

STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone approximately 5.24 acres (TM# 0003-00-051.00) from Low Density Residential (LDR) District to Medium Density Residential (MDR) District, pursuant to the following findings of fact:

1. That the subject project consists of the following parcel TM# 0003-00-051.00;
2. That the subject property is currently zoned LDR District and is proposed to be rezoned MDR District;
3. That the subject property has a Future Land Use designation of Neighborhood Mixed Use, and a Community Type of Walkable Neighborhood Community Type; and
4. That the proposed MDR District is generally consistent with the surrounding area which is comprised of LDR and MDR Districts.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map

STAFF CONTACT:

Katie See, AICP, Senior Planner
ksee@lancastersc.net | 803-416-9395

DocuSign Envelope ID: 04045E64-DFA9-4D07-9355-EABD495AF2C4

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.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 10925 Pettus Farm Road

City Indian Land State SC Zip 29707 Tax Parcel ID 0003-00-051.00

Current Zoning LDR Current Use Single Family Residence

Proposed Zoning MDR Total Acres 5.24

Project Description Seeking rezoning to MDR to be more compatible with surrounding properties and approved developments.

Surrounding Property Description Mix of single family homes and newer approved subdivisions.

CONTACT INFORMATION

Applicant Name Anthony D. Haltom, Sr.

Address 10925 Pettus Farm Road

City Indian Land State SC Zip 29707 Phone -704-401-8048

Fax N/A Email - panheadtony@yahoo.com

Property Owner Name Anthony D. Haltom, Sr.

Address 10925 Pettus Farm Road

City Indian Land State SC Zip 29707 Phone -

Fax N/A Email -

DocuSign Envelope ID: 04045E64-DFA9-4D07-9355-EABD495AF2C4

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.

DocuSigned by:
Anthony D. Haltom
BDFD80E239B743F...

3/26/2021

Applicant Anthony D. Haltom, Sr. Date

DocuSigned by:
Anthony D. Haltom
BDFD80E239B743F...

3/26/2021

Property Owner(s) Anthony D. Haltom, Sr. 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**

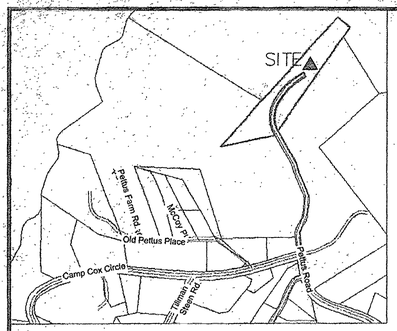
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and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

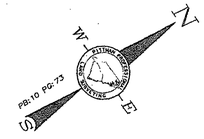


VICINITY MAP (NOT TO SCALE)

NUMBER	DIRECTION	DISTANCE
L1	N 44°40'48" E	26.82 '
L2	S 40°29'53" W	67.49 '
L3	S 36°44'43" W	12.43 '

Surveyed 4.22.2013 SCALE 1" = 50'

50 0 50 100



Tax Map # 3-00-052.00
JOSEPH A & JANE M PETTUS
PETTUS REVOCABLE LIVING TRUST
Db. 301 Pg. 19

Tax Map # 3-00-049.16
ELIZABETH P HOWEY
Db. 6 Pg. 1090
Pb. 2731

#5 Rebar Set
L1
¾" Pipe Found
N 44°40'48" E 465.62 '
Stone Found
N 43°33'00" E 832.62 '
S 79°12'02" W 439.73 '
92.70'
15" Poplar Tree Found
S 55°27'34" E 134.03 '
Tax Map # 3-00-051.00
Pb. 10 Pg. 73
5.24 Acres ± Crds.
1 Story Brick House
462.07'
18.30'
Gravel Drive
OHU
¾" Pipe Found
L3
#5 Rebar Set
S 36°44'43" W 916.17 '
1" Pipe Found
L2
#5 Rebar Found
1093.09' to Camp Cox Circle
PETTUS FARM ROAD

Tax Map # 3-00-052.00
JOSEPH A & JANE M PETTUS
PETTUS REVOCABLE LIVING TRUST
Db. 301 Pg. 19

Tax Map # 3-00-052.00
JOSEPH A & JANE M PETTUS
PETTUS REVOCABLE LIVING TRUST
Db. 301 Pg. 19

Tax Map # 3-00-049.16
ELIZABETH P HOWEY
Db. 6 Pg. 1090
Pb. 2731

2013007561
PLAT LARGE
RECORDING FEES $20.00
PRESENTED & RECORDED:
05-24-2013 11:15 AM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: JOHN LANE REGISTER
BK:PLAT 2013
PG:247-247

SOUTH CAROLINA
KENT J JETTER PITTMAN
PROFESSIONAL LAND SURVEYING INC.
NO. C01394
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL LAND SURVEYOR
No. 27451
KENT COOPER HUDSON

General Notes:
1. Measurements on this map are in feet and decimals thereof.
2. All set corners are #5 (⅝") Rebar unless otherwise noted.
3. This plat is subject to any Easements, Agreements, or Rights of Ways of Record prior to date of this plat, which was not visible at the time of our survey.

References:
1. As Shown.

No new lots or property lines established.

Certification:
I, hereby state to the best of my professional knowledge, information and belief, this survey shown herein was made in accordance with the requirements of the Standards Of Practice Manual for Land Surveying in South Carolina, and meets or exceeds the requirements for a class "A" survey as specified therein; also there are no visible encroachments or projections other than shown.

Signed _____
Kent Cooper Hudson PLS#27451
Kent@pplsurvey.com

No.	DATE	REVISION

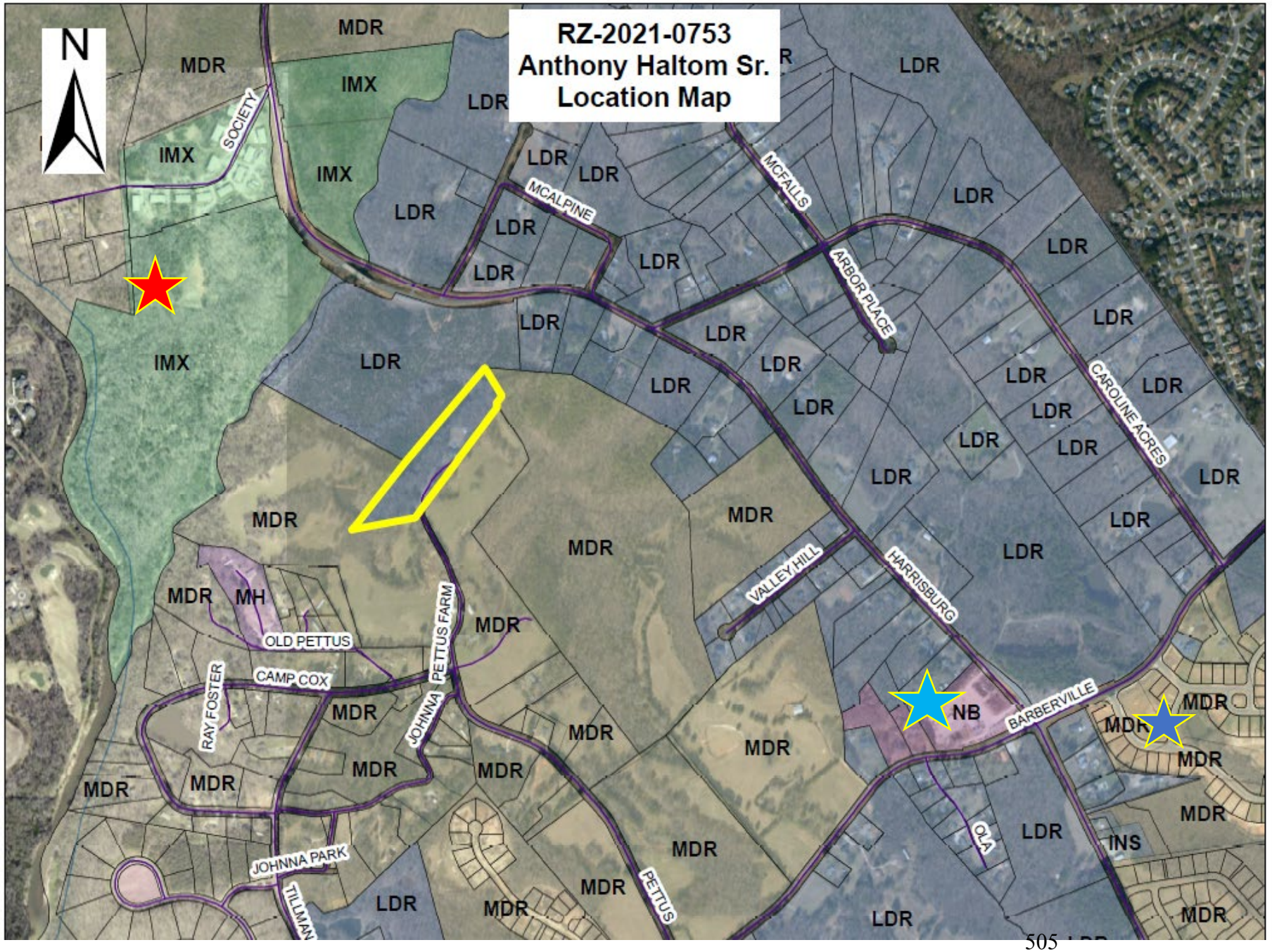
PROJECT No: POD14
DATE 4/22/13
SCALE 1"=50'
DES. ____
DR. JCR
CKD. KCH

CAMDEN, SC
PHOTO CONTROL SURVEYS
CONSTRUCTION SURVEYS
BOUNDARY SURVEYS
PHYSICAL SURVEYS
www.pplsurvey.com
(803) 547-7569 FAX (803) 547-0766
(803) 475-2809
PITTMAN PROFESSIONAL LAND SURVEYING INC.
FORT MILL, SC
TOPOGRAPHIC MAPS
ROUTE SURVEYS
SUBDIVISIONS
SITE PLANS
P.O. BOX 1513, FORT MILL, SC 29716
218 DUCK COVE ROAD, CAMDEN, SC 29020

BOUNDARY & PHYSICAL SURVEY FOR
ANTHONY D. HALTOM SR
10925 PETTUS FARM ROAD SOUTH CAROLINA
LANCASTER COUNTY, INDIAN LAND TOWNSHIP,

SHEET NO.
S 1

File Name: pl20fd14lp0d14.dwg



Lancaster County
South Carolina

Proposal:
Request to rezone from LDR to MDR

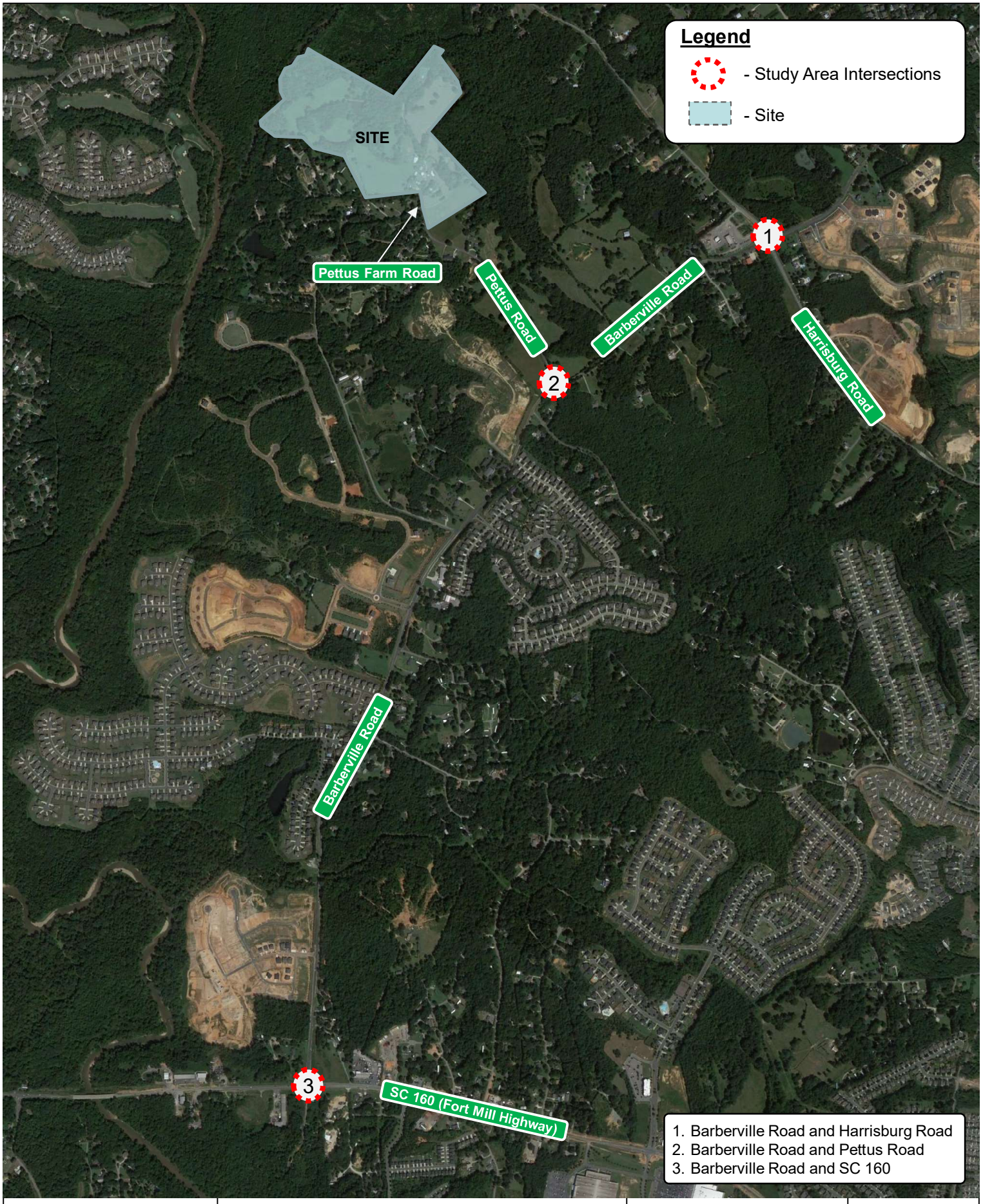
Legend:

Subject Property

Covington Development

Sugar Creek Development

Shamrock Landscaping



Kimley»Horn	Pettus Farm Development Traffic Impact Analysis	Site Location	Figure 2.1

Kimley»Horn	**Pettus Farm Development Traffic Impact Analysis**	**Site Plan**	**Figure 2.2**

8.0 Conclusions

Based on the analyses contained herein, the following transportation improvements are recommended as developer mitigation:

- Construction of a westbound right-turn lane along Barberville Road at Pettus Road with 100 feet of storage.
- Per SCDOT, improvements to Pettus Road will be necessary to bring the pavement width and asphalt depth to an acceptable standard.

The recommended developer mitigation is shown in **Figure 8.1**. The transportation improvements for the study intersections are subject to approval by SCDOT and Lancaster County. All additions and attachments to State and County roadway system shall be properly permitted, designed, and constructed in conformance to standards maintained by the agencies.

The Lancaster News

701 North White Street
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, June 15, 2021, and Monday, July 19, 2021, respectively. The public hearings will take place at 6:00 PM at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

1. RZ-2021-0687: Application by S & KB Properties to rezone approximately 13.25 acres located at 2329 & 2347 Charlotte Highway (TM# 0049-00-097.00 & 0049-00-096.00) from Low Density Residential (LDR) and Professional Business (PB) to General Business (GB) District to expand the existing storage building business, Space Saver Storage.
2. RZ-2021-0942: Appliation by Fred & Nancy Brackett to rezone approximately 32.5 acres located at 2410, 2420, 2440 & Unaddressed Charlotte Highway (TM# 0049-00-102.00; 0049-00-103.00; 0049-00-082.01; 0049-00-104.02) from Low Density Residential (LDR) and Professional Business (PB) Districts to General Business (GB) District.
3. RZ-2021-0753: Application by Anthony Haltom, Sr. to rezone approximately 5.24 acres located at 10925 Pettus Farm Road (TM# 0003-00-051.00) from Low Density Residential (LDR) to Medium Density Residential (MDR) District.
4. RZ-2021-0881: Application by Shareena Webb to rezone a 10.0-acre portion of the property located at 2417 Lynwood Drive (TM# 0102-00-017.03) from Low Density Residential (LDR) District to Institutional (INS) District.
5. RZ-2021-0961: Application by Melinda Hoopaugh to rezone approximately 0.789 acres located at the intersection of Fort Mill Hwy and Kohut Dr. (TM# 0006N-0B-005.01) from Neighborhood Business (NB) to General Business (GB) District.
6. RZ-2021-0962: Application by Melinda Hoopaugh to rezone approximately 1 acre located at 9839 Kohut Dr. (TM# 0006N-0B-008.00) from Medium Density Residential (MDR) to General Business (GB) District.
7. RZ-2021-0917: Application by Jonathan Lee to rezone approximately 1.67 acres located at 585 Monroe Hwy. (TM# 0061-00-011.00) from Institutional (INS) to Low Density Residential (LDR) District.
8. RZ-2021-0959: Application by WTC of Lancaster, LLC to rezone approximately 1.8 acres located near the intersection of Pageland Hwy and Rock River Road. (a portion of TM# 0058-00-116.00) from Rural Residental (RR) to Rural Business (RUB) District.
9. CU-2021-1167: Application by Pavilion Development Company for a conditional use permit to allow Minor Maintenance and Repair near the intersection of Charlotte Hwy and Shelley Mullis Road (TM# 0013-00-049.01).

The following item only requires one public hearing before the Lancaster County Planning Commission on Tuesday, June 15, 2021, at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

1. SD-2020-1750: Application by Carolina Ventures 1 LLC (Robert Turi) for a major preliminary plat consisting of 281 single-family detached lots located at the southeastern intersction of Van Wyck and Griffin Roads (TM #s 0019-00-027.01, 0019-00-027.02, 0019-00-029.00, 0019-00-035.00, 0019-00-025.00). The project is approximately 152.40 acres in size and is zoned Medium Density Residential (MDR).

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.

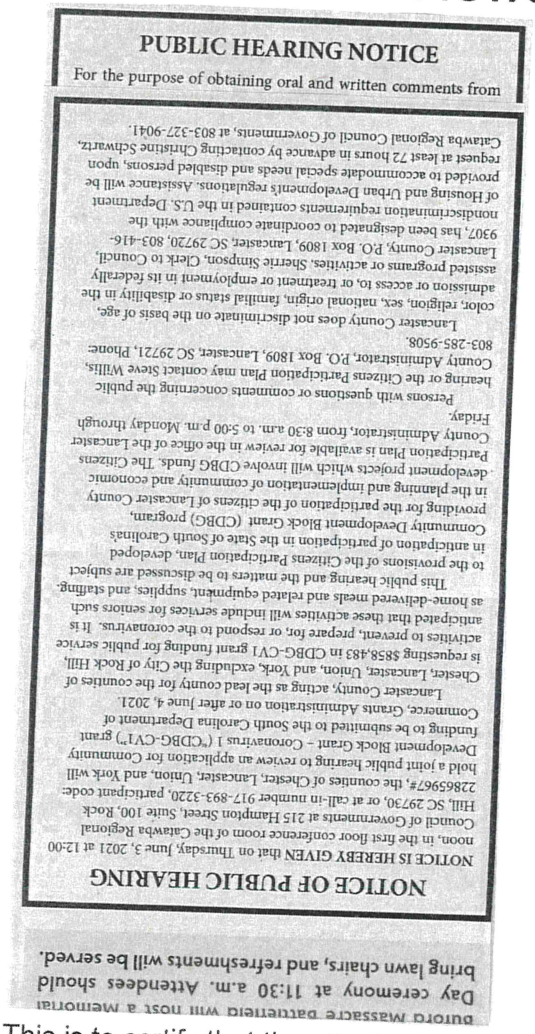
Public comments may be made in person at the hearing or submitted in written format to be provided to County Council at the public hearing. Comments made in person or in writing should be limited to three (3) minutes in duration if read aloud. Written comments may be submitted either by online submission 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

l Notice was published in The Lancaster
2021.

Notary Public of South Carolina

The Lancaster News

701 North White Street
PO Box 640
Lancaster, SC 29721
803-283-1133



PUBLIC HEARING NOTICE

For the purpose of obtaining oral and written comments from

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, June 3, 2021 at 12:00 noon, in the first floor conference room of the Catawba Regional Council of Governments at 215 Hampton Street, Suite 100, Rock Hill, SC 29730, or at call-in number 917-893-3220, participant code: 22865967#, the counties of Chester, Lancaster, Union, and York will hold a joint public hearing to review an application for Community Development Block Grant – Coronavirus 1 ("CDBG-CV1") grant funding to be submitted to the South Carolina Department of Commerce, Grants Administration on or after June 4, 2021.

Lancaster County, acting as the lead county for the counties of Chester, Lancaster, Union, and York, excluding the City of Rock Hill, is requesting $858,483 in CDBG-CV1 grant funding for public service activities to prevent, prepare for, or respond to the coronavirus. It is anticipated that these activities will include services for seniors such as home-delivered meals and related equipment, supplies, and staffing.

This public hearing and the matters to be discussed are subject to the provisions of the Citizens Participation Plan, developed in anticipation of participation in the State of South Carolina's Community Development Block Grant (CDBG) program, providing for the participation of the citizens of Lancaster County in the planning and implementation of community and economic development projects which will involve CDBG funds. The Citizens Participation Plan is available for review in the office of the Lancaster County Administrator, from 8:30 a.m. to 5:00 p.m. Monday through Friday.

Persons with questions or comments concerning the public hearing or the Citizens Participation Plan may contact Steve Willis, County Administrator, P.O. Box 1809, Lancaster, SC 29721, Phone: 803-285-9508.

Lancaster County does not discriminate on the basis of age, color, religion, sex, national origin, familial status or disability in the admission or access to, or treatment or employment in its federally assisted programs or activities. Sherrie Simpson, Clerk to Council, Lancaster County, P.O. Box 1809, Lancaster, SC 29720, 803-416-9307, has been designated to coordinate compliance with the nondiscrimination requirements contained in the U.S. Department of Housing and Urban Developments regulations. Assistance will be provided to accommodate special needs and disabled persons, upon request at least 72 hours in advance by contacting Christine Schwartz, Catawba Regional Council of Governments, at 803-327-9041.

Buford Massacre battlefield will host a Memorial Day ceremony at 11:30 a.m. Attendees should bring lawn chairs, and refreshments will be served.

This is to certify that the attached Legal Notice was published in The Lancaster News in the issue of May 23, 2021.

Notary Public of South Carolina

My Commission Expires
January 13, 2031

CAROLINA GATEWAY

701 North White Street
PO Box 640
Lancaster, SC 29721
803-283-1133

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published in CAROLINA

of South Carolina

CAROLINA GATEWAY

701 North White Street
PO Box 640
Lancaster, SC 29721
803-283-1133

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4. RZ-2021-0881: Application by Shareena Webb to rezone approximately [illegible] property located at [illegible] Cedar Creek Road, Lancaster.

● Simple Faith Ranch, 3248 New Hope Road, Lancaster

Ancillary sites are Lancaster County Farmer's Market, 1920 Pageland Highway, Lancaster (only open June 5, 7 a.m.-1 p.m.); Lindsay Pettus Greenway, 459 Colonial Drive, Lancaster; and Dianne Mahaffee Studio, 2875 New Hope Road, Lancaster.

For details, visit clemson.edu/extension/agandarttour.

County chamber Summer Soiree is June 24

The Lancaster County Chamber of Commerce and Founders Federal Credit Union present The Summer Soiree annual meeting and awards at 6 p.m. June 24 at Catawba Falls Events Center, 4223 Cedar Creek Road, Lancaster.

homestead using funds [illegible] place.

Adam Ivy established the rolling acres of lovely Piedmont farmland. In 1850, The Ivy Place sits on 33 that process."

People like being a part of to produce healthy foods. ing. It takes time and work appreciate what they're eat- get our here, they begin to when they from, and where their food comes a b o u t t h i n k folks don't a lot of know that mine. Ivy lived there for almost 40 years, raising a family.

Next, a doctor from New York City bought it and turned it into a working dairy farm that operated until the 1950s.

After a period when the house stood vacant, the Graham family took over in 1978. Terry and Genie Graham and their family are all-in on preserving the beauty of their property with three generations actively helping out, along with friends who enjoy being around the happy

Stuart Graham



earned from a local gold

2020.

This is to certify that the attached Legal Notice was published in CAROLINA GATEWAY in the issue of May 26, 2021.

Benita G Gambs
Notary Public of South Carolina

My Commission Expires
January 13, 2031

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2021-1747 / Planning Case Number: RZ-2021-0881
Contact Person / Sponsor: Robert Tefft, Senior Planner
Department: Planning
Date Requested to be on Agenda: 7/19/2021

Issue for Consideration:
Application by Shareena Webb to rezone a 10.0-acre portion of the property (TM# 0102-00-017.03) located at 2417 Lynwood Drive from Low Density Residential (LDR) District to Institutional (INS) District.

Points to Consider:
Proposal
The applicant is requesting to rezone a 10.0-acre portion of the 48.9-acre parcel of land located at 2417 Lynwood Drive (TM# 0102-00-017.03) from Low Density Residential (LDR) District to Institutional (INS) District. The applicant has indicated their intent with the rezoning is to propose an event venue with a maximum square footage of approximately 12,000 square feet. The current LDR District allows event venues; however the maximum square footage is limited to 6,000 square feet.
Site Information
The proposed 10.0-acre parcel is to be located toward the rear of the overall property and accessed via a 22-foot wide gravel driveway from Lynwood Drive. The proposed parcel is currently vacant; however the balance of the property consists of a single-family dwelling and accessory agricultural buildings.

Compatibility with Surrounding Area
The proposed parcel is surrounded by other property zoned LDR District with further LDR zoning and MDR zoning beyond. This area is generally characterized by single-family homes on lots of varying sizes, agricultural land, and vacant/wooded parcels. The inclusion of the INS District in this area in not necessarily incompatible with the surrounding area; however there are concerns with this rezoning given the intended use and potential future uses of the property.
Use Regulations
Pursuant to UDO Section 5.6.2, the Event Venue/Banquet Hall use is permissible in both the current LDR District and the proposed INS District. However, pursuant to UDO Section 5.6.2.B, in the LDR and MDR Districts, the maximum square footage of the use shall not exceed 6,000 square feet – there is no such limitation in the INS District.
The applicants request to rezone the property is founded in a desire to have a larger building than would otherwise be allowable under the current zoning; however, a rezoning to INS may not be the most appropriate route for this to be accomplished (a text amendment may be more appropriate) as there are numerous other uses that would may be permissible in the INS District that may not be appropriate on the property given the surrounding conditions. A list of the various use that may be permitted in the INS District is attached as Exhibit 3.

Funding and Liability Factors:
N/A

Council Options:
To approve or disapprove the rezoning request.

Recommendation:
Staff recommends disapproval of the request to rezone a 10.0-acre portion of the property (TM# 0102-00-017.03) from Low Density Residential (LDR) District to Institutional (INS) District.

The Planning Commission voted 3-2 (Hinson and Deese voting to recommend approval) to recommend disapproval of the request to rezone at the June 15, 2021 meeting. There were two citizens who spoke in opposition to the request citing noise

and traffic that would be generated by the venue. No citizens spoke in favor of the request.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2021-1747	7/7/2021	Ordinance
Staff Report	6/2/2021	Planning Staff Report
Ex 1: Application	6/2/2021	Exhibit
Ex 2: Location / Zoning Map	6/2/2021	Exhibit
Ex 3: List of Permissible Uses in INS District	6/2/2021	Exhibit
Public Hearing Notice for Ordinance 2021-1747 (Planning Department Case Number: RZ-2021-0881)	6/25/2021	Public Hearing Notices

STATE OF SOUTH CAROLINA (
(
COUNTY OF LANCASTER (

ORDINANCE NO. 2021-1747

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE A TEN ACRE PORTION OF PROPERTY (A PORTION OF TMS# 0102-00-017.03) LOCATED AT 2417 LYNWOOD DRIVE, LANCASTER, SOUTH CAROLINA, FROM LDR, LOW DENSITY RESIDENTIAL DISTRICT, TO INS, INSTITUTIONAL DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Shareena Webb, applied to rezone a 10-acre portion (a portion of TMS # 010-00-017.03), more or less, accessed via a 22-foot-wide gravel driveway from Lynwood Drive at 2417 Lynwood Drive, Lancaster, South Carolina from LDR, Low Density Residential District, to INS, Institutional District.

(b) On June 15, 2021, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a 3-2 vote, recommended denial of the rezoning request.

(c) The Future Land Use Category of the subject parcel is Transitional, which corresponds to the Suburban Single-Family Neighborhood, Suburban Multi-Family Neighborhood, and Suburban Commercial Center Community Types, which are described in the adopted Comprehensive Plan as follows:

> *Suburban Single-Family Neighborhood - Suburban single-family neighborhoods are formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large-lot, low-density single-family homes to denser formats of smaller single-family homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas. Suburban single-family neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers.*
>
> *Suburban Multi-Family Neighborhood - Suburban multifamily neighborhoods are generally formed as complexes or communities, with a relatively uniform housing type and density throughout. They support the highest residential density in the suburban landscape, and may contain one of the following housing types: condominiums, townhomes, senior housing, or apartments. Suburban multifamily neighborhoods are found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers. Buildings are oriented interior to*

the site and typically buffered from surrounding development by transitional uses or landscaped areas. Large parking lots and low street connectivity are common in suburban multifamily neighborhoods.

Suburban Commercial Center - Suburban commercial centers serve the daily needs of surrounding residential neighborhoods. They typically locate near high-volume roads and key intersections, and are designed to be accessible primarily by automobile. Buildings are set back from the road behind large surface parking lots, with little connectivity between adjacent businesses. Common types of suburban centers in the region include multi-tenant strip centers, big box stores, small outparcels with a drive-through, and large shopping malls.

The Transitional Living Future Land Use Category is the dominant future land use category in Lancaster County. The requested INS district is consistent with the Comprehensive Plan.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from LDR, Low Density Residential District, to INS, Institutional District, for the following properties as identified by tax map number or other appropriate identifier:

Tax Map No. (a 10.0 acre portion of 0102-00-017.03)

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 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 _____, 2021.

LANCASTER, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading:	July 19, 2021
Public Hearing:	July 19, 2021
Second Reading:	August 9, 2021
Third Reading:	August 23, 2021

Approved as to form:

_____
John DuBose, County Attorney

PROPOSAL: Request to rezone a 10.0-acre portion of property from Low Density Residential (LDR) District to Institutional (INS) District.

PROPERTY LOCATION: 2417 Lynwood Drive (TM# 0102-00-017.03)

CURRENT ZONING DISTRICT: Low Density Residential (LDR) District

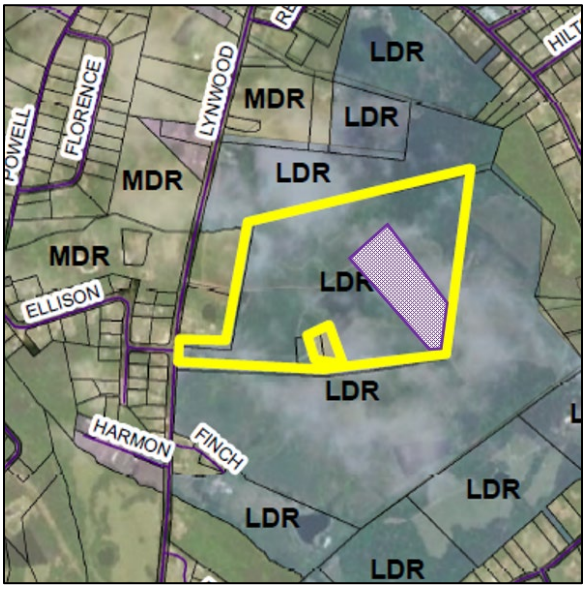
PROPOSED ZONING DISTRICT: Institutional (INS) District

APPLICANT: Shareena Webb

PROPERTY OWNER: Kenneth Goulet

COUNCIL DISTRICT: District 5, Steve Harper

OVERVIEW:



Proposal

The applicant is requesting to rezone a 10.0-acre portion of the 48.9-acre parcel of land located at 2417 Lynwood Drive (TM# 0102-00-017.03) from Low Density Residential (LDR) District to Institutional (INS) District. The applicant has indicated their intent with the rezoning is to propose an event venue with a maximum square footage of approximately 12,000 square feet. The current LDR District allows event venues; however the maximum square footage is limited to 6,000 square feet.

Site Information

The proposed 10.0-acre parcel is to be located toward the rear of the overall property and accessed via a 22-fot wide gravel driveway from Lynwood Drive. The proposed parcel is currently vacant; however the balance of the property consists of a single-family dwelling and accessory agricultural buildings.

Summary of Adjacent Zoning and Uses

The areas immediately adjacent the subject parcel (following subdivision) are zoned LDR. Beyond this are properties zoned either LDR or Medium Density Residential (MDR) District.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	LDR	Single-Family Detached, Agricultural
South	Lancaster County	LDR	Agricultural
East	Lancaster County	LDR	Agricultural
West	Lancaster County	LDR	Single-Family Detached, Agricultural

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently zoned LDR District. Pursuant to UDO Chapter 2.3, the LDR District was *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*.

Pursuant to UDO Section 2.3, the proposed 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

As noted previously, the proposed parcel is surrounded by other property zoned LDR District with further LDR zoning and MDR zoning beyond. This area is generally characterized by single-family homes on lots of varying sizes, agricultural land, and vacant/wooded parcels. The inclusion of the INS District in this area in not necessarily incompatible with the surrounding area; however there are concerns with this rezoning given the intended use and potential future uses of the property.

Use Regulations

Pursuant to UDO Section 5.6.2, the Event Venue/Banquet Hall use is permissible in both the current LDR District and the proposed INS District. However, pursuant to UDO Section 5.6.2.B, in the LDR and MDR Districts, the maximum square footage of the use shall not exceed 6,000 square feet – there is no such limitation in the INS District. The applicants request to rezone the property is founded in a desire to have a larger building than would otherwise be allowable under the current zoning; however, a rezoning to INS may not be the most appropriate route for this to be accomplished (a text amendment may be more appropriate) as there are numerous other uses that would may be permissible in the INS District that may not be appropriate on the property given the surrounding conditions. A list of the various use that may be permitted in the INS District is attached as Exhibit 3 to this staff report.

RELATIONSHIP TO PUBLIC PLANS:

Lancaster County Comprehensive Plan

The Future Land Use Category of the subject parcel is Transitional, which corresponds to the Suburban Single-Family Neighborhood, Suburban Multi-Family Neighborhood, and Suburban Commercial Center Community Types, which are described in the adopted Comprehensive Plan as follows:

- *Suburban Single-Family Neighborhood - Suburban single-family neighborhoods are formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large-lot, low-density single-family homes to denser formats of smaller single-family homes. Homes are*

oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas. Suburban single-family neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers.

- *Suburban Multi-Family Neighborhood - Suburban multifamily neighborhoods are generally formed as complexes or communities, with a relatively uniform housing type and density throughout. They support the highest residential density in the suburban landscape, and may contain one of the following housing types: condominiums, townhomes, senior housing, or apartments. Suburban multifamily neighborhoods are found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers. Buildings are oriented interior to the site and typically buffered from surrounding development by transitional uses or landscaped areas. Large parking lots and low street connectivity are common in suburban multifamily neighborhoods.*
- *Suburban Commercial Center - Suburban commercial centers serve the daily needs of surrounding residential neighborhoods. They typically locate near high-volume roads and key intersections, and are designed to be accessible primarily by automobile. Buildings are set back from the road behind large surface parking lots, with little connectivity between adjacent businesses. Common types of suburban centers in the region include multi-tenant strip centers, big box stores, small outparcels with a drive-through, and large shopping malls.*

The Comprehensive Plan further establishes several possible land use considerations representing typical development in these three Community Types which are depicted in the table below.

Suburban SF, MF & Commercial: Land Use Considerations		
Community Center / Pool and Recreational Amenities	Single-Family Detached Home	Single-Family Attached Home (Townhome/Duplex)
Church	School	Community Park
Mobile / Modular Homes	Natural Area	Small Supermarket
Convenience Store	Large Supermarket	Drug Store
Bank	Restaurant	Big Box Commercial
Hotel	Professional Office	Call Center
Medical Office	Fire Station	

The above uses are consistent with those uses found in the INS District; however the INS District includes numerous additional uses that may not be appropriate on the property given the surrounding conditions. Accordingly, staff finds the proposed INS District to be inconsistent with the adopted Comprehensive Plan.

INFRASTRUCTURE CONSIDERATIONS:

Transportation

There are no issues with traffic generated from this request that would pertain strictly to the rezoning. However, the future plans for this parcel would likely create more than 50 peak hour trips to or from this location and therefore require that a Traffic Impact Analysis (TIA) be provided as part of a future site plan submittal.

Public Utilities
Per the LCWSD, public water and sewer is available in close proximity to the subject parcel.

Public Schools
The proposed rezoning would not have an impact on public schools.

PHOTOS OF PROJECT AREAS:



Looking at subject parcel from Lynwood Drive



Looking north along Lynwood Drive



Looking south along Lynwood Drive



Looking west across Lynwood Drive

STAFF RECOMMENDATION:

Staff recommends **disapproval** of RZ-2021-0881, a request to rezone a 10.0-acre portion of property from Low Density Residential (LDR) District to Institutional (INS) District, subject to the following findings of fact:

1. That the subject application concerns the property identified as TM# 0102-00-017.03;
2. That the subject property has a Future Land Use Category of Transitional and Community Types of Suburban Single-Family Neighborhood, Suburban Multi-Family Neighborhood, and Suburban Commercial Center;
3. That the subject property is currently zoned Low Density Residential (LDR) District;

4. That a 10.0-acre portion toward the rear of the property is proposed to be rezoned to Institutional (INS) District;
5. That the proposed INS District is generally consistent with the Transitional Future Land Use Category and Suburban Single-Family Neighborhood, Suburban Multi-Family Neighborhood, and Suburban Commercial Center Community Types;
6. That the INS District includes numerous uses in addition to those typically found in the Transitional Future Land Use Category that may not be appropriate on the property given the surrounding conditions;
7. That, pursuant to UDO Section 5.6.2.B, the existing LDR District limits the maximum square footage of an event venue to 6,000 square feet;
8. That the applicant, as stated in their application, intends to develop an event venue on the subject parcel with a building estimated to be 12,000 square feet in size; and
9. That a rezoning to INS District may not be the most appropriate route for the intended development of the property to be accomplished, and that a text amendment may be more appropriate.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map
3. List of Permissible Uses in INS District

STAFF CONTACT:

Robert Tefft, Senior Planner
rtefft@lancastersc.net | 803-416-9394

Lancaster County
South Carolina

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.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 2417 Lynwood Drive

City Lancaster State SC Zip 29720 Tax Parcel ID 102-00-017.03

Current Zoning LDR Current Use Low Density Residential & Farm Land.

Proposed Zoning INS Total Acres ten (10.0)

Project Description Current zoning district limits our proposed event venue space to 6,000 square feet. The INS district will permit a more suitable for the building estimated to be about 12,000 square feet indoor capacity.

Surrounding Property Description Low Density Residential (LDR)and Farm Use.

CONTACT INFORMATION

Applicant Name Shareena Webb

Address 1113 Real Quiet Lane

City Waxhaw State NC Zip 28173 Phone (704) 208-8692

Fax (980) 422-0107 Email shareenawebb@gmail.com

Property Owner Name Kenneth Goulet

Address 1113 Real Quiet Lane

City Waxhaw State NC Zip 28173 Phone (704) 258-7966

Fax (980) 422-0107 Email kengoulet@carolina.rr.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.

Sharena Webb — 03/31/2021

Applicant — Date

[signature] — 03/31/2021

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 30 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.

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.

Kenneth R. Goulet
2417 Lynwood Drive
Lancaster, SC, 2972

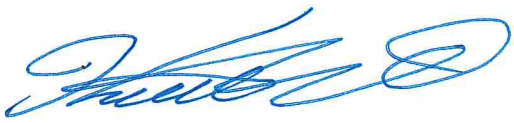
NOTARIZED WRITTEN AUTHORIZATION

I'm writing to confirm that I support the Zoning Map Amendment Application being submitted to the Lancaster County planning department by Shareena Webb.

We appreciate your consideration of our application! If you have any questions regarding this, please give me a call at 704-258-7966.

Thank You!

Ken Goulet
kengoulet@carolina.rr.com

Signature 

Date 03/31/2021

State of North Carolina
County of Mecklenburg
Sworn to and Subscribed before me
on March 31, 2021
by Kenneth R. Goulet
Kala Patel
Notary Public - Comm. Exp.
MY COMMISSION EXPIRES APRIL 11, 2021





GRAPHIC SCALE – FEET (1"= 100')

0 100 200 300 400 500

PLAT OF PROPOSED SUBDIVISION PLAN AND INFRASTRUCTURE FOR

KENNETH GOULET

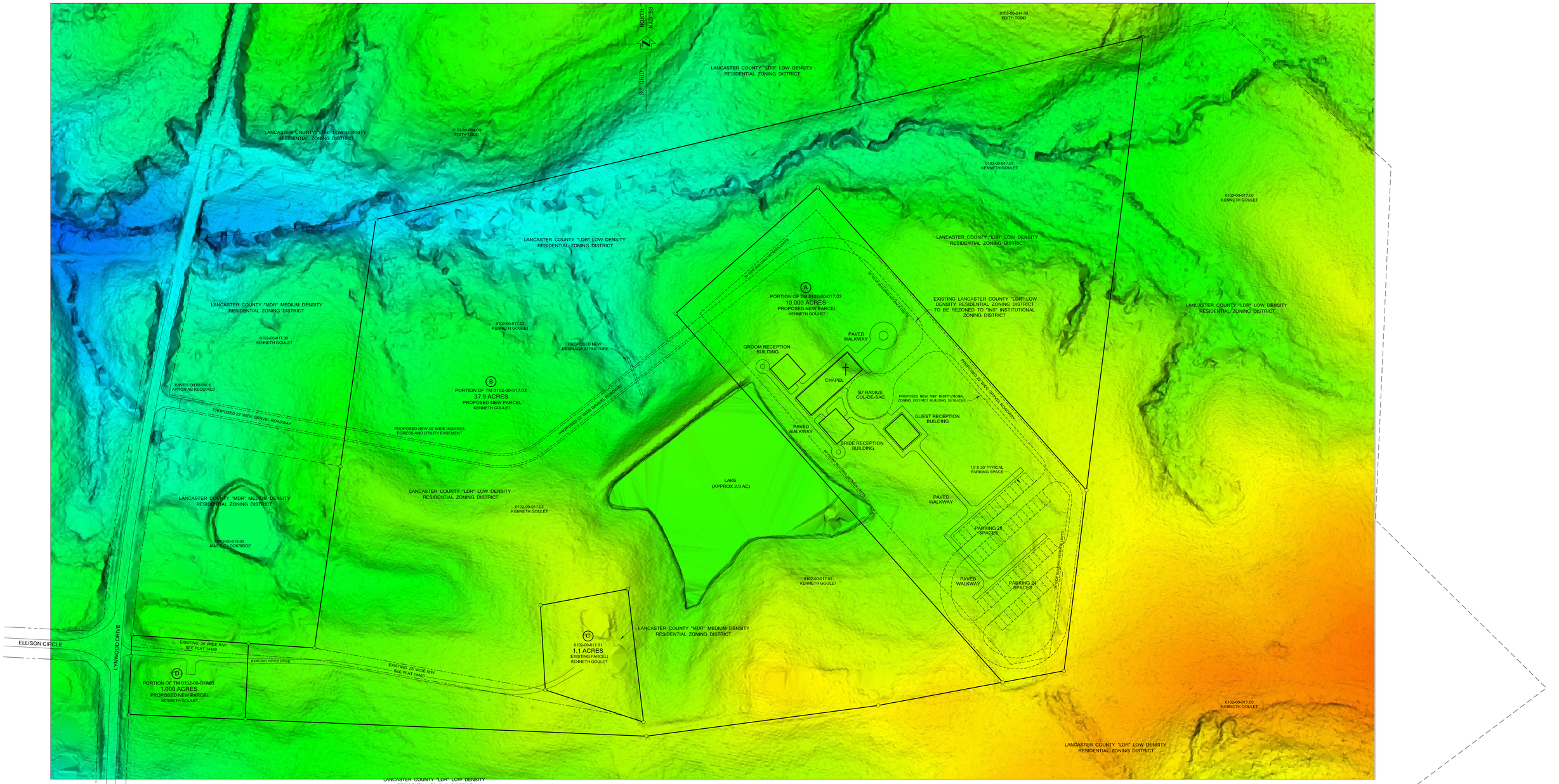
LANCASTER COUNTY — SOUTH CAROLINA

ENFINGER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
803-286-6181
302 EAST ARCH STREET LANCASTER SOUTH CAROLINA 29720

SOUTH CAROLINA — ENFINGER & ASSOCIATES — NO. C00426 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — NO. 11056 — PROFESSIONAL LAND SURVEYOR — EUGENE B. ENFINGER

RESEARCH: EBE	PARTY:	COMPUTER: EBE	CARTOGRAPHER: EBE	DISK: C:_PROJECTS_2021
FILE: GBCDAADA.DWG	BOOK:	TAX MAP: 0102-00-017.03	DATE: MARCH 05 2021	SCALE RATIO: 1: 1200 (1"= 100')



GRAPHIC SCALE – FEET (1"= 100')

0 100 200 300 400 500

PLAT OF PROPOSED SUBDIVISION PLAN AND INFRASTRUCTURE
FOR

KENNETH GOULET

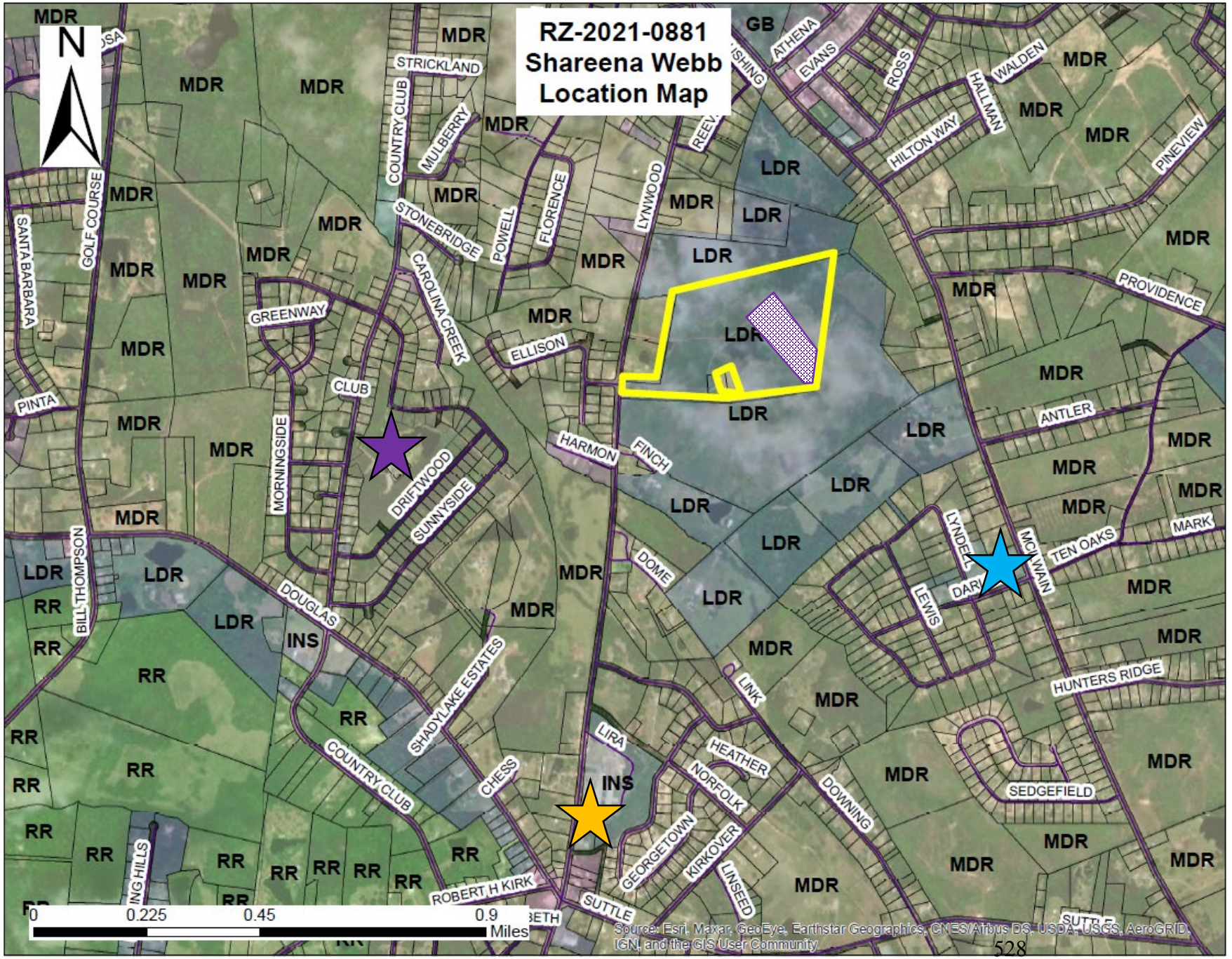
LANCASTER COUNTY SOUTH CAROLINA

ENFINGER & ASSOCIATES
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803-286-6181
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RESEARCH: EBE	PARTY:	COMPUTER: EBE	CARTOGRAPHER: EBE	DISK: C:\PROJECTS_2021
FILE: GBCDAADA.DWG	BOOK:	TAX MAP: 0102-00-017.03	DATE: MARCH 05 2021	SCALE RATIO: 1: 1200 (1"= 100')

SOUTH CAROLINA ENFINGER & ASSOCIATES NO. C00426 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA NO. 11056 PROFESSIONAL LAND SURVEYOR EUGENE B. ENFINGER



Lancaster County
South Carolina

Proposal:

Rezone a 10-acre portion of the property from LDR to INS for an Event Venue.

Legend:

- Subject Property
- Parcel to be Rezoned
- McDonald Green Elementary School
- Sherwood Baptist Church
- Rosewood on Country Club

Use Type	INS
Agriculture and Crop Production/Harvesting	P
Airstrip/Airport	PR
Apiculture (Bee Keeping)	P
ATM	P
Backyard Pens/Coops	PR
Banks, Credit Unions, Financial Services	P
Bed and Breakfast Homes (up to 8 rooms)	PR
Bed and Breakfast Inn (up to 12 rooms)	PR
Boarding or Rooming House	PR
Business Support Services	P
Cemetery	PR
Child/Adult Day Care Home (5 or fewer persons)	PR
Child/Adult Day Care Home (6 or more persons)	PR
College/University	P
Community Support Facility	PR
Conference/Convention Center	P
Correctional Institution	CU
Cultural or Community Facility	P
Day Treatment Center	PR
Dormitory	P
Electric Vehicle Charging Stations	PR
Event Venue/Banquet Hall	PR
Farmer's Markets and Roadside Stands	PR
Food Truck	PR
Forestry	P
Fraternity/Sorority House	P
Gardens (Community and Private)	P
Geothermal Energy Systems	PR
Halfway Homes	SE
Hospital	P
Hotel/Motel	P
Kennels, Indoor	PR
Kennels, Outdoor	CU
Mining - Minor Surface Resource Extraction	PR
Operations, Maint., and Fleet Service Facility	PR
Outside Sales	PR
Outside Sales, Sidewalk Sales	PR
Parking Lot/Structure – Principal Use	PR
Personal Services	P
Places of Assembly	PR

Use Type	INS
Post Office	P
Private Recreation Facilities	PR
Private Recycling Collection Stations	PR
Professional Services	P
Public Recreation Facilities	PR
Public Recycling and Waste Collection Facilities	PR
Public Safety Station	P
Residential Care Facilities (6 or more residents)	PR
Restaurant	PR
Schools – Elementary and Secondary	PR
Schools – Vocational/Technical	P
Solar Energy Systems	PR
Sports Arena/Stadium (4,000 or more seats)	CU
Studio – Art, dance, martial arts, music	P
Theater, Indoor Movie or Live Performance	P
Theater, Outdoor (Amphitheater)	PR
Utilities – Class 1	P
Utilities – Class 2	P
Utilities – Class 3	PR
Wireless Communication Facility (60.01'to 199.99')	PR
Wireless Communication Facility (Concealed)	PR
Wireless Communication Facility (Up to 60.00')	PR

P = Permitted

PR = Permitted with Review

CU = Conditional Use

SE = Special Exception

The Lancaster News

701 North White Street
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, June 15, 2021, and Monday, July 19, 2021, respectively. The public hearings will take place at 6:00 PM at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

1. RZ-2021-0687: Application by S & KB Properties to rezone approximately 13.25 acres located at 2329 & 2347 Charlotte Highway (TM# 0049-00-097.00 & 0049-00-096.00) from Low Density Residential (LDR) and Professional Business (PB) to General Business (GB) District to expand the existing storage building business, Space Saver Storage.
2. RZ-2021-0942: Appliation by Fred & Nancy Brackett to rezone approximately 32.5 acres located at 2410, 2420, 2440 & Unaddressed Charlotte Highway (TM# 0049-00-102.00; 0049-00-103.00; 0049-00-082.01; 0049-00-104.02) from Low Density Residential (LDR) and Professional Business (PB) Districts to General Business (GB) District.
3. RZ-2021-0753: Application by Anthony Haltom, Sr. to rezone approximately 5.24 acres located at 10925 Pettus Farm Road (TM# 0003-00-051.00) from Low Density Residential (LDR) to Medium Density Residential (MDR) District.
4. RZ-2021-0881: Application by Shareena Webb to rezone a 10.0-acre portion of the property located at 2417 Lynwood Drive (TM# 0102-00-017.03) from Low Density Residential (LDR) District to Institutional (INS) District.
5. RZ-2021-0961: Application by Melinda Hoopaugh to rezone approximately 0.789 acres located at the intersection of Fort Mill Hwy and Kohut Dr. (TM# 0006N-0B-005.01) from Neighborhood Business (NB) to General Business (GB) District.
6. RZ-2021-0962: Application by Melinda Hoopaugh to rezone approximately 1 acre located at 9839 Kohut Dr. (TM# 0006N-0B-008.00) from Medium Density Residential (MDR) to General Business (GB) District.
7. RZ-2021-0917: Application by Jonathan Lee to rezone approximately 1.67 acres located at 585 Monroe Hwy. (TM# 0061-00-011.00) from Institutional (INS) to Low Density Residential (LDR) District.
8. RZ-2021-0959: Application by WTC of Lancaster, LLC to rezone approximately 1.8 acres located near the intersection of Pageland Hwy and Rock River Road. (a portion of TM# 0058-00-116.00) from Rural Residental (RR) to Rural Business (RUB) District.
9. CU-2021-1167: Application by Pavilion Development Company for a conditional use permit to allow Minor Maintenance and Repair near the intersection of Charlotte Hwy and Shelley Mullis Road (TM# 0013-00-049.01).

The following item only requires one public hearing before the Lancaster County Planning Commission on Tuesday, June 15, 2021, at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

1. SD-2020-1750: Application by Carolina Ventures 1 LLC (Robert Turi) for a major preliminary plat consisting of 281 single-family detached lots located at the southeastern intersction of Van Wyck and Griffin Roads (TM #s 0019-00-027.01, 0019-00-027.02, 0019-00-029.00, 0019-00-035.00, 0019-00-025.00). The project is approximately 152.40 acres in size and is zoned Medium Density Residential (MDR).

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.

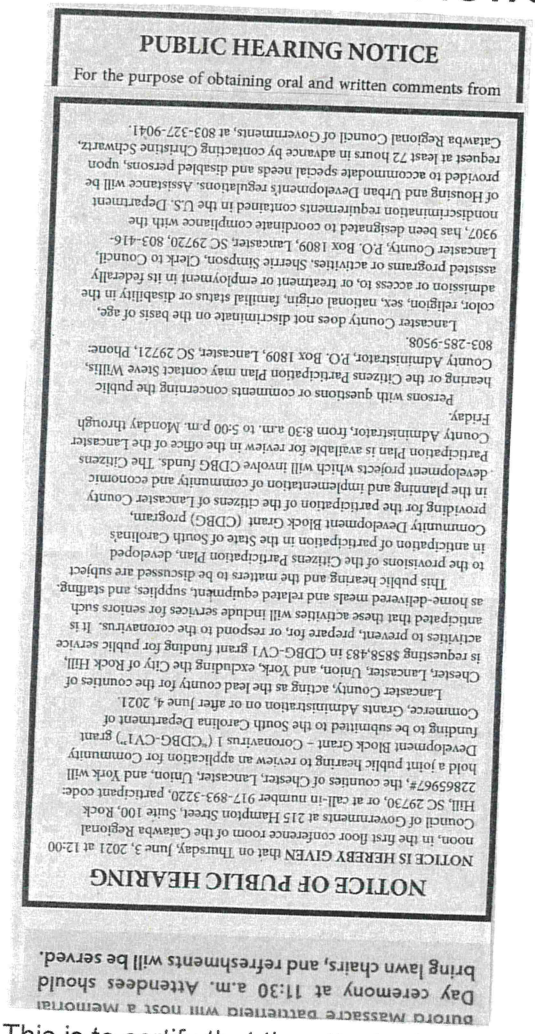
Public comments may be made in person at the hearing or submitted in written format to be provided to County Council at the public hearing. Comments made in person or in writing should be limited to three (3) minutes in duration if read aloud. Written comments may be submitted either by online submission 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

l Notice was published in The Lancaster
2021.

Notary Public of South Carolina

The Lancaster News

701 North White Street
PO Box 640
Lancaster, SC 29721
803-283-1133



PUBLIC HEARING NOTICE

For the purpose of obtaining oral and written comments from

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, June 3, 2021 at 12:00 noon, in the first floor conference room of the Catawba Regional Council of Governments at 215 Hampton Street, Suite 100, Rock Hill, SC 29730, or at call-in number 917-893-3220, participant code: 22865967#, the counties of Chester, Lancaster, Union, and York will hold a joint public hearing to review an application for Community Development Block Grant – Coronavirus 1 ("CDBG-CV1") grant funding to be submitted to the South Carolina Department of Commerce, Grants Administration on or after June 4, 2021.

Lancaster County, acting as the lead county for the counties of Chester, Lancaster, Union, and York, excluding the City of Rock Hill, is requesting $858,483 in CDBG-CV1 grant funding for public service activities to prevent, prepare for, or respond to the coronavirus. It is anticipated that these activities will include services for seniors such as home-delivered meals and related equipment, supplies, and staffing.

This public hearing and the matters to be discussed are subject to the provisions of the Citizens Participation Plan, developed in anticipation of participation in the State of South Carolina's Community Development Block Grant (CDBG) program, providing for the participation of the citizens of Lancaster County in the planning and implementation of community and economic development projects which will involve CDBG funds. The Citizens Participation Plan is available for review in the office of the Lancaster County Administrator, from 8:30 a.m. to 5:00 p.m. Monday through Friday.

Persons with questions or comments concerning the public hearing or the Citizens Participation Plan may contact Steve Willis, County Administrator, P.O. Box 1809, Lancaster, SC 29721, Phone: 803-285-9508.

Lancaster County does not discriminate on the basis of age, color, religion, sex, national origin, familial status or disability in the admission or access to, or treatment or employment in its federally assisted programs or activities. Sherrie Simpson, Clerk to Council, Lancaster County, P.O. Box 1809, Lancaster, SC 29720, 803-416-9307, has been designated to coordinate compliance with the nondiscrimination requirements contained in the U.S. Department of Housing and Urban Developments regulations. Assistance will be provided to accommodate special needs and disabled persons, upon request at least 72 hours in advance by contacting Christine Schwartz, Catawba Regional Council of Governments, at 803-327-9041.

Buford Massacre battlefield will host a Memorial Day ceremony at 11:30 a.m. Attendees should bring lawn chairs, and refreshments will be served.

This is to certify that the attached Legal Notice was published in The Lancaster News in the issue of May 23, 2021.

Notary Public of South Carolina

My Commission Expires
January 13, 2031

CAROLINA GATEWAY

701 North White Street
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, June 15, 2021, and Monday, July 19, 2021, respectively. The public hearings will take place at 6:00 PM at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

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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.

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published in CAROLINA

of South Carolina

CAROLINA GATEWAY

701 North White Street
PO Box 640
Lancaster, SC 29721
803-283-1133

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4. RZ-2021-0881: Application by Shareena Webb to rezone approximately [illegible] property located at [illegible] Cedar Creek Road, Lancaster.

● Simple Faith Ranch, 3248 New Hope Road, Lancaster

Ancillary sites are Lancaster County Farmer's Market, 1920 Pageland Highway, Lancaster (only open June 5, 7 a.m.-1 p.m.); Lindsay Pettus Greenway, 459 Colonial Drive, Lancaster; and Dianne Mahaffee Studio, 2875 New Hope Road, Lancaster.

For details, visit clemson.edu/extension/agandartour.

County chamber Summer Soiree is June 24

The Lancaster County Chamber of Commerce and Founders Federal Credit Union present The Summer Soiree annual meeting and awards at 6 p.m. June 24 at Catawba Falls Events Center, 4223 Cedar Creek Road, Lancaster.

Stuart Graham



[illegible] homestead using funds [illegible] place.

Adam Ivy established the rolling acres of lovely Piedmont farmland. In 1850, The Ivy Place sits on 33 that process."

People like being a part of to produce healthy foods. ing. It takes time and work appreciate what they're eat- get our here, they begin to when they from, and where their food comes a b o u t t h i n k folks don't a lot of know that mine. Ivy lived there for almost 40 years, raising a family.

Next, a doctor from New York City bought it and turned it into a working dairy farm that operated until the 1950s.

After a period when the house stood vacant, the Graham family took over in 1978. Terry and Genie Graham and their family are all-in on preserving the beauty of their property with three generations actively helping out, along with friends who enjoy being around the happy

earned from a local gold

2020.

This is to certify that the attached Legal Notice was published in CAROLINA GATEWAY in the issue of May 26, 2021.

Benita G Gandy
Notary Public of South Carolina

My Commission Expires
January 13, 2031

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2021-1748 / Planning Case Number: RZ-2021-0917
Contact Person / Sponsor: Ashley Davis /Planning
Department: Attorney
Date Requested to be on Agenda: 7/19/2021

Issue for Consideration:
Application by Jonathan Lee/ Jacob Meeks to rezone approximately 1.67 acres located at 585 Monroe Hwy. (TM# 0061-00-011.00) from Institutional (INS) to Low Density Residential (LDR) District.

The applicant has submitted a request to rezone their property located at 585 Monroe Highway. The request comes as an effort to bring the existing residential structure into compliance with Section 2.5.3, Use Table, of the UDO. According to this section, single family residential uses are not permitted uses in the existing Institutional zoning district. Therefore, the existing house is currently considered a legal non-conforming use, which prohibits expansion or significant modifications to the residence.

Points to Consider:
Site Information
The property was recently purchased by the applicant. Tax records show the brick home on this property was constructed in 1962. There is another structure located on the property which the latest survey notes as a storage shed.

Summary of Adjacent Zoning and Uses
The property is surrounded predominantly by LDR and INS zoned properties.

Funding and Liability Factors:
N/A

Council Options:
To approve or deny the proposed rezoning.

Recommendation:
Planning Commission recommended **Approval** by a vote of 5-0.

Staff also recommended approval of the rezoning.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2021-1748	7/8/2021	Ordinance
Planning Staff Report	6/1/2021	Planning Staff Report
Exhibit 1: Applications	6/1/2021	Exhibit
Exhibit 2: Zoning Map	6/1/2021	Exhibit
Public Hearing Notice for Ordinance 2021-1748 (Planning Department Case Number: RZ-2021-0917)	6/25/2021	Public Hearing Notices

STATE OF SOUTH CAROLINA (
(
COUNTY OF LANCASTER (

ORDINANCE NO. 2021-1748

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE A 1.67 ACRE TRACT OF PROPERTY (TMS# 0061-00-011.00), LOCATED AT 585 MONROE HIGHWAY, LANCASTER, SOUTH CAROLINA, FROM INS, INSTITUTIONAL DISTRICT, TO LDR, LOW DENSITY RESIDENTIAL DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Jacob Meeks, applied to rezone a 1.67 acre tract, more or less, parcel of property located at 585 Monroe Highway, Lancaster, South Carolina (TMS # 0061-00-011.00) from INS, Institutional District, to LDR, Low Density Residential District.

(b) On June 15, 2021, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a 5-0 vote, recommended approval of the rezoning request.

(c) The Future Land Use Category of the subject properties is Transitional, which corresponds to the Community Type of Suburban Single-Family Neighborhood. The adopted Comprehensive Plan states that the Suburban Single-Family Neighborhood Community Type *"is formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large lot, low-density single-family homes to denser formats of smaller single-family homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas. Suburban single-family neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers."*

The Transitional Future Land Use Category begins with the Roselyn subdivision near Waxhaw Village Road and extends south to Arrowood Road. The Transitional Future Land Use Category and Suburban Single Family Neighborhood Community Type are, by default, intended to be compatible with the existing suburban character of the area.

The requested LDR district is consistent with the Transitional Future Land Use category.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from INS, Institutional District, to LDR, Low Density Residential District, for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. 0061-00-011.00

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 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 _____, 2021.

LANCASTER, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading: July 19, 2021
Public Hearing: July 19, 2021
Second Reading: August 9, 2021
Third Reading: August 23, 2021

Approved as to form:

_____
John DuBose, County Attorney

PROPOSAL: Request to rezone approximately 1.67 acres of property (TM# 0061-00-011.00).

PROPERTY LOCATION: 585 Monroe Highway

CURRENT ZONING DISTRICT: Institutional (INS) District

PROPOSED ZONING DISTRICT: Low Density Residential (LDR) District

APPLICANT: Jacob Meeks

COUNCIL DISTRICT: District 2, Charlene McGriff

OVERVIEW:

Proposal

The applicant has submitted a request to rezone their property located at 585 Monroe Highway. The request comes as an effort to bring the existing residential structure into compliance with Section 2.5.3, Use Table, of the UDO. According to this section, single family residential uses are not permitted uses in the existing Institutional zoning district. Therefore, the existing house is currently considered a legal non-conforming use, which prohibits expansion or significant modifications to the residence.

The original application for rezoning was submitted by the prior property owner Jonathan Lee. A new application from the current owner has been received (both are included in Attachment 1).

Site Information

The property was recently purchased by the applicant. Tax records show the brick home on this property was constructed in 1962. There is another structure located on the property which the latest survey notes as a storage shed.

Summary of Adjacent Zoning and Uses

The property is surrounded predominantly by LDR and INS zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	LDR	Single-Family Residential
South	Lancaster County	LDR	Single-Family Residential
East	Lancaster County	LDR	Single-Family Residential
West	Lancaster County	INS	SonLight Community Church

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently zoned INS District. Pursuant to UDO Chapter 2.3, the 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 requested LDR 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.*

Compatibility with Surrounding Area

As noted previously, the subject property is predominately surrounded by the LDR District. Currently, this area can be characterized by single-family homes and vacant farm land. Given the close proximity to property zoned LDR and the size of this parcel, staff believes that LDR zoning would be compatible in this area.

RELATIONSHIP TO PUBLIC PLANS

Lancaster County Comprehensive Plan Consistency

The Future Land Use Category of the subject properties is Transitional, which corresponds to the Community Type of Suburban Single-Family Neighborhood. The adopted Comprehensive Plan states that the Suburban Single-Family Neighborhood Community Type "*is formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large lot, low-density single-family homes to denser formats of smaller single-family homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas. Suburban single-family neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers*." The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

The Transitional Future Land Use Category begins with the Roselyn subdivision near Waxhaw Village Road and extends south to Arrowood Road. The Transitional Future Land Use Category and Suburban Single-Family Neighborhood Community Type are, by default, intended to be compatible with the existing suburban character of the area.

The requested LDR district is consistent with the Transitional Future Land Use category.

Transitional: Land Use Considerations		
Mobile/Modular Homes	Single-Family Detached Home	Single-Family Attached Home (Townhome/Duplex)
Church	School	Community Park
Community Center/Pool & Recreational Amenities	Natural Area	

INFRASTRUCTURE CONSIDERATIONS

Transportation

A Traffic Impact Analysis (TIA) is not required for this rezoning request. No improvements are required.

Public Utilities

No additional utilities are required for this request.

Public Schools

This request will not result in additional students.

PHOTOS OF PROJECT AREA:



Looking directly at the subject property.



Looking directly across from the subject property.



Looking southwest along Monroe Hwy.



Looking northeast along Monroe Hwy.

STAFF RECOMMENDATION:

Staff recommends **Approval** of the request to rezone, pursuant to the following findings of fact for RZ-2021-0917:

1. That the subject project consists of parcel TM# 0061-00-011.00;
2. That the subject property is currently zoned INS and proposed to be rezoned LDR;
3. That the subject property has a Future Land Use designation of Transitional; and
4. That the proposed LDR District is generally consistent with the surrounding area which is comprised of the LDR and INS Districts.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map

STAFF CONTACT:

Ashley Davis, Planner
adavis@lancastersc.net | 803-416-9433

Lancaster County
South Carolina

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.org

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

APPLICATION Fee WAIVED Per Steve Willis

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

GENERAL INFORMATION

Property Address 585 Monroe Hwy

City LANCASTER State SC Zip 29720 Tax Parcel ID 0061-00-011.00

Current Zoning INC Current Use Residential

Proposed Zoning CPR Total Acres 1.67

Project Description to rezone PARCEL to correct Zoning

Surrounding Property Description CHURCH and GR

CONTACT INFORMATION

Applicant Name JACOB MEEKS

Address 585 Monroe Hwy

City LANCASTER State SC Zip 29720 Phone (803) 207-5208

Fax _____ Email SJM SPARKY @ COMM.COM

Property Owner Name JACOB MEEKS

Address SAME

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 5.27.21

Property Owner(s) _____ Date 5.27.21

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 30 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.

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.

Lancaster County
South Carolina

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.org

ZONING MAP AMENDMENT APPLICATION

Application fee waived per Steve Willis

SUBMITTAL REQUIREMENTS

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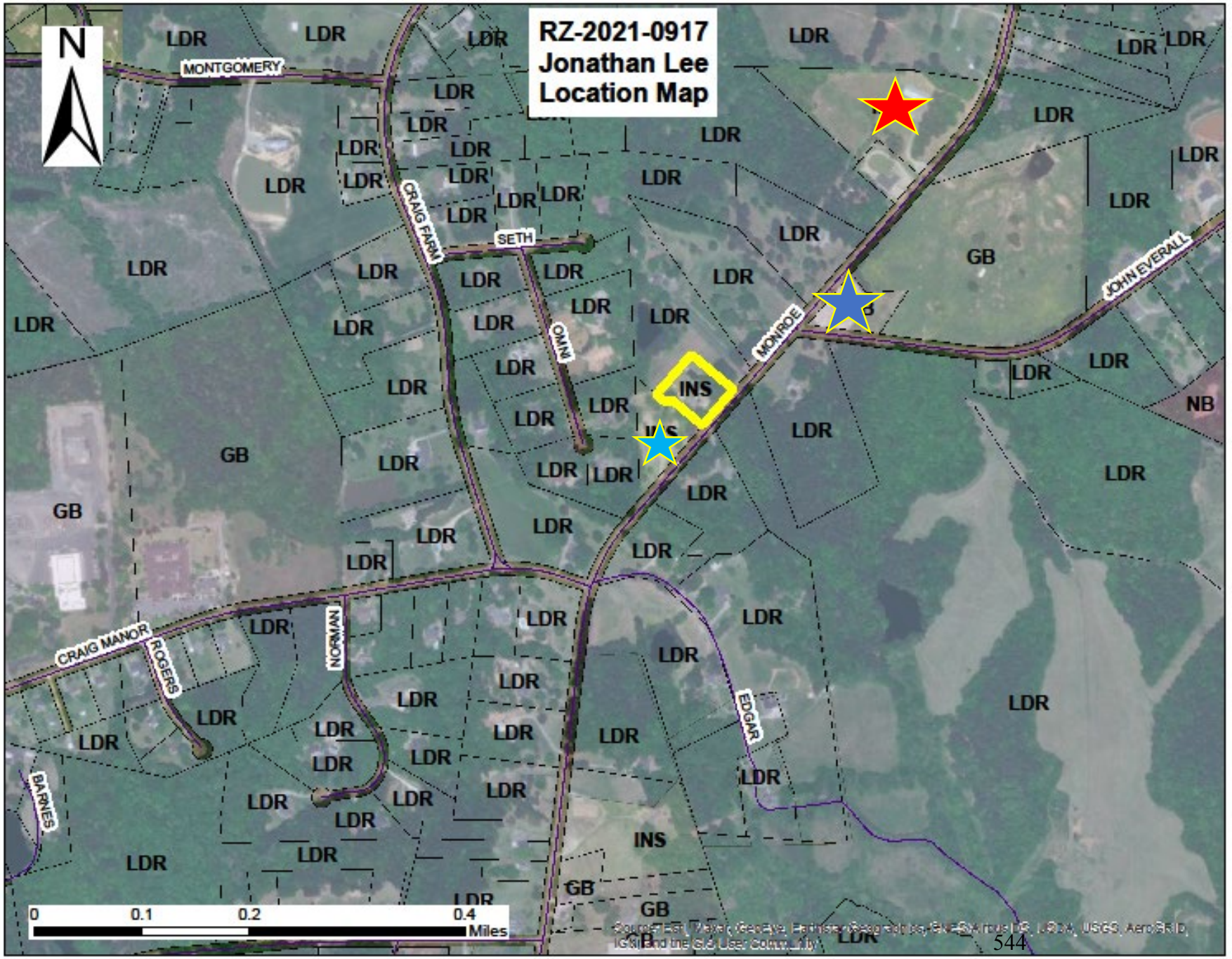
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Property Address 585 Monroe Hwy
City Lancaster State SC Zip 29720 Tax Parcel ID 0061-00-011.00
Current Zoning INS Current Use residential
Proposed Zoning LDR Total Acres 1.67
Project Description To rezone parcel to correct zoning

Surrounding Property Description church and OR

CONTACT INFORMATION

Applicant Name Jonathan W. Lee
Address 376 Monroe Hwy (mailing)
City Lancaster State SC Zip 29720 Phone 803-804-0467
Fax _____ Email melanie.lee@allentate.com
Property Owner Name Jonathan W. and Melanie M. Lee
Address 376 Monroe Hwy
City Lancaster State SC Zip 29720 Phone 803-804-0467
Fax _____ Email melanie.lee@allentate.com



Lancaster County
South Carolina

Proposal:
Rezone a portion of property from INS to LDR

Legend:

- Subject Property
- Lloyds Gas Station
- Shiloh Zion Fire Station
- SonLight Community Church

The Lancaster News

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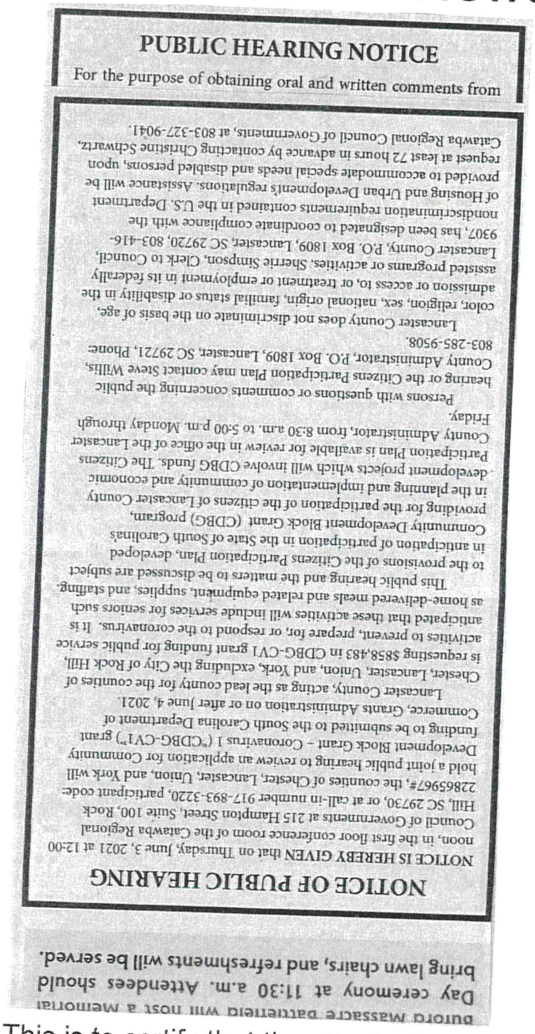
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l Notice was published in The Lancaster
2021.

Notary Public of South Carolina

The Lancaster News

701 North White Street
PO Box 640
Lancaster, SC 29721
803-283-1133



PUBLIC HEARING NOTICE

For the purpose of obtaining oral and written comments from

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Thursday, June 3, 2021 at 12:00 noon, in the first floor conference room of the Catawba Regional Council of Governments at 215 Hampton Street, Suite 100, Rock Hill, SC 29730, or at call-in number 917-893-3220, participant code: 22865967#, the counties of Chester, Lancaster, Union, and York will hold a joint public hearing to review an application for Community Development Block Grant – Coronavirus 1 ("CDBG-CV1") grant funding to be submitted to the South Carolina Department of Commerce, Grants Administration on or after June 4, 2021.

Lancaster County, acting as the lead county for the counties of Chester, Lancaster, Union, and York, excluding the City of Rock Hill, is requesting $858,483 in CDBG-CV1 grant funding for public service activities to prevent, prepare for, or respond to the coronavirus. It is anticipated that these activities will include services for seniors such as home-delivered meals and related equipment, supplies, and staffing.

This public hearing and the matters to be discussed are subject to the provisions of the Citizens Participation Plan, developed in anticipation of participation in the State of South Carolina's Community Development Block Grant (CDBG) program, providing for the participation of the citizens of Lancaster County in the planning and implementation of community and economic development projects which will involve CDBG funds. The Citizens Participation Plan is available for review in the office of the Lancaster County Administrator, from 8:30 a.m. to 5:00 p.m. Monday through Friday.

Persons with questions or comments concerning the public hearing or the Citizens Participation Plan may contact Steve Willis, County Administrator, P.O. Box 1809, Lancaster, SC 29721, Phone: 803-285-9508.

Lancaster County does not discriminate on the basis of age, color, religion, sex, national origin, familial status or disability in the admission or access to, or treatment or employment in its federally assisted programs or activities. Sherrie Simpson, Clerk to Council, Lancaster County, P.O. Box 1809, Lancaster, SC 29720, 803-416-9307, has been designated to coordinate compliance with the nondiscrimination requirements contained in the U.S. Department of Housing and Urban Developments regulations. Assistance will be provided to accommodate special needs and disabled persons, upon request at least 72 hours in advance by contacting Christine Schwartz, Catawba Regional Council of Governments, at 803-327-9041.

Buford Massacre battlefield will host a Memorial Day ceremony at 11:30 a.m. Attendees should bring lawn chairs, and refreshments will be served.

This is to certify that the attached Legal Notice was published in The Lancaster News in the issue of May 23, 2021.

Notary Public of South Carolina

My Commission Expires
January 13, 2031

CAROLINA GATEWAY

701 North White Street
PO Box 640
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1. RZ-2021-0687: Application by S & KB Properties to rezone approximately 13.25 acres located at 2329 & 2347 Charlotte Highway (TM# 0049-00-097.00 & 0049-00-096.00) from Low Density Residential (LDR) and Professional Business (PB) to General Business (GB) District to expand the existing storage building business, Space Saver Storage.
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3. RZ-2021-0753: Application by Anthony Haltom, Sr. to rezone approximately 5.24 acres located at 10925 Pettus Farm Road (TM# 0003-00-051.00) from Low Density Residential (LDR) to Medium Density Residential (MDR) District.
4. RZ-2021-0881: Application by Shareena Webb to rezone a 10.0-acre portion of the property located at 2417 Lynwood Drive (TM# 0102-00-017.03) from Low Density Residential (LDR) District to Institutional (INS) District.
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The following item only requires one public hearing before the Lancaster County Planning Commission on Tuesday, June 15, 2021, at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

1. SD-2020-1750: Application by Carolina Ventures 1 LLC (Robert Turi) for a major preliminary plat consisting of 281 single-family detached lots located at the southeastern intersction of Van Wyck and Griffin Roads (TM #s 0019-00-027.01, 0019-00-027.02, 0019-00-029.00, 0019-00-035.00, 0019-00-025.00). The project is approximately 152.40 acres in size and is zoned Medium Density Residential (MDR).

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 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.

published in CAROLINA

of South Carolina

CAROLINA GATEWAY

701 North White Street
PO Box 640
Lancaster, SC 29721
803-283-1133

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4. RZ-2021-0881: Application by Shareena Webb to rezone approximately [illegible] property located at [illegible] Cedar Creek Road, Lancaster.

This is to certify that the attached Legal Notice was published in CAROLINA GATEWAY in the issue of May 26, 2021.

Benita G Gamble
Notary Public of South Carolina

My Commission Expires
January 13, 2031

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2021-1749 / Planning Case Number: RZ-2021-0959
Contact Person / Sponsor: Ashley Davis /Planning
Department: Planning
Date Requested to be on Agenda: 7/19/2021

Issue for Consideration:
Application by WTC of Lancaster, LLC to rezone approximately 1.8 acres located near the intersection of Pageland Hwy and Rocky River Road (a portion of TM# 0058-00-116.00) from Rural Residential (RR) to Rural Business (RUB) District.

The applicant has submitted a request to rezone their property located near the intersection of Pageland Hwy. and Rocky River Road. The request is being made to allow an undisclosed 10,000 sq. ft. retail facility.

Points to Consider:
Lot Reconfiguration and Nonconformance Review
Both TM# 0058-00-116.00 and TM# 0058-00-126.00 are owned by Millstar LLC. TM#0058-00-0126 (the parcel which is already zoned RUB) is currently considered a legally non-conforming parcel as it currently houses two vacant commercial structures (allowed in RUB) and an occupied residential home (not permitted in RUB). The loss of any lot area would further extend the non-conformity as the parcel is currently 1.8 acres in size and both RUB and RR require a minimum lot size of one acre. In order to ensure there is no increase in the level of nonconformance, the owner will offset the land which is being combined into the newly proposed parcel through a land swap which will be tied to this rezoning. The 10,084 square feet already zoned RUB to be combined into the new parcel will be offset by 10,084 square feet currently zoned RR but included in this rezoning request.

Funding and Liability Factors:
N/A

Council Options:
To approve or deny the proposed rezoning.

Recommendation:
Staff recommends **Approval** of the request to rezone,
Planning Commission recommended **Approval** by a vote of 5-0.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2021-1749	7/7/2021	Ordinance
Planning Staff Report	6/1/2021	Planning Staff Report
Exhibit 1: Application	6/1/2021	Exhibit
Exhibit 2: Zoning Map	6/1/2021	Exhibit
Exhibit 3: Proposed Plat	6/1/2021	Exhibit
Public Hearing Notice for Ordinance 2021-1749 (Planning Department Case Number: RZ-2021-0959)	6/25/2021	Public Hearing Notices

STATE OF SOUTH CAROLINA (
(**ORDINANCE NO. 2021-1749**
COUNTY OF LANCASTER (

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE A ONE ACRE PORTION OF PROPERTY (A PORTION OF TMS# 0058-00-116.00), LOCATED NEAR THE INTERSECTION OF PAGELAND HIGHWAY AND ROCKY RIVER ROAD, LANCASTER, SOUTH CAROLINA, FROM RR, RURAL RESIDENTIAL DISTRICT, TO RUB, RURAL BUSINESS DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) WTC of Lancaster, LLC, applied to rezone a 1.91 acre portion, more or less, parcel of property located near the intersection of Pageland Highway and Rocky River Road, Lancaster, South Carolina (TMS # 0058-00-116.00) from RR, Rural Residential District, to RUB, Rural Business District.

(b) On June 15, 2021, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a unanimous vote, recommended approval of the rezoning request.

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

The Rural Living Future Land Use Category is the dominant future land use category in Lancaster County. It is the category in the southern and eastern-most areas of Lancaster County, with the exception of the Towns of Heath Springs and Kershaw, as well as the Haile Gold Mine. The requested RUB District is consistent with the Rural Living Future Land Use category.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from RR, Rural Residential District, to RUB, Rural Business District, for the following properties as identified by tax map number or other appropriate identifier:

Tax Map No. (portion of 0058-00-116.00)

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 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 _____, 2021.

LANCASTER, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading: July 19, 2021
Public Hearing: July 19, 2021
Second Reading: August 9, 2021
Third Reading: August 23, 2021

Approved as to form:

_____
John DuBose, County Attorney

PROPOSAL: Request to rezone approximately 1.91 acres of property (A portion of TM# 0058-00-116.00).

PROPERTY LOCATION: Near the intersection of Pageland Highway and Rocky River Road. (A portion of TM# 0058-00-116.00)

CURRENT ZONING DISTRICT: Rural Residential (RR) District

PROPOSED ZONING DISTRICT: Rural Business (RUB) District

APPLICANT: WTC of Lancaster, LLC

COUNCIL DISTRICT: District 3, Billy Mosteller

OVERVIEW:

Proposal
The applicant has submitted a request to rezone their property located near the intersection of Pageland Hwy. and Rocky River Road. The request is being made to allow an undisclosed 10,000 sq. ft. retail facility.

Site Information
The property is currently vacant farm land.

Summary of Adjacent Zoning and Uses
The property is surrounded predominantly by RUB and RR zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	RUB	Vacant
South	Lancaster County	RR	SC Battleground trust
East	Lancaster County	RUB	Vacant Commercial Properties
West	Lancaster County	RR	Farm Land

ANALYSIS & FINDINGS:

Zoning Districts
As previously noted, the subject property is currently zoned RR District. Pursuant to UDO Chapter 2.3, the RR 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.*

The requested RUB District *is established for rural crossroads that represent the small nodes of commercial activity along rural highways. This district will accommodate small-scale businesses, such as gas stations, convenience stores, or restaurants, and serve some daily needs of the surrounding rural population.*

Compatibility with Surrounding Area

As noted previously, the subject property is predominately surrounded by the RR and RUB Districts. Currently, this area can be characterized by small commercial structures and vacant farm land. Given the close proximity to property zoned RUB and this size of this parcel staff believes that RUB zoning would be compatible in this area.

RELATIONSHIP TO PUBLIC PLANS

Lancaster County Comprehensive Plan Consistency

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

The Rural Living Future Land Use Category is the dominant future land use category in Lancaster County. It is the category in the southern and eastern-most areas of Lancaster County, with the exception of the Towns of Heath Springs and Kershaw, as well as the Haile Gold Mine.

The requested RUB District is consistent with the Rural Living Future Land Use category.

Current Future Land Use Category Rural Living: Land Use Considerations		
Cultivated Farmland	Woodlands/Timber Harvesting	Livestock/Arable
Natural Area	Single-Family Detached Home	Smaller-lot Single-Family and Townhomes
Mobile Home	Barns/Storage	Light Industrial (Ancillary to Farming)
Church	Gas Station	Convenience Store/Hardware Store/Restaurant

INFRASTRUCTURE CONSIDERATIONS

Transportation

There are no issues with traffic generated from this request at this time. If a commercial use were to move on to this property which would create more than 50 peak hour trips to or from this location a TIA would be required as part of their site plan submittal.

Public Utilities

No additional utilities are required for this request at this time.

Public Schools

This request will not result in additional students.

Lot Reconfiguration and Nonconformance Review

Both TM# 0058-00-116.00 and TM# 0058-00-126.00 are owned by Millstar LLC. TM#0058-00-0126 (the parcel which is already zoned RUB) is currently considered a legally non-conforming parcel as it currently houses two vacant commercial structures (allowed in RUB) and an occupied residential home (not permitted in RUB). The loss of any lot area would further extend the non-conformity as the parcel is currently 1.8 acres in size and both RUB and RR require a minimum lot size of one acre. In order to ensure there is no increase in the level of nonconformance, the owner will offset the land which is being combined into the newly proposed parcel through a land swap which will be tied to this rezoning. The 10,084 square feet already zoned RUB to be combined into the new parcel will be offset by 10,084 square feet currently zoned RR but included in this rezoning request.

Figure 1 depicts the area which is to be included in the proposed rezoning. **Figure 2** demonstrates how the newly proposed parcel (Tract "A") and a portion of TM# 0058-00-126.00 will appear following the proposed rezoning and land swap.

Figure 1

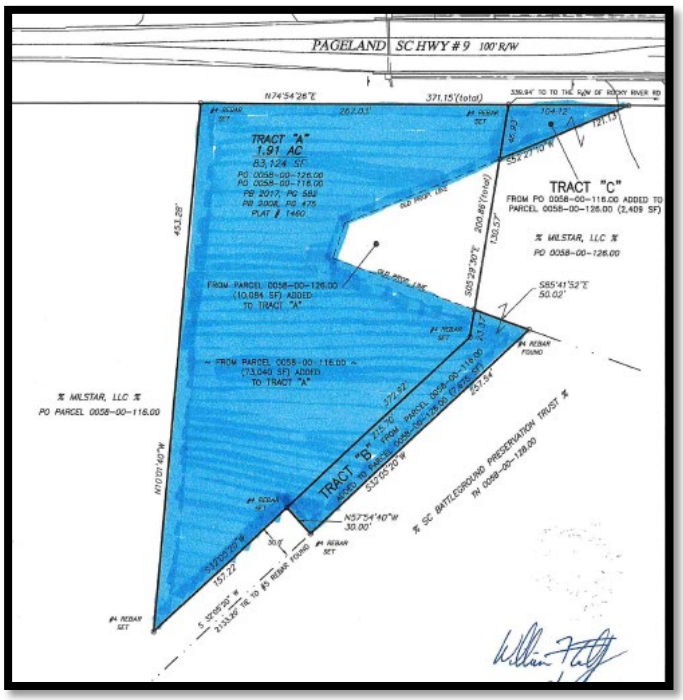
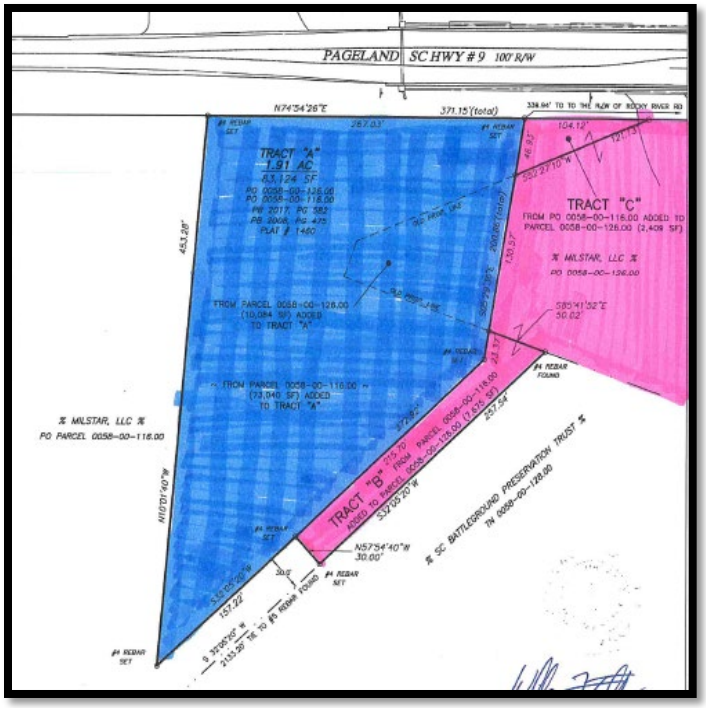


Figure 2



PHOTOS OF PROJECT AREA:



Looking directly at the subject property.



Looking directly across from the subject property.



Looking west along Pageland Hwy.



Looking east along Pageland Hwy.

STAFF RECOMMENDATION:

Staff recommends **Approval** of the request to rezone, pursuant to the following findings of fact for RZ-2021-0959:

1. That the subject project consists of a portion of TM# 0058-00-116.00;
2. That the subject property is currently zoned RR and proposed to be rezoned RUB;
3. That the subject property has a Future Land Use designation of Rural Living; and
4. That the proposed RUB District is generally consistent with the surrounding area which is comprised of the RUB and RR Districts.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map
3. Proposed Plat

STAFF CONTACT:

Ashley Davis, Planner
adavis@lancastersc.net | 803-416-9433

Lancaster County
South Carolina

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.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: Approximately 1.8 acres of parcel: 0058-00-116.00 off of Pageland Hwy

City: Lancaster State: SC Zip: 29720 Tax Parcel ID: 1.8 acres of 0058-00-116.00

Current Zoning: RR Current Use: Vacant Land

Proposed Zoning: RUB Total Acres: Approximately 1.8 Acres

Project Description:

WTC of Lancaster, LLC is asking to rezone the approximate 1.8 acres from to RUB zoning in order to build an approximately 10,500 sf General Retail store.

Surrounding Property Description: To the North (across Pageland Hwy), the property is zoned RUB and is currently being used as a gas station, vacant land, and car wash. To the West, the property is zoned RUB and is currently a vacant used car lot and rental. To the South, the property is zoned RR and is currently vacant land. To the East, the property is zoned RR and is vacant land.

CONTACT INFORMATION

Applicant Name: Thomas "Chip" Goforth WTC of Lancaster, LLC

Address: P.O. Box 249, 2240 Sage Valley Drive

City: Graniteville State: SC Zip: 29829 Phone: (803) 634-1305

Fax: Email: chip@wwtwinvestments.com or chad@wwtwinvestments.com

Property Owner Name: Milstar LLc (Pete Milhorn)

Address: 2690 Jerry Funderburk Rd

City: Lancaster State: SC Zip: 29720 Phone: (803) 320-0395

Fax: Email: milstarllc01@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.

Applicant _____ Date 4-22-2021

Property Owner(s) Pete Miles MicStar LLC Date 4-22-2021

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

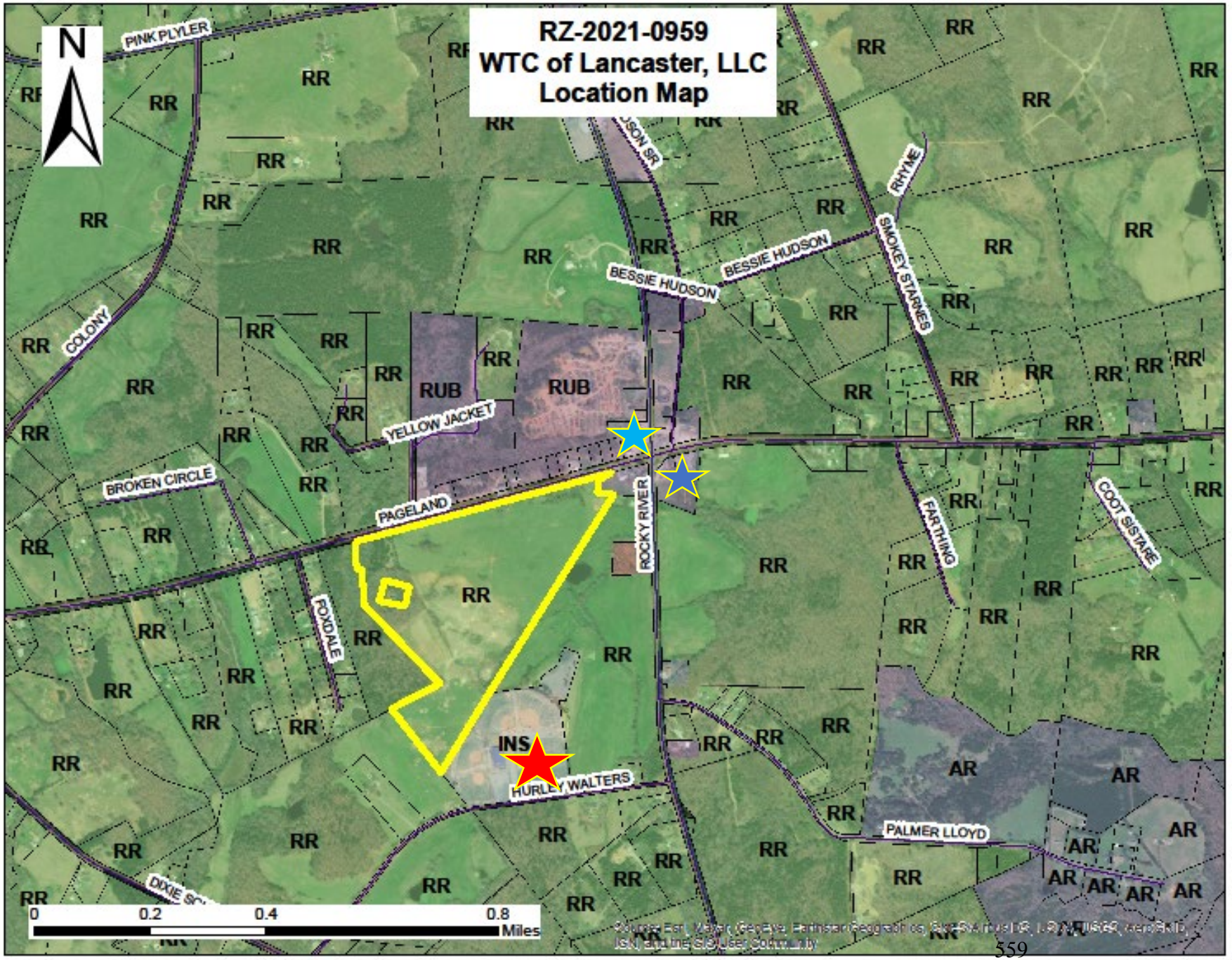
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and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



Lancaster County
South Carolina

Proposal:
Rezone a portion of property from RR to RUB

Legend:

Subject Property

Dollar General

Buford Recreation Center

Exxon station

"I hereby state that 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 visible encroachments or projections other than shown."

SOUTH CAROLINA
SOUTHERN PARTNERS ENGINEERING & LAND SURVEYING COMPANY, INC.
C00529
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED
LAND SURVEYOR
12844
WILLIAM F. TODD, JR.

0 60 120 180

N
SC GRID NORTH

PAGELAND SC HWY # 9 100' R/W

N74°54'26"E 371.15'(total)

339.94' TO TO THE R/W OF ROCKY RIVER RD

#4 REBAR SET

267.03'

#4 REBAR SET

104.12'

121.13'

46.93'

S52°27'10"W

TRACT "A"
1.91 AC
83,124 SF
PO 0058-00-126.00
PO 0058-00-116.00
PB 2017, PG 582
PB 2008, PG 475
PLAT # 1460

TRACT "C"
FROM PO 0058-00-116.00 ADDED TO PARCEL 0058-00-126.00 (2,409 SF)

% MILSTAR, LLC %
PO 0058-00-126.00

453.28'

OLD PROP. LINE

OLD PROP. LINE

200.86'(total)

130.57'

S05°29'30"E

FROM PARCEL 0058-00-126.00
(10,084 SF) ADDED
TO TRACT "A"

S85°41'52"E
50.02'

#4 REBAR SET

23.37'

#4 REBAR FOUND

~ FROM PARCEL 0058-00-116.00 ~
(73,040 SF) ADDED
TO TRACT "A"

372.92'

257.54'

% MILSTAR, LLC %
PO PARCEL 0058-00-116.00

TRACT "B"
215.70'
FROM PARCEL 0058-00-116.00
ADDED TO PARCEL 0058-00-126.00 (7,675 SF)

S32°05'20"W

% SC BATTLEGROUND PRESERVATION TRUST %
TN 0058-00-128.00

#4 REBAR SET

N57°54'40"W
30.00'

30.0'

#4 REBAR FOUND

#4 REBAR SET

S32°05'20"W
157.22'

S 32°05'20" W
2133.20' TIE TO #5 REBAR

N10°01'40"W

#4 REBAR SET

William Todd
5/26/2021

NOTE: THIS PROPERTY MAY ALSO BE SUBJECT TO EASEMENTS, SETBACKS RIGHTS-OF-WAY OR REGULATIONS NOT SHOWN ON THIS PLAT BUT, WHICH MAY BE ON RECORD IN COUNTY R.M.C. OFFICE. NO TITLE REPORT WAS PROVIDED FOR REVIEW.

NOTE: TRACTS B & C ARE NOT TO BE CONSIDERED A SEPARATE TRACT BUT, WILL BECOME A PART OF PARCEL 0058-00-0126.00(MILLSTAR, LLC)

ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR LANCASTER COUNTY, SC MAP NUMBER 45057C0257E DATED 5-16-17 THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD ZONE.

PLAT	PREPARED FOR: WTC ENTERPRISES, LLC PO BOX 249 – GRANITEVILLE, SOUTH CAROLINA 29829	SCALE: 1" = 60'
		DATE: 04-08-2021
DESCRIPTION:	PROPERTY LOCATED IN BUFORD COMMUNITY 9 MILES EAST OF LANCASTER LANCASTER COUNTY, SOUTH CAROLINA	REV. DATE: 05-26-2021
		REV. DATE:

Southern Partners, Inc.
ENGINEERS – SURVEYORS – PLANNERS
1233 AUGUSTA WEST PARKWAY AUGUSTA, GEORGIA 30909 (706) 855-6000

SP No. 29003-21
29003/SURVEY/29003-LP.5.26.21.DWG

The Lancaster News

701 North White Street
PO Box 640
Lancaster, SC 29721
803-283-1133

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The following item only requires one public hearing before the Lancaster County Planning Commission on Tuesday, June 15, 2021, at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

1. SD-2020-1750: Application by Carolina Ventures 1 LLC (Robert Turi) for a major preliminary plat consisting of 281 single-family detached lots located at the southeastern intersction of Van Wyck and Griffin Roads (TM #s 0019-00-027.01, 0019-00-027.02, 0019-00-029.00, 0019-00-035.00, 0019-00-025.00). The project is approximately 152.40 acres in size and is zoned Medium Density Residential (MDR).

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.

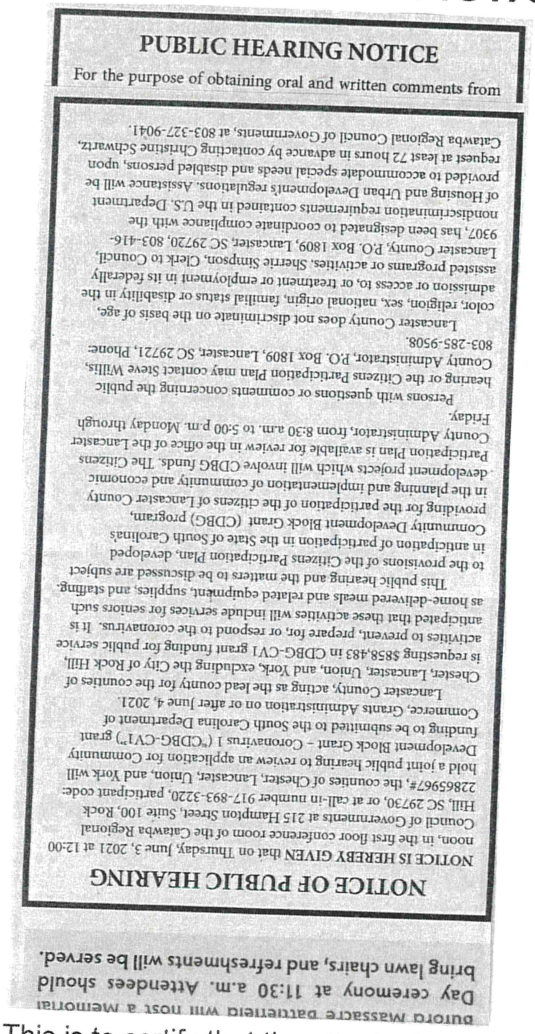
Public comments may be made in person at the hearing or submitted in written format to be provided to County Council at the public hearing. Comments made in person or in writing should be limited to three (3) minutes in duration if read aloud. Written comments may be submitted either by online submission 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

l Notice was published in The Lancaster
2021.

Notary Public of South Carolina

The Lancaster News

701 North White Street
PO Box 640
Lancaster, SC 29721
803-283-1133



PUBLIC HEARING NOTICE

For the purpose of obtaining oral and written comments from

NOTICE IS HEREBY GIVEN that on Thursday, June 3, 2021 at 12:00 noon, in the first floor conference room of the Catawba Regional Council of Governments at 215 Hampton Street, Suite 100, Rock Hill, SC 29730, or at call-in number 917-893-3220, participant code: 22865967#, the counties of Chester, Lancaster, Union, and York will hold a joint public hearing to review an application for Community Development Block Grant – Coronavirus 1 ("CDBG-CV1") grant funding to be submitted to the South Carolina Department of Commerce, Grants Administration on or after June 4, 2021.

Lancaster County, acting as the lead county for the counties of Chester, Lancaster, Union, and York, excluding the City of Rock Hill, is requesting $858,483 in CDBG-CV1 grant funding for public service activities to prevent, prepare for, or respond to the coronavirus. It is anticipated that these activities will include services for seniors such as home-delivered meals and related equipment, supplies, and staffing.

This public hearing and the matters to be discussed are subject to the provisions of the Citizens Participation Plan, developed in anticipation of participation in the State of South Carolina's Community Development Block Grant (CDBG) program, providing for the participation of the citizens of Lancaster County in the planning and implementation of community and economic development projects which will involve CDBG funds. The Citizens Participation Plan is available for review in the office of the Lancaster County Administrator, from 8:30 a.m. to 5:00 p.m. Monday through Friday.

Persons with questions or comments concerning the public hearing or the Citizens Participation Plan may contact Steve Willis, County Administrator, P.O. Box 1809, Lancaster, SC 29721, Phone: 803-285-9508.

Lancaster County does not discriminate on the basis of age, color, religion, sex, national origin, familial status or disability in the admission or access to, or treatment or employment in its federally assisted programs or activities. Sherrie Simpson, Clerk to Council, Lancaster County, P.O. Box 1809, Lancaster, SC 29720, 803-416-9307, has been designated to coordinate compliance with the nondiscrimination requirements contained in the U.S. Department of Housing and Urban Developments regulations. Assistance will be provided to accommodate special needs and disabled persons, upon request at least 72 hours in advance by contacting Christine Schwartz, Catawba Regional Council of Governments, at 803-327-9041.

Buford Massacre battlefield will host a Memorial Day ceremony at 11:30 a.m. Attendees should bring lawn chairs, and refreshments will be served.

This is to certify that the attached Legal Notice was published in The Lancaster News in the issue of May 23, 2021.

Notary Public of South Carolina

My Commission Expires
January 13, 2031

CAROLINA GATEWAY

701 North White Street
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, June 15, 2021, and Monday, July 19, 2021, respectively. The public hearings will take place at 6:00 PM at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

1. RZ-2021-0687: Application by S & KB Properties to rezone approximately 13.25 acres located at 2329 & 2347 Charlotte Highway (TM# 0049-00-097.00 & 0049-00-096.00) from Low Density Residential (LDR) and Professional Business (PB) to General Business (GB) District to expand the existing storage building business, Space Saver Storage.
2. RZ-2021-0942: Appliation by Fred & Nancy Brackett to rezone approximately 32.5 acres located at 2410, 2420, 2440 & Unaddressed Charlotte Highway (TM# 0049-00-102.00; 0049-00-103.00; 0049-00-082.01; 0049-00-104.02) from Low Density Residential (LDR) and Professional Business (PB) Districts to General Business (GB) District.
3. RZ-2021-0753: Application by Anthony Haltom, Sr. to rezone approximately 5.24 acres located at 10925 Pettus Farm Road (TM# 0003-00-051.00) from Low Density Residential (LDR) to Medium Density Residential (MDR) District.
4. RZ-2021-0881: Application by Shareena Webb to rezone a 10.0-acre portion of the property located at 2417 Lynwood Drive (TM# 0102-00-017.03) from Low Density Residential (LDR) District to Institutional (INS) District.
5. RZ-2021-0961: Application by Melinda Hoopaugh to rezone approximately 0.789 acres located at the intersection of Fort Mill Hwy and Kohut Dr. (TM# 0006N-0B-005.01) from Neighborhood Business (NB) to General Business (GB) District.
6. RZ-2021-0962: Application by Melinda Hoopaugh to rezone approximately 1 acre located at 9839 Kohut Dr. (TM# 0006N-0B-008.00) from Medium Density Residential (MDR) to General Business (GB) District.
7. RZ-2021-0917: Application by Jonathan Lee to rezone approximately 1.67 acres located at 585 Monroe Hwy. (TM# 0061-00-011.00) from Institutional (INS) to Low Density Residential (LDR) District.
8. RZ-2021-0959: Application by WTC of Lancaster, LLC to rezone approximately 1.8 acres located near the intersection of Pageland Hwy and Rock River Road. (a portion of TM# 0058-00-116.00) from Rural Residental (RR) to Rural Business (RUB) District.
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published in CAROLINA

of South Carolina

CAROLINA GATEWAY

701 North White Street
PO Box 640
Lancaster, SC 29721
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4. RZ-2021-0881: Application by Shareena Webb to rezone approximately [illegible] property located at [illegible] Cedar Creek Road, Lancaster.

County chamber Summer Soiree is June 24

The Lancaster County Chamber of Commerce and Founders Federal Credit Union present The Summer Soiree annual meeting and awards at 6 p.m. June 24 at Catawba Falls Events Center, 4223 Cedar Creek Road, Lancaster.

● Simple Faith Ranch, 3248 New Hope Road, Lancaster

Ancillary sites are Lancaster County Farmer's Market, 1920 Pageland Highway, Lancaster (only open June 5, 7 a.m.-1 p.m.); Lindsay Pettus Greenway, 459 Colonial Drive, Lancaster; and Dianne Mahaffee Studio, 2875 New Hope Road, Lancaster.

For details, visit clemson.edu/extension/agandartour.

Stuart Graham



get our here, they begin to appreciate what they're earning. It takes time and work to produce healthy foods. People like being a part of that process."

The Ivy Place sits on 33 rolling acres of lovely Piedmont farmland. In 1850, Adam Ivy established the homestead using funds [illegible] place's [illegible] being around the happy with friends who enjoy actively helping out, along with three generations beauty of their property all-in on preserving the ham and their family are 1978. Terry and Genie Graham family took over in house stood vacant, the After a period when the until the 1950s.

dairy farm that operated turned it into a working York City bought it and Next, a doctor from New family.

folks don't a lot of almost 40 years, raising a mine. Ivy lived there for know that earned from a local gold 2020.

This is to certify that the attached Legal Notice was published in CAROLINA GATEWAY in the issue of May 26, 2021.

Benita G Coursey
Notary Public of South Carolina

My Commission Expires
January 13, 2031

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2021-1757
Contact Person / Sponsor: John DuBose/County Attorney and Steve Willis/Administration
Department: Attorney
Date Requested to be on Agenda: 7/19/2021

Issue for Consideration:
Granting of an easement in favor of the Lancaster County Water and Sewer District across county property - parcel # 0003-00-041.00.

Points to Consider:
The easement would be to the Lancaster County Water and Sewer District and would consist of approximately 0.02 acres. It is located at the rear of the parcel that will house the Pleasant Valley Fire Rescue substation.

I have verified with Chief Greg Nicholson that Pleasant Valley has no objection to the easement. It is in a rear corner of the parcel that would be part of any required setback.

The sewer would serve a portion of the Covington subdivision.

Funding and Liability Factors:
N/A

Council Options:
Approve or reject the Ordinance granting the easement.

Recommendation:
Approve the Ordinance.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2021-1757	7/15/2021	Ordinance
Exhibit 1 to Ordinance 2021-1757	7/15/2021	Exhibit
Plat of Easement to LCW&SD (Exhibit A to the Easement)	7/9/2021	Exhibit

STATE OF SOUTH CAROLINA)
) **ORDINANCE NO. 2021 - 1757**
COUNTY OF LANCASTER)

AN ORDINANCE

TO APPROVE AN EASEMENT GRANT TO LANCASTER COUNTY WATER AND SEWER DISTRICT UPON REAL PROPERTY OWNED BY LANCASTER COUNTY BEARING TAX PARCEL NUMBER 0003-00-041.00 AND TO AUTHORIZE COUNTY OFFICIALS TO TAKE SUCH ACTIONS AS ARE NECESSARY TO EFFECTUATE THE GRANT OF THE EASEMENT AND TO EFFECTUATE THE PURPOSES OF THIS ORDINANCE.

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

Section 1. Findings and determinations.

Council finds and determines that:

(1) Lancaster County (the "County") owns land at tax parcel number 0003-00-041.00 (the "subject property") that was dedicated and deeded to Lancaster County by VK Covington, LLC, by deed dated October 18, 2018, and recorded in Book 1181, Page 134, Lancaster County Register of Deeds.

(2) The subject property was dedicated and deeded to Lancaster County for use as a public safety facility pursuant to Section 4.01B of that certain Development Agreement for the Covington Development dated July 27, 2015, and recorded in Book 900 at Page 27, Lancaster County Register of Deeds.

(3) Lancaster County Water and Sewer District ("LCWSD") needs a sewer easement to serve the Covington development project.

(4) The sewer easement is located at the rear of the subject property that will house the Pleasant Valley Fire Rescue substation and is approximately 30 feet in width, encumbering approximately 0.02 acres (750 sf) of the subject property. The sewer easement is attached hereto and incorporated herein by reference as Exhibit 1. Exhibit A to the aforesaid sewer easement is the plat showing the precise location of the sewer easement.

(5) Pleasant Valley Fire Rescue has confirmed that the easement grant will not adversely impact utilization of the subject property for a fire substation.

(6) The easement grant is in furtherance of providing for the public health and safety of the citizens of Lancaster County as the easement is necessary and desirable for the provision of sewer services by LCWSD to Lancaster County residents within the Covington development project.

(7) It is the purpose of this ordinance to approve the easement grant from County to LCWSD.

Section 2. Approval of right-of-way easement.

Council authorizes and approves the grant of an easement (the "Easement") to LCWSD for the construction maintenance and repair of a 30-foot-wide sewer easement upon Tax Map No. 0003-00-041.00 as described in Section 1. The form of the Easement is attached to this ordinance as Exhibit 1 and all terms, provisions and conditions of the Easement are incorporated herein by reference as if the Easement were set out in this ordinance in its entirety.

The County Administrator is authorized to execute and deliver the Easement on behalf of the County. By adoption of this ordinance, Council approves the Easement and all of its terms, provisions and conditions. The Easement is to be in substantially the form as attached to this ordinance and hereby approved, or with such minor changes therein as shall be approved by the officials of the County executing the Easement, their execution thereof to constitute conclusive evidence of their approval of any and all changes or revisions therein from the form of the Easement attached to this ordinance.

Section 3. Authority to act.

The Council Chair, the Clerk to Council, the County Administrator, the Deputy County Administrator, and County Attorney each are authorized to take such actions and to execute such documents as may be necessary to effectuate the purposes of this ordinance.

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

Section 6. Effective date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2021.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading:	July 19, 2021
Second Reading:	August 9, 2021
Third Reading:	August 23, 2021
Public Hearing:	August 9, 2021

Approved as to form:

_____
John DuBose, County Attorney

<u>Exhibit 1</u> to Ordinance No. 2021 - 1757

Form of Sewer Easement
Lancaster County to Lancaster County Water and Sewer District

Tax Map No. 0003-00-041.00

STATE OF SOUTH CAROLINA)
) **EASEMENT AGREEMENT**
COUNTY OF LANCASTER)

THIS EASEMENT AGREEMENT (this "Easement") is made and entered into this ___ day of _____, 2021, by and among **Lancaster County Water and Sewer District,** a special purpose district created under the laws of the state of South Carolina, with an address of 1400 Pageland Hwy, Lancaster, South Carolina, 29720 ("Grantee"), and **LANCASTER COUNTY,** a political subdivision of the State of South Carolina, with an address of _____ ("Grantor").

RECITALS:

A. Grantor is the owner of certain real property in Lancaster County, South Carolina, more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Servient Estate").

B. Grantee is a special purpose district which intends to accept for dedication sewer lines that traverse a portion of the Servient Estate and connect to other infrastructure of Grantee.

C. Grantor has agreed to grant and convey to Grantee, for the benefit of the Grantee, certain easement rights as set forth below in the Easement.

NOW, THEREFORE, for and in consideration of the provision of water and sewer service, the mutual covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby covenant and agree as follows:

1. Grant of Easement. Grantor hereby grants, bargains, sells and conveys to Grantee, its successors and assigns forever, a perpetual, non-exclusive appurtenant easement over, through, under and across the Easement Area (defined below) for the purpose of laying, constructing, installing, inspecting, operating, using, maintaining, repairing, removing, enlarging, and/or reconstructing the sewer lines and related facilities, including, without limitation, pipes, fixtures, equipment, meters, pumps, connections and other personal property (collectively, "Facilities") for the collection and transfer of sewer, as may be reasonably necessary, appropriate or desirable for Grantee's use of the sewer lines, TOGETHER WITH (i) a perpetual, non-exclusive appurtenant easement and right for access, ingress, and egress over and across the Easement Area for Grantee's exercise of the easement rights herein conveyed; and (ii) a perpetual, non-exclusive appurtenant easement and right to clear and keep the Easement Area free of trees,

structures, buildings, fixtures, wells, septic tanks, underground storage tanks, garbage, or any type of personal property which may interfere in any way with or endanger the water lines and sewer lines, the Facilities or Grantee's rights under this Easement provided, however, Grantor may pave over the Easement Area in connection with the construction of a roadway, driveway or parking lot (if such paving does not interfere with the rights given to Grantee hereunder).

The "Easement Area" consists of that certain strip of land being shown on that certain easement exhibit prepared by W. Glen Dalton, SCPLS #25432, of Metrolina Land Surveying, Inc., entitled "Easement Exhibit at Property Known as 10754 Harrisburg Road, Lancaster County Fire Station" dated June 5, 2021 (the "Exhibit Map") identified as "30 Sewer Easement, 0.02 Acre, 750 SF", with the courses and distances shown on the Exhibit Map, a copy of which is attached hereto as **Exhibit B**. Nothing herein is designed or intended to give Grantee any right, property or interest in or to the storm drainage easements or infrastructure depicted on the Exhibit Map.

2. Covenants and Certifications of Grantor. Grantor hereby covenants to Grantee that (i) to Grantor's knowledge, it is lawfully seized and presently possessed of both the Servient Estate and the Easement Area, (ii) it has a good and lawful right to convey the rights granted to Grantee under this Easement, (iii) both the Servient Estate and the Easement Area are free from encumbrances except for encumbrances and restrictions of record and such other matters as are set forth in this Easement Agreement, (iv) Grantor does hereby bind the Grantor and the Grantor's successors and assigns to warrant and forever defend all and singular the Servient Estate and the Easement Area unto Grantee, and Grantee's successors and assigns, against Grantor and Grantor's successors lawfully claiming, or to claim the same, or any part thereof, but against no others, and (v) Grantor has not done or suffered anything whereby the Servient Estate and the Easement Area have been encumbered by Grantor, except as disclosed in this Easement Agreement.

3. Reservation by Grantor. Subject to the rights of Grantee hereunder, Grantor reserves the right to use the Easement Area for any purposes not inconsistent with or detrimental to Grantee's rights under this Easement; provided, however, no buildings or similar structures may be constructed on or within the Easement Area.

4. Covenants and Duties of Grantee. Grantee agrees to: 1) restore all areas within the Easement Area that are disturbed as a result of construction or maintenance activities to a manageable condition, including grading such areas to a smooth surface free of ruts, with uniform slope to prevent ponding, but such restoration shall not be required to result in adequate compaction for paving or require repair and / or replacement of areas that may be paved after installation of the water lines and sewer lines and other related facilities; and 2) comply with all applicable federal, state and other governmental laws and regulations regarding wetlands, hazardous materials, endangered species, navigable streams, and potential burial and other archaeological sites (collectively, the "Applicable Laws") in the installation and maintenance of the water lines and sewer lines.

5. Miscellaneous.

(a) Binding Effect. The rights granted herein shall be non-exclusive and shall run with title to the Servient Estate, and shall be binding upon and inure to the benefit of and be enforceable by the heirs, legal representatives, successors and assigns of Grantor and Grantee.

(b) Remedies; Attorneys' Fees. If either Grantor or Grantee breaches any of its obligations under this Easement, the non-breaching party will have available to it all remedies available at law or equity, including the right to recover reasonable costs and expenses of suit, including, without limitation, reasonable attorneys' fees.

(c) Severability. The invalidity of any one of the covenants, agreements, conditions or provisions of this Easement or any portion thereof shall not affect the remaining portions thereof and this Easement shall be construed as if such covenant, agreement, condition or provision had not been inserted herein.

(d) Entire Agreement. This Easement constitutes the entire agreement and understanding between Grantor and Grantee relating to the subject matter hereof and may not be amended, waived or discharged, except by instrument in writing executed by the party against which enforcement of such amendment, waiver or discharge is sought.

(e) Authority. Each party hereto represents and warrants to the other parties that the execution of this Easement and any other documents required or necessary to be executed pursuant to the provisions hereof are valid, binding obligations and are enforceable in accordance with their terms.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, Grantor and Grantee have caused this Easement to be executed and delivered by their respective undersigned officer(s) and/or representative(s), they being duly authorized, effective as of the date first above written.

GRANTOR:

LANCASTER COUNTY,
a political subdivision of the State of South Carolina

_____
Witness #1

By: _____
Name: _____
Title: _____

_____
Witness #2

State of _____
County of _____

ACKNOWLEDGEMENT

On this _____ day of _____, 20____, before me personally appeared _____, who provided satisfactory evidence of his identification to be the person whose name is subscribed to this instrument and he acknowledged that he executed the foregoing instrument by his signature here.

_____
_____
[Name of signatory]

Sworn to (or affirmed) and subscribed before me this the _____ day of _____, 20_____.

_____
Official Signature of Notary

(Official Seal)

_____, Notary Public
Notary's printed or typed name

_____ County, _____
My commission expires: _____

Signed, sealed and delivered
in the presence of:

GRANTEE:

LANCASTER COUNTY WATER AND SEWER DISTRICT

_____
Witness #1

By:_____
Bradley H. Bucy, Manager

_____
Witness #2

State of South Carolina
County of Lancaster

ACKNOWLEDGEMENT

On this _____ day of _____, 2021, before me personally appeared Bradley H. Bucy, who provided satisfactory evidence of his identification to be the person whose name is subscribed to this instrument and he acknowledged that he executed the foregoing instrument by his signature here.

_____
Bradley H. Bucy

Sworn to (or affirmed) and subscribed before me this the _____ day of _____, 2021.

_____
Official Signature of Notary

(Official Seal)

_____, Notary Public
Notary's printed or typed name

Lancaster County, South Carolina
My commission expires: _____

EXHIBIT A

Description/Depiction of the Servient Estate

BEING the property conveyed to Lancaster County by deed from VK Covington LLC recorded on October 26, 2018, in Book 1181 at Page 134, in the public records for Lancaster County, South Carolina, further identified as 3.119 acres (135,892 square feet) as shown on plat of survey entitled, "Final Plat at Property known as 10754 Harrisburg Road, Parcel #0003.00-041.00 DB 509, PG 239, Town of Indian Land, Lancaster County, SC for Lancaster County" prepared by Metrolina Engineering & Surveying Associates, dated June 18, 2018 and recorded September 26, 2018 in Plat Book 2018, Page 579, Lancaster County Register of Deeds, and having the metes and bounds, courses and distances, buttings and boundings as upon said plat appear.

EXHIBIT B

Description / Depiction of Easement Area

[SEE ATTACHED]

EXHIBIT "A"

I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown. Witness my original signature, registration number and seal this _____ day of _____, 2021.

SOUTH CAROLINA PROFESSIONAL SEAL No–25432 LAND SURVEYOR W. GLEN DALTON

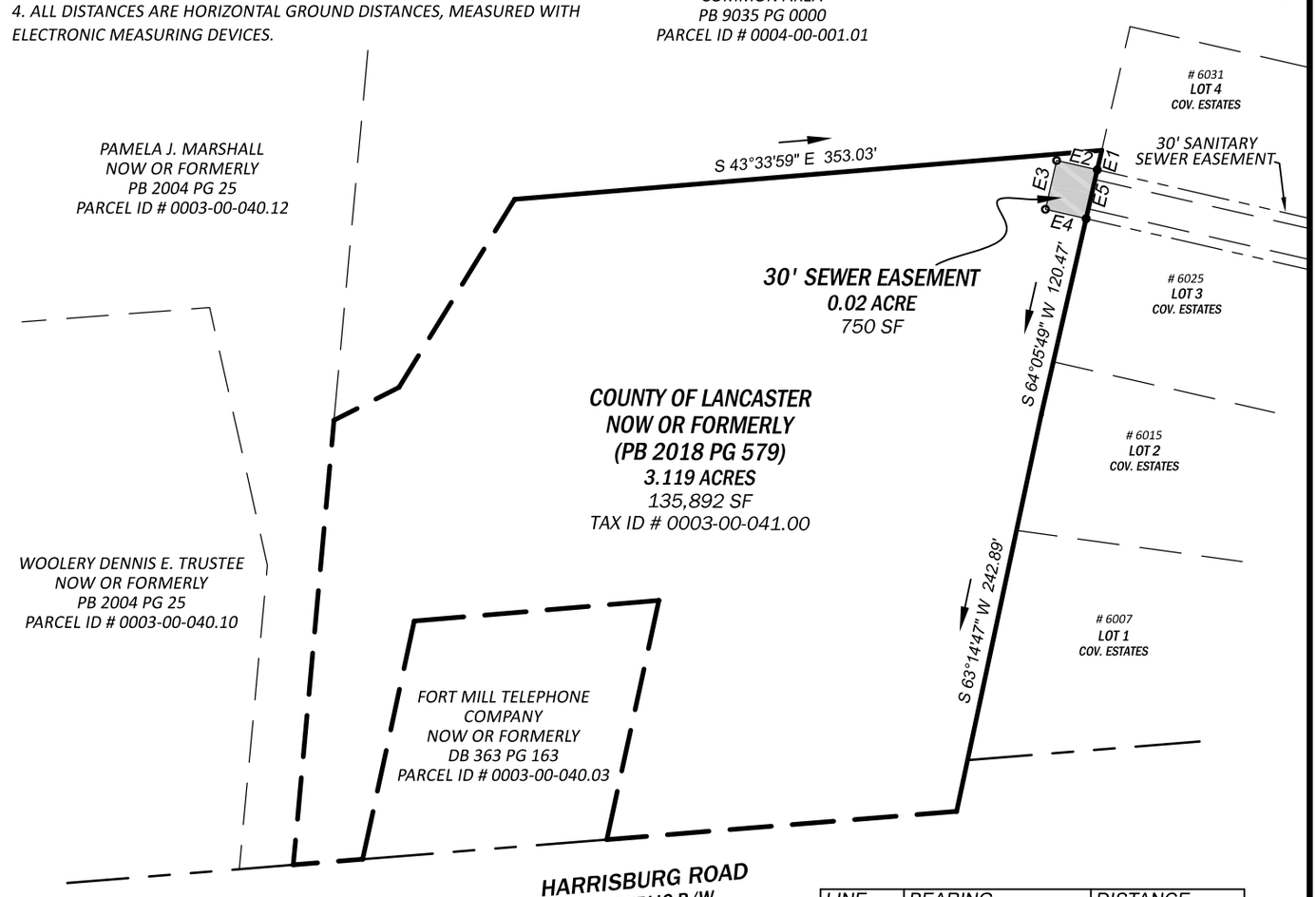
SOUTH CAROLINA METROLINA LAND SURVEYING, INC. No. C 6106 CERTIFICATE OF AUTHORIZATION

Professional Land Surveyor — *L-25432 Registration Number*

NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM LANCASTER COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
3. THIS SURVEY IS INTENDED TO BE USED FOR A 30' SEWER EASEMENT, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.

(NAD83/2011) GRID



LINE	BEARING	DISTANCE
E1	S 64°05'49" W	12.00'
E2	N 25°54'11" W	25.00'
E3	S 64°05'49" W	30.00'
E4	S 25°54'11" E	25.00'
E5	N 64°05'49" E	30.00'

SCALE: 1" = 100'

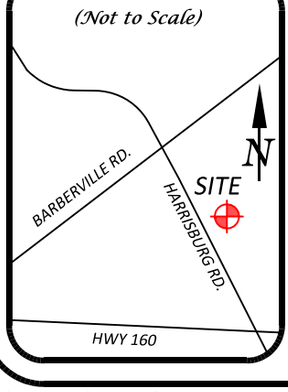
LEGEND

R/W	RIGHT-OF-WAY
SF	SQUARE FOOT
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
———	LINES SURVEYED
— — —	LINES NOT SURVEYED
——— — ———	RIGHT-OF-WAY
— — ——— — —	EASEMENT

FLOOD NOTE:
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP. COMMUNITY PANEL 45057C0040E, DATED: MAY 16, 2017.

OWNER:
COUNTY OF LANCASTER
101 N. MAIN
LANCASTER, SC 29720

VICINITY MAP
(Not to Scale)



EASEMENT EXHIBIT

AT PROPERTY KNOWN AS
 # 10754 HARRISBURG ROAD
LANCASTER COUNTY FIRE STATION
PARCEL ID # 0003-00-041.00, PB 2018 PG 579
TOWN OF INDIAN LAND, LANCASTER COUNTY, SC
FOR: LANCASTER COUNTY

METROLINA LAND SURVEYING, INC.
SURVEYING • MAPPING • PLANNING
4121-C ROSE LAKE DRIVE
CHARLOTTE, NC 28217
P (704) 741-1700
C (980) 721-2353
NC #C-4584 & SC #C -6106

Job No.	27-17-001
Date	6/5/21
Proj. Mgr.	WGD
Drawn	CDF

M: _Server_2017\027–17 KOLTER\027–17–001 PATTERSON PROPERTY\Survey\20210601CovEstates_Easement.dwg

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Sherrie Simpson/Clerk to Council
Department: County Clerk
Date Requested to be on Agenda: 7/19/2021

Issue for Consideration:
Whether to appoint Christopher M. Grant to the Fire Commission as the Gooches Fire District representative. If appointed, he will be filling an unexpired ter that would end on 06/30/2023. The Fire Commission recommends the appointment.

Whether to appoint Deborah (Debby) Hegler to the Library Board as one of the two At Large representatives. If appointed, she would be replacing Margaret Bundy, who do not wish to be reappointed. Ms. Hegler would be serving her first full four year term that would expire on 06/30/2025.

Whether to reappoint Quinton Rodgers to the Recreation Advisory Board as the District 5 representative. He was previously filling an unexpired term so if he was reappointed, he would be serving his first full four year term that would expire on 06/30/2025.

Whether to reappoint Lynne Carroll to the Library Board as the District 1 representative. If reappointed, she would be serving her second full four year term that would expire on 06/30/2025.

Whether to appoint Jill C. Knight to the Historical Commission as an Advisor. She was previously serving as a Commissioner but due to their revised bylaws stating that "two Commissioners of the same household cannot serve as Commissioners..." she resigned as a Commissioner and is now requesting to serve as an Advisor. She would be replacing Ann Christie who moved from Advisor to the District 6 representative on the Commission. If appointed, Ms. Knight would be serving her first full four year term as an Advisor and her term would expire on 06/30/2025.

Points to Consider:
Letter from the Fire Commission recommending Christopher M. Grant's appointment and Deborah Hegler's, Quinton Rodgers', Lynne Carroll's and Jill C. Knight's applications are attached for Councils review and consideration.

Funding and Liability Factors:
N/A

Council Options:
Approve or deny the appointments.

Recommendation:
Approve the appointments.

ATTACHMENTS:

Description	Upload Date	Type
Letter from the Fire Commission recommending appointment of Christopher Grant	7/1/2021	Letter
Application from Deborah Hegler for the Library Board	7/1/2021	Backup Material
Application from Quinton Rodgers for the Recreation Advisory Board	7/1/2021	Backup Material
Application from Lynne Carroll for the Library Board	7/1/2021	Backup Material
Application from Jill C. Knight for the Historical Commission	7/8/2021	Backup Material

Lancaster County Fire Rescue

PO Box 1809
Lancaster, SC
29721

Business Phone
803-283-8888

Fax
803-283-6333

E-mail
LCFIRE@comporium.net

Proud and Progressive

TO: Sherrie Simpson, Clerk to Council

FROM: Justin L. McLellan, Fire Commission Chairman JLM

DATE: June 28, 2021

SUBJECT: Replacement for Fire Commission – Gooches

The Lancaster County Fire Commission respectfully submits the name of a new member from the Gooches Fire District for approval by the Lancaster County Council. This member will replace the current member who is unable to fulfill the remainder of their term through June 2023.

Gooches Fire Department
Christopher M. Grant

Lancaster, SC 29720

If you have questions or need any additional information, please contact the Fire Rescue office.

JLM/dmg

cc: Darren Player, Lancaster County Fire Rescue

LANCASTER COUNTY BOARDS & COMMISSIONS
APPLICATION FOR SERVICE

Name Deborah Hegler (Debby) *County Council District* 5

Mailing Address _____ *City/Zip* Lancaster, SC 29720

Street Address _____ *Registered Voter yes* ✓ *no* ___

Tel. Number (home) _____ *(work)* _____ *(other)* _____

Email: dhegler@comporium.net

Occupation Retired Library Media Specialist *Place of employment* Lancaster High School

Address _____ *Normal working hours* _____

(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 Lancaster County Library Board *2nd choice* _____

3rd choice _____

Reason for interest

attached

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)

attached

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

Applicant's signature Deborah B Hegler *Date* 6-21-2021

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
Form Revised 1-20-17

Public libraries are essential to our local towns and communities. They provide their patrons an opportunity to grow, explore, and learn from a variety of resources. The use of these resources often requires knowledge and expertise thus creating a partnership between those who work in the library and their patrons. It is important that public libraries continue and strive to improve this mission. I would very much like to be a part of that future.

It is my belief that my 25 years as a Library/Media Specialist affords me the skills I need to serve on the Lancaster County Library Board. In addition to my daily demands, I also served with Winthrop's Olde English Consortium for Librarians and was an active member of the Lancaster County Library/Media Specialists team. Both groups worked to develop & implement policies that encouraged our student patrons to become life-long learners.

Career: Educator 35 years: Reading teacher 2 years; French teacher 11 years; Library/Media Specialist 25 years

Education: BS in French Education – Western Carolina University
Master of Arts in Teaching – Winthrop University
Master of Science in Educational Media – Winthrop University

LANCASTER COUNTY BOARDS & COMMISSIONS
APPLICATION FOR SERVICE

Name Quinton Rodgers *County Council District* 5

Mailing Address _____ *City/Zip* Lancaster 29720

Street Address _____ *Registered Voter yes* ✓ *no* ___

Tel. Number (home) _____ *(work)* _____

Email: quinton.rodgers@LCNGASC.com

Occupation Construction Supervisor *Name of employment* Lan.County Natural Gas

Address 1010 Kershaw Camden Hwy *Normal working hours* 8AM - 5PM

(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 Rec. Commission *2nd choice* _____

3rd choice _____

Reason for interest

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)

Do you presently serve any State, County or Municipal Boards? _____ *If yes, list* Rec Board

Have you ever served on a county board? _____ *If yes, list* Rec Board

Additional pertinent information

Applicant's signature Quinton Rodgers *Date* 6-7-2021

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

Form Revised 1-20-17

TO: Chelsa Gardner 6/28/21

LANCASTER COUNTY BOARDS & COMMISSIONS
APPLICATION FOR SERVICE

Name Lynne Carroll County Council District 1

Mailing Address _____ City/Zip Indianland, SC 29709

Street Address _____ Registered Voter yes X no ___

Tel. Number (home) _____ (work) _____ (other) _____

Email: _____

Occupation Retired Place of employment _____

Address _____ Normal working hours _____

(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 Library Board 2nd choice _____

3rd choice _____

Reason for interest

Returning Member

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)

Have served on Library Board for 4 years

Do you presently serve any State, County or Municipal Boards? ~~Yes~~ NO If yes, list _____

Have you ever served on a county board? Yes If yes, list Library

Additional pertinent information

Applicant's signature Lynne Carroll Date 6/28/21

Receipt of application does not guarantee an appointment. Applicants will be notified of appointments by mail.

LANCASTER COUNTY BOARDS & COMMISSIONS
APPLICATION FOR SERVICE

Name Jill C Knight **County Council District** 6

Mailing Address _____ **City/Zip** 29720

Street Address _____ **Registered Voter** yes X no____

Tel. Number (home) _____ **(work)** _____ **(other)** _____

Email: jycsunshine@gmail.com

Occupation Account Manager **Place of employment** ADP, LLC

Address 1 ADP Blvd., Roseland, NJ **Normal working hours** 8-4:30

(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 Historical Commission Advisor **2nd choice** _____

3rd choice _____

Reason for interest
I want to remain active on the Historical Commission as an advisor.

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 have been an advisor and a commissioner for the past 6 years.

Do you presently serve any State, County or Municipal Boards? _____ **If yes, list** _____

Have you ever served on a county board? Yes **If yes, list** Historical Commissioner

Additional pertinent information

Applicant's signature eSigned via SeamlessDocs.com Key: 342d8b47d834c6e87ae264bd1c91dd9bb **Date** 7/7/2021

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

Form Revised 1-20-17

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: John DuBose/County Attorney and Hal Hiott/Parks and Recreation
Department: Attorney
Date Requested to be on Agenda: 7/19/2021

Issue for Consideration:
Acceptance of an easement, prepared by County Attorney John DuBose, across Lancaster County School District property for the purpose of connecting the new Harrisburg Soccer Complex to sewer lines of the Lancaster County Water and Sewer District.

Points to Consider:
This easement was necessary to connect the new Harrisburg Soccer Complex to the Lancaster County Water and Sewer District sewer line.

The School Board granted the easement on July 8, 2021. There is no charge but they did ask for an appraisal of the value of the easement for their records.

The County Administrator has ordered an appraisal through the County Procurement Office. The appraisal will be forwarded to the School District when it comes in and an informational copy will be provided to County Council.

Funding for the construction is included in the project budget which has already been approved.

Funding and Liability Factors:
N/A

Council Options:
No real option as we must connect to the sewer lines. Since this is an easement we are requesting the following motion be favorably considered:

MOTION: That Lancaster County accepts the easement granted by the Lancaster County School District for the purpose of installing a sewer line to serve the new Harrisburg Soccer Complex.

Recommendation:
Approval of the Motion.

ATTACHMENTS:

Description	Upload Date	Type
Easement Document	7/9/2021	Exhibit
Easement Plat	7/9/2021	Exhibit

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

SANITARY SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That we, **Lancaster County School District** ("Grantor"), in consideration of the sum of One Dollar, to me in hand paid, and other valuable consideration at and before the sealing and delivering thereof, by Lancaster County, receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said **Lancaster County**, its successors and assigns, an easement or right of way for the construction, improvement, operation and maintenance of a public sewer system on the parcel of property containing Harrisburg Elementary School as shown on plans prepared by Woolpert Engineering, upon and across certain real property which Grantor owns in whole or in part, as depicted and described in **Exhibit A**, together with, all and singular, the rights, members, hereditaments, and appurtenances thereunto belonging, or in any way incident or appertaining. Said easement shall be of a permanent nature as well as an additional area that shall be temporary in nature during the construction of the sewer system shown on the referenced plan attached as **Exhibit A.**

The legal description of the easement is as follows:

A 20 foot wide Sanitary Sewer Easement for Lancaster County located at 10167 Harrisburg Rd, Indian Land Community. The Sanitary sewer easement is more particularly show and described on that plat recorded in the Lancaster County Register of Deed of Office at plat 2003-244.

Beginning at the Southwestern point on the sanitary sewer easement that is also on the property line between Lancaster County and Lancaster County School District and is located North 56 degrees 10 minutes 10 seconds East for a distance of 195.31 feet from a concrete monument the is the Southwest property corner of Lancaster County and the Lancaster County School District property. Thence running with said easement North 47 degrees 31 minutes 39 seconds West for a distance of 266.17 feet to a point, thence running North 62 degrees 52 minutes 26 seconds West for a distance of 215.65 feet to a point, thence running North 27 degrees 07 minutes 34 seconds East for a distance of 20.00 feet to a point, thence running South 62 degrees 52 minutes 26 seconds East for a distance of 218.35 feet to a point, thence running South 47 degrees 31 minutes 39 seconds East for a distance of 273.74 feet to a point, thence running South 56 degrees 10 minutes 10 seconds West for a distance of 20.59 feet to a point that is also the point of beginning.

SPECIAL PROVISIONS: None

TAX MAP NUMBER: 0005-00-018-.00

PROPERTY ADDRESS: 10251 Harrisburg Road, Indian Land, SC 29707

TO HAVE AND TO HOLD, all and singular, the said Permanent and Temporary Construction Easement or right of way and the rights hereinabove granted, unto the said Lancaster County, its successors and assigns forever for the installing, constructing, operating, maintaining, inspecting,

repairing, replacing, adding to or altering, changing the size of, and removing one or more present or future sewage utility lines and mains, including, without limitation, valves, vaults, meters, building service connections and other appurtenant facilities (collectively, the "Facilities") for the collection, distribution and transmission of sewage through the Property and the grantor hereby dedicates his respective interest in said strip of land to public use for such purposes. Lancaster County, and its employees and any expressly authorized parties, shall have full and free use of the Easement for the purposes named, and shall have all rights and privileges reasonably necessary to the exercise of the Easement, including the right of access to and from the Easement and the right to use adjoining land of the Landowner to the extent necessary to facilitate installation, construction, replacement, alteration, maintenance, inspection, operation and any necessary repairs; provided, however, that this right to use adjoining land shall be exercised only during periods of actual installation, construction, replacement, alteration, maintenance, inspection, operation or repair, and then only to the minimum extent necessary for such work. Grantee agrees that in the event the easement area is disturbed due to construction, replacement, maintenance, or repair that the area disturbed will be restored by Grantee, including fencing and turf, if applicable, and to the extent practicable.

It is agreed that buildings, fences, signs, or other obstructions will not be erected by me, my heirs, assigns or administrators within the limits of the right of way herein conveyed and that such buildings and fences are now within the of way herein conveyed will be moved from the right of way and restored in as good condition as before moving at the expense of Lancaster County.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____ day of _____, in the year of our Lord, Two Thousand and Twenty-One.

WITNESS:

_____

_____

GRANTOR:

_____
Lancaster County School District

By:_____

Its: _____

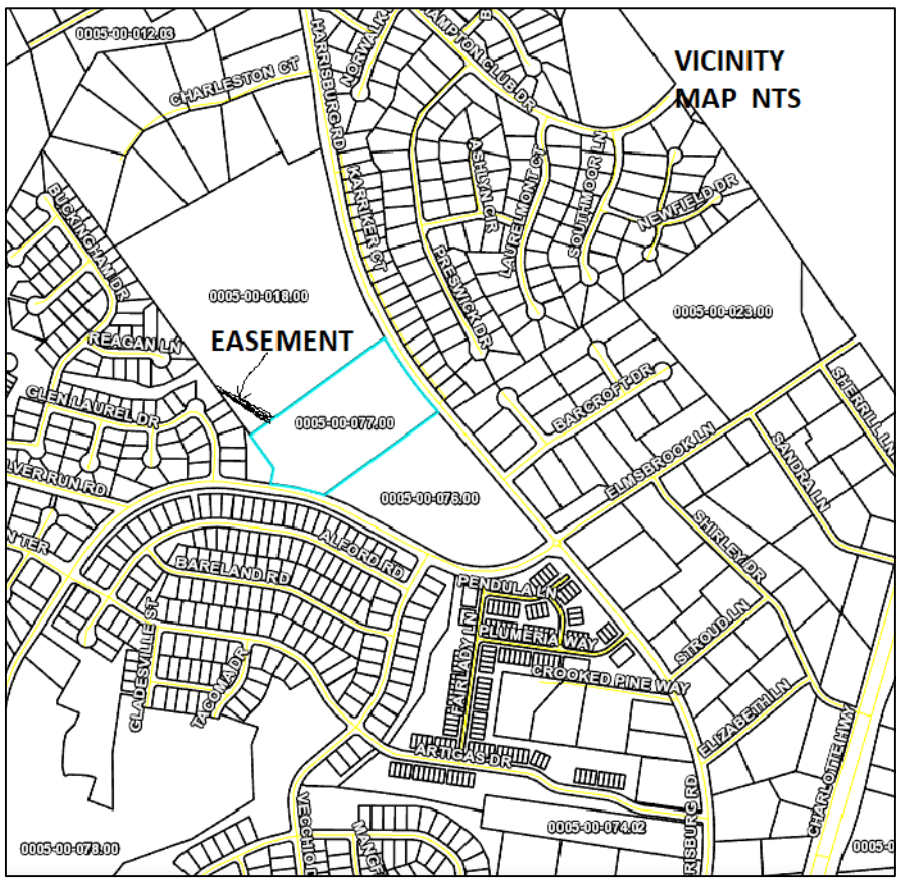
STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ACKNOWLEDGMENT

I, _____, a Notary Public for the State of South Carolina, do hereby certify that the within named personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my Hand and Seal this _____ day of _____, 2021.

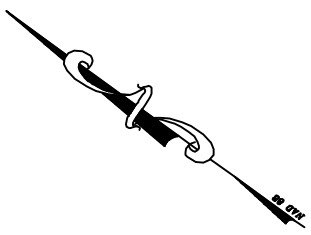
_____(SEAL)
Notary Public for South Carolina
My Commission Expires:_____

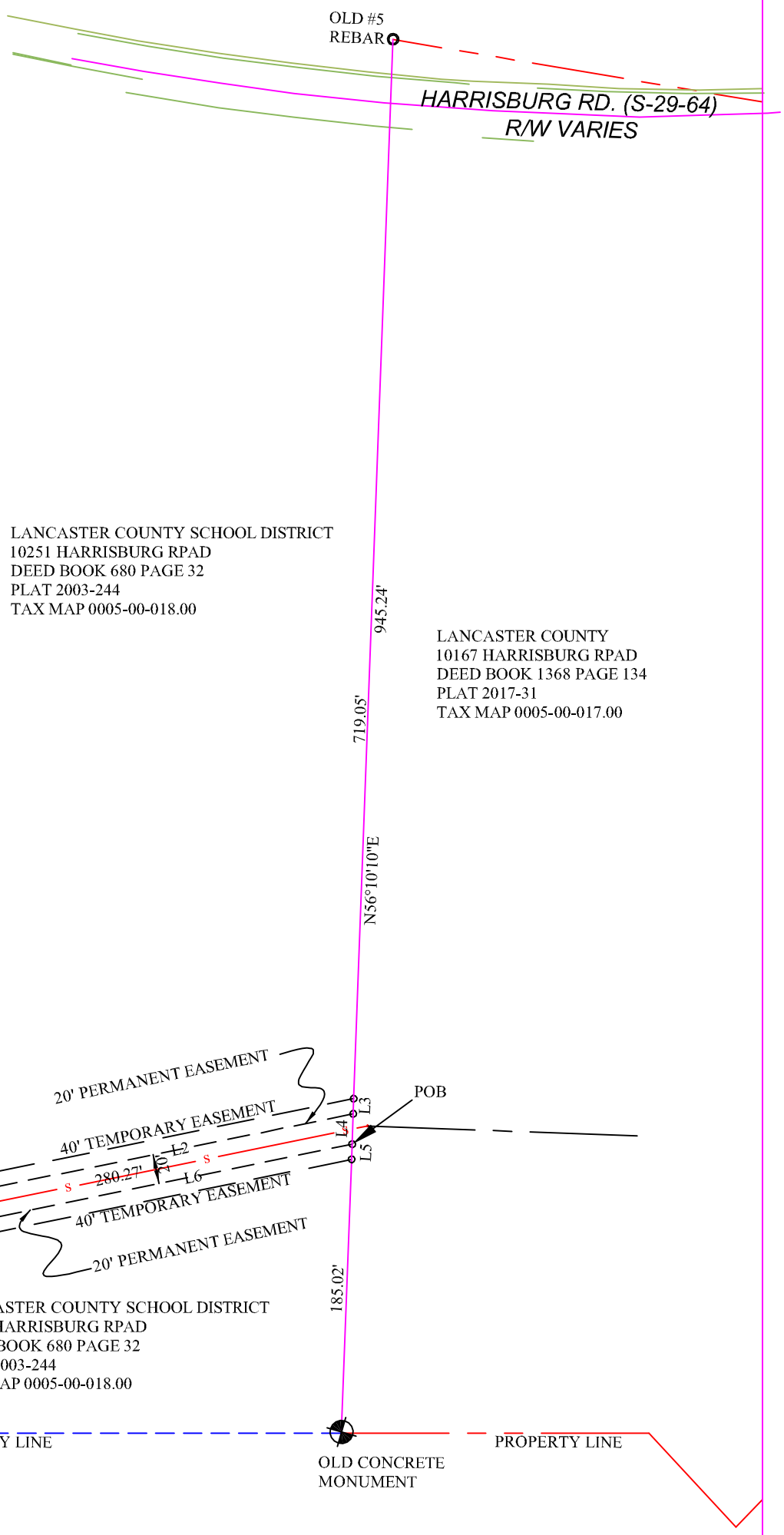


LINE TABLE		
LINE	LENGTH	BEARING
L1	218.35	S62°52'26"E
L2	273.74	S47°31'39"E
L3	10.29	N56°10'10"E
L4	20.59	S56°10'10"W
L5	10.29	N56°10'10"E
L6	266.17	N47°31'39"W
L7	215.65	N62°52'26"W
L8	20.00	N27°07'34"E

Legal description of a 20 foot Sanitary Sewer Easement for Lancaster County and is located at 10167 Harrisburg Rd, Indian Land Community. The Sanitary sewer easement is to be deeded to Lancaster County from Lancaster County School District as recorded in the Lancaster County Register of Deed of Office on plat 2003-244 and is Tax Parcel 0005-00-018.00

Beginning at the Southwestern point on the sanitary sewer easement that is also on the property line between Lancaster County and Lancaster County School District and is located North 56 degrees 10 minutes 10 seconds East for a distance of 195.31 feet from a concrete monument the is the Southwest property corner of Lancaster County and the Lancaster County School District property. Thence running with said easement North 47 degrees 31 minutes 39 seconds West for a distance of 266.17 feet to a point, thence running North 62 degrees 52 minutes 26 seconds West for a distance of 215.65 feet to a point, thence running North 27 degrees 07 minutes 34 seconds East for a distance of 20.00 feet to a point, thence running South 62 degrees 52 minutes 26 seconds East for a distance of 218.35 feet to a point, thence running South 47 degrees 31 minutes 39 seconds East for a distance of 273.74 feet to a point, thence running South 56 degrees 10 minutes 10 seconds West for a distance of 20.59 feet to a point that is also the point of beginning.





NOTE: This lot does not lie within any designated flood area and there are no encroachments or projections 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: 03/12/2021
CHECKED BY: JCC	A PORTION OF TAX MAP 0005-00-018.00
JOB NO.: 21-03-5	SHEET 1 OF 1

Sanitary Sewer Easement For
Lancaster County
Located At
10167 Harrisburg Road
Indian Land Community
Lancaster, South Carolina
Lancaster County

Scale 1"= 100' Date 03/12/2021

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

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

Agenda Item Summary

Ordinance # / Resolution #: N/A - Aviation Overlay - Retreat at Lancaster
Contact Person / Sponsor: Steve Willis / Administration
Department: Planning
Date Requested to be on Agenda: 7/19/2021

Issue for Consideration:
Approval of an Airport Overlay application.

Points to Consider:
This is another "Zone F" request for approval by Council since we no longer have an Airport Commission. As part of the UDO rewrite this will be adjusted to be approval by the Airport Manager.

Funding and Liability Factors:
N/A

Council Options:
Approve or reject the request.

Recommendation:
Approve the request by motion.

MOTION: That the Airport Overlay request filed by Whitehall Development for parcels 0049-00-094.05 and 0049-00-095.00 be approved.

ATTACHMENTS:

Description	Upload Date	Type
Memo to Council	7/12/2021	Planning Staff Report
Request from Applicant	6/18/2021	Exhibit
Maps	7/12/2021	Exhibit
Retreat at Lancaster Plan	6/18/2021	Exhibit

Lancaster County
South Carolina

TO: County Council

FROM: Katie See, Planning Department

DATE: July 12, 2021

SUBJECT: Aviation Overlay and Retreat at Lancaster

Whitehall Development Group, LLC submitted a civil plan for TM # 0049-00-095.00 & 0049-00-094.05 on June 7, 2021. The plan includes a 68-bed assisted living facility with 22 cottages (townhomes for rent). Staff has determined that the subject property is located within Zone F of the Aviation Overlay. According to the Land Use Compatibility Guidance table in Chapter 4, Nursing/Family Care & Townhome uses are permitted in Zone F. The only use not permitted within that zone is solid/hazardous waste and landfills.

Section 4.2.1.G.4 of the UDO states that no permit regulated by the Aviation Overlay District shall be issued by the Administrator unless approved by the LC Airport Commission or its designee. Since the Airport Commission is now an advisory Airport Committee, staff is asking County Council to sign off on the permit for the assisted living facility and townhomes.

Staff has spoken with David Smith of the SC Aeronautics Commission, Ken Holt, Engineer for Lancaster County Airport Advisory Committee, and Paul Moses, Airport Manager. The SC Aeronautics Commission only regulates Zones A-E, not F. Therefore, the subject parcels for the civil plan do not need to file a form with the SC Aeronautics Commission unless the structure will exceed 200' above ground level. The Airport Committee regulates uses within five (5) miles of the airport. This project is located approximately 4.3 miles from the runway. Mr. Smith, Mr. Holt and Mr. Moses, as well as Jeff Catoe, Public Works Director, are in agreement that the proposed civil plat is generally compatible within Zone F. However, Mr. Moses does want to highlight that approximately 35 to 65 operations take place at the runway each day, which will result in noise for the residents.

County Council Action: Approve Retreat at Lancaster project, located within Zone F

Enclosed: Retreat at Lancaster Civil Plat
McWhirter Field Aviation Overlay Maps

June 3, 2021

Mr. Paul Moses
Manager
Lancaster County Airport
McWhirter Field
286 Aviation Boulevard
Lancaster, South Carolina

dpr associates
designing places for generations
master planning . civil engineering
urban design . landscape architecture

Re: The Retreat at Lancaster Assisted Living

Dear Mr. Moses:

On behalf of Whitehall Development Group, LLC, enclosed is information regarding the proposed development for the Retreat at Lancaster, a 68-bed assisted living facility with 22 independent living cottages. The project is in Zone F of the McWhirter Field Overlay and approximately 4.34 miles from the airport.

The site is approximately 15 acres and located at 2382 Charlotte Highway (US 521) in Lancaster County, South Carolina. The proposed buildings do not exceed 30' height maximum. A site plan is attached reference. We are in the process of permitting the site construction documents for review and approval by SCDHEC, SCDOT, and Lancaster County. In accordance with the Lancaster UDO, kindly accept this letter as required notification to the Airport Committee.

Please let us know if you have any questions or need additional copies of the site plan.

Best regards,

DPR ASSOCIATES, INC.

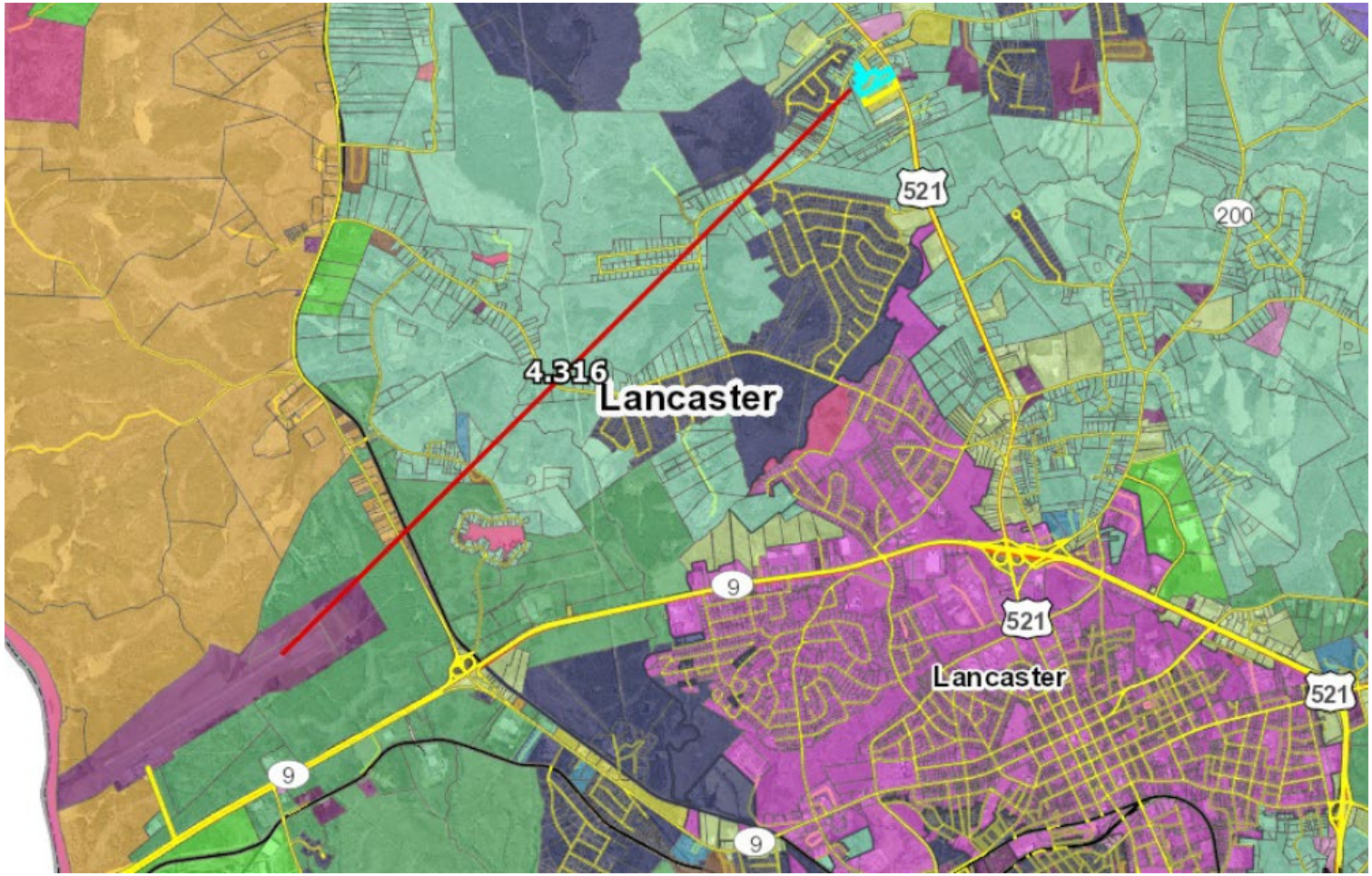
D. Brent Stough, PLA
Senior Project Manager
bstough@dprassociates.net

cc: Mr. Sam Levin – Whitehall Development Group, LLC
Mr. Nathan Frey – Phoenix Senior Living
Project file

McWhirter Field Aviation Overlay

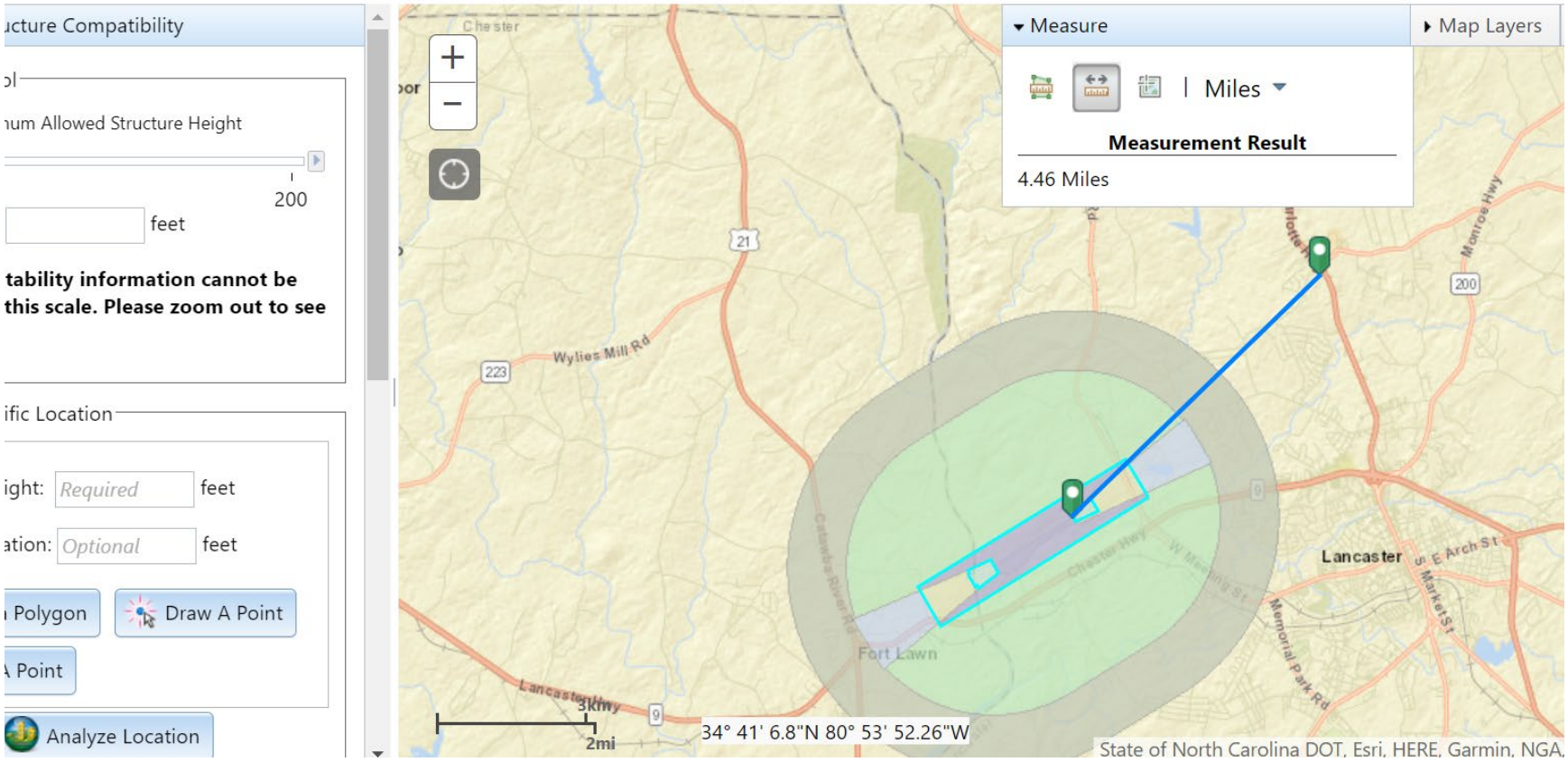
The following maps illustrate the location of the subject property as well as the approximate distance of it from McWhirter Field.

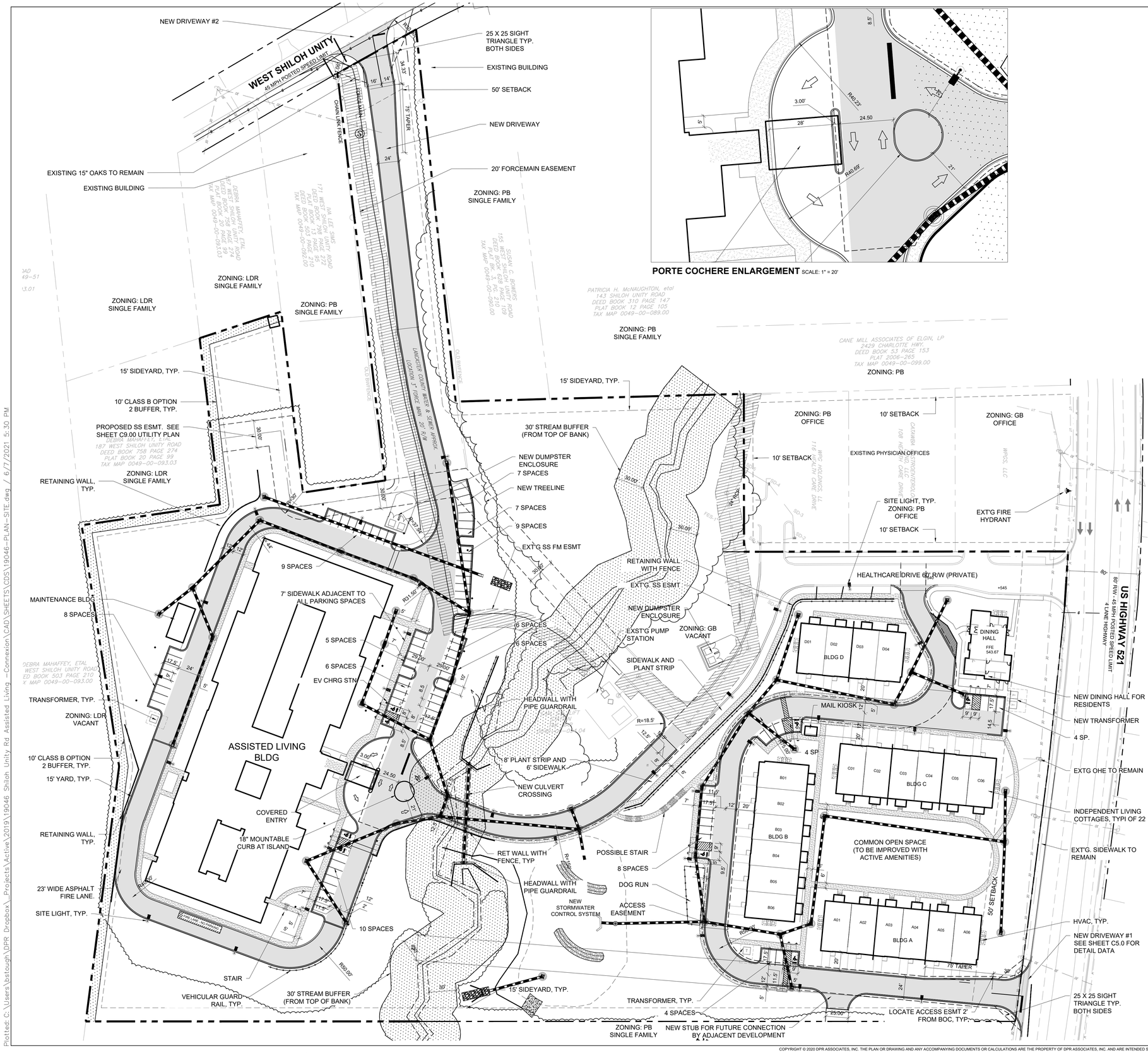
Map 1: Distance from subject parcels to McWhirter field (approximately 4.3 miles)



Map 2: Distance from subject parcels to McWhirter Field (approximately 4.4 miles)

- South Carolina Airport Compatible Land Use Evaluation (CLUE) Tool
- Evaluates location of developments within Aviation Overlay





PORTE COCHERE ENLARGEMENT SCALE: 1" = 20'

SITE SUMMARY

TAX PARCEL ID NO:	0049-00-095, 0049-00-094
CURRENT ZONING:	GB
EXISTING USE:	VACANT
PROPOSED USE:	ASSISTED LIVING FACILITY WITH INDEPENDENT LIVING COTTAGES
OVERALL SITE AREA:	+/- 14.246 AC.
MAX. BUILDING HEIGHT:	27' - REF ARCHITECTURAL DWGS
SETBACKS	
CHARLOTTE HWY:	50'
W SHILOH UNITY:	50'
REAR YARD:	15'
SIDE YARD:	15'
GROSS FLOOR AREA:	
ASSISTED LIVING FACILITY:	46,530 SF - 68 BEDS
INDIVIDUAL LIVING:	22 UNITS
DINING HALL:	3172 SF
PARKING REQUIRED:	
ASSISTED LIVING FACILITY:	34 SP (1 SPACES PER 2 BEDS)
INDIVIDUAL LIVING:	33 SP (1.5 SP PER UNIT)
TOTAL	67 SPACES REQUIRED
PARKING PROVIDED:	
ASSISTED LIVING:	66 SPACES
INDIVIDUAL LIVING:	44
TOTAL	112 SPACES PROVIDED (8 ADA VAN ACCESSIBLE)
BICYCLE PARKING:	NONE REQUIRED
LOADING: PROVIDED	ONE TRUCK LOADING SPACE
OVERALL SITE IMPERVIOUS AREA:	**4.05 AC. OR (176,258 SF)**
ESTIMATED TIME OF COMPLETION:	**SPRING 2023**

SITE PLAN NOTES

1. SITE TOPOGRAPHIC AND BOUNDARY SURVEY PREPARE BY ISLEY SURVEYING COMPANY, SEALED BY JIM CRUMPLER, PLS,
2. ALL DIMENSIONS ARE FROM THE BACK OF CURB, FACE OF BUILDING, OR CENTERLINE AND PERPENDICULAR UNLESS NOTED OTHERWISE.
3. ALL CURB RADII ARE 5' F/C (4.5' B/C), UNLESS NOTED OTHERWISE.
4. ALL CURB TAPERS ARE 6', UNLESS NOTED OTHERWISE.
5. ALL SIGNS TO MEET MUTCD, SCDOT, AND LANCASTER STANDARDS. ALL SIGNS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
6. ALL ON-SITE STRIPING SHALL BE 4" WIDE, PAINTED WHITE, UNLESS NOTED OTHERWISE.
7. ALL SIDEWALKS SHALL BE 5' WIDE MINIMUM.
8. EXISTING CURB CUTS (OTHER THAN HEALTHCARE DRIVE, DRIVEWAY #1, AND DRIVEWAY #2 SHALL BE COMPLETELY REMOVED (IF ANY).
9. ALL ROOF DRAINAGE SHALL BE CONNECTED TO STORM DRAINAGE SYSTEMS. ROOF DRAINAGE SYSTEMS FOR INDEPENDENT LIVING UNITS MAY OUTLET TO PERVIOUS AREAS SUCH AS GRASSED LAWNS AND MULCHED AREAS AND CONVEYED TO THE STORM WATER SCM VIA THE STORM DRAINAGE SYSTEMS.

LEGEND

- ASPHALT PAVEMENT - REGULAR DUTY
- ASPHALT PAVEMENT - HEAVY DUTY
- CONCRETE PAVEMENT - HEAVY DUTY
- CONCRETE SIDEWALK
- EX. RIGHT OF WAY
- PROPERTY LINE
- SITE LIGHT, 30' HT.
- ACCESSIBLE PARKING, SEE DETAILS: 1-4 SHEETC7.00

Know what's below. Call before you dig.

SCALE: 1" = 50'
0 25' 50' 100'

dpr associates
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207 CHESTERFIELD AVE
LANCASTER, SOUTH CAROLINA
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ARCHITECT

KEY MAP

PROJECT
RETREAT AT LANCASTER
LANCASTER, SOUTH CAROLINA

PROJECT NUMBER
19046

DATE
06/07/2021

ISSUED FOR
CITY PERMIT REVIEW

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: B.S
DRAWN BY: B.L J.F T.W
CHECKED BY: B.S H.N

SEAL

STATE OF SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 762 BRENT STOUGH
6-7-21

SCALE
AS INDICATED

DRAWING
SITE PLAN

C1.00

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ORIGINAL SHEET SIZE: 24" X 36"

Plotted: C:\Users\bstough\DPR Dropbox_Projects\Active\2019\19046 Shiloh Unity Rd Assisted Living - Connexion\CAD\SHEETS\CDS\19046-PLAN-SITE.dwg / 6/7/2021 5:30 PM

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Steve Willis/Administration and Kim Belk/Administration
Department: Administration
Date Requested to be on Agenda: 7/19/2021

Issue for Consideration:
This is an update on where we stand on the $19 million Recreation Bond.

Points to Consider:
The following projects are complete and cost are finalized:
Lindsay Pettus Greenway - Phase 1 @ $2,500,000 (funding for Phase 2 is in CPST #3)

Barr Street Community Center Renovation @ $200,000 (additional funding was provided from the General Fund)

Bond Issuance and Legal @ $150,000

The following projects are underway:
Harrisburg Road Soccer Complex @ $4,818,351

Heath Springs Soccer Complex @ $5,515,855 (this was value engineered to remove the baseball use in the original plan)

Indian Land Recreation Center Expansion and Renovation @ $5,815,793

This information is also provided as an attachment.

Funding and Liability Factors:
This leaves $42,493.11 in remaining funds. I have directed that this be held as additional contingency. As the projects near completion we will have a better idea which, if any, of the alternates can be added back. This includes:

Playground equipment and installation ($120,000) as well as a picnic shelter ($33,000) at the Indian Land Soccer Complex.

A maintenance shelter ($30,000) and picnic shelter ($10,000) at the Heath Springs Soccer complex.

And the following for Indian Land Rec. Center:
Replace exterior duct $18,600
Add pond walls $40,877
Replace sewer line $16,800
Use HDPP storm pipe $6,500

Council Options:
This information is just to update Council and provide a summary of where we stand with all of the projects financially.

Recommendation:
N/A

ATTACHMENTS:

Description	Upload Date	Type
Bond Projects Cost Update	7/12/2021	Backup Material

Project	Budget	Estimated Actual	Balance
Heath Springs Soccer Complex*	5,033,000	5,515,855	(482,855)
Indian Land Soccer Complex*	4,991,000	4,818,351	172,649
Indian Land Recreation Center*	4,221,000	5,815,793	(1,594,793)
Greenway	2,500,000	2,500,000	-
Barr Street	200,000	200,000	-
Bond Cost	150,000	150,000	-
Total	**17,095,000**	**19,000,000**	

*Contingency is included as part of the actual costs on these projects totaling $342,493.

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Councilwoman Charlene McGriff
Department: Administration
Date Requested to be on Agenda: 7/19/2021

Issue for Consideration:
Discussion of a potential use of Coronavirus State and Local Recovery Funds, a part of the American Rescue Plan, to address the homelessness issue.

Points to Consider:
There are a number of pending eviction cases in the local court system.

The Center for Disease Control's eviction moratorium will expire at the end of July. At that time eviction cases may proceed through the judicial process.

The Lancaster Area Coalition for the Homeless has prepared a proposal to address the needs of this spike in the homeless population. This proposal is now presented for discussion to determine if Council would like to proceed through the ordinance process to disburse any funds.

Funding and Liability Factors:
The detailed budget is attached - total of $334,213.

County Attorney John DuBose would need to prepare a Sub-recipient Agreement for the United Way to administer the funds. This protects the County for the use of federal funds.

Council Options:
This is presented for discussion and for staff to receive any directive/ guidance Council may desire to issue.

Recommendation:
Councilwoman McGriff will have some recommendations on this matter.

ATTACHMENTS:

Description	Upload Date	Type
United Way - LACH Proposal	7/16/2021	Exhibit

PROJECT PROPOSAL

LACH

Lancaster Area Coalition for the Homeless

PROJECT TITLE

Temporary Homeless Shelter and Housing Relocation Project

ISSUE

Lancaster County is on the precipice of a post-pandemic eviction crisis, not unlike many other communities in the United States. More than half of all renter households lost employment income between March 2020 and March of this year, causing one in five of those households to fall behind on rent. Much of the fallout has been delayed by the eviction moratorium issued by the US Centers for Disease Control (CDC). But that moratorium is set to expire on July 31, and residents struggling to keep a roof over their heads know what lurks around the corner. Lancaster County residents are feeling the pressure and nonprofits who have direct contact with community members are being presented with rent and utility bills that are beyond their capacity to help with or being asked to provide shelter where none exists. Landlords are struggling financially after months and months without cash flow and government rescue funds such as the SCStay Plus program is overwhelmed with thousands of applications that can't possibly be approved before the deadline. Some residents have already been evicted and many more are in the queue for an end of month inevitability.

OPPORTUNITY

Funds that have become available to Lancaster County through the American Rescue Act 2021 is providing an opportunity to address this issue.

HOW DO I KNOW IF A SPECIFIC USE IS ELIGIBLE?

Fiscal Recovery Funds must be used in one of the four eligible use categories specified in the American Rescue Plan Act:

1. **To respond to the public health emergency or its negative economic impacts, including assistance to households, small businesses, and nonprofits,** or aid to impacted industries such as tourism, travel, and hospitality;
2. To respond to workers performing essential work during the COVID-19 public health emergency by providing premium pay to eligible workers;
3. For the provision of government services to the extent of the reduction in revenue due to the COVID–19 public health emergency relative to revenues collected in the most recent full fiscal year prior to the emergency;
4. To make necessary investments in water, sewer, or broadband infrastructure

HOW FLEXIBLE ARE CATEGORIES 1 AND 2 – PUBLIC HEALTH RESPONSE AND NEGATIVE ECONOMIC IMPACTS – WHEN IT COMES TO ELIGIBLE USES?

Counties have broad flexibility so long as they can demonstrate that these activities support the public health response or that recipients of the Recovery Funds have experienced economic harm from the pandemic. This includes assistance to households and small businesses as well as all individuals living within a Qualified Census Tract (QCT).

Services and programs included in Qualified Census Tracts are programs or services that address housing insecurity, lack of affordable housing, or homelessness including supportive housing, housing programs for the homeless and relocation assistance.

from NACo Legislative Annalysis for counties and FAQs

SOLUTION

Lancaster Area Coalition for the Homeless (LACH) a program of United Way of Lancaster County, Inc. is proposing a Temporary Shelter and Housing Relocation Project that will help solve this unique issue presented by the recent public health crisis. LACH has utilized the Carriage Inn at 1100 N. Main Street in Lancaster as temporary short-term housing for homeless individuals and families since 2015. Offering a maximum 3 night stay, the Coalition and several partner agencies would on a volunteer basis do as much case management as possible in that short time to help homeless individuals and families access additional resources to help find a more permanent solution.

This crisis is calling for a much more expansive plan to help house and relocate the dozens of individuals and families that are on the verge of eviction.

LACH is proposing the rental of 20 rooms at the Carriage Inn for three months beginning as soon as possible to help house those who have been or will be evicted in the coming weeks. The Owner of the Carriage Inn has met with LACH representatives and agreed to provide these rooms at a reduced cost for this project. The proposal includes funds for rooms for three months, a Sight Manager, Case Manager and funds for Relocation as well as Security and any needed Legal Services. United Way of Lancaster County will be the Fiscal Agent and the Executive Director, Amber Jackson will be the Supervisor of the employees and vendors.

Participants who desire to be a part of the program will submit an application and if accepted will report to the Sight Manager for a room assignment. The Case Manager will meet with each participant as often as needed to make a plan to move forward and to assess progress toward that plan. The budget proposal includes some funding for meals, although LACH plans to reach out to the community, nonprofits and local businesses for help with food and meal cards. Christian Services has already committed to weekly homeless food boxes for participants.

Participants will be given help with applying and interviewing for jobs and/or required training for those jobs through the Alston Wilkes Society and SC Works. Any participants struggling with mental health or addiction issues will be referred to appropriate agencies and organizations and/or support groups. When not working toward goals or employment, participants will be required to do community service projects, coordinated by the Sight Manager.

An important part of the project and the budget are funds for relocation. Many homeless individuals and families lack a key component for re-housing. Even if a homeless individual becomes gainfully employed, the funds for rental and utility deposits and first month's rent often take a long time to save. Only with relatively few expenses for temporary housing and assistance with deposits can recently evicted residents be re-housed in a reasonable amount of time.

LACH is also proposing that some of the funds be used to help with economic sustainability for participants. HOPE in Lancaster, Inc. will help clients with sustainability after rehousing is accomplished through their Bounce Back Program. This program provides weekly or bi-weekly mentoring related to budgeting, goal setting, resources and referrals. Bounce Back clients receive food at each appointment and additional funding for utility bills or transportation if needed. The project's Case Manager will work closely with clients in the program and HOPE Social Workers to follow up on referrals, action items and goals to help accomplish long-term sustainability for each participant.

The budget can be found on the following page. Please note that funds for the Case Manager is proposed as a year-long position whereas other funds excluding some Relocation and Sustainability funds are figured for three months.

Rescue Act Funding Request

LACH Temporary Shelter and Housing Relocation Project Budget

Annual		**TOTAL**	
Case Manager		$ 34,100	
	Health Insurance Allowance	$ 6,050	
	FICA	$ 2,433	
	Direct Client Support	$ 7,700	
	Mileage	$ 1,100	
	Cell Phone	$ 1,320	
	Surface Pro/Hot Spot	$ 1,540	
			$ 54,243
3 months			
Program Funding			
	On-site programs	$ 5,500	
	Meals	$ 5,500	
	Relocation & Sustainability	$ 110,000	
			$ 121,000
Cost of Hotel Rental		$ 78,120	
Security		$ 59,400	
Site Manager/Operation Manager		$ 9,900	
Administrative Cost		$ 3,300	
			$ 150,720
Legal Services		$ 7,700	
Insurance		$ 550	
			$ 8,250
	TOTAL		**$ 334,213**

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2021-1720 - DEFERRED
Contact Person / Sponsor: Steve Willis/Administration and John Dubose/County Attorney
Department: Planning
Date Requested to be on Agenda: 7/19/2021

Issue for Consideration:
A technical and substantive update to the County Code and to clarify that Lancaster County may contract with a private company for derelict vehicle services and to allow for the auction of unclaimed vehicles.

Points to Consider:
Changes include:
(1) Correcting the reference to the State Code citation; and
(2) Correcting references from Zoning and Building Official to Zoning Official; and
(3) Changing the reference to reflect the state now has a Department of Motor Vehicles; and
(4) Clarifying that Lancaster County may contract with a private company to handle derelict motor vehicles pursuant to this County Code section.
(5) Adoption of notice provisions from State Code for vehicle towing, the storage lien process, and the judicial auction process.

Funding and Liability Factors:
N/A

Council Options:
Approve or reject the ordinance.

Recommendation:
Approve the ordinance.

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2021-1728 / Planning Case Number: UDO-TA-2020-2957 - DEFERRED
Contact Person / Sponsor: Robert Tefft, Senior Planner
Department: Planning
Date Requested to be on Agenda: 7/19/2021

Issue for Consideration:
Amend Unified Development Ordinance (UDO) Section 2.5.3, Section 5.5.12, Section 5.12.3 and Section 5.12.4 to modify those zoning districts in which an outdoor shooting range is a permissible use and to modify those regulations concerning how an outdoor shooting range may be permitted, as well as providing for turkey shoots as a temporary use in certain zoning districts and the standards by which turkey shoots may be approved.

The intent of the proposed ordinance is to expand opportunities where shooting may occur and to specifically address turkey shoots, which had been omitted from the 2016 UDO.

Points to Consider:
The following sections of the UDO are proposed to be amended:

Section 2.5.3, Use Table: Amend to allow Shooting Range, Outdoor as a permissible use in the Rural Residential (RR), Rural Neighborhood (RN) and Open Space Preservation (OSP) Districts, subject to approval of a special exception permit, and to remove the use from the Light Industrial (LI) and Heavy Industrial (HI) Districts.

Section 5.5.12, Shooting Range, Outdoor: Amend to revise the various standards for the use, including: expanding upon how the use may be approved in certain zoning districts; replacing the existing buffering and separation requirements with an enhanced setback requirement; and providing greater clarity to the other various provisions.

Section 5.12.3, Temporary Uses Limited to Specific Districts: Amend to allow Turkey Shoots as an allowable temporary use all zoning districts other than the PDD unless specifically allowed for as part of the PDD Ordinance or associated Development Agreement. There would be no maximum duration for each turkey shoot temporary use.

Section 5.12.4, Temporary Uses with Specific Requirements: Amend to state that turkey shoots shall be subject to compliance with S.C. Code Section 16-23-440, as amended, regarding discharging firearms. No further requirement or regulation is proposed.

Funding and Liability Factors:
N/A

Council Options:
To approve or deny the proposed text amendment.

Recommendation:
At its meeting of March 16, 2021, the Planning Commission voted 5-2 (Neely and Jones against) to recommend **approval** of the proposed text amendment. The Commission did suggest that further fine tuning of the ordinance may be needed by County Council. Several member of the public spoke on the proposed amendment with comments including, but not limited to, the 1/2 mile setback being excessive; that the hours of operation needing to be adjusted; reference to external documents; and separation distance needing to be clarified. The version of the text amendment attached addresses the concerns of the Planning Commission, as well as those expressed concerns of the public.
Staff recommends approval of the text amendment.