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

AGENDA

1. **Call to Order Regular Meeting - Chairman Steve Harper**
2. **Welcome and Recognition - Chairman Steve Harper**
3. **Pledge of Allegiance and Invocation - Council Member Charlene McGriff**
4. **Approval of the Agenda**

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

   a. Recognition of Nominees for Board Member of the Year and Announcement of the Ted Arant Board Member of the Year for Lancaster County - Chairman Steve Harper

   - James Barnett - Planning Commission Nominee
   - Cathie Catoe - Historical Commission Nominee
   - Dr. Deborah B. Cureton - Library Board Nominee
   - Robin Dawson - Health and Wellness Commission Nominee
   - Clara Jones - Community Relations Commission Nominee
   - Chief Justin McLellan - Fire Commission Nominee

   ANNOUNCEMENT AND RECOGNITION OF THE TED ARANT BOARD MEMBER OF THE YEAR

   b. Update on the Impact Fee Study - Presented by Colin McAweeney, Senior Fiscal/Economic Analyst, TischlerBise
6. **Citizens Comments**

   [While in-person Citizens Comments are not currently suspended, due to public health and safety considerations and the need for continued social distancing, the County is strongly encouraging citizen input and comments be submitted in writing prior to the meeting. Comments may be submitted via mail to ATTN: Sherrie Simpson, Post Office Box 1809, Lancaster, SC, 29721, 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 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. ***- 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). - Rox Burhans***

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. ***- 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). - Rox Burhans***

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. ***- 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). - Rox Burhans***

8. Non-Consent Agenda

a. 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. ***- Steve Willis/John DuBose***

b. 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. ***- Steve Willis***

c. Resolution 1159-R2021 Regarding Amending the County Calendar

Resolution Title: A Resolution To Amend The Calendar Year 2021 County Council Committee Meeting Calendar. ***- Steve Willis***

d. 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. ***- Passed 6-0 at the May 24, 2021 County Council Meeting (Brian Carnes Absent). Passed 5-1 at the June 14, 2021 County Council Meeting (Allen Blackmon Opposed / Charlene McGriff Absent). - Steve Willis/Kim Belk***

e. 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. ***- 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***

f. 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. ***- 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***

g. 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. ***- Passed 5-2 at the March 22, 2021 County Council Meeting (Steve Harper and Billy Mosteller Opposed). - Steve Willis/John DuBose***

h. 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 ***- Passed 5-2 at***

the March 22, 2021 County Council Meeting (Steve Harper and Billy Mosteller Opposed). - Steve Willis/John DuBose

i. 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 ***- Passed 5-2 at the March 22, 2021 County Council Meeting (Steve Harper and Billy Mosteller Opposed). - Steve Willis/John DuBose***

j. 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. ***- Passed 6-0 at the June 14, 2021 County Council Meeting (Charlene McGriff Absent). - Steve Willis/John DuBose***

9. Discussion and Action Items

a. 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)

b. Local Emergency Planning Grants - Steve Willis/Darren Player

10. 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***

11. Miscellaneous Reports and Correspondence

a. Update on Road Work

12. Citizens Comments

[If Council delays until end of meeting]

13. Executive Session

[motions from Members may follow]

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: Steve Willis / Administration
Department: Administration
Date Requested to be on Agenda: 6/28/2021

Issue for Consideration:
Update to the study area for the public safety Impact Fees as requested by Council at the April 26, 2021 Council meeting.

Points to Consider:
See attached updated study and power point presentation.

Funding and Liability Factors:
N/A

Council Options:
Discussion only during Presentation. Council can vote to approve or amend the study area during the consideration of the Ordinances on the Non-Consent Agenda.

Recommendation:
N/A

ATTACHMENTS:

Description	Upload Date	Type
Updated Development Impact Fee Study	6/21/2021	Backup Material
Power Point Presentation for the Updated Impact Fee Study	6/21/2021	Presentation

LANCASTER COUNTY
South Carolina

Development Impact Fee Study

Prepared for:

Lancaster County, South Carolina

May 14, 2021

Prepared by:

TischlerBise
FISCAL | ECONOMIC | PLANNING

4701 Sangamore Road
Suite S240
Bethesda, Maryland 20816
800.424.4318
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DEVELOPMENT IMPACT FEE STUDY

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EXECUTIVE SUMMARY

Lancaster County, South Carolina retained TischlerBise to prepare a Development Impact Fee study. Development impact fees are collected from new construction at the time a building permit is issued. The fees are one-time payments for new development's proportionate share of the capital cost of infrastructure. The following study addresses Lancaster County's Parks & Recreation, Public Safety: Emergency Medical Services, Public Safety: Sheriff, and Public Safety: Fire facilities. Development impact fees do have limitations and should not be regarded as the total solution for infrastructure funding. Rather, they are one component of a comprehensive funding strategy to ensure provision of adequate public facilities. Development impact fees may only be used for capital improvements or debt service for growth-related infrastructure. Under South Carolina Development Impact Fee enabling legislation (Section 6-1-910), fees may not be used for operations, maintenance, replacement of infrastructure, or correcting existing deficiencies.

South Carolina Development Impact Fee Act[1]

The State of South Carolina grants the power for cities and counties to collect development impact fees on new development pursuant to the rules and regulations set forth in the South Carolina Development Impact Fee Act (Code of Laws of South Carolina, Section 6-1-910 et seq.). The process to create a local impact fee system begins with a resolution by the County Council directing the Planning Commission to conduct an impact fee study and recommend a development impact fee ordinance for legislative action.

Generally, a governmental entity must have an adopted comprehensive plan to enact development impact fees; however, certain provisions in State law allow counties, cities, and towns that have not adopted a comprehensive plan to impose development impact fees. Those jurisdictions must prepare a capital improvement plan as well as prepare an impact fee study that substantially complies with Section 6-1-960(B) of the Code of Laws of South Carolina.

All counties, cities, and towns are also required to prepare a report that estimates the effect of development impact fees on the availability of affordable housing before imposing development impact fees on residential dwelling units. Based on the findings of the study, certain developments may be exempt from development impact fees when all or part of the project is determined to create affordable housing, and the exempt development's proportionate share of system improvements is funded through a revenue source other than impact fees. A housing affordability analysis in support of the development impact fee study is published as a separate report.

Eligible costs may include design, acquisition, engineering, and financing attributable to those improvements recommended in the local capital improvements plan that qualify for impact fee funding. Revenues collected by the county, city, or town may not be used for administrative or operating costs associated with imposing the impact fee. All revenues from development impact fees must be maintained

[1] See Appendix C for a copy of the South Carolina Development Impact Fee Act.

in an interest-bearing account prior to expenditure on recommended improvements. Monies must be returned to the owner of record of the property for which the impact fee was collected if they are not spent within three years of the date they are scheduled to be encumbered in the local capital improvements plan. All refunds to private land owners must include the pro rata portion of interest earned while on deposit in the impact fee account.

Lancaster County is also responsible for preparing and publishing an annual report describing the amount of impact fees collected, appropriated, and spent during the preceding year. These updates must occur at least once every five years. Pursuant to State Law, Lancaster County will not be empowered to recommend additional projects eligible for impact fee funding or charge higher maximum allowable development impact fees until the Development Impact Fee study and capital improvement plan have been updated.

Conceptual Development Impact Fee Calculation

In contrast to project-level improvements, development impact fees fund growth-related infrastructure that will benefit multiple development projects, or the entire jurisdiction (referred to as system improvements). The first step is to determine an appropriate demand indicator for the particular type of infrastructure. The demand indicator measures the number of demand units for each unit of development. For example, an appropriate indicator of the demand for park facilities is population growth, and the increase in population can be estimated from the average number of residents per housing unit. The second step in the development impact fee formula is to determine infrastructure units per demand unit, typically called level-of-service (LOS) standards. In keeping with the parks example, a common LOS standard is park acreage per resident. The third step in the development impact fee formula is the cost of various infrastructure units. To complete the parks example, this part of the formula would establish the cost per acreage for acquiring new park land.

General Methodologies

There are three general methods for calculating development impact fees. The choice of a particular method depends primarily on the timing of infrastructure construction (past, concurrent, or future) and service characteristics of the facility type being addressed. Each method has advantages and disadvantages in a particular situation, and can be used simultaneously for different cost components.

Reduced to its simplest terms, the process of calculating development impact fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of development impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss three basic methods for calculating development impact fees and how those methods can be applied.

Cost Recovery (Past Improvements)

The rationale for recoupment, often called cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which

new growth will benefit. This methodology is often used for utility systems that must provide adequate capacity before new development can take place. This methodology is based on an existing level of service.

Incremental Expansion (Concurrent Improvements)

The incremental expansion method documents current level-of-service (LOS) standards for each type of public facility, using both quantitative and qualitative measures. This approach ensures that there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increment to keep pace with development.

Plan-Based Fee (Future Improvements)

The plan-based method allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two options for determining the cost per demand unit: (1) total cost of a public facility can be divided by total demand units (average cost), or (2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost).

Credits

Regardless of the methodology, a consideration of "credits" is integral to the development of a legally defensible development impact fee methodology. There are two types of "credits" with specific characteristics, both of which should be addressed in development impact fee studies and ordinances.

- First, a revenue credit might be necessary if there is a double payment situation and other revenues are contributing to the capital costs of infrastructure to be funded by development impact fees. This type of credit is integrated into the development impact fee calculation, thus reducing the fee amount.
- Second, a site-specific credit or developer reimbursement might be necessary for dedication of land or construction of system improvements funded by development impact fees. This type of credit is addressed in the administration and implementation of the development impact fee program.

Proposed Fee Methods and Cost Components

Figure 1 summarizes the methods and cost allocation components used for each infrastructure category in Lancaster County's development impact fee study. The development impact fees are based on the actual level of service. The Parks & Recreation components are attributed to only residential development based on population. The public safety categories are attributed to residential and nonresidential development based on population and nonresidential vehicle trips.

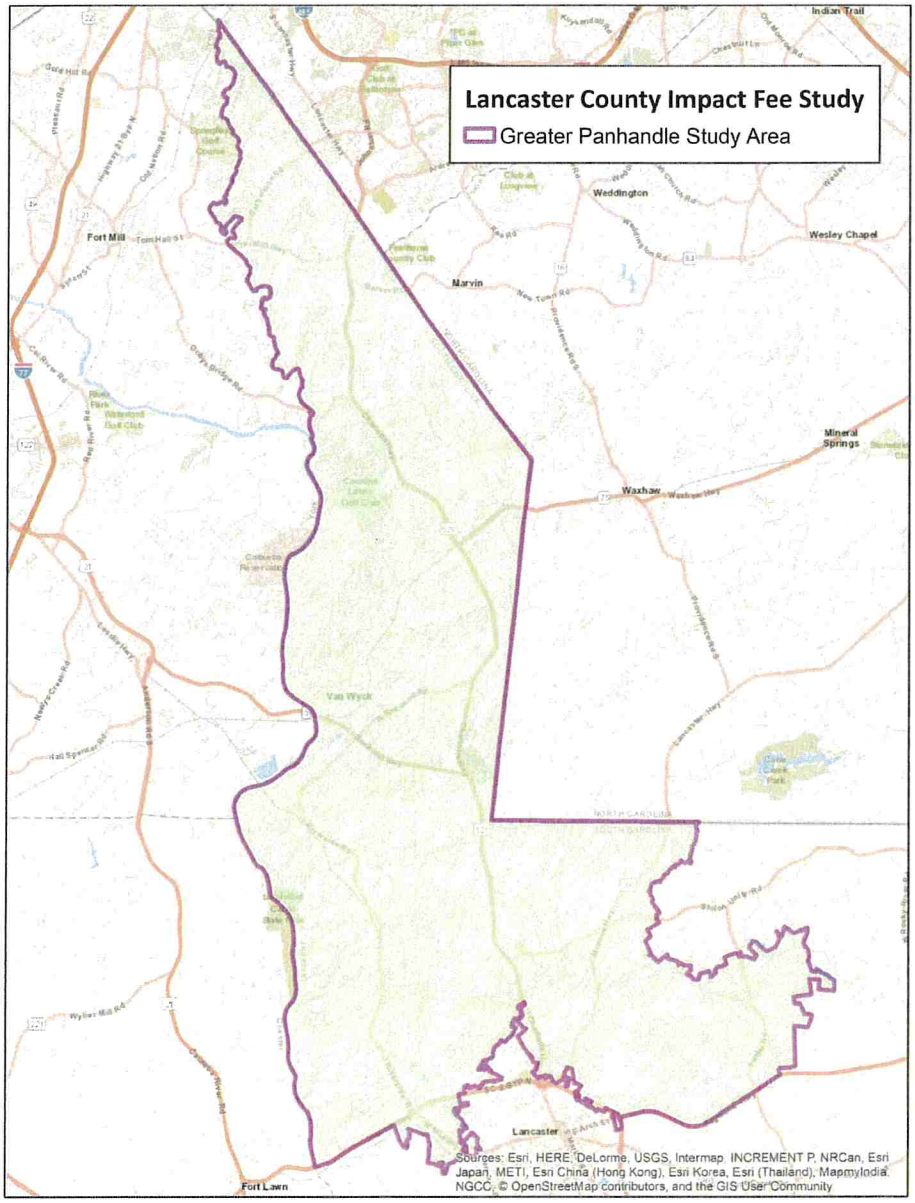
Figure 1. Proposed Fee Methods and Cost Components

Fee Category	Service Area	Components	Methodology	Cost Allocation
Parks & Recreation	Greater Panhandle	Park land, Park Improvements, Recreation Centers	Incremental Expansion	Population
Sheriff	Pleasant Valley, Indian Land, Van Wyck Fire Districts	Sheriff Office Facilities	Incremental Expansion	Population & Nonres. Vehicle Trips
EMS	Pleasant Valley, Indian Land, Van Wyck Fire Districts	EMS Stations, Ambulance, Admin & Training Facilities	Incremental Expansion	Population & Nonres. Vehicle Trips
Fire	Pleasant Valley, Indian Land, Van Wyck Fire Districts	Fire Stations, Vehicles, Admin & Training Facilities	Incremental Expansion	Population & Nonres. Vehicle Trips

Study Area

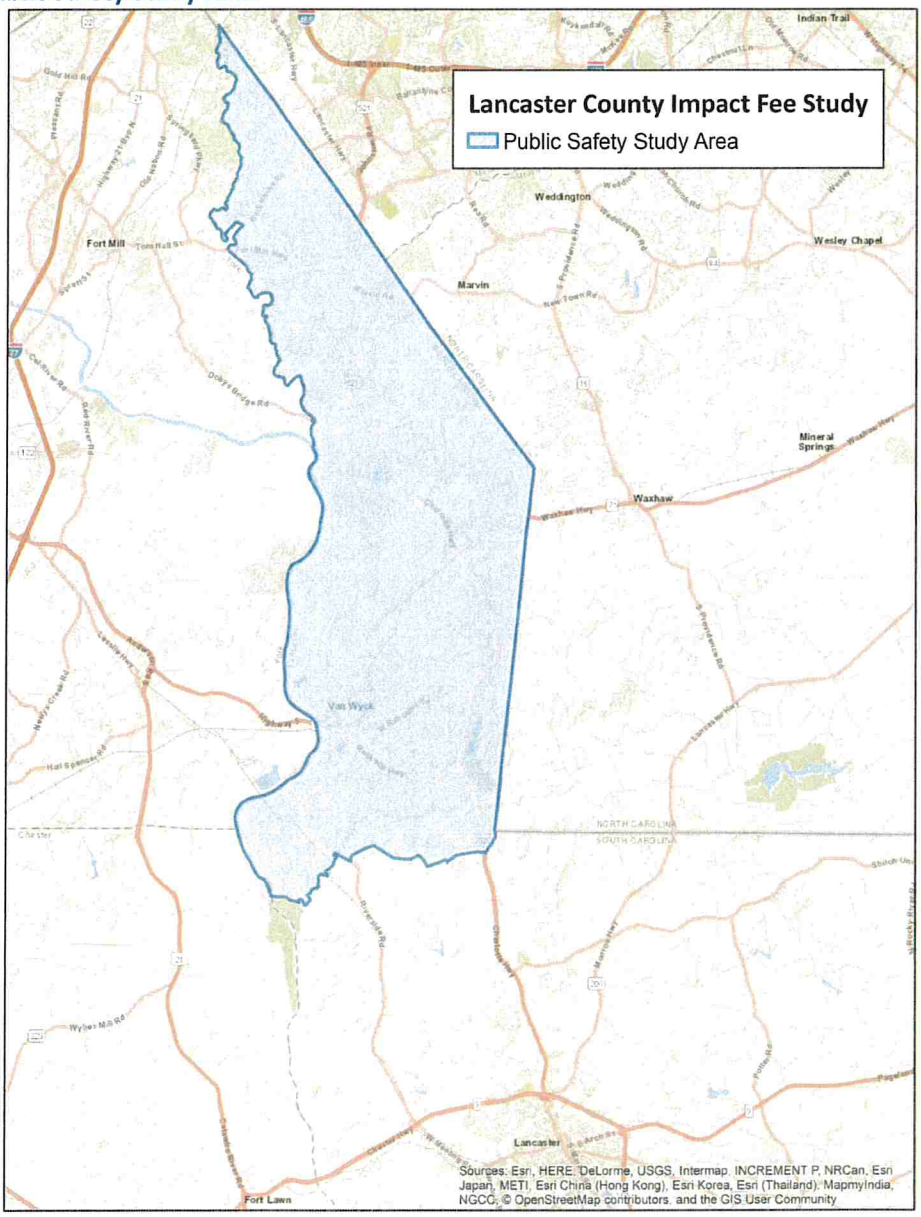
It is essential for an impact fee study to have an appropriate study area. The study area sets the parameters around the level of service calculations, capacity needs, and benefit zones. Based on future needs and growth projections, the Parks & Recreation impact fee service area has been identified as the Greater Panhandle area, Figure 2. The boundaries are consistent with the six northern fire districts: Pleasant Valley, Indian Land, Van Wyck, Riverside, Shiloh Zion, and Camp Creek.

Figure 2. Parks & Recreation Impact Fee Study Area – Greater Panhandle Area



Based on future public safety needs, the study area for the public safety impacts fees has been determined to be the three north fire districts: Pleasant Valley, Indian Land, and Van Wyck.

Figure 3. Public Safety Study Area



Proposed Development Impact Fee Schedule

As documented in this report, Lancaster County has complied with the South Carolina Development Impact Fee Act and applicable legal precedents. Development impact fees are proportionate and reasonably related to capital improvement demands of new development. Specific costs have been identified using local data and current dollars. This report documents the formulas and input variables

used to calculate the development impact fees. The development impact fee methodologies also identify the extent to which new development is entitled to various types of credits to avoid potential double payment of growth-related capital costs.

For residential development, proposed fees are assessed per housing unit by type of unit. The proposed residential fee categories include single family detached, single family attached, and multifamily units. Single family units include detached and mobile home units. Multifamily units include condominiums and apartments with two or more units. The proposed fee schedule for nonresidential development is designed to provide a reasonable development impact fee determination for broad property classes – retail, office, industrial, warehouse, healthcare, and institutional.

Figure 4 summarizes proposed development impact fees for new development in Lancaster County. The amounts shown are "maximum supportable" amounts based on the methodologies, levels of service, and costs for the capital improvements identified herein. The fees represent the highest amount feasible for each type of applicable development, which represent new growth's fair share of the system improvement costs detailed in this report. The County can adopt amounts that are lower than the maximum amounts shown; however, a reduction in fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in the County's level of service.

The following figures lists the three impact fee schedules. The variation in schedules is a result of the different service areas for the Parks & Recreation and Public Safety Impact Fees and the necessary credit for the Pleasant Valley Fire District. Further details can be found in the body of this report.

In Figure 4, the impact fees for the Indian Land and Van Wyck Fire Districts are listed. In this area of Lancaster County, new development is assessed the Parks & Recreation and Public Safety fees.

Figure 4. Maximum Supportable Development Impact Fee – Indian Land & Van Wyck Fire Districts

Development Type	Parks & Recreation	Sheriff	EMS	Fire	Maximum Supportable Fee
Residential (per housing unit)					
Single Family Detached	$784	$121	$113	$925	**$1,943**
Single Family Attached	$666	$103	$96	$785	**$1,650**
Multifamily	$557	$86	$81	$657	**$1,381**
Nonresidential (per 1,000 square feet)					
Retail	$0	$187	$100	$1,478	**$1,765**
Office	$0	$63	$34	$502	**$599**
Industrial	$0	$32	$17	$255	**$304**
Warehouse	$0	$11	$6	$90	**$107**
Healthcare	$0	$70	$38	$552	**$660**
Institutional	$0	$127	$68	$1,005	**$1,200**

Figure 5 lists the impact fees for the Pleasant Valley Fire District. In this area of Lancaster County, new development is assessed the Parks & Recreation and Public Safety fees (a slightly lower Fire Impact Fee because of a revenue credit, detailed in the Fire Impact Fee Chapter).

Figure 5. Maximum Supportable Development Impact Fee – Pleasant Valley Fire District

Development Type	Parks & Recreation	Sheriff	EMS	Fire	Maximum Supportable Fee
Residential (per housing unit)					
Single Family Detached	$784	$121	$113	$759	**$1,777**
Single Family Attached	$666	$103	$96	$644	**$1,509**
Multifamily	$557	$86	$81	$539	**$1,263**
Nonresidential (per 1,000 square feet)					
Retail	$0	$187	$100	$1,363	**$1,650**
Office	$0	$63	$34	$463	**$560**
Industrial	$0	$32	$17	$236	**$285**
Warehouse	$0	$11	$6	$83	**$100**
Healthcare	$0	$70	$38	$509	**$617**
Institutional	$0	$127	$68	$927	**$1,122**

In Figure 6, the impact fees are listed for the portion of Lancaster County in the Parks & Recreation service area, but not in the Public Safety service area. This area is identified as the Lower Greater Panhandle and includes the Riverside, Shiloh Zion, and Camp Creek Fire Districts. In this area, new development is assessed the Parks & Recreation fee.

Figure 6. Maximum Supportable Development Impact Fee – Lower Greater Panhandle

Development Type	Parks & Recreation	Sheriff	EMS	Fire	Maximum Supportable Fee
Residential (per housing unit)					
Single Family Detached	$784	$0	$0	$0	**$784**
Single Family Attached	$666	$0	$0	$0	**$666**
Multifamily	$557	$0	$0	$0	**$557**
Nonresidential (per 1,000 square feet)					
Retail	$0	$0	$0	$0	**$0**
Office	$0	$0	$0	$0	**$0**
Industrial	$0	$0	$0	$0	**$0**
Warehouse	$0	$0	$0	$0	**$0**
Healthcare	$0	$0	$0	$0	**$0**
Institutional	$0	$0	$0	$0	**$0**

Projected Demand

Section 6-1-960(6) of the South Carolina Development Impact Fee Act requires:

> *"the total number of service units necessitated by and attributable to new development within the service area, based on the land use assumptions and calculated in accordance with generally accepted engineering or planning criteria."*

Based on the land use assumptions discussed in Appendix B, both residential and nonresidential development is expected to continue in the Greater Panhandle and Public Safety Service Areas over the next ten years. Figure 7 on the following page shows projected population, housing units, nonresidential floor area, and vehicle trips over the next ten years.

Based on the County's database of housing pipeline projects in the Panhandle, there is an estimated 10,742 single family units and 1,728 multifamily units to be constructed in the next six years. In the following years (Years 7-10), the 5-year annual average for single family and multifamily building permits is included in the projections. As a result, there are 14,371 single family and 2,807 multifamily units projected in the Greater Panhandle Service Area.

Population projections are estimated based on the new housing growth and PPHU factors. For example, the annual growth in single family units is multiplied by the PPHU for the single family housing type to project new residents. Overall, there is a projected increase of 40,664 residents, a 83 percent increase from the base year.

Available from the South Carolina Department of Employment & Workforce are employment projections for the Catawba Workforce Development Area. The Development Area includes Lancaster, York, and Chester Counties. It is assumed that Lancaster County's Greater Panhandle will be a growing employment center for the Development Area and the annual growth rate for the study area will be consistent with the Development Area's projected growth rate.

Additionally, there are office development projects in the pipeline that are estimated to generate a total of 2,500 jobs. Also, a new hospital is anticipated to be constructed in the panhandle and will generate 400 jobs. These projects are anticipated to be complete within the next three years and are included in the projections.

By applying the growth rates, pipeline projects, and the employee density factors the ten-year projections are calculated in Figure 7. Overall employment in the Greater Panhandle is projected to increase by 6,016, which is a 34 percent increase from the base year. The job projections result in a growth of 2.6 million nonresidential square feet. The office industry is projected to have the largest increase of 1,060,000 square feet.

The base year vehicle trip totals and vehicle trip projections are calculated by combining the vehicle trip end factors, the trip adjustment factors, and the residential and nonresidential assumptions for housing stock and floor area. In the Greater Panhandle, residential land uses account for 116,853 vehicle trips and nonresidential land uses account for 62,488 vehicle trips in the base year.

By applying the growth projections to the vehicle trip rates, through 2030, it is estimated that there will be an increase of 112,700 daily vehicle trips with the majority of the growth being generated by residential development (82 percent).

The majority of the growth in the Greater Panhandle is projected to occur in Public Safety Service Area. Details of those projections can be found in the Appendix B: Land Use Assumptions.

Figure 7. Greater Panhandle Residential and Nonresidential Projections

5-year increment

Lancaster County Greater Panhandle	Base Year 2020	2021	2022	2023	2024	2025	2030	Total Increase
Population [2]	48,885	53,579	58,273	62,967	68,184	73,401	89,549	**40,664**
Housing Units [1]								
Single Family	18,374	19,956	21,538	23,120	25,119	27,117	32,745	**14,371**
Multifamily	1,853	2,284	2,714	3,145	3,290	3,436	4,660	**2,807**
Total	20,227	22,240	24,252	26,265	28,409	30,553	37,405	**17,178**
Jobs								
Retail	4,966	5,085	5,207	5,332	5,460	5,591	6,295	**1,329**
Office	5,630	6,464	7,297	8,130	8,220	8,310	8,777	**3,147**
Industrial	4,110	4,173	4,236	4,301	4,367	4,434	4,784	**674**
Warehouse	438	445	452	459	466	473	510	**72**
Healthcare	1,136	1,269	1,403	1,536	1,573	1,611	1,816	**680**
Institutional	1,268	1,279	1,291	1,302	1,313	1,324	1,383	**115**
Total	17,549	18,715	19,885	21,060	21,399	21,744	23,565	**6,016**
Nonresidential Floor Area (1,000 square feet)								
Retail	2,119	2,170	2,222	2,275	2,330	2,386	2,686	**567**
Office	1,896	2,177	2,457	2,738	2,768	2,798	2,956	**1,060**
Industrial	2,527	2,566	2,605	2,645	2,685	2,726	2,942	**414**
Warehouse	1,273	1,292	1,312	1,332	1,352	1,373	1,481	**209**
Healthcare	402	449	496	543	556	570	642	**240**
Institutional	1,365	1,376	1,388	1,400	1,413	1,425	1,488	**123**
Total	9,581	10,030	10,480	10,934	11,104	11,278	12,195	**2,614**
Residential Vehicle Trips								
Single Family	110,979	120,534	130,090	139,645	151,717	163,789	197,779	**86,800**
Multifamily	5,874	7,239	8,604	9,970	10,430	10,891	14,773	**8,899**
Subtotal	116,853	127,773	138,694	149,614	162,147	174,680	212,551	**95,699**
Nonresidential Vehicle Trips								
Retail	30,410	31,140	31,887	32,652	33,436	34,238	38,547	**8,137**
Office	9,234	10,600	11,967	13,334	13,480	13,629	14,395	**5,161**
Industrial	6,267	6,363	6,461	6,559	6,660	6,762	7,295	**1,028**
Warehouse	1,107	1,124	1,141	1,159	1,176	1,194	1,289	**182**
Healthcare	2,153	2,405	2,658	2,911	2,981	3,053	3,441	**1,288**
Institutional	13,318	13,433	13,550	13,668	13,787	13,907	14,523	**1,205**
Subtotal	62,488	65,066	67,664	70,283	71,520	72,783	79,489	**17,001**
Vehicle Trips								
Grand Total	179,341	192,840	206,358	219,897	233,667	247,463	292,041	**112,700**

A note on rounding: Calculations throughout this report are based on an analysis conducted using Excel software. Most results are discussed in the report using one, two, and three digit places, which represent rounded figures. However, the analysis itself uses figures carried to their ultimate decimal places; therefore, the sums and products generated in the analysis may not equal the sum or product if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown, not in the analysis).

PARKS & RECREATION DEVELOPMENT IMPACT FEE ANALYSIS

Methodology

Section 6-1-920(18c) of the South Carolina Development Impact Fee Act states that a development impact fee may be imposed on public facilities including:

> *"...parks, libraries, and recreational facilities."*

The Parks & Recreation Development Impact Fee is calculated only for residential development and on a per capita basis. The incremental expansion methodology is used to calculate the current level of service for:

- Park land
- Park improvements
- Recreation centers

Section 6-1-960(1) of the South Carolina Development Impact Fee Act requires:

> *"a general description of all existing facilities and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage."*

Section 6-1-960(2) of the South Carolina Development Impact Fee Act requires:

> *"an analysis of total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by qualified a professional using generally accepted principles and professional standards."*

Residential development impact fees are calculated on a per capita basis, then converted to an appropriate amount for each type of housing unit based on persons per housing unit factors. It is assumed that only residential growth creates additional demand on Parks & Recreation facilities. Furthermore, the level of service for all infrastructure components is calculated at a **countywide basis**.

There is one incorporated community in the Greater Panhandle, Town of Van Wyck. At the time of the study, the Town does not provide Parks & Recreation services and relies on the County to serve the demand from its residents. Thus, Town residents are included in the level of service calculations. Additionally, the County plans on collecting impact fees from new development within the Town of Van Wyck. At the time of this study, Lancaster County provides building permits for new developments in the Town, so an intergovernmental agreement to ensure that impact fees are being collected is not necessary.

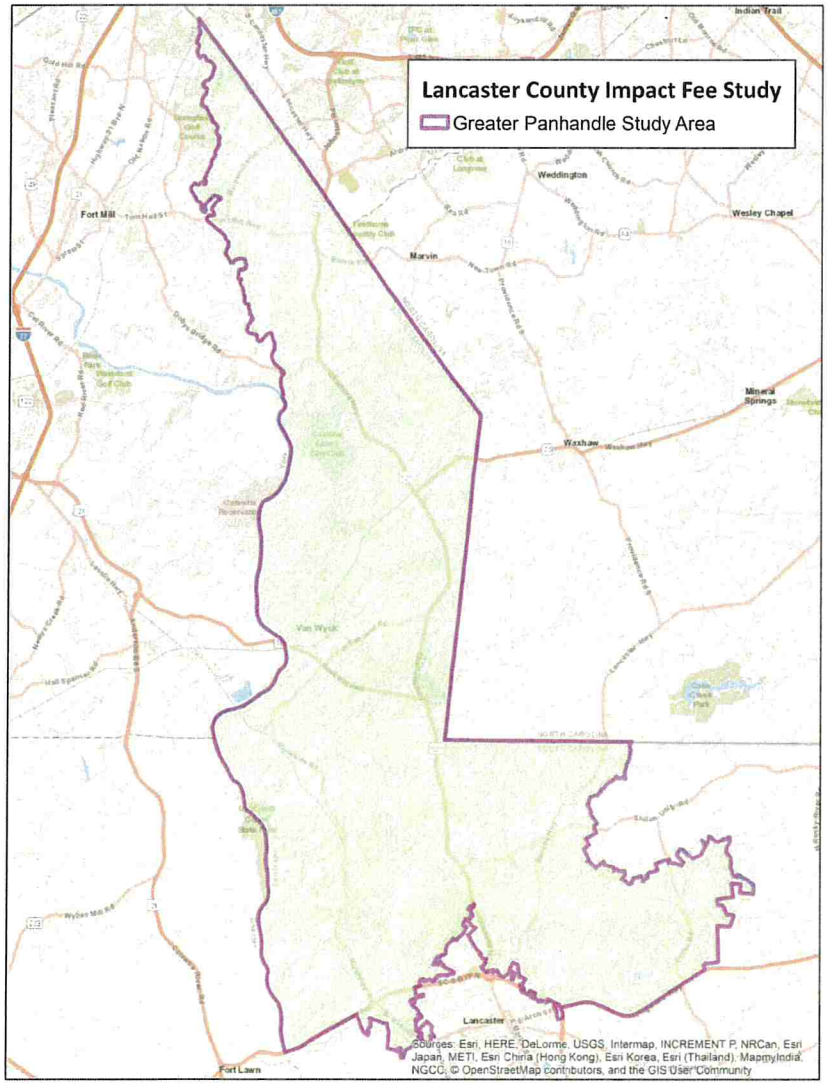
The Parks & Recreation level of service has been calculated at a countywide basis. However, in the analysis, Lancaster County will be collecting development impact only in the Greater Panhandle Service Area. To ensure that the level of service is consistent as the County grows both in and outside of the service area, **the County needs to commit to funding projects outside of the service area with non-**

impact fee revenue. Without providing facility improvements in response to growth outside of the service area, the maximum supportable impact fee amount found in this report would be overestimating the level of service the County would be providing countywide.

Parks & Recreation Service Area

The service area for the Parks & Recreation Development Impact Fee is defined as the Greater Panhandle area.

Figure 8. Parks & Recreation Service Area



Park & Recreation Service Units

Section 6-1-960(4) of the South Carolina Development Impact Fee Act requires:

> *"a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate."*

The "service unit" used for residential development is persons per housing unit (PPHU). This is a measure of, on average, the number of persons residing in each housing unit. As shown in Figure 9, there are 2.52 persons per single family detached unit, 2.14 persons per single family attached unit, and 1.79 persons per multifamily unit. Factors have been calculate based on data provided by the U.S. Census Bureau's 2018 American Community Survey and Public Use Microdata (further discussed in Appendix B).

Figure 9. Residential Service Units

Housing Type	Persons per Housing Unit
Single Family Detached [1]	2.52
Single Family Attached	2.14
Multifamily [2]	1.79

Source: U.S. Census Bureau, 2018 American Community Survey 5-Year Estimates; PUMS 2018 5-Year Estimate, SC PUMA 700
[1] Includes single family detached and mobile homes
[2] Includes dwellings in structures with two or more units

Parks & Recreation Facilities Level of Service & Cost Analysis

The Parks & Recreation Development Impact Fee includes the County's park land, park improvements, and recreational centers. Additional expansion will be necessary to serve future growth to maintain current levels of service. The level of service is calculated based on an incremental methodology with **countywide population** as the base year demand factor.

Countywide Park Land and Park Improvements

As shown in Figure 10, there is a total of 234.2 acres of park land provided by Lancaster County. A recent analysis from County staff determined that the County would anticipate spending $30,000 per acre for new park land. The improvement costs are based on the cost to replace existing improvements, totaling $9,130,000.

To calculate the current level of service, the total acreage and improvements are divided by the current countywide population. As a result, there are 2.3 acres per 1,000 persons (238.9 acres / 102,797 residents = 2.3 acres per 1,000 persons, rounded) and 0.5 improvements per 1,000 persons (55 improvements / 102,797 residents = 0.5 improvements per 1,000 persons, rounded).

The level of service is combined separately with the average land cost per acre and the average improvement cost per acre to calculate the capital cost per person. This results in the capital cost per person of $152 (2.3 acres per 1,000 persons x $30,000 per acre of park land = $69 per person; 0.5 improvements per 1,000 persons x $166,000 per park improvements = $83 per person; $69 + $83 = $152).

Figure 10. Park Land and Improvements Level of Service and Cost Factors

Park	Acres	Park Improvements	Improvements Cost
Buford Recreation Complex	23.6	8	$1,475,000
Indian Land Recreation Complex	2.6	1	$250,000
Springdale Recreation Complex + Melvin Steele Soccer Fields	74.3	8	$1,475,000
Wylie Street Pool & Tennis	1.4	2	$850,000
Roy Hardin Park	2.0	3	$200,000
Marion Boan Ball Field	1.6	2	$160,000
Bear Creek Park	5.0	2	$500,000
Flat Creek Park + Tripp Faulkenberry Field	5.4	1	$50,000
Heath Springs Ball Fields	18.9	5	$735,000
Laurie Brice Park	6.9	2	$500,000
Springs Park Boat Landing	6.5	1	$150,000
Stafford Belk Park	18.0	4	$300,000
Walnut Creek Park	1.2	1	$75,000
Woodland Hills Park	66.7	15	$2,410,000
Total	**234.2**	**55**	**$9,130,000**

Level of Service Analysis	Park Land	Park Improvements
Proportionate Share	100%	100%
Share of Park Acres and Improvements	234.2	55
2020 Countywide Population	102,797	102,797
Acres/Improvements per 1,000 Persons	**2.3**	**0.5**

Cost Analysis	Park Land	Park Improvements
Acres/Improvements per 1,000 Persons	2.3	0.5
Cost per Acre/Improvement [1]	$30,000	$166,000
Capital Cost per Person	**$69**	**$83**

[1] Cost per acre from recent County staff analysis (83 acres for $2,300,000)

The recreational centers in Lancaster County are listed in Figure 11. There are four facilities that total 60,625 square feet. The replacement cost is found based on the Indian Land Recreation Complex expansion project.

To calculate the current level of service, the total square footage is divided by the countywide population. As a result, there are 590 square feet per 1,000 persons (60,625 square feet / 102,797 residents = 590 square feet per 1,000 persons, rounded).

The level of service is combined separately with the average cost per square foot to calculate the capital cost per person. This results in the capital cost per person totaling $222 (590 square feet per 1,000 persons x $376 per square foot = $222 per person, rounded).

Figure 11. Recreational Center Level of Service and Cost Factors

Recreation Center	Square Feet	Replacement Cost
Buford Recreation Complex	16,005	$6,100,000
Indian Land Recreation Complex	12,125	$6,100,000
Kershaw Recreation Complex	12,125	$4,500,000
Springdale Recreation Complex	20,370	$6,100,000
Total	**60,625**	**$22,800,000**

Level of Service Analysis	Rec Center
Proportionate Share	· 100%
Share of Recreation Center	60,625
2020 Countywide Population	102,797
Square Feet per 1,000 Persons	**590**

Cost Analysis	Rec Center
Square Feet per 1,000 Persons	590
Cost per Square Foot [1]	$376
Capital Cost per Person	**$222**

[1] Cost per square foot from cost estimate of Indian Land Recreation Complex expansion

Credit for Future Debt Payments

To ensure fee-payers avoid potential double payment for annual debt service, TischlerBise included a credit in the development impact fee calculations. The current debt is from the 2019 Referendum Bond which included several Parks & Recreation projects, 85 percent of the total bond. The bond will be repaid through property tax revenue, so the future payments are attributed to residential and nonresidential land uses based on assessed value. Shown below, residential land uses account for 59 percent of the assessed value in Lancaster County.

Figure 12. Lancaster County Assessed Value by Land Use

Property Type	Assessed Value	Percent
Owner Occupied (4% assessment ratio)	$187,821,470	47%
Agricultural (Private) (4%)	$1,484,940	0%
Agricultural (Corporate) (6%)	$404,720	0%
Commercial/Rental (6%)	$98,649,680	25%
Personal Property (Vehicles) (6%)	$42,357,846	11%
Other Personal Property (10.5%)	$3,252,823	1%
Manufacturing (10.5%)	$10,900,990	3%
Utility (10.5%)	$26,918,393	7%
Business Personal (10.5%)	$9,210,828	2%
Motor Carrier (9.5%)	$1,593,380	0%
Fee-in-Lieu and Joint Industrial Park	$17,897,244	4%
Total Assessed Value	$400,492,314	100%

Source: 2018 Local Government Finance Report, South Carolina Revenue and Fiscal Affairs Office, 2019

Land Use	Assessed Value	Percent
Residential	$234,917,079	59%
Nonresidential	$165,575,235	41%
Total	$400,492,314	100%

Source: TischlerBise analysis

Following the same methodology as the level of service analysis, annual debt service is applied to only residential development and then divided by annual demand unit (countywide population) to yield payments per person. To account for the time value of money, annual payments are discounted using a net present value formula based on the applicable discount (interest) rate. This results in a credit of $51 per person.

Figure 13. Parks & Recreation Credit for Future Debt Payments

Year	2019 Referendum Bond	Recreation Projects 85%	Residential Share 59%
2020	$1,395,000	$1,184,697	$694,909
2021	$1,475,000	$1,252,637	$734,760
2022	$1,555,000	$1,320,576	$774,611
2023	$1,645,000	$1,397,008	$819,444
2024	$1,740,000	$1,477,687	$866,768
2025	$1,270,000	$1,078,541	$632,641
2026	$1,330,000	$1,129,496	$662,529
2027	$465,000	$394,899	$231,636
2028	$485,000	$411,884	$241,599
2029	$510,000	$433,115	$254,053
2030	$540,000	$458,592	$268,997
2031	$565,000	$479,823	$281,450
2032	$585,000	$496,808	$291,413
2033	$605,000	$513,793	$301,376
2034	$625,000	$530,778	$311,339
2035	$645,000	$547,763	$321,302
2036	$665,000	$564,748	$331,265
2037	$685,000	$581,733	$341,228
2038	$705,000	$598,718	$351,190
2039	$725,000	$615,703	$361,153
Total	**$18,215,000**	**$15,469,000**	**$9,073,663**

Year	Payment	Countywide Population	Payment per Person
2020	$694,909	102,797	$6.76
2021	$734,760	107,956	$6.81
2022	$774,611	113,114	$6.85
2023	$819,444	118,273	$6.93
2024	$866,768	123,904	$7.00
2025	$632,641	129,536	$4.88
2026	$662,529	135,168	$4.90
2027	$231,636	138,382	$1.67
2028	$241,599	141,597	$1.71
2029	$254,053	144,812	$1.75
2030	$268,997	148,026	$1.82
2031	$281,450	151,241	$1.86
2032	$291,413	154,455	$1.89
2033	$301,376	157,670	$1.91
2034	$311,339	160,885	$1.94
2035	$321,302	164,099	$1.96
2036	$331,265	167,314	$1.98
2037	$341,228	170,529	$2.00
2038	$351,190	173,743	$2.02
2039	$361,153	176,958	$2.04
Total	**$9,073,663**		**$68.67**
		Discount Rate	4.50%
		Total Credit	**$51**

Credit for One-Cent Sales Tax Referendum Projects

There are two Parks & Recreation projects listed in the recent referendum continuing a one-cent sales tax by Lancaster County to fund certain capital improvement projects. The Parks & Recreation projects are contributing to the countywide level of service and to ensure there are no double payments by new development a credit is included in the development impact fee.

Listed in Figure 14, the projects total $1,647,640. Since the referendum is for seven years, the one-cent sales tax will generate an average annual revenue of $235,000 to fund the projects.

Figure 14. Parks & Recreation One-Cent Referendum Projects

Parks & Rec Portion of One-Cent Sales Tax	Funded & Constructed 2022-2029	Annual Average Revenue
$1,647,640	7 years	$235,000

Based on the functional population of Lancaster County, residential purposes are estimated to generate 78 percent of the sales tax revenue. There are currently 102,797 countywide residents, resulting in an annual average tax revenue of $1.78 per person. Over the next seven years, $12 per person is estimated as credit for the Parks & Recreation projects ($1.78 per person x 7 years = $12, rounded).

Figure 15. Residential Portion of the Parks & Recreation Referendum Projects

Residential 78%	Base Year Countywide Population	Average Annual Tax Revenue per Capita	7-Year Tax Revenue per Capita
$183,300	102,797	$1.78	**$12**

Projection of Parks & Recreation Growth-Related Facility Needs

Section 6-1-960(5) of the South Carolina Development Impact Fee Act requires:

> *"a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration."*

Section 6-1-960(7) of the South Carolina Development Impact Fee Act requires:

> *"the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years."*

Greater Panhandle Service Area Parks & Recreation Facilities

To estimate the 10-year growth needs for Parks & Recreation facilities in the Greater Panhandle Service Area, the current levels of service is applied to the residential growth projected. The Greater Panhandle is projected to increase by 40,664 residents over the next ten years (see Appendix B). Listed in Figure 16, there will need to be 93 new acres of park land, 20 new park improvements, and 23,991 new square feet of recreational centers to accommodate the growth. By applying the replacement cost factors, the total expenditure for the growth is calculated, $15.1 million.

Figure 16. 10-Year Park & Recreation Needs to Accommodate Growth – Greater Panhandle Service Area

Infrastructure Type	Level of Service		Demand Unit	Cost / Unit
Park Land	2.30	Acres	per 1,000 persons	$30,000
Park Improvements	0.50	Improvements	per 1,000 persons	$166,000
Recreation Centers	590	Square Feet	per 1,000 persons	$376

Growth-Related Need for Parks & Recreation Facilities - Greater Panhandle					
Year		Population	Park Acres	Park Improvements	Recreation Center Sq. Ft.
Base	2020	48,885	112	24	28,842
Year 1	2021	53,579	123	26	31,611
Year 2	2022	58,273	134	29	34,381
Year 3	2023	62,967	144	31	37,150
Year 4	2024	68,184	156	34	40,228
Year 5	2025	73,401	168	36	43,306
Year 6	2026	78,618	180	39	46,384
Year 7	2027	81,350	187	40	47,996
Year 8	2028	84,083	193	42	49,609
Year 9	2029	86,816	199	43	51,221
Year 10	2030	89,549	205	44	52,833
Ten-Year Increase		40,664	**93**	**20**	**23,991**
		Projected Expenditure	**$2,790,000**	**$3,320,000**	**$9,020,616**

Growth-Related Expenditures for Parks & Recreation Facilities	$15,130,616

Outside of Service Area Parks & Recreation Facilities

The Parks & Recreation level of service has been calculated at a countywide basis. However, in the analysis, Lancaster County will be collecting development impact only in the Greater Panhandle Service Area. Additionally, to ensure that the level of service is consistent as the County grows both in and outside of the service area, the County needs to commit to funding projects outside of the service area with non-impact fee revenue. Without providing facility improvements in response to growth outside of the service area, the maximum supportable impact fee amount found in this report would be overestimating the level of service the County would be providing countywide.

To estimate the 10-year growth needs for Parks & Recreation facilities outside of the Greater Panhandle Service Area, the current levels of service is applied to the residential growth projected. Besides the service area, Lancaster County is projected to increase by 4,565 residents over the next ten years. Listed in Figure 17, there will need to be 11 new acres of park land, 3 new park improvements, and 2,963 new square feet of recreational centers to accommodate the growth. By applying the replacement cost factors, the total expenditure for the growth is calculated, $1.8 million.

Figure 17. 10-Year Park & Recreation Needs to Accommodate Growth – Outside Service Area

Infrastructure Type	Level of Service		Demand Unit	Cost / Unit
Park Land	2.30	Acres	per 1,000 persons	$30,000
Park Improvements	0.50	Improvements	per 1,000 persons	$166,000
Recreation Centers	590	Square Feet	per 1,000 persons	$376

Growth-Related Need for Parks & Recreation Facilities - Outside Greater Panhandle					
Year		Population	Park Acres	Park Improvements	Recreation Center Sq. Ft.
Base	2020	53,912	123	26	31,808
Year 1	2021	54,377	125	27	32,082
Year 2	2022	54,841	126	27	32,356
Year 3	2023	55,305	127	27	32,630
Year 4	2024	55,720	128	27	32,874
Year 5	2025	56,135	129	28	33,119
Year 6	2026	56,550	130	28	33,364
Year 7	2027	57,032	131	28	33,648
Year 8	2028	57,514	132	28	33,933
Year 9	2029	57,995	133	28	34,217
Year 10	2030	58,477	134	29	34,501
Ten-Year Increase		4,565	**11**	**3**	**2,693**
		Projected Expenditure	**$330,000**	**$498,000**	**$1,012,568**

Growth-Related Expenditures for Parks & Recreation Facilities	$1,840,568

Maximum Supportable Parks & Recreation Development Impact Fee

The following figures list the maximum supportable Parks & Recreation Development Impact Fee for the Greater Panhandle Service Area. Development impact fees for Parks & Recreation facilities are only assessed on residential development and based on household size (i.e., persons per housing unit). Differentiating the fee by housing type allows the results to be more exact about the level of demand (persons per housing unit) a residential development will place on the current infrastructure based on level of service standards. For residential development, the total cost per person is multiplied by the household size to calculate the proposed fee. For example, there is a total cost per person of $311 and an average of 2.52 persons per single family detached housing unit, resulting in a fee of $784 per unit ($311 cost per person x 2.52 persons per unit = $784 per unit).

As mentioned, the fee is only collected in the Greater Panhandle Service Area.

The fees represent the highest amount supportable for each type of development, which represents new growth's fair share of the cost for capital facilities. The County may adopt fees that are less than the amounts shown. However, a reduction in development impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure 18. Maximum Supportable Parks & Recreation Development Impact Fee

Fee Component	Cost per Person
Park Land	$69
Park Improvements	$83
Recreation Centers	$222
Gross Total	$374
Credit for Debt Payments	($51)
Credit for One-Cent Sales Tax	($12)
Net Total	**$311**

Residential

Housing Type	Persons per Housing Unit	Maximum Supportable Fee per Unit
Single Family Detached	2.52	**$784**
Single Family Attached	2.14	**$666**
Multifamily	1.79	**$557**

Revenue from Parks & Recreation Development Impact Fee

Revenue from the Parks & Recreation Development Impact Fee is estimated in Figure 19. The following revenue estimations include only the Greater Panhandle Service Area. There is projected to be 17,178 new housing units in the service area by 2030. To find the revenue, the fee is multiplied by the growth. For example, single family development is estimated to generate $11.1 million in revenue ($771 x 14,371 units = $11,086,933).

Also shown in the figure is the total cost ($17 million) and growth's cost ($15.1 million). The total cost represents the growth-related needs from the service area and outside of the service area. Thus, there is a gap in funding that is to be funded from non-impact fee funding. Also, the credits included in the analysis to ensure there is no double payment issues results in a funding gap.

As mentioned, at the time of this study, Lancaster County is providing the building permits for the Town of Van Wyck, so an intergovernmental agreement is not necessary to ensure impact fees are being collected. In this case, future growth and impact fee revenue from the Town is included in the projection.

Figure 19. Estimated Revenue from the Parks & Recreation Development Impact Fee

Infrastructure Costs for Park & Recreation Facilities

	Total Cost	Growth Cost
Park Land	$3,120,000	$2,790,000
Park Improvements	$3,818,000	$3,320,000
Recreation Centers	$10,033,184	$9,020,616
Total Expenditures	**$16,971,184**	**$15,130,616**

Projected Development Impact Fee Revenue

Year		Single Family $771 per unit	Multifamily $557 per unit
		Housing Units	Housing Units
Base	2020	18,374	1,853
Year 1	2021	19,956	2,284
Year 2	2022	21,538	2,714
Year 3	2023	23,120	3,145
Year 4	2024	25,119	3,290
Year 5	2025	27,117	3,436
Year 6	2026	29,116	3,581
Year 7	2027	30,023	3,851
Year 8	2028	30,930	4,121
Year 9	2029	31,838	4,390
Year 10	2030	32,745	4,660
Housing Increase		14,371	2,807
Projected Revenue =>		$11,086,933	$1,563,571
		Projected Revenue =>	**$12,650,504**
		Total Expenditures =>	**$16,971,184**
		Non-Impact Fee Funding =>	**$4,320,680**

PUBLIC SAFETY DEVELOPMENT IMPACT FEE: SHERIFF ANALYSIS

Methodology

Section 6-1-920(18f) of the South Carolina Development Impact Fee Act states that a development impact fee may be imposed on public facilities including:

> *"...public safety facilities, including law enforcement, fire, emergency medical and rescue, and street lighting facilities."*

The Sheriff Development Impact Fee includes one component:

- Sheriff station facility space

An incremental expansion methodology is applied to the component. Costs are allocated to both residential and nonresidential development using different demand indicators for each type of development.

Section 6-1-960(1) of the South Carolina Development Impact Fee Act requires:

> *"a general description of all existing facilities and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage."*

Section 6-1-960(2) of the South Carolina Development Impact Fee Act requires:

> *"an analysis of total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by qualified a professional using generally accepted principles and professional standards."*

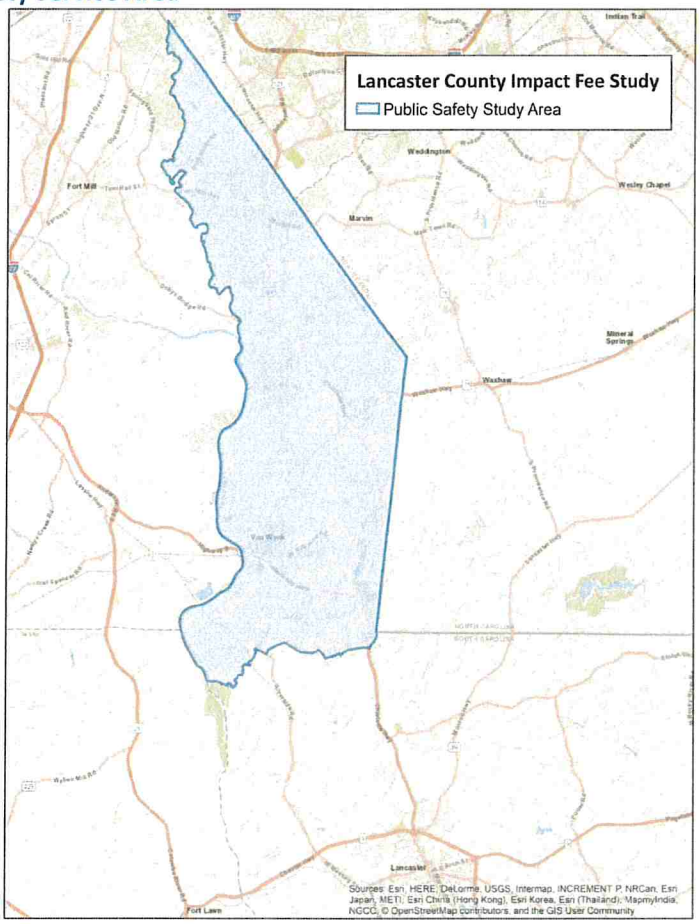
Residential development impact fees are calculated on a per capita basis, then converted to an appropriate amount for each type of housing unit based on persons per housing unit factors. Nonresidential development impact fees are calculated using nonresidential vehicle trips. Trip generation rates are highest for commercial/retail development and lowest for industrial development, whereas trip rates for office and institutional development fall between the other two categories. Using vehicle trip rates ensures that development impact fees are consistent with the relative demand for Sheriff services from nonresidential development.

There is one incorporated community in the Public Safety Service Area, Town of Van Wyck. At the time of the study, the Town does not provide law enforcement services and relies on the County to serve the demand from its residents. Additionally, the County plans on collecting impact fees from new development within the Town of Van Wyck. At the time of this study, Lancaster County provides building permits for new developments in the Town, so an intergovernmental agreement to ensure that impact fees are being collected is not necessary. Thus, Town residents are included in the level of service and revenue calculations.

Sheriff Service Area

The service area for the Sheriff Development Impact Fee is defined as the Public Safety Service Area. This area includes the following fire districts: Pleasant Valley, Indian Land, and Van Wyck.

Figure 20. Public Safety Service Area



Sheriff Service Units

Section 6-1-960(4) of the South Carolina Development Impact Fee Act requires:

> *"a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate."*

The "service unit" used for residential development is persons per housing unit (PPHU). This is a measure of, on average, the number of persons residing in each housing unit. As shown in Figure 21, there are 2.52 persons per single family detached unit, 2.14 persons per single family attached unit, and 1.79 persons per multifamily unit. Factors have been calculate based on data provided by the U.S. Census Bureau's 2018 American Community Survey and Public Use Microdata (further discussed in Appendix B).

Figure 21. Residential Service Units

Housing Type	Persons per Housing Unit
Single Family Detached [1]	2.52
Single Family Attached	2.14
Multifamily [2]	1.79

Source: U.S. Census Bureau, 2018 American Community Survey 5-Year Estimates; PUMS 2018 5-Year Estimate, SC PUMA 700
[1] Includes single family detached and mobile homes
[2] Includes dwellings in structures with two or more units

TischlerBise recommends using nonresidential vehicle trips as the nonresidential "service unit" for Sheriff facilities. Average weekday vehicle trip ends for nonresidential development are from the 10th edition of the reference book, Trip Generation, published in 2017 by the Institute of Transportation Engineers. A "trip end" represents a vehicle either entering or exiting a development (as if a traffic counter were placed across a driveway). Trip ends for nonresidential development are calculated per thousand square feet.

Trip generation rates are used for nonresidential development because vehicle trips are highest for retail developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for public safety services from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, Sheriff development fees would be disproportionately high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses. If floor area were used as the demand indicator, Sheriff development fees would be disproportionately high for industrial development.

The standard 50 percent adjustment is applied to office, industrial, and institutional land uses. A lower vehicle trip adjustment factor is used for retail uses because this type of development attracts vehicles as they pass-by on arterial and collector roads. For example, when someone stops at a convenience store on their way home from work, the convenience store is not their primary destination. Further detail on vehicle trip factors can be found in Appendix B: Land Use Assumptions.

Figure 22. Nonresidential Service Units

Land Use Type	ITE Codes	Adj. Veh. Trips per 1,000 Sq. Ft.
Retail	820	14.35
Office	710	4.87
Industrial	110	2.48
Warehouse	150	0.87
Healthcare	610	5.36
Institutional	520	9.76

Source: Trip Generation, Institute of Transportation Engineers, 10th Edition (2017); National Household Travel Survey, 2009

Sheriff Proportionate Share

Both residential and nonresidential developments increase the demand on Sheriff facilities. To calculate the proportional share between residential and nonresidential demand on facilities, the county's functional population split is used. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on the activity of residents and workers in the County through the 24 hours in a day. Based on available data, the functional population calculation includes countywide totals.

Residents that do not work are assigned 20 hours per day to residential development and 4 hours per day to nonresidential development (annualized averages). Residents that work in Lancaster County are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside the County are assigned 14 hours to residential development, the remaining hours in the day are assumed to be spent outside of the County working. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2017 functional population data, residential development accounts for 78 percent of the functional population, while nonresidential development accounts for 22 percent, see Figure 23.

Figure 23. Lancaster County Functional Population

Lancaster County, SC (2017)				
Residential			*Demand*	*Person*
Population*	93,385		*Hours/Day*	*Hours*
Residents Not Working		57,744	20	1,154,880
Employed Residents		35,641		
Employed in Lancaster County		9,587	14	134,218
Employed outside Lancaster County		26,054	14	364,756
			Residential Subtotal	1,653,854
			Residential Share =>	**78%**
Nonresidential				
Non-working Residents		57,744	4	230,976
Jobs Located in Lancaster County		24,636		
Residents Employed in Lancaster County		9,587	10	95,870
Non-Resident Workers (inflow commuters)		15,049	10	150,490
			Nonresidential Subtotal	477,336
			Nonresidential Share =>	**22%**
			TOTAL	2,131,190

Source: U.S. Census Bureau, OnTheMap 6.1.1 Application and LEHD Origin-Destination Employment Statistics.
* Source: U.S. Census Bureau, American Community Survey, 2017 (countywide population)

Furthermore, only a share of Sheriff facilities can be attributed to demand in the Public Safety Service Area. To attribute facilities to the service area, Sheriff calls for service are analyzed. Shown below, 25

percent of the 2019 annual calls were to the service area. This proportion is applied to facilities in the following level of service calculations.

Figure 24. Lancaster County Sheriff Service Calls

Area	2019 Calls for Service	Percent of Total
District 1 - Study Area	16,921	25%
District 2	35,555	52%
District 3	15,354	23%
Total	67,830	100%

Sheriff Facilities Level of Service & Cost Analysis

As shown in Figure 25, Sheriff station space totals 32,793 square feet. To determine the level of service factors for the development impact fee, the calls for service split is applied to the floor area, resulting in 8,181 square feet attributed to the service area. Furthermore, the attributed floor area is allocated to residential and nonresidential demand based on the functional population analysis. Of the attributed floor area, 6,381 square feet is allocated to residential demand and 1,800 square feet is allocated to nonresidential demand.

The current level of service is found by dividing the allocated floor area by the 2020 residential and nonresidential demand units (population and nonresidential vehicle trips) for the service area. Specifically, 153.6 square feet of 1,000 per persons and 42.8 square feet per 1,000 nonresidential vehicle trips.

Based on the recent Facilities Space Needs Study, the average construction cost for a public safety administration/operation facility is $312 per square foot. That cost factor is used to determine the current replacement cost of the office space. To find the capital cost per person or per nonresidential vehicle trip, the level of service standards are applied to the average cost per square foot. For example, the residential cost per person is $48 (153.6 square feet per 1,000 persons x $312 per square foot = $48 per person, rounded).

Figure 25. Sheriff Station Facility Space Level of Service and Cost Factors

Sheriff Facilities	Total Square Feet	Study Area Calls for Service	Study Area Square Feet	Study Area Replacement
Sheriff Station Facilities	32,793	25%	8,181	$2,555,225
Total	**32,793**	**25%**	**8,181**	**$2,555,225**

Level of Service Analysis	Residential	Nonresidential
Proportionate Share	78%	22%
Share of Floor Area	6,381	1,800
2020 Population/Nonres. Trips	41,549	42,087
Square Feet per 1,000 Persons/Nonres. Trips	**153.6**	**42.8**

Cost Analysis	Residential	Nonresidential
Square Feet per 1,000 Persons/Nonres. Trips	153.6	42.8
Replacement Cost per Square Foot [1]	$312	$312
Capital Cost per Person/Nonres. Trip	**$48**	**$13**

[1] County Facilities Space Needs Study, 2020

Sheriff Development Impact Fee Credits

Currently, Lancaster County does not have existing debt that the was used to construct Sheriff facilities that were included in this analysis. Additionally, there are no future dedicated revenues that will also be used to construct Sheriff facilities. Thus, it is determined that a credit is not necessary to mitigate any double payment issues.

Projection of Sheriff Facility Growth-Related Facility Needs

Section 6-1-960(5) of the South Carolina Development Impact Fee Act requires:

> *"a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration."*

Section 6-1-960(7) of the South Carolina Development Impact Fee Act requires:

> *"the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years."*

To estimate the 10-year growth needs for Sheriff office space, the current level of service (153.6 square feet per 1,000 persons and 42.8 square feet per 1,000 nonresidential vehicle trips) is applied to the residential and nonresidential growth projected for the Public Safety Service Area. The service area is projected to increase by 39,215 residents and 12,719 nonresidential vehicle trips over the next ten years (see Appendix B). Listed in Figure 26, there will be a need for 6,568 new Sheriff office space square feet to accommodate future demands. By applying the average cost ($312 per square feet), the total expenditure for the growth is calculated (6,568 square feet x $312 = $2,051,525).

Figure 26. 10-Year Sheriff Station Needs to Accommodate Growth

Infrastructure Type	Level of Service			Demand Unit	Cost / Sq. Ft.
Sheriff Station Facility Space	Residential	153.6	Square Feet	per 1,000 persons	$312
	Nonresidential	42.8		per 1,000 trips	

Growth-Related Need for Sheriff Station Facility Space						
Year		Population	Nonres. Vehicle Trips	Residential Square Feet	Nonresidential Square Feet	Total Square Feet
Base	2020	41,549	42,087	6,381	1,801	8,182
Year 1	2021	46,243	44,296	7,102	1,895	8,997
Year 2	2022	50,937	46,517	7,823	1,990	9,813
Year 3	2023	55,631	48,750	8,544	2,086	10,630
Year 4	2024	60,848	49,566	9,346	2,121	11,467
Year 5	2025	66,065	50,398	10,147	2,157	12,304
Year 6	2026	71,282	51,245	10,948	2,193	13,141
Year 7	2027	73,652	52,110	11,313	2,230	13,543
Year 8	2028	76,023	52,991	11,677	2,268	13,945
Year 9	2029	78,394	53,890	12,041	2,306	14,347
Year 10	2030	80,764	54,806	12,405	2,345	14,750
Ten-Year Increase		39,215	12,719	**6,024**	**544**	**6,568**
		Projected Expenditure		**$1,881,606**	**$169,919**	**$2,051,525**

Growth-Related Expenditures for Sheriff Station Facility Space	$2,051,525

Maximum Supportable Sheriff Development Impact Fee

Figure 27 shows the maximum supportable Sheriff Development Impact Fee. Development impact fees for Sheriff are based on household sizes for residential development and vehicle trips per 1,000 square feet for nonresidential development. Differentiating the fee by housing type allows the results to be more exact about the level of demand (persons per housing unit) a residential development will place on the current infrastructure based on level of service standards. For residential development, the total cost per person is multiplied by the household size to calculate the proposed fee. For nonresidential development, the total cost per vehicle trip is multiplied by the trips per 1,000 square feet to calculate the proposed fee.

As mentioned, this fee will only be assessed on new development within the Public Safety Service Area.

The fees represent the highest amount supportable for each type of development, which represents new growth's fair share of the cost for capital facilities. The County may adopt fees that are less than the amounts shown. However, a reduction in development impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure 27. Maximum Supportable Sheriff Development Impact Fee

Fee Component	Cost per Person	Cost per Nonres. Vehicle Trip
Sheriff Station Facilities	$48	$13
Gross Total	$48	$13
Net Total	**$48**	**$13**

Residential

Housing Type	Persons per Housing Unit	Maximum Supportable Fee per Unit
Single Family Detached	2.52	**$121**
Single Family Attached	2.14	**$103**
Multifamily	1.79	**$86**

Nonresidential

Development Type	Trips per 1,000 Sq Ft	Maximum Supportable Fee per 1,000 Sq Ft
Retail	14.35	**$187**
Office	4.87	**$63**
Industrial	2.48	**$32**
Warehouse	0.87	**$11**
Healthcare	5.36	**$70**
Institutional	9.76	**$127**

Revenue from Sheriff Development Impact Fee

Revenue from the Sheriff Development Impact Fee is estimated in Figure 28. There is projected to be 16,594 new housing units and 2,062,000 new nonresidential square feet in the service area by 2030. To find the revenue, the fee is multiplied by the growth. For example, single family development is estimated to generate $1.6 million in revenue ($119 x 13,787 units = $1,641,870). The revenue is projected to cover all the growth-related capital costs. The marginal difference in revenue and expenditures is from rounding in the calculations.

As mentioned, at the time of this study, Lancaster County is providing the building permits for the Town of Van Wyck, so an intergovernmental agreement is not necessary to ensure impact fees are being collected. In this case, future growth and impact fee revenue from the Town is included in the projection.

Figure 28. Estimated Revenue from Sheriff Development Impact Fee

Infrastructure Costs for Sheriff Facilities

	Total Cost	Growth Cost
Sheriff Station Facilities	$2,051,525	$2,051,525
Total Expenditures	**$2,051,525**	**$2,051,525**

Projected Development Impact Fee Revenue

Year		Single Family $119 per unit	Multifamily $86 per unit	Retail $187 per KSF	Office $63 per KSF	Industrial $32 per KSF	Warehouse $11 per KSF	Healthcare $70 per KSF	Institutional $127 per KSF
		Housing Units	Housing Units	KSF	KSF	KSF	KSF	KSF	KSF
Base	2020	15,416	1,853	1,261	1,582	1,437	820	311	1,059
Year 1	2021	16,998	2,284	1,291	1,862	1,459	832	359	1,069
Year 2	2022	18,580	2,714	1,322	2,143	1,481	845	406	1,078
Year 3	2023	20,162	3,145	1,354	2,424	1,504	858	453	1,087
Year 4	2024	22,161	3,290	1,387	2,450	1,527	871	464	1,097
Year 5	2025	24,159	3,436	1,420	2,477	1,550	884	475	1,106
Year 6	2026	26,158	3,581	1,454	2,505	1,574	898	487	1,116
Year 7	2027	26,919	3,851	1,489	2,532	1,598	911	498	1,126
Year 8	2028	27,680	4,121	1,525	2,560	1,623	925	510	1,135
Year 9	2029	28,441	4,390	1,561	2,588	1,647	940	523	1,145
Year 10	2030	29,203	4,660	1,599	2,617	1,673	954	535	1,155
Ten-Year Increase		13,787	2,807	337	1,035	236	134	224	96
Projected Revenue =>		$1,641,870	$241,413	$63,110	$65,190	$7,540	$1,478	$15,675	$12,173

Projected Revenue =>	**$2,048,450**
Total Expenditures =>	**$2,051,525**
Non-Impact Fee Funding =>	**$3,075**

PUBLIC SAFETY DEVELOPMENT IMPACT FEE: EMS ANALYSIS

Methodology

Section 6-1-920(18f) of the South Carolina Development Impact Fee Act states that a development impact fee may be imposed on public facilities including:

> *"...public safety facilities, including law enforcement, fire, emergency medical and rescue, and street lighting facilities."*

The EMS Development Impact Fee includes components:

- EMS stations
- EMS vehicles
- EMS administration and training facilities

An incremental expansion methodology is applied to each component. Costs are allocated to both residential and nonresidential development using different demand indicators for each type of development.

Section 6-1-960(1) of the South Carolina Development Impact Fee Act requires:

> *"a general description of all existing facilities and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage."*

Section 6-1-960(2) of the South Carolina Development Impact Fee Act requires:

> *"an analysis of total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by qualified a professional using generally accepted principles and professional standards."*

Residential development impact fees are calculated on a per capita basis, then converted to an appropriate amount for each type of housing unit based on persons per housing unit factors. Nonresidential development impact fees are calculated using nonresidential vehicle trips. Trip generation rates are highest for commercial/retail development and lowest for industrial development, whereas trip rates for office and institutional development fall between the other two categories. Using vehicle trip rates ensures that development impact fees are consistent with the relative demand for EMS services from nonresidential development.

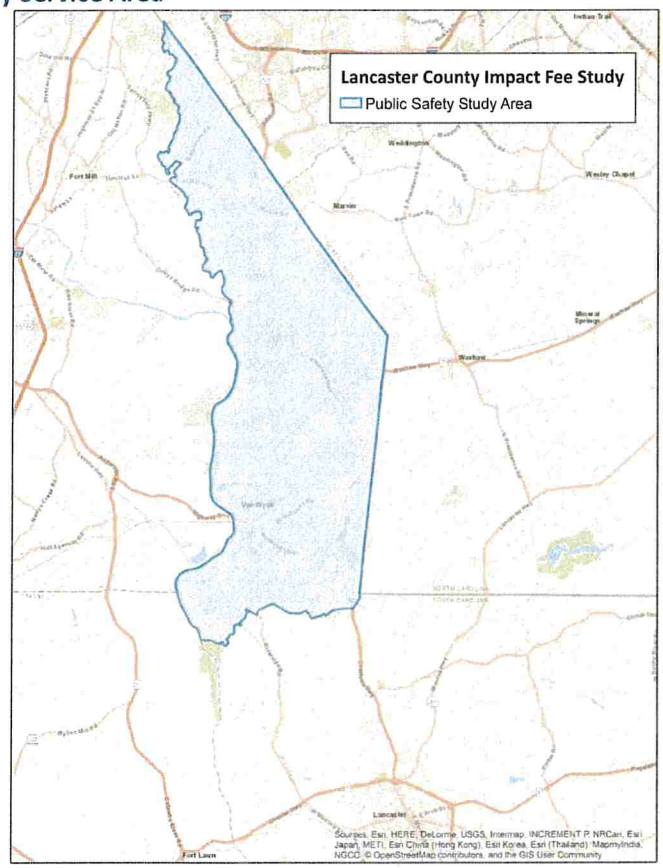
There is one incorporated community in the Public Safety Service Area, Town of Van Wyck. At the time of the study, the Town does not provide EMS services and relies on the County to serve the demand from its residents. Additionally, the County plans on collecting impact fees from new development within the Town of Van Wyck. At the time of this study, Lancaster County provides building permits for new developments in the Town, so an intergovernmental agreement to ensure that impact fees are being

collected is not necessary. Thus, Town residents are included in the level of service and revenue calculations

EMS Service Area

The service area for the EMS Development Impact Fee is defined as the Public Safety Service Area. This area includes the following fire districts: Pleasant Valley, Indian Land, and Van Wyck.

Figure 29. Public Safety Service Area



EMS Service Units

Section 6-1-960(4) of the South Carolina Development Impact Fee Act requires:

> *"a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate."*

The "service unit" used for residential development is persons per housing unit (PPHU). This is a measure of, on average, the number of persons residing in each housing unit. As shown in Figure 30, there are 2.52 persons per single family detached unit, 2.14 persons per single family attached unit, and 1.79 persons per multifamily unit. Factors have been calculate based on data provided by the U.S. Census Bureau's 2018 American Community Survey and Public Use Microdata (further discussed in Appendix B).

Figure 30. Residential Service Units

Housing Type	Persons per Housing Unit
Single Family Detached [1]	2.52
Single Family Attached	2.14
Multifamily [2]	1.79

Source: U.S. Census Bureau, 2018 American Community Survey 5-Year Estimates; PUMS 2018 5-Year Estimate, SC PUMA 700
[1] Includes single family detached and mobile homes
[2] Includes dwellings in structures with two or more units

TischlerBise recommends using nonresidential vehicle trips as the nonresidential "service unit" for EMS infrastructure. Average weekday vehicle trip ends for nonresidential development are from the 10th edition of the reference book, Trip Generation, published in 2017 by the Institute of Transportation Engineers. A "trip end" represents a vehicle either entering or exiting a development (as if a traffic counter were placed across a driveway). Trip ends for nonresidential development are calculated per thousand square feet.

Trip generation rates are used for nonresidential development because vehicle trips are highest for retail developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for public safety services from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, EMS development fees would be disproportionately high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses. If floor area were used as the demand indicator, EMS development fees would be disproportionately high for industrial development.

The standard 50 percent adjustment is applied to office, industrial, and institutional land uses. A lower vehicle trip adjustment factor is used for retail uses because this type of development attracts vehicles as they pass-by on arterial and collector roads. For example, when someone stops at a convenience store on their way home from work, the convenience store is not their primary destination. Further detail on vehicle trip factors can be found in Appendix B: Land Use Assumptions.

Figure 31. Nonresidential Service Units

Land Use Type	ITE Codes	Adj. Veh. Trips per 1,000 Sq. Ft.
Retail	820	14.35
Office	710	4.87
Industrial	110	2.48
Warehouse	150	0.87
Healthcare	610	5.36
Institutional	520	9.76

Source: Trip Generation, Institute of Transportation Engineers, 10th Edition (2017); National Household Travel Survey, 2009

EMS Proportionate Share

Both residential and nonresidential developments increase the demand on EMS facilities. To calculate the proportional share between residential and nonresidential demand on facilities, the county's functional population split is used. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on the activity of residents and workers in the County through the 24 hours in a day. Based on available data, the functional population calculation includes countywide totals.

Residents that do not work are assigned 20 hours per day to residential development and 4 hours per day to nonresidential development (annualized averages). Residents that work in Lancaster County are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside the County are assigned 14 hours to residential development, the remaining hours in the day are assumed to be spent outside of the County working. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2017 functional population data, residential development accounts for 78 percent of the functional population, while nonresidential development accounts for 22 percent, see Figure 32.

Figure 32. Lancaster County Functional Population

Lancaster County, SC (2017)				
Residential			*Demand*	*Person*
Population*	93,385		*Hours/Day*	*Hours*
Residents Not Working		57,744	20	1,154,880
Employed Residents	35,641			
Employed in Lancaster County		9,587	14	134,218
Employed outside Lancaster County		26,054	14	364,756
			Residential Subtotal	1,653,854
			Residential Share =>	**78%**
Nonresidential				
Non-working Residents		57,744	4	230,976
Jobs Located in Lancaster County	24,636			
Residents Employed in Lancaster County		9,587	10	95,870
Non-Resident Workers (inflow commuters)		15,049	10	150,490
			Nonresidential Subtotal	477,336
			Nonresidential Share =>	**22%**
			TOTAL	2,131,190

Source: U.S. Census Bureau, OnTheMap 6.1.1 Application and LEHD Origin-Destination Employment Statistics.
* Source: U.S. Census Bureau, American Community Survey, 2017 (countywide population)

Furthermore, only a share of EMS facilities can be attributed to demand in the Public Safety Service Area. To attribute facilities to the service area, EMS calls for service are analyzed. Shown below, 23 percent of

the 2019 annual calls were to the fire districts in the service area. This proportion is applied to facilities in the following level of service calculations.

Figure 33. Lancaster County EMS Service Calls

District	2019 EMS Calls
Pleasant Valley Fire District	1,129
Indian Land Fire District	2,548
Van Wyck Fire District	516
Service Area Subtotal	4,193
Countywide EMS Calls	18,329
Percent of Total	**23%**

Source: Lancaster County EMS Department

EMS Facilities Level of Service & Cost Analysis

The EMS Development Impact Fee includes the facilities that house the County's EMS services. Identified by County staff, additional expansion will be necessary to serve future growth.

As shown in Figure 34, there are eight EMS stations, totaling 22,191 square feet. To determine the level of service factors for the development impact fee, the calls for service split is applied to station floor area, resulting in 5,104 square feet attributed to the service area. Furthermore, the attributed floor area is allocated to residential and nonresidential demand based on the functional population analysis. Of the attributed floor area, 3,981 square feet is allocated to residential demand and 1,123 square feet is allocated to nonresidential demand.

The current level of service is found by dividing the allocated floor area by the 2020 residential and nonresidential demand units (population and nonresidential vehicle trips) for the service area. Specifically, 95.8 square feet of 1,000 per persons and 26.7 square feet per 1,000 nonresidential vehicle trips.

Based on the recent construction of EMS Station #9, the average construction cost for a station is $329 per square foot. That cost factor is used to determine the current replacement cost of the stations. To find the capital cost per person or per nonresidential vehicle trip, the level of service standards are applied to the average cost per square foot. For example, the residential cost per person is $32 (95.8 square feet per 1,000 persons x $329 per square foot = $32 per person, rounded).

Figure 34. EMS Station Level of Service and Cost Factors

EMS Station	Total Square Feet	Study Area Calls for Service	Study Area Square Feet	Study Area Replacement Cost
EMS Station #1	3,002	23%	690	$227,161
EMS Station #2	2,878	23%	662	$217,778
EMS Station #3	1,809	23%	416	$136,887
EMS Station #5	2,345	23%	539	$177,446
EMS Station #6	1,571	23%	361	$118,878
EMS Station #7	1,330	23%	306	$100,641
EMS Station #8	2,376	23%	546	$179,792
EMS Station #9	6,880	23%	1,582	$520,610
Total	**22,191**	**23%**	**5,104**	**$1,679,193**

Level of Service Analysis	Residential	Nonresidential
Proportionate Share	78%	22%
Share of Floor Area	3,981	1,123
2020 Population/Nonres. Trips	41,549	42,087
Square Feet per 1,000 Persons/Nonres. Trips	**95.8**	**26.7**

Cost Analysis	Residential	Nonresidential
Square Feet per 1,000 Persons/Nonres. Trips	95.8	26.7
Replacement Cost per Square Foot [1]	$329	$329
Capital Cost per Person/Nonres. Trip	**$32**	**$9**

[1] Cost per square foot is from the recent construction of EMS Station #9

The EMS Department has 16 ambulances in its fleet to conduct operations. To determine the level of service factors for the development impact fee, the EMS calls for service split is used to attribute the vehicles to the service area demand. Of the attributed total, 2.9 vehicles are allocated to residential demand and 0.8 vehicles are allocated to nonresidential demand.

The level of service is found by dividing the allocated vehicles by the 2020 residential and nonresidential demand units (population and nonresidential vehicle trips) for the service area. Specifically, 0.069 vehicles per 1,000 persons and 0.019 vehicles per 1,000 nonresidential vehicle trips.

From the EMS Department, the replacement cost of an ambulance is $380,000. To find the capital cost per person and per nonresidential vehicle trip, the level of service standards are applied to the average cost per vehicle. For example, the residential cost per person is $26 (0.069 vehicles per 1,000 persons x $380,000 = $26 per person, rounded).

Figure 35. EMS Vehicle Level of Service and Cost Factors

EMS Vehicles	Total Units	Study Area Calls for Service	Study Area Units	Study Area Replacement Cost
EMS Ambulance	16	23%	3.7	$1,398,400
Total	**16**	**23%**	**3.7**	**$1,398,400**

Level of Service Analysis	Residential	Nonresidential
Proportionate Share	78%	22%
Share of Fleet	2.9	0.8
2020 Population/Nonres. Trips	41,549	42,087
Units per 1,000 Persons/Nonres. Trips	**0.069**	**0.019**

Cost Analysis	Residential	Nonresidential
Units per 1,000 Persons/Nonres. Trips	0.069	0.019
Replacement Cost per Unit [1]	$380,000	$380,000
Capital Cost per Person/Nonres. Trip	**$26**	**$7**

[1] Source: Lancaster County EMS Department

As shown in Figure 36, based on the calls for service data 1,653 square feet of EMS administration and training facilities is attributed to the service area. Of the attributed floor area, 1,290 square feet is allocated to residential demand and 364 square feet is allocated to nonresidential demand.

The current level of service is found by dividing the allocated floor area by the 2020 residential and nonresidential demand units (population and nonresidential vehicle trips) for the service area. Specifically, 31.0 square feet per 1,000 persons and 8.6 square feet per 1,000 nonresidential vehicle trips.

Based on data in the recent Facilities Space Needs Study, the average construction cost for an administration/operation facility is $312 per square foot. That cost factor is used to determine the current replacement cost. To find the capital cost per person and per nonresidential vehicle trip, the level of service standards are applied to the average cost per square foot. For example, the residential cost per person is $10 (31 square feet per 1,000 persons x $312 per square foot = $10 per person, rounded).

Figure 36. EMS Admin and Training Facility Level of Service and Cost Factors

EMS Facility	Total Square Feet	Study Area Calls for Service	Study Area Square Feet	Study Area Replacement Cost
Administration, Training, Logistics	7,188	23%	1,653	$516,392
Total	**7,188**	**23%**	**1,653**	**$516,392**

Level of Service Analysis	Residential	Nonresidential
Proportionate Share	78%	22%
Share of Floor Area	1,290	364
2020 Population/Nonres. Trips	41,549	42,087
Square Feet per 1,000 Persons/Nonres. Trips	**31.0**	**8.6**

Cost Analysis	Residential	Nonresidential
Square Feet per 1,000 Persons/Nonres. Trips	31.0	8.6
Replacement Cost per Square Foot [1]	$312	$312
Capital Cost per Person/Nonres. Trip	**$10**	**$3**

[1] County Facilities Space Needs Study, 2020 Draft

Credit for Future Debt Payments

To ensure fee-payers avoid potential double payment for annual debt service, TischlerBise included in credit in the development impact fee calculations for the bonds issued to the construct the EMS Headquarters. The bond will be repaid through property tax revenue, so the future payments are attributed to residential and nonresidential land uses based on assessed value. Shown below, residential land uses account for 59 percent and nonresidential 41 percent of the assessed value in Lancaster County.

Figure 37. Lancaster County Assessed Value by Land Use

Property Type	Assessed Value	Percent
Owner Occupied (4% assessment ratio)	$187,821,470	47%
Agricultural (Private) (4%)	$1,484,940	0%
Agricultural (Corporate) (6%)	$404,720	0%
Commercial/Rental (6%)	$98,649,680	25%
Personal Property (Vehicles) (6%)	$42,357,846	11%
Other Personal Property (10.5%)	$3,252,823	1%
Manufacturing (10.5%)	$10,900,990	3%
Utility (10.5%)	$26,918,393	7%
Business Personal (10.5%)	$9,210,828	2%
Motor Carrier (9.5%)	$1,593,380	0%
Fee-in-Lieu and Joint Industrial Park	$17,897,244	4%
Total Assessed Value	$400,492,314	100%

Source: 2018 Local Government Finance Report, South Carolina Revenue and Fiscal Affairs Office, 2019

Land Use	Assessed Value	Percent
Residential	$234,917,079	59%
Nonresidential	$165,575,235	41%
Total	$400,492,314	100%

Source: TischlerBise analysis

Following the same methodology as the level of service analysis, annual debt service was split between residential and nonresidential development and then divided by annual demand units (population and nonresidential vehicle trips) to yield payments per person or vehicle trip. To account for the time value of money, annual payments are discounted using a net present value formula based on the applicable discount (interest) rate. This results in a credit of $2 per person and $1 per nonresidential vehicle trip rounded.

Figure 38. Credit for Future Debt Payments

Fiscal Year	Total Payment	EMS Purpose 21%	Study Area Payment	Residential 59%	Nonresidential 41%
Base Year	$1,255,000	$259,576	$59,381	$34,831	$24,550
2020	$695,000	$143,749	$32,885	$19,289	$13,595
2021	$730,000	$150,988	$34,541	$20,260	$14,280
2022	$770,000	$159,262	$36,433	$21,371	$15,063
2023	$810,000	$167,535	$38,326	$22,481	$15,845
2024	$850,000	$175,808	$40,218	$23,591	$16,627
2025	$890,000	$184,082	$42,111	$24,701	$17,410
Total	**$6,000,000**	**$1,241,000**	**$283,895**	**$166,524**	**$117,370**

Residential

Fiscal Year	Payment	Projected Population	Payment/ Capita
Base Year	$34,831	48,885	$0.71
2020	$19,289	53,579	$0.36
2021	$20,260	58,273	$0.35
2022	$21,371	62,967	$0.34
2023	$22,481	68,184	$0.33
2024	$23,591	73,401	$0.32
2025	$24,701	78,618	$0.31
Total	**$166,524**		**$2.72**
		Discount Rate	4.00%
	Total Credit per Person		**$2**

Nonresidential

Fiscal Year	Payment	Projected Nonres. Vehicle Trips	Payment/ Trip
Base Year	$24,550	62,488	$0.39
2020	$13,595	65,066	$0.21
2021	$14,280	67,664	$0.21
2022	$15,063	70,283	$0.21
2023	$15,845	71,520	$0.22
2024	$16,627	72,783	$0.23
2025	$17,410	74,071	$0.24
Total	**$117,370**		**$1.71**
		Discount Rate	4.00%
	Total Credit per Trip		**$1**

Credit for One-Cent Sales Tax Referendum Projects

There are two EMS projects listed in the referendum continuing a one-cent sales tax by Lancaster County to fund certain capital improvement projects. The EMS projects (Station #7/#10) are contributing to the level of service and to ensure there are no double payments by new development a credit is included in the development impact fee.

Listed in Figure 39, the projects total $3,600,000. Since the referendum is for seven years, the one-cent sales tax will generate an average annual revenue of $514,000 to fund the projects.

Figure 39. EMS One-Cent Referendum Projects

EMS Portion of One-Cent Sales Tax	Funded & Constructed 2022-2029	Annual Average Revenue
$3,600,000	7 years	$514,000

Based on the functional population of Lancaster County, residential purposes are estimated to generate 78 percent of the sales tax revenue. There are currently 102,797 countywide residents, resulting in an annual average tax revenue of $2.93 per person. Over the next seven years, $21 per person is estimated as credit for the EMS projects ($2.93 per person x 7 years = $21, rounded).

Figure 40. Residential Portion of the EMS Referendum Projects

Residential 78%	Base Year Countywide Population	Average Annual Tax Revenue per Capita	7-Year Tax Revenue per Capita
$301,497	102,797	$2.93	$21

Nonresidential purposes are estimated to generate 22 percent of the sales tax revenue. There are currently 129,536 nonresidential vehicle trips countywide, resulting in an annual average tax revenue of $1.64. Over the next seven years, $11 per vehicle trip is estimated as a credit for the EMS projects.

Figure 41. Nonresidential Portion of the EMS Referendum Projects

Nonresidential 22%	Base Year Countywide Nonres. Veh. Trips	Average Annual Tax Revenue per Veh. Trip	7-Year Tax Revenue per Veh. Trip
$212,503	129,536	$1.64	$11

Projection of EMS Facility Growth-Related Facility Needs

Section 6-1-960(5) of the South Carolina Development Impact Fee Act requires:

> *"a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration."*

Section 6-1-960(7) of the South Carolina Development Impact Fee Act requires:

> *"the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years."*

To estimate the 10-year growth needs for EMS stations, the current level of service (95.8 square feet per 1,000 persons and 26.7 square feet per 1,000 nonresidential vehicle trips) is applied to the residential and nonresidential growth projected for the Public Safety Service Area. The service area is projected to increase by 39,215 residents and 12,719 nonresidential vehicle trips over the next ten years (see Appendix B). Listed in Figure 42, there will be a need for 4,097 new EMS Station square feet to accommodate future demands. By applying the average cost of a station ($329 per square feet), the total expenditure for the growth is calculated (4,097 square feet x $329 = $1,347,913).

Figure 42. 10-Year EMS Station Needs to Accommodate Growth

Infrastructure Type	Level of Service			Demand Unit	Cost / Sq. Ft.
EMS Stations	Residential	95.8	Square Feet	per 1,000 persons	$329
	Nonresidential	26.7		per 1,000 trips	

Growth-Related Need for EMS Stations						
Year		Population	Nonres. Vehicle Trips	Residential Square Feet	Nonresidential Square Feet	Total Square Feet
Base	2020	41,549	42,087	3,980	1,123	5,103
Year 1	2021	46,243	44,296	4,430	1,182	5,612
Year 2	2022	50,937	46,517	4,879	1,241	6,120
Year 3	2023	55,631	48,750	5,329	1,301	6,630
Year 4	2024	60,848	49,566	5,829	1,323	7,152
Year 5	2025	66,065	50,398	6,329	1,345	7,674
Year 6	2026	71,282	51,245	6,828	1,368	8,196
Year 7	2027	73,652	52,110	7,055	1,391	8,446
Year 8	2028	76,023	52,991	7,283	1,414	8,697
Year 9	2029	78,394	53,890	7,510	1,438	8,948
Year 10	2030	80,764	54,806	7,737	1,463	9,200
Ten-Year Increase		39,215	12,719	**3,757**	**340**	**4,097**
			Projected Expenditure	**$1,236,053**	**$111,860**	**$1,347,913**

Growth-Related Expenditures for EMS Stations	$1,347,913

To estimate the 10-year growth needs for EMS vehicles, the current level of service (0.069 vehicles per 1,000 persons and 0.019 units per 1,000 nonresidential vehicle trips) is applied to the residential and nonresidential growth projected for the Public Safety Service Area. The service area is projected to

increase by 39,215 residents and 12,719 nonresidential vehicle trips over the next ten years (see Appendix B). Listed Figure 43, there will be a need for 3.0 new EMS vehicles to accommodate future demands. By applying the average cost of a vehicle ($380,000), the total expenditure for the growth is calculated (3.0 vehicles x $380,000 = $1,140,000).

Figure 43. 10-Year EMS Vehicle Needs to Accommodate Growth

Infrastructure Type	Level of Service			Demand Unit	Unit Cost
EMS Vehicles	Residential	0.069	Units	per 1,000 persons	$380,000
	Nonresidential	0.019		per 1,000 trips	

Growth-Related Need for EMS Vehicles						
Year		Population	Nonres. Vehicle Trips	Residential Units	Nonresidential Units	Total Units
Base	2020	41,549	42,087	2.8	0.7	3.5
Year 1	2021	46,243	44,296	3.1	0.8	3.9
Year 2	2022	50,937	46,517	3.5	0.8	4.3
Year 3	2023	55,631	48,750	3.8	0.9	4.7
Year 4	2024	60,848	49,566	4.1	0.9	5.0
Year 5	2025	66,065	50,398	4.5	0.9	5.4
Year 6	2026	71,282	51,245	4.9	0.9	5.8
Year 7	2027	73,652	52,110	5.0	0.9	5.9
Year 8	2028	76,023	52,991	5.2	1.0	6.2
Year 9	2029	78,394	53,890	5.4	1.0	6.4
Year 10	2030	80,764	54,806	5.5	1.0	6.5
Ten-Year Increase		39,215	12,719	**2.70**	**0.30**	**3.0**
		Projected Expenditure		**$1,026,000**	**$114,000**	**$1,140,000**

Growth-Related Expenditures for EMS Vehicles	$1,140,000

To estimate the 10-year growth needs for EMS administration and training facilities, the current level of service (31.0 square feet per 1,000 persons and 8.6 square feet per 1,000 nonresidential vehicle trips) is applied to the residential and nonresidential growth projected for the Public Safety Service Area. The service area is projected to increase by 39,215 residents and 12,719 nonresidential vehicle trips over the next ten years (see Appendix B). Listed in Figure 44, there will be a need for 1,325 new EMS administration and training square feet to accommodate future demands. By applying the average cost ($312 per square feet), the total expenditure for the growth is calculated (1,325 square feet x $312 = $413,866).

Figure 44. 10-Year EMS Administration and Training Facility Needs to Accommodate Growth

Infrastructure Type	Level of Service			Demand Unit	Cost / Sq. Ft.
EMS Administration	Residential	31.0	Square Feet	per 1,000 persons	$312
	Nonresidential	8.6		per 1,000 trips	

Growth-Related Need for EMS Administration

Year		Population	Nonres. Vehicle Trips	Residential Square Feet	Nonresidential Square Feet	Total Square Feet
Base	2020	41,549	42,087	1,288	361	1,649
Year 1	2021	46,243	44,296	1,433	380	1,813
Year 2	2022	50,937	46,517	1,579	400	1,979
Year 3	2023	55,631	48,750	1,724	419	2,143
Year 4	2024	60,848	49,566	1,886	426	2,312
Year 5	2025	66,065	50,398	2,048	433	2,481
Year 6	2026	71,282	51,245	2,209	440	2,649
Year 7	2027	73,652	52,110	2,283	448	2,731
Year 8	2028	76,023	52,991	2,356	455	2,811
Year 9	2029	78,394	53,890	2,430	463	2,893
Year 10	2030	80,764	54,806	2,503	471	2,974
Ten-Year Increase		39,215	12,719	**1,215**	**110**	**1,325**
			Projected Expenditure	**$379,507**	**$34,359**	**$413,866**

Growth-Related Expenditures for EMS Administration	$413,866

Maximum Supportable EMS Development Impact Fee

Figure 45 shows the maximum supportable EMS Development Impact Fee. Development impact fees for EMS are based on household sizes for residential development and vehicle trips per 1,000 square feet for nonresidential development. Differentiating the fee by housing type allows the results to be more exact about the level of demand (persons per housing unit) a residential development will place on the current infrastructure based on level of service standards. For residential development, the total cost per person is multiplied by the household size to calculate the proposed fee. For nonresidential development, the total cost per vehicle trip is multiplied by the trips per 1,000 square feet to calculate the proposed fee.

As mentioned, this fee will only be assessed on new development within the Public Safety Service Area.

The fees represent the highest amount supportable for each type of development, which represents new growth's fair share of the cost for capital facilities. The County may adopt fees that are less than the amounts shown. However, a reduction in development impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure 45. Maximum Supportable EMS Development Impact Fee

Fee Component	Cost per Person	Cost per Nonres. Vehicle Trip
EMS Stations	$32	$9
EMS Vehicles	$26	$7
EMS Administration	$10	$3
Gross Total	$68	$19
Credit for Debt Payments	($2)	($1)
Credit for One-Cent Sales Tax	($21)	($11)
Net Total	**$45**	**$7**

Residential

Housing Type	Persons per Housing Unit	Maximum Supportable Fee per Unit
Single Family Detached	2.52	**$113**
Single Family Attached	2.14	**$96**
Multifamily	1.79	**$81**

Nonresidential

Development Type	Trips per 1,000 Sq Ft	Maximum Supportable Fee per 1,000 Sq Ft
Retail	14.35	**$100**
Office	4.87	**$34**
Industrial	2.48	**$17**
Warehouse	0.87	**$6**
Healthcare	5.36	**$38**
Institutional	9.76	**$68**

Revenue from EMS Development Impact Fee

Revenue from the EMS Development Impact Fee is estimated in Figure 46. There is projected to be 16,594 new housing units and 2,062,000 new nonresidential square feet in the service area by 2030. To find the revenue, the fee is multiplied by the growth. For example, single family development is estimated to generate $1.5 million in revenue ($111 x 13,787 units = $1,533,039). The revenue is projected to cover 64 percent of the growth-related capital costs. It is expected that the County's will need to supplement a portion of the growth-related cost because of the credits being included to prevent development from double paying.

As mentioned, at the time of this study, Lancaster County is providing the building permits for the Town of Van Wyck, so an intergovernmental agreement is not necessary to ensure impact fees are being collected. In this case, future growth and impact fee revenue from the Town is included in the projection.

Figure 46. Estimated Revenue from EMS Development Impact Fee

Infrastructure Costs for EMS Facilities

	Total Cost	Growth Cost
EMS Stations	$1,347,913	$1,347,913
EMS Vehicles	$1,140,000	$1,140,000
EMS Administration	$413,866	$413,866
Total Expenditures	**$2,901,779**	**$2,901,779**

Projected Development Impact Fee Revenue

		Single Family $111 per unit	Multifamily $81 per unit	Retail $100 per KSF	Office $34 per KSF	Industrial $17 per KSF	Warehouse $6 per KSF	Healthcare $38 per KSF	Institutional $68 per KSF
Year		Housing Units	Housing Units	KSF	KSF	KSF	KSF	KSF	KSF
Base	2020	15,416	1,853	1,261	1,582	1,437	820	311	1,059
Year 1	2021	16,998	2,284	1,291	1,862	1,459	832	359	1,069
Year 2	2022	18,580	2,714	1,322	2,143	1,481	845	406	1,078
Year 3	2023	20,162	3,145	1,354	2,424	1,504	858	453	1,087
Year 4	2024	22,161	3,290	1,387	2,450	1,527	871	464	1,097
Year 5	2025	24,159	3,436	1,420	2,477	1,550	884	475	1,106
Year 6	2026	26,158	3,581	1,454	2,505	1,574	898	487	1,116
Year 7	2027	26,919	3,851	1,489	2,532	1,598	911	498	1,126
Year 8	2028	27,680	4,121	1,525	2,560	1,623	925	510	1,135
Year 9	2029	28,441	4,390	1,561	2,588	1,647	940	523	1,145
Year 10	2030	29,203	4,660	1,599	2,617	1,673	954	535	1,155
Ten-Year Increase		13,787	2,807	337	1,035	236	134	224	96
Projected Revenue =>		$1,533,039	$227,377	$33,749	$35,182	$4,006	$806	$8,509	$6,518

Projected Revenue =>	**$1,849,186**
Total Expenditures =>	**$2,901,779**
Non-Impact Fee Funding =>	**$1,052,593**

PUBLIC SAFETY DEVELOPMENT IMPACT FEE: FIRE ANALYSIS

Methodology

Section 6-1-920(18f) of the South Carolina Development Impact Fee Act states that a development impact fee may be imposed on public facilities including:

> *"...public safety facilities, including law enforcement, fire, emergency medical and rescue, and street lighting facilities."*

The Fire Development Impact Fee includes components:

- Fire stations
- Fire vehicles
- Fire administration and training facilities

An incremental expansion methodology is applied to each component. Costs are allocated to both residential and nonresidential development using different demand indicators for each type of development.

Section 6-1-960(1) of the South Carolina Development Impact Fee Act requires:

> *"a general description of all existing facilities and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage."*

Section 6-1-960(2) of the South Carolina Development Impact Fee Act requires:

> *"an analysis of total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by qualified a professional using generally accepted principles and professional standards."*

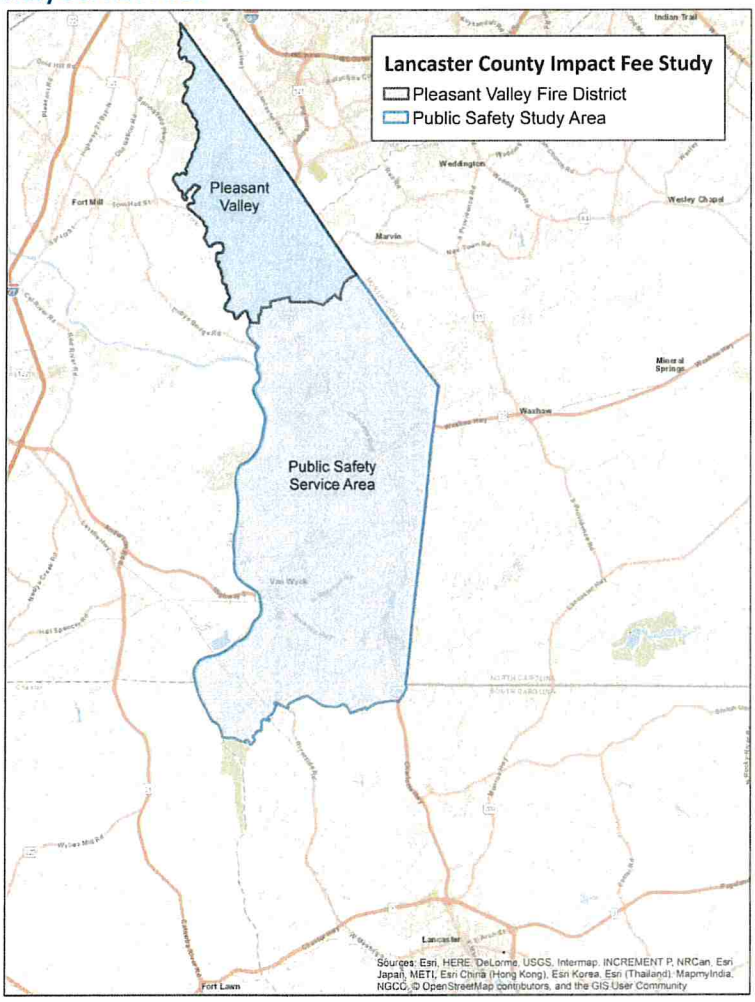
Residential development impact fees are calculated on a per capita basis, then converted to an appropriate amount for each type of housing unit based on persons per housing unit factors. Nonresidential development impact fees are calculated using nonresidential vehicle trips. Trip generation rates are highest for commercial/retail development and lowest for industrial development, whereas trip rates for office and institutional development fall between the other two categories. Using vehicle trip rates ensures that development impact fees are consistent with the relative demand for fire services from nonresidential development.

There is one incorporated community in the Public Safety Service Area, Town of Van Wyck. At the time of the study, the Town does not provide fire and rescue services and relies on the County to serve the demand from its residents. Thus, Town residents are included in the level of service and revenue calculations. Additionally, the County plans on collecting impact fees from new development within the Town. At the time of this study, Lancaster County provides building permits for new developments in the Town, so an intergovernmental agreement to ensure that impact fees are being collected is not necessary.

Fire Service Area

To ensure there is no double payment for capital facilities, there are two benefit zones for the Fire Development Impact Fee. A credit is included for development in the Pleasant Valley Fire District to offset capital expenditures funded by the annual property assessment in the fire district. The level of service is calculated for the whole Public Safety Service Area; however, the credit is only for the Pleasant Valley.

Figure 47. Public Safety Service Area



Fire Service Units

Section 6-1-960(4) of the South Carolina Development Impact Fee Act requires:

> *"a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate."*

The "service unit" used for residential development is persons per housing unit (PPHU). This is a measure of, on average, the number of persons residing in each housing unit. As shown in Figure 48, there are 2.52 persons per single family detached unit, 2.14 persons per single family attached unit, and 1.79 persons

per multifamily unit. Factors have been calculate based on data provided by the U.S. Census Bureau's 2018 American Community Survey and Public Use Microdata (further discussed in Appendix B).

Figure 48. Residential Service Units

Housing Type	Persons per Housing Unit
Single Family Detached [1]	2.52
Single Family Attached	2.14
Multifamily [2]	1.79

Source: U.S. Census Bureau, 2018 American Community Survey 5-Year Estimates; PUMS 2018 5-Year Estimate, SC PUMA 700
[1] Includes single family detached and mobile homes
[2] Includes dwellings in structures with two or more units

TischlerBise recommends using nonresidential vehicle trips as the nonresidential "service unit" for Fire infrastructure. Average weekday vehicle trip ends for nonresidential development are from the 10th edition of the reference book, Trip Generation, published in 2017 by the Institute of Transportation Engineers. A "trip end" represents a vehicle either entering or exiting a development (as if a traffic counter were placed across a driveway). Trip ends for nonresidential development are calculated per thousand square feet.

Trip generation rates are used for nonresidential development because vehicle trips are highest for retail developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for public safety services from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, fire development impact fees would be disproportionately high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses. If floor area were used as the demand indicator, the development fees would be disproportionately high for industrial development.

The standard 50 percent adjustment is applied to office, industrial, and institutional land uses. A lower vehicle trip adjustment factor is used for retail uses because this type of development attracts vehicles as they pass-by on arterial and collector roads. For example, when someone stops at a convenience store on their way home from work, the convenience store is not their primary destination. Further detail on vehicle trip factors can be found in Appendix B: Land Use Assumptions.

Figure 49. Nonresidential Service Units

Land Use Type	ITE Codes	Adj. Veh. Trips per 1,000 Sq. Ft.
Retail	820	14.35
Office	710	4.87
Industrial	110	2.48
Warehouse	150	0.87
Healthcare	610	5.36
Institutional	520	9.76

Source: Trip Generation, Institute of Transportation Engineers, 10th Edition (2017); National Household Travel Survey, 2009

Fire Proportionate Share

Both residential and nonresidential developments increase the demand on Fire facilities. To calculate the proportional share between residential and nonresidential demand on facilities, the county's functional population split is used. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on the activity of residents and workers in the County through the 24 hours in a day. Based on available data, the functional population calculation includes countywide totals.

Residents that do not work are assigned 20 hours per day to residential development and 4 hours per day to nonresidential development (annualized averages). Residents that work in Lancaster County are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside the County are assigned 14 hours to residential development, the remaining hours in the day are assumed to be spent outside of the County working. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2017 functional population data, residential development accounts for 78 percent of the functional population, while nonresidential development accounts for 22 percent, see Figure 50.

Figure 50. Lancaster County Functional Population

Lancaster County, SC (2017)				
Residential			*Demand*	*Person*
Population*	93,385		*Hours/Day*	*Hours*
Residents Not Working		57,744	20	1,154,880
Employed Residents		35,641		
Employed in Lancaster County		9,587	14	134,218
Employed outside Lancaster County		26,054	14	364,756
			Residential Subtotal	1,653,854
			Residential Share =>	**78%**
Nonresidential				
Non-working Residents		57,744	4	230,976
Jobs Located in Lancaster County		24,636		
Residents Employed in Lancaster County		9,587	10	95,870
Non-Resident Workers (inflow commuters)		15,049	10	150,490
			Nonresidential Subtotal	477,336
			Nonresidential Share =>	**22%**
			TOTAL	2,131,190

Source: U.S. Census Bureau, OnTheMap 6.1.1 Application and LEHD Origin-Destination Employment Statistics.
* Source: U.S. Census Bureau, American Community Survey, 2017 (countywide population)

Furthermore, only a share of Fire facilities can be attributed to demand in the Public Safety Service Area. To attribute facilities to the service area, fire calls for service are analyzed. Calls for service data is available for each fire station and the location of the call by fire district. This level of detail allows for Fire facilities to be attributed to the service area by fire station. Shown in Figure 51, the level of service to the Public Safety Service Area ranges from 0-99 percent. Only the fire stations that have over one percent of their calls to the service area are included in the analysis.

Figure 51. Lancaster County Fire Calls for Service

Station No.	Station Name	% of calls to Study Area
1	Antioch	0%
2	Bell Town	0%
3	Buford	0%
4	Camp Creek	1%
5	Charlotte Rd/Van Wyck	89%
6	Elgin	0%
7	Flat Creek	0%
	Flat Creek Substation	0%
8	Gooches	0%
9	Heath Springs	0%
10	Indian Land	99%
11	Kershaw	1%
12	McDonald Green	0%
14	Pleasant Valley	99%
14	Pleasant Valley Substation	99%
15	Rich Hill	0%
16	Riverside	5%
17	Shiloh Zion	1%
18	Tradesville	0%
19	Unity	0%

Source: Fire Protection Master Planning, 2019, Fitch & Associates

Fire Facilities Level of Service & Cost Analysis

As shown in Figure 52, there are five fire stations that regularly provide service to the Public Safety Service Area. To determine the level of service factors for the development impact fee, the calls for service percentages are applied to station floor areas, resulting in 32,383 square feet attributed to the service area. Furthermore, the attributed floor area is allocated to residential and nonresidential demand based on the functional population analysis. Of the attributed floor area, 25,259 square feet is allocated to residential demand and 7,124 square feet is allocated to nonresidential demand.

The current level of service is found by dividing the allocated floor area by the 2020 residential and nonresidential demand units (population and nonresidential vehicle trips) for the service area. Specifically, 607.9 square feet of 1,000 per persons and 169.3 square feet per 1,000 nonresidential vehicle trips.

Based on the recent construction of the Pleasant Valley Fire Station, the average construction cost for a station is $432 per square foot. That cost factor is used to determine the current replacement cost of the stations. To find the capital cost per person or per nonresidential vehicle trip, the level of service standards are applied to the average cost per square foot. For example, the residential cost per person is $263 (607.9 square feet per 1,000 persons x $432 per square foot = $263 per person, rounded).

Figure 52. Fire Station Level of Service and Cost Factors

Fire Station	Total Square	Study Area Calls for Service	Study Area Square Feet	Study Area Replacement
Van Wyck	3,000	89%	2,669	$1,152,993
Indian Land	14,000	99%	13,880	$5,996,234
Pleasant Valley	14,576	99%	14,444	$6,239,761
Pleasant Valley Substation	1,250	99%	1,239	$535,106
Riverside	3,040	5%	151	$65,337
Total	**35,866**		**32,383**	**$13,989,431**

Level of Service Analysis	Residential	Nonresidential
Proportionate Share	78%	22%
Share of Floor Area	25,259	7,124
2020 Population/Nonres. Trips	41,549	42,087
Square Feet per 1,000 Persons/Nonres. Trips	**607.9**	**169.3**

Cost Analysis	Residential	Nonresidential
Square Feet per 1,000 Persons/Nonres. Trips	607.9	169.3
Replacement Cost per Square Foot [1]	$432	$432
Capital Cost per Person/Nonres. Trip	**$263**	**$73**

[1] Cost per square foot is from the recent construction of Pleasant Valley FD Station 1

To determine the level of service factors for fire vehicles, the Fire calls for service percentages for each fire station are applied to the station's fleet to attribute the vehicles to the service area demand. Of the attributed fleet total (11.79 vehicles), 9.19 vehicles are allocated to residential demand and 2.59 vehicles are allocated to nonresidential demand.

The level of service is found by dividing the allocated vehicles by the 2020 residential and nonresidential demand units (population and nonresidential vehicle trips) for the service area. Specifically, 0.221 vehicles per 1,000 persons and 0.062 vehicles per 1,000 nonresidential vehicle trips.

From the Fire Department, the average replacement cost of a vehicle is $398,000. To find the capital cost per person and per nonresidential vehicle trip, the level of service standards are applied to the average cost per vehicle. For example, the residential cost per person is $88 (0.221 vehicles per 1,000 persons x $398,000 = $88 per person, rounded).

Figure 53. Fire Vehicle Level of Service and Cost Factors

Fire Vehicles	Total Units	Study Area Units	Unit Replacement	Study Area Replacement
Engine	33	4.95	$476,000	$2,358,062
Tanker	22	2.92	$264,000	$771,351
Squad	18	2.92	$272,000	$794,725
Ladder	2	0.99	$778,000	$770,949
Total	**33**	**11.79**		**$4,695,087**

Level of Service Analysis	Residential	Nonresidential
Proportionate Share	78%	22%
Share of Fleet	9.19	2.59
2020 Population/Nonres. Trips	41,549	42,087
Units per 1,000 Persons/Nonres. Trips	**0.221**	**0.062**

Cost Analysis	Residential	Nonresidential
Units per 1,000 Persons/Nonres. Trips	0.2	0.1
Replacement Cost per Unit [1]	$398,000	$398,000
Capital Cost per Person/Nonres. Trip	**$88**	**$25**

[1] Source: Lancaster County Fire Department

As shown in Figure 54, based on the calls for service data 2,780 square feet of Fire administration and training facilities is attributed to the service area. Of the attributed floor area, 2,168 square feet is allocated to residential demand and 612 square feet is allocated to nonresidential demand.

The current level of service is found by dividing the allocated floor area by the 2020 residential and nonresidential demand units (population and nonresidential vehicle trips) for the service area. Specifically, 52.2 square feet per 1,000 persons and 14.5 square feet per 1,000 nonresidential vehicle trips.

Based on data in the recent Facilities Space Needs Study, the average construction cost for an administration/operation facility is $312 per square foot. That cost factor is used to determine the current replacement cost. To find the capital cost per person and per nonresidential vehicle trip, the level of service standards are applied to the average cost per square foot. For example, the residential cost per person is $16 (52.2 square feet per 1,000 persons x $312 per square foot = $16 per person, rounded).

Figure 54. Fire Admin and Training Facility Level of Service and Cost Factors

Facility	Total Square	Study Area Calls for Service	Study Area Square	Study Area Replacement
Emergency Operations Center	9,500	29%	2,780	$868,336
Total	**9,500**		**2,780**	**$868,336**

Level of Service Analysis	Residential	Nonresidential
Proportionate Share	78%	22%
Share of Floor Area	2,168	612
2020 Population/Nonres. Trips	41,549	42,087
Square Feet per 1,000 Persons/Nonres. Trips	**52.2**	**14.5**

Cost Analysis	Residential	Nonresidential
Square Feet per 1,000 Persons/Nonres. Trips	52.2	14.5
Replacement Cost per Square Foot [1]	$312	$312
Capital Cost per Person/Nonres. Trip	**$16**	**$5**

[1] County Facilities Space Needs Study, 2020 Draft

Credit for Pleasant Valley Fire District Debt Payment

In the Pleasant Valley Fire District, households and nonresidential development pay an annual fee to help fund fire operations. The fee is $75 per household and per 2,500 square feet of nonresidential floor area. Currently, a portion of the revenue from the fee is used to pay off existing debt that was used to fund the construction of the fire station. In this case, along with the impact fee, a future development is at risk of double payment because they will be paying both the impact fee and the annual operations fee that are both going towards capital improvements.

A credit is included in the Fire Development Impact Fee to ensure there is no double payment. This is done by attributing the future bond payments to residential and nonresidential in the Pleasant Valley Fire District with the functional population split. Population and nonresidential vehicle trips are applied to the bond payments to find an annual per capita and per vehicle trip payment. To account for the time value of money, annual payments are discounted using a net present value formula based on the applicable discount (interest) rate. This results in a credit of $66 per person and $8 per nonresidential vehicle trip rounded.

Figure 55. Pleasant Valley Fire District Credit for Future Debt Payments

Year	2009 GO Bond
2020	$270,000
2021	$285,000
2022	$300,000
2023	$315,000
2024	$335,000

Year	Residential 78%	Projected Population	Payment/ Capita
2020	$210,600	13,344	$15.78
2021	$222,300	14,623	$15.20
2022	$234,000	15,901	$14.72
2023	$245,700	17,179	$14.30
2024	$261,300	18,603	$14.05
Total	**$1,173,901**		**$74.05**
		Discount Rate	4.00%
	Total Credit per Person		**$66**

Year	Nonresidential 22%	Projected Nonres. Vehicle Trips	Payment/ Trip
2020	$59,400	31,325	$1.90
2021	$62,700	33,215	$1.89
2022	$66,000	35,115	$1.88
2023	$69,300	37,025	$1.87
2024	$73,700	37,665	$1.96
Total	**$331,100**		**$9.50**
		Discount Rate	4.00%
	Total Credit per Nonres. Trip		**$8**

Note: There is a similar fee for the Indian River Fire District, but the fee is currently not funding debt service, so no development impact fee credit is necessary.

Projection of Fire Facility Growth-Related Facility Needs

Section 6-1-960(5) of the South Carolina Development Impact Fee Act requires:

> *"a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration."*

Section 6-1-960(7) of the South Carolina Development Impact Fee Act requires:

> *"the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years."*

To estimate the 10-year growth needs for fire stations, the current level of service (607.9 square feet per 1,000 persons and 169.3 square feet per 1,000 nonresidential vehicle trips) is applied to the residential and nonresidential growth projected for the Public Safety Service Area. The service area is projected to increase by 39,215 residents and 12,719 nonresidential vehicle trips over the next ten years (see Appendix B). Listed in Figure 56, there will be a need for 25,992 new fire station square feet to accommodate future demands. By applying the average cost of a station ($432 per square feet), the total expenditure for the growth is calculated (25,992 square feet x $432 = $11,228,544).

Figure 56. 10-Year Fire Station Needs to Accommodate Growth

Infrastructure Type	Level of Service			Demand Unit	Cost / Sq. Ft.
Fire Stations	Residential	607.9	Square Feet	per 1,000 persons	$432
	Nonresidential	169.3		per 1,000 trips	

Growth-Related Need for Fire Stations						
Year		Population	Nonres. Vehicle Trips	Residential Square Feet	Nonresidential Square Feet	Total Square Feet
Base	2020	41,549	42,087	25,257	7,125	32,382
Year 1	2021	46,243	44,296	28,111	7,499	35,610
Year 2	2022	50,937	46,517	30,964	7,875	38,839
Year 3	2023	55,631	48,750	33,818	8,253	42,071
Year 4	2024	60,848	49,566	36,989	8,391	45,380
Year 5	2025	66,065	50,398	40,160	8,532	48,692
Year 6	2026	71,282	51,245	43,332	8,675	52,007
Year 7	2027	73,652	52,110	44,773	8,822	53,595
Year 8	2028	76,023	52,991	46,214	8,971	55,185
Year 9	2029	78,394	53,890	47,655	9,123	56,778
Year 10	2030	80,764	54,806	49,096	9,278	58,374
Ten-Year Increase		39,215	12,719	**23,839**	**2,153**	**25,992**
			Projected Expenditure	**$10,298,448**	**$930,096**	**$11,228,544**

Growth-Related Expenditures for Fire Stations	$11,228,544

To estimate the 10-year growth needs for Fire vehicles, the current level of service (0.22 vehicles per 1,000 persons and 0.06 units per 1,000 nonresidential vehicle trips) is applied to the residential and nonresidential growth projected for the Public Safety Service Area. The service area is projected to increase by 39,215 residents and 12,719 nonresidential vehicle trips over the next ten years (see Appendix B). Listed Figure 57, there will be a need for 9.4 new vehicles to accommodate future demands. By applying the average cost of a vehicle ($398,000), the total expenditure for the growth is calculated (9.4 vehicles x $398,000 = $3,741,200).

Figure 57. 10-Year Fire Vehicle Needs to Accommodate Growth

Infrastructure Type	Level of Service			Demand Unit	Unit Cost
Fire Vehicles	Residential	0.22	Units	per 1,000 persons	$398,000
	Nonresidential	0.06		per 1,000 trips	

Growth-Related Need for Fire Vehicles						
Year		Population	Nonres. Vehicle Trips	Residential Units	Nonresidential Units	Total Units
Base	2020	41,549	42,087	9.1	2.6	11.7
Year 1	2021	46,243	44,296	10.2	2.7	12.9
Year 2	2022	50,937	46,517	11.2	2.8	14.0
Year 3	2023	55,631	48,750	12.2	3.0	15.2
Year 4	2024	60,848	49,566	13.4	3.0	16.4
Year 5	2025	66,065	50,398	14.6	3.1	17.7
Year 6	2026	71,282	51,245	15.7	3.1	18.8
Year 7	2027	73,652	52,110	16.2	3.2	19.4
Year 8	2028	76,023	52,991	16.8	3.2	20.0
Year 9	2029	78,394	53,890	17.3	3.3	20.6
Year 10	2030	80,764	54,806	17.8	3.3	21.1
Ten-Year Increase		39,215	12,719	**8.7**	**0.7**	**9.4**
			Projected Expenditure	**$3,462,600**	**$278,600**	**$3,741,200**

Growth-Related Expenditures for Fire Vehicles	$3,741,200

To estimate the 10-year growth needs for Fire administration and training facilities, the current level of service (52.2 square feet per 1,000 persons and 14.5 square feet per 1,000 nonresidential vehicle trips) is applied to the residential and nonresidential growth projected for the Public Safety Service Area. The service area is projected to increase by 39,215 residents and 12,719 nonresidential vehicle trips over the next ten years (see Appendix B). Listed in Figure 58, there will be a need for 2,231 new Fire administration and training square feet to accommodate future demands. By applying the average cost ($312 per square feet), the total expenditure for the growth is calculated (2,231 square feet x $312 = $696,856).

Figure 58. 10-Year Fire Administration and Training Facility Needs to Accommodate Growth

Infrastructure Type	Level of Service			Demand Unit	Cost / Sq. Ft.
Fire Administration	Residential	52.2	Square Feet	per 1,000 persons	$312
	Nonresidential	14.5		per 1,000 trips	

Growth-Related Need for Fire Administration						
Year		Population	Nonres. Vehicle Trips	Residential Square Feet	Nonresidential Square Feet	Total Square Feet
Base	2020	41,549	42,087	2,168	610	2,778
Year 1	2021	46,243	44,296	2,413	642	3,055
Year 2	2022	50,937	46,517	2,658	674	3,332
Year 3	2023	55,631	48,750	2,903	706	3,609
Year 4	2024	60,848	49,566	3,176	718	3,894
Year 5	2025	66,065	50,398	3,448	730	4,178
Year 6	2026	71,282	51,245	3,720	743	4,463
Year 7	2027	73,652	52,110	3,844	755	4,599
Year 8	2028	76,023	52,991	3,968	768	4,736
Year 9	2029	78,394	53,890	4,092	781	4,873
Year 10	2030	80,764	54,806	4,215	794	5,009
Ten-Year Increase		39,215	12,719	**2,047**	**184**	**2,231**
			Projected Expenditure	**$639,384**	**$57,473**	**$696,856**

Growth-Related Expenditures for Fire Administration	$696,856

Maximum Supportable Fire Development Impact Fee

Figure 59 shows the maximum supportable Fire Development Impact Fee. Development impact fees for Fire are based on household sizes for residential development and vehicle trips per 1,000 square feet for nonresidential development. Differentiating the fee by housing type allows the results to be more exact about the level of demand (persons per housing unit) a residential development will place on the current infrastructure based on level of service standards. For residential development, the total cost per person is multiplied by the household size to calculate the proposed fee. For nonresidential development, the total cost per vehicle trip is multiplied by the trips per 1,000 square feet to calculate the proposed fee.

The fees represent the highest amount supportable for each type of development, which represents new growth's fair share of the cost for capital facilities. The County may adopt fees that are less than the amounts shown. However, a reduction in development impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

As mentioned, a credit is included for the Pleasant Valley Fire District. This results in two Fire Impact Fee schedules.

Figure 59. Maximum Supportable Fire Development Impact Fee – Indian Land & Van Wyck Fire Districts

Fee Component	Cost per Person	Cost per Nonres. Vehicle Trip
Fire Stations	$263	$73
Fire Vehicles	$88	$25
Fire Administration	$16	$5
Gross Total	$367	$103
Net Total	**$367**	**$103**

Residential

Housing Type	Persons per Housing Unit	Maximum Supportable Fee per Unit
Single Family Detached	2.52	**$925**
Single Family Attached	2.14	**$785**
Multifamily	1.79	**$657**

Nonresidential

Development Type	Trips per 1,000 Sq Ft	Maximum Supportable Fee per 1,000 Sq Ft
Retail	14.35	**$1,478**
Office	4.87	**$502**
Industrial	2.48	**$255**
Warehouse	0.87	**$90**
Healthcare	5.36	**$552**
Institutional	9.76	**$1,005**

Figure 60. Maximum Supportable Fire Development Impact Fee – Pleasant Valley Fire District

Fee Component	Cost per Person	Cost per Nonres. Vehicle Trip
Fire Stations	$263	$73
Fire Vehicles	$88	$25
Fire Administration	$16	$5
Gross Total	$367	$103
Credit for Debt Payments	($66)	($8)
Net Total	**$301**	**$95**

Residential

Housing Type	Persons per Housing Unit	Maximum Supportable Fee per Unit
Single Family Detached	2.52	**$759**
Single Family Attached	2.14	**$644**
Multifamily	1.79	**$539**

Nonresidential

Development Type	Trips per 1,000 Sq Ft	Maximum Supportable Fee per 1,000 Sq Ft
Retail	14.35	**$1,363**
Office	4.87	**$463**
Industrial	2.48	**$236**
Warehouse	0.87	**$83**
Healthcare	5.36	**$509**
Institutional	9.76	**$927**

Revenue from Fire Development Impact Fee

Revenue from the Fire Development Impact Fee is estimated in Figure 61. There is projected to be 16,594 new housing units and 2,062,000 new nonresidential square feet in the service area by 2030. To find the revenue, the fee is multiplied by the growth. For example, single family development is estimated to generate $11.9 million in revenue ($865 x 13,787 units = $11,932,088). The credit included to ensure no double payment results in a slight funding gap. As a result, the revenue is estimated to cover 95 percent of the estimated future capital costs.

As mentioned, at the time of this study, Lancaster County is providing the building permits for the Town of Van Wyck, so an intergovernmental agreement is not necessary to ensure impact fees are being collected. In this case, future growth and impact fee revenue from the Town is included in the projection.

Figure 61. Estimated Revenue from Fire Development Impact Fee

Infrastructure Costs for Fire Facilities

	Total Cost	Growth Cost
Fire Stations	$11,228,544	$11,228,544
Fire Vehicles	$3,741,200	$3,741,200
Fire Administration	$696,856	$696,856
Total Expenditures	**$15,666,600**	**$15,666,600**

Projected Development Impact Fee Revenue

Year		Single Family $865 per unit	Multifamily $626 per unit	Retail $1,421 per KSF	Office $463 per KSF	Industrial $247 per KSF	Warehouse $87 per KSF	Healthcare $535 per KSF	Institutional $988 per KSF
		Housing Units	Housing Units	KSF	KSF	KSF	KSF	KSF	KSF
Base	2020	15,416	1,853	1,261	1,582	1,437	820	311	1,059
Year 1	2021	16,998	2,284	1,291	1,862	1,459	832	359	1,069
Year 2	2022	18,580	2,714	1,322	2,143	1,481	845	406	1,078
Year 3	2023	20,162	3,145	1,354	2,424	1,504	858	453	1,087
Year 4	2024	22,161	3,290	1,387	2,450	1,527	871	464	1,097
Year 5	2025	24,159	3,436	1,420	2,477	1,550	884	475	1,106
Year 6	2026	26,158	3,581	1,454	2,505	1,574	898	487	1,116
Year 7	2027	26,919	3,851	1,489	2,532	1,598	911	498	1,126
Year 8	2028	27,680	4,121	1,525	2,560	1,623	925	510	1,135
Year 9	2029	28,441	4,390	1,561	2,588	1,647	940	523	1,145
Year 10	2030	29,203	4,660	1,599	2,617	1,673	954	535	1,155
Ten-Year Increase		13,787	2,807	337	1,035	236	134	224	96
Projected Revenue =>		$11,932,088	$1,756,155	$479,544	$479,479	$58,104	$11,626	$119,871	$94,686

Projected Revenue =>	**$14,931,554**
Total Expenditures =>	**$15,666,600**
Non-Impact Fee Funding =>	**$735,046**

IMPLEMENTATION AND ADMINISTRATION

Annual Fee Adjustment

The development impact fees shall be adjusted annually to reflect the effects of inflation on the costs for facilities. The fee schedule shall be adjusted using the Construction Cost Index calculated by the Engineering New Record (ENR). ENR is a trade journal which uses generally accepted engineering and accounting methods to produce a construction cost index. 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. This is a generally accepted methodology of annually adjusting development impact fees to ensure that the fee is proportionate to the demand from future growth.

Applicability of Fee for Approved Developments

It is common practice for a community to provide that previously approved development projects are not subject to development impact fees that are later enacted. If a development project has reached certain development approval milestones and undertaken significant investment in the development process a new fee may render the project unviable, however, significant non-recoupable investments have already been made in reliance of previous development approvals.

It has been determined that if development of a property has achieved the following development approval milestones prior to the effective date of the development impact fee ordinance, the project is not subject to the development impact fee:

- Single family residential: preliminary plat approval
- Multifamily/nonresidential: civil construction plan approval

Credits and Reimbursements

A general requirement that is common to development impact fee methodologies is the evaluation of credits. A revenue credit may be necessary to avoid potential double payment situations arising from one-time development impact fees plus on-going payment of other revenues that may also fund growth-related capital improvements. The determination of revenue credits is dependent upon the development impact fee methodology used in the cost analysis and local government policies.

Policies and procedures related to site-specific credits should be addressed in the resolution or ordinance that establishes the development impact fees. Project-level improvements, required as part of the development approval process, are not eligible for credits against development impact fees. If a developer constructs a system improvement included in the fee calculations, it will be necessary to either reimburse the developer or provide a credit against the fees due from that particular development. The latter option is more difficult to administer because it creates unique fees for specific geographic areas.

Service Areas

A development impact fee service area is a region in which a defined set of improvements provide benefit to an identifiable amount of new development. Within a service area, all new development of a type (single family, commercial, etc.) is assessed at the same development impact fee rate. Land use assumptions and development impact fees are each defined in terms of this geography, so that capital facility demand, projects needed to meet that demand, and capital facility cost are all quantified in the same terms. Development impact fee revenue collected within a service area is required to be spent within that service area.

Implementation of many small service areas is problematic. Administration is complicated and, because funds collected within the service area must be spent within that area multiple service areas may make it impossible to accumulate sufficient revenue to fund any projects within the time allowed.

As part of our analysis, TischlerBise determined that two service areas are necessary: the Greater Panhandle region for the Parks & Recreation and the Public Safety Service Area for Sheriff, EMS, and Fire Development Impact Fees. The level of service for Parks & Recreation facilities was calculated at a countywide basis, however, the service area for the development impact fee is only the Greater Panhandle region. Calls for service data allowed the level of service calculations for the public safety impact fee categories to be calculated at a service area level. The public safety development impact fees will only be collected and spent in the service area.

A credit is necessary for the Pleasant Valley Fire District to ensure the annual property assessment revenue funding capital projects is being offset. However, the level of service is calculated for the whole Public Safety Service Area and the credit is applied to only the Pleasant Valley Fire District.

Lastly, there is one incorporated community in the Greater Panhandle, Town of Van Wyck. At the time of the study, the Town does not provide Parks & Recreation nor public safety services and relies on the County to serve the demand from its residents. Thus, Town residents are included in the level of service calculations. Additionally, the County plans on collecting impact fees from new development within the Town of Van Wyck.

APPENDIX A: HOUSING AFFORDABILITY ANALYSIS

Section 6-1-930(2) of the South Carolina Development Impact Fee Act requires:

> *"Before imposing a development impact fee on residential units, a governmental entity shall prepare a report which estimates the effect of recovering capital costs through impact fees on the availability of affordable housing within the political jurisdiction of the governmental entity."*

In accordance with South Carolina Development Impact Fee Act, this chapter estimates the effects of imposing the maximum supportable development impact fees on the affordability of housing in the Lancaster County. The analysis will examine the current household income and housing expenses that burden an average household in the County. Next, the maximum supportable development impact fee will be included in the cost burden analysis to identify the effect the proposed development impact fees will have on affordable housing.

South Carolina Development Impact Fee Act

Affordable housing is defined in South Carolina Development Impact Fee Act as housing to families whose incomes do not exceed 80 percent of the median income for the service area or areas within the jurisdiction of the governmental entity. The Act does not mention a preferred methodology to examine the household's whose income does not exceed 80 percent of the median income. Therefore, the analysis uses the US Housing and Urban Development's (HUD) criteria that housing should be 30 percent or less of a household's income. The cost of housing is "moderately burdensome" if its cost burden is over 30 percent and "severely burdensome" if the ratio is over 50 percent.

Maximum Supportable Development Impact Fee

The development impact fees found in Figure 62 represent the highest amount supportable for housing units by housing type, which represents new growth's fair share of the cost for capital facilities. The County may adopt fees that are less than the amounts shown. However, a reduction in development impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service. The housing affordability analysis will assume a conservative condition for assessing the effect of the development impact fee on affordable housing in Lancaster County (i.e., the maximum supportable development impact fee amount). If the County Council were to choose a lower development impact fee amount, the results presented in this report would improve.

A conservative approach is taken and the fee schedule for the Indian Land and Van Wyck Fire Districts is included in the analysis. This fee schedule is the highest among the three schedules.

Figure 62. Maximum Supportable Development Impact Fee

Development Type	Parks & Recreation	Sheriff	EMS	Fire	Maximum Supportable Fee
Residential (per housing unit)					
Single Family Detached	$784	$121	$113	$925	**$1,943**
Single Family Attached	$666	$103	$96	$785	**$1,650**
Multifamily	$557	$86	$81	$657	**$1,381**
Nonresidential (per 1,000 square feet)					
Retail	$0	$187	$100	$1,478	**$1,765**
Office	$0	$63	$34	$502	**$599**
Industrial	$0	$32	$17	$255	**$304**
Warehouse	$0	$11	$6	$90	**$107**
Healthcare	$0	$70	$38	$552	**$660**
Institutional	$0	$127	$68	$1,005	**$1,200**

Housing Stock

Listed in Figure 63, the majority of housing in the service area is single family units. Additionally, the majority of owner-occupied units are single family, while renter-occupied units are a mix of the three housing types.

Figure 63. Housing Stock Characteristics

Units in Structure	Owner-Occupied		Renter-Occupied		Renter & Owner Combined				
	Persons	Hsehlds	Persons	Hsehlds	Persons	Hsehlds	Hsg Units	PPHH	PPHU
Single family [1]	28,959	11,250	2,142	664	31,101	11,914	12,522	2.61	2.48
2 to 4	38	38	30	30	68	68	68	1.00	1.00
5 or more	40	21	604	266	644	287	329	2.24	1.96
Total	**29,037**	**11,309**	**2,776**	**960**	**31,813**	**12,269**	**12,919**	**2.59**	**2.46**

Vacant HU	650
Occupancy Rate	95%

Summary by Type of Housing	Totals						
	Persons	Hsehlds	Hsg Units	PPHH	PPHU	Hhld Mix	Hsg Mix
Single Family [1]	31,101	11,914	12,522	2.61	2.48	97%	97%
Multifamily [2]	712	355	397	2.01	1.79	3%	3%
Total	**31,813**	**12,269**	**12,919**	**2.59**	**2.46**	**100%**	**100%**

[1] Includes attached and detached single family homes and mobile homes
[2] Includes all other types
Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates

Household Income

The purchasing power of residents to secure housing is represented by personal income. Personal income includes all wages, tips, and bonuses from employment, as well as retirement income earned from a pension plan or retirement account. In the analysis, household income represents all residents living in the housing unit, no matter relationship. From the US Census Bureau American Community Survey, in 2018 the median annual household income for owner-occupied household in the Greater Panhandle Service Area was $82,294. By using the US Bureau of Labor Statistics' CPI Calculator, the current household

income is estimated at $84,616. The annual income for a household making 80 percent of the area's median is $67,693, or $5,641 per month. This is done for renter-occupied households as well.

Figure 64. Median Household Income

Tenure	Median Annual Hsehold Income (2018)	Median Annual Hsehold Income (2020)	80% of Median Annual Income	Monthly Income
Owner-occupied	$82,294	$84,616	$67,693	**$5,641**
Renter-occupied	$52,868	$54,360	$43,488	**$3,624**

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates; U.S.
Note: American Community Survey data represents information as of June, 2018. CPI calculator calculates median income to July, 2020 dollars.

Cost of Homeownership

The analysis uses eight categories to calculate the baseline cost of homeownership: purchase price; mortgage payment; property tax; fire district fee; solid waste collection fee; water, sewer and electric utilities; telephone, cable and internet utilities; and homeowners insurance.

The following section details the costs included.

Purchase Price

The median home value is used to estimate the purchase price of a home. The American Community Survey estimates that the median value of a home in the service area in 2018 was $263,543 (US Census Bureau, 2014-2018 American Community Survey 5-Year Estimates). With the US Bureau of Labor Statistics' CPI Calculator, the current home value is estimated to be $270,981.

Mortgage Payment

A conventional, fixed-rate 30-year mortgage is assumed to estimate monthly costs of principal and interest on a home loan. The down payment for a loan is assumed to be 20 percent of the purchase price ($270,981 x 20% = $54,196). The loan amount for the mortgage is determined by subtracting the down payment from the purchase price ($270,981 - $54,196 = $216,785). As of October 7th, 2020, an interest rate of 3.00 percent is assumed for the home purchase based on a survey of competitive interest rates in Lancaster County (www.nerdwallet.com). The monthly mortgage payment is $914.

Property Tax

To calculate annual property tax, homes in Lancaster County that are permanent residences are subject to 4 percent assessment ratio and a property tax millage rate. Depending on their location, residents are subject to a property tax for municipal services, school services, and fire services. The average total millage rate is 338.15. Furthermore, there is a credit for sales tax in Lancaster County which reduces resident's property tax bill. The credit is 0.072 percent of the home value. For an average valued home in Lancaster County, the credit is $196.

As a result, the analysis assumes an annual property tax for the average valued home is $3,469 ($279,981 x 4% x 338.15 / 1,000 = $3,665 [gross property tax bill] - $196 [sales tax credit] = $3,469).

Fire District Fee

In the Pleasant Valley and Indian Land Fire Districts there is an annual fee of $75 that each household pays which helps fund debt service and operations. Although, this fee does not exist throughout the Impact Fee Service Area, a conservative approach is taken, and the fee included in the affordability analysis.

Solid Waste Collection Fee

A weekly pick-up service for trash and recycling was researched online. The service was found to cost an average of $28 per month (Active Waste Solutions).

Water, Sewer, and Electric Utilities

Based on a 2019 survey by South Carolina Rural Infrastructure Authority Office of Local Government, residential customers in Lancaster County Water and Sewer District averaged $43 per month for water and $35.93 per month for sewer.

Additionally, for an average household that uses 1,000 kilowatts of electricity per month, Dominion Energy charges $108.

As a result, there is an estimated monthly bill of $187 per month for these utilities.

Telephone, Cable, and Internet Utilities

Spectrum is a provider of telephone, cable, and internet in Lancaster County. From their website, the three services costs $100 per month.

Homeowner's Insurance

Homeowner's insurance provides protection for the home and is generally required when a home has a mortgage. Conservatively, monthly insurance is estimated to be 10 percent of the monthly mortgage payment or $91.

Monthly Payment

By compiling the month obligations, it is estimated that the monthly cost for homeownership is $1574. At the end of this chapter the monthly costs are listed in Figure 67.

Cost of Renting

The cost of renting a home in the Greater Panhandle Service area is estimated with data provided by the US Census Bureau. In 2018, the median gross rent (including all utilities and rental insurance) is estimated to be $1,255. With the US Bureau of Labor Statistics' CPI Calculator, the current cost of renting is estimated to be $1,290.

Cost Burden Analysis

The cost burden for affordable housing is measured as the ratio between monthly payments for housing (including property tax, fee, utilities, and insurance) and monthly gross household income. An analysis was conducted for residents that purchase a home and residents that rent a home. A cost burden ratio of 30 percent is used as the threshold to determine housing affordability in the service area.

Scenario 1: Baseline Conditions

Figure 65 summarizes the cost burden analysis for residents purchasing or renting a median valued home without the proposed maximum supportable development impact fee included. Based on the results, owner-occupied housing costs are below the affordability cost burden for households whose income is 80 percent of the area's median income. Renter-occupied housing costs are above the threshold.

Figure 65. Scenario 1: Cost Burden Analysis without Maximum Supportable Development Impact Fee

Tenure	Monthly Income (80% of Median)	Monthly Cost	Cost Burden
Owner-Occupied	$5,641	$1,616	**28.6%**
Renter-Occupied	$3,624	$1,290	**35.6%**

Scenario 2: Baseline Condition + Proposed Development Impact Fee

In the second scenario, the maximum supportable development impact fee is included into the cost burden analysis to highlight the effects the fee has on housing affordability. Indicated in Figure 63, owner-occupied housing units are predominately single family units and renter-occupied housings is mixed between the three categories (single family, 2 to 4 units, and 5 or more). Since the development impact fee is calculated by housing size, the owner-occupied housing unit will be assessed the fee for a single family detached unit ($1,943) and the renter-occupied housing unit will be assessed the fee for an average sized multifamily unit ($1,381).

The analysis takes a conservative approach and assumes the purchase price of the median home is raised by the development impact fee. This ultimately increases the household's mortgage payment and property tax, see Figure 67. For renter-occupied housing units, the analysis assumes that the development impact fee will be recouped by the landlord through an increase in monthly rent and will be recouped over 30 years.

Listed in Figure 66, the monthly costs for owners and renters only marginally increases with the maximum supportable development impact fee. The cost burden for owner-occupied housing only increases by 0.2 percentage points while the increase in costs for renter-occupied housing increases by 0.1 percentage points.

Figure 66. Scenario 2: Cost Burden Analysis with Proposed Development Impact Fee

Tenure	Monthly Income (80% of Median)	Monthly Cost	Cost Burden
Owner-Occupied	$5,641	$1,625	**28.8%**
Renter-Occupied	$3,624	$1,294	**35.7%**

Conclusion

The South Carolina Development Impact Fee Act requires preparation of a report that estimates the effect of imposing development impact fees on affordability of housing in the jurisdiction. To calculate the effect, a household that earns 80 percent of the median income should have a cost burden ratio of 30 percent or less for housing. Currently, home ownership is below the affordability threshold, but renting is above the threshold. **This analysis has concluded that the maximum supportable development impact fee**

results in a marginal increase to the monthly cost for residents and that the increase is low enough that the existing cost burdens are unaffected. As noted, this analysis takes a conservative approach and assumes that the development impact fees are absorbed entirely by the home occupants. If the County Council were to choose a lower development impact fee amount, the results presented in this report would improve.

Figure 67. Cost of Homeownership

	Monthly Payment Calculation	
	Scenario 1 Baseline Condition	**Scenario 2 Baseline Condition + Impact Fee**
Purchase Price	$270,981	$272,924
Down Payment	$54,196	$54,585
Loan Amount	$216,785	$218,339
Loan Length (Years)	30	30
Loan Length (Months)	360	360
Yearly Interest Rate	3.00%	3.00%
Monthly Interest Rate	0.25%	0.25%
Monthly Payment	$914	$921
Property Tax (per month)	$289	$291
Fire District Residential Fee	$6	$6
Stormwater Fee	$28	$28
Water, Sewer & Electric Utilities	$187	$187
Telephone, Cable & Internet Utilities	$100	$100
Homeowners Insurance	$91	$91
Monthly Cost	**$1,616**	**$1,625**

APPENDIX B: LAND USE ASSUMPTIONS

As part of our Work Scope, TischlerBise has prepared documentation on demographic data and development projections that will be used in the Lancaster County Development Impact Fee Study. The data estimates and projections are used in the study's calculations and to illustrate the possible future pace of service demands on the County's infrastructure. Furthermore, this chapter demonstrates the history of development and base year development levels in Lancaster County. The base year assumptions are used in the impact fee calculations to determine current levels of service.

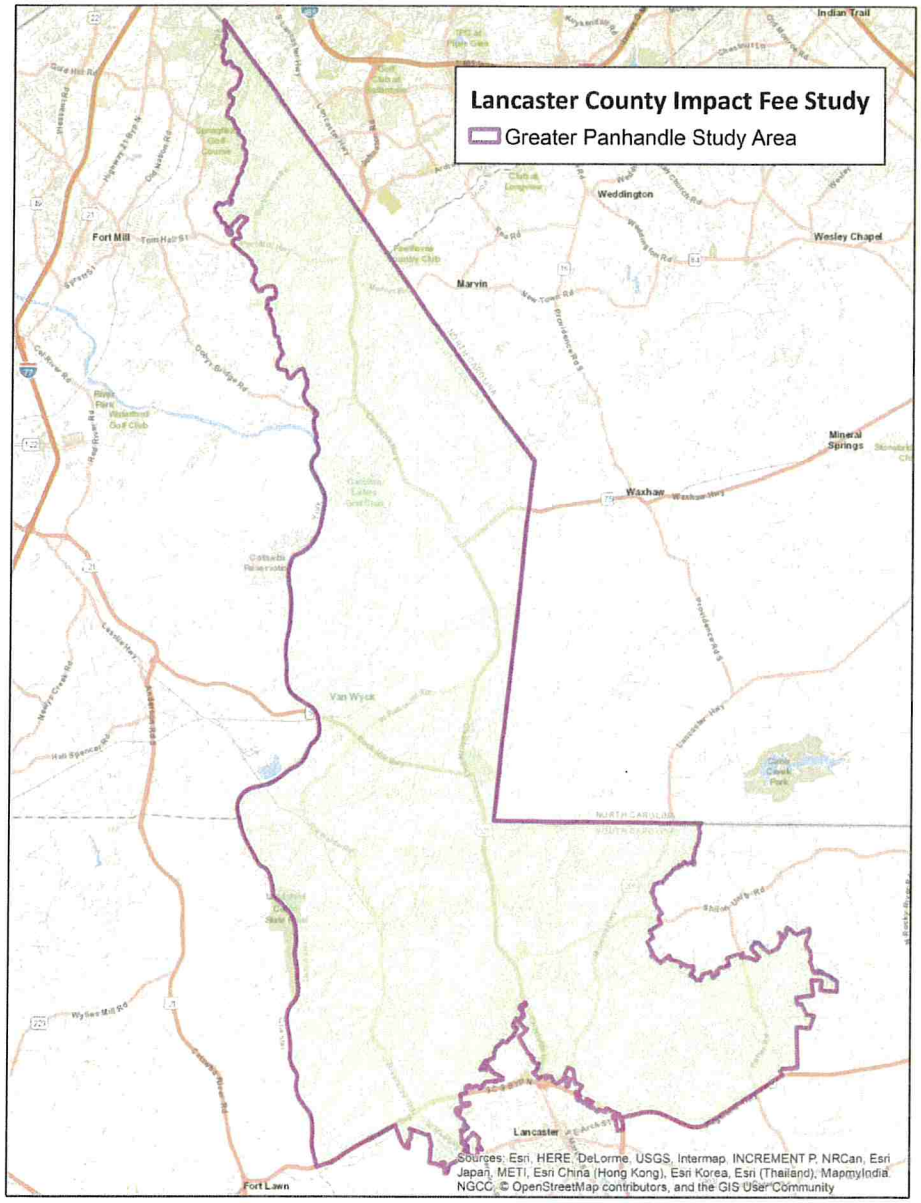
This chapter includes discussion and findings on:

- Household/housing unit size
- Current housing unit and population estimates
- Residential projections
- Current nonresidential floor area and employment estimates
- Nonresidential projections
- Functional population
- Current and projected daily vehicle trips

Study Area

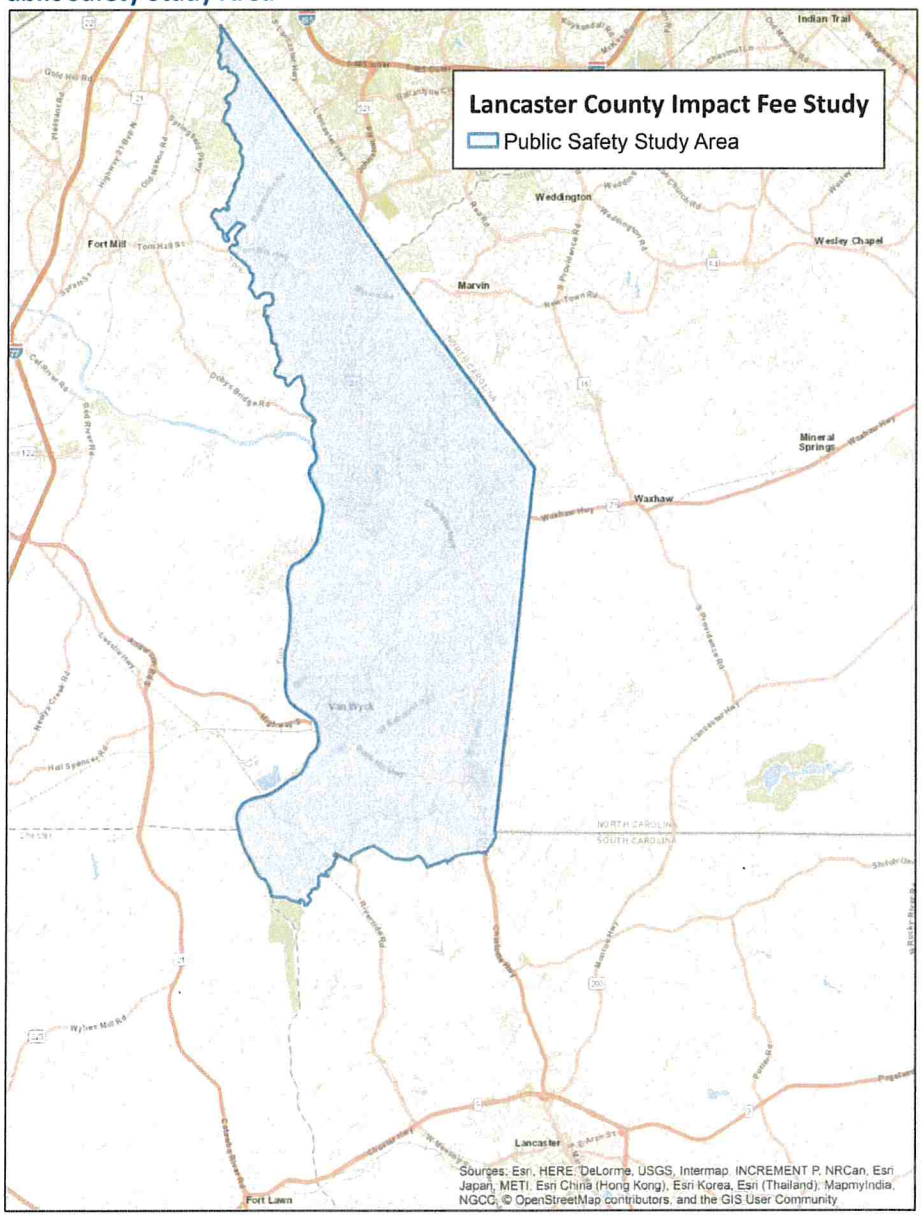
It is essential for an impact fee study to have an appropriate study area. The study area defines the level of service calculations, capacity needs, and benefit zones. Based on future needs and growth projections, the Parks & Recreation impact fee service area has been identified as the Greater Panhandle area, Figure 68. The boundaries are consistent with the six northern fire districts: Pleasant Valley, Indian Land, Van Wyck, Riverside, Shiloh Zion, and Camp Creek.

Figure 68. Parks & Recreation Impact Fee Study Area – Greater Panhandle Study Area



Based on future public safety needs, the study area for the public safety impacts fees has been determined to be the three northern fire districts: Pleasant Valley, Indian Land, and Van Wyck.

Figure 69. Public Safety Study Area



Population and Housing Characteristics

Impact fees often use per capita standards and persons per housing unit or persons per household to derive proportionate share fee amounts. Housing types have varying household sizes and, consequently, a varying demand on County infrastructure and services. Thus, it is important to differentiate between housing types and size.

When persons per housing unit (PPHU) is used in the development impact fee calculations, infrastructure standards are derived using year-round population. In contrast, when persons per household (PPHH) is

used in the development impact fee calculations, the fee methodology assumes all housing units will be occupied, thus requiring seasonal or peak population to be used when deriving infrastructure standards. TischlerBise recommends that fees for residential development in Lancaster be imposed according to persons per housing unit.

Figure 70 shows the US Census American Community Survey 2018 5-Year Estimates data for the two census tracts that represent most of the Greater Panhandle (census tracts 112.01 and 112.02). Single family units have a household size of 2.48 persons per unit and multifamily units have a household size of 1.79 persons per unit.

The figure below illustrates the **PPHU factors that will be used to project population**. The figure is used solely to calculate the PPHU factors, base year housing stock and population estimates are detailed in the following section.

Figure 70. Greater Panhandle Persons per Housing Unit

Housing Type	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy Rate
Single Family [1]	31,101	11,914	2.61	12,522	**2.48**	97%	5%
Multifamily [2]	712	355	2.01	397	**1.79**	3%	11%
Total	31,813	12,269	2.59	12,919	**2.46**	100%	5%

Source: U.S. Census Bureau, 2018 American Community Survey 5-Year Estimates
[1] Includes detached and attached single family homes and mobile homes.
[2] Includes dwellings in structures with two or more units.

Housing types have different characteristics which results in a different demand on County facilities and services. In the development impact fee schedule, there will be three housing types included: single family detached (includes mobile home), single family attached, and multifamily. Using Public Use Microdata (PUM) available through the U.S. Census Bureau, a PPHU factor is able to be calculated for single family attached units, while the single family detached housing type factor in Figure 70 is adjusted without the attached units. The multifamily PPHU is consistent with the factor in Figure 70. Those PPHU factors are listed below in Figure 71.

Figure 71. Persons per Housing Unit by Housing Type

Housing Type	Persons per Housing Unit
Single Family Detached [1]	2.52
Single Family Attached	2.14
Multifamily [2]	1.79

Source: U.S. Census Bureau, 2018 American Community Survey 5-Year Estimates; PUMS 2018 5-Year Estimate, SC PUMA 700
[1] Includes single family detached and mobile homes
[2] Includes dwellings in structures with two or more units

Base Year Housing Units and Population

There has been a relatively high and consistent annual housing grow in Lancaster County. Shown in Figure 72, over the past five years there has been an annual average of 1,074 single family housing units and 320 multifamily units, a total of nearly 1,400 housing units. According to County staff, the majority of the

recent housing growth has been in the panhandle areas as well. It is estimated that 84 percent of the building permits were for development in the study area.

Figure 72. Lancaster County Building Permit Historical Totals

Housing Type	2015	2016	2017	2018	2019	Total	Average
Single Family [1]	1,107	929	944	985	1,407	5,372	1,074
Multifamily	N/A	117	312	589	260	1,278	320
Total	1,107	1,046	1,256	1,574	1,667	6,650	1,394

Source: Planning Department, Lancaster County, SC
[1] Single family housing type includes townhouses

Base Year Housing Units

Based on a parcel level database provided by the Lancaster County Assessor's Office, there are 18,374 single family housing units in the Greater Panhandle. Multifamily units are not tracked in the parcel database. Lancaster County staff provided a database of multifamily developments to estimate units, 1,853 multifamily units are estimated in the study area. In total, there are 20,227 housing units.

Figure 73. Greater Panhandle Base Year Housing Units

Housing Type	Base Year 2020	Percent
Single Family [1]	18,374	91%
Multifamily [2]	1,853	9%
Total	20,227	100%

[1] Source: Lancaster County Assessor's Office Parcel Database; TischlerBise analysis
[2] Estimate of multifamily units is provided by a database of developments from Lancaster County

Base Year Population

The base year population is found by applying the PPHU factors to the base year housing stock estimates. As a result, there is an estimate of 48,885 residents in the Greater Panhandle.

Figure 74. Greater Panhandle Base Year Population

Housing Type	Base Year Housing Units	Persons per Housing Unit [1]	Base Year Population
Single Family	18,374	2.48	45,568
Multifamily	1,853	1.79	3,317
Total	20,227		48,885

[1] Source: U.S. Census Bureau, 2018 American Community Survey 5-Year Estimates

Population and Housing Projections

Based on the County's database of single family pipeline projects in the Panhandle, there is an estimated 4,746 single family units to be constructed in the next three years (Years 1-3). Additionally, there are 5,996 single family units anticipated to be constructed in the following three years (Years 4-6). Overall, 10,742 single family units are projected over the next six years. In the following years (Years 7-10), the 5-year annual average for single family building permits (907 units) is projected. This results in 14,371 single family units over the next ten year.

Based on the County's database of multifamily pipeline projects in the Panhandle, there is an estimated 1,292 multifamily units to be constructed in the next three years (Years 1-3). Additionally, there are 436 multifamily units anticipated to be constructed in the following three years (Years 4-6). Overall, 1,728 multifamily units are projected over the next six years. In the following years (Years 7-10), the 5-year annual average for multifamily building permits (270 units) is projected. This results in 2,807 multifamily units over the next ten year.

Furthermore, population projections are estimated based on the new housing growth and PPHU factors. For example, the annual growth in single family units is multiplied by the PPHU for the single family housing type to project new residents. Overall, there is a projected increase of 40,664 residents, an 83 percent increase from the base year.

Although the housing projections are significant (1,717 new homes per year), it is consistent with the high and increasing rate of new building permits in Lancaster County.

Figure 75. Greater Panhandle Residential Development Projections

Lancaster County Greater Panhandle	Base Year 2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total Increase
Population [2]	48,885	53,579	58,273	62,967	68,184	73,401	78,618	81,350	84,083	86,816	89,549	40,664
Housing Units [1]												
Single Family	18,374	19,956	21,538	23,120	25,119	27,117	29,116	30,023	30,930	31,838	32,745	14,371
Multifamily	1,853	2,284	2,714	3,145	3,290	3,436	3,581	3,851	4,121	4,390	4,660	2,807
Total	20,227	22,240	24,252	26,265	28,409	30,553	32,697	33,874	35,051	36,228	37,405	17,178

[1] Source: Housing growth in the first six years is based off of current and pipeline projects. Growth projections after Year 6 is the 5-year average of building permits. Data provided by Lancaster County.

[2] Source: U.S. Census Bureau, 2018 American Community Survey 5-Year Estimates

The same methodology is used to project residential development to the smaller Public Safety Service Area. As a result, there are 13,787 new single family and 2,807 multifamily housing units projected over the next ten years in the service area. Population growth is projected based on housing development and the persons per housing unit factors. This results in 39,215 new residents projected over the next ten years, a 95 percent increase from the base year.

Figure 76. Public Safety Service Area Residential Development Projections

Public Safety Study Area	Base Year 2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total Increase
Population [2]	41,549	46,243	50,937	55,631	60,848	66,065	71,282	73,652	76,023	78,394	80,764	39,215
Housing Units [1]												
Single Family	15,416	16,998	18,580	20,162	22,161	24,159	26,158	26,919	27,680	28,441	29,203	13,787
Multifamily	1,853	2,284	2,714	3,145	3,290	3,436	3,581	3,851	4,121	4,390	4,660	2,807
Total	17,269	19,282	21,294	23,307	25,451	27,595	29,739	30,770	31,801	32,832	33,863	16,594

[1] Source: Housing growth in the first six years is based off of current and pipeline projects. Growth projections after Year 6 is the 5-year average of building permits. Data provided by Lancaster County.

[2] Source: U.S. Census Bureau, 2018 American Community Survey 5-Year Estimates

Current Nonresidential Floor Area and Employment

Available through the County's Assessor's Office parcel database, nonresidential floor area was summed into six industries: retail, office, industrial, warehouse, healthcare, and institutional. In total, there are 9.6 million square feet in the Greater Panhandle. The retail, office, and industrial sectors have a similar presence in the study area.

Figure 77. Greater Panhandle Nonresidential Floor Area

Industry Sector	Floor Area (sq. ft.)	%
Retail	2,119,174	22%
Office	1,896,043	20%
Industrial	2,527,149	26%
Warehouse	1,272,502	13%
Healthcare	401,619	4%
Institutional	1,364,501	14%
Total	9,580,988	100%

Source: Lancaster County Assessor's Office Parcel Database; TischlerBise analysis

Base year employee estimates are calculated by applying employee density factors to the base year floor area. Those density factors are provided in the Institute of Transportation Engineers (ITE) Trip Generation (2017) and listed in Figure 78.

Figure 78. Institute of Transportation Engineers Employee Density Factors

ITE Code	Land Use	Demand Unit	Emp Per Dmd Unit	Sq Ft Per Emp
820	Shopping Center (avg size)	1,000 Sq Ft	2.34	427
710	General Office (avg size)	1,000 Sq Ft	2.97	337
110	Light Industrial	1,000 Sq Ft	1.63	615
150	Warehousing	1,000 Sq Ft	0.34	2,902
610	Hospital	1,000 Sq Ft	2.83	354
520	Elementary School	1,000 Sq Ft	0.93	1,076

Source: Trip Generation, Institute of Transportation Engineers, 10th Edition (2017)

Listed in Figure 79, from applying employee density factors there are a total of 17,549 employees in the Greater Panhandle study area. A majority of the jobs are in the office, retail, and industrial sectors.

Figure 79. Greater Panhandle Base Year Employees

Industry Sector	Floor Area (sq. ft.) [1]	Sq. Ft. per Emp. [2]	Base Year Employees
Retail	2,119,174	427	4,966
Office	1,896,043	337	5,630
Industrial	2,527,149	615	4,110
Warehouse	1,272,502	2,902	438
Healthcare	401,619	354	1,136
Institutional	1,364,501	1,076	1,268
Total	9,580,988		17,549

[1] Source: Lancaster County Assessor's Office Parcel Database; TischlerBise analysis

[2] Source: Trip Generation, Institute of Transportation Engineers, 10th Edition (2017)

Nonresidential Floor Area and Employment Projections

Available from the South Carolina Department of Employment & Workforce are employment projections for the Catawba Workforce Development Area. The Development Area includes Lancaster, York, and Chester Counties. It is assumed that Lancaster County's Greater Panhandle will be a growing employment center for the Development Area and the annual growth rate for the study area will be consistent with the Development Area's projected growth rate.

Figure 80. Nonresidential Growth Rate

Industry Sector	Annual Growth Rate
Retail	2.40%
Office	1.10%
Industrial	1.53%
Warehouse	1.53%
Healthcare	2.42%
Institutional	0.87%

Source: SC Dept of Employment & Workforce projections for the Catawba Workforce Development Area

Additionally, there are office development projects in the pipeline that are estimated to generate a total of 2,500 jobs. Also, a new hospital is anticipated to be constructed in the panhandle and will generate 400 jobs. These projects are anticipated to be complete within the next three years and are included in the projections.

By applying the growth rates, pipeline projects, and the employee density factors the ten-year projections are calculated in Figure 81. The office industry is projected to have the largest increase in jobs (3,147), while the retail industry is projected to increase by 1,100 jobs. Overall employment in the Greater Panhandle is projected to increase by 6,016, which is a 34 percent increase from the base year.

Over the next ten years, it is projected that the study area will grow by 2.6 million nonresidential square feet. The office industry is projected to have the largest increase of 1,060,000 square feet. Overall, this is an increase of 27 percent from the base year floor area total.

Figure 81. Greater Panhandle Employment and Nonresidential Floor Area Projections

Lancaster County Greater Panhandle	Base Year 2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total Increase
Jobs												
Retail	4,966	5,085	5,207	5,332	5,460	5,591	5,725	5,862	6,003	6,147	6,295	1,329
Office	5,630	6,464	7,297	8,130	8,220	8,310	8,402	8,494	8,587	8,682	8,777	3,147
Industrial	4,110	4,173	4,236	4,301	4,367	4,434	4,502	4,571	4,641	4,712	4,784	674
Warehouse	438	445	452	459	466	473	480	488	495	503	510	72
Healthcare	1,136	1,269	1,403	1,536	1,573	1,611	1,650	1,690	1,731	1,773	1,816	680
Institutional	1,268	1,279	1,291	1,302	1,313	1,324	1,336	1,348	1,359	1,371	1,383	115
Total	17,549	18,715	19,885	21,060	21,399	21,744	22,095	22,452	22,816	23,187	23,565	6,016
Floor Area (1,000 square feet)												
Retail	2,119	2,170	2,222	2,275	2,330	2,386	2,443	2,502	2,562	2,623	2,686	567
Office	1,896	2,177	2,457	2,738	2,768	2,798	2,829	2,860	2,892	2,924	2,956	1,060
Industrial	2,527	2,566	2,605	2,645	2,685	2,726	2,768	2,811	2,854	2,897	2,942	414
Warehouse	1,273	1,292	1,312	1,332	1,352	1,373	1,394	1,415	1,437	1,459	1,481	209
Healthcare	402	449	496	543	556	570	583	598	612	627	642	240
Institutional	1,365	1,376	1,388	1,400	1,413	1,425	1,437	1,450	1,462	1,475	1,488	123
Total	9,581	10,030	10,480	10,934	11,104	11,278	11,455	11,635	11,818	12,005	12,195	2,614

Source: SC Dept of Employment & Workforce employment growth rate for Catawaba Workforce Development Area; Lancaster County Assessor's Office Parcel Database; Trip Generation, Institute of Transportation Engineers, 10th Edition (2017)

The same methodology is applied to estimate nonresidential projections in the Public Safety Service Area. Over the next ten years, 5,016 jobs are projected, the majority in the Office industry. Based on employee density factors, nonresidential floor area is projected to increase by 2,062,000 square feet, a 32 percent increase from the base year.

Figure 82. Public Safety Service Area Employment and Nonresidential Floor Area Projections

Public Safety Study Area	Base Year 2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total Increase
Jobs												
Retail	2,955	3,026	3,099	3,173	3,249	3,327	3,407	3,489	3,573	3,658	3,746	791
Office	4,697	5,531	6,364	7,197	7,276	7,356	7,437	7,519	7,602	7,685	7,770	3,073
Industrial	2,337	2,373	2,409	2,446	2,483	2,521	2,560	2,599	2,639	2,679	2,720	383
Warehouse	282	287	291	296	300	305	309	314	319	324	329	46
Healthcare	881	1,014	1,148	1,281	1,312	1,344	1,376	1,409	1,444	1,478	1,514	633
Institutional	985	993	1,002	1,011	1,019	1,028	1,037	1,046	1,055	1,064	1,074	89
Total	12,137	13,223	14,312	15,403	15,640	15,881	16,127	16,377	16,631	16,889	17,153	5,016
Floor Area (1,000 square feet)												
Retail	1,261	1,291	1,322	1,354	1,387	1,420	1,454	1,489	1,525	1,561	1,599	337
Office	1,582	1,862	2,143	2,424	2,450	2,477	2,505	2,532	2,560	2,588	2,617	1,035
Industrial	1,437	1,459	1,481	1,504	1,527	1,550	1,574	1,598	1,623	1,647	1,673	236
Warehouse	820	832	845	858	871	884	898	911	925	940	954	134
Healthcare	311	359	406	453	464	475	487	498	510	523	535	224
Institutional	1,059	1,069	1,078	1,087	1,097	1,106	1,116	1,126	1,135	1,145	1,155	96
Total	6,470	6,872	7,275	7,680	7,795	7,913	8,033	8,154	8,278	8,404	8,532	2,062

Source: SC Dept of Employment & Workforce employment growth rate for Catawaba Workforce Development Area; Lancaster County Assessor's Office Parcel Database; Trip Generation, Institute of Transportation Engineers, 10th Edition (2017)

Functional Population

Both residential and nonresidential developments increase the demand on County services and facilities. To calculate the proportional share between residential and nonresidential demand on service and facilities, a functional population approach is used. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on the activity of residents and workers in the County through the 24 hours in a day. Based on available data, the functional population calculation includes countywide totals.

Residents that do not work are assigned 20 hours per day to residential development and 4 hours per day to nonresidential development (annualized averages). Residents that work in Lancaster County are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside the County are assigned 14 hours to residential development, the remaining hours in the day are assumed to be spent outside of the County working. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2017 functional population data, residential development accounts for 78 percent of the functional population, while nonresidential development accounts for 22 percent, see Figure 83.

Figure 83. Lancaster County Functional Population

Lancaster County, SC (2017)				
Residential			*Demand*	*Person*
Population*	93,385		*Hours/Day*	*Hours*
Residents Not Working	57,744		20	1,154,880
Employed Residents	35,641			
Employed in Lancaster County		9,587	14	134,218
Employed outside Lancaster County		26,054	14	364,756
			Residential Subtotal	1,653,854
			Residential Share =>	**78%**
Nonresidential				
Non-working Residents	57,744		4	230,976
Jobs Located in Lancaster County	24,636			
Residents Employed in Lancaster County		9,587	10	95,870
Non-Resident Workers (inflow commuters)		15,049	10	150,490
			Nonresidential Subtotal	477,336
			Nonresidential Share =>	**22%**
			TOTAL	2,131,190

Source: U.S. Census Bureau, OnTheMap 6.1.1 Application and LEHD Origin-Destination Employment Statistics.
* Source: U.S. Census Bureau, American Community Survey, 2017 (countywide population)

Vehicle Trip Generation

Residential Vehicle Trips

A customized trip rate is calculated for the single family and multifamily units in the Greater Panhandle. In Figure 84, the most recent data from the U.S. Census American Community Survey is inputted into equations provided by the ITE to calculate the trip ends per housing unit factor. A single family household is estimated to generate 9.90 trip ends on an average weekday and a multifamily household is estimated to generate 5.20 trip ends on an average weekday.

Figure 84. Customized Residential Trip End Rates

	Vehicles Available (1)	Households (2) Single Family*	Multifamily Units	Total HHs	Vehicles per Household by Tenure
Owner-occupied	21,758	11,250	59	11,309	1.92
Renter-occupied	1,533	664	296	960	1.60
TOTAL	**23,291**	**11,914**	**355**	**12,269**	**1.90**
Housing Units (6) =>		12,522	397	12,919	
Persons per Housing Unit =>		2.48	1.79	2.46	

	Persons (3)	Trip Ends (4)	Vehicles by Type of Housing	Trip Ends (5)	Average Trip Ends	**Trip Ends per Housing Unit**	**ITE Trip Ends Per Unit**	**Difference from ITE**
Single Family*	31,101	98,363	22,705	148,767	123,565	**9.90**	9.44	5%
Multifamily	712	1,549	586	2,603	2,076	**5.20**	5.44	-4%
TOTAL	**31,813**	**99,913**	**23,291**	**151,370**	**125,641**	**9.70**		

** Includes Single Family Detached, Attached, and Manufactured Homes*

(1) Vehicles available by tenure from Table B25046, 2014-2018 American Community Survey 5-Year Estimates.

(2) Households by tenure and units in structure from Table B25032, American Community Survey, 2014-2018.

(3) Persons by units in structure from Table B25033, American Community Survey, 2014-2018.

(4) Vehicle trips ends based on persons using formulas from Trip Generation (ITE 2017). For single family housing (ITE 210), the fitted curve equation is EXP(0.89*LN(persons)+1.72). To approximate the average population of the ITE studies, persons were divided by 286 and the equation result multiplied by 286. For multifamily housing (ITE 221), the fitted curve equation is (2.29*persons)-81.02.

(5) Vehicle trip ends based on vehicles available using formulas from Trip Generation (ITE 2017). For single family housing (ITE 210), the fitted curve equation is EXP(0.99*LN(vehicles)+1.93). To approximate the average number of vehicles in the ITE studies, vehicles available were divided by 485 and the equation result multiplied by 485. For multifamily housing (ITE 220), the fitted curve equation is (3.94*vehicles)+293.58 (ITE 2012).

(6) Housing units from Table B25024, American Community Survey, 2014-2018.

Residential Vehicle Trips Adjustment Factors

A vehicle trip end is the out-bound or in-bound leg of a vehicle trip. As a result, so to not double count trips, a standard 50 percent adjustment is applied to trip ends to calculate a vehicle trip. For example, the out-bound trip from a person's home to work is attributed to the housing unit and the trip from work back home is attributed to the employer.

However, an additional adjustment is necessary to capture County residents' work bound trips that are outside of the County. The trip adjustment factor includes two components. According to the National Household Travel Survey (2009), home-based work trips are typically 31 percent of out-bound trips (which are 50 percent of all trip ends). Also, utilizing the most recent data from the Census Bureau's web application "OnTheMap", 73 percent of Lancaster County workers travel outside the County for work. In combination, these factors account for 11 percent of additional production trips (0.31 x 0.50 x 0.73 = 0.11). Shown in Figure 85, the total adjustment factor for residential housing units includes attraction trips (50 percent of trip ends) plus the journey-to-work commuting adjustment (11 percent of production trips) for a total of 61 percent.

Figure 85. Trip Adjustment Factor for Commuters

Employed Lancaster County Residents (2017)	35,641
Residents Working in the County (2017)	9,587
Residents Commuting Outside of the County for Work	26,054
Percent Commuting Out of the County	73%
Additional Production Trips	**11%**

Standard Trip Adjustment Factor	**50%**
Residential Trip Adjustment Factor	**61%**

Source: U.S. Census, OnTheMap Application, 2017

Nonresidential Vehicle Trips

Vehicle trip generation for nonresidential land uses are calculated by using ITE's average daily trip end rates and adjustment factors found in their recently published 10th edition of *Trip Generation*. To estimate the trip generation in Lancaster County, the weekday trip end per 1,000 square feet factors listed in Figure 86 are used.

Figure 86. Institute of Transportation Engineers Nonresidential Factors

ITE Code	Land Use	Demand Unit	Wkdy Trip Ends Per Dmd Unit	Wkdy Trip Ends Per Employee
820	Shopping Center (avg size)	1,000 Sq Ft	37.75	16.11
710	General Office (avg size)	1,000 Sq Ft	9.74	3.28
110	Light Industrial	1,000 Sq Ft	4.96	3.05
150	Warehousing	1,000 Sq Ft	1.74	5.05
610	Hospital	1,000 Sq Ft	10.72	3.79
520	Elementary School	1,000 Sq Ft	19.52	21.00

Source: Trip Generation, Institute of Transportation Engineers, 10th Edition (2017)

For nonresidential land uses, the standard 50 percent adjustment is applied to all industries except for retail. A lower vehicle trip adjustment factor is used for retail because this type of development attracts vehicles as they pass-by on arterial and collector roads. For example, when someone stops at a convenience store on their way home from work, the convenience store is not their primary destination.

In Figure 87, the ITE land use code, daily vehicle trip end rate, trip adjustment factor, and daily vehicle trip rate is listed for each land use.

Figure 87. Daily Vehicle Trip Factors

Land Use	ITE Codes	Daily Vehicle Trip Ends	Trip Adj. Factor	Daily Vehicle Trips
Residential (per housing unit)				
Single Family	210	9.90	61%	6.04
Multifamily	220	5.20	61%	3.17
Nonresidential (per 1,000 square feet)				
Retail	820	37.75	38%	14.35
Office	710	9.74	50%	4.87
Industrial	110	4.96	50%	2.48
Warehouse	150	1.74	50%	0.87
Healthcare	610	10.72	50%	5.36
Institutional	520	19.52	50%	9.76

Source: Trip Generation, Institute of Transportation Engineers, 10th Edition (2017); National Household Travel Survey, 2009

Vehicle Trip Projection

The base year vehicle trip totals and vehicle trip projections are calculated by combining the vehicle trip end factors, the trip adjustment factors, and the residential and nonresidential assumptions for housing stock and floor area. In the Greater Panhandle, residential land uses account for 116,853 vehicle trips and nonresidential land uses account for 62,488 vehicle trips in the base year (Figure 88).

By applying the growth projections to the vehicle trip rates, through 2030, it is estimated that there will be an increase of 112,700 daily vehicle trips with the majority of the growth being generated by residential development (82 percent).

Figure 88. Greater Panhandle Daily Vehicle Trip Projections

Lancaster County Greater Panhandle	Base Year 2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total Increase
Residential Trips												
Single Family	110,979	120,534	130,090	139,645	151,717	163,789	175,861	181,340	186,820	192,299	197,779	**86,800**
Multifamily	5,874	7,239	8,604	9,970	10,430	10,891	11,352	12,207	13,062	13,917	14,773	**8,899**
Subtotal	116,853	127,773	138,694	149,614	162,147	174,680	187,212	193,547	199,882	206,217	212,551	**95,699**
Nonresidential Trips												
Retail	30,410	31,140	31,887	32,652	33,436	34,238	35,059	35,901	36,762	37,644	38,547	**8,137**
Office	9,234	10,600	11,967	13,334	13,480	13,629	13,779	13,930	14,083	14,238	14,395	**5,161**
Industrial	6,267	6,363	6,461	6,559	6,660	6,762	6,865	6,970	7,077	7,185	7,295	**1,028**
Warehouse	1,107	1,124	1,141	1,159	1,176	1,194	1,213	1,231	1,250	1,269	1,289	**182**
Healthcare	2,153	2,405	2,658	2,911	2,981	3,053	3,127	3,203	3,280	3,360	3,441	**1,288**
Institutional	13,318	13,433	13,550	13,668	13,787	13,907	14,028	14,150	14,273	14,397	14,523	**1,205**
Subtotal	62,488	65,066	67,664	70,283	71,520	72,783	74,071	75,385	76,726	78,094	79,489	**17,001**
Vehicle Trips												
Grand Total	179,341	192,840	206,358	219,897	233,667	247,463	261,283	268,932	276,608	284,310	292,041	**112,700**

Source: Trip Generation, Institute of Transportation Engineers, 10th Edition (2017)

By applying the growth projections for the Public Safety Service Area to the vehicle trip rates, through 2030, it is estimated that there will be an increase of 104,889 daily vehicle trips with the majority of the growth being generated by residential development (88 percent).

Figure 89. Public Safety Service Area Daily Vehicle Trip Projections

Public Safety Study Area	Base Year 2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total Increase
Residential Trips												
Single Family	93,113	102,668	112,223	121,778	133,850	145,922	157,994	162,592	167,189	171,787	176,384	**83,271**
Multifamily	5,874	7,239	8,604	9,970	10,430	10,891	11,352	12,207	13,062	13,917	14,773	**8,899**
Subtotal	98,987	109,907	120,828	131,748	144,281	156,813	169,346	174,799	180,251	185,704	191,157	**92,170**
Nonresidential Trips												
Retail	18,099	18,533	18,978	19,433	19,899	20,377	20,866	21,366	21,879	22,404	22,942	**4,843**
Office	7,703	9,070	10,437	11,803	11,933	12,064	12,197	12,331	12,467	12,604	12,743	**5,039**
Industrial	3,564	3,618	3,673	3,730	3,787	3,845	3,904	3,963	4,024	4,085	4,148	**584**
Warehouse	713	724	735	746	758	769	781	793	805	817	830	**117**
Healthcare	1,669	1,922	2,175	2,427	2,486	2,546	2,608	2,671	2,735	2,802	2,869	**1,200**
Institutional	10,339	10,429	10,519	10,611	10,703	10,796	10,890	10,985	11,081	11,177	11,274	**936**
Subtotal	42,087	44,296	46,517	48,750	49,566	50,398	51,245	52,110	52,991	53,890	54,806	**12,719**
Vehicle Trips												
Grand Total	141,073	154,203	167,344	180,499	193,847	207,211	220,591	226,908	233,242	239,594	245,962	**104,889**

Source: Trip Generation, Institute of Transportation Engineers, 10th Edition (2017)

APPENDIX C: SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT

https://www.scstatehouse.gov/code/title6.php

CHAPTER 1

General Provisions

ARTICLE 9

Development Impact Fees

SECTION 6-1-910. Short title.

This article may be cited as the "South Carolina Development Impact Fee Act".

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-920. Definitions.

As used in this article:

(1) "Affordable housing" means housing affordable to families whose incomes do not exceed eighty percent of the median income for the service area or areas within the jurisdiction of the governmental entity.

(2) "Capital improvements" means improvements with a useful life of five years or more, by new construction or other action, which increase or increased the service capacity of a public facility.

(3) "Capital improvements plan" means a plan that identifies capital improvements for which development impact fees may be used as a funding source.

(4) "Connection charges" and "hookup charges" mean charges for the actual cost of connecting a property to a public water or public sewer system, limited to labor and materials involved in making pipe connections, installation of water meters, and other actual costs.

(5) "Developer" means an individual or corporation, partnership, or other entity undertaking development.

(6) "Development" means construction or installation of a new building or structure, or a change in use of a building or structure, any of which creates additional demand and need for public facilities. A building or structure shall include, but not be limited to, modular buildings and manufactured housing. "Development" does not include alterations made to existing single-family homes.

(7) "Development approval" means a document from a governmental entity which authorizes the commencement of a development.

(8) "Development impact fee" or "impact fee" means a payment of money imposed as a condition of development approval to pay a proportionate share of the cost of system improvements needed to serve the people utilizing the improvements. The term does not include:

(a) a charge or fee to pay the administrative, plan review, or inspection costs associated with permits required for development;

(b) connection or hookup charges;

(c) amounts collected from a developer in a transaction in which the governmental entity has incurred expenses in constructing capital improvements for the development if the owner or developer has agreed to be financially responsible for the construction or installation of the capital improvements;

(d) fees authorized by Article 3 of this chapter.

(9) "Development permit" means a permit issued for construction on or development of land when no subsequent building permit issued pursuant to Chapter 9 of Title 6 is required.

(10) "Fee payor" means the individual or legal entity that pays or is required to pay a development impact fee.

(11) "Governmental entity" means a county, as provided in Chapter 9, Title 4, and a municipality, as defined in Section 5-1-20.

(12) "Incidental benefits" are benefits which accrue to a property as a secondary result or as a minor consequence of the provision of public facilities to another property.

(13) "Land use assumptions" means a description of the service area and projections of land uses, densities, intensities, and population in the service area over at least a ten-year period.

(14) "Level of service" means a measure of the relationship between service capacity and service demand for public facilities.

(15) "Local planning commission" means the entity created pursuant to Article 1, Chapter 29, Title 6.

(16) "Project" means a particular development on an identified parcel of land.

(17) "Proportionate share" means that portion of the cost of system improvements determined pursuant to Section 6-1-990 which reasonably relates to the service demands and needs of the project.

(18) "Public facilities" means:

(a) water supply production, treatment, laboratory, engineering, administration, storage, and transmission facilities;

(b) wastewater collection, treatment, laboratory, engineering, administration, and disposal facilities;

(c) solid waste and recycling collection, treatment, and disposal facilities;

(d) roads, streets, and bridges including, but not limited to, rights-of-way and traffic signals;

(e) storm water transmission, retention, detention, treatment, and disposal facilities and flood control facilities;

(f) public safety facilities, including law enforcement, fire, emergency medical and rescue, and street lighting facilities;

(g) capital equipment and vehicles, with an individual unit purchase price of not less than one hundred thousand dollars including, but not limited to, equipment and vehicles used in the delivery of public safety services, emergency preparedness services, collection and disposal of solid waste, and storm water management and control;

(h) parks, libraries, and recreational facilities;

(i) public education facilities for grades K-12 including, but not limited to, schools, offices, classrooms, parking areas, playgrounds, libraries, cafeterias, gymnasiums, health and music rooms, computer and science laboratories, and other facilities considered necessary for the proper public education of the state's children.

(19) "Service area" means, based on sound planning or engineering principles, or both, a defined geographic area in which specific public facilities provide service to development within the area defined. Provided, however, that no provision in this article may be interpreted to alter, enlarge, or reduce the service area or boundaries of a political subdivision which is authorized or set by law.

(20) "Service unit" means a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards for a particular category of capital improvements.

(21) "System improvements" means capital improvements to public facilities which are designed to provide service to a service area.

(22) "System improvement costs" means costs incurred for construction or reconstruction of system improvements, including design, acquisition, engineering, and other costs attributable to the improvements, and also including the costs of providing additional public facilities needed to serve new growth and development. System improvement costs do not include:

(a) construction, acquisition, or expansion of public facilities other than capital improvements identified in the capital improvements plan;

(b) repair, operation, or maintenance of existing or new capital improvements;

(c) upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental, or regulatory standards;

(d) upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development;

(e) administrative and operating costs of the governmental entity; or

(f) principal payments and interest or other finance charges on bonds or other indebtedness except financial obligations issued by or on behalf of the governmental entity to finance capital improvements identified in the capital improvements plan.

HISTORY: 1999 Act No. 118, Section 1; 2016 Act No. 229 (H.4416), Section 2, eff June 3, 2016.

Effect of Amendment

2016 Act No. 229, Section 2, added (18)(i), relating to certain public education facilities.

SECTION 6-1-930. Developmental impact fee.

(A)(1) Only a governmental entity that has a comprehensive plan, as provided in Chapter 29 of this title, and which complies with the requirements of this article may impose a development impact fee. If a governmental entity has not adopted a comprehensive plan, but has adopted a capital improvements plan which substantially complies with the requirements of Section 6-1-960(B), then it may impose a development impact fee. A governmental entity may not impose an impact fee, regardless of how it is designated, except as provided in this article. However, a special purpose district or public service district which (a) provides fire protection services or recreation services, (b) was created by act of the General Assembly prior to 1973, and (c) had the power to impose development impact fees prior to the effective date of this section is not prohibited from imposing development impact fees.

(2) Before imposing a development impact fee on residential units, a governmental entity shall prepare a report which estimates the effect of recovering capital costs through impact fees on the availability of affordable housing within the political jurisdiction of the governmental entity.

(B)(1) An impact fee may be imposed and collected by the governmental entity only upon the passage of an ordinance approved by a positive majority, as defined in Article 3 of this chapter.

(2) The amount of the development impact fee must be based on actual improvement costs or reasonable estimates of the costs, supported by sound engineering studies.

(3) An ordinance authorizing the imposition of a development impact fee must:

(a) establish a procedure for timely processing of applications for determinations by the governmental entity of development impact fees applicable to all property subject to impact fees and for the timely processing of applications for individual assessment of development impact fees, credits, or reimbursements allowed or paid under this article;

(b) include a description of acceptable levels of service for system improvements; and

(c) provide for the termination of the impact fee.

(C) A governmental entity shall prepare and publish an annual report describing the amount of all impact fees collected, appropriated, or spent during the preceding year by category of public facility and service area.

(D) Payment of an impact fee may result in an incidental benefit to property owners or developers within the service area other than the fee payor, except that an impact fee that results in benefits to property owners or developers within the service area, other than the fee payor, in an amount which is greater than incidental benefits is prohibited.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-940. Amount of impact fee.

A governmental entity imposing an impact fee must provide in the impact fee ordinance the amount of impact fee due for each unit of development in a project for which an individual building permit or certificate of occupancy is issued. The governmental entity is bound by the amount of impact fee specified in the ordinance and may not charge higher or additional impact fees for the same purpose unless the number of service units increases or the scope of the development changes and the amount of additional impact fees is limited to the amount attributable to the additional service units or change in scope of the development. The impact fee ordinance must:

(1) include an explanation of the calculation of the impact fee, including an explanation of the factors considered pursuant to this article;

(2) specify the system improvements for which the impact fee is intended to be used;

(3) inform the developer that he may pay a project's proportionate share of system improvement costs by payment of impact fees according to the fee schedule as full and complete payment of the developer's proportionate share of system improvements costs;

(4) inform the fee payor that:

(a) he may negotiate and contract for facilities or services with the governmental entity in lieu of the development impact fee as defined in Section 6-1-1050;

(b) he has the right of appeal, as provided in Section 6-1-1030;

(c) the impact fee must be paid no earlier than the time of issuance of the building permit or issuance of a development permit if no building permit is required.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-950. Procedure for adoption of ordinance imposing impact fees.

(A) The governing body of a governmental entity begins the process for adoption of an ordinance imposing an impact fee by enacting a resolution directing the local planning commission to conduct the studies and to recommend an impact fee ordinance, developed in accordance with the requirements of this article. Under no circumstances may the governing body of a governmental entity impose an impact fee for any public facility which has been paid for entirely by the developer.

(B) Upon receipt of the resolution enacted pursuant to subsection (A), the local planning commission shall develop, within the time designated in the resolution, and make recommendations to the governmental entity for a capital improvements plan and impact fees by service unit. The local planning commission shall prepare and adopt its recommendations in the same manner and using the same procedures as those used for developing recommendations for a comprehensive plan as provided in Article 3, Chapter 29, Title 6, except as otherwise provided in this article. The commission shall review and update the capital improvements plan and impact fees in the same manner and on the same review cycle as the governmental entity's comprehensive plan or elements of it.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-960. Recommended capital improvements plan; notice; contents of plan.

(A) The local planning commission shall recommend to the governmental entity a capital improvements plan which may be adopted by the governmental entity by ordinance. The recommendations of the commission are not binding on the governmental entity, which may amend or alter the plan. After reasonable public notice, a public hearing must be held before final action to adopt the ordinance approving the capital improvements plan. The notice must be published not less than thirty days before the time of the hearing in at least one newspaper of general circulation in the county. The notice must advise the public of the time and place of the hearing, that a copy of the capital improvements plan is available for public inspection in the offices of the governmental entity, and that members of the public will be given an opportunity to be heard.

(B) The capital improvements plan must contain:

(1) a general description of all existing public facilities, and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing the existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage;

(2) an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by a qualified professional using generally accepted principles and professional standards;

(3) a description of the land use assumptions;

(4) a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate;

(5) a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration;

(6) the total number of service units necessitated by and attributable to new development within the service area based on the land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;

(7) the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years;

(8) identification of all sources and levels of funding available to the governmental entity for the financing of the system improvements; and

(9) a schedule setting forth estimated dates for commencing and completing construction of all improvements identified in the capital improvements plan.

(C) Changes in the capital improvements plan must be approved in the same manner as approval of the original plan.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-970. Exemptions from impact fees.

The following structures or activities are exempt from impact fees:

(1) rebuilding the same amount of floor space of a structure that was destroyed by fire or other catastrophe;

(2) remodeling or repairing a structure that does not result in an increase in the number of service units;

(3) replacing a residential unit, including a manufactured home, with another residential unit on the same lot, if the number of service units does not increase;

(4) placing a construction trailer or office on a lot during the period of construction on the lot;

(5) constructing an addition on a residential structure which does not increase the number of service units;

(6) adding uses that are typically accessory to residential uses, such as a tennis court or a clubhouse, unless it is demonstrated clearly that the use creates a significant impact on the system's capacity;

(7) all or part of a particular development project if:

(a) the project is determined to create affordable housing; and

(b) the exempt development's proportionate share of system improvements is funded through a revenue source other than development impact fees;

(8) constructing a new elementary, middle, or secondary school; and

(9) constructing a new volunteer fire department.

HISTORY: 1999 Act No. 118, Section 1; 2016 Act No. 229 (H.4416), Section 1, eff June 3, 2016.

Effect of Amendment

2016 Act No. 229, Section 1, added (8) and (9), relating to certain schools and volunteer fire departments.

SECTION 6-1-980. Calculation of impact fees.

(A) The impact fee for each service unit may not exceed the amount determined by dividing the costs of the capital improvements by the total number of projected service units that potentially could use the capital improvement. If the number of new service units projected over a reasonable period of time is less than the total number of new service units shown by the approved land use assumptions at full development of the service area, the maximum impact fee for each service unit must be calculated by dividing the costs of the part of the capital improvements necessitated by and attributable to the projected new service units by the total projected new service units.

(B) An impact fee must be calculated in accordance with generally accepted accounting principles.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-990. Maximum impact fee; proportionate share of costs of improvements to serve new development.

(A) The impact fee imposed upon a fee payor may not exceed a proportionate share of the costs incurred by the governmental entity in providing system improvements to serve the new development. The proportionate share is the cost attributable to the development after the governmental entity reduces the amount to be imposed by the following factors:

(1) appropriate credit, offset, or contribution of money, dedication of land, or construction of system improvements; and

(2) all other sources of funding the system improvements including funds obtained from economic development incentives or grants secured which are not required to be repaid.

(B) In determining the proportionate share of the cost of system improvements to be paid, the governmental entity imposing the impact fee must consider the:

(1) cost of existing system improvements resulting from new development within the service area or areas;

(2) means by which existing system improvements have been financed;

(3) extent to which the new development contributes to the cost of system improvements;

(4) extent to which the new development is required to contribute to the cost of existing system improvements in the future;

(5) extent to which the new development is required to provide system improvements, without charge to other properties within the service area or areas;

(6) time and price differentials inherent in a fair comparison of fees paid at different times; and

(7) availability of other sources of funding system improvements including, but not limited to, user charges, general tax levies, intergovernmental transfers, and special taxation.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1000. Fair compensation or reimbursement of developers for costs, dedication of land or oversize facilities.

A developer required to pay a development impact fee may not be required to pay more than his proportionate share of the costs of the project, including the payment of money or contribution or dedication of land, or to oversize his facilities for use of others outside of the project without fair compensation or reimbursement.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1010. Accounting; expenditures.

(A) Revenues from all development impact fees must be maintained in one or more interest-bearing accounts. Accounting records must be maintained for each category of system improvements and the service area in which the fees are collected. Interest earned on development impact fees must be considered funds of the account on which it is earned, and must be subject to all restrictions placed on the use of impact fees pursuant to the provisions of this article.

(B) Expenditures of development impact fees must be made only for the category of system improvements and within or for the benefit of the service area for which the impact fee was imposed as shown by the capital improvements plan and as authorized in this article. Impact fees may not be used for:

(1) a purpose other than system improvement costs to create additional improvements to serve new growth;

(2) a category of system improvements other than that for which they were collected; or

(3) the benefit of service areas other than the area for which they were imposed.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1020. Refunds of impact fees.

(A) An impact fee must be refunded to the owner of record of property on which a development impact fee has been paid if:

(1) the impact fees have not been expended within three years of the date they were scheduled to be expended on a first-in, first-out basis; or

(2) a building permit or permit for installation of a manufactured home is denied.

(B) When the right to a refund exists, the governmental entity shall send a refund to the owner of record within ninety days after it is determined by the entity that a refund is due.

(C) A refund must include the pro rata portion of interest earned while on deposit in the impact fee account.

(D) A person entitled to a refund has standing to sue for a refund pursuant to this article if there has not been a timely payment of a refund pursuant to subsection (B) of this section.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1030. Appeals.

(A) A governmental entity which adopts a development impact fee ordinance shall provide for administrative appeals by the developer or fee payor.

(B) A fee payor may pay a development impact fee under protest. A fee payor making the payment is not estopped from exercising the right of appeal provided in this article, nor is the fee payor estopped from receiving a refund of an amount considered to have been illegally collected. Instead of making a

payment of an impact fee under protest, a fee payor, at his option, may post a bond or submit an irrevocable letter of credit for the amount of impact fees due, pending the outcome of an appeal.

(C) A governmental entity which adopts a development impact fee ordinance shall provide for mediation by a qualified independent party, upon voluntary agreement by both the fee payor and the governmental entity, to address a disagreement related to the impact fee for proposed development. Participation in mediation does not preclude the fee payor from pursuing other remedies provided for in this section or otherwise available by law.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1040. Collection of development impact fees.

A governmental entity may provide in a development impact fee ordinance the method for collection of development impact fees including, but not limited to:

(1) additions to the fee for reasonable interest and penalties for nonpayment or late payment;

(2) withholding of the certificate of occupancy, or building permit if no certificate of occupancy is required, until the development impact fee is paid;

(3) withholding of utility services until the development impact fee is paid; and

(4) imposing liens for failure to pay timely a development impact fee.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1050. Permissible agreements for payments or construction or installation of improvements by fee payors and developers; credits and reimbursements.

A fee payor and developer may enter into an agreement with a governmental entity, including an agreement entered into pursuant to the South Carolina Local Government Development Agreement Act, providing for payments instead of impact fees for facilities or services. That agreement may provide for the construction or installation of system improvements by the fee payor or developer and for credits or reimbursements for costs incurred by a fee payor or developer including interproject transfers of credits or reimbursement for project improvements which are used or shared by more than one development project. An impact fee may not be imposed on a fee payor or developer who has entered into an agreement as described in this section.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1060. Article shall not affect existing laws.

(A) The provisions of this article do not repeal existing laws authorizing a governmental entity to impose fees or require contributions or property dedications for capital improvements. A development impact fee adopted in accordance with existing laws before the enactment of this article is not affected until termination of the development impact fee. A subsequent change or reenactment of the development impact fee must comply with the provisions of this article. Requirements for developers to pay in whole

or in part for system improvements may be imposed by governmental entities only by way of impact fees imposed pursuant to the ordinance.

(B) Notwithstanding another provision of this article, property for which a valid building permit or certificate of occupancy has been issued or construction has commenced before the effective date of a development impact fee ordinance is not subject to additional development impact fees.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1070. Shared funding among units of government; agreements.

(A) If the proposed system improvements include the improvement of public facilities under the jurisdiction of another unit of government including, but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public service district, an agreement between the governmental entity and other unit of government must specify the reasonable share of funding by each unit. The governmental entity authorized to impose impact fees may not assume more than its reasonable share of funding joint improvements, nor may another unit of government which is not authorized to impose impact fees do so unless the expenditure is pursuant to an agreement under Section 6-1-1050 of this section.

(B) A governmental entity may enter into an agreement with another unit of government including, but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public service district, that has the responsibility of providing the service for which an impact fee may be imposed. The determination of the amount of the impact fee for the contracting governmental entity must be made in the same manner and is subject to the same procedures and limitations as provided in this article. The agreement must provide for the collection of the impact fee by the governmental entity and for the expenditure of the impact fee by another unit of government including, but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public services district unless otherwise provided by contract.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1080. Exemptions; water or wastewater utilities.

The provisions of this chapter do not apply to a development impact fee for water or wastewater utilities, or both, imposed by a city, county, commissioners of public works, special purpose district, or nonprofit corporation organized pursuant to Chapter 35 or 36 of Title 33, except that in order to impose a development impact fee for water or wastewater utilities, or both, the city, county, commissioners of public works, special purpose district or nonprofit corporation organized pursuant to Chapter 35 or 36 of Title 33 must:

(1) have a capital improvements plan before imposition of the development impact fee; and

(2) prepare a report to be made public before imposition of the development impact fee, which shall include, but not be limited to, an explanation of the basis, use, calculation, and method of collection of the development impact fee; and

(3) enact the fee in accordance with the requirements of Article 3 of this chapter.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1090. Annexations by municipalities.

A county development impact fee ordinance imposed in an area which is annexed by a municipality is not affected by this article until the development impact fee terminates, unless the municipality assumes any liability which is to be paid with the impact fee revenue.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-2000. Taxation or revenue authority by political subdivisions.

This article shall not create, grant, or confer any new or additional taxing or revenue raising authority to a political subdivision which was not specifically granted to that entity by a previous act of the General Assembly.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-2010. Compliance with public notice or public hearing requirements.

Compliance with any requirement for public notice or public hearing in this article is considered to be in compliance with any other public notice or public hearing requirement otherwise applicable including, but not limited to, the provisions of Chapter 4, Title 30, and Article 3 of this chapter.

HISTORY: 1999 Act No. 118, Section 1.

Impact Fee Study Overview

June 28, 2021



TischlerBise

FISCAL | ECONOMIC | PLANNING

Revisions to Fee Study

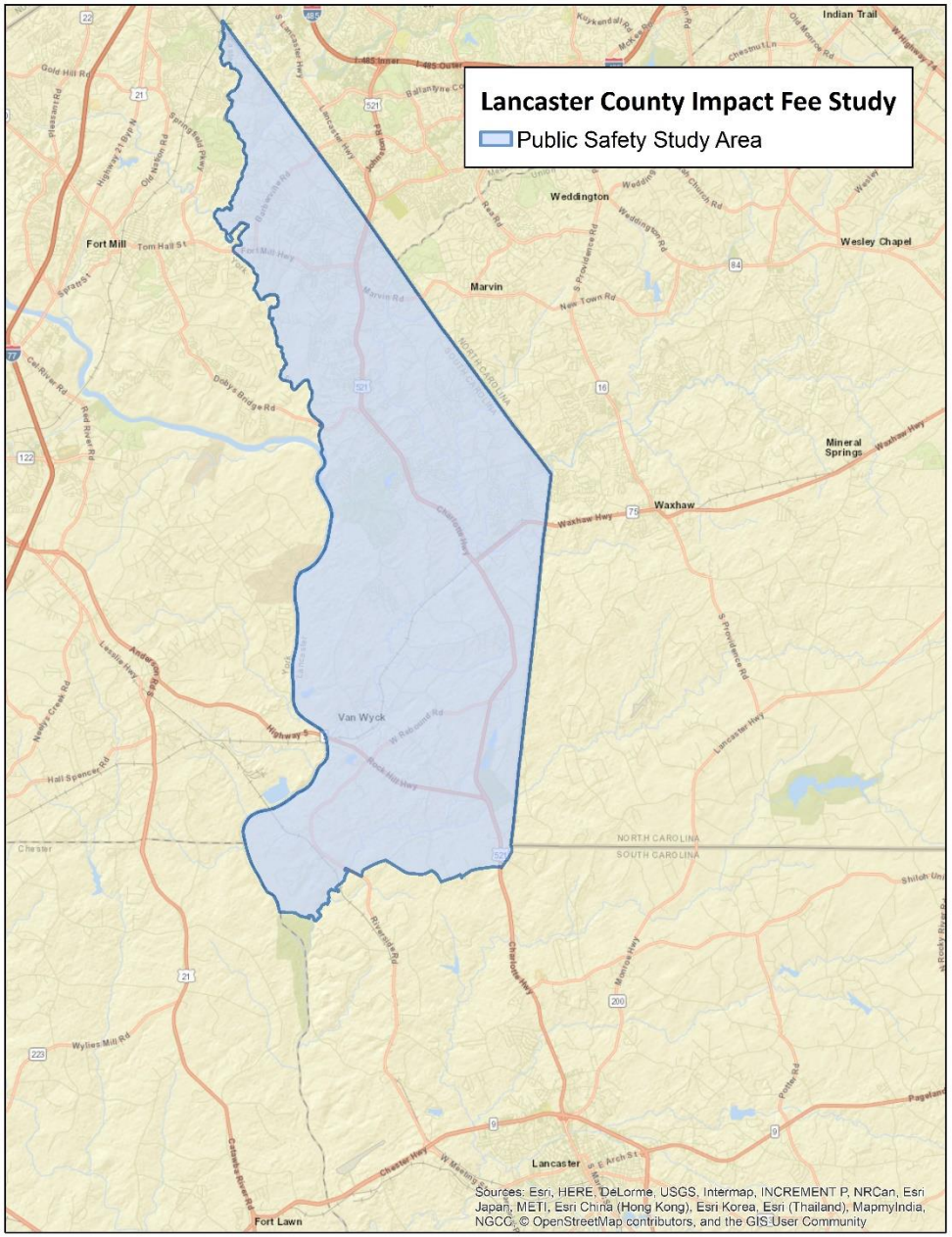
- Public safety impact fee service area was revised to include northern three fire districts
- Slight change to maximum fees
- 25% decrease in revenue
- Parks & Rec service area was unchanged

Development Type	1.21.21 Fee Results	Updated Max Supportable Fee	Change
Residential (per housing unit)			
Single Family Detached	$2,233	**$1,943**	($290)
Single Family Attached	$1,897	**$1,650**	($247)
Multifamily	$1,586	**$1,381**	($205)
Nonresidential (per 1,000 square feet)			
Retail	$1,708	**$1,765**	$57
Office	$580	**$599**	$19
Industrial	$294	**$304**	$10
Warehouse	$104	**$107**	$3
Healthcare	$638	**$660**	$22
Institutional	$1,161	**$1,200**	$39

Public Safety Study Area

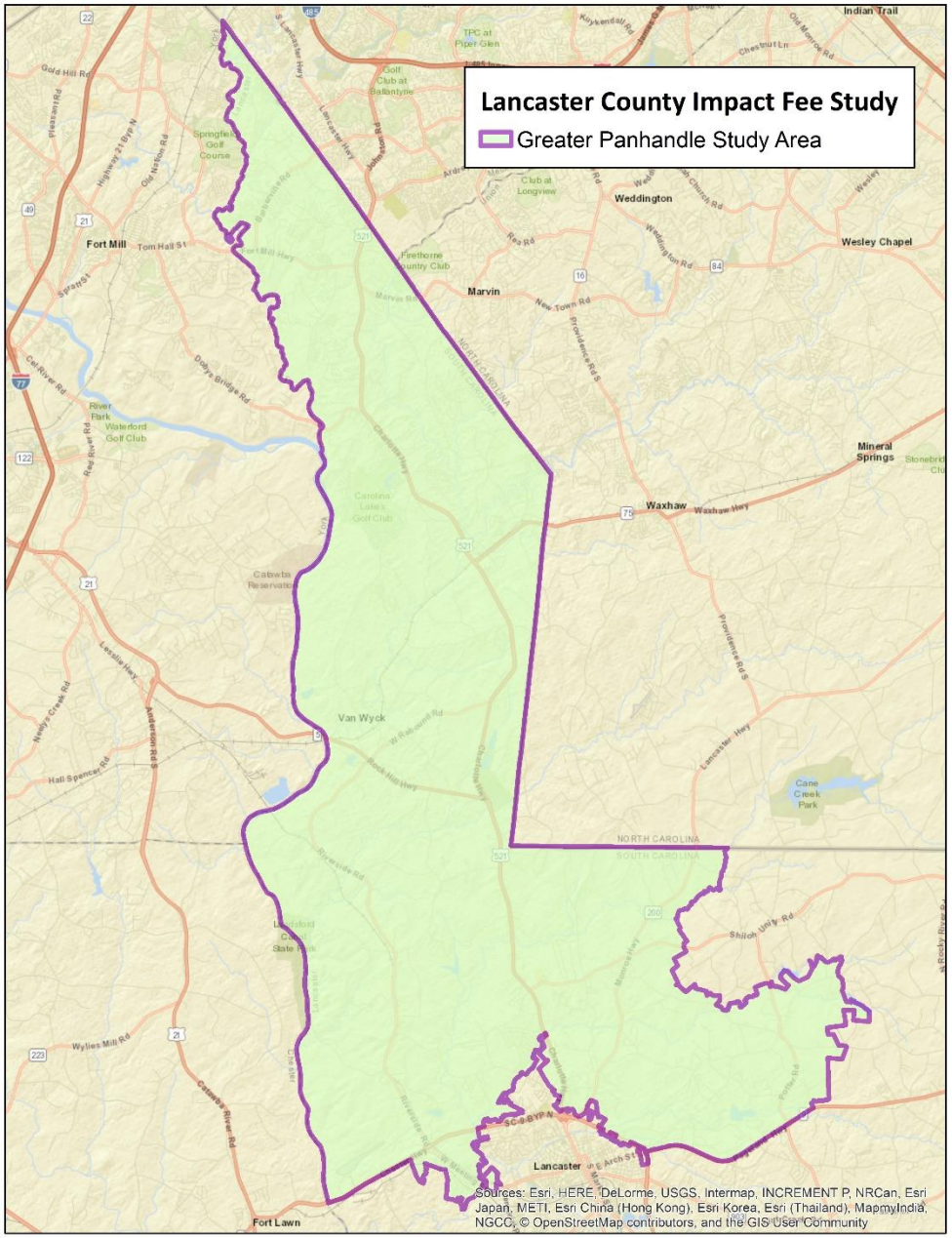
- Study area includes the northern fire districts:

1. Pleasant Valley
2. Indian Land
3. Van Wyck



Parks & Recreation Study Area

- Parks & Rec study area expands to include the Greater Panhandle area



Lancaster County Impact Fee Study

- Maximum Supportable Impact Fee
- Indian Land & Van Wyck Fire Districts

Development Type	Parks & Recreation	Sheriff	EMS	Fire	Maximum Supportable Fee
Residential (per housing unit)					
Single Family Detached	$784	$121	$113	$925	**$1,943**
Single Family Attached	$666	$103	$96	$785	**$1,650**
Multifamily	$557	$86	$81	$657	**$1,381**
Nonresidential (per 1,000 square feet)					
Retail	$0	$187	$100	$1,478	**$1,765**
Office	$0	$63	$34	$502	**$599**
Industrial	$0	$32	$17	$255	**$304**
Warehouse	$0	$11	$6	$90	**$107**
Healthcare	$0	$70	$38	$552	**$660**
Institutional	$0	$127	$68	$1,005	**$1,200**

Lancaster County Impact Fee Study

- Maximum Supportable Impact Fee
- Pleasant Valley Fire District

Development Type	Parks & Recreation	Sheriff	EMS	Fire	Maximum Supportable Fee
Residential (per housing unit)					
Single Family Detached	$784	$121	$113	$759	**$1,777**
Single Family Attached	$666	$103	$96	$644	**$1,509**
Multifamily	$557	$86	$81	$539	**$1,263**
Nonresidential (per 1,000 square feet)					
Retail	$0	$187	$100	$1,363	**$1,650**
Office	$0	$63	$34	$463	**$560**
Industrial	$0	$32	$17	$236	**$285**
Warehouse	$0	$11	$6	$83	**$100**
Healthcare	$0	$70	$38	$509	**$617**
Institutional	$0	$127	$68	$927	**$1,122**

Lancaster County Impact Fee Study

- Maximum Supportable Impact Fee
- Lower Greater Panhandle Area
  - Riverside, Shiloh Zion, and Camp Creek Fire Districts

Development Type	Parks & Recreation	Sheriff	EMS	Fire	Maximum Supportable Fee
Residential (per housing unit)					
Single Family Detached	$784	$0	$0	$0	**$784**
Single Family Attached	$666	$0	$0	$0	**$666**
Multifamily	$557	$0	$0	$0	**$557**
Nonresidential (per 1,000 square feet)					
Retail	$0	$0	$0	$0	**$0**
Office	$0	$0	$0	$0	**$0**
Industrial	$0	$0	$0	$0	**$0**
Warehouse	$0	$0	$0	$0	**$0**
Healthcare	$0	$0	$0	$0	**$0**
Institutional	$0	$0	$0	$0	**$0**

Lancaster County Impact Fee Study

- Comparables
  - Listing the highest possible fee amount for Lancaster

Jurisdiction Fee for Single Family Detached	Parks & Rec	Sheriff	EMS	Fire	Transp.	Library	Solid Waste	Muni.	School	Total Fee
Fort Mill School District - Adopted	$0	$0	$0	$0	$0	$0	$0	$0	$18,158	**$18,158**
Beaufort County Schools - Draft Maximum	$0	$0	$0	$0	$0	$0	$0	$0	$9,535	**$9,535**
Horry County - Draft Maximum	$814	$114	$524	-	$3,113	$0	$273	$0	$0	**$4,838**
Beaufort County - Draft Maximum	$867	$0	$213	$1,229	$1,553	$426	$0	$0	$0	**$4,287**
Clover School District - Adopted	$0	$0	$0	$0	$0	$0	$0	$0	$4,000	**$4,000**
City of Easley - Draft Maximum	$1,715	$429	$0	$629	$590	$0	$0	$0	$0	**$3,363**
City of Fort Mill - Adopted	$1,342	$0	$0	$520	$0	$0	$0	$963	$0	**$2,825**
Lancaster County - Draft Maximum	$784	$121	$113	$925	$0	$0	$0	$0	$0	**$1,943**
Lexington County - Draft Maximum	$0	$198	$102	$686	$0	$0	$0	$0	$0	**$986**

Note: Draft Maximum means that TischlerBise has conducted a development impact fee study for the jurisdiction and the Council has yet to vote. The fees listed represent the maximum supportable fee amount from the study, Councils may adopt a lesser amount.

Lancaster County Impact Fee Study

- With the maximum supportable fee amount, housing cost burden **increases by 0.2% for new residents**
  - A $9 monthly increase for owner-occupied
  - 30% cost burden is considered "moderately burdensome"

Scenario 1 - Base Conditions

Tenure	Monthly Income (80% of Median)	Monthly Cost	Cost Burden
Owner-Occupied	$5,641	$1,616	**28.6%**
Renter-Occupied	$3,624	$1,290	**35.6%**

Scenario 2 - Maximum Supportable Impact Fees Included

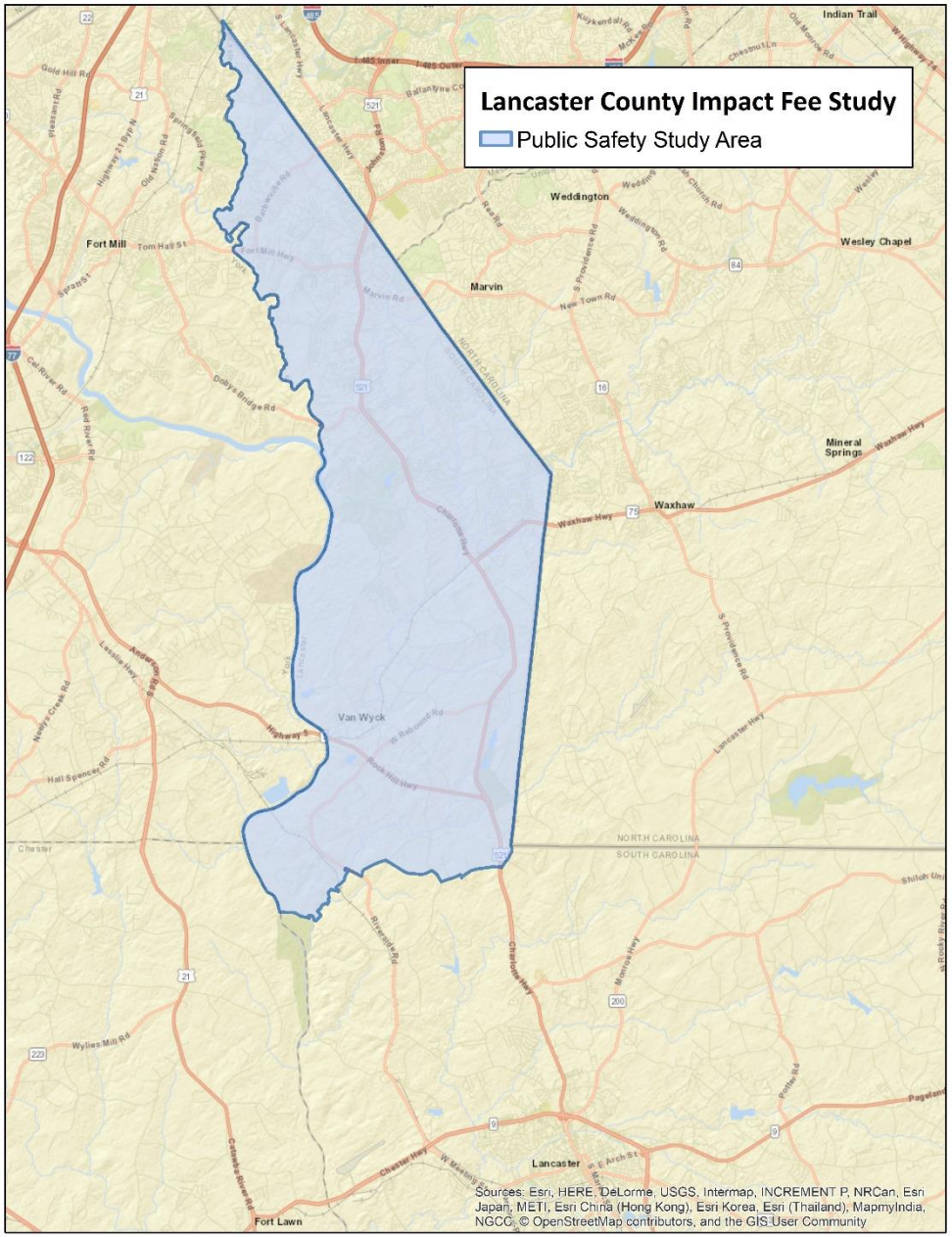
Tenure	Monthly Income (80% of Median)	Monthly Cost	Cost Burden
Owner-Occupied	$5,641	$1,625	**28.8%**
Renter-Occupied	$3,624	$1,294	**35.7%**

Methodologies & Calculations

Public Safety Study Area

- Study area includes the northern fire districts:

1. Pleasant Valley
2. Indian Land
3. Van Wyck



Public Safety Residential Growth

- Average of 1,380 SF & 280 MF units per year
- 39,200 new residents over ten years

Public Safety Study Area	Base Year 2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total Increase
Population [2]	41,549	46,243	50,937	55,631	60,848	66,065	71,282	73,652	76,023	78,394	80,764	39,215
Housing Units [1]												
Single Family	15,416	16,998	18,580	20,162	22,161	24,159	26,158	26,919	27,680	28,441	29,203	13,787
Multifamily	1,853	2,284	2,714	3,145	3,290	3,436	3,581	3,851	4,121	4,390	4,660	2,807
Total	17,269	19,282	21,294	23,307	25,451	27,595	29,739	30,770	31,801	32,832	33,863	16,594

[1] Source: Housing growth in the first six years is based off of current and pipeline projects. Growth projections after Year 6 is the 5-year average of building permits. Data provided by Lancaster County.

[2] Source: U.S. Census Bureau, 2018 American Community Survey 5-Year Estimates

Public Safety Nonresidential Growth

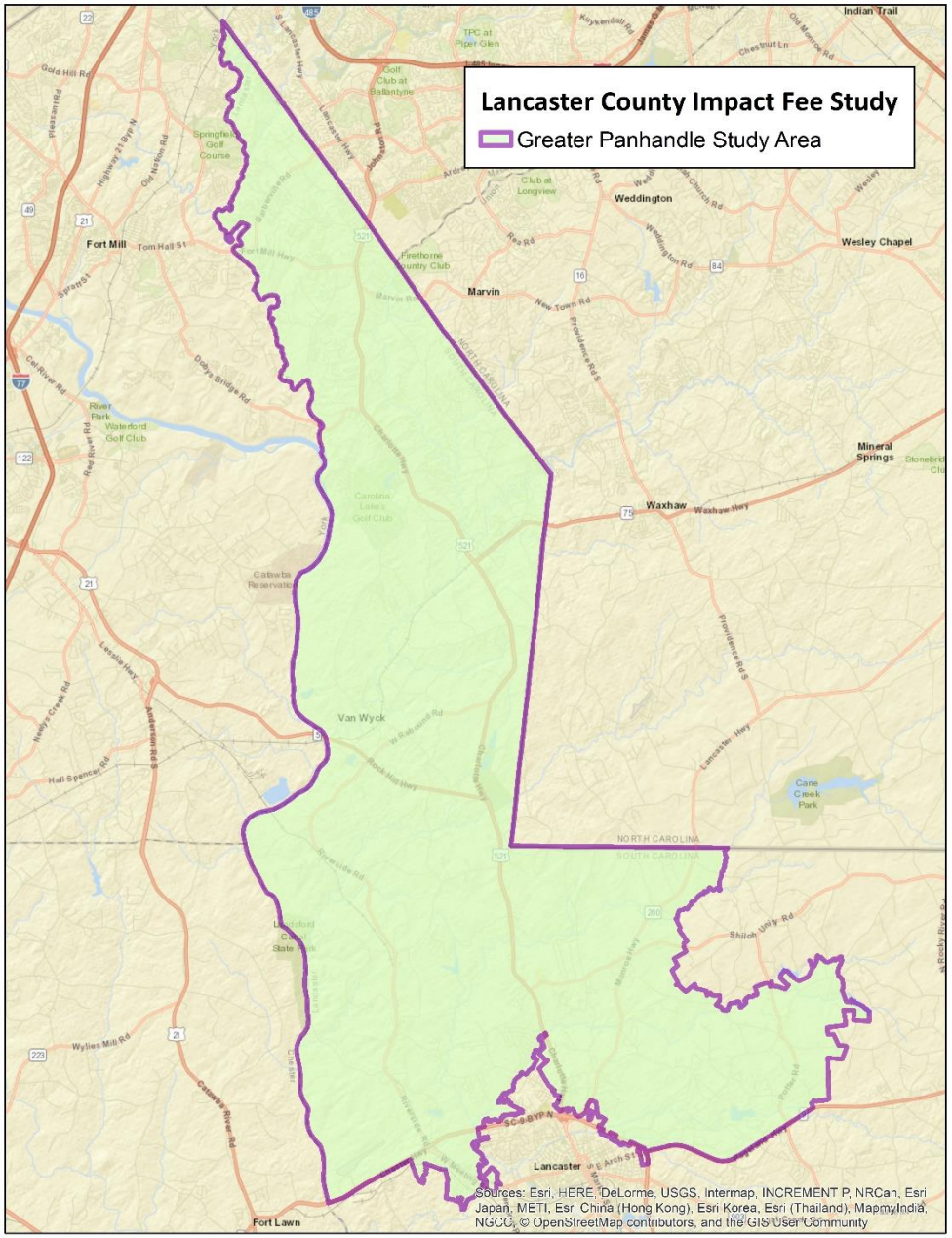
- Average of 500 new jobs per year

Public Safety Study Area	Base Year 2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total Increase
Jobs												
Retail	2,955	3,026	3,099	3,173	3,249	3,327	3,407	3,489	3,573	3,658	3,746	791
Office	4,697	5,531	6,364	7,197	7,276	7,356	7,437	7,519	7,602	7,685	7,770	3,073
Industrial	2,337	2,373	2,409	2,446	2,483	2,521	2,560	2,599	2,639	2,679	2,720	383
Warehouse	282	287	291	296	300	305	309	314	319	324	329	46
Healthcare	881	1,014	1,148	1,281	1,312	1,344	1,376	1,409	1,444	1,478	1,514	633
Institutional	985	993	1,002	1,011	1,019	1,028	1,037	1,046	1,055	1,064	1,074	89
Total	12,137	13,223	14,312	15,403	15,640	15,881	16,127	16,377	16,631	16,889	17,153	5,016
Floor Area (1,000 square feet)												
Retail	1,261	1,291	1,322	1,354	1,387	1,420	1,454	1,489	1,525	1,561	1,599	337
Office	1,582	1,862	2,143	2,424	2,450	2,477	2,505	2,532	2,560	2,588	2,617	1,035
Industrial	1,437	1,459	1,481	1,504	1,527	1,550	1,574	1,598	1,623	1,647	1,673	236
Warehouse	820	832	845	858	871	884	898	911	925	940	954	134
Healthcare	311	359	406	453	464	475	487	498	510	523	535	224
Institutional	1,059	1,069	1,078	1,087	1,097	1,106	1,116	1,126	1,135	1,145	1,155	96
Total	6,470	6,872	7,275	7,680	7,795	7,913	8,033	8,154	8,278	8,404	8,532	2,062

Source: SC Dept of Employment & Workforce employment growth rate for Catawba Workforce Development Area; Lancaster County Assessor's Office Parcel Database; Trip Generation, Institute of Transportation Engineers, 10th Edition (2017)

Parks & Recreation Study Area

- Parks & Rec study area expands to include the Greater Panhandle area



Parks & Recreation Residential Growth

- Average of 1,440 SF & 280 MF units per year
- 40,700 new residents over ten years

Parks & Recreation Study Area	Base Year 2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total Increase
Population [2]	48,885	53,579	58,273	62,967	68,184	73,401	78,618	81,350	84,083	86,816	89,549	40,664
Housing Units [1]												
Single Family	18,374	19,956	21,538	23,120	25,119	27,117	29,116	30,023	30,930	31,838	32,745	14,371
Multifamily	1,853	2,284	2,714	3,145	3,290	3,436	3,581	3,851	4,121	4,390	4,660	2,807
Total	20,227	22,240	24,252	26,265	28,409	30,553	32,697	33,874	35,051	36,228	37,405	17,178

[1] Source: Housing growth in the first six years is based off of current and pipeline projects. Growth projections after Year 6 is the 5-year average of building permits. Data provided by Lancaster County.

[2] Source: U.S. Census Bureau, 2018 American Community Survey 5-Year Estimates

Impact Fee Fundamentals

- One-time payment for growth-related infrastructure
- Only to be spent on capital improvements
  - Can't be used for operations, maintenance, or replacement
- Existing residents/businesses **do not** pay
- A contractual arrangement to build infrastructure, with three requirements:
  - **Need:** Growth creates the need for the infrastructure
  - **Benefit:**
    - Short range expenditures
    - Geographic service areas and/or benefit districts
  - **Proportionality:** Growth pays its fair share of the cost

Impact Fees in South Carolina

- Monies must be spent within 3 years of scheduled date for construction in the CIP
- Must publish an Annual Monitoring Report
- Comprehensive review and update every 5 years
  - Update requires a study
  - Annual increase for inflation does not require a study
- Affordable housing analysis is completed

Lancaster County Impact Fee Study

- Sheriff
  - Station Facilities
- EMS
- Fire
- Parks & Recreation
- Summary & Housing Affordability

Sheriff Analysis

- Sheriff Methodology
- With available data, the current level of service (LOS) is calculated for the Public Safety Service Area
- Demand factors:
  - Population
  - Nonresidential vehicle trips
- Fee is collected and spent in service area

Sheriff Analysis

- 25% of Sheriff calls to the study area
- Factor used to attribute facilities to area

Area	2019 Calls for Service	Percent of Total
District 1 - Study Area	16,921	25%
District 2	35,555	52%
District 3	15,354	23%
Total	67,830	100%

Sheriff Analysis

- Cost per square foot is from Facilities Needs Study

Sheriff Facilities	Total Square Feet	Study Area Calls for Service	Study Area Square Feet	Study Area Replacement
Sheriff Station Facilities	32,793	25%	8,181	$2,555,225
Total	**32,793**	**25%**	**8,181**	**$2,555,225**

Level of Service Analysis	**Residential**	**Nonresidential**
Proportionate Share	78%	22%
Share of Floor Area	6,381	1,800
2020 Population/Nonres. Trips	41,549	42,087
Square Feet per 1,000 Persons/Nonres. Trips	**153.6**	**42.8**

Cost Analysis	**Residential**	**Nonresidential**
Square Feet per 1,000 Persons/Nonres. Trips	153.6	42.8
Replacement Cost per Square Foot [1]	$312	$312
Capital Cost per Person/Nonres. Trip	**$48**	**$13**

[1] County Facilities Space Needs Study, 2020

Sheriff Analysis

- Maximum Supportable Sheriff Impact Fee

Fee Component	Cost per Person	Cost per Nonres. Vehicle Trip
Sheriff Station Facilities	$48	$13
Gross Total	$48	$13
Net Total	**$48**	**$13**

Residential

Housing Type	Persons per Housing Unit	Maximum Supportable Fee per Unit
Single Family Detached	2.52	**$121**
Single Family Attached	2.14	**$103**
Multifamily	1.79	**$86**

Nonresidential

Development Type	Trips per 1,000 Sq Ft	Maximum Supportable Fee per 1,000 Sq Ft
Retail	14.35	**$187**
Office	4.87	**$63**
Industrial	2.48	**$32**
Warehouse	0.87	**$11**
Healthcare	5.36	**$70**
Institutional	9.76	**$127**

Sheriff Analysis

- Projected Revenue from Sheriff Impact Fee

Infrastructure Costs for Sheriff Facilities

	Total Cost	Growth Cost
Sheriff Station Facilities	$2,051,525	$2,051,525
Total Expenditures	**$2,051,525**	**$2,051,525**

Projected Revenue =>	**$2,048,450**
Total Expenditures =>	**$2,051,525**
Non-Impact Fee Funding =>	**$3,075**

Projected Development Impact Fee Revenue

Year		Single Family $119 per unit	Multifamily $86 per unit	Retail $187 per KSF	Office $63 per KSF	Industrial $32 per KSF	Warehouse $11 per KSF	Healthcare $70 per KSF	Institutional $127 per KSF
		Housing Units	Housing Units	KSF	KSF	KSF	KSF	KSF	KSF
Base	2020	15,416	1,853	1,261	1,582	1,437	820	311	1,059
Year 1	2021	16,998	2,284	1,291	1,862	1,459	832	359	1,069
Year 2	2022	18,580	2,714	1,322	2,143	1,481	845	406	1,078
Year 3	2023	20,162	3,145	1,354	2,424	1,504	858	453	1,087
Year 4	2024	22,161	3,290	1,387	2,450	1,527	871	464	1,097
Year 5	2025	24,159	3,436	1,420	2,477	1,550	884	475	1,106
Year 6	2026	26,158	3,581	1,454	2,505	1,574	898	487	1,116
Year 7	2027	26,919	3,851	1,489	2,532	1,598	911	498	1,126
Year 8	2028	27,680	4,121	1,525	2,560	1,623	925	510	1,135
Year 9	2029	28,441	4,390	1,561	2,588	1,647	940	523	1,145
Year 10	2030	29,203	4,660	1,599	2,617	1,673	954	535	1,155
Ten-Year Increase		13,787	2,807	337	1,035	236	134	224	96
Projected Revenue =>		$1,641,870	$241,413	$63,110	$65,190	$7,540	$1,478	$15,675	$12,173

Lancaster County Impact Fee Study

- Sheriff
- EMS
  - Station Facilities
  - Vehicles
  - Administration & Training Facilities
  - Credits
- Fire
- Parks & Recreation
- Summary & Housing Affordability

EMS Analysis

- EMS Methodology
- With available data, the current LOS is calculated for the Public Safety Service Area
- Demand factors:
  - Population
  - Nonresidential vehicle trips
- Fee is collected and spent in service area

EMS Analysis

- 23% of service to the study area
- Factor used to attribute facilities to area

District	2019 EMS Calls
Pleasant Valley Fire District	1,129
Indian Land Fire District	2,548
Van Wyck Fire District	516
Service Area Subtotal	4,193
Countywide EMS Calls	18,329
Percent of Total	**23%**

Source: Lancaster County EMS Department

EMS Analysis

- Cost per square foot is from Station #9 construction

EMS Station	Total Square Feet	Study Area Calls for Service	Study Area Square Feet	Study Area Replacement Cost
EMS Station #1	3,002	23%	690	$227,161
EMS Station #2	2,878	23%	662	$217,778
EMS Station #3	1,809	23%	416	$136,887
EMS Station #5	2,345	23%	539	$177,446
EMS Station #6	1,571	23%	361	$118,878
EMS Station #7	1,330	23%	306	$100,641
EMS Station #8	2,376	23%	546	$179,792
EMS Station #9	6,880	23%	1,582	$520,610
Total	**22,191**	**23%**	**5,104**	**$1,679,193**

Level of Service Analysis	**Residential**	**Nonresidential**
Proportionate Share	78%	22%
Share of Floor Area	3,981	1,123
2020 Population/Nonres. Trips	41,549	42,087
Square Feet per 1,000 Persons/Nonres. Trips	**95.8**	**26.7**

Cost Analysis	**Residential**	**Nonresidential**
Square Feet per 1,000 Persons/Nonres. Trips	95.8	26.7
Replacement Cost per Square Foot [1]	$329	$329
Capital Cost per Person/Nonres. Trip	**$32**	**$9**

[1] Cost per square foot is from the recent construction of EMS Station #9

EMS Analysis

- EMS ambulances are attributed based on calls for service data

EMS Vehicles	Total Units	Study Area Calls for Service	Study Area Units	Study Area Replacement Cost
EMS Ambulance	16	23%	3.7	$1,398,400
Total	**16**	**23%**	**3.7**	**$1,398,400**

Level of Service Analysis	**Residential**	**Nonresidential**
Proportionate Share	78%	22%
Share of Fleet	2.9	0.8
2020 Population/Nonres. Trips	41,549	42,087
Units per 1,000 Persons/Nonres. Trips	**0.069**	**0.019**

Cost Analysis	**Residential**	**Nonresidential**
Units per 1,000 Persons/Nonres. Trips	0.069	0.019
Replacement Cost per Unit [1]	$380,000	$380,000
Capital Cost per Person/Nonres. Trip	**$26**	**$7**

[1] Source: Lancaster County EMS Department

EMS Analysis

- EMS admin and training facility is attributed based on calls for service data

EMS Facility	Total Square Feet	Study Area Calls for Service	Study Area Square Feet	Study Area Replacement Cost
Administration, Training, Logistics	7,188	23%	1,653	$516,392
Total	**7,188**	**23%**	**1,653**	**$516,392**

Level of Service Analysis	**Residential**	**Nonresidential**
Proportionate Share	78%	22%
Share of Floor Area	1,290	364
2020 Population/Nonres. Trips	41,549	42,087
Square Feet per 1,000 Persons/Nonres. Trips	**31.0**	**8.6**

Cost Analysis	**Residential**	**Nonresidential**
Square Feet per 1,000 Persons/Nonres. Trips	31.0	8.6
Replacement Cost per Square Foot [1]	$312	$312
Capital Cost per Person/Nonres. Trip	**$10**	**$3**

[1] County Facilities Space Needs Study, 2020 Draft

EMS Analysis

- Credit for existing debt to construct EMS HQ

Fiscal Year	Total Payment	EMS Purpose 21%	Study Area Payment	Residential 59%	Nonresidential 41%
Base Year	$1,255,000	$259,576	$59,381	$34,831	$24,550
2020	$695,000	$143,749	$32,885	$19,289	$13,595
2021	$730,000	$150,988	$34,541	$20,260	$14,280
2022	$770,000	$159,262	$36,433	$21,371	$15,063
2023	$810,000	$167,535	$38,326	$22,481	$15,845
2024	$850,000	$175,808	$40,218	$23,591	$16,627
2025	$890,000	$184,082	$42,111	$24,701	$17,410
Total	**$6,000,000**	**$1,241,000**	**$283,895**	**$166,524**	**$117,370**

Residential

Fiscal Year	Payment	Projected Population	Payment/ Capita
Base Year	$34,831	48,885	$0.71
2020	$19,289	53,579	$0.36
2021	$20,260	58,273	$0.35
2022	$21,371	62,967	$0.34
2023	$22,481	68,184	$0.33
2024	$23,591	73,401	$0.32
2025	$24,701	78,618	$0.31
Total	**$166,524**		**$2.72**
		Discount Rate	4.00%
	Total Credit per Person		**$2**

Nonresidential

Fiscal Year	Payment	Projected Nonres. Vehicle Trips	Payment/ Trip
Base Year	$24,550	62,488	$0.39
2020	$13,595	65,066	$0.21
2021	$14,280	67,664	$0.21
2022	$15,063	70,283	$0.21
2023	$15,845	71,520	$0.22
2024	$16,627	72,783	$0.23
2025	$17,410	74,071	$0.24
Total	**$117,370**		**$1.71**
		Discount Rate	4.00%
	Total Credit per Trip		**$1**

EMS Analysis

- Credit for future one-cent sales tax projects
  - Two EMS stations that benefit the service area

EMS Portion of One-Cent Sales Tax	Funded & Constructed 2022-2029	Annual Average Revenue
$3,600,000	7 years	$514,000

Residential 78%	Base Year Countywide Population	Average Annual Tax Revenue per Capita	7-Year Tax Revenue per Capita
$301,497	102,797	$2.93	**$21**

Nonresidential 22%	Base Year Countywide Nonres. Veh. Trips	Average Annual Tax Revenue per Veh. Trip	7-Year Tax Revenue per Veh. Trip
$212,503	129,536	$1.64	**$11**

EMS Analysis

- Maximum Supportable EMS Impact Fee

Fee Component	Cost per Person	Cost per Nonres. Vehicle Trip
EMS Stations	$32	$9
EMS Vehicles	$26	$7
EMS Administration	$10	$3
Gross Total	$68	$19
Credit for Debt Payments	($2)	($1)
Credit for One-Cent Sales Tax	($21)	($11)
Net Total	**$45**	**$7**

Residential

Housing Type	Persons per Housing Unit	Maximum Supportable Fee per Unit
Single Family Detached	2.52	**$113**
Single Family Attached	2.14	**$96**
Multifamily	1.79	**$81**

Nonresidential

Development Type	Trips per 1,000 Sq Ft	Maximum Supportable Fee per 1,000 Sq Ft
Retail	14.35	**$100**
Office	4.87	**$34**
Industrial	2.48	**$17**
Warehouse	0.87	**$6**
Healthcare	5.36	**$38**
Institutional	9.76	**$68**

EMS Analysis

- Projected Revenue from EMS Impact Fee

Infrastructure Costs for EMS Facilities

	Total Cost	Growth Cost
EMS Stations	$1,347,913	$1,347,913
EMS Vehicles	$1,140,000	$1,140,000
EMS Administration	$413,866	$413,866
Total Expenditures	**$2,901,779**	**$2,901,779**

Projected Revenue =>	**$1,849,186**
Total Expenditures =>	**$2,901,779**
Non-Impact Fee Funding =>	**$1,052,593**

Projected Development Impact Fee Revenue

		Single Family $111 per unit	Multifamily $81 per unit	Retail $100 per KSF	Office $34 per KSF	Industrial $17 per KSF	Warehouse $6 per KSF	Healthcare $38 per KSF	Institutional $68 per KSF
Year		**Housing Units**	**Housing Units**	**KSF**	**KSF**	**KSF**	**KSF**	**KSF**	**KSF**
Base	2020	15,416	1,853	1,261	1,582	1,437	820	311	1,059
Year 1	2021	16,998	2,284	1,291	1,862	1,459	832	359	1,069
Year 2	2022	18,580	2,714	1,322	2,143	1,481	845	406	1,078
Year 3	2023	20,162	3,145	1,354	2,424	1,504	858	453	1,087
Year 4	2024	22,161	3,290	1,387	2,450	1,527	871	464	1,097
Year 5	2025	24,159	3,436	1,420	2,477	1,550	884	475	1,106
Year 6	2026	26,158	3,581	1,454	2,505	1,574	898	487	1,116
Year 7	2027	26,919	3,851	1,489	2,532	1,598	911	498	1,126
Year 8	2028	27,680	4,121	1,525	2,560	1,623	925	510	1,135
Year 9	2029	28,441	4,390	1,561	2,588	1,647	940	523	1,145
Year 10	2030	29,203	4,660	1,599	2,617	1,673	954	535	1,155
Ten-Year Increase		13,787	2,807	337	1,035	236	134	224	96
Projected Revenue =>		$1,533,039	$227,377	$33,749	$35,182	$4,006	$806	$8,509	$6,518

Lancaster County Impact Fee Study

- Sheriff
- EMS
- Fire
  - Station Facilities
  - Vehicles
  - Administration & Training Facilities
  - Pleasant Valley Credit
- Parks & Recreation
- Summary & Housing Affordability

Fire Analysis

- Fire Methodology
- With available data, the current LOS is calculated for the Public Safety Service Area
- Demand factors:
  - Population
  - Nonresidential vehicle trips
- Fee is collected and spent in service area

Fire Analysis

- Percent of each station's calls to study area
- Stations that have 1% or less of calls to area are not included in analysis

Station No.	Station Name	% of calls to Study Area
1	Antioch	0%
2	Bell Town	0%
3	Buford	0%
4	Camp Creek	1%
5	Charlotte Rd/Van Wyck	89%
6	Elgin	0%
7	Flat Creek	0%
	Flat Creek Substation	0%
8	Gooches	0%
9	Heath Springs	0%
10	Indian Land	99%
11	Kershaw	1%
12	McDonald Green	0%
14	Pleasant Valley	99%
14	Pleasant Valley Substation	99%
15	Rich Hill	0%
16	Riverside	5%
17	Shiloh Zion	1%
18	Tradesville	0%
19	Unity	0%

Source: Fire Protection Master Planning, 2019, Fitch & Associates

Fire Analysis

- Cost per square foot is from Pleasant Valley FD Station 1 construction

Fire Station	Total Square	Study Area Calls for Service	Study Area Square Feet	Study Area Replacement
Van Wyck	3,000	89%	2,669	$1,152,993
Indian Land	14,000	99%	13,880	$5,996,234
Pleasant Valley	14,576	99%	14,444	$6,239,761
Pleasant Valley Substation	1,250	99%	1,239	$535,106
Riverside	3,040	5%	151	$65,337
Total	**35,866**		**32,383**	**$13,989,431**

Level of Service Analysis	**Residential**	**Nonresidential**
Proportionate Share	78%	22%
Share of Floor Area	25,259	7,124
2020 Population/Nonres. Trips	41,549	42,087
Square Feet per 1,000 Persons/Nonres. Trips	**607.9**	**169.3**

Cost Analysis	**Residential**	**Nonresidential**
Square Feet per 1,000 Persons/Nonres. Trips	607.9	169.3
Replacement Cost per Square Foot [1]	$432	$432
Capital Cost per Person/Nonres. Trip	**$263**	**$73**

[1] Cost per square foot is from the recent construction of Pleasant Valley FD Station 1

Fire Analysis

- Call data applied to fleet of each station to attribute vehicles to study area

Fire Vehicles	Total Units	Study Area Units	Unit Replacement	Study Area Replacement
Engine	33	4.95	$476,000	$2,358,062
Tanker	22	2.92	$264,000	$771,351
Squad	18	2.92	$272,000	$794,725
Ladder	2	0.99	$778,000	$770,949
Total	**33**	**11.79**		**$4,695,087**

Level of Service Analysis	**Residential**	**Nonresidential**
Proportionate Share	78%	22%
Share of Fleet	9.19	2.59
2020 Population/Nonres. Trips	41,549	42,087
Units per 1,000 Persons/Nonres. Trips	**0.221**	**0.062**

Cost Analysis	**Residential**	**Nonresidential**
Units per 1,000 Persons/Nonres. Trips	0.2	0.1
Replacement Cost per Unit [1]	$398,000	$398,000
Capital Cost per Person/Nonres. Trip	**$88**	**$25**

[1] Source: Lancaster County Fire Department

Fire Analysis

- Call data applied to Fire HQ to attribute floor area to study area

Facility	Total Square	Study Area Calls for Service	Study Area Square	Study Area Replacement
Emergency Operations Center	9,500	29%	2,780	$868,336
Total	**9,500**		**2,780**	**$868,336**

Level of Service Analysis	Residential	Nonresidential
Proportionate Share	78%	22%
Share of Floor Area	2,168	612
2020 Population/Nonres. Trips	41,549	42,087
Square Feet per 1,000 Persons/Nonres. Trips	**52.2**	**14.5**

Cost Analysis	Residential	Nonresidential
Square Feet per 1,000 Persons/Nonres. Trips	52.2	14.5
Replacement Cost per Square Foot [1]	$312	$312
Capital Cost per Person/Nonres. Trip	**$16**	**$5**

[1] County Facilities Space Needs Study, 2020 Draft

Fire Analysis

- Credit for future payments towards Pleasant Valley Station construction
- Debt is paid through Pleasant Valley annual property assessment, only applies to PV Fire District

Year	2009 GO Bond
2020	$270,000
2021	$285,000
2022	$300,000
2023	$315,000
2024	$335,000

Year	Residential 78%	Projected Population	Payment/ Capita
2020	$210,600	13,344	$15.78
2021	$222,300	14,623	$15.20
2022	$234,000	15,901	$14.72
2023	$245,700	17,179	$14.30
2024	$261,300	18,603	$14.05
Total	**$1,173,901**		**$74.05**
		Discount Rate	4.00%
	Total Credit per Person		**$66**

Year	Nonresidential 22%	Projected Nonres. Vehicle Trips	Payment/ Trip
2020	$59,400	31,325	$1.90
2021	$62,700	33,215	$1.89
2022	$66,000	35,115	$1.88
2023	$69,300	37,025	$1.87
2024	$73,700	37,665	$1.96
Total	**$331,100**		**$9.50**
		Discount Rate	4.00%
	Total Credit per Nonres. Trip		**$8**

Fire Analysis

- Maximum Supportable Fire Impact Fee

Fee Component	Cost per Person	Cost per Nonres. Vehicle Trip
Fire Stations	$263	$73
Fire Vehicles	$88	$25
Fire Administration	$16	$5
Gross Total	$367	$103
Net Total	**$367**	**$103**

Residential

Housing Type	Persons per Housing Unit	Maximum Supportable Fee per Unit
Single Family Detached	2.52	**$925**
Single Family Attached	2.14	**$785**
Multifamily	1.79	**$657**

Nonresidential

Development Type	Trips per 1,000 Sq Ft	Maximum Supportable Fee per 1,000 Sq Ft
Retail	14.35	**$1,478**
Office	4.87	**$502**
Industrial	2.48	**$255**
Warehouse	0.87	**$90**
Healthcare	5.36	**$552**
Institutional	9.76	**$1,005**

Pleasant Valley Fire District

Fee Component	Cost per Person	Cost per Nonres. Vehicle Trip
Fire Stations	$263	$73
Fire Vehicles	$88	$25
Fire Administration	$16	$5
Gross Total	$367	$103
Credit for Debt Payments	($66)	($8)
Net Total	**$301**	**$95**

Residential

Housing Type	Persons per Housing Unit	Maximum Supportable Fee per Unit
Single Family Detached	2.52	**$759**
Single Family Attached	2.14	**$644**
Multifamily	1.79	**$539**

Nonresidential

Development Type	Trips per 1,000 Sq Ft	Maximum Supportable Fee per 1,000 Sq Ft
Retail	14.35	**$1,363**
Office	4.87	**$463**
Industrial	2.48	**$236**
Warehouse	0.87	**$83**
Healthcare	5.36	**$509**
Institutional	9.76	**$927**

Fire Analysis

- Projected Revenue from Fire Impact Fee

Infrastructure Costs for Fire Facilities

	Total Cost	Growth Cost
Fire Stations	$11,228,544	$11,228,544
Fire Vehicles	$3,741,200	$3,741,200
Fire Administration	$696,856	$696,856
Total Expenditures	**$15,666,600**	**$15,666,600**

Projected Revenue =>	**$14,931,554**
Total Expenditures =>	**$15,666,600**
Non-Impact Fee Funding =>	**$735,046**

Projected Development Impact Fee Revenue

		Single Family $865 per unit	Multifamily $626 per unit	Retail $1,421 per KSF	Office $463 per KSF	Industrial $247 per KSF	Warehouse $87 per KSF	Healthcare $535 per KSF	Institutional $988 per KSF
Year		**Housing Units**	**Housing Units**	**KSF**	**KSF**	**KSF**	**KSF**	**KSF**	**KSF**
Base	2020	15,416	1,853	1,261	1,582	1,437	820	311	1,059
Year 1	2021	16,998	2,284	1,291	1,862	1,459	832	359	1,069
Year 2	2022	18,580	2,714	1,322	2,143	1,481	845	406	1,078
Year 3	2023	20,162	3,145	1,354	2,424	1,504	858	453	1,087
Year 4	2024	22,161	3,290	1,387	2,450	1,527	871	464	1,097
Year 5	2025	24,159	3,436	1,420	2,477	1,550	884	475	1,106
Year 6	2026	26,158	3,581	1,454	2,505	1,574	898	487	1,116
Year 7	2027	26,919	3,851	1,489	2,532	1,598	911	498	1,126
Year 8	2028	27,680	4,121	1,525	2,560	1,623	925	510	1,135
Year 9	2029	28,441	4,390	1,561	2,588	1,647	940	523	1,145
Year 10	2030	29,203	4,660	1,599	2,617	1,673	954	535	1,155
Ten-Year Increase		13,787	2,807	337	1,035	236	134	224	96
Projected Revenue =>		$11,932,088	$1,756,155	$479,544	$479,479	$58,104	$11,626	$119,871	$94,686

Lancaster County Impact Fee Study

- Sheriff
- EMS
- Fire
- Parks & Recreation
  - Park Land
  - Park Improvements
  - Recreation Centers
  - Credits
- Summary & Housing Affordability

Parks & Recreation Analysis

- Parks & Recreation Methodology
- Current LOS is calculated at a countywide basis
- Fee is collected and spent in service area
- But, **County commits to current LOS** outside of service area with non-impact fee funding

Parks & Recreation Analysis

- Countywide Park Land and Improvements

Name	County Acres	Picnic Shelter	Baseball Field	Multipurpose Field	Tennis Courts	Playground	Restroom	Boat Ramp	Outdoor Pool	Total Amenities	Total Cost
Buford Recreation Complex	23.6		4	2		1	1			8	$1,475,000
Indian Land Recreation Complex	2.6		1							1	$250,000
Kershaw Recreation Complex	4.0					1				1	$75,000
Springdale Recreation Complex + Melvin Ste	74.3		4	2		1	1			8	$1,475,000
Wylie Street Pool & Tennis	1.4						1		1	2	$850,000
Roy Hardin Park	2.0	1				2				3	$200,000
Marion Boan Ball Field	1.6				2					2	$160,000
Bear Creek Park	5.0		2							2	$500,000
Flat Creek Park + Tripp Faulkenberry Field	5.4	1								1	$50,000
Heath Springs Ball Fields	18.9		2		2	1				5	$735,000
Laurie Brice Park	6.9		2							2	$500,000
Springs Park Boat Landing	6.5			1						1	$150,000
Stafford Belk Park	18.0	1					2	1		4	$300,000
Walnut Creek Park	1.2					1				1	$75,000
Woodland Hills Park	66.7	1	6	3	2	2	1			15	$2,410,000
Total	**238.2**	**4**	**21**	**8**	**6**	**9**	**6**	**1**	**1**	**56**	**$9,205,000**
Cost per Unit		**$50,000**	**$250,000**	**$150,000**	**$80,000**	**$75,000**	**$100,000**	**$50,000**	**$750,000**		
Total Cost		**$200,000**	**$5,250,000**	**$1,200,000**	**$480,000**	**$675,000**	**$600,000**	**$50,000**	**$750,000**	**$9,205,000**	

Parks & Recreation Analysis

- Countywide Park Land and Improvement LOS

Park	Acres	Park Improvements	Improvements Cost
Buford Recreation Complex	23.6	8	$1,475,000
Indian Land Recreation Complex	2.6	1	$250,000
Springdale Recreation Complex + Melvin Steele Soccer Fields	74.3	8	$1,475,000
Wylie Street Pool & Tennis	1.4	2	$850,000
Roy Hardin Park	2.0	3	$200,000
Marion Boan Ball Field	1.6	2	$160,000
Bear Creek Park	5.0	2	$500,000
Flat Creek Park + Tripp Faulkenberry Field	5.4	1	$50,000
Heath Springs Ball Fields	18.9	5	$735,000
Laurie Brice Park	6.9	2	$500,000
Springs Park Boat Landing	6.5	1	$150,000
Stafford Belk Park	18.0	4	$300,000
Walnut Creek Park	1.2	1	$75,000
Woodland Hills Park	66.7	15	$2,410,000
Total	**234.2**	**55**	**$9,130,000**

Level of Service Analysis	**Park Land**	**Park Improvements**
Proportionate Share	100%	100%
Share of Park Acres and Improvements	234.2	55
2020 Countywide Population	102,797	102,797
Acres/Improvements per 1,000 Persons	**2.3**	**0.5**

Cost Analysis	**Park Land**	**Park Improvements**
Acres/Improvements per 1,000 Persons	2.3	0.5
Cost per Acre/Improvement [1]	$30,000	$166,000
Capital Cost per Person	**$69**	**$83**

[1] Cost per acre from recent County staff analysis (83 acres for $2,300,000)

Parks & Recreation Analysis

- Countywide Recreation Center LOS

Recreation Center	Square Feet	Replacement Cost
Buford Recreation Complex	16,005	$6,100,000
Indian Land Recreation Complex	12,125	$6,100,000
Kershaw Recreation Complex	12,125	$4,500,000
Springdale Recreation Complex	20,370	$6,100,000
Total	**60,625**	**$22,800,000**

Level of Service Analysis	Rec Center
Proportionate Share	100%
Share of Recreation Center	60,625
2020 Countywide Population	102,797
Square Feet per 1,000 Persons	**590**

Cost Analysis	Rec Center
Square Feet per 1,000 Persons	590
Cost per Square Foot [1]	$376
Capital Cost per Person	**$222**

[1] Cost per square foot from cost estimate of Indian Land Recreation Complex expansion

Parks & Recreation Analysis

- 10-Year Facility Needs – Study Area

Infrastructure Type	Level of Service		Demand Unit	Cost / Unit
Park Land	2.30	Acres	per 1,000 persons	$30,000
Park Improvements	0.50	Improvements	per 1,000 persons	$166,000
Recreation Centers	590	Square Feet	per 1,000 persons	$376

Growth-Related Need for Parks & Recreation Facilities - Greater Panhandle					
Year		Population	Park Acres	Park Improvements	Recreation Center Sq. Ft.
Base	2020	48,885	112	24	28,842
Year 1	2021	53,579	123	26	31,611
Year 2	2022	58,273	134	29	34,381
Year 3	2023	62,967	144	31	37,150
Year 4	2024	68,184	156	34	40,228
Year 5	2025	73,401	168	36	43,306
Year 6	2026	78,618	180	39	46,384
Year 7	2027	81,350	187	40	47,996
Year 8	2028	84,083	193	42	49,609
Year 9	2029	86,816	199	43	51,221
Year 10	2030	89,549	205	44	52,833
Ten-Year Increase		40,664	**93**	**20**	**23,991**
		Projected Expenditure	**$2,790,000**	**$3,320,000**	**$9,020,616**

Growth-Related Expenditures for Parks & Recreation Facilities	$15,130,616

Parks & Recreation Analysis

- 10-Year Facility Needs – Countywide excluding Study Area

Infrastructure Type	Level of Service		Demand Unit	Cost / Unit
Park Land	2.30	Acres	per 1,000 persons	$30,000
Park Improvements	0.50	Improvements	per 1,000 persons	$166,000
Recreation Centers	590	Square Feet	per 1,000 persons	$376

Growth-Related Need for Parks & Recreation Facilities - Outside Greater Panhandle					
Year		Population	Park Acres	Park Improvements	Recreation Center Sq. Ft.
Base	2020	53,912	123	26	31,808
Year 1	2021	54,377	125	27	32,082
Year 2	2022	54,841	126	27	32,356
Year 3	2023	55,305	127	27	32,630
Year 4	2024	55,720	128	27	32,874
Year 5	2025	56,135	129	28	33,119
Year 6	2026	56,550	130	28	33,364
Year 7	2027	57,032	131	28	33,648
Year 8	2028	57,514	132	28	33,933
Year 9	2029	57,995	133	28	34,217
Year 10	2030	58,477	134	29	34,501
Ten-Year Increase		4,565	**11**	**3**	**2,693**
	Projected Expenditure		**$330,000**	**$498,000**	**$1,012,568**

Growth-Related Expenditures for Parks & Recreation Facilities	$1,840,568

The County commits to providing estimated facility needs outside of the study area, funding not from impact fees.

Parks & Recreation Analysis

- Credit for existing debt

Year	2019 Referendum Bond	Recreation Projects 85%	Residential Share 59%
2020	$1,395,000	$1,184,697	$694,909
2021	$1,475,000	$1,252,637	$734,760
2022	$1,555,000	$1,320,576	$774,611
2023	$1,645,000	$1,397,008	$819,444
2024	$1,740,000	$1,477,687	$866,768
2025	$1,270,000	$1,078,541	$632,641
2026	$1,330,000	$1,129,496	$662,529
2027	$465,000	$394,899	$231,636
2028	$485,000	$411,884	$241,599
2029	$510,000	$433,115	$254,053
2030	$540,000	$458,592	$268,997
2031	$565,000	$479,823	$281,450
2032	$585,000	$496,808	$291,413
2033	$605,000	$513,793	$301,376
2034	$625,000	$530,778	$311,339
2035	$645,000	$547,763	$321,302
2036	$665,000	$564,748	$331,265
2037	$685,000	$581,733	$341,228
2038	$705,000	$598,718	$351,190
2039	$725,000	$615,703	$361,153
Total	**$18,215,000**	**$15,469,000**	**$9,073,663**

Year	Payment	Countywide Population	Payment per Person
2020	$694,909	102,797	$6.76
2021	$734,760	107,956	$6.81
2022	$774,611	113,114	$6.85
2023	$819,444	118,273	$6.93
2024	$866,768	123,904	$7.00
2025	$632,641	129,536	$4.88
2026	$662,529	135,168	$4.90
2027	$231,636	138,382	$1.67
2028	$241,599	141,597	$1.71
2029	$254,053	144,812	$1.75
2030	$268,997	148,026	$1.82
2031	$281,450	151,241	$1.86
2032	$291,413	154,455	$1.89
2033	$301,376	157,670	$1.91
2034	$311,339	160,885	$1.94
2035	$321,302	164,099	$1.96
2036	$331,265	167,314	$1.98
2037	$341,228	170,529	$2.00
2038	$351,190	173,743	$2.02
2039	$361,153	176,958	$2.04
Total	**$9,073,663**		**$68.67**
		Discount Rate	4.50%
		Total Credit	**$51**

Parks & Recreation Analysis

- Credit for future one-cent sales tax projects

Parks & Rec Portion of One-Cent Sales Tax	Funded & Constructed 2022-2029	Annual Average Revenue
$1,647,640	7 years	$235,000

Residential 78%	Base Year Countywide Population	Average Annual Tax Revenue per Capita	7-Year Tax Revenue per Capita
$183,300	102,797	$1.78	**$12**

Parks & Recreation Analysis

- Maximum Supportable Impact Fee

Fee Component	Cost per Person
Park Land	$69
Park Improvements	$83
Recreation Centers	$222
Gross Total	$374
Credit for Debt Payments	($51)
Credit for One-Cent Sales Tax	($12)
Net Total	**$311**

Residential

Housing Type	Persons per Housing Unit	Maximum Supportable Fee per Unit
Single Family Detached	2.52	**$784**
Single Family Attached	2.14	**$666**
Multifamily	1.79	**$557**

Parks & Recreation Analysis

- Projected Revenue from Parks & Rec Fee

Projected Development Impact Fee Revenue

Year		Single Family $771 per unit	Multifamily $557 per unit
		Housing Units	Housing Units
Base	2020	18,374	1,853
Year 1	2021	19,956	2,284
Year 2	2022	21,538	2,714
Year 3	2023	23,120	3,145
Year 4	2024	25,119	3,290
Year 5	2025	27,117	3,436
Year 6	2026	29,116	3,581
Year 7	2027	30,023	3,851
Year 8	2028	30,930	4,121
Year 9	2029	31,838	4,390
Year 10	2030	32,745	4,660
Housing Increase		14,371	2,807
Projected Revenue =>		$11,086,933	$1,563,571

Projected Revenue =>	**$12,650,504**
Total Expenditures =>	**$16,971,184**
Non-Impact Fee Funding =>	**$4,320,680**

Fee revenue is projected to cover 75 percent of total countywide costs. **Funding gap is from credits and growth from outside of study area** that the County is committed to serving at current LOS standards ($1.8 million).

Revenue can help fund the Regional Park planned for the HW 521 corridor ($28.2 million).

Lancaster County Impact Fee Study

- Sheriff
- EMS
- Fire
- Parks & Recreation
- Summary & Housing Affordability

Lancaster County Impact Fee Study

- Maximum Supportable Impact Fee
- Indian Land & Van Wyck Fire Districts

Development Type	Parks & Recreation	Sheriff	EMS	Fire	Maximum Supportable Fee
Residential (per housing unit)					
Single Family Detached	$784	$121	$113	$925	**$1,943**
Single Family Attached	$666	$103	$96	$785	**$1,650**
Multifamily	$557	$86	$81	$657	**$1,381**
Nonresidential (per 1,000 square feet)					
Retail	$0	$187	$100	$1,478	**$1,765**
Office	$0	$63	$34	$502	**$599**
Industrial	$0	$32	$17	$255	**$304**
Warehouse	$0	$11	$6	$90	**$107**
Healthcare	$0	$70	$38	$552	**$660**
Institutional	$0	$127	$68	$1,005	**$1,200**

Lancaster County Impact Fee Study

- Maximum Supportable Impact Fee
- Pleasant Valley Fire District

Development Type	Parks & Recreation	Sheriff	EMS	Fire	Maximum Supportable Fee
Residential (per housing unit)					
Single Family Detached	$784	$121	$113	$759	**$1,777**
Single Family Attached	$666	$103	$96	$644	**$1,509**
Multifamily	$557	$86	$81	$539	**$1,263**
Nonresidential (per 1,000 square feet)					
Retail	$0	$187	$100	$1,363	**$1,650**
Office	$0	$63	$34	$463	**$560**
Industrial	$0	$32	$17	$236	**$285**
Warehouse	$0	$11	$6	$83	**$100**
Healthcare	$0	$70	$38	$509	**$617**
Institutional	$0	$127	$68	$927	**$1,122**

Lancaster County Impact Fee Study

- Maximum Supportable Impact Fee
- Lower Greater Panhandle Area
  - Riverside, Shiloh Zion, and Camp Creek Fire Districts

Development Type	Parks & Recreation	Sheriff	EMS	Fire	Maximum Supportable Fee
Residential (per housing unit)					
Single Family Detached	$784	$0	$0	$0	**$784**
Single Family Attached	$666	$0	$0	$0	**$666**
Multifamily	$557	$0	$0	$0	**$557**
Nonresidential (per 1,000 square feet)					
Retail	$0	$0	$0	$0	**$0**
Office	$0	$0	$0	$0	**$0**
Industrial	$0	$0	$0	$0	**$0**
Warehouse	$0	$0	$0	$0	**$0**
Healthcare	$0	$0	$0	$0	**$0**
Institutional	$0	$0	$0	$0	**$0**

Lancaster County Impact Fee Study

- Comparables
  - Listing the highest possible fee amount for Lancaster

Jurisdiction Fee for Single Family Detached	Parks & Rec	Sheriff	EMS	Fire	Transp.	Library	Solid Waste	Muni.	School	Total Fee
Fort Mill School District - Adopted	$0	$0	$0	$0	$0	$0	$0	$0	$18,158	**$18,158**
Beaufort County Schools - Draft Maximum	$0	$0	$0	$0	$0	$0	$0	$0	$9,535	**$9,535**
Horry County - Draft Maximum	$814	$114	$524	-	$3,113	$0	$273	$0	$0	**$4,838**
Beaufort County - Draft Maximum	$867	$0	$213	$1,229	$1,553	$426	$0	$0	$0	**$4,287**
Clover School District - Adopted	$0	$0	$0	$0	$0	$0	$0	$0	$4,000	**$4,000**
City of Easley - Draft Maximum	$1,715	$429	$0	$629	$590	$0	$0	$0	$0	**$3,363**
City of Fort Mill - Adopted	$1,342	$0	$0	$520	$0	$0	$0	$963	$0	**$2,825**
Lancaster County - Draft Maximum	$784	$121	$113	$925	$0	$0	$0	$0	$0	**$1,943**
Lexington County - Draft Maximum	$0	$198	$102	$686	$0	$0	$0	$0	$0	**$986**

Note: Draft Maximum means that TischlerBise has conducted a development impact fee study for the jurisdiction and the Council has yet to vote. The fees listed represent the maximum supportable fee amount from the study, Councils may adopt a lesser amount.

Lancaster County Impact Fee Study

- With the maximum supportable fee amount, housing cost burden **increases by 0.2% for new residents**
  - A $9 monthly increase for owner-occupied
  - 30% cost burden is considered "moderately burdensome"

Scenario 1 - Base Conditions

Tenure	Monthly Income (80% of Median)	Monthly Cost	Cost Burden
Owner-Occupied	$5,641	$1,616	**28.6%**
Renter-Occupied	$3,624	$1,290	**35.6%**

Scenario 2 - Maximum Supportable Impact Fees Included

Tenure	Monthly Income (80% of Median)	Monthly Cost	Cost Burden
Owner-Occupied	$5,641	$1,625	**28.8%**
Renter-Occupied	$3,624	$1,294	**35.7%**

Thank you

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Sherrie Simpson / Clerk to Council
Department: County Clerk
Date Requested to be on Agenda: 6/28/2021

Issue for Consideration:
Approve or amend the minutes from the June 14, 2021 County Council regular meeting.

Points to Consider:
The draft minutes from the June 14, 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 6-14-2021 County Council Regular Meeting	6/23/2021	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

Lancaster County
South Carolina

County Attorney
John K. DuBose III

Clerk to Council
Sherrie Simpson

June 14, 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 and Billy Mosteller.

Council Members absent: Charlene McGriff.

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; Darren Player, Fire/Emergency Services Director; Sheriff Barry Faile, Lancaster County Sheriff's Office; Jeff Catoe, Public Services Director; 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

Since Charlene McGriff was absent from the meeting, Billy Mosteller 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 Allen Blackmon.

Steve Willis requested to have the agenda amended to remove the Executive Session. Terry Graham moved to amend the agenda to remove the Executive Session. Seconded by Larry Honeycutt. The motion to amend Passed 6-0.; Absent: McGriff

The motion to approve the agenda as amended Passed 6-0.; Absent: McGriff

Special Presentations

There were no Special Presentations held during the meeting.

Citizens Comments

The following citizens signed up to speak during Citizens Comments:

1. Brock Veal, Lancaster, SC, and
2. Dave Edwards, Indian Land, SC, came to the podium and stated that they were the presenters for Ordinance 2021-1743 or the rezoning for Trinity Baptist Church. They explained that they could either speak now or when it was time to consider the 1st Reading of Ordinance 2021-1743. Chairman Steve Harper indicated that Council would call them up if they had questions when it was time to consider that Ordinance.
3. Clare McConaughay, Indian Land, SC, spoke regarding Ordinances 2021-1740 and 2021-1741. She urged Council to be fiscally responsible in their budgeting.

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

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Consent Agenda

Billy Mosteller moved to approve Consent Agenda Items 7**a.**, 7**b.** and 7**c.** [as listed in the Agenda packet, which are the same as Item **a.**, Item **b.** and Item **c.** listed below]. Seconded by Terry Graham. Motion Passed 6-0.; Absent: McGriff

a. **Approval of Minutes from the May 11, 2021 County Council Committee Of The Whole Meeting**

b. **Approval of Minutes from the May 24, 2021 County Council Regular Meeting**

c. **3rd Reading of Ordinance 2021-1735 regarding Rezoning Property Located at 923 Hamstead Circle from MDR to GB (Applicant Joyce Brooks)**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone A One Acre Tract Of Property (TMS# 0006N-0B-010.00), Located At 923 Hamstead Circle, Lancaster, South Carolina, From MDR, Medium Density Residential District, To GB, General Business District.

Non-Consent Agenda

Public Hearing and Resolution 1154-R2021 regarding Approval of a Conditional Use Application to

Permit a Car Dealership and Major Maintenance Repair at 1449 Memorial Park Road, Lancaster, SC (Applicant Jannat Nabiev)

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 A Non-Franchised Car Dealership And Major Maintenance Repair To Be Located Upon Tax Map # 0082N-0B-011.00, At 1449 Memorial Park Road, Lancaster, South Carolina.

Steve Harper and Billy Mosteller recused themselves from the discussion and vote regarding Resolution 1154-R2021. Steve Harper's Statement of Recusal is on file with the minutes in the Clerk to Council's office and is attached to those minutes as Schedule A. Billy Mosteller's Statement of Recusal is on file with the minutes in the Clerk to Council's office and is attached to those minutes as Schedule B. Steve Harper and Billy Mosteller left Chambers at approximately 6:06 p.m. and Brian Carnes took over chairing and directing the meeting during Steve Harper's absence in Chambers due to his recusal.

Brian Carnes opened the Public Hearing for Resolution 1154-R2021 at approximately 6:13 p.m.
Steve Willis noted that no one signed up to speak at the Public Hearing for the Resolution.
There were approximately 17 citizens in attendance during the Public Hearing for this Resolution.
The following speakers came forward to make comments or sent in written comments regarding the Public Hearing for the Resolution: None.
Brian Carnes closed the Public Hearing at approximately 6:13 p.m.

Larry Honeycutt moved to approve Resolution 1154-R2021. Seconded by Allen Blackmon. Motion Passed 4-0.; Abstain: Harper, Mosteller; Absent: McGriff

Steve Harper and Billy Mosteller came back into Chambers and rejoined the meeting at approximately 6:15 p.m. Steve Harper resumed the Chairmanship of the meeting at that time.

Resolution 1155-R2021 regarding Establishing the Local Option Sales Tax Credit Factor

Resolution Title: A Resolution Establishing The Local Option Sales Tax Credit Factor For The 2021 Tax Year.

Brian Carnes moved to approve Resolution 1155-R2021. Seconded by Billy Mosteller. Motion Passed 6-0.; Absent: McGriff

Resolution 1156-R2021 Regarding the Acquisition of Fire Apparatus

Resolution Title: A Resolution Authorizing County Staff And Legal Counsel To Commence The Process Of Acquiring Certain Pieces Of Fire Apparatus Utilizing A Special Obligation Bond Under The Installment Purchase Financing Method.

Brian Carnes moved to approve Resolution 1156-R2021. Seconded by Larry Honeycutt.

Council and staff discussed whether a ladder truck was needed at the Elgin Fire Department, whether the Mobile Command Post was too expensive, whether an Intergovernmental Agreement was needed with the City of Lancaster, whether the money to pay for the equipment should come out of the General Fund over several years and whether a ladder truck was needed at the City of Lancaster Fire Department.

Brian Carnes moved to amend the Resolution to purchase three trucks - an aerial platform truck for Indian Land, Pleasant Valley and the City of Lancaster - and to purchase the Mobile Command Post but with the understanding that the County needs to do better on the budget. He explained that the costs for the Mobile Command Post should not exceed $750,000.00. Seconded by Billy Mosteller. The motion to amend Passed 5-1. Ayes: Carnes, Graham, Honeycutt, Mosteller, Blackmon; Nays: Harper; Absent: McGriff

The motion to approve Resolution 1156-R2021 as amended Passed 5-1. Ayes: Carnes, Graham, Honeycutt, Mosteller, Blackmon; Nays: Harper; Absent: McGriff

DRAFT

3rd Reading of Ordinance 2021-1742 regarding Authorization for the Issuance and Sale of Walnut Creek Improvement District Assessment Revenue Bonds, Series 2021A-3

Ordinance Title: An Ordinance To Authorize And Provide For The Issuance And Sale Of Not To Exceed $4,100,000 Principal Amount Walnut Creek Improvement District Assessment Revenue Bonds, Series 2021A-3; To Provide For The Execution Of A Second Supplemental Indenture Thereto, A Bond Placement Agreement, A Continuing Disclosure Agreement And Other Related Documents For The Series 2021A-3 Bonds; To Approve An Updated Assessment Roll A For Bond Area 3; To Make Other Covenants And Agreements In Connection With The Foregoing; And To Provide For Other Matters Relating Thereto

Terry Graham moved to approve the 3rd Reading of Ordinance 2021-1742. Seconded by Brian Carnes. Motion Passed 5-1.Ayes: Carnes, Graham, Harper, Honeycutt, Mosteller; Nays: Blackmon; Absent: McGriff

Public Hearing and 3rd Reading of Ordinance 2021-1740 regarding Amending the Fiscal Year 2020-2021 Budget

Ordinance Title: An Ordinance To Amend Ordinance No. 2020-1665, Relating To The Appropriation Of Funds And The Approval Of A Detailed Budget For Lancaster County For The Fiscal Year Beginning July 1, 2020 And Ending June 30, 2021 (FY 2020-2021), To Further Provide For Revenues And Expenditures During The Fiscal Year; And To Provide For Matters Related Thereto.

Steve Harper opened the Public Hearing for Ordinance 2021-1740 at approximately 7:08 p.m.
Steve Willis noted that no one signed up to speak at the Public Hearing for the Ordinance.
There were approximately 18 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 7:08 p.m.

Terry Graham moved to approve the 3rd Reading of Ordinance 2021-1740. Seconded by Billy Mosteller. Motion Passed 6-0.; Absent: McGriff

3rd Reading of Ordinance 2021-1737 regarding Rezoning Property Located at 182 Patterson Lane from NB to MX (Applicant Arlington Properties)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone A 6.7 Acre Parcel (TMS# 0005-00-091.02), Located At 182 Patterson Lane, Lancaster, South Carolina, From NB, Neighborhood Business District, To MX, Mixed Use District.

Allen Blackmon moved to approve the 3rd Reading of Ordinance 2021-1737. Seconded by Larry Honeycutt. Motion Passed 6-0.; Absent: McGriff

3rd Reading of Ordinance 2021-1738 regarding Approval of the Master Development Plan Submission of Arlington Properties

Ordinance Title: An Ordinance To Approve The Master Development Plan Submission Of Arlington Properties, Incorporated, For A Proposed 352-Unit Apartment Development Currently Known As "Patterson Lane MF" And Located On Approximately 26.4 Acres, More Or Less, And Located At The Intersection Of Patterson Lane And Harrisburg Road (TMS #'S 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06 AND 0005-00-096.00).

Billy Mosteller moved to approve the 3rd Reading of Ordinance 2021-1738. Seconded by Brian Carnes. Motion Passed 6-0.; Absent: McGriff

3rd Reading Ordinance 2021-1739 regarding Approval of a Development Agreement with Arlington Properties

Ordinance Title: An Ordinance To Approve A Development Agreement With Arlington Properties, Incorporated, For A Development Project Located At The Intersection Of Patterson Road And Harrisburg Road, Lancaster, South Carolina, Establishing The Regulations For The Development Of The Property And Other Matters Related Thereto.

DRAFT

Larry Honeycutt moved to approve the 3rd Reading of Ordinance 2021-1739. Seconded by Brian Carnes. Motion Passed 6-0.; Absent: McGriff

Grant Application - 2021 Site Enhancement Program - Steve Willis/Jamie Gilbert

Jamie Gilbert was absent from the meeting, so Steve Willis explained that Economic Development was applying for a grant under the 2021 South Carolina Department of Commerce Site Enhancement Program to develop Site 4 at the Lancaster County Air Rail Park. He explained that Council did need to make a motion to approve submission of the grant since the grant match was more than the County would normally have in the grant match fund. Allen Blackmon moved to approve the grant application. Seconded by Terry Graham. Motion Passed 6-0.; Absent: McGriff

Council and staff discussed whether the funding would indeed be a part of next fiscal year's budget and whether the County had maxed out their millage increases for the year.

Public Hearing and 2nd 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.

Steve Willis explained that he was recommending to add the following positions to the budget: Fleet Mechanic, Fire Inspector, 2 Public Works employees that will pick up litter and the Mount Nebo Road site development grant.

Steve Willis further explained that Emergency Medical Services (EMS) needed custodial help at the new EMS Headquarters and that their custodian needed to be under the direct supervision of the EMS Director due to the fact that the person would be around medicines.

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Steve Harper opened the Public Hearing for the Ordinance 2021-1741 at approximately 7:22 p.m.
Steve Willis noted that no one signed up to speak at the Public Hearing for the Ordinance.
There were approximately 17 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 7:23 p.m.

Terry Graham moved to approve the 2nd Reading of Ordinance 2021-1741. Seconded by Billy Mosteller.

Kim Belk explained that the budget did need to align with the contracts for the School Resource Officers and the Sheriff's Town of Kershaw contract.

Allen Blackmon moved to align the Sheriff's Town of Kershaw budget and the School Resource Officers (SRO) budget with the contracts that the County has. Seconded by Larry Honeycutt. Motion Passed 6-0.; Absent: McGriff

Allen Blackmon moved to approve the Mount Nebo grant. Seconded by Brian Carnes. Motion Passed 6-0.; Absent: McGriff

Allen Blackmon explained that he thought the budget could be reduced in some areas and that he had sent an email to other Council members regarding some of the accounts that could be reduced. Steve Willis and Kim Belk explained that the amounts in those accounts were based on trends over the last ten years and that Council should be wary of reducing budgets based solely on looking at what happened last year during COVID when employees were working remotely and trainings were canceled.

Allen Blackmon moved to reduce the general account ledgers referenced in his email by $1000.00 each [10-7-007-551-00, 10-7-007-670-00, 10-7-011-543-01, 10-7-011-571-00, 10-7-011-690-00, 10-7-21-500-05, 10-7-021-500-06, 10-7-021-500-10, 10-7-023-530-00 and 10-7-023-540-00]. Seconded by Brian Carnes. Motion Failed 3-3.Ayes: Blackmon, Carnes, Graham; Nays: Harper, Honeycutt, Mosteller; Absent: McGriff

Larry Honeycutt moved to add two people to the budget to pick up litter under the Public Works Department. Seconded by Billy Mosteller. Motion Passed 6-0.; Absent: McGriff

Larry Honeycutt moved to add an EMS custodian to the budget. Seconded by Brian Carnes.

Steve Willis explained that the EMS custodian would report directly to the EMS Director since they would be around medicines and so more background checks and security would be needed for that position.

The motion to amend Ordinance 2021-1741 by adding an EMS custodian to the budget Passed 6-0.; Absent: McGriff

Brian Carnes moved to add the Fire Inspector position to the budget. Seconded by Allen Blackmon. Motion Passed 6-0.; Absent: McGriff

Brian Carnes moved to add a Fleet Mechanic position to the budget. Seconded by Billy Mosteller. Motion Passed 4-2.Ayes: Carnes, Harper, Honeycutt, Mosteller; Nays: Blackmon, Graham; Absent: McGriff

Steve Willis explained that Sheriff Faile had an opportunity for a trial program to have a Mental Health Counselor at the Detention Center. Sheriff Barry Faile explained the trial program.

The motion to approve the 2nd Reading of Ordinance 2021-1741 as amended Passed 5-1. Ayes: Carnes, Graham, Harper, Honeycutt, Mosteller; Nays: Blackmon; Absent: McGriff

DRAFT

1st 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.

Terry Graham moved to approve the 1st Reading of Ordinance 2021-1720. Seconded by Billy Mosteller. Motion Passed 6-0.; Absent: McGriff

Public Hearing and 1st 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.

Steve Harper opened the Public Hearing for Ordinance 2021-1743 at approximately 8:06 p.m.
There were approximately 16 citizens in attendance during the Public Hearing for this Ordinance.
Even though no one signed up to speak at the Public Hearing, Steve Harper allowed the following speaker(s) to come forward and make comments regarding the Ordinance:

1. Dave Edwards, Indian Land, SC, and Brock Veal, Lancaster, SC, spoke regarding the loss of churches over the last fifteen (15) years. Dave Edwards provided a handout of a picture showing a church being demolished and that handout is attached as Schedule C to the written minutes in the Clerk to Council's

office. However, Dave Edwards noted that Trinity Baptist Church's membership was growing and that their membership wanted a cemetery, which is why they needed the rezoning. Council, Dave Edwards and Brock Veal discussed the fact that part of the Church's property was in the Town of Van Wyck but that the property being rezoned was in Lancaster County.

No one sent in written comments for the Public Hearing.
Steve Harper closed the Public Hearing at approximately 8:17 p.m.

Billy Mosteller moved to approve the 1st Reading of Ordinance 2021-1743. Seconded by Allen Blackmon. Motion Passed 6-0.; Absent: McGriff

Public Hearing and 1st 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.

Steve Harper opened the Public Hearing for Ordinance 2021-1745 at approximately 8:19 p.m.
Steve Willis noted that no one signed up to speak at the Public Hearing for the Ordinance.
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 8:20 p.m.

Brian Carnes moved to approve the 1st Reading of Ordinance 2021-1745. Seconded by Larry Honeycutt. Motion Passed 6-0.; Absent: McGriff

Public Hearing and 1st 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.

Steve Harper opened the Public Hearing for Ordinance 2021-1746 at approximately 8:24 p.m.
Steve Willis noted that no one signed up to speak at the Public Hearing for the Ordinance.
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 8:24 p.m.

Allen Blackmon moved to bring the 1st Reading of Ordinance 2021-1746 to the floor for approval. Seconded by Brian Carnes. Motion Passed 6-0.; Absent: McGriff

Discussion and Action Items

Approval of Appointments to various Boards or Commissions

- Ben Levine to the Planning Commission as the District 7 representative to fill a four year term that will expire on 06/30/2025 (2nd Term)
- Kevan Waiters to the Community Relations Commission as the District 7 representative to fill a four year term that will expire on 06/30/2025 (2nd Term)
- M. David Aspesi to the Recreation Advisory Board as the District 7 representative to fill a four year term that will expire on 06/30/2025 (2nd Term)
- CK (Greg) Gregory to the Keep Lancaster County Beautiful Board as one of the District 5 representatives to fill a four year term that will expire on 06/30/2025 (2nd Term)

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- William Hickman to the Airport Advisory Board as the District 5 representative to fill a four year term that will expire on 06/30/2025 (2nd Term)
- Michael DeMarco to the Board of Assessment Appeals as the District 5 representative to fill a four year term that will expire on 06/30/2025 (2nd Term)
- Shawn Christopher (Chris) Shannon to the Health and Wellness Commission as the District 5 representative to fill a four year term that will expire on 06/30/2025 (1st Term)
- Irini Guda McCarthy to the Health and Wellness Commission as an At Large member to fill a four year term that will expire on 06/30/2025 (2nd Term)
- Fred Terry Catoe to the Historical Commission as the District 3 representative to fill a four year term that will expire on 06/30/2025 (1st Term)
- Odell Parker to the Community Relations Commission as the Disrict 3 representative to fill a four year term that will expire on 06/30/2025 (5th Term - Requires a Super Majority Vote of Council)

Larry Honeycutt moved to approve all of the appointments listed in the agenda. Seconded by Brian Carnes. Motion Passed 6-0.; Absent: McGriff

Discussion of Premium Pay for Select Employees - Steve Willis

Steve Willis explained that Council had asked about using money from the General Fund to pay the premium pay for essential workers and then to seek reimbursement from the federal money once it becomes available. However, he noted that on the last call with the National Association of Counties, they indicated that the government will allow Counties to put the money in an interest bearing account until it is used. He also noted that the interest could go into the General Fund. He explained that the Chief Financial Officer had already begun the process of establishing that interest bearing account. He also noted that the Sheriff's office already has money in their budget for the premium pay payments but that the other Public Safety Departments do not. He further noted that he could not guarantee reimbursement. He noted that the premium pay would need to come to Council via Resolution and that there should be separate resolutions for each Department.

Veronica Thompson explained that the County would need to ensure justifications for the use of the federal money and that the County applied for the money last week. Brian Carnes stated that the County should wait to use any funds for premium pay since it was only a month away until the County received the money and guidance.

Allen Blackmon moved to move forward and that the Council use the General Fund money that the County has and, as outlined, that the Sheriff has the majority of money in his General Fund and to make up the difference wherever needed in other General Funds and that the Resolution be brought forward at the June 28, 2021 meeting for a vote. Seconded by Larry Honeycutt. Motion Passed 5-1.Ayes: Blackmon, Graham, Harper, Honeycutt, Mosteller; Nays: Carnes; Absent: McGriff

Resolution for Next Meeting on Proposed Van Wyck Fire District - Steve Willis

Steve Willis explained that at the next Council meeting, Council would be considering a Resolution to create a Van Wyck Fire Protection District. He noted that the Resolution would call for an advisory referendum.

Terry Graham requested that the Van Wyck Fire Department's funds from the Tree Tops Development Agreement be a separate line item in the budget.

Status of items tabled, recommitted, deferred or held

a. HELD until the 6-28-2021 County Council Meeting - Public Hearing (Delayed and Will Be ReAdvertised) 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. ***- 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***

DRAFT

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

b. DEFERRED to the 6-28-2021 County Council Meeting - Public Hearing (Delayed and Will Be ReAdvertised) 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. ***- 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***

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

c. DEFERRED to the 6-28-2021 County Council Meeting - Public Hearing (Delayed and Will Be ReAdvertised) 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. ***- 1st Reading Passed 5-2 at the March 22, 2021 County Council Meeting (Steve Harper and Billy Mosteller Opposed). Deferred 2nd Reading by a vote of 7-0 at the April 12, 2021 County Council Meeting. - Steve Willis/John DuBose***

DRAFT

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

d. DEFERRED to the 6-28-2021 County Council Meeting - Public Hearing (Delayed and Will Be ReAdvertised) 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 ***- 1st Reading Passed 5-2 at the March 22, 2021 County Council Meeting (Steve Harper and Billy Mosteller Opposed). Deferred 2nd Reading by a vote of 7-0 at the April 12, 2021 County Council Meeting. - Steve Willis/John DuBose***

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

e. DEFERRED to the 6-28-2021 County Council Meeting - Public Hearing (Delayed and Will Be

ReAdvertised) 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 - ***1st Reading Passed 5-2 at the March 22, 2021 County Council Meeting (Steve Harper and Billy Mosteller Opposed). Deferred 2nd Reading by a vote of 7-0 at the April 12, 2021 County Council Meeting. - Steve Willis/John DuBose***

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

f. DEFERRED to the 6-15-2021 Committee of the Whole Meeting - 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.

DRAFT

Miscellaneous Reports and Correspondence

There were no Miscellaneous Reports and Correspondence to discuss during the meeting.

Citizens Comments

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

Executive Session

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

1. ***Economic Development Discussions: Project Plant and Project Water. SC Code 30-4-70(a)(5).***

Executive Session was removed from the agenda during the Approval of the Agenda.

Adjournment

Larry Honeycutt moved to adjourn the regular meeting of Council. Seconded by Terry Graham. The motion to adjourn Passed 6-0.; Absent: McGriff. There being no further business, the regular meeting of Council adjourned at approximately 8:46 p.m.

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Sherrie Simpson / Clerk to Council
Department: County Clerk
Date Requested to be on Agenda: 6/28/2021

Issue for Consideration:
Approve or amend the minutes from the June 15, 2021 County Council Committee Of The Whole meeting.

Points to Consider:
The draft minutes from the June 15, 2021 County Council Committee Of The Whole 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 6-15-2021 Committee of the Whole Meeting	6/23/2021	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

Lancaster County
South Carolina

County Attorney
John K. DuBose III

Clerk to Council
Sherrie Simpson

June 15, 2021 | **4:00 PM** | **101 North Main Street, Lancaster, SC 29720**

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

MINUTES

DRAFT

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

Council Members absent: Steve Harper and Charlene McGriff.

Staff Members/Others present: Steve Willis, County Administrator; Kim Belk, Interim Deputy County Administrator/Budget Director; Sherrie Simpson, Clerk to Council; John DuBose, County Attorney; Veronica Thompson, Chief Financial Officer; Rox Burhans, Development Services Director; Jeff Catoe, Public Services Director; Mandy Catoe, Keep Lancaster County Beautiful Coordinator; various Department Heads; various staff 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 - Vice-Chairman Brian Carnes

Vice-Chairman Brian Carnes called the Committee of the Whole meeting to order at approximately 4:00 p.m.

Welcome and Recognition - Vice-Chairman Brian Carnes

Vice-Chairman Brian Carnes welcomed everyone to the meeting.

Pledge of Allegiance and Invocation - Council Member Billy Mosteller

Billy Mosteller led the Pledge of Allegiance to the American Flag and delivered the Invocation.

Approval of Agenda

Larry Honeycutt moved to approve the agenda. Seconded by Billy Mosteller. Motion Passed 5-0.; Absent: Harper, McGriff

Citizens Comments

The following citizens signed up to speak during Citizens Comments:

1. Michael Anderson, Lancaster, SC, spoke regarding Ordinance 2021-1728 and Concealed Weapons Permit (CWP) Instructor ranges.
2. Ned Blackmon, Lancaster, SC, spoke regarding Ordinance 2021-1728 and Concealed Weapons Permit (CWP) Instructor ranges.

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

Discussion and Action Items

Discussion of the Development Agreement for Pedcor Investments (DA-20202973) - Rox Burhans

Rox Burhans reviewed the proposed Pedcor development agreement project. He reviewed the project by using the power point presentation attached to the written minutes in the Clerk to Council's office.

Mike Byron, Vice-President of Development for Pedcor, reviewed the project by using a power point presentation entitled, "Hawthorn Hills Apartment Homes," and that presentation is attached as Schedule A to the written minutes in the Clerk to Council's office.

Council, staff, Mike Byron and Phil Stoffregen, with Pedcor, discussed whether there was a need for affordable housing in the Indian Land area, why staff recommended denial of the project and other Pedcor developments in other States and in South Carolina.

DRAFT

Discussion 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.

Terry Graham recused himself from the discussion regarding Ordinance 2021-1728. His Statement of Recusal is on file with the minutes in the Clerk to Council's office and that form is attached to those minutes as Schedule B. Terry Graham left Chambers at approximately 4:43 p.m.

Rox Burhans reviewed the history of the Ordinance. He provided and reviewed three map handouts: (1) the first map handout was entitled, "Proposed Zoning Permitting Outdoor Shooting Ranges In Proposed Zoning Using 1/2 Mile Buffer," and that handout is attached as Schedule C to the written minutes in the Clerk to Council's office; (2) the second map handout was entitled, "Proposed Zoning Permitting Outdoor Shooting Ranges In Proposed Zoning Using 1/4 Mile Buffer," and that handout is attached as Schedule D to the written minutes in the Clerk to Council's office; and (3) the third map handout was entitled, "Proposed Zoning Permitting Outdoor Shooting Ranges In Proposed Zoning Using 1/8 Mile Buffer," and that handout is attached as Schedule E to the written minutes in the Clerk to Council's office.

Rox Burhans asked if Council wanted to move forward with the Ordinance, modify the Ordinance or table the Ordinance and take no action on it. Steve Willis asked Council members to provide feedback regarding the Ordinance so that staff would know how to proceed.

Terry Graham came back into Chambers and rejoined the meeting at approximately 4:53 p.m.

Future Committee of the Whole Meetings - Steve Willis

Steve Willis explained that Council seemed interested in continuing with the Committee of the Whole meetings rather than going back to Administration Committee, Public Safety Committee and Infrastructure and Regulation (I & R) Committee meetings. He noted that, at the next Council meeting, he would provide Council with a Resolution to continue the Committee of the Whole meetings through the remainder of the calendar year. Council and staff discussed the day of the week on which the meeting should be held. Council agreed to hold the future Committee of the Whole meetings on the Wednesday after the first Council meeting at 4:00 p.m.

Update on the Keep Lancaster County Beautiful Board - Highlights and Goals from the First Year - Mandy Catoe

Mandy Catoe reviewed a power point presentation entitled, "Keep Lancaster County Beautiful Our Beginning 2020-2021," and that presentation is attached as Schedule F to the written minutes in the Clerk to Council's office.

Citizen Comments

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

Adjournment

Larry Honeycutt moved to adjourn the Committee of the Whole meeting. Motion to adjourn Passed 5-0.; Absent: Harper, McGriff. There being no further business, the Committee of the Whole meeting adjourned at approximately 5:21 p.m.

DRAFT

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: 6/28/2021

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 (
(**ORDINANCE NO. 2021-1743**
COUNTY OF LANCASTER (

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			

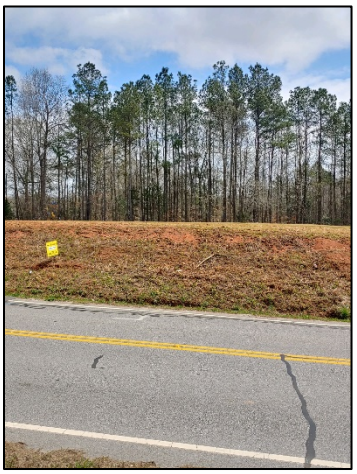
Public Utilities
Water is available to this site through LCWSD. The site would require a septic system with permits from SCDHEC.

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) — Applicant — 12/1/2020 — Date

Trinity Baptist Church of Van Wyck, Inc — Property Owner(s) — 12/1/2020 — 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: CHARLIE 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
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 1519 Steel Hill Road
City VAN WYCK State SC Zip 29744 Tax Parcel ID 025-00-034.14
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**

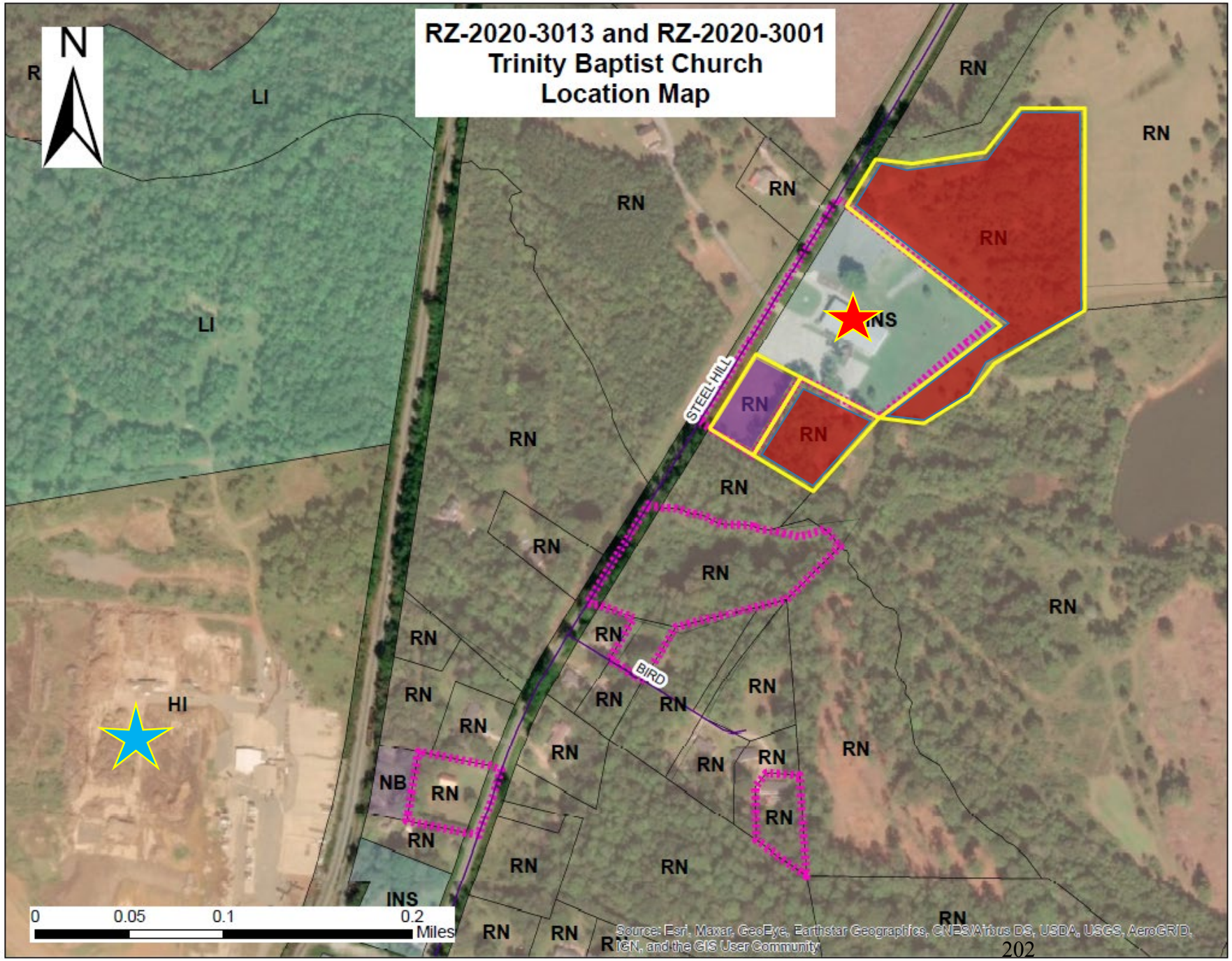
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and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

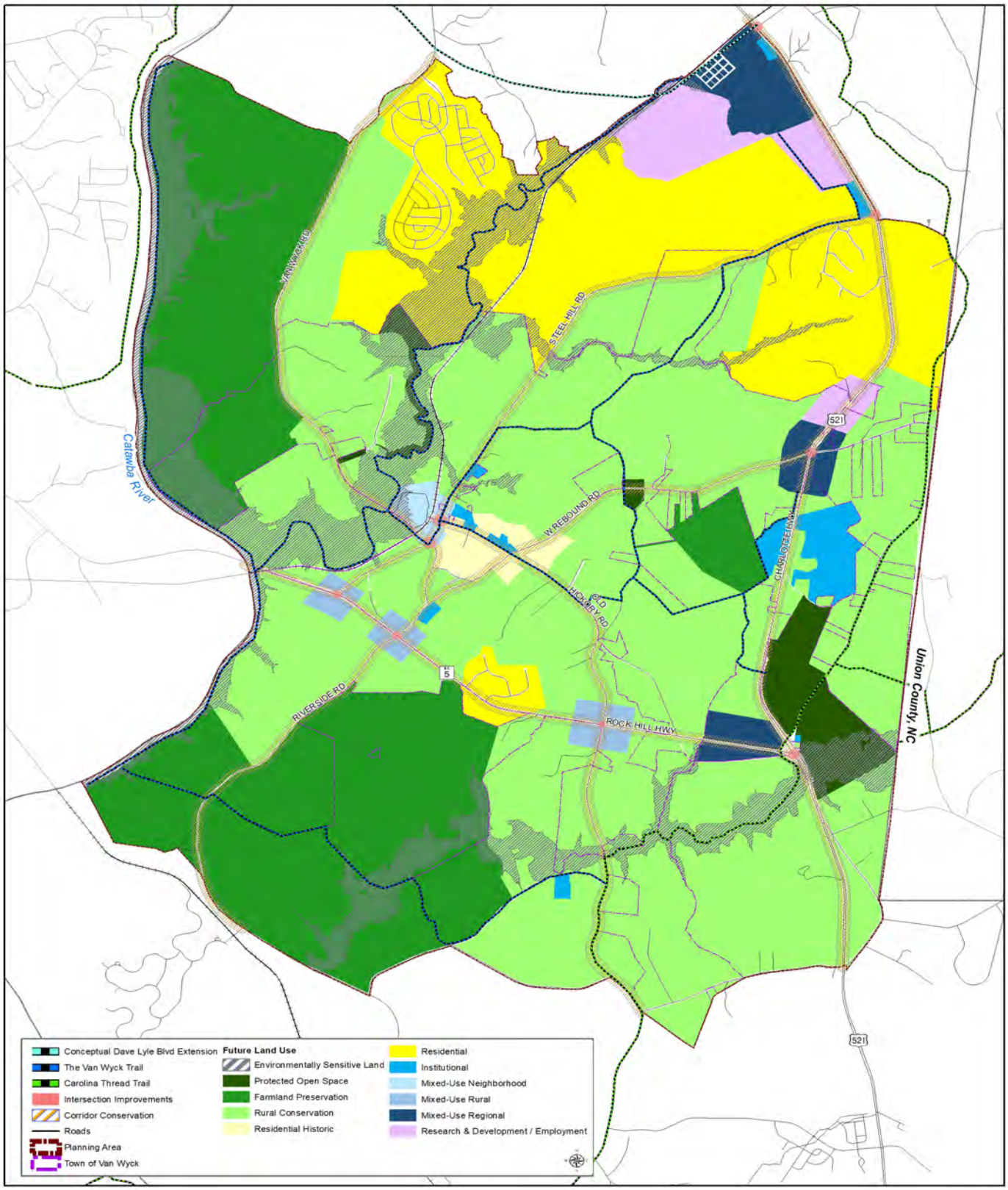


Lancaster County
South Carolina

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: 6/28/2021

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

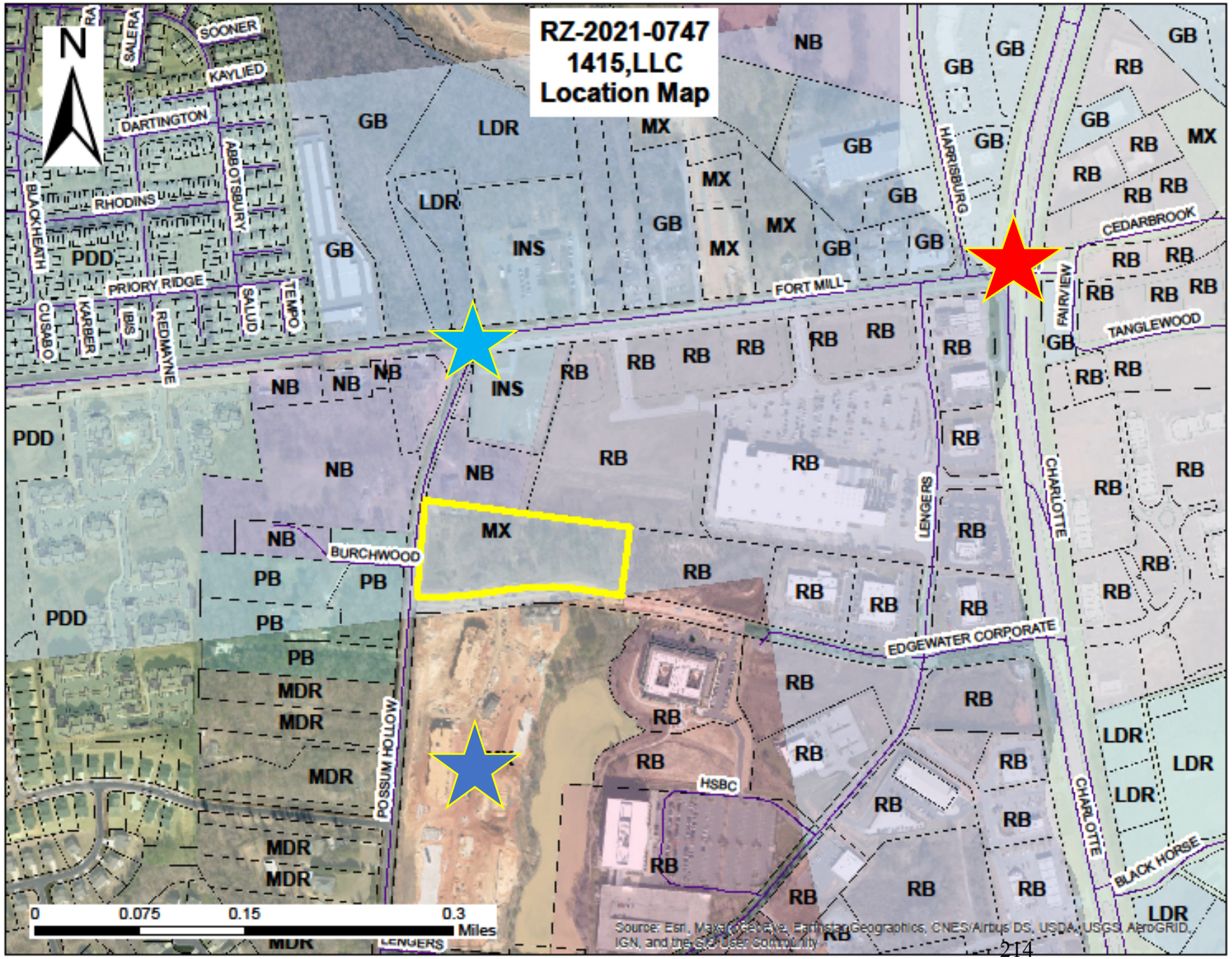
I, Kimberly B Young, the undersigned, a Notary Public of the County and State aforesaid, certify that James E. Merrifield personally came before me this day and acknowledged that he is Manager of Merrifield Partners, LLC, and that Merrifield Partners, LLC is the Manager of RMB Edgewater, LLC, a North 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

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

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

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: _____ (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 **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 Heger
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.

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;

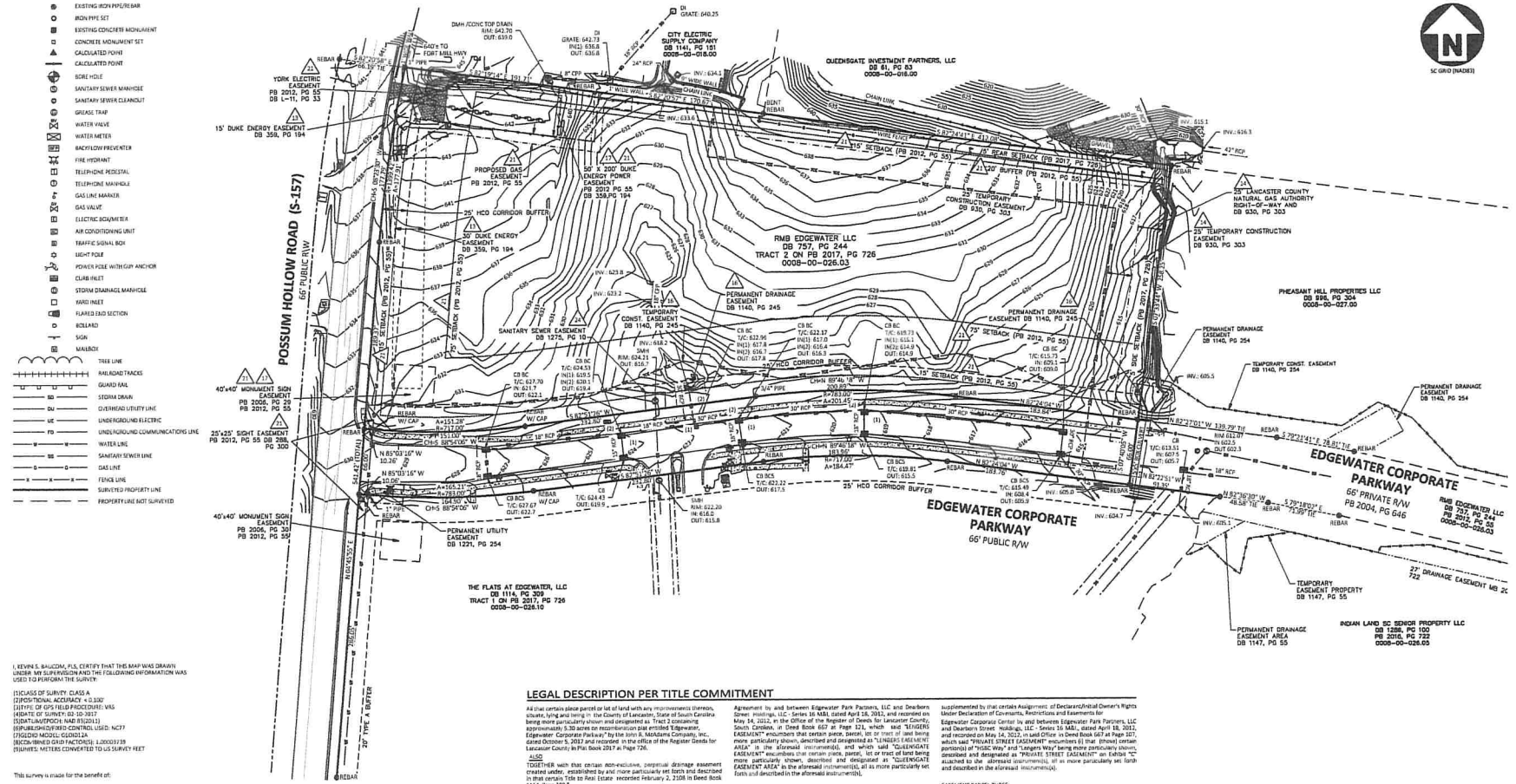
(11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;

(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 45057C0207E, 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 207 - 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 1068, 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 1288, 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 Declaration 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) 153, Lancaster County Registry - EASEMENT DOES NOT CROSS SUBJECT PROPERTY.

24. Easements 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, and 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 289 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 112, which said "PRIVATE STREET EASEMENT" encumbers that certain piece, parcel, lot or tract of land being more particularly shown, described and designated as "PRIVATE STREET EASEMENT AREA" in 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: 6/28/2021

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
Residential	
Dwelling - Single Family & Two Family	1 per unit
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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
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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.

* * * * * * * * * *

	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 1157-R2021
Contact Person / Sponsor: Steve Willis / Administration
Department: Attorney
Date Requested to be on Agenda: 6/28/2021

Issue for Consideration:
Consideration of an Advisory Referendum to create the proposed Van Wyck Fire Protection District and other matters related thereto.

Points to Consider:
As was done with the Pleasant Valley Fire Protection District and the Indian Land Fire Protection District Resolution 1157-R2021 would order that an Advisory Referendum be held regarding the proposed Van Wyck Fire Protection District.

The referendum is advisory in nature only and the final decision on this matter rests with County Council.

The referendum includes other matters related to the proposed District including conducting a public hearing, the ability for Council to issue bonds on behalf of the District, create a governing Board, and set fees for the funding of the district.

All of those matters would be addressed in the required ordinance should Council elect to proceed with the creation of the district.

A proposed timeline of events is included as information.

Funding and Liability Factors:
N/A

Council Options:
Approve, modify, or reject the Resolution.

Recommendation:
Approve the Resolution which will allow the voters within the District to express their desires.

ATTACHMENTS:

Description	Upload Date	Type
Resolution 1157-R2021	6/16/2021	Resolution
Timeline of Events	6/16/2021	Backup Material
Treetops Fire Fee Collections	6/22/2021	Backup Material

STATE OF SOUTH CAROLINA)
) **RESOLUTION NO. 1157-R2021**
COUNTY OF LANCASTER)

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.

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

Section 1. Findings and Determinations.

The Council finds and determines:

(a) Lancaster County is a body politic and corporate, a political subdivision of the State of South Carolina (the "State") and possesses certain powers granted by the Constitution and general laws of the State.

(b) Pursuant to Title 4, Chapter 19, Code of Laws of South Carolina 1976, as amended (the "Act"), the Council is vested with the power to establish, operate, and maintain a system of fire protection including the power to designate areas of the county where fire protection service may be furnished and to fund the services through the imposition of a schedule of rates and charges or the levy and collection of *ad valorem* taxes or both.

(c) The powers conferred upon Council by the Act include the power to issue general obligation bonds of the County, payable from rates and charges imposed within the district and, if the revenue from the rates and charges are insufficient to service the debt, then from an *ad valorem* tax levied to service the debt.

(d) Fire protection services are provided in the Van Wyck area by a volunteer fire department funded in part by the County.

(e) Establishing a fire protection district in the Van Wyck area will provide a uniform level of service and funding for fire protection services throughout the Van Wyck area.

(f) Council has previously established fire protection districts in other areas of the County, more specifically, the Pleasant Valley area (Pleasant Valley Fire Protection District) and the Indian Land area (Indian Land Fire Protection District) and in both districts rates and charges are imposed for the purpose of funding permanent improvements and capital expenditures, including debt service on general obligation bonds, leases and other forms of indebtedness allowed by law, and to the extent the revenue from the rates and charges exceed the amount necessary for indebtedness purposes, then the excess revenue may be used for the operation and maintenance of the respective district.

(g) Establishing the Van Wyck Fire Protection District in the manner and form contained in this resolution is consistent with the manner and form used by Council to establish fire protection districts in the Pleasant Valley area and Indian Land area.

(h) It is the purpose of this resolution to begin the process for establishing, pursuant to the Act, a fire protection district for the Van Wyck area, however, it is Council's intent to withhold final action on the establishment of the proposed fire protection district until a non-binding advisory referendum can be held in the proposed district.

(i) The establishment of the Van Wyck Fire Protection District satisfies the requirements and conditions set forth in Section 4-19-10 and Section 4-19-20 of the Act.

Section 2. Intent to Consider Establishment of the Van Wyck Fire Protection District.

It is Council's intent to consider the establishment of a fire protection district for the Van Wyck area of the County. Council will consider the establishment of the Van Wyck Fire Protection District (the "District") in accordance with the requirements and procedures in the Act. In addition, Council will not take final action on the passage of an ordinance providing for, among other things, the establishment of the District until after a non-binding advisory referendum is held in the Van Wyck area.

Section 3. Description of Area of the Van Wyck Fire Protection District.

The area to be designated as the Van Wyck Fire Protection District is the area bounded as follows:

The **NORTHERN BOUNDARY** of the Van Wyck Fire Protection District is described as follows: From the centerline of Niven Road and its intersection with the North Carolina state line, (1) westward along the center line of Niven Road to its intersection with the centerline of U.S. 521 (Charlotte Highway); (2) then northwestward along the centerline of U.S. 521 (Charlotte Highway) to its intersection with the southeastern edge of the property now or formerly owned by Dianne Liles, TMS No. 0020-00-027.01; (3) then along the southern and then northwestern boundary of the property now or formerly owned by Dianne Liles, TMS No. 0020-00-027.01; (4) then along the southern boundary (crossing over the CSX Railroad and a portion of TMS No. 0020-00-051.00) of the property now or formerly owned by JMB Land Co. LLC, TMS No. 0020-00-050.00; (5) then along the southeastern boundary of the property now or formerly owned by Marshall Hinson, TMS No. 0019-00-019.00; (6) then along the southeastern and then southwestern boundary of the property now or formerly owned by Marshall Hinson, TMS No. 0019-00-018.00; (7) then along the southern boundary of the property (crossing over Griffin Road) now or formerly owned by Robert Maher, TMS No. 0019-00-022.05; (8) then southward along the eastern boundary of the property now or formerly owned by Willie and Donna Holder, TMS No. 0019-00-022.02; (9) then southward along the eastern boundary of the property now or formerly owned by Rickey Hubbard, TMS No. 0019-00-021.04; (10) then southward along the eastern boundary of the property now or formerly owned by Doyle McDonald, TMS No. 0019-00-021.05; (11) then along the eastern and then southern and then western boundaries of the property now or formerly owned by Olin Wilson, TMS No. 0019-00-041.00; (12) then along the western boundary of the property now or formerly owned by Nancy W. Tillman, TMS No. 0019-00-040.00; (13) then along the southwestern and then western boundary of the property now or formerly owned by James and Patricia Ogburn, TMS No. 0019-00-022.00; (14) then along the western boundary of the property now or formerly owned by Vijaya Reddy Trustee, TMS No. 0019-00-023.02; (15) then along the western boundary of the property now or formerly owned by Charles and Jerri Laney, TMS No. 0019-00-024.01; (16) then along the western boundary of the property now or formerly owned by Olin Wilson, TMS No. 0019-00-036.00; (17) then along the western boundary of the property now or formerly owned by Robert and Georgia Sherengo, TMS No. 0019-00-027.07; (18) then

along the western boundary of the property now or formerly owned by Thomas and Linda Pickard, TMS No. 0019-00-027.09; (19) then along the southern boundary of the property now or formerly owned by Helen Davis, TMS No. 0019-00-035.00; (20) then along the southwestern and then northwestern boundary of the property now or formerly owned by Robert D. Wilson Sr. Trustee, TMS No. 0019-00-029.00; (21) then along the southwestern boundary of the property now or formerly owned by Mary Purvis and Elizabeth Martin, TMS No. 0019-00-027.01; (22) then along the southeastern boundary of the property now or formerly owned by Gordon and Linda Stegall, TMS No. 0019-00-030.06; (23) then along the southeastern boundary of the property now or formerly owned by Gordon and Linda Stegall, TMS No. 0019-00-030.00; (24) then along the southeastern boundary of the property now or formerly owned by W. Olin Nisbet Jr. Family, TMS No. 0019-00-030.05; (25) then southwest along the northwest side of Van Wyck Road until its intersection with property now or formerly owned by Family Center Inc., TMS No. 0019-00-033.00; (26) then along the northwestern boundary (crossing Van Wyck Road) of property now or formerly owned by Family Center Inc., TMS No. 0019-00-033.00 (crossing back over Van Wyck Road); (27) then along the southeastern boundary of the property now or formerly owned by James and Rachel Jackson, TMS No. 0019-00-030.02; (28) then along the southeastern boundary of the property now or formerly owned by Barbara Dandridge, TMS No. 0019-00-030.01; (29) then along the southeastern boundary (crossing over Van Wyck Road) of the property now or formerly owned by Macedonia Baptist Church, TMS No. 0019-00-031.00; and (30) then along the southern boundary of the property now or formerly owned by the W. Olin Nisbet Jr. Family, TMS No. 0019-00-001.00, to its intersection with the boundary of Lancaster County and York County (the point of the beginning of the western boundary of the Van Wyck Fire Protection District).

The **WESTERN BOUNDARY** of the Van Wyck Fire Protection District is described as follows: From the intersection of the southern boundary of the property now or formerly owned by the W. Olin Nisbet Jr. Family, TMS No. 0019-00-001.00, and the boundary of Lancaster County and York County (the point of the end of the northern boundary of the Van Wyck Fire Protection District), then going generally southward along the boundary of Lancaster County and York County to the point of beginning of the southern boundary of the Van Wyck Fire Protection District.

The **SOUTHERN BOUNDARY** of the Van Wyck Fire Protection District is described as follows: Beginning at the confluence of Waxhaw Creek and the Catawba River, (1) then generally northeasterly along Waxhaw Creek to the centerline of Riverside Road; (2) then generally easterly along the centerline of Riverside Road to its intersection with the centerline of Porter Ranch Road; (3) then generally northeasterly along the centerline of Porter Ranch Road to its intersection with the centerline of State Road S-29-177; (4) then generally easterly along the centerline of State Road S-29-177 to its intersection with the centerline of Old Hickory Road; (5) then generally southeasterly along the centerline of Old Hickory Road to its intersection with the centerline of W. North Corner Road; (6) then generally easterly along the centerline of W. North Corner Road to its intersection with the centerline of U.S. 521 (Charlotte Highway); and (7) then from the centerline intersection of U.S. 521 (Charlotte Highway) and the centerline intersection of E. North Corner Road generally north northeasterly along the centerline of E. North Corner Road to the point where E. North Corner Road meets the North Carolina state line (the point of beginning of the eastern boundary of the Van Wyck Fire Protection District).

The **EASTERN BOUNDARY** of the Van Wyck Fire Protection District is described as follows: Beginning at the point where E. North Corner Road meets the North Carolina state line, then going generally northward along the boundary of Lancaster County and the State of North Carolina to the point of its intersection with the centerline of Niven Road (the point of beginning of the northern boundary of the Van Wyck Fire Protection District).

Section 4. Imposition of Rates and Charges.

It is the intent of the Council to impose rates and charges within the Van Wyck Fire Protection District for the purpose of funding permanent improvements and capital expenditures, including buildings, equipment and infrastructure as needed for fire protection and to pay directly or pay debt service on general obligation bonds, leases or other forms of indebtedness allowed by law. If the revenue from the rates and charges exceed the amount necessary for permanent improvements and capital expenditures, including indebtedness, then the excess revenue may be used for the operation and maintenance of the District. The initial annual charge is expected to be set at ninety dollars ($90.00) for each equivalent residential unit (ERU). The ERU for specific properties is expected to be determined using the following conversion table:

Land 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

Section 5. General Obligation Bonds.

Council will be empowered to issue general obligation bonds of the county for the purpose of funding permanent improvements and capital expenditures, including buildings, equipment and infrastructure as needed for fire protection. The full faith, credit, and taxing power of the county must be irrevocably pledged to the repayment of the bonds. The general obligation bonds are payable from an *ad valorem* tax levied annually by the county auditor and collected by the county treasurer. It is the Council's intent that the annual *ad valorem* tax to be levied for the payment of the principal and interest on the general obligation bonds shall be reduced in each year by the amount of the revenue collected from the imposition of rates and charges in the District so that the levy of an *ad valorem* tax is necessary only when the rates and charges are insufficient to pay principal and interest on the general obligation bonds.

Section 6. Administration of District.

(a)(1) It is the intent of the Council to appoint a commission consisting of five members to operate the Van Wyck Fire Protection District. The commission shall consist of four members who must reside within the Van Wyck Fire Protection District. The Fire Chief for the Van Wyck Fire Department, or the designee of the Van Wyck Fire Department, shall serve ex-officio and as a full voting member. The term of office for commission members is four years. It is Council's intent to stagger the terms of office. Two of the four initial appointments, determined by Council by lot, shall have a term that ends on June 30, 2023 and the other two shall have a term that ends on June 30, 2025. All terms end on June 30. A person who has served two (2) consecutive terms on the commission is ineligible for appointment for an additional term unless a period of at least two (2) years has elapsed since the expiration of the person's last term; *provided, however,* upon a two-thirds vote of the Council members, a person may be reappointed to the commission notwithstanding the term limitation. Time served in filling a vacancy is not included in the term limitation. Members serve until their successors are appointed and qualified. Vacancies must be filled for the unexpired term in the same manner as the original appointment.

(2) A member of the commission who misses three consecutive meetings of the commission during any fiscal year or a total of five meetings in any fiscal year vacates the office to which the member is appointed. The vacancy in the office exists as of the end of the meeting missed by the member that triggers the vacancy and the vacancy shall be filled in the same manner as other vacancies. When a vacancy occurs pursuant to this item, the commission chair or the chief administrative officer of the commission shall notify the clerk to council in writing as soon as possible.

(3) Members of the commission serve at the pleasure of County Council.

(b) All members serve without compensation, but may be reimbursed for actual expenses and mileage pursuant to county policy after approval by the commission chair and the county administrator.

(c) The commission of the Van Wyck Fire Protection District shall organize itself by electing one of its members as chair and one as vice-chair whose terms must be for one year. The commission may provide for the election of any other officers it considers necessary.

(d) The commission shall meet at the call of the chair and at the times the chair or commission may determine. Meetings shall be held not less frequently than once each calendar quarter. Meetings of the commission shall be conducted in accordance with the Freedom of Information Act, codified as Title 30, Chapter 4 of the Code of Laws of South Carolina 1976, as amended.

(e) Within one (1) year of the member's appointment and at such other times as may be required by Council, the member shall attend a training session provided by the county on the topics of fiduciary duties, county fiscal and personnel policies, and other responsibilities and duties of a commission member.

(f) Annually, at the time designated by the county administrator or the county administrator's designee, the commission shall submit to the Council an operating budget for the ensuing fiscal year adequate to fund the operation and programs of the commission.

(g) The expenditure of any funds by the commission is subject to the purchasing rules and financial procedures of the county as adopted by the Council. The commission shall designate a person on the commission as liaison with the offices of the county administrator and county finance director to ensure compliance with these rules and procedures.

(h) The county shall include the commission in the annual independent audit of the financial records of the county.

(i) The commission is subject to the county's personnel policies including wage and salary guidelines.

Section 7. Non-Binding Advisory Referendum.

(a) Order to Hold Referendum. Council hereby orders a non-binding advisory referendum to be held in the area proposed to be designated as the Van Wyck Fire Protection District on Tuesday, November 2, 2021, at which time there shall be submitted to all persons qualified to vote under the Constitution and laws of the State of South Carolina the question set forth in subsection (c) of this section.

(b) Voting Precincts and Polling Places. The voting precincts or any portion thereof in the proposed Van Wyck Fire Protection District for the non-binding advisory referendum shall be those designated by Section 7-7-350 of the Code of Laws of South Carolina 1976, as amended. The polling places in each of such precincts shall be designated by the Lancaster County Registration and Election Commission (the "Commission"). The polls shall be opened at seven o'clock in the forenoon and closed at seven o'clock in the afternoon on the date fixed for the non-binding advisory referendum and shall be open during said hours without intermission or adjournment.

(c) Form of Ballot. The Commission is requested to cause the programming of voting machines for the ballot found below. To the extent necessary, the Commission shall cause to be printed a sufficient number of emergency ballots for use in the non-binding advisory referendum. The instructions must appear conspicuously at the top of the ballot face and must be printed in bold-face type at least as large as the largest type on the ballot. Upon approval by the Commission, the form of question on the ballot label to be used in the non-binding advisory referendum and the instructions to voters appearing thereon shall be in substantially the form set forth below. The format of the ballot may be changed to accommodate voting machines, but the form of question shall remain the same.

(FORM OF BALLOT)

"OFFICIAL BALLOT

NON-BINDING ADVISORY REFERENDUM
ESTABLISHMENT OF VAN WYCK FIRE PROTECTION DISTRICT
LANCASTER COUNTY, SOUTH CAROLINA
TUESDAY, NOVEMBER 2, 2021

Precinct _____

No. _____

_____
Initials of Issuing Officer

– – – – – – – – – – – – – – –

OFFICIAL BALLOT
NON-BINDING ADVISORY REFERENDUM
ESTABLISHMENT OF VAN WYCK FIRE PROTECTION DISTRICT
LANCASTER COUNTY, SOUTH CAROLINA
TUESDAY, NOVEMBER 2, 2021

Should the Lancaster County Council establish a fire protection district for the Van Wyck area of Lancaster County and fund permanent improvements and capital expenditures, including buildings, equipment and infrastructure as needed for fire protection through the imposition of rates and charges within the area and to use any excess rates and charges for operation and maintenance purposes and be empowered to issue general obligation bonds of the county payable from the rates and charges and to the extent that the rates and charges are insufficient, payable from an *ad valorem* tax levied for the purpose of providing the permanent improvements and capital expenditures?

In favor of the question [ ][Yes]

Opposed to the question [ ][No]

If the voter wishes to vote in favor of the question, place a check or cross mark in the square after the words 'In favor of the question;' if the voter wishes to vote against the question, place a check or cross mark in the square after the words 'Opposed to the question.'"

(d) Qualification of Voters. Every person offering to vote must be at least eighteen (18) years of age and must be duly registered on the books of registration for Lancaster County as an elector in the precinct in which he or she resides and offers to vote on or before the date on which said books of registration are closed for the non-binding advisory referendum, and must present a valid and current South Carolina driver's license, or other form of identification containing a photograph issued by the South Carolina Department of Motor Vehicles, or passport, or military identification containing a photograph issued by the federal government, or South Carolina voter registration card containing a photograph of the voter pursuant to Section 7-5-675, Code of Laws of South Carolina 1976, as amended. Any registered elector who has moved his or her place of residence within the area after the date on which said books of registration are closed for the non-binding advisory referendum, but before the date of the non-binding referendum, shall be entitled to vote fail safe, providing they qualify to vote in the election at the voter registration office on election day.

Absentee ballots for the non-binding advisory referendum shall be available at the office of the Lancaster County Registration and Election Commission. The books of registration shall be closed thirty (30) days before the non-binding advisory referendum.

(e) Notice and Form of Notice of Non-Binding Advisory Referendum (Section 7-13-35). The Council hereby ratifies, confirms and approves the publication of a notice of non-binding advisory referendum to be published in a newspaper of general circulation in Lancaster County in compliance with Section 7-13-35 of the Code of Laws of South Carolina 1976, as amended. Such notice shall be published sixty (60) days before the date of the non-binding advisory referendum and again two weeks thereafter.

(FORM OF NOTICE OF NON-BINDING ADVISORY REFERENDUM)

"NOTICE OF NON-BINDING ADVISORY REFERENDUM

ESTABLISHMENT OF VAN WYCK FIRE PROTECTION DISTRICT
LANCASTER COUNTY, SOUTH CAROLINA
TUESDAY, NOVEMBER 2, 2021

NOTICE IS HEREBY GIVEN that on Tuesday, November 2, 2021, a non-binding advisory referendum will be held in the area in Lancaster County proposed as the Van Wyck Fire Protection District. The purpose of the non-binding advisory referendum is to submit to the qualified electors of the area the following question:

> Should the Lancaster County Council establish a fire protection district for the Van Wyck area of Lancaster County and fund permanent improvements and capital expenditures, including buildings, equipment and infrastructure as needed for fire protection through the imposition of rates and charges within the area and to use any excess rates and charges for operation and maintenance purposes and be empowered to issue general obligation bonds of the county payable from the rates and charges and to the extent that the rates and charges are insufficient, payable from an *ad valorem* tax levied for the purpose of providing the permanent improvements and capital expenditures?
>
> In favor of the question [ ][Yes]
>
> Opposed to the question [ ][No]
>
> If the voter wishes to vote in favor of the question, place a check or cross mark in the square after the words 'In favor of the question;' if the voter wishes to vote against the question, place a check or cross mark in the square after the words 'Opposed to the question.'

The precincts or portions thereof within the area and locations of the several polling places for the non-binding advisory referendum are as follows:

Precincts	Polling Place
Gold Hill	Gold Hill AME Zion Church 9239 Van Wyck Road

Osceola (portion of)	Gold Hill AME Zion Church 9239 Van Wyck Road
Van Wyck	Community Center Old Hickory Road

The last day on which persons may register in order to be eligible to vote in the non-binding advisory referendum will be October 2, 2021. Absentee ballots for the non-binding advisory referendum shall be available at the office of the Lancaster County Registration and Election Commission. The process of examining the return-addressed envelopes containing absentee ballots will begin at 9:00 a.m. on the calendar day immediately preceding the day of the non-binding advisory referendum at the office of the Lancaster County Registration and Election Commission located at 101 North Main Street, Lower Level, County Administration Building in Lancaster, South Carolina.

A hearing on ballots challenged, if any, in the non-binding advisory referendum will be heard by the Lancaster County Registration and Election Commission at 10:00 a.m. on November 4, 2021 in the office of the Lancaster County Registration and Election Commission located at 101 North Main Street, Lower Level, County Administration Building, in Lancaster, South Carolina.

/s/ Chair, County Council, Lancaster County, South Carolina

/s/ Chair, Lancaster County Registration and Election Commission"

The Commission is authorized to insert the location of any omitted polling places or change any of the locations of polling places for the non-binding advisory referendum as deemed necessary or advisable and to split the precincts as necessary for voting purposes to match the boundaries of the District. Appropriate changes are authorized to be made in the Notice of Non-Binding Advisory Referendum.

(f) Lancaster County Registration and Election Commission. A certified copy of this resolution shall be filed with the Commission and the Commission is hereby requested to:

(1) join in the action of the Council in providing for the Notice of Non-Binding Advisory Referendum in substantially the form contained herein;

(2) prescribe the form of ballot to be used in the non-binding advisory referendum;

(3) arrange for polling places in each precinct, or any part of a precinct within the area;

(4) appoint Managers of Election;

(5) provide ballots and ballot boxes or voting machines for the non-binding advisory referendum;

(6) conduct the non-binding advisory referendum, receive the returns thereof, canvass such returns, declare the results thereof, and certify such results to the Council; and

(7) take other steps and prepare such other means as shall be necessary or required by law in order to properly conduct the non-binding advisory referendum.

Section 8. Public Hearing Ordered.

Pursuant to Section 4-19-20 of the Act, a public hearing shall be held by Council on the question of the establishment of the Van Wyck Fire Protection District. The public hearing shall be held on Monday, September 27, 2021, at 6:00 p.m. in Council Chambers, Second Floor, County Administration Building, 101 North Main Street, Lancaster, South Carolina, or such other location in or around the building posted at the main entrance. The hearing shall be conducted publicly and both proponents and opponents of the proposed action will be given full opportunity to be heard.

Section 9. Public Notice.

As required by Section 4-19-20 of the Act, notice of the public hearing ordered in Section 8 must be published once a week for three successive weeks in a newspaper of general circulation in the County provided that the date of the public hearing must not be less than sixteen days following the first publication of the notice. The form of the notice is attached to this resolution as Exhibit A and it is incorporated herein by reference as if the notice were set out in this resolution in its entirety. By adoption of this resolution, Council approves the notice.

Section 10. Effective Date.

This resolution is effective upon its adoption.

AND IT IS SO RESOLVED

Adopted this ____ day of _____, 2021.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to County

Approved as to form:

_____
John K. Dubose III, County Attorney

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Exhibit A to Resolution No. 1157-R2021

NOTICE OF PUBLIC HEARING

A public hearing is scheduled for Monday, September 27, 2021, at 6:00 p.m. in County Council Chambers, second floor of the County Administration Building, 101 North Main Street, Lancaster, South Carolina, or at such other location in or around the complex posted at the main entrance. The purpose of the public hearing is to receive public comment on the proposed establishment of the Van Wyck Fire Protection District. The hearing will be conducted publicly and both proponents and opponents will be given full opportunity to be heard.

The boundary of the area to be included in the proposed Van Wyck Fire Protection District is as follows: The **NORTHERN BOUNDARY** of the Van Wyck Fire Protection District is described as follows: From the centerline of Niven Road and its intersection with the North Carolina state line, (1) westward along the center line of Niven Road to its intersection with the centerline of U.S. 521 (Charlotte Highway); (2) then northwestward along the centerline of U.S. 521 (Charlotte Highway) to its intersection with the southeastern edge of the property now or formerly owned by Dianne Liles, TMS No. 0020-00-027.01; (3) then along the southern and then northwestern boundary of the property now or formerly owned by Dianne Liles, TMS No. 0020-00-027.01; (4) then along the southern boundary (crossing over the CSX Railroad and a portion of TMS No. 0020-00-051.00) of the property now or formerly owned by JMB Land Co. LLC, TMS No. 0020-00-050.00; (5) then along the southeastern boundary of the property now or formerly owned by Marshall Hinson, TMS No. 0019-00-019.00; (6) then along the southeastern and then southwestern boundary of the property now or formerly owned by Marshall Hinson, TMS No. 0019-00-018.00; (7) then along the southern boundary of the property (crossing over Griffin Road) now or formerly owned by Robert Maher, TMS No. 0019-00-022.05; (8) then southward along the eastern boundary of the property now or formerly owned by Willie and Donna Holder, TMS No. 0019-00-022.02; (9) then southward along the eastern boundary of the property now or formerly owned by Rickey Hubbard, TMS No. 0019-00-021.04; (10) then southward along the eastern boundary of the property now or formerly owned by Doyle McDonald, TMS No. 0019-00-021.05; (11) then along the eastern and then southern and then western boundaries of the property now or formerly owned by Olin Wilson, TMS No. 0019-00-041.00; (12) then along the western boundary of the property now or formerly owned by Nancy W. Tillman, TMS No. 0019-00-040.00; (13) then along the southwestern and then western boundary of the property now or formerly owned by James and Patricia Ogburn, TMS No. 0019-00-022.00; (14) then along the western boundary of the property now or formerly owned by Vijaya Reddy Trustee, TMS No. 0019-00-023.02; (15) then along the western boundary of the property now or formerly owned by Charles and Jerri Laney, TMS No. 0019-00-024.01; (16) then along the western boundary of the property now or formerly owned by Olin Wilson, TMS No. 0019-00-036.00; (17) then along the western boundary of the property now or formerly owned by Robert and Georgia Sherengo, TMS No. 0019-00-027.07; (18) then along the western boundary of the property now or formerly owned by Thomas and Linda Pickard, TMS No. 0019-00-027.09; (19) then along the southern boundary of the property now or formerly owned by Helen Davis, TMS No. 0019-00-035.00; (20) then along the southwestern and then northwestern boundary of the property now or formerly owned by Robert D. Wilson Sr. Trustee, TMS No. 0019-00-029.00; (21) then along the southwestern boundary of the property now or formerly owned by Mary Purvis and Elizabeth Martin, TMS No. 0019-00-027.01; (22) then along the southeastern boundary of the property now or formerly owned by Gordon and Linda Stegall, TMS No. 0019-00-030.06; (23) then along the southeastern boundary of the property now or formerly owned by Gordon and Linda Stegall, TMS No. 0019-00-030.00; (24) then along the southeastern boundary of the property now or formerly owned by W. Olin Nisbet Jr. Family, TMS No. 0019-00-030.05; (25) then southwest along the northwest side of Van Wyck Road until its intersection with property now or formerly owned by Family Center Inc., TMS No. 0019-00-033.00; (26) then along the northwestern boundary (crossing Van Wyck Road) of property now or formerly owned by Family Center Inc., TMS No. 0019-00-033.00 (crossing back over

Van Wyck Road); (27) then along the southeastern boundary of the property now or formerly owned by James and Rachel Jackson, TMS No. 0019-00-030.02; (28) then along the southeastern boundary of the property now or formerly owned by Barbara Dandridge, TMS No. 0019-00-030.01; (29) then along the southeastern boundary (crossing over Van Wyck Road) of the property now or formerly owned by Macedonia Baptist Church, TMS No. 0019-00-031.00; and (30) then along the southern boundary of the property now or formerly owned by the W. Olin Nisbet Jr. Family, TMS No. 0019-00-001.00, to its intersection with the boundary of Lancaster County and York County (the point of the beginning of the western boundary of the Van Wyck Fire Protection District). The **WESTERN BOUNDARY** of the Van Wyck Fire Protection District is described as follows: From the intersection of the southern boundary of the property now or formerly owned by the W. Olin Nisbet Jr. Family, TMS No. 0019-00-001.00, and the boundary of Lancaster County and York County (the point of the end of the northern boundary of the Van Wyck Fire Protection District), then going generally southward along the boundary of Lancaster County and York County to the point of beginning of the southern boundary of the Van Wyck Fire Protection District. The **SOUTHERN BOUNDARY** of the Van Wyck Fire Protection District is described as follows: Beginning at the confluence of Waxhaw Creek and the Catawba River, (1) then generally northeasterly along Waxhaw Creek to the centerline of Riverside Road; (2) then generally easterly along the centerline of Riverside Road to its intersection with the centerline of Porter Ranch Road; (3) then generally northeasterly along the centerline of Porter Ranch Road to its intersection with the centerline of State Road S-29-177; (4) then generally easterly along the centerline of State Road S-29-177 to its intersection with the centerline of Old Hickory Road; (5) then generally southeasterly along the centerline of Old Hickory Road to its intersection with the centerline of W. North Corner Road; (6) then generally easterly along the centerline of W. North Corner Road to its intersection with the centerline of U.S. 521 (Charlotte Highway); and (7) then from the centerline intersection of U.S. 521 (Charlotte Highway) and the centerline intersection of E. North Corner Road generally north northeasterly along the centerline of E. North Corner Road to the point where E. North Corner Road meets the North Carolina state line (the point of beginning of the eastern boundary of the Van Wyck Fire Protection District). The **EASTERN BOUNDARY** of the Van Wyck Fire Protection District is described as follows: Beginning at the point where E. North Corner Road meets the North Carolina state line, then going generally northward along the boundary of Lancaster County and the State of North Carolina to the point of its intersection with the centerline of Niven Road (the point of beginning of the northern boundary of the Van Wyck Fire Protection District).

Ad valorem taxes will not be levied within the proposed Van Wyck Fire Protection District for the operation and maintenance of it.

Rates and charges will be imposed within the Van Wyck Fire Protection District for the purpose of paying directly, or paying for indebtedness incurred, to fund permanent improvements and capital expenditures, including buildings, equipment and infrastructure as needed for fire protection. If the revenue from the rates and charges exceed the amount necessary for permanent improvements and capital expenditures, including indebtedness, then the excess revenue may be used for the operation and maintenance of the District. County Council will be empowered to issue general obligation bonds of the county, payable from an *ad valorem* tax. It is the County Council's intent that the annual *ad valorem* tax to be levied for the payment of the principal and interest on the general obligation bonds shall be reduced in each year by the amount of the revenue collected from the imposition of rates and charges in the District so that the levy of an *ad valorem* tax is necessary only when the rates and charges are insufficient to pay principal and interest on the general obligation bonds.

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 homepage

(https://www.mylancastersc.org/), by email to ssimpson@lancastersc.net, or by mail addressed to Clerk to Council at Post Office Box 1809, Lancaster, SC 29721 with an 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.

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VAN WYCK FIRE PROTECTION DISTRICT
Schedule for Creation with Advisory Referendum

If Council desires to create a fire protection district for the Van Wyck area and to have a non-binding advisory referendum, the following is a possible schedule for Council's consideration of the matter. This schedule should only be used as a guide. The actual schedule may vary because of publication dates for newspapers, holidays, etc.

-- ***June 14, 2021***:	Council receives briefing on creation of fire protection district.
-- ***June 28, 2021***:	Council adopts resolution setting public hearing and providing for non-binding referendum.
-- August 28, 2021:	Publish first Section 7-13-35 notice of non-binding advisory referendum.
-- September 4, 2021:	Publish first notice of Section 4-19-20 public hearing.
-- September 11, 2021:	Publish second notice of Section 4-19-20 public hearing.
	Publish second Section 7-13-35 notice of non-binding advisory referendum.
-- September 18, 2021:	Publish third notice of Section 4-19-20 public hearing.
-- ***September 27, 2021***:	Council conducts Section 4-19-20 public hearing.
-- October 2, 2021:	Last day to register in order to be eligible to vote in the referendum.
-- ***October 25, 2021***:	Council gives first reading to ordinance to create VWFPD.
-- October 30, 2021:	Publish notice of Section 6-1-330 public hearing.
	Publish notice of Section 4-9-130 public hearing.
-- NOVEMBER 2, 2021:	Non-binding advisory referendum held.
-- ***November 8, 2021***:	Council gives second reading to ordinance to create VWFPD.
-- ***November 22, 2021***:	Council conducts Section 6-1-330 public hearing.
	Council conducts Section 4-9-130 public hearing.
	Council gives third reading to ordinance to create VWFPD.
-- November 27, 2021:	Publish first notice of Council action.
-- December 4, 2021:	Publish second notice of Council action.
-- December 25, 2021:	Expiration of period to contest action.

Treetops Fire Fee Collections

FY18	FY19	FY20	FY21	Total
$11,029.50	$20,664.00	$39,857.40	$53,284.50	$124,835.40

Collections of these funds are being held in a liability account on the balance sheet until Council determines what to do with it. No requests for the funding have been made.

Agenda Item Summary

Ordinance # / Resolution #: Resolution 1158-R2021
Contact Person / Sponsor: Steve Willis / Administration
Department: Administration
Date Requested to be on Agenda: 6/28/2021

Issue for Consideration:
Providing for Premium Pay, as outlined in the American Rescue Plan for Certain County employees.

Points to Consider:
As outlined in the American Rescue Plan, County Council had previously expressed a desire to pay Premium Pay for certain employees that meet the criteria as outlined in the Interim Final Rule. This includes having worked in person for at least 300 hours without having worked remotely or on split shifts. The premium pay would be retroactive only and capped at $10.00 per hour with no individual receiving more than $3,000.

Departments where certain individuals would qualify include Coroner, EMS, Fire Rescue and Emergency Management, Public Safety Communications, Sheriff's Office and Detention Center, and Solid Waste.

These funds would come from the General Fund. We will endeavor to have the funds reimbursed from the American Rescue Plan funds but we do not yet have the Final Rule. We will craft a form for each individual where they and their supervisor will certify they meet the basic criteria as outlined in the Interim Final Rule.

Funding and Liability Factors:
- Coroner's Office - $57,700
- Emergency Medical Services - $261,700
- Fire Rescue, including Emergency Management - $155,700
- Public Safety Communications - $78,500
- Sheriff's Office - $532,600
    - Detention Center - $122,100
- Solid Waste - $121,500

Total is $1,329,800.

Council Options:
Approve or reject the Resolution.

Recommendation:
Approve the Resolution.

ATTACHMENTS:

Description	Upload Date	Type
Resolution 1158-R2021	6/22/2021	Resolution

STATE OF SOUTH CAROLINA)
) **RESOLUTION 1158-R2021**
COUNTY OF LANCASTER)

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.

WHEREAS, County Council desires to provide for Premium Pay for qualifying individuals in certain departments within County government; specifically the Coroner's Office, Emergency Medical Service, Fire Rescue (including Emergency Management), Public Safety Communications, Sheriff's Office (including Detention Center) and Solid Waste Department; and

WHEREAS, qualifying individuals would have been physically at work a minimum of three hundred (300) hours without having the opportunity to work remotely or on split shifts during the State of Emergency per the Interim Rule requirement to have performed in-person work, interacting with citizens or others at work; and

WHEREAS, the Premium Pay will be retroactively compensated at ten dollars ($10.00) per hour for work performed prior to June 1, 2021 during the declared pandemic state of emergency; and

WHEREAS, the Premium Pay will be capped so that no qualifying individual shall receive more than three thousand dollars ($3,000) per full-time employee in Premium Pay; and

WHEREAS, County Council is directing that these funds shall be paid utilizing General Fund dollars within the 2020-2021 Fiscal Year; and

WHEREAS, the County Administrator and staff are to follow recommended practices in an effort to have the funds be eligible for reimbursement from the American Rescue Plan, including certifications as to hours worked and eligibility for Premium Pay by both the individual and their supervisor; and

NOW, THEREFORE, BE IT RESOLVED by the County Council that payments for Premium Pay are authorized for the following departments in the specified amounts:

- Coroner's Office - $57,700
- Emergency Medical Services - $261,700
- Fire Rescue, including Emergency Management - $155,700
- Public Safety Communications - $78,500
- Sheriff's Office - $532,600
    - Detention Center - $122,100
- Solid Waste - $121,500

IT IS SO RESOLVED

by County Council this 28th day of June, 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

Agenda Item Summary

Ordinance # / Resolution #: Resolution 1159-R2021
Contact Person / Sponsor: Steve Willis / Administration
Department: Administration
Date Requested to be on Agenda: 6/28/2021

Issue for Consideration:
To amend the Committee Calendar to have Committee of the Whole meetings for the remainder of 2021.

Points to Consider:
This would cancel the individual Committee meetings and have one Committee of the Whole meeting for the remainder of 2021.

It would change the date to the Wednesday following the first Council meeting of the month but keep the time at 4:00 pm.

Funding and Liability Factors:
N/A

Council Options:
Approve or reject the Resolution.

Recommendation:
Based on guidance from the Council it is recommended the Resolution be approved.

ATTACHMENTS:

Description	Upload Date	Type
Resolution 1159-R2021	6/21/2021	Resolution

STATE OF SOUTH CAROLINA)
) **RESOLUTION 1159-R2021**
COUNTY OF LANCASTER)

Underline = new material

A RESOLUTION

TO AMEND THE CALENDAR YEAR 2021 COUNTY COUNCIL COMMITTEE MEETING CALENDAR.

WHEREAS, County Council desires to utilize Committee of the Whole meetings through the remainder of the 2021 Calendar Year; and

WHEREAS, County Council desires to change the meeting date to the Wednesday following the first meeting of the month; and

WHEREAS, the Calendar Year 2021 County Council Committee Meeting Calendar, previously amended by Resolution 1135-R2021, needs to be amended to reflect the continuation of Committee of the Whole meetings for the remainder of the year and the change in the Committee of the Whole meeting dates to Wednesdays.

NOW, THEREFORE, BE IT RESOLVED by the County Council that the County of Lancaster Council Committee Calendar for 2021 is amended as follows:

Council Standing Committees

The Public Safety Committee meets the Tuesday following the 1st Council Meeting of the month in the County Administration Building, Council Conference Room, 101 N. Main Street, Lancaster, South Carolina at 5:00 p.m., and at other times as called by the Chair.

August	*No Meeting – Committee of the Whole Instead*
September	*No Meeting – Committee of the Whole Instead*
October	*No Meeting – Committee of the Whole Instead*
November	*No Meeting – Committee of the Whole Instead*
December	*No Meeting – Committee of the Whole Instead*

The Infrastructure and Regulation Committee meets on the Tuesday following the 1st Council Meeting of the month in the County Administration Building, Council Conference Room, 101 N. Main Street, Lancaster, South Carolina at 3:00 p.m., and at other times as called by the Chair.

August	*No Meeting – Committee of the Whole Instead*
September	*No Meeting – Committee of the Whole Instead*
October	*No Meeting – Committee of the Whole Instead*
November	*No Meeting – Committee of the Whole Instead*

December *No Meeting – Committee of the Whole Instead*

The Administration Committee meets on the Tuesday following the 1st Council Meeting of the month in the County Administration Building, Council Conference Room, 101 N. Main Street, Lancaster, South Carolina at 10:00 a.m., and at other times as called by the Chair.

August *No Meeting – Committee of the Whole Instead*
September *No Meeting – Committee of the Whole Instead*
October *No Meeting – Committee of the Whole Instead*
November *No Meeting – Committee of the Whole Instead*
December *No Meeting – Committee of the Whole Instead*

The Committee of the Whole meets on the Wednesday following the 1st Council Meeting of the month in the County Administration Building, Council Chambers, 101 N. Main Street, Lancaster, South Carolina at 4:00 p.m., and at other times as called by the Chair.

July	Wednesday	July 21, 2021 (delayed one week due to single meeting in July)
August	Wednesday	August 13, 2021
September	Wednesday	September 15, 2021
October	Wednesday	October 13, 2021
November	Wednesday	November 10, 2021
December	Wednesday	December 15, 2021

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IT IS SO RESOLVED

by County Council this 28th day of June, 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

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2021-1741
Contact Person / Sponsor: Kimberly Belk/Budget Director and Steve Willis/Administration
Department: Administration
Date Requested to be on Agenda: 6/28/2021

Issue for Consideration:
The County Operating and Capital Budget for fiscal year 2021-2022.

The following are the proposed millage rates:

	Fiscal Year 2021	Proposed First Reading FY2022	Proposed Second Reading FY2022
Operating	**88.70**	**81.10**	**84.30**
Debt	7.60	8.50	8.50
Court	3.80	3.60	3.60
Capital	5.00	4.80	4.80
USCL	4.90	4.60	4.60

Mil Value:
FY2020-2021: 364,515
FY2021-2022: 409,344

Points to Consider:
Council heard the initial presentation of the budget at the Committee of the Whole meeting in April and a follow-up was given at the May Committee of the Whole meeting.

With the changes made at first reading, the total general fund budget is proposed at $70.1 million over the current budget of $66.3 million. The other fund budgets total $32.2 million compared to the current year budget of $37.2 million which has largely decreased due to capital projects reaching completion.

The budget is balanced and given that it is a reassessment year, the rollback millages are proposed with a .10 increase currently in the capital fund to balance and an additional 3.2 mils was used to fund changes in the general fund made at first and second reading. An updated list is attached which details those items added.

Funding and Liability Factors:
Per SC State law, a budget must be approved by June 30 each year for the new fiscal year beginning July 1. This will set the county budget for next fiscal year.

Council Options:
Council can choose to amend the budget to add or remove any other items as it deems necessary.

Recommendation:
Approve the budget.

ATTACHMENTS:

Description	Upload Date	Type
Fiscal Year 2021-2022 Budget Ordinance	6/17/2021	Ordinance
Fiscal Year 2021-2022 Fee Schedule	5/28/2021	Ordinance
Administrator's FY2022 Budget Message	6/21/2021	Backup Material
Fiscal Year 21-22 General Fund Detailed Recommended Budget	6/17/2021	Backup Material
Fiscal Year 21-22 Other Funds Detailed Recommended Budget	6/7/2021	Backup Material
Items added at First and Second Reading	6/17/2021	Backup Material

STATE OF SOUTH CAROLINA)
) **ORDINANCE NO. 2021-1741**
COUNTY OF LANCASTER)

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.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

a. County governments are authorized by Section 4-9-30(5) of the Code of Laws of South Carolina 1976, as amended (the "Code"), to levy ad valorem property taxes and uniform service charges and to make appropriations for the functions and operations of the county.

b. Section 4-9-140 of the Code provides that county councils shall adopt annually and prior to the beginning of the fiscal year operating and capital budgets for the operation of county government and shall identify the sources of anticipated revenues necessary to meet the financial requirements of the adopted budget and to provide for the levy and collection of taxes necessary to meet all budget requirements except as provided for by other revenue sources.

c. Sections 6-1-80 and 6-1-320 of the Code contain substantive and procedural requirements for the approval of the annual budget.

d. The budget approved by this ordinance was adopted in accordance with the applicable substantive and procedural requirements of the Code.

Section 2. **Appropriations and Detailed Budget.**

A. Subject to the terms and conditions of this ordinance, the sums of money set forth below, if so much is necessary, are appropriated from the General Fund of the County and other applicable funds as specified, to meet the ordinary expenses, including debt service, of county government for the fiscal year beginning July 1, 2021 and ending June 30, 2022 ("FY 2021-22"):

APPROPRIATIONS	AMOUNT
Airport Fund	274,918
Capital Improvement Fund	2,333,820
Capital Project Sales Tax 2	10,500,000
County Debt	8,216,200
County Transportation Committee Fund	2,450,000
Court Mandated Security	1,703,580
E-911 Fund	843,240
General Fund	~~67,916,327~~ ~~69,307,197~~ 70,066,507
Hospitality Tax Fund	1,600,000
Indian Land Fire Protection District Fund	1,013,870
Local Accommodations Tax Fund	115,000
Pleasant Valley Fire Protection District Fund	865,862
Victims Services Fund	57,000
State Accommodations Tax Fund	255,000
Stormwater Fund	1,959,005

B. Except as may be otherwise provided in this ordinance, the appropriations contained in subsection A of this section are maximum and conditional, and are subject to reduction by action of County Council if the County's revenues fail to be sufficient to pay the appropriation, to the end that the expenditures of the County for FY 2021-22 shall not exceed its revenues and available carry forward funds.

C. Monies appropriated in this ordinance must be expended in compliance with policies adopted by Council or, at Council's direction, as formulated and implemented by the County, either existing or adopted subsequent to this ordinance.

D. The detailed operating budget for the County, as contained in the Annual Financial Plan, is incorporated into this ordinance by reference as if it were set out in this ordinance in its entirety and it is adopted and approved as the detailed budget for Lancaster County.

E. 1. Certain monies are to be received by the County in the form of federal, state and local grants from non-county sources for specified public purposes and these monies, including any match, are budgeted for the specified public purpose upon the acceptance of the monies by majority vote of Council.

2. Donations received by the County from non-county sources for specified public purposes are budgeted for the specified public purpose.

3. The County may enter into a “lease financing agreement” to purchase capital items and the monies from these other financing sources and uses are budgeted upon approval by Council.

4. Budget amounts for encumbrances from the prior year will be automatically rolled forward and made as additions to the adopted budget.

6. Holiday bonuses are approved as budgeted and will be given to each employee who meets the requirements in a one-time, lump sum amount. All permanent, full-time employees who have been continuously employed with Lancaster County for at least three months and who have a start date on or before July 1, 2021 will be eligible to receive a bonus in the amount of $500. Permanent, part-time employees who have been continuously employed with Lancaster County and average 20 or more hours a week with a start date on or before July 1, 2021 will receive a bonus in the amount of $250.

7. To the extent that grant funding for positions within the Sheriff’s Office is continued, the balance of wages and benefits approved within the budget for such positions are to be reserved for career ladder funding, to be used within any of the Sheriff’s Office departments. Once the career ladder is fully funded, any use of remaining funds will need to be approved by Council.

Section 3. Tax Levy.

A. The County Auditor shall levy, and the County Treasurer shall collect, ad valorem taxes based on the following millage rates, which reflect the sales tax rollback factor:

General Fund	~~81.10 83.50~~ 84.30
Capital Improvement Fund	4.80
County Debt	8.50
USC-L	4.60

B. The County Auditor shall levy, and the County Treasurer shall collect, ad valorem taxes based on millage imposed pursuant to Section 6-1-320(B):

Courthouse Fire – New Security Requirements	3.60

The millage imposed pursuant to this subsection is imposed to address funding needs arising from the recent courthouse fire and solicitor’s office fire, both of which Council determines are catastrophic events within the scope of Section 6-1-320(B), and to comply with the Order of the South Carolina Supreme Court dated September 12, 2008 requiring the County to provide security for all County buildings housing court operations and records.

Section 4. Fee Schedule.

For FY 2021-22, the taxes, fees and charges for the County are set at the levels provided in the Schedule of Taxes, Fees and Charges, attached to this ordinance as Exhibit A which is incorporated into this ordinance by reference as if it were set out in this ordinance in its entirety and it is adopted and approved for use in FY 2021-22.

Section 5. Severability.

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

Section 6. Conflicting Provisions.

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

Section 7. Effective Date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED, this 28th day of June, 2021

Ordinance No. 2021-1741

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

1st reading:	May 24, 2021
2nd reading:	June 14, 2021
3rd reading:	June 28, 2021
Public Hearing:	June 14, 2021

Approved as to form:

_____
County Attorney

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COUNTY OF LANCASTER, SC - SCHEDULE OF TAXES, FEES AND CHARGES
FISCAL YEAR: 2021-2022 ATTACHMENT TO ORDINANCE NO: 2021-1741

1.00 ANIMAL SHELTER FEES

1.01

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

1.02

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

*First 24 hours free; **includes mandatory microchip

1.03

Shelter Fees	
Owner Surrender	$25.00
Daily shelter fee	$5.00
Euthanization fee	$25.00
Quarantine fee *(must also pay applicable daily shelter fee)*	$25.00

2.00 ASSESSOR FEES

Line maps	$5.00
Overlay maps	$15.00

3.00 AUDITOR FEES

Temporary tag fee *(does not include state charges)*	Per tag	$5.00
Copies	Per Page	$0.10

4.00 BUILDING DEPARTMENT FEES

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

4.01

Building Permits	
Description	**Fee Amount**
Floor area less than or equal 200 sq.ft.	*Exception: Building Permit fee required for Decks/ platform structures of any size greater than 18 sq. ft., based on estimated value of $25 per sq. ft.
	Minimum $25.00 Building Permits ~~be~~ required for one-story detached accessory structures which are valued at $5,000.00 and less or where Permit fee determined less by project review. Zoning permits are required for all structures.
Floor area greater than 200 sq. ft. for residential use	Three fourths of one percent (0.0075) of estimated value. Valuation shall be determined by the National Building Valuation Data and Modifiers dated April 15, 1994 and thereafter by the updated revisions.
No Inspection Exception for AG	Three fourths of one percent (0.0075) of estimated value. Valuation shall by determined by $10 per sq. ft. for Agricultural structures by land/use classification which require or not subsequent electrical, gas, mechanical, plumbing, or structural inspection. Zoning permits are required for all structures.

Plan Review	When a set of plans is required by Section ~~106~~107 of the International Building Code or by the building official and a plan review thereof, a plan review fee ~~shall be submitted at the time of submitting the plans and specification for checking said plan checking fee~~ shall be equal to one-tenth (1/10) of the building permit fee as set forth above.

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

4.02

Electrical Permit Fees (Schedule of fees for individual permits for particular jobs)		
Minimum Permit Fee		$15.00
Valuation From/To		**Fee Amount**
$0	$500	$15.00
$501	$1,000	$20.00
$1,000	$150,000	$20.00 for the first one thousand, plus $1.50 for each additional thousand or fraction thereof
$151,000	Or More	$243.00 for the first $150,000.00, plus $2.00 for each additional thousand or fraction thereof
1st Additional Inspection		$50.00
2nd Additional Inspection		$100.00
3rd/ Subsequent Additional Inspections *(reinspection fee increases $250.00 per additional inspection after 3rd)*		$250.00

4.03

Gas Permit Fees	
Minimum Permit Fee	$15.00
Inspection Fees	Gas piping at one location - $5.00 for 1-4 plus $1.00 each additional outlet Burners/furnaces/incinerators - $5.00 for 1 plus $1.00 each additional unit Boilers/heating/air conditioning - $5.00 for 1 plus $1.00 each additional unit Vented wall furnaces/water heaters - $5.00 for 1 plus $1.00 each additional
1st Re-inspection	$50.00
2nd Re-inspection	$100.00
3rd/ Subsequent Re-inspections *(reinspection fee increases $250.00 per additional inspection after 3rd)*	$250.00

4.04

Mechanical Permit Fees	
Minimum Permit Fee	$25.00
Valuation of $2,500 or Greater	$25 plus $2 per thousand or fraction thereof
Inspection Fees	
Inspection - Heating/ventilating/ductwork/AC and refrigeration systems - First $1,000 or fraction thereof of valuation - Each additional $1,000 or fraction thereof of valuation	 $10.00 $2.00
Inspection - Repair/alterations/additions to an existing system - First $1,000 or fraction thereof of valuation - Each additional $1,000 or fraction thereof of valuation	 $5.00 $2.00
Inspection - Boilers (based on BTU input / 1 KJ = 1.055 BTU / 1 BHp = 33,475 BTU) - 33,000 to 165,000 BTU - 165,001 to 330,000 BTU - 330,001 to 1,165,000 BTU - 1,165,001 to 3,300,000 BTU - 3,300,001 or more	 $5.00 $10.00 $15.00 $25.00 $35.00
1st Re-inspection	$50.00
2nd Re-inspection	$100.00
3rd/ Subsequent Re-inspections *(reinspection fee increases $250.00 per additional inspection after 3rd)*	$250.00

4.05

Mobile Home Permit Fees		
Mobile Home - de-title	Per Instance	$50.00
Mobile Home - placement and set-up	Per Instance	$225.00

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

4.06

Plumbing Permit Fees		
Water Heater Changeout		$10.00
Minimum Permit Fee		$15.00
Valuation From/To		**Fee Amount**
$0	$1,000	$15.00
$1,001	$5,000	$25.00
$5,001	Or More	$25.00 for the first $5,000.00, plus $3.00 for each additional thousand or fraction thereof
1st Re-inspection		$50.00
2nd Re-inspection		$100.00
3rd/ Subsequent Re-inspections *(reinspection fee increases $250.00 per additional inspection after 3rd)*		$250.00

4.07

Swimming Pool Permit Fees		
Valuation From/To		**Fee Amount**
$0	Or More	Three fourths of one percent (0.0075) of estimated value. Valuation shall be determined by the National Building Valuation Data and Modifiers dated April 15, 1994 and thereafter by the updated revisions.

4.08

Building Department Miscellaneous Fees	**Unit**	**Amount**
Appeal from action of building official	Per Instance	$200.00
Moving fee - any building or structure	Per Instance	$50.00

5.00 CLERK OF COURT FEES*
Amended to conform with Section 8-21-310, Code of Laws of South Carolina, 1976

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

Pursuant to State law, fee changes are effective August 1, 2019

6.00 CORONER FEES

6.01

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

6.02

Permit Fees	
Cremation Permits	$25.00

6.03

Report Fees * Note: *Fees will not apply to reports marked "NOT FOR LEGAL USE" provided to surviving family members.*	
Autopsy Reports	$100.00
Coroner's Reports	$75.00
Photographs	$2.00
Toxicology Reports	$100.00

7.00 EMERGENCY MANAGEMENT/ FIRE SERVICE FEES

7.01

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

7.02

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

7.03

Special Tax District Uniform Service Charge	
Equivalent Residential Unit fee	$90.00

8.00 EMERGENCY MEDICAL SERVICE FEES

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

9.00 FARMERS MARKET FEES

Rental Fee		
Seasonal Vendor Fee	One Time	$20.00

Seasonal Booth rental	Per day Per Table	$2.00
Daily Booth rental (includes 1 table)	Per Day	$8.00
Additional Tables*	Each	$2.00

*Maximum 3 tables per site

10.00 FINANCE DEPARTMENT FEES

Departmental Fees		
Dealer tag fee	Per tag	same as Road Maintenance Fee
Tax billing	Per bill	$1.00

11.00 GIS MAPPING FEES

11.01

Black and White Plotter Maps	
Letter (8 1/2 x11)	$1.00
Legal (8 1/2 x14)	$2.00
Tabloid (11x17)	$5.00
24 by 36 (line map - no aerial)	$5.00
24 by 36	$7.00
36 by 44	$10.00
36 by 60	$15.00
Poster up to 72	$20.00

11.02

Color Plotter Maps	
Letter (8 1/2 x11)	$2.00
Legal (8 1/2 x14)	$3.00
Tabloid (11x17)	$5.00
24 by 36	$10.00
36 by 44	$15.00
36 by 60	$20.00
Poster up to 72	$25.00

11.03

Digital Data Fees		
aerial photo (entire county)		$1,500.00
CAMA data in text format		$500.00
Parcel layer with attributes (entire county)		$500.00
Parcel layer without attributes (entire county)		$250.00
GIS Road centerline layer		$250.00
Other digital data	Per hour, 1 hour min.	$50.00

12.00 LIBRARY FEES

12.01

Overdue and Lost Fees		
Overdue book fee *(maximum charge of $2.00)*	Per day	$0.15
Copies- self serve	Per Copy	$0.10
Lost book fee	Per book	Replacement cost

12.02

Miscellaneous Fees		
Out of state library membership	Per year	$25.00
Duplication machine reproduction fee - general	Per Page	$0.25
Facsimile charge	First page	$0.50
Facsimile charge	Subsequent pages	$0.50

13.00 911 FEES

Enhanced 911 Emergency Service System		
Uniform service charge	Per line	$1.00

COUNTY OF LANCASTER, SC - SCHEDULE OF TAXES, FEES AND CHARGES
FISCAL YEAR: 2021-2022 ATTACHMENT TO ORDINANCE NO: 2021-1741

14.00 PLANNING FEES

14.01

Ordinance Fees		
Left Blank Intentionally		

14.02

Development Fees	
Development Agreements	
Per acre of highland proposed	$25.00 not to exceed $20,000
Planned Development Districts *in addition to Development Agreement Fee	
Rezoning	$2,000.00
Amendment Mixed Use District	$2,000.00

14.03

Development Review Application Fee		
Sketch Plan Review application	Per review	$75.00

14.04

Subdivision Fees				
Preliminary plat - 1 to 10 lots			Per lot	$25.00
Preliminary plat 11 or more lots			per lot	$300 plus $25 for each lot
Final plat			Per plat	$100 plus- $25 for each lot
Amendment of a final plat				$100.00
	Minor Plat		Per Plat	$25 for each lot
	Miscellaneous Plat		Per Plat	$25.00
Civil Construction Plan Review-Subdivision			Per-plat	$300 plus $25 for each lot
Amendment of Construction Plan				$300.00
Resubmittal Fee*			Per instance	$300.00
Resubmittal Fee*			Per instance after second	$500.00

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

14.05

Rezoning & Text Amendment Fees	
Rezoning application- single parcel	$435.00
Rezoning application- multi parcel	$610.00
Rezoning applications-Mixed use district	$2,000.00
Text amendment & Future Land Use Map Amendment Fee	$435.00
Conditional Use Permit	$325.00

14.06

Miscellaneous Fees		
Item	**Unit**	**Amount**
Civil Construction Plan Review-Non-Subdivision	Per Instance	$300 plus $100 per acre
Sketch Plan	Per Instance	$75.00
Comprehensive plan - picked up	Each	$25.00
Comprehensive plan - mailed	Each	$30.00

Road name change	Per road	$250.00
Telecommunication Towers Review	Per Instance	$1,500.00
Telecommunication Antenna-Colocation Review	Per Instance	$500.00
Zoning map (2 parts; northern & southern) - picked up	Per part	$25.00
Zoning map (2 parts; northern & southern) - mailed	Per part	$30.00
Traffic Impact Analysis	Per Instance	Cost of engineer + 10%
Mixed Use/Master Plan Review (without rezoning)	Each	$500.00
Surety Fees (new and release)	Per Instance	$300.00
Floodplain Development Permit - LC review - no adverse impact~~commercial & subdivisions~~	Per Instance	$100.00
Floodplain Development - FEMA LOMA, SFR w/ local review~~Single Family Residential - local jurisdiction~~	Per FEMA app~~Each SFR~~	$250.00
Floodplain Development - LOMA, multiple lots MT-EZ application~~PMR: MT-2 application package~~	Per FEMA app	$500~~$3500~~
Floodplain Development - CLOMR and LOMR: MT-1 application	Per FEMA app	$1,500~~$2500~~
Floodplain Development - PMR: MT-2 application package~~LOMA or LODR: MT-EZ application package~~	Per FEMA app	$1,000.00

15.00 PROBATE COURT FEES

15.01

Cost of Court: Estate Fees - Regular Estate	
Property valuation less than $5,000	$25.00
Property valuation of $5,000 but less than $20,000	$45.00
Property valuation $20,000 but less than $60,000	$67.50
Property valuation $60,000 but less than $100,000	$95.00
Property valuation of $100,000 but less than $600,000	$95.00 plus 0.0015 in excess of $100,000
Property valuation $600,000 or more	$845.00 plus 0.0025 in excess of $600,000

15.02

Cost of Court: Estate Fees - Small Estate or Affidavit of Collection for Personal Property	
Property valuation less than $100.00	$12.50
Property valuation of $100 but less than $5,000	$25.00
Property valuation of $5,000 but less than $20,000	$45.00
Property valuation of $20,000 but less than $25,000	$67.50

15.03

Miscellaneous Fees		
Legal advertisement - cost of advertisement is in addition to prescribed court costs and are due and payable prior to		
CD copy of hearing		$10.00
Search fee		$7.00
Plain Copy	Per Page	$0.10
Replacement Forms	Per Page	$0.50
Faxing Documents		$5.00

15.04

Probate Court Fees		
Appointment of Special Administrator or temporary fiduciary		$22.50
Special Certificates		$10.00
Certified marriage certificates		$5.00
Certifying appeal record		$10.00
Certified copy of Information to Heirs and Devisee Form		$0.50 each
Additional Certificates of Appointment		$0.50 each
Filing - any summons, complaint, or petition		$150.00
Filing conservatorship accounting		$10.00
Filing demand for notice		$5.00
Filing of will only		$10.00
Issuing certified copies	Per Document	$5.00
Issuing exemplified/ authenticated copies		$20.00
Recording authenticated or certified copies.		$20.00
Reforming or correcting marriage record		$6.75

Reopening closed estates	$22.50

15.05

Weddings	
Marriage license - at least one party in-state *(includes $20.00 state fee)*	~~$50~~$75
Marriage license - out of state *(includes $20.00 state fee)*	~~$75~~$90
Marriage license-Reprint copy	$5.00
Marriage ceremony - w/out use of courthouse camera	$100.00
Marriage ceremony - w/ use of courthouse camera*	$120.00

*Marriage couple to obtain own photographer will be required to use on-site camera and flash drive to comply with courthouse policy

16.00 PUBLIC WORKS FEES

Driveway pipe - 2nd driveway			$500.00 or actual cost, whichever is greater
Single Family Residential Encroachment Permit Review Fees		Per Review	$50.00
Non-residential/New development		Per Review	Actual cost ($500 min)
Road/bridge design review by outside engineer			Actual cost
Road testing fee			Actual cost plus 20%
Road proof roll - initial reinspection		Per project	$250.00
Road proof roll - additional reinspection		Per reinspection	$500.00
Roadway sign - production/ installation	actual cost plus 10%		
Tire disposal - agricultural		Per tire	$35.00
Tire disposal - undocumented		Per ton	$150.00

17.00 RECREATION FEES

17.01

Participant Fees-Youth Sports			
Sport	**Ages**	**Amount**	**All-Star Amount**
Youth Basketball	5 to 15	$70.00	$40.00/$30.00(7-8)
~~Instr. Basketball~~	~~4~~	~~$30.00~~	
Dixie Softball	7 to 18	$90.00	$40.00
~~Basketball~~ Cheerleading	7 to 15	$40.00	
~~Football Cheerleading~~	~~7 to 12~~	~~$30.00~~	
Youth Baseball	6 to 12	$90.00	
~~Little League Baseball~~	~~7 to 12~~	~~$75.00~~	~~$40.00~~
~~Fall~~ Youth Soccer	5 to 15	$75.00	$40.00/$30.00(7-8)
Instr. Soccer	4	$60.00	
~~Fall Softball~~	~~6 to 12~~	~~$50.00~~	
Flag Football	7 to 15	$70.00	
Tackle Football	7 to 12	$95.00	$40.00
Girls Volleyball	8 to 13	$50.00	$40.00
~~Spring Soccer~~	~~5 to 13~~	~~$65.00~~	
Swim Team	5 to 18	$80.00	
~~Swing League~~	~~5 to 6~~	~~$60.00~~	
T-Ball/Swing League/Sweetees	4 to 5	$60.00	

17.02

Participant Fees-Adult Sports			
Sport	**Ages**	**Unit**	**Amount**
Basketball	16 & up	Per Individual	$40.00
Softball	16 & up	Per Individual	$40.00
Volleyball	16 & up	Per Individual	$30.00
Kickball	16 & up	Per Individual	$30.00
Soccer	16 & up	Per Individual	$40.00

17.03

After School and Summer Day Camp		
Item	**Unit**	**Amount**
After School Registration Fee	Per Individual	$20.00
After School Attendance Fee	Per Day Per Child	$11.00

After School Attendance Fee (add'l child)		Per Day Per Child	$9.00
After School Attendance Fee (half day)		Per Day Per Child	$12.00
~~All Day School Closing~~ After School Attendance Fee (all day)		Per Day Per Child	$13.00
After School Attendance Fee (all day, add'l child)		Per Day Per Child	$11.00
After School Attendance Fee (half day, add'l child)		Per Day Per Child	$10.00
Summer Day Camp Registration Fee		Individual	$25.00
Summer Day Camp Attendance Fee		Per Day Per Child	$18.00
Summer Day Camp Attendance Fee (add'l child)		Per Day Per Child	$10.00
Field Trip Fees (optional)		Varies	
~~Summer Day Camp Tween Program~~	~~$20.00~~	~~$10.00~~	~~$10.00~~

17.04

Swimming Pool Fees			
Activity	**Ages**	**Unit**	**Amount**
Swim Lessons	3 to 18	Per Person Per Lesson	$50.00
Nursery/Camp ~~Swim~~ Daily fee	4 to 12	Per Individual	$2.00
Public Swim Daily Fee	All Ages	Per Person	$3.00
~~Public Swim~~ Mid-Season Pass (7/6/19)	All Ages	Per Person	$40.00
~~Public Swim~~ Single Season Pass	All Ages	Per Person	$75.00
~~Public Swim~~ Group Mid-Season Pass (7/6/19)	All Ages	Per Family*	$85.00
~~Public Swim~~ Family Weekly Pass	All Ages	Per Family*	$75.00
~~Public Swim~~ Family Season Pass	All Ages	Per Family*	$150.00
Pool Party (0-25 People)	All Ages	Per Hour	$60.00
Pool Party (26-50 People)	All Ages	Per Hour	$80.00
Pool Party (51-75 People)	All Ages	Per Hour	$125.00
Pool Party (76-100 People)	All Ages	Per Hour	$150.00

*Maximum of 5 per family

17.05

Facility Rental		
All Sites	**Unit**	**Amount**
Gym (Regular Rental)	4 Hours	~~$250~~$300
Gym (Regular Rental)	6 Hours	$450.00
Gym (Regular Rental)	All Day	$750.00
Gym (For Profit)	4 Hours	$600.00
Gym (For Profit)	All Day	$1,500.00
Activity Room (Regular Rental)	4 Hours	$250.00
Activity Room (Regular Rental)	6 Hours	$400.00
Activity Room (For Profit)	4 Hours	$500.00
Activity Room (For Profit)	All Day	$1,000.00
Independent Instructor Fee	Per Hour Per Day	$20.00
Church Lease - Activity Room	Per Hour Per Day	$50.00
Church Lease - Gym	Per Hour Per Day	$65.00
~~Conference Room~~	~~Per Hour~~	~~$25.00~~
Overtime	Per hour	$75.00
Security Deposit	Per Rental	$150.00*

*$100.00 refundable, $50.00 non-refundable set-up fee, Rental rates my be negotiable for tournaments and/or large events

17.06

Outdoor Field/Court Rentals		
Item	**Unit**	**Amount**
Field Practice (Non-LCPR teams) without lights	Per hour Per field	$20.00
Field Practice (Non-LCPR teams) with lights	Per hour Per field	$30.00
Court Practice (Non-LCPR teams)	Per hour Per court	$40.00
Tournament Field Rental (11:30pm curfew)	~~Per hour~~ Per field Per day	$250.00

*Rental rates may be negotiable for tournaments and/or large events

17.07

Other Recreation Fees		
Item	**Unit**	**Amount**
Sponsorship Fee - Platinum Level	Individual	$3,600.00
Sponsorship Fee - Gold Level	Individual	$1,800.00
Sponsorship Fee - Silver Level	Individual	$1,200.00

Sponsorship Fee - Bronze Level	Individual	$300.00
Extra Sponsor Banner	Each	$100.00
Additional Team Sponsor	Each	$300.00
8x10 Team/Sponsor Picture/Plaque	Each	$30.00
Food Truck - Friday Event	Each Occurrence	$30.00
Food Truck - Farmer's Market	Each Occurrence	$30.00
Food Truck - Pool	Each Occurrence	$30.00
Food Truck - Special Events	Each Occurrence	$50.00
Food Truck - Tournaments	Each Occurrence	$50.00
Program Registration Late Fee	Per Participant	$15.00
Late Pick up for After School and Summer Day Camp	Per Minute	$1.00
After School Bus Fee	Per Family Per Day	$2.00

18.00 REGISTER OF DEEDS FEES

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

19.00 ROAD FEES

County Road Improvement and Maintenance Fee		
Per County Code section 26-34	Per Vehicle	~~$35~~$40

20.00 SHERIFFS FEES

Miscellaneous Fees		
Item	**Unit**	**Amount**
Fingerprinting (non-LCDC)	Per Set	$5.00
Response to false alarms in excess of 3 in any calendar year	Per Instance	$100.00
FOIA Search, Retrieval, & Redaction	Per Hour	$13.50
Hard Copies	Per Page	$0.22
Storage Discs	Per Disc	$1.25

21.00 DETENTION CENTER FEES

Per Diem for municipal court prisoners	Solely Municipal Charges	~~$43.03~~$62.52

22.00 STORMWATER FEES

Residential Stormwater Fee	Per Equivalent Residential Unit	$60.00
Commercial Stormwater Fee	Per Equivalent Residential Unit	$60.00 max., or 35% of real property tax or incentive fee*
Plan Review Fees	Per disturbed acre	$250.00
Additional Field Inspection		$50.00
Second Additional Field Inspection		$100.00
Third or More Additional Field Inspections	Per Inspection	$250.00
Grading Only Permit	Per Instance	$650.00

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

23.00 DELINQUENT TAX/RECORDS MANAGEMENT FEES

Tax Collection fee	170.00 or actual cost, whichever is greater
Passport Fee	$25.00

24.00 TREASURER FEES

Convenience fee for SCDMV stickers	$1.00
Duplicate Receipts	$0.25

COUNTY OF LANCASTER, SC - SCHEDULE OF TAXES, FEES AND CHARGES
FISCAL YEAR: 2021-2022 ATTACHMENT TO ORDINANCE NO: 2021-1741

25.00 ZONING FEES

25.01

Mobile Home Fees		
Item	**Unit**	**Amount**
Mobile Home decal	each	$10.00
Mobile Home - change of ownership	Per Instance	$10.00
Mobile Home - movement	Per Instance	$25.00

25.02

Miscellaneous Fees		
Item	**Unit**	**Amount**
Appeal from action of zoning official		$325.00
Use permitted on review		$150.00
Variance		$275 SF Residential, $375.00 Commercial
Zoning Verification Letter	Per Instance	$100.00
Power Authorization Letter/Zoning Verification Permit	Per Instance	$50.00
Home Occupation Permit~~ minor~~	Per Instance	~~$50~~$75
Temporary Use	Per Instance	$100.00
Special Exception	Per Instance	$400.00
Food Truck	Per Instance	$150.00
Demolition fee - any building or structure less than 5000 SF GFA	Per Instance	$50.00
Demolition Fee - any building or structure 5000 SF GFA or greater	Per Instance	$100.00
Moving fee - any non mobile home building or structure	Per Instance	$50.00
Sign Permit - Permanent	Per-Application	$100.00
Sign Permit - Temporary	Per Application	$50.00

25.03

Permit		
Commercial Zoning (including upfits) Permit fee*	Per Instance	$100.00
Residential Zoning Permit fee	Per Instance	$50.00

*Includes multi-family residential

26.00 OTHER COUNTY FEES AND CHARGES

26.01

Historic Courthouse Rental		
Item	**Unit**	**Amount**
Facility usage	First hour	$115.00
Facility usage	per add'l hour	$75.00
Penalty for time overage	Every 10 minutes	$25.00
Refundable security deposit	Per Instance	$250.00
Cancellation Fee	Per Instance	$100.00

26.02

Miscellaneous County Fees		
Item	**Unit**	**Amount**
Open Airport hangar rental	Per Month	$150.00
Airport Callout Fee	Per Hour, minimum 3	$100.00
Ramp Tie Down Over Night		$20.00
Ramp Tie Down Monthly		$75.00
Small-Medium Turboprops/Light Jets Facility Fee	Per Day	$75.00
Large Turboprops/Medium Jets Facility Fee	Per Day	$150.00
Large Jets Facility Fee	Per Day	$250.00
Lavatory Services Fee		$100.00
Airplane Ramp Fee	Per Airplane Per Day	$150.00
Airport Vehicle Fee (proof of insurance required)	Per Vehicle Per Day	$100.00
Airport Manager After Hours	Per Hour	$100.00
Bad Check fee	Per Instance	$30.00
Cable television franchise fee	Per Year	5%

COUNTY OF LANCASTER, SC - SCHEDULE OF TAXES, FEES AND CHARGES
FISCAL YEAR: 2021-2022 ATTACHMENT TO ORDINANCE NO: 2021-1741

Duplication machine reproduction fee - general	Per Page	$0.10
Duplication machine reproduction fee - general (color)	Per Page	$1.15
Audio Recordings of Meetings	Per Copy	$5.00
FOIA Research Time	Per Hour	Not to Exceed $15.00
Private ambulance service - franchise application fee	Per Instance	$100.00

M E M O R A N D U M

TO: County Council
Department Heads/ Elected Officials

FROM: Steve Willis, County Administrator *SW*

TODAY'S DATE: June 28, 2021

DUE DATE: N/A

SUBJECT: **Fiscal Year 2021-2022 Budget**

As we move into Third Reading of the Administrator's Recommended Fiscal Year 2021-2022 Budget (pursuant to SC §4-9-630(4)) I wanted to take a few moments to cover several points. My general comments were covered at the Committee of the Whole meeting.

Since this is a reassessment year there are modest proposals for new programs and personnel. As mentioned previously my major emphasis is on employee retention with the 3% Cost of Living Adjustment (COLA). This number is 0.04% below the actual COLA amount for the last two years. Of course, in the Sheriff's Office budget that amount is transferred to the Sheriff's Career Ladder. Council has also expressed interest in making additional contributions to the career ladder should certain positions be renewed as grant positions. We will follow that and advise Council later in the fiscal year once we have definitive information.

Many items in the Administrator's Proposed Budget are the result of changes in state law or are outside our direct control. This includes items that were suspended last year, such as the state mandated increase in employer retirement contributions and increases in insurance which had an impact of over $200,000. There's also funding for redistricting for Senate, House, County Council, and School Board seats included. This will cause us to have to send new registration cards to all voters in Lancaster County and is another example of something we are not desiring to address but that we must address. In addition, the budget funds six positions with grants expiring totaling over $500,000, as well as contractual increases such as the medical contract at the detention center. We are making a significant investment in our IT system, including the ongoing costs for Microsoft 365 which the county transitioned to in the current fiscal year as well as services for our network and servers from VC3. With new facilities coming online the county is also looking at $134,000 in utility increases.

In terms of one-time funding for projects, I am proposing to improve IT infrastructure and replace outdated hardware based on the results of the recent study performed, replace the consoles out at 911 as proposed in the CIP which is currently under consideration, as well as fund strategic initiatives which will influence future planning and decision making such as the UDO rewrite, solid waste study, roads inventory, and the second phase of the comprehensive plan update.

I know that personnel has been an interest of Council and I want to take this opportunity to outline proposed changes. The following are in the budget as proposed (note: figures include fringe benefits, vehicle, and equipment if applicable):
Fiscal Analyst @ $87,729
Elections Clerk @ $43,025
Two Recreation Crew Leaders @ $144,925
Part-time Airport Assistant Manager @ $30,000
2 Firefighters (ILFD) @ $99,100 (note: from IL Fee District funds)
Increase in Probate Part-Time budget @ $23,000 (offset by a new fee)
3 Paramedics @ $268,950
2 Correctional Officers @ $134,362
Deputy Fire Marshall @ $157,805
Hybrid front office/back office Animal Shelter worker @ $50,900
Full-Time Auditor Clerk @ $57,750
Full-Time Treasurer Clerk @ $48,850
Solid Waste Tire Worker (PT to FT) @ $19,925
Appraiser @ $58,600
½ Year of a Parks and Recreation Marketing Coordinator @ $36,895
2 Part-Time TCO's @ $41,915
Grounds Worker @ $47,145
Part-Time Accounting Clerk @ $32,953
Fleet Mechanic @ $75,000
Fire Inspector @ $150,000
Two Litter Collection Workers @252,755 (including $150,000 for one-time equipment)
Custodian position to be assigned to EMS @ $52,300

Two non-personnel items were included at first reading and another at second reading:
AP Automation Tool @ $25,000
Deferred Maintenance Items @ $150,000
Grant Match for a site enhancement grant opportunity on Mount Nebo Road @ $318,450

The following would be offset by a $5.00 increase in the Road Fee (half-year revenue as road fees are effective January 1st):
Increase in Pavement Preservation program @ $100,000
Initiation of a Street Signage program @ $100,000

I want to stress that even in these tough times, we remain in sound financial condition. Years of smart budgeting and wise financial planning have us with an AA1 credit rating (one step below the absolute top AAA rating). We budget conservatively and it pays off in times like this.

I am very proud of the steps that the departments have taken this past year to find ways to serve our citizens remotely. I suspect that this will continue to be something we will have to continue for many years to come.

SW

General Fund (10)

	Current Budget	Proposed FY2022
Revenue	59,547,280	64,824,422
Expenditure	-65,297,544	-69,957,377
Other Financing Sources	6,763,030	5,242,085
Other Financing Uses	-1,012,766	-109,130

General Fund Revenue by Source (10)

ANNUAL BUDGET ESTIMATE - REVENUE
Amended - 2021-2022

COUNTY OF LANCASTER
FY 2021-2022

	2019 - 2020	2020 - 2021	6/30/2021		2021 - 2022	
	Actual ($)	**Budget ($)**	**Actual ($)**	**%Remaining**	**Requested**	**Recommended**
400 Current Property Taxes	$29,502,577.00	$29,543,693.00	$30,119,802.00	-1.95	$33,293,485.00	$33,293,485.00
410 Delinquent Property Taxes	$1,131,332.00	$896,500.00	$880,188.00	1.82	$896,500.00	$896,500.00
417 Property Taxes-State Reim	$2,160,624.00	$2,108,875.00	$2,359,814.00	-11.90	$2,134,937.00	$2,134,937.00
418 Property Taxes-Lost Rev	$8,618,653.00	$7,840,535.00	$8,562,949.00	-9.21	$8,843,358.00	$8,843,358.00
419 Multi County Filot	$22,114.00	$20,000.00	$24,143.00	-20.71	$20,000.00	$20,000.00
422 Other Taxes	$2,813,201.00	$2,775,475.00	$2,953,083.00	-6.40	$2,975,475.00	$2,975,475.00
430 State Grants	$82,898.00	$100,000.00	$6,877.00	93.12		
434 Intergovernmental- State	$3,481,027.00	$3,487,875.00	$2,726,262.00	21.84	$3,457,875.00	$3,457,875.00
435 State Aid	$153,304.00	$160,000.00	$153,304.00	4.19	$160,000.00	$160,000.00
436 Intergovernmental- Local	$1,479,687.00	$1,613,420.00	$1,136,302.00	29.57	$1,664,250.00	$1,664,250.00
437 Federal Grants	$30,647.00		$507,088.00			
439 Other Governmental Rev	$3,024.00		$16,023.00			
440 License- Miscellaneous	$2,212.00					
441 License- Franchise	$590,256.00	$517,847.00	$468,248.00	9.58	$517,847.00	$517,847.00
442 Lic & Permits- Bldg	$5,188,131.00	$3,398,130.00	$5,765,206.00	-69.66	$3,694,800.00	$3,694,800.00
444 Lic & Permits- Planning	$148,035.00	$70,500.00	$148,575.00	-110.74	$132,500.00	$132,500.00
446 Lic & Permits- Rod	$1,592,449.00	$1,045,000.00	$2,033,501.00	-94.59	$1,212,000.00	$1,212,000.00
448 Lic & Permits- Coroner	$10,230.00	$5,500.00	$10,725.00	-95.00	$8,000.00	$8,000.00
450 Chgs. For Svcs.- Public W	$99,759.00	$82,000.00	$108,020.00	-31.73	$82,000.00	$82,000.00
451 Program Rev Recreation	$818,486.00	$1,200,000.00	$520,342.00	56.64	$1,200,000.00	$1,235,000.00
455 Chgs. For Svcs.- Fees	$274,828.00	$272,500.00	$244,728.00	10.19	$277,500.00	$277,500.00

456 Chgs. For Svcs.- Copies	$14,693.00	$20,000.00	$9,925.00	50.37	$11,500.00	$11,500.00
457 Chgs. For Svcs.- Other	$22,630.00	$26,200.00	$19,717.00	24.74	$28,200.00	$28,200.00
458 Chgs. For Svcs.- Ems	$2,883,858.00	$2,630,000.00	$2,868,816.00	-9.08	$2,700,000.00	$2,700,000.00
459 Chgs. For Svcs.- Misc	$71,941.00	$72,500.00	$64,282.00	11.34	$93,000.00	$93,000.00
461 Fines & Fees- Courts	$659,455.00	$666,000.00	$594,621.00	10.72	$651,000.00	$651,000.00
463 Fines & Fees- Druf Forf	$6,812.00					
464 Fines & Fees- Other	$9,615.00	$10,000.00	$8,855.00	11.45	$10,000.00	$10,000.00
466 Fines & Fees- Other	$8,567.00	$15,000.00	$8,236.00	45.09	$15,000.00	$15,000.00
467 Fines & Fees- Other	$29,237.00	$43,000.00	$22,365.00	47.99	$86,000.00	$86,000.00
468 Fees- Bank	$30,401.00	$68,250.00	$12,733.00	81.34	$68,525.00	$68,525.00
470 Contribution & Donations	$58,444.00	$25,000.00	$178,732.00	-614.93	$25,000.00	$25,000.00
471 Donations Revenue	$56,562.00	$28,000.00	$19,758.00	29.43	$7,500.00	$7,500.00
480 Interest Income	$655,698.00	$641,800.00	$77,013.00	88.00	$320,490.00	$320,490.00
490 Other Income	$617,747.00	$123,680.00	$744,298.00	-501.79	$162,680.00	$162,680.00
491 Other Income	$38,503.00	$40,000.00	$73,249.00	-83.12	$40,000.00	$40,000.00
801 Transfer In	$30,828.00	$32,750.00		100.00	$32,750.00	$32,750.00
810 Ofs Fund Balance		$6,730,279.64		100.00	$5,209,335.00	$5,209,335.00
820 Sale Of Capital Assets			$92,675.00			
10 General Fund	$63,398,465.00	$66,310,309.64	$63,540,455.00	4.18	$70,031,507.00	$70,066,507.00
Report Totals	**$63,398,465.00**	**$66,310,309.64**	**$63,540,455.00**		**$70,031,507.00**	**$70,066,507.00**

General Fund Expenditure by Department (10)

ANNUAL BUDGET ESTIMATE - EXPENDITURE
Amended - 2021-2022

COUNTY OF LANCASTER
FY 2021-2022

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Fund: 10 General Fund								
Department: 005 Non-Departmental								
10-7-005-510-20 Unempl Comp Exp	4,172.00	20,000.00	19,962.00		0	30,000.00	30,000.00	
10-7-005-520-00 Workers Comp Volunteers	33,100.00	120,000.00			100	120,000.00	120,000.00	
10-7-005-520-40 Cnt - Retirement Match	4,500.00	6,000.00			100	6,000.00	6,000.00	
10-7-005-520-45 Retiree Insurance	164,305.00	165,000.00	151,533.00		8	165,000.00	165,000.00	
10-7-005-593-00 Maintenance-Service Agreement	4,674.00	10,000.00	3,507.00		65	10,000.00	10,000.00	
10-7-005-604-01 Audit	64,630.00	70,000.00	49,500.00		29	70,000.00	70,000.00	
10-7-005-625-04 Da-Med Ind Fund	162,063.00	163,438.00	163,438.00			178,675.00	178,675.00	
10-7-005-650-00 Insurance-General 15% increase (estimate)	1,108,264.00	1,340,368.00	1,340,938.00		0	1,541,423.00	1,541,423.00	
10-7-005-781-00 Miscellaneous Expense	4,902.00	9,475.00	8,717.00		8	9,475.00	9,475.00	
Total	**$1,550,610.00**	**$1,904,281.00**	**$1,737,595.00**			**$2,130,573.00**	**$2,130,573.00**	
Department: 007 Cnty Economic Dev. Dept.								

ANNUAL BUDGET ESTIMATE - EXPENDITURE
Amended - 2021-2022

COUNTY OF LANCASTER
FY 2021-2022

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-007-500-00 Wages & Salaries Full Time	242,602.00	242,355.00	225,519.00		7	248,380.00	248,380.00	
10-7-007-500-05 Salaries- Overtime	918.00							
10-7-007-500-10 Wages & Salaries Parttime		1,000.00			100	1,000.00	1,000.00	
10-7-007-510-00 Fica-Employers Contrib.	18,189.00	18,540.00	17,475.00		6	19,000.00	19,000.00	
10-7-007-510-05 Sc Ret Employers Contrib	37,656.00	37,710.00	36,122.00		4	41,130.00	41,130.00	
10-7-007-510-15 Health/Life Ins Employers	10,803.00	11,245.00	9,916.00		12	11,100.00	10,870.00	
10-7-007-510-25 Workers Compensation	3,845.00	5,915.00	4,638.00		22	6,065.00	6,065.00	
10-7-007-530-00 Travel, Training, Dues	72,163.00	80,000.00	66,989.00		16	92,000.00	99,500.00	
Recommended: Tuition reimbursement program Requested: Marketing training, workforce development and business retention training								
10-7-007-540-00 Supplies- General	1,339.00	8,000.00	410.00		95	8,000.00	8,000.00	
10-7-007-541-00 Supplies Postage	105.00	1,000.00	86.00		91	1,000.00	1,000.00	
10-7-007-543-01 Supplies - Food	1,549.00	5,000.00	1,459.00		71	5,000.00	5,000.00	

ANNUAL BUDGET ESTIMATE - EXPENDITURE
Amended - 2021-2022

COUNTY OF LANCASTER
FY 2021-2022

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-007-551-00 Equipment- General	312.00	2,000.00	15.00		99	2,000.00	2,000.00	
10-7-007-571-00 Utilities-Telephone	5,344.00	5,000.00	4,433.00		11	5,500.00	5,500.00	
10-7-007-590-00 Maintenance - Vehicles	1,173.00	1,000.00	2,843.00		-184	1,000.00	1,000.00	
10-7-007-590-05 Gasoline	1,854.00	3,000.00	1,271.00		58	3,000.00	3,000.00	
10-7-007-600-00 Contractual Services(Cs)	34,219.00	70,585.00	49,616.00		30	70,585.00	70,585.00	
10-7-007-605-00 Cs - Printing		2,500.00			100	2,500.00	2,500.00	
10-7-007-670-00 Advertising Recommended: All; REQUESTED: Additional ad placements	5,200.00	5,000.00	2,030.00		59	15,000.00	10,000.00	
10-7-007-750-00 Lease- Copiers	3,202.00	4,000.00	2,695.00		33	4,000.00	4,000.00	
10-7-007-786-00 Donations Exp.	50,015.00							
10-7-007-786-25 Donations Exp - Industry Apprecia...	4,237.00							
Total	**$494,725.00**	**$503,850.00**	**$425,517.00**			**$536,260.00**	**$538,530.00**	

Department: 011 County Council

ANNUAL BUDGET ESTIMATE - EXPENDITURE
Amended - 2021-2022

COUNTY OF LANCASTER
FY 2021-2022

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-011-500-00 Wages & Salaries Full Time	52,210.00	52,725.00	48,760.00		8	53,780.00	53,780.00	
10-7-011-500-10 Wages & Salaries Part-Time	90,490.00	94,000.00	83,599.00		11	94,000.00	96,500.00	
10-7-011-510-00 Fica-Employers Contrib.	9,667.00	11,205.00	9,386.00		16	11,500.00	11,500.00	
10-7-011-510-05 Sc Ret Employers Contrib	22,070.00	22,790.00	21,201.00		7	24,885.00	24,885.00	
10-7-011-510-15 Health/Life Ins Employers	44,901.00	46,065.00	40,727.00		12	44,985.00	57,195.00	
10-7-011-510-25 Workers Compensation	1,953.00	3,030.00	2,350.00		22	3,110.00	3,110.00	
10-7-011-530-00 Travel, Training, Dues	21,463.00	42,000.00	10,972.00		74	45,000.00	45,000.00	
10-7-011-540-00 Supplies-General	5,527.00	10,500.00	8,418.00		20	7,500.00	7,500.00	
10-7-011-543-01 Supplies-Food	2,685.00	6,000.00	3,007.00		50	6,000.00	6,000.00	
10-7-011-571-00 Utilities-Telephone	15,912.00	15,000.00	16,672.00		-11	19,500.00	19,500.00	
10-7-011-600-00 Contractual Services (Cs)	704,220.00	925,000.00	515,503.00		44	925,000.00	925,000.00	
10-7-011-604-00 Professional Services	95,132.00	73,872.00	79,097.00		-7	50,000.00	50,000.00	

ANNUAL BUDGET ESTIMATE - EXPENDITURE
Amended - 2021-2022

COUNTY OF LANCASTER
FY 2021-2022

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Removed carry forwards								
10-7-011-670-00 Advertising	26,756.00	10,000.00	9,344.00		7	10,000.00	10,000.00	
10-7-011-690-00 Special Projects	1,060,553.00	574,000.00	61,401.00		89	574,000.00	574,000.00	
10-7-011-691-01 Sp - Promotions	14,642.00	18,000.00	14,191.00		21	18,000.00	18,000.00	
10-7-011-740-30 Cp-Land/Bldg Acquisition Removed one-time funding for land purchase		2,300,000.00	2,296,753.00		0			
10-7-011-760-00 Cnt - Grants Match Recommended: $318,450 grant match for commerce grant	37,599.00	704,625.00	109,005.00		85	704,625.00	1,023,075.00	
10-7-011-771-00 Ds - Lease Purchase	50,000.00	50,000.00	50,000.00			50,000.00	50,000.00	
10-7-011-781-00 Miscellaneous Expense	8,760.00	10,000.00	6,966.00		30	10,000.00	10,000.00	
10-7-011-781-27 Bonds - Surety	1,076.00	2,000.00	1,076.00		46	2,000.00	2,000.00	
10-7-011-781-73 Licesnses/Permits/Fees	101.00		1,005.00					
10-9-011-950-05 Transfer To Other Funds	1,113,007.00	933,836.00			100			
Total	**$3,378,724.00**	**$5,904,648.00**	**$3,389,433.00**			**$2,653,885.00**	**$2,987,045.00**	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Department: 012 Council Transfers								
10-9-012-950-20 Transfer-Airport	74,630.00	78,930.00	78,930.00			109,130.00	109,130.00	
Total	**$74,630.00**	**$78,930.00**	**$78,930.00**			**$109,130.00**	**$109,130.00**	
Department: 014 Direct Assistance								
10-7-014-620-00 Association Of Counties	13,041.00	13,041.00	13,041.00		0	13,041.00	13,041.00	
10-7-014-625-03 Da-Olde English District Recommended: Go through State A-tax process Requested: $14,156						14,156.00		
10-7-014-625-06 Da - Clemson Extension Requested: Same as FY21	25,000.00	26,000.00	26,000.00			26,000.00	26,000.00	
10-7-014-625-08 Da-Health & Wellness Comm.	1,398.00	1,400.00	1,382.00		1	1,400.00	1,400.00	
10-7-014-625-11 Da-Community Relations	1,214.00	2,250.00	1,991.00		12	2,250.00	2,250.00	
10-7-014-625-13 Da-Probation & Parole	780.00		600.00					
10-7-014-625-14 Da-Public Defender Recommended: $12,161 for COLA and $12,321 for ladder REQUESTED: Continue funding Career Ladder $12,321, COLA, County NP,	333,422.00	346,566.00	333,422.00		4	371,048.00	371,048.00	
10-7-014-625-17 Da-Lancaster Soil & Water	104,728.00	110,268.00	110,268.00			110,684.00	113,370.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Recommended: All REQUESTED: salary increase for district employee, tort liability increases, district manager retirement increase,								
10-7-014-625-22 Da-Catawba Rpc	58,147.00	58,147.00	58,147.00			58,147.00	58,147.00	
10-7-014-625-23 Da-Delegation Disbursement	20,000.00	20,000.00	20,000.00			25,000.00	25,000.00	
10-7-014-625-29 Da - Hwy Patrol Dues		750.00			100	750.00	750.00	
10-7-014-625-31 Da-L.C. Council On Aging Recommended: All REQUESTED: $3,000 increase to continue to be eligible to apply for state and federal public transportation funding	29,943.00	37,000.00	17,007.00		54	40,000.00	40,000.00	
10-7-014-625-35 Da-Historic Commission Requested: 10% increase ($500)	4,979.00	5,500.00	988.00		82	5,500.00	5,500.00	
10-7-014-625-38 Da-Sixth Judicial Circuit Recommended: Ladder and $27,805 for COLA; REQUESTED: $10,217 increase for continuation of the Career Ladder, County COLA	678,388.00	719,874.00	699,698.00		3	730,091.00	757,900.00	
10-7-014-625-50 Da- Keystone Substance Abuse Requested: Continue same level of funding at FY21 (10k)		10,000.00	10,000.00			10,000.00	10,000.00	
Total	**$1,271,040.00**	**$1,350,796.00**	**$1,292,544.00**			**$1,408,067.00**	**$1,424,406.00**	
Department: 020 Procurement								
10-7-020-500-00 Wages & Salaries Full Time Recommended: County-wide COLA; Requested: $6,401 to facilitate title change of Buyer to Contract Administrator	124,785.00	134,845.00	120,678.00		11	141,250.00	138,075.00	

ANNUAL BUDGET ESTIMATE - EXPENDITURE
Amended - 2021-2022

COUNTY OF LANCASTER
FY 2021-2022

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-020-500-05 Salaries- Ot	123.00							
10-7-020-510-00 Fica-Employers Contrib.	9,103.00	9,935.00	9,084.00		9	10,380.00	10,180.00	
10-7-020-510-05 Sc Ret Employers Contrib	19,352.00	20,200.00	19,330.00		4	22,475.00	22,035.00	
10-7-020-510-15 Health/Life Ins Employers	19,326.00	21,440.00	18,912.00		12	21,040.00	20,730.00	
10-7-020-510-25 Workers Compensation	278.00	2,120.00	347.00		84	2,230.00	2,170.00	
10-7-020-530-00 Travel, Training, Dues	4,077.00	3,200.00	3,200.00		0	5,100.00	5,100.00	
10-7-020-540-00 Supplies-General	3,372.00	3,760.00	3,768.00		0	1,500.00	1,500.00	
10-7-020-571-00 Utilities-Telephone	2,650.00	3,000.00	2,626.00		12	3,000.00	3,000.00	
10-7-020-593-00 Maintenance-Service Agree. Recommended: All REQUESTED: Solicitation Evaluation module for software system funded FY21 (2.4k)		5,835.00	5,832.00		0	8,200.00	8,200.00	
10-7-020-670-00 Advertising		140.00	134.00		4	500.00	500.00	
10-7-020-750-00 Lease- Copiers	2,259.00	2,000.00	2,575.00		-29	2,000.00	3,000.00	
Total	**$185,325.00**	**$206,475.00**	**$186,486.00**			**$217,675.00**	**$214,490.00**	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Department: 021 Administrator								
10-7-021-500-00 Wages & Salaries Full Time	301,130.00	302,210.00	268,814.00		11	542,210.00	441,825.00	
Recommended: Transfer project manager position from Building Maintenance; REQUESTED: Public Information Officer ($70k);								
10-7-021-500-05 Salaries - Overtime	1,290.00	4,000.00	126.00		97	4,000.00	4,000.00	
10-7-021-500-06 Ot-Hist Courthouse Events	4,723.00	7,000.00	326.00		95	7,000.00	7,000.00	
10-7-021-500-10 Wages & Salaries Part-Time	13,553.00	18,600.00	15,165.00		18	18,600.00	18,600.00	
10-7-021-510-00 Fica-Employers Contrib.	23,850.00	25,385.00	21,773.00		14	36,065.00	36,065.00	
10-7-021-510-05 Sc Ret Employers Contrib	48,823.00	51,070.00	44,874.00		12	77,475.00	77,475.00	
10-7-021-510-15 Health/Life Ins Employers	32,037.00	34,510.00	30,088.00		13	70,200.00	52,975.00	
10-7-021-510-25 Workers Compensation	5,149.00	8,170.00	5,658.00		31	13,450.00	13,450.00	
10-7-021-530-00 Travel, Training, Dues	14,813.00	22,000.00	1,658.00		92	51,500.00	51,500.00	
Recommended: All REQUESTED: $6500 for new Administrator; $20k new supervisor training								
10-7-021-540-00 Supplies-General	8,175.00	13,000.00	10,668.00		18	10,200.00	10,200.00	
REQUESTED: $200 for position								

ANNUAL BUDGET ESTIMATE - EXPENDITURE
Amended - 2021-2022

COUNTY OF LANCASTER
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Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-021-549-05 Supplies - Welcome Center	7.00	4,000.00			100	4,000.00	4,000.00	
10-7-021-551-00 Equipment-General Recommended: $30,000 for Administration office upgrades and equipment REQUESTED: $6,500 Equipment for new positions, wall mounted TVs for Council Chambers for Zoom and PowerPoint	739.00	3,000.00	1,872.00		38	23,000.00	33,000.00	
10-7-021-600-00 Contractual Services (Cs)	1,912.00	27,000.00	13,894.00		49	27,000.00	27,000.00	
10-7-021-604-10 Ps - Medical	102,064.00	137,000.00	121,388.00		11	137,000.00	137,000.00	
10-7-021-690-00 Special Projects	8,028.00	6,500.00	4,424.00		32	8,750.00	8,750.00	
10-7-021-750-00 Lease- Copiers	6,379.00	8,000.00	5,644.00		29	8,000.00	8,000.00	
Total	**$572,672.00**	**$671,445.00**	**$546,372.00**			**$1,038,450.00**	**$930,840.00**	
Department: 022 Legal Team								
10-7-022-571-00 Utilities-Telephone Decrease $1400	250.00	2,000.00	569.00		72	2,000.00	600.00	
10-7-022-604-04 Ps-Legal/General	349,209.00	275,000.00	402,972.00		-47	325,000.00	325,000.00	
10-7-022-750-00 Lease- Copiers	1,001.00	2,000.00	1,046.00		48	2,000.00	2,000.00	
Total	**$350,460.00**	**$279,000.00**	**$404,587.00**			**$329,000.00**	**$327,600.00**	

ANNUAL BUDGET ESTIMATE - EXPENDITURE
Amended - 2021-2022

COUNTY OF LANCASTER
FY 2021-2022

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Department: 023 Finance								
10-7-023-500-00 Wages & Salaries Full Time	395,922.00	446,275.00	379,799.00		15	512,480.00	512,480.00	
Recommended: Fiscal Analyst funded partially through administrative fee for impact fee processing; Requested: $87,729 Fiscal Analyst (all inclusive)								
10-7-023-500-05 Salaries- Ot	1,191.00	1,250.00	391.00		69	1,250.00	1,250.00	
10-7-023-500-10 Wages & Salaries Part-Time			1,769.00			29,033.00	29,050.00	
Recommended: PT clerk; REQUESTED: PT Accounting Clerk								
10-7-023-510-00 Fica-Employers Contrib.	28,470.00	34,235.00	28,767.00		16	39,300.00	39,300.00	
10-7-023-510-05 Sc Ret Employers Contrib	60,977.00	69,650.00	61,320.00		12	85,075.00	85,075.00	
10-7-023-510-15 Health/Life Ins Employers	50,085.00	53,130.00	43,467.00		18	59,865.00	59,865.00	
10-7-023-510-25 Workers Compensation	874.00	3,050.00	1,099.00		64	4,385.00	3,720.00	
10-7-023-530-00 Travel, Training, Dues	5,963.00	11,360.00	5,907.00		48	11,360.00	11,360.00	
10-7-023-540-00 Supplies-General	7,996.00	12,500.00	5,936.00		53	12,500.00	12,500.00	
10-7-023-551-00 Equipment-General	9,617.00	4,545.00	6,175.00		-36	7,300.00	7,300.00	
Recommended: All REQUESTED: Set-up for position								

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-023-560-00 Equipment - Capitalized		5,500.00			100	5,500.00	5,500.00	
10-7-023-571-00 Utilities-Telephone Decrease $500; REQUESTED: Position	3,033.00	4,000.00	3,509.00		12	5,110.00	4,000.00	
10-7-023-593-00 Maintenance-Service Agree. Recommended: AP automation tool; Requested: $35,000; $25,000 AP Automation tool; $10,000 Debt Management tool	2,161.00	2,250.00	1,516.00		33	37,250.00	27,250.00	
10-7-023-605-00 Cs - Printing		1,500.00			100	1,500.00	1,500.00	
10-7-023-670-00 Advertising	2,537.00	2,500.00	1,874.00		25	2,500.00	2,500.00	
10-7-023-750-00 Lease- Copiers	4,662.00	5,500.00	3,520.00		36	5,500.00	5,500.00	
Total	**$573,488.00**	**$657,245.00**	**$545,049.00**			**$819,908.00**	**$808,150.00**	
Department: 024 Human Resources								
10-7-024-500-00 Wages & Salaries Full Time	211,666.00	211,600.00	198,650.00		6	214,815.00	214,815.00	
10-7-024-500-05 Salaries- Overtime	1,452.00	400.00	1,970.00		-392	400.00	400.00	
10-7-024-500-10 Wages & Salaries Parttime	1,025.00		2,635.00					
10-7-024-510-00 Fica-Employers Contrib.	35,494.00	39,935.00	36,558.00		8	40,180.00	40,180.00	

ANNUAL BUDGET ESTIMATE - EXPENDITURE
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COUNTY OF LANCASTER
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Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-024-510-05 Sc Ret Employers Contrib	32,947.00	32,990.00	32,173.00		2	35,640.00	35,640.00	
10-7-024-510-15 Health/Life Ins Employers	31,023.00	32,270.00	28,534.00		12	31,600.00	31,215.00	
10-7-024-510-25 Workers Compensation	8,997.00	11,950.00	11,712.00		2	11,995.00	11,995.00	
10-7-024-520-10 Employee Merit Pool	261,993.00	310,000.00	279,000.00		10	310,000.00	310,000.00	
10-7-024-530-00 Travel, Training, Dues	1,358.00	4,650.00	659.00		86	4,650.00	4,650.00	
10-7-024-540-00 Supplies-General	7,104.00	6,000.00	5,762.00		4	6,000.00	6,000.00	
10-7-024-551-00 Equipment-General Move to contractual REQUESTED: $12495 recurring annually	10.00	16,495.00	16,500.00		0	12,495.00		
10-7-024-571-00 Utilities-Telephone Increase $500	3,363.00	2,500.00	2,734.00		-9	2,500.00	3,000.00	
10-7-024-600-00 Contractual Services (Cs) Recommended: Annual cost for onboarding software	31,550.00	40,000.00	34,680.00		13	40,000.00	52,495.00	
10-7-024-670-00 Advertising	2,868.00	11,000.00	3,329.00		70	11,000.00	11,000.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-024-690-00 Special Projects	10,276.00	10,000.00	7,522.00		25	15,000.00	10,000.00	
Recommended: None REQUESTED: $5000 increase for new and improved programs								
10-7-024-750-00 Lease- Copiers	4,717.00	6,000.00	3,889.00		35	6,000.00	6,000.00	
Total	**$645,843.00**	**$735,790.00**	**$666,307.00**			**$742,275.00**	**$737,390.00**	
Department: 025 Risk Management								
10-7-025-500-00 Wages & Salaries Full Time	61,237.00	61,535.00	57,191.00		7	63,065.00	63,065.00	
10-7-025-510-00 Fica-Employers Contrib.	4,327.00	4,705.00	4,229.00		10	4,825.00	4,825.00	
10-7-025-510-05 Sc Ret Employers Contrib	9,465.00	9,575.00	9,161.00		4	10,445.00	10,445.00	
10-7-025-510-15 Health/Life Ins Employers	12,299.00	12,765.00	11,265.00		12	12,500.00	12,355.00	
10-7-025-510-25 Workers Compensation	1,204.00	1,945.00	1,459.00		25	1,995.00	1,995.00	
10-7-025-530-00 Travel, Training, Dues	3,906.00	6,000.00	6,506.00		-8	6,000.00	6,000.00	
10-7-025-540-00 Supplies-General	1,835.00	2,000.00	704.00		65	2,000.00	2,000.00	
10-7-025-551-00 Equipment-General			103.00					

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-025-571-00 Utilities-Telephone Decrease $200	923.00	1,200.00	830.00		31	1,200.00	1,000.00	
10-7-025-690-00 Special Projects	16,449.00	15,000.00	13,396.00		11	15,000.00	15,000.00	
Total	**$111,645.00**	**$114,725.00**	**$104,844.00**			**$117,030.00**	**$116,685.00**	
Department: 026 Mis								
10-7-026-500-00 Wages & Salaries Full Time	396,966.00	427,075.00	335,878.00		21	441,845.00	441,845.00	
10-7-026-500-05 Salaries- Overtime	3,976.00	2,250.00	1,638.00		27	2,250.00	2,250.00	
10-7-026-510-00 Fica-Employers Contrib.	29,386.00	32,845.00	26,103.00		21	30,330.00	30,330.00	
10-7-026-510-05 Sc Ret Employers Contrib	61,591.00	66,805.00	54,115.00		19	65,650.00	65,650.00	
10-7-026-510-15 Health/Life Ins Employers	33,052.00	59,005.00	25,507.00		57	50,743.00	50,743.00	
10-7-026-510-25 Workers Compensation	2,582.00	9,000.00	2,604.00		71	10,485.00	10,485.00	
10-7-026-530-00 Travel, Training, Dues Recommended: All Requested: $10,000 additional so each staff member has training allowance	318.00	8,000.00	6,118.00		24	18,000.00	18,000.00	
10-7-026-540-00 Supplies-General	4,945.00	5,000.00	3,664.00		27	5,000.00	5,000.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-026-542-00 Supplies - Clothing	900.00	1,000.00	480.00		52	1,000.00	1,000.00	
10-7-026-550-00 Msa-Dp Hw Mtn	116,553.00	138,515.00	152,944.00		-10	138,515.00	138,515.00	
10-7-026-551-00 Equipment-General	5,171.00	5,000.00	3,979.00		20	5,000.00	5,000.00	
10-7-026-560-00 Equipment - Capitalized Recommended: All--CIP Item REQUESTED: $220,000 Workstation replacements		95,550.00	93,056.00		3	220,000.00	220,000.00	
10-7-026-571-00 Utilities-Telephone	161,660.00	160,000.00	158,289.00		1	170,000.00	170,000.00	
10-7-026-600-00 Contractual Services (Cs) Technical Assistance/Backup support	1,076.00	5,550.00	163,291.00		-2,842	425,880.00	425,880.00	
10-7-026-605-02 Msa-Dp Sw Mtn Recommended: All Requested: $24,150 IronCloud; $74,400 Office365; $3,000 Office365 Backup; $4,000 Server Backups (cloud); annual software increases (25k)	343,981.00	425,312.10	480,732.00		-13	517,853.00	517,853.00	
10-7-026-690-00 Special Projects Recommended: All Requested: $261k for priority 1 and 2 items recommended to Council by consultant in 2021 Base: $18,000 for Sheriff equipment Replacement	60,457.00	62,360.00	282,408.00		-353	279,260.00	279,260.00	
10-7-026-750-00 Lease- Copiers	2,014.00	3,000.00	2,026.00		32	3,000.00	3,000.00	
Total	**$1,224,628.00**	**$1,506,267.10**	**$1,792,832.00**			**$2,384,811.00**	**$2,384,811.00**	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Department: 027 Gis								
10-7-027-500-00 Wages & Salaries Fulltime	46,238.00	73,700.00	69,891.00		5	75,525.00	75,525.00	
10-7-027-500-05 Salaries- Overtime		500.00			100			
10-7-027-510-00 Fica-Employers Contrib	3,195.00	5,675.00	5,195.00		8	5,815.00	5,815.00	
10-7-027-510-05 Sc Ret Employers Contrib	6,930.00	11,545.00	11,195.00		3	12,590.00	12,590.00	
10-7-027-510-15 Health/Life Ins Employers	6,344.00	8,315.00	7,335.00		12	8,300.00	8,040.00	
10-7-027-510-25 Workers Compensation	99.00	2,220.00	201.00		91	2,280.00	2,280.00	
10-7-027-530-00 Travel, Training, Dues	400.00	4,000.00			100	4,000.00	4,000.00	
10-7-027-540-00 Supplies - General	2,437.00	5,000.00	683.00		86	5,000.00	5,000.00	
10-7-027-541-00 Supplies-Postage		100.00			100	100.00	100.00	
10-7-027-560-00 Equipment-Capitalized	13,344.00							
10-7-027-571-00 Utilities-Telephone Decrease $2000	864.00	3,000.00	990.00		67	3,000.00	1,000.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-027-600-00 Contractual Services(Cs) Transfer pictometry from assessor	5,018.00	13,000.00			100	73,000.00	73,000.00	
Total	**$84,869.00**	**$127,055.00**	**$95,490.00**			**$189,610.00**	**$187,350.00**	
Department: 029 Zoning								
10-7-029-500-00 Wages & Salaries Full Time Merged with Planning	245,397.00	241,765.00	211,735.00		12	266,960.00		
10-7-029-500-05 Salaries - Overtime Merged with Planning	822.00	2,000.00	931.00		53	2,000.00		
10-7-029-510-00 Fica-Employers Contrib. Merged with Planning	17,461.00	18,650.00	15,639.00		16	20,575.00		
10-7-029-510-05 Sc Ret Employers Contrib Merged with Planning	38,036.00	40,340.00	34,158.00		15	44,540.00		
10-7-029-510-15 Health/Life Ins Employers Merged with Planning	46,040.00	52,585.00	38,111.00		28	52,585.00		
10-7-029-510-25 Workers Compensation Merged with Planning	4,308.00	6,010.00	4,104.00		32	7,250.00		
10-7-029-530-00 Travel, Training, Dues Merged with Planning	1,166.00	4,750.00	334.00		93	4,750.00		

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-029-540-00 Supplies-General Merged with Planning; REQUESTED: $650 clothing allowance	4,399.00	6,000.00	4,176.00		30	6,650.00		
10-7-029-543-01 Supplies-Food Merged with Planning	414.00	1,800.00	636.00		65	750.00		
10-7-029-551-00 Equipment-General Merged with Planning	886.00	1,000.00			100	1,000.00		
10-7-029-571-00 Utilities-Telephone Merged with Planning	2,755.00	5,150.00	3,988.00		23	5,150.00		
10-7-029-600-00 Contractual Services (Cs) Merged with Planning		20,000.00			100			
10-7-029-670-00 Advertising Merged with Planning	987.00	6,000.00	335.00		94	6,000.00		
10-7-029-750-00 Lease- Copiers Merged with Planning	2,716.00	4,500.00	2,204.00		51	4,500.00		
Total	**$365,387.00**	**$410,550.00**	**$316,351.00**			**$422,710.00**		
Department: 031 Building								
10-7-031-500-00 Wages & Salaries Full Time Recommended: None; Job classification changes/certification increases ($30k)	637,281.00	754,380.00	586,391.00		22	784,380.00	781,250.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-031-500-05 Salaries - Overtime	50.00	2,000.00	1,389.00		31	2,000.00	2,000.00	
10-7-031-500-10 Wages & Salaries Parttime Recommended: Position to assist in administering impact fees						15,000.00	15,000.00	
10-7-031-510-00 Fica-Employers Contrib	46,149.00	57,863.00	43,683.00		25	60,355.00	60,355.00	
10-7-031-510-05 Sc Ret Employers Contrib	98,880.00	117,692.00	93,437.00		21	130,645.00	130,645.00	
10-7-031-510-15 Health/Life Ins Employers	96,719.00	132,140.00	93,079.00		30	126,890.00	126,450.00	
10-7-031-510-25 Workers Compensation	10,008.00	19,335.00	13,090.00		32	20,230.00	20,230.00	
10-7-031-530-00 Travel, Training, Dues	9,606.00	23,500.00	9,616.00		59	23,500.00	23,500.00	
10-7-031-540-00 Supplies-General	7,197.00	13,000.00	6,019.00		54	13,000.00	13,000.00	
10-7-031-551-00 Equipment-General	347.00	6,400.00	1,613.00		75	6,400.00	6,400.00	
10-7-031-571-00 Utilities-Telephone Decrease $2000	15,094.00	15,600.00	16,656.00		-7	18,500.00	16,500.00	
10-7-031-600-00 Contractual Services (Cs)	89,614.00	200,000.00	200,000.00			200,000.00	200,000.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-031-613-00 Demolition Expense	69,100.00	80,000.00	63,000.00		21	80,000.00	80,000.00	
10-7-031-670-00 Advertising		250.00			100	250.00	250.00	
10-7-031-750-00 Lease- Copiers	2,941.00	5,000.00	2,739.00		45	5,000.00	5,000.00	
Total	**$1,082,986.00**	**$1,427,160.00**	**$1,130,712.00**			**$1,486,150.00**	**$1,480,580.00**	
Department: 032 Planning								
10-7-032-500-00 Wages & Salaries Full Time Recommended: Merged Zoning & Planning; Transfer portion of engineer's salary under division	274,228.00	526,725.00	310,966.00		41	559,835.00	826,125.00	
10-7-032-500-05 Salaries - Overtime Merged Planning and Zoning	610.00	4,500.00	559.00		88	4,500.00	6,500.00	
10-7-032-500-10 Wages & Salaries Part-Time	1,053.00							
10-7-032-510-00 Fica-Employers Contrib. Merged Zoning and Planning	19,803.00	40,640.00	23,432.00		42	43,170.00	63,745.00	
10-7-032-510-05 Sc Ret Employers Contrib Merged Zoning and Planning	42,324.00	82,660.00	49,732.00		40	93,745.00	138,285.00	
10-7-032-510-15 Health/Life Ins Employers Merged Zoning and Planning	35,158.00	80,770.00	35,903.00		56	73,580.00	131,280.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-032-510-25 Workers Compensation Merged Zoning and Planning	3,007.00	7,135.00	4,652.00		35	7,285.00	14,535.00	
10-7-032-530-00 Travel, Training, Dues Merged Zoning and Planning; Recommended: None REQUESTED: Training increase for Development Services Director, AICP test, and bonus for Senior Planner	3,361.00	9,000.00	1,981.00		78	9,000.00	13,750.00	
10-7-032-540-00 Supplies-General Merged Zoning and Planning; REQUESTED: Increase in supplies costs and clothing allowance	3,908.00	6,100.00	3,729.00		39	6,000.00	12,650.00	
10-7-032-541-00 Supplies-Postage	548.00	4,000.00	1,212.00		70	4,000.00	4,000.00	
10-7-032-543-01 Supplies-Food Merged Zoning and Planning	1,820.00	3,000.00	1,216.00		59	3,000.00	3,750.00	
10-7-032-551-00 Equipment-General Merged Zoning and Planning	187.00		129.00				1,000.00	
10-7-032-571-00 Utilities-Telephone Decrease $1150; Merged Zoning and Planning	2,163.00	4,000.00	3,208.00		20	4,000.00	8,000.00	
10-7-032-600-00 Contractual Services (Cs) Transferred 20k from 029-600; left in money from RFATS and on call. Remove approx. $70k in one-time carryforward projects	59,686.00	114,216.00	111,251.00		3	65,000.00	65,000.00	
10-7-032-600-15 Cs-Traffic Impact Analyses Reimbursed per fee schedule		50,000.00	28,510.00		43	50,000.00	50,000.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-032-605-00 Cs-Printing			83.00					
10-7-032-670-00 Advertising Merged Zoning and Planning	6,548.00	10,500.00	7,414.00		29	12,000.00	18,000.00	
10-7-032-690-00 Special Projects Comp Plan--carry forward phase 1 and fund phase 2 comp plan update ($600k); $180k from fund balance for UDO rewrite		258,000.00			100	780,000.00	780,000.00	
10-7-032-750-00 Lease- Copiers Merged Zoning and Planning	4,221.00	12,000.00	4,208.00		65	12,000.00	16,500.00	
Total	**$458,625.00**	**$1,213,246.00**	**$588,185.00**			**$1,727,115.00**	**$2,153,120.00**	
Department: 041 Assessor								
10-7-041-500-00 Wages & Salaries Full Time Recommended: Appraiser; Transfer savings from eliminating part-time to assist in retention of appraiser positions; REQUESTED: Appraiser II $48k; requested amount adjusted based on the FY21 line item budget. Transfer from part-time $22,562 - promote Appraiser I to Appraiser II, move appraiser to minimum, and move veteran appraiser to midpoint.	573,109.00	585,510.00	502,312.00		14	668,940.00	656,090.00	
10-7-041-500-05 Salaries - Overtime	529.00	2,000.00			100	2,000.00	2,000.00	
10-7-041-500-10 Wages & Salaries Part-Time	14,176.00	21,000.00	4,013.00		81			
10-7-041-510-00 Fica-Employers Contrib.	42,448.00	46,555.00	38,346.00		18	50,700.00	51,950.00	
10-7-041-510-05 Sc Ret Employers Contrib	90,772.00	94,685.00	81,299.00		14	109,700.00	112,460.00	

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10-7-041-510-15 Health/Life Ins Employers	84,636.00	89,065.00	68,728.00		23	83,315.00	95,855.00	
10-7-041-510-25 Workers Compensation	7,577.00	12,590.00	8,244.00		35	14,200.00	14,805.00	
10-7-041-530-00 Travel, Training, Dues Recommended: $1500 for Appraiser; REQUESTED: $1500 requested position	9,091.00	21,500.00	5,506.00		74	23,000.00	23,000.00	
10-7-041-540-00 Supplies-General Recommended: $100 for Appraiser, $400 uniform; REQUESTED: 500 requested position	2,682.00	4,000.00	4,269.00		-7	4,500.00	4,500.00	
10-7-041-541-00 Supplies-Postage	2,940.00	2,500.00	4,273.00		-71	2,500.00	2,500.00	
10-7-041-551-00 Equipment-General Recommended: $3920 for furniture, equipment, and computer for Appraiser; REQUESTED: computer, field equipment, furniture for requested position						3,920.00	3,920.00	
10-7-041-571-00 Utilities-Telephone Decrease $4000	4,984.00	9,500.00	4,785.00		50	9,500.00	5,500.00	
10-7-041-593-00 Maintenance-Service Agree. Recommended: All REQUESTED: $2120 Increase in AssessPro software agreement	40,503.00	39,440.00	41,703.00		-6	41,560.00	41,560.00	
10-7-041-600-00 Contractual Services (Cs) Recommended: All; Transfer Pictometry to GIS. Requested: $1,500 increase due to qPublic/IDAM software increases	4,608.00	67,500.00	7,657.00		89	9,000.00	9,000.00	
10-7-041-605-00 Cs-Printing	1,901.00	2,500.00	1,514.00		39	2,500.00	2,500.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-041-670-00 Advertising	58.00	200.00	58.00		71	200.00	200.00	
10-7-041-690-00 Special Projects REQUESTED: Re-assessment costs	26,717.00	38,000.00	489.00		99	50,600.00	50,600.00	
10-7-041-750-00 Lease- Copiers	20,234.00	22,000.00	18,970.00		14	22,000.00	22,000.00	
Total	**$926,965.00**	**$1,058,545.00**	**$792,166.00**			**$1,098,135.00**	**$1,098,440.00**	
Department: 043 Auditor								
10-7-043-500-00 Wages & Salaries Full Time Recommended: $26000 FT Clerk; Requested: FT or PT Clerk $26k, Code Enforcement Officer $34k, Current staff raises $10k	194,035.00	195,710.00	183,965.00		6	265,710.00	241,625.00	
10-7-043-500-05 Salaries- Ot	462.00	500.00			100	500.00	500.00	
10-7-043-510-00 Fica-Employers Contrib.	14,223.00	15,010.00	14,038.00		6	19,470.00	18,525.00	
10-7-043-510-05 Sc Ret Employers Contrib	30,073.00	30,530.00	29,464.00		3	43,000.00	40,100.00	
10-7-043-510-15 Health/Life Ins Employers	26,916.00	34,960.00	22,517.00		36	46,345.00	58,885.00	
10-7-043-510-25 Workers Compensation	428.00	2,090.00	536.00		74	3,000.00	2,850.00	
10-7-043-530-00 Travel, Training, Dues	2,800.00	4,500.00	1,504.00		67	4,500.00	4,500.00	

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10-7-043-540-00 Supplies-General	14,528.00	11,000.00	12,040.00		-9	11,000.00	11,000.00	
10-7-043-542-00 Supplies - Clothing Requested: $130 related to Code Enformcement Officer						130.00		
10-7-043-551-00 Equipment-General Requested: $2400 related to Code Enforcement Officer		2,500.00	1,870.00		25	4,900.00	2,500.00	
10-7-043-560-00 Equipment - Capitalized Requested: Vehicle for Code Enforcement Officer						24,430.00		
10-7-043-571-00 Utilities-Telephone Requested: $1110 for Code Enforcement Officer	2,220.00	3,000.00	3,007.00		0	4,110.00	3,000.00	
10-7-043-590-00 Maintenance - Vehicles Requested: $1500 related to Code Enforcement Officer						1,500.00		
10-7-043-590-05 Gasoline Requested: $1000 related to Code Enforcement Officer						1,000.00		
10-7-043-600-00 Contractual Services (Cs)			114.00					
10-7-043-670-00 Advertising	2,550.00	3,500.00			100	3,500.00	3,500.00	
10-7-043-750-00 Lease- Copiers	4,372.00	3,000.00	3,391.00		-13	5,000.00	5,000.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Total	**$292,607.00**	**$306,300.00**	**$272,446.00**			**$438,095.00**	**$391,985.00**	
Department: 044 Treasurer								
10-7-044-500-00 Wages & Salaries Full Time Recommended: FT employee; County-wide salary adjustment; REQUESTED: Treasurer to minimum pay of salary study	238,747.00	236,730.00	224,407.00		5	247,710.00	272,740.00	
10-7-044-500-05 Salaries - Overtime Recommended: All REQUESTED: $1500 additional	1,455.00	1,500.00	1,421.00		5	3,000.00	3,000.00	
10-7-044-500-10 Wages & Salaries Part-Time Requested: PT Clerk	1,108.00					14,950.00		
10-7-044-510-00 Fica-Employers Contrib.	17,681.00	18,225.00	17,192.00		6	18,750.00	20,980.00	
10-7-044-510-05 Sc Ret Employers Contrib	37,137.00	37,070.00	36,158.00		2	40,585.00	45,415.00	
10-7-044-510-15 Health/Life Ins Employers	33,499.00	37,765.00	31,379.00		17	36,980.00	46,960.00	
10-7-044-510-25 Workers Compensation	534.00	1,620.00	648.00		60	1,685.00	1,800.00	
10-7-044-530-00 Travel, Training, Dues	1,330.00	500.00	100.00		80	3,500.00	3,500.00	
10-7-044-540-00 Supplies-General	9,507.00	14,500.00	14,197.00		2	11,500.00	11,500.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-044-541-00 Supplies-Postage	8,831.00	13,000.00	5,601.00		57	13,000.00	13,000.00	
10-7-044-571-00 Utilities-Telephone Decrease $500	2,184.00	3,000.00	1,826.00		39	3,000.00	2,500.00	
10-7-044-605-00 Cs-Printing Tax bill printing contract increase	77,395.00	76,000.00	86,188.00		-13	92,000.00	92,000.00	
10-7-044-670-00 Advertising	574.00	700.00	400.00		43	700.00	700.00	
10-7-044-750-00 Lease- Copiers	2,284.00	3,000.00	2,198.00		27	3,000.00	3,000.00	
10-7-044-781-20 Bank Charges	60,356.00	100.00	135,331.00		-135,231	100.00	100.00	
10-7-044-781-26 Bonds Expense	144.00	500.00	144.00		71	500.00	500.00	
10-7-044-782-00 Over/Shortage		200.00	-798.00		499	200.00	200.00	
Total	**$492,766.00**	**$444,410.00**	**$556,392.00**			**$491,160.00**	**$517,895.00**	
Department: 045 Delinquent Tax								
10-7-045-500-00 Wages & Salaries Full Time	162,121.00	183,515.00	166,440.00		9	190,080.00	190,080.00	
10-7-045-500-05 Salaries - Overtime		500.00	6.00		99	500.00	500.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-045-500-10 Wages & Salaries Part-Time	153.00	400.00	303.00		24	400.00	400.00	
10-7-045-510-00 Fica-Employers Contrib.	11,281.00	14,110.00	12,024.00		15	14,610.00	14,610.00	
10-7-045-510-05 Sc Ret Employers Contrib	25,120.00	28,695.00	26,531.00		8	31,625.00	31,625.00	
10-7-045-510-15 Health/Life Ins Employers	40,361.00	52,515.00	38,627.00		26	51,500.00	51,395.00	
10-7-045-510-25 Workers Compensation	360.00	2,300.00	631.00		73	2,500.00	2,375.00	
10-7-045-530-00 Travel, Training, Dues	2,773.00	4,000.00	181.00		95	4,000.00	4,000.00	
10-7-045-540-00 Supplies-General	3,917.00	6,000.00	3,315.00		45	6,000.00	6,000.00	
10-7-045-541-00 Supplies-Postage	34,135.00	51,000.00	1,352.00		97	51,000.00	51,000.00	
10-7-045-551-00 Equipment-General	2,763.00	5,000.00	458.00		91	5,000.00	5,000.00	
10-7-045-571-00 Utilities-Telephone Decrease $500	1,929.00	3,000.00	1,186.00		60	3,000.00	2,500.00	
10-7-045-600-00 Contractual Services(Cs)	18,012.00	27,500.00	12,570.00		54	27,500.00	27,500.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-045-604-00 Professional Services	7,916.00	12,500.00	16,401.00		-31	12,500.00	12,500.00	
10-7-045-605-00 Cs - Printing		1,000.00	2,633.00		-163	1,000.00	1,000.00	
10-7-045-670-00 Advertising	26,105.00	30,000.00	16,379.00		45	30,000.00	30,000.00	
10-7-045-680-00 Fee Reimbursement	250.00	600.00	2,825.00		-371	600.00	600.00	
10-7-045-750-00 Lease- Copiers	1,953.00	3,350.00	1,857.00		45	3,350.00	3,350.00	
10-7-045-781-27 Bonds - Surety	100.00	300.00	100.00		67	300.00	300.00	
10-7-045-782-00 Over/Shortage		120.00	125.00		-4	120.00	120.00	
Total	**$339,249.00**	**$426,405.00**	**$303,944.00**			**$435,585.00**	**$434,855.00**	
Department: 051 Registration & Elect								
10-7-051-500-00 Wages & Salaries Full Time Recommended: Clerk; Requested: $27,939 FT Clerk	133,421.00	164,215.00	107,014.00		35	197,920.00	197,920.00	
10-7-051-500-05 Salaries- Overtime	2,623.00	3,000.00	2,321.00		23	3,000.00	3,000.00	
10-7-051-500-10 Wages & Salaries Part-Time	115,604.00	110,000.00	123,555.00		-12	130,280.00	110,000.00	

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Recommended: None REQUESTED: $26,505 increase for part-time clerk								
10-7-051-510-00 Fica-Employers Contrib.	10,473.00	21,210.00	10,197.00		52	23,980.00	23,980.00	
10-7-051-510-05 Sc Ret Employers Contrib	25,144.00	43,135.00	19,938.00		54	47,900.00	47,900.00	
10-7-051-510-10 S.C. Police Ret Employer	97.00	400.00	256.00		36	400.00	400.00	
10-7-051-510-15 Health/Life Ins Employers	30,027.00	34,175.00	21,851.00		36	58,120.00	58,120.00	
10-7-051-510-25 Workers Compensation	691.00	1,455.00	837.00		42	4,065.00	3,500.00	
10-7-051-530-00 Travel, Training, Dues REQUESTED: $18,375 increase	12,213.00	18,375.00	1,525.00		92	36,750.00	18,375.00	
10-7-051-540-00 Supplies-General Recommended: None REQUESTED: $24,000 increase for FY21. Take back down to FY20 amount of $14,000	21,748.00	38,000.00	29,818.00		22	38,000.00	14,000.00	
10-7-051-541-00 Supplies- Postage	10,579.00	7,000.00	12,094.00		-73	7,000.00	7,000.00	
10-7-051-551-00 Equipment-General Recommended: All Requested: $22900; $2400 for computer setup related to position; $500 furniture related to position	22,626.00	20,000.00			100	22,900.00	22,900.00	
10-7-051-560-00 Equipment - Capitalized		25,572.00	26,520.00		-4	95,000.00	25,575.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Recommended: Maintain same funding level for replacements Requested: $95k for DS 200 and express vote machines								
10-7-051-571-00 Utilities-Telephone	4,290.00	6,000.00	4,298.00		28	7,110.00	5,500.00	
Decrease $1610; Recommended: All Requested: $1,110 for phones related to position								
10-7-051-593-00 Maintenance-Service Agreement	15,518.00	36,550.00	23,362.00		36	51,485.00	51,485.00	
Recommended: all Requested: Increase due to Image Silo and shredding service								
10-7-051-600-00 Contractual Services (Cs)	7,744.00	14,360.00	9,396.00		35	62,485.00	14,360.00	
Recommended: None REQUESTED: increase								
10-7-051-605-00 Cs-Printing	1,896.00	5,000.00	10,037.00		-101	15,000.00	15,000.00	
Recommended: All REQUESTED: $10,000 increase								
10-7-051-670-00 Advertising	4,758.00	5,000.00	1,797.00		64	10,000.00	5,000.00	
Recommended: None REQUESTED: $5,000 increase								
10-7-051-690-00 Special Projects						260,000.00	260,000.00	
Requested: $260,000; $200,000 to install new shelving and get all of the equipment fitted in the shelving; $5,000 for a mandated second early voting site (includes staff, site, and equipment); $55,000 to send new voter registration cards to all registered voters in the county due to redistricting.								
10-7-051-750-00 Lease- Copiers	4,445.00	3,000.00	3,409.00		-14	4,500.00	4,500.00	
Total	**$423,897.00**	**$556,447.00**	**$408,225.00**			**$1,075,895.00**	**$888,515.00**	
Department: 060 Register Of Deeds								
10-7-060-500-00 Wages & Salaries Full Time	190,497.00	195,795.00	181,598.00		7	200,630.00	200,630.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-060-500-05 Salaries- Ot	78.00	1,000.00			100	1,000.00	1,000.00	
10-7-060-500-10 Wages & Salaries Parttime	525.00	1,000.00			100	1,000.00	1,000.00	
10-7-060-510-00 Fica-Employers Contrib.	13,631.00	15,130.00	13,465.00		11	15,500.00	15,500.00	
10-7-060-510-05 Sc Ret Employers Contrib	29,318.00	30,775.00	29,146.00		5	33,555.00	33,555.00	
10-7-060-510-15 Health/Life Ins Employers	34,748.00	37,695.00	33,998.00		10	41,800.00	38,835.00	
10-7-060-510-25 Workers Compensation	422.00	1,570.00	485.00		69	2,620.00	1,685.00	
10-7-060-530-00 Travel, Training, Dues Recommended: All REQUESTED: Funding for two annual ROD conferences for staff	1,015.00	2,500.00	125.00		95	4,800.00	4,800.00	
10-7-060-540-00 Supplies-General	1,075.00	3,200.00	2,452.00		23	5,000.00	5,000.00	
10-7-060-541-00 Supplies Postage	2,669.00	3,000.00	2,063.00		31	3,000.00	3,000.00	
10-7-060-551-00 Equipment-General Removed amount related to new equipment for Recording position. Returned to FY20 amount of $2,500	38.00	8,000.00	6,784.00		15	2,500.00	2,500.00	
10-7-060-571-00 Utilities-Telephone Decrease $500	2,050.00	4,000.00	2,061.00		48	4,000.00	3,500.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-060-600-00 Contractual Services (Cs) Scanning approved during FY20. $12,960 annual	61,905.00	66,500.00	70,490.00		-6	79,460.00	79,460.00	
10-7-060-750-00 Lease- Copiers	6,179.00	7,500.00	5,884.00		22	6,000.00	6,000.00	
10-7-060-782-00 Over/Short		250.00	-35.00		114	250.00	250.00	
Total	**$344,150.00**	**$377,915.00**	**$348,516.00**			**$401,115.00**	**$396,715.00**	
Department: 061 Circuit Court								
10-7-061-500-05 Salaries Overtime	374.00							
10-7-061-500-10 Wages & Salaries Parttime	26,746.00	28,600.00	17,719.00		38	28,600.00	29,470.00	
10-7-061-510-00 Fica-Employers Contrib	2,054.00	2,190.00	1,423.00		35	2,190.00	2,190.00	
10-7-061-510-05 Sc Ret Employers Contrib	1,008.00		585.00					
10-7-061-510-10 S.C. Police Ret Employer	3,716.00	5,220.00	2,707.00		48	5,220.00	5,505.00	
10-7-061-510-25 Workers Compensation	217.00	1,200.00	171.00		86	1,200.00	1,140.00	
10-7-061-540-00 Supplies-General	2,102.00	3,000.00	1,079.00		64	3,000.00	3,000.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-061-571-00 Utilities-Telephone Increase $500	6,276.00	5,500.00	5,510.00		0	6,000.00	6,500.00	
10-7-061-600-00 Contractual Services(Cs)	1,740.00	5,000.00			100	5,000.00	5,000.00	
10-7-061-780-05 Pdc-Jurors	12,390.00	35,000.00	5,450.00		84	35,000.00	35,000.00	
Total	**$56,623.00**	**$85,710.00**	**$34,644.00**			**$86,210.00**	**$87,805.00**	
Department: 063 Clerk Of Court								
10-7-063-500-00 Wages & Salaries Full Time	235,700.00	239,975.00	224,705.00		6	245,540.00	245,540.00	
10-7-063-500-05 Salaries Overtime	385.00	500.00	30.00		94	500.00	500.00	
10-7-063-510-00 Fica-Employers Contrib.	17,022.00	18,395.00	16,558.00		10	19,025.00	18,825.00	
10-7-063-510-05 Sc Ret Employers Contrib	36,401.00	37,420.00	35,871.00		4	41,185.00	40,745.00	
10-7-063-510-10 Sc Police Ret Employers Co	242.00		137.00					
10-7-063-510-15 Health/Life Ins Employers	44,843.00	48,630.00	45,984.00		5	42,840.00	54,125.00	
10-7-063-510-25 Workers Compensation	3,584.00	5,810.00	4,350.00		25	5,085.00	5,085.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-063-530-00 Travel, Training, Dues	1,020.00	2,100.00	100.00		95	2,100.00	2,100.00	
10-7-063-540-00 Supplies-General	6,217.00	6,300.00	6,321.00		0	6,300.00	6,300.00	
10-7-063-541-00 Supplies Postage	3,617.00	5,000.00	2,183.00		56	5,000.00	5,000.00	
10-7-063-542-00 Supplies - Clothing	242.00	1,000.00	252.00		75	1,000.00	1,000.00	
10-7-063-551-00 Equipment-General	1,784.00	2,000.00			100	2,000.00	2,000.00	
10-7-063-560-00 Equipment - Capitalized		173,600.00	175,373.00		-1	373,900.00		
Requested: AV upgrades Courtroom B & Jury Assembly room. Courtroom A done in FY21. Amount adjusted to reflect only Courtroom B and Jury Assembly room. $373,900								
10-7-063-571-00 Utilities-Telephone	8,647.00	11,000.00	8,672.00		21	11,000.00	11,000.00	
10-7-063-593-00 Maintenance-Service Agree.		500.00			100	500.00	500.00	
10-7-063-600-00 Contractual Services (Cs)	602.00	1,500.00	125.00		92	1,500.00	1,500.00	
10-7-063-750-00 Lease- Copiers	2,729.00	2,000.00	3,187.00		-59	2,000.00	2,000.00	
10-7-063-781-27 Bonds - Surety		500.00	100.00		80	500.00	500.00	
Total	**$363,035.00**	**$556,230.00**	**$523,948.00**			**$759,975.00**	**$396,720.00**	

ANNUAL BUDGET ESTIMATE - EXPENDITURE
Amended - 2021-2022

COUNTY OF LANCASTER
FY 2021-2022

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Department: 064 Family Court								
10-7-064-500-00 Wages & Salaries Full Time	170,685.00	197,555.00	159,003.00		20	211,385.00	211,385.00	
10-7-064-500-05 Salaries Overtime	322.00	500.00	64.00		87	500.00	500.00	
10-7-064-500-10 Salaries- Part Time	8,157.00	13,000.00	18,944.00		-46	13,000.00	13,000.00	
10-7-064-510-00 Fica-Employers Contrib.	15,621.00	16,145.00	16,306.00		-1	17,205.00	17,205.00	
10-7-064-510-05 Sc Ret Employers Contrib	31,164.00	30,820.00	29,991.00		3	35,090.00	35,090.00	
10-7-064-510-10 S.C. Police Ret Employer		2,375.00			100	1,495.00	2,505.00	
10-7-064-510-15 Health/Life Ins Employers	36,573.00	37,960.00	33,497.00		12	37,310.00	36,725.00	
10-7-064-510-25 Workers Compensation	479.00	910.00	845.00		7	1,000.00	1,000.00	
10-7-064-530-00 Travel, Training, Dues		2,100.00			100	2,100.00	2,100.00	
10-7-064-540-00 Supplies-General	4,237.00	10,000.00	3,716.00		63	10,000.00	10,000.00	
10-7-064-541-00 Supplies Postage	1,946.00	15,000.00	1,713.00		89	15,000.00	15,000.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-064-571-00 Utilities-Telephone	2,646.00	6,000.00	2,931.00		51	6,000.00	5,500.00	
Decrease $500								
10-7-064-593-00 Maintenance-Service Agree.		500.00			100	500.00	500.00	
10-7-064-690-12 Sp-Dss Incentive	48,047.00	47,032.00	54,705.00		-16	47,032.00	47,032.00	
10-7-064-750-00 Lease- Copiers	3,532.00	4,000.00	3,547.00		11	2,500.00	2,500.00	
Total	**$323,409.00**	**$383,897.00**	**$325,262.00**			**$400,117.00**	**$400,042.00**	
Department: 068 Coroner								
10-7-068-500-00 Wages & Salaries Full Time	238,046.00	258,745.00	236,897.00		8	342,075.00	293,335.00	
Recommended: None; REQUESTED: FT Morgue Tech and Admin Assistant (waiting on amount); $20,359; $13,263 for Chief Deputy Coroner salary increase; $2,000 for Deputy Coroner salary increase due to ABMDI cert; $5,096 for advanced tenure Deputy Coroner to match entry level with experience pay								
10-7-068-500-05 Salaries Overtime	2,487.00		20,639.00					
10-7-068-500-10 Wages & Salaries Parttime	55,781.00	40,000.00	81,740.00		-104	63,000.00	63,000.00	
Recommended: All REQUESTED: $23,000; $20,000 to compensate for deputizing current Transport Supervisor to be a part-time Deputy Coroner; $3,000 increase in salary of current part-time Deputy Coroner								
10-7-068-510-00 Fica-Employers Contrib.	21,645.00	25,060.00	25,868.00		-3	28,440.00	27,415.00	
10-7-068-510-05 Sc Ret Employers Contrib	14,643.00	34,175.00	14,969.00		56	42,660.00	39,890.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-068-510-10 S.C. Police Ret Employer	28,562.00	20,325.00	31,986.00		-57	23,275.00	22,600.00	
10-7-068-510-15 Health/Life Ins Employers	30,346.00	39,955.00	31,365.00		21	53,775.00	41,235.00	
10-7-068-510-25 Workers Compensation	9,211.00	16,265.00	14,746.00		9	13,055.00	18,325.00	
10-7-068-530-00 Travel, Training, Dues Recommended: All REQUESTED: $3,000 costs for ABMDI testing and certs and to attend advanced trainings which require out of state travel	4,735.00	7,000.00	3,753.00		46	10,000.00	10,000.00	
10-7-068-540-00 Supplies-General Recommended: All REQUESTED: $1,500 increase to accomodate use due to more deaths	10,940.00	10,000.00	11,198.00		-12	11,500.00	11,500.00	
10-7-068-542-00 Supplies - Clothing	7,795.00	11,000.00	8,778.00		20	11,000.00	11,000.00	
10-7-068-551-00 Equipment-General	2,155.00	6,000.00	5,748.00		4	6,000.00	6,000.00	
10-7-068-560-00 Equipment - Capitalized REQUESTED: $25,000 vehicle for full-time deputy coroner, if funded; $25,000 for truck with camper shell to limit exposure to noxic gasses; $26,880 for 2 rotating morgue tables to help prevent exceeding capacity; $5,000 to upfit records area						50,000.00		
10-7-068-571-00 Utilities-Telephone Recommended: none REQUESTED: $1,380 for 2 cell phones for positions	7,807.00	8,000.00	10,046.00		-26	9,380.00	8,500.00	
10-7-068-590-00 Maintenance - Vehicles	2,951.00	5,500.00	9,116.00		-66	5,500.00	5,500.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-068-590-05 Gasoline	8,823.00	9,000.00	12,893.00		-43	12,000.00	12,000.00	
10-7-068-600-00 Contractual Services (Cs)	13,385.00	7,000.00	5,412.00		23	11,000.00	11,000.00	
Recommended: All REQUESTED: $4,000 increase for rising call volume through afterhours answering service, rising medical waste with risinng number of deaths, any software upgrades and maintenance								
10-7-068-604-00 Professional Services	3,102.00	3,500.00	2,763.00		21	3,500.00	3,500.00	
10-7-068-604-10 Ps-Medical	216,640.00	190,000.00	285,798.00		-50	220,000.00	220,000.00	
10-7-068-750-00 Lease- Copiers	3,075.00	3,000.00	3,816.00		-27	3,000.00	3,000.00	
10-7-068-781-27 Bonds - Surety		500.00	340.00		32	500.00	500.00	
10-7-068-786-00 Donations Expenditures	561.00		2,271.00					
Total	**$682,690.00**	**$695,025.00**	**$820,142.00**			**$919,660.00**	**$808,300.00**	
Department: 069 Probate Court								
10-7-069-500-00 Wages & Salaries Full Time	264,112.00	295,145.00	261,781.00		11	410,522.00	330,590.00	
Recommended: None; REQUESTED: $71,393 PT Associate Probate Judge, $43,984 for Case Manager II, also requested reclassification of several staff (need to coordinate with HR)								
10-7-069-500-05 Salaries - Overtime	273.00	350.00	190.00		46	350.00	350.00	
10-7-069-500-10 Wages & Salaries Part-Time	16,049.00	18,750.00	13,066.00		30	44,750.00	44,750.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
PT Associate Judge funded by Marriage Ceremony Fee								
10-7-069-510-00 Fica-Employers Contrib.	20,416.00	28,575.00	20,688.00		28	36,652.00	27,990.00	
10-7-069-510-05 Sc Ret Employers Contrib	27,319.00	34,185.00	28,703.00		16	51,870.00	51,590.00	
10-7-069-510-10 Sc Police Ret Employers Co	16,246.00	15,910.00	15,497.00		3	17,115.00	4,650.00	
10-7-069-510-15 Health/Life Ins Employers	28,089.00	45,695.00	36,911.00		19	63,140.00	51,060.00	
10-7-069-510-25 Workers Compensation	621.00	3,145.00	784.00		75	7,163.00	2,290.00	
10-7-069-530-00 Travel, Training, Dues	13,346.00	12,000.00	5,807.00		52	28,838.00	17,000.00	
Recommended: Continuing education for staff REQUESTED: $16,835 per documentation in budget submission; $6,228 for addition of PT Associate Judge; $5,610 National Judicial College Advanced Evidence; $5,000 for continuing education for Case Managers and Legal Coordinator.								
10-7-069-540-00 Supplies-General	13,754.00	12,800.00	12,163.00		5	12,500.00	12,500.00	
10-7-069-551-00 Equipment-General	4,056.00	4,000.00	4,000.00			16,600.00	4,000.00	
Recommended: IT budget to handle replacement of obsolete equipment REQUESTED: $7,000; $6,300 replace 3 obsolete public computers not compatible with new case management system; $700 replace 1, 3 paper tray color laser printer for front counter; $5600 for requested PT Judge & Case Manager positions								
10-7-069-571-00 Utilities-Telephone	4,167.00	5,000.00	5,117.00		-2	6,530.00	4,500.00	
Decrease $500; REQUESTED: $1,530; $420 Case mgr phone (position added during FY21), $420 Case mgr phone (requested FY22), $690 PT Assoc. Judge								
10-7-069-593-00 Maintenance-Service Agree.		11,880.00	3,725.00		69	11,880.00	11,880.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-069-600-00 Contractual Services (Cs)	12,958.00	41,542.00	26,208.00		37	92,000.00	20,000.00	
Recommended: None REQUESTED: $92,000; $72,000 for Contract Attorney if no PT Judge Recommended, $18,000 Independent Designated Examiner for IVC, $2,000 Guardian Ad Litem Appointment. Base: Removed one-time funding from software replacement								
10-7-069-670-00 Advertising	40.00	250.00	250.00			250.00	250.00	
10-7-069-750-00 Lease- Copiers	6,001.00	6,000.00	5,718.00		5	6,000.00	6,000.00	
10-7-069-781-26 Bonds Expense	223.00	700.00	223.00		68	1,400.00	700.00	
REQUESTED: $700 Probate Judge Bond								
10-7-069-782-00 Over/Short			-5.00					
Total	**$427,670.00**	**$535,927.00**	**$440,826.00**			**$807,560.00**	**$590,100.00**	
Department: 070 Mag-Countywide								
10-7-070-500-00 Wages & Salaries Full Time	679,132.00	672,645.00	619,273.00		8	651,125.00	696,065.00	
Recommended: Distribute balance from eliminated position per council discussion in FY2020; Requested: $10,000; $2,000 salary increases for 5 clerks								
10-7-070-500-05 Salaries Overtime	8,738.00	14,000.00	2,681.00		81	14,000.00	14,000.00	
10-7-070-510-00 Fica-Employers Contrib.	49,075.00	52,530.00	46,263.00		12	54,320.00	54,320.00	
10-7-070-510-05 Sc Ret Employers Contrib	46,556.00	40,960.00	40,014.00		2	46,185.00	46,185.00	

ANNUAL BUDGET ESTIMATE - EXPENDITURE
Amended - 2021-2022

COUNTY OF LANCASTER
FY 2021-2022

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-070-510-10 Sc Police Ret Employers Co	70,146.00	69,385.00	69,814.00		-1	69,520.00	69,520.00	
10-7-070-510-15 Health/Life Ins Employers	115,008.00	113,145.00	95,002.00		16	111,015.00	111,580.00	
10-7-070-510-25 Workers Compensation	10,878.00	17,740.00	12,313.00		31	21,605.00	21,605.00	
10-7-070-530-00 Travel, Training, Dues	5,542.00	7,800.00	1,300.00		83	7,800.00	7,800.00	
10-7-070-540-00 Supplies-General	19,141.00	19,000.00	11,969.00		37	19,000.00	19,000.00	
10-7-070-542-00 Supplies - Clothing Recommended: Increase due to increased staff Requested: $1800 to accurately reflect the current need based on current number of constables	1,284.00	1,800.00	101.00		94	3,600.00	3,600.00	
10-7-070-560-00 Equipment - Capitalized	38,980.00							
10-7-070-570-00 Utilities-General Decrease $1350	14,271.00	17,850.00	10,065.00		44	17,850.00	16,500.00	
10-7-070-571-00 Utilities-Telephone Decrease $575	2,530.00	3,575.00	3,272.00		8	3,575.00	3,000.00	
10-7-070-590-00 Maintenance-Vehicles	2,751.00	3,000.00	2,081.00		31	3,000.00	3,000.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-070-590-05 Gasoline	5,860.00	8,800.00	5,273.00		40	8,800.00	8,800.00	
10-7-070-593-00 Maintenance-Service Agree.	4,521.00	6,500.00	1,130.00		83	6,500.00	6,500.00	
10-7-070-750-00 Lease- Copiers	5,736.00	6,600.00	5,064.00		23	6,600.00	6,600.00	
10-7-070-780-05 Pdc-Jurors	2,760.00	8,500.00	-210.00		102	8,500.00	8,500.00	
10-7-070-781-27 Bonds - Surety	2,462.00	3,000.00	2,462.00		18	3,000.00	3,000.00	
Total	**$1,085,371.00**	**$1,066,830.00**	**$927,867.00**			**$1,055,995.00**	**$1,099,575.00**	
Department: 110 Sheriff								
10-7-110-500-00 Wages & Salaries Full Time	5,132,357.00	5,522,962.00	4,992,305.00		10	6,502,193.00	6,011,955.00	
Recommended: Ladder if positions are renewed, Grant Positions--if grant continues balance to be distributed for career ladder use; REQUESTED: $401,906 Career ladder; $60,000 PIO; $51,420 Narcotics Investigator (grant expiring) $48,500 for DUI Deputy (grant expiring); $48,000 COAP Coordinator (granr expiring); $50,076 COAP Deputy (grant expiring); $64,505 Violent Crime Task Force LT (grant expiring); $68,000 (2) Victims Advocates (grant expiring); $15,000 sick time incentive; $60,000 hiring bonus; $20,000 assist in funding victims advocate (grant budget cut); $111,824 3months SRO (includes fringe)								
10-7-110-500-05 Salaries - Overtime	188,157.00	198,000.00	121,152.00		39	198,000.00	198,000.00	
10-7-110-500-10 Wages & Salaries Part-Time	24,872.00	39,500.00	12,865.00		67	39,500.00	39,500.00	
10-7-110-510-00 Fica-Employers Contrib.	388,483.00	440,295.00	385,690.00		12	470,169.00	478,085.00	
10-7-110-510-05 Sc Ret Employers Contrib	112,222.00	88,380.00	120,697.00		-37	113,008.00	106,895.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-110-510-10 Sc Police Ret Employers Co	834,396.00	939,405.00	817,318.00		13	1,072,230.00	1,072,230.00	
10-7-110-510-15 Health/Life Ins Employers	786,705.00	934,505.00	744,564.00		20	1,038,505.00	962,065.00	
10-7-110-510-25 Workers Compensation	116,137.00	199,945.00	142,779.00		29	214,808.00	217,525.00	
10-7-110-520-25 Personnel Disease Prev.			17.00					
10-7-110-530-00 Travel, Training, Dues REQUESTED: $5,000 increase for need in scenario based snd specialized training; $1,000 related to K-9 training	55,083.00	71,540.00	71,540.00			77,540.00	77,540.00	
10-7-110-540-00 Supplies-General	17,926.00	30,000.00	17,257.00		42	30,000.00	30,000.00	
10-7-110-540-10 Supplies-Sex Off Registry Removed $5,000 funding to replace outdated equipment	482.00	6,000.00	541.00		91	1,000.00	1,000.00	
10-7-110-542-00 Supplies-Clothing	47,782.00	66,200.00	41,309.00		38	68,200.00	68,200.00	
10-7-110-551-00 Equipment-General	12,089.00	35,200.00	39,740.00		-13	36,240.00	36,240.00	
10-7-110-551-30 Communications	5,760.00	51,711.39	31,974.00		38	43,000.00	43,000.00	
10-7-110-551-45 Protective Clothing	13,617.00	18,170.00	9,555.00		47	18,170.00	18,170.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-110-551-65	107,717.00	126,470.00	90,249.00		29	126,470.00	126,470.00	
Law Enforcement								
Recommended: All REQUESTED: Keep the increased amount recommeded for FY21								
10-7-110-571-00	126,228.00	116,600.00	109,593.00		6	133,100.00	131,990.00	
Utilities-Telephone								
Recommended: Sworn personnel REQUESTED: 13,680 increase to provide all sworn personnel with cell phones; $1,110 related to requested PIO position								
10-7-110-581-00	34,609.00	34,778.00	35,822.00		-3	34,778.00	34,778.00	
Rent-Building								
10-7-110-590-00	188,390.00	158,000.00	212,924.00		-35	200,000.00	200,000.00	
Maintenance-Vehicles								
10-7-110-590-05	281,360.00	330,000.00	265,496.00		20	290,000.00	290,000.00	
Gasoline								
10-7-110-593-00	183,260.00	190,390.00	188,687.00		1	193,440.00	193,440.00	
Maintenance-Service Agree.								
Recommended: All REQUESTED: $3,050 incease to cover cost of Records Management Maintenance								
10-7-110-600-00	98,800.00	100,000.00	84,826.00		15	100,000.00	100,000.00	
Contractual Services (Cs)								
10-7-110-604-04	55,000.00	55,000.00	55,000.00			55,000.00	55,000.00	
Ps Legal								
10-7-110-670-00	475.00	2,000.00	500.00		75	2,000.00	2,000.00	
Advertising								
10-7-110-690-00	16,000.00					25,400.00		
Special Projects								
Recommended: None REQUESTED: $25,400; $5,400 to repaint various areas; $20,000 to recarpet 1st floor								

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-110-690-03 Sp-Crime Prevention	621.00	3,000.00	834.00		72	3,000.00	3,000.00	
10-7-110-750-00 Lease- Copiers	27,289.00	35,000.00	23,919.00		32	35,000.00	35,000.00	
10-7-110-781-26 Bonds Expense	350.00	1,000.00	520.00		48	1,000.00	1,000.00	
10-7-110-786-00 Donations Exp.	8,681.00		72,083.00					
Total	**$8,864,848.00**	**$9,794,051.39**	**$8,689,756.00**			**$11,121,751.00**	**$10,533,083.00**	
Department: 111 Sher:Drug Asset Forf								
10-7-111-783-00 Drug Forfeit Expenditures	17,146.00		4,967.00					
Total	**$17,146.00**		**$4,967.00**					
Department: 117 Sheriff Dpt- Town Of Kers								
10-7-117-500-00 Wages & Salaries Full Time	350,475.00	343,850.00	336,527.00		2	371,090.00	371,090.00	
10-7-117-500-05 Salaries- Overtime	1,321.00	10,000.00	12,695.00		-27	10,000.00	10,000.00	
10-7-117-510-00 Fica-Employers Contrib	25,399.00	27,070.00	26,163.00		3	29,150.00	29,150.00	
10-7-117-510-05 Sc Ret Employers Contrib	197.00							

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-117-510-10 Sc Police Ret Employers Cont	63,504.00	64,545.00	65,358.00		-1	73,310.00	73,310.00	
10-7-117-510-15 Health/Life Ins Employers	49,503.00	47,865.00	47,103.00		2	47,180.00	41,875.00	
10-7-117-510-25 Workers Compensation	8,765.00	14,080.00	11,062.00		21	15,160.00	15,160.00	
10-7-117-530-00 Travel, Training, Dues	1,173.00	2,500.00	1,667.00		33	2,500.00	2,500.00	
10-7-117-540-00 Supplies- General	81.00	1,000.00	297.00		70	1,000.00	1,000.00	
10-7-117-542-00 Supplies- Clothing	1,629.00	3,500.00	762.00		78	3,500.00	3,500.00	
10-7-117-551-30 Communications		2,500.00			100	2,500.00	2,500.00	
10-7-117-551-65 Law Enforcement	2,279.00	6,000.00	5,048.00		16	6,000.00	6,000.00	
10-7-117-590-00 Maintenance- Vehicles Recommended: All Requested: Accurately budget based on past years	23,239.00	15,000.00	24,714.00		-65	25,000.00	25,000.00	
10-7-117-590-05 Gasoline	23,957.00	41,000.00	18,195.00		56	41,000.00	41,000.00	
Total	**$551,522.00**	**$578,910.00**	**$549,591.00**			**$627,390.00**	**$622,085.00**	

Department: 120 Detention Center

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-120-500-00 Wages & Salaries Full Time	1,347,401.00	1,444,155.00	1,180,550.00		18	1,772,819.00	1,575,020.00	
Recommended: 2 Correctional Officers, county-wide COLA; REQUESTED: 4 officers ($37,271 ea); $139,580 for ladder; $40,000 Maintenance Tech								
10-7-120-500-05 Salaries - Overtime	48,291.00	50,000.00	45,034.00		10	50,000.00	50,000.00	
10-7-120-510-00 Fica-Employers Contrib.	101,121.00	114,305.00	92,955.00		19	128,769.00	124,315.00	
10-7-120-510-05 Sc Ret Employers Contrib	223.00							
10-7-120-510-10 Sc Police Ret Employers Co	251,075.00	272,535.00	230,454.00		15	318,915.00	312,655.00	
10-7-120-510-15 Health/Life Ins Employers	209,931.00	228,191.00	177,304.00		22	230,035.00	230,035.00	
10-7-120-510-25 Workers Compensation	34,026.00	59,455.00	38,606.00		35	66,653.00	64,660.00	
10-7-120-520-25 Personnel Disease Prev.	9,306.00	9,000.00	4,547.00		49	10,000.00	10,000.00	
Recommended: All REQUESTED: $1,000 increase due to increase in inmate population								
10-7-120-530-00 Travel, Training, Dues	4,428.00	7,100.00	7,002.00		1	12,100.00	12,100.00	
Recommended: All REQUESTED: $5,000 for specialized and advanced training								
10-7-120-540-00 Supplies-General	16,415.00	18,000.00	13,292.00		26	18,000.00	18,000.00	
10-7-120-540-15 Supplies-Inmate (Comm. Commission...	20,899.00	40,000.00	81,220.00		-103	40,000.00	40,000.00	

ANNUAL BUDGET ESTIMATE - EXPENDITURE
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COUNTY OF LANCASTER
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Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-120-542-00 Supplies-Clothing Recommended: unforms for 2 COs; REQUESTED: $2k for requested COs	9,766.00	10,000.00	2,184.00		78	12,000.00	11,000.00	
10-7-120-543-00 Supplies-Laundry	2,077.00	3,000.00	3,199.00		-7	3,000.00	3,000.00	
10-7-120-543-05 Supplies-Food/Beverage	247,238.00	287,440.00	287,440.00			287,440.00	287,440.00	
10-7-120-543-15 Supplies-Board/Lodging	4,991.00	15,000.00	13,268.00		12	15,000.00	15,000.00	
10-7-120-551-00 Equipment-General Recommended: equipment for 2 COs; REQUESTED: $100 each for requested COs	5,854.00	9,900.00	5,315.00		46	10,300.00	10,100.00	
10-7-120-551-65 Equipment-Law Enforcement	7,774.00	10,300.00	9,280.00		10	10,300.00	10,300.00	
10-7-120-560-00 Equipment - Capitalized Recommended: All REQUESTED: Prisoner transport van						80,000.00	80,000.00	
10-7-120-571-00 Utilities-Phone Decrease $250	4,260.00	5,750.00	3,929.00		32	5,750.00	5,500.00	
10-7-120-600-00 Contractual Services	1,743.00	6,000.00	33,450.00		-458	6,000.00	6,000.00	
10-7-120-604-10 Ps-Medical Recommended: All REQUESTED: $144,000 increase in order to provide better care by switching to MUSC	264,691.00	256,000.00	255,561.00		0	400,000.00	400,000.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-120-690-00 Special Projects	204,063.00	86,306.89	92,910.00		-8	155,789.00		
Recommended: None REQUESTED: $155,789 window replacement; rolling cell door replacement (no cost provided)								
10-7-120-750-00 Lease- Copiers	6,072.00	8,000.00	5,412.00		32	8,000.00	8,000.00	
10-7-120-781-50 Dys Service Contract	5,800.00	13,000.00	5,700.00		56	13,000.00	13,000.00	
Total	**$2,807,445.00**	**$2,953,437.89**	**$2,588,612.00**			**$3,653,870.00**	**$3,286,125.00**	
Department: 121 School Resource Officers								
10-7-121-500-00 Wages & Salaries Fulltime	364,872.00	391,405.00	303,215.00		23	368,770.00	390,745.00	
10-7-121-500-05 Salaries- Overtime		1,000.00	146.00		85	1,000.00	1,000.00	
10-7-121-500-10 Wages & Salaries Part Time	2,753.00	22,950.00	34,999.00		-53	22,500.00	22,500.00	
10-7-121-510-00 Fica-Employers Contrib	26,893.00	31,740.00	25,210.00		21	32,800.00	32,800.00	
10-7-121-510-10 S.C. Police Ret Employer	67,025.00	75,680.00	63,478.00		16	82,490.00	82,490.00	
10-7-121-510-15 Health/Life Ins Employers	54,157.00	73,830.00	53,284.00		28	61,895.00	61,895.00	
10-7-121-510-25 Workers Compensation	9,154.00	14,355.00	10,813.00		25	15,065.00	15,065.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-121-590-00 Maintenance - Vehicles	7,641.00	4,000.00	3,791.00		5	4,000.00	4,000.00	
10-7-121-590-05 Gasoline	6,607.00	7,000.00	4,514.00		36	7,000.00	7,000.00	
Total	**$539,102.00**	**$621,960.00**	**$499,450.00**			**$595,520.00**	**$617,495.00**	
Department: 130 Communications								
10-7-130-500-00 Wages & Salaries Fulltime Recommended: None; Requested: $20,000 for retention bonus ($500 2x/year)	1,038,135.00	1,197,770.00	974,051.00		19	1,298,025.00	1,250,225.00	
10-7-130-500-05 Salaries Overtime	118,943.00	115,000.00	116,004.00		-1	115,000.00	115,000.00	
10-7-130-500-10 Wages & Salaries Parttime Recommended: 2 PT TCO's; REQUESTED: $26000 for two additonal part time telecommunicators	31,996.00	41,000.00	6,961.00		83	67,000.00	67,000.00	
10-7-130-510-00 Fica-Employers Contrib	85,942.00	103,565.00	82,366.00		20	109,515.00	109,565.00	
10-7-130-510-05 Sc Ret Employers Contrib	149,056.00	176,940.00	150,555.00		15	204,205.00	208,620.00	
10-7-130-510-10 S.C. Police Ret Employer	37,816.00	38,415.00	27,513.00		28	42,055.00	42,055.00	
10-7-130-510-15 Health/Life Ins Employers	180,390.00	231,300.00	164,558.00		29	221,415.00	223,260.00	
10-7-130-510-25 Workers Compensation	6,310.00	10,535.00	5,212.00		51	10,805.00	11,840.00	

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Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-130-520-25 Personnel Disease Prev.			36.00					
10-7-130-530-00 Travel, Training, Dues	11,670.00	11,400.00	4,589.00		60	15,000.00	15,000.00	
Recommended: All REQUESTED: $3600 - more needs and opportunities for training now than in the past								
10-7-130-540-00 Supplies - General	11,223.00	17,100.00	9,648.00		44	17,100.00	17,100.00	
10-7-130-540-05 Supplies-Radios	42,303.00	43,000.00	24,817.00		42	50,000.00	50,000.00	
Recommended: All REQUESTED: $7000 for wired lapel mics - current ones are failing and needing repair more often than anticipated								
10-7-130-542-00 Supplies - Clothing	6,725.00	13,500.00	3,253.00		76	13,500.00	13,500.00	
10-7-130-551-00 Equipment-General	77,532.00	80,000.00	24,759.00		69	80,000.00	80,000.00	
10-7-130-560-00 Equipment - Capitalized						1,050,000.00	1,050,000.00	
Recommended: All REQUESTED: $1,050,000 for replacement of consoles which are no longer supported by Motorola								
10-7-130-571-00 Utilities-Telephone	2,597.00	5,000.00	2,794.00		44	5,000.00	3,500.00	
Decrease $1500								
10-7-130-590-00 Maintenance - Vehicles	1,182.00	3,000.00	1,403.00		53	3,000.00	3,000.00	
10-7-130-590-05 Gasoline	3,272.00	5,000.00	2,541.00		49	5,000.00	5,000.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-130-591-00 Maintenance - General	36,658.00	91,884.36	44,563.00		52	57,000.00	57,000.00	
10-7-130-593-00 Maintenance-Service Agree	60,591.00	134,730.00	72,865.00		46	134,730.00	134,730.00	
10-7-130-600-00 Contractual Services(Cs) Requested: Decrease $7,000	246,758.00	253,000.00	245,760.00		3	246,000.00	246,000.00	
10-7-130-750-00 Lease- Copiers	3,726.00	5,000.00	3,416.00		32	5,000.00	5,000.00	
10-7-130-786-00 Donations Exp.	100.00		20.00					
Total	**$2,152,925.00**	**$2,577,139.36**	**$1,967,684.00**			**$3,749,350.00**	**$3,707,395.00**	
Department: 140 Emergency Management								
10-7-140-500-00 Wages & Salaries Full Time	182,485.00	190,080.00	178,730.00		6	200,080.00	197,650.00	
Recommended: county-wide COLA Requested: $10,000; $5,000 increase for Chief of Operations, Planning, & Implementation, $5,000 Apparatus and Equipment Officer (IT functions)								
10-7-140-500-05 Salaries - Overtime	4,539.00	3,500.00	2,361.00		33	3,500.00	3,500.00	
10-7-140-500-10 Wages & Salaries Parttime		3,500.00			100	3,500.00	3,500.00	
10-7-140-510-00 Fica-Employers Contrib.	13,659.00	15,075.00	13,739.00		9	15,655.00	15,655.00	
10-7-140-510-10 S.C. Police Ret Employer	33,885.00	35,950.00	33,954.00		6	39,375.00	39,375.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-140-510-15 Health/Life Ins Employers	10,846.00	21,680.00	9,931.00		54	21,225.00	20,560.00	
10-7-140-510-25 Workers Compensation	7,702.00	13,185.00	9,791.00		26	14,195.00	13,695.00	
10-7-140-530-00 Travel, Training, Dues	4,456.00	6,000.00	150.00		98	6,000.00	6,000.00	
10-7-140-540-00 Supplies-General supplies for new position	2,112.00	2,500.00	1,397.00		44	2,500.00	3,000.00	
10-7-140-542-00 Supplies- Clothing	1,213.00	2,000.00	31.00		98	2,000.00	2,000.00	
10-7-140-551-00 Equipment-General Recommended: None Requested: $11,000; $9,000 Plumb Case, $2,000 LED lighting for JIC						11,000.00		
10-7-140-570-00 Utilities-General Decrease $5400	20,907.00	30,400.00	17,261.00		43	30,400.00	25,000.00	
10-7-140-571-00 Utilities-Telephone Recommended: new position	35,345.00	37,120.00	35,416.00		5	38,300.00	40,310.00	
10-7-140-593-00 Maintenance-Service Agree Recommended: None Requested: $1,000 AT&T and Verizon service for Plum Case	9,274.00	10,000.00	9,521.00		5	11,000.00	10,000.00	
10-7-140-600-00 Contractual Services	1,783.00	9,500.00	9,294.00		2	9,500.00	9,500.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-140-690-01 Sp-Haz Mat Spill Cleanup	796.00							
10-7-140-690-02 Sp-Nucl. Planning	48,026.00	25,000.00	25,052.00		0	25,000.00	25,000.00	
10-7-140-690-15 Sp-Fema Covid-19	196,172.00	97,600.54	280,355.00		-187			
Total	**$573,200.00**	**$503,090.54**	**$626,983.00**			**$433,230.00**	**$414,745.00**	
Department: 141 Fire Service								
10-7-141-530-00 Travel, Training, Dues	43,246.00	49,500.00	34,874.00		30	55,000.00	49,500.00	
Recommended: None REQUESTED: $5500 increase to cover costs of more expensive rescue related classes and specialized trainings, increase in dues for NFPA membership								
10-7-141-540-00 Supplies-General	34,342.00	34,000.00	28,978.00		15	34,000.00	34,000.00	
10-7-141-551-00 Equipment-General	195,987.00	163,000.00	158,059.00		3	303,000.00	163,000.00	
Recommended: None REQUESTED: 40K increase; 2k increase per station to make funds in current budget recurring; $100k for $5,000 per station to be authorized by the Commission								
10-7-141-551-45 Equipment-Prot. Clothing	55,475.00	55,000.00	32,302.00		41	55,000.00	55,000.00	
10-7-141-560-00 Equipment - Capitalized Removed SCBA equipment	2,649,823.00	40,000.00	657,171.00		-1,543	40,000.00	40,000.00	
10-7-141-570-00 Utilities-General Decrease $5000	159,081.00	176,000.00	155,943.00		11	181,000.00	176,000.00	

ANNUAL BUDGET ESTIMATE - EXPENDITURE
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Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-141-590-00 Maintenance-Vehicles Recommended: All REQUESTED: 20k increase to cover increased fleet size and associated costs	161,502.00	160,000.00	169,275.00		-6	173,000.00	170,000.00	
10-7-141-590-05 Gasoline	73,700.00	76,000.00	58,336.00		23	70,000.00	70,000.00	
10-7-141-591-00 Maintenance-General	40,027.00	40,000.00	43,448.00		-9	40,000.00	40,000.00	
10-7-141-593-00 Maintenance-Service Agree. Requested: $10,000 for annual Verizon service on iPads.						10,000.00		
10-7-141-600-00 Contractual Services (Cs)	47,606.00	50,000.00	56,027.00		-12	50,000.00	50,000.00	
10-7-141-650-00 Insurance-General Recommended: None REQUESTED: 25k to acquire special policy for cancer coverage for all firefighters	54,674.00	60,000.00	56,316.00		6	85,000.00	60,000.00	
10-7-141-690-00 Special Projects Recommended: None REQUESTED: $5,751 to begin rescue tool upgrades, $32,000 iPads w/ protective covers Based: remove one-time carry forward	125,087.00	144,749.00	98,040.00		32	172,000.00	134,249.00	
10-7-141-691-01 Sp - Promotions Recommended: None REQUESTED: $19,000 - 1k per station to assist with building insurance increases, building security, and energy upgrades	33,873.00	38,000.00	25,662.00		32	57,000.00	38,000.00	
10-7-141-760-00 Matching Funds Recommended: None REQUESTED: 19k, 1k per station	39,081.00	38,000.00	30,548.00		20	57,000.00	38,000.00	
Total	**$3,713,504.00**	**$1,124,249.00**	**$1,604,979.00**			**$1,382,000.00**	**$1,117,749.00**	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Department: 142 Town Of Kershaw- Fire								
10-7-142-500-00 Wages & Salaries Fulltime	80,838.00	79,580.00	76,740.00		4	78,925.00	81,560.00	
10-7-142-500-05 Salaries Overtime	12,254.00	6,000.00	6,656.00		-11	6,000.00	6,000.00	
10-7-142-500-10 Wages & Salaries Parttime	5,313.00	15,000.00	7,495.00		50	15,000.00	15,000.00	
10-7-142-510-00 Fica-Employers Contrib	7,052.00	7,695.00	6,754.00		12	8,005.00	7,845.00	
10-7-142-510-05 Sc Ret Employers Contrib	16.00		40.00					
10-7-142-510-10 S.C. Police Ret Employer	17,548.00	18,345.00	16,418.00		11	20,130.00	19,730.00	
10-7-142-510-15 Health/Life Ins Employers	21,009.00	21,125.00	18,632.00		12	25,420.00	20,425.00	
10-7-142-510-25 Workers Compensation	3,964.00	6,780.00	4,796.00		29	7,050.00	6,910.00	
10-7-142-542-00 Supplies - Clothing	2,774.00	3,000.00	1,994.00		34	3,000.00	3,000.00	
10-7-142-551-00 Equipment-General	1,554.00	1,500.00			100	1,500.00	1,500.00	
10-7-142-551-45 Protective Clothing	2,000.00	2,000.00			100	2,000.00	2,000.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-142-571-00 Utilities-Telephone	543.00	700.00	465.00		34	700.00	700.00	
Total	**$154,865.00**	**$161,725.00**	**$139,990.00**			**$167,730.00**	**$164,670.00**	
Department: 144 Lanc. County Firefighters								
10-7-144-500-00 Wages & Salaries Fulltime	849,708.00	875,775.00	812,403.00		7	1,175,775.00	1,011,530.00	
Recommended: Inspector and Deputy Fire Marshall; REQUESTED: $39,000 personnel cost for new Fire Inspector position related to the Fitch Fire study; $45,000 Deputy Fire Marshall; Fitch Fire Study recommended 3 teams of two firefighters at $36k								
10-7-144-500-05 Salaries Overtime	80,452.00	70,000.00	88,172.00		-26	70,000.00	70,000.00	
10-7-144-500-10 Wages & Salaries Parttime	56,339.00	50,000.00	50,756.00		-2	50,000.00	50,000.00	
10-7-144-510-00 Fica-Employers Contrib	71,928.00	76,560.00	76,024.00		1	99,511.00	93,180.00	
10-7-144-510-05 Sc Ret Employers Contrib	10,981.00	10,595.00	12,238.00		-16	11,500.00	11,500.00	
10-7-144-510-10 S.C. Police Ret Employer	164,930.00	170,125.00	171,396.00		-1	227,843.00	206,305.00	
10-7-144-510-15 Health/Life Ins Employers	143,115.00	141,110.00	134,006.00		5	245,110.00	197,120.00	
10-7-144-510-25 Workers Compensation	37,362.00	63,100.00	49,387.00		22	74,517.00	71,305.00	
10-7-144-530-00 Travel, Training, Dues	4,544.00	10,100.00	4,727.00		53	14,100.00	11,100.00	
Recommended: $500 for inspector; 500 for Dep Fire Marshall; REQUESTED: $4,000; $500 related to the Fire Inspector position; $500 related to the Deputy Fire Marshall position; $500 per firefighter (6)								

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-144-542-00 Supplies - Clothing	14,911.00	17,500.00	10,572.00		40	17,500.00	20,500.00	
Recommended: $1500 for inspector; 1500 for Dep Fire Marshall								
10-7-144-551-00 Equipment-General	24,000.00	24,000.00	5,108.00		79	50,400.00	45,500.00	
Recommended: $4500 Dep Fire Marshall computers, $5500 for handheld radio; $4500 computer for fire inspector and $1500 for software; $5500 for radio REQUESTED: $4500 for computers related to new Fire Inspection position, $4500 for computers related to Deputy Fire Marshall position, $3000 for specialty software; $2400 computer for per Firefighter(6)								
10-7-144-560-00 Equipment - Capitalized						460,200.00	136,000.00	
Recommended: $68000 out of fund balance for Dep Fire Marshall vehicle and another for inspector; REQUESTED: $68000x2 for new vehicles with mobile radio, emergency lighting, and emergency marking and striping. $5500x2 for hanndheld radio (Fire Inspector & Dep Marshall); $5500 radios and $11700 add'l equipment per firefighter; one vehicle per team of firefighter $70k each								
10-7-144-590-00 Maintenance - Vehicles						3,000.00	3,000.00	
Recommended: $1500 for Dep Fire Marshall and $1500 for inspector; REQUESTED: $3,000; $1,500 for related to new Fire Inspector position, $1500 for Deputy Fire Marshall position								
10-7-144-590-05 Gasoline	10,037.00	16,000.00	8,714.00		46	18,000.00	18,000.00	
Recommended: $1000 for Dep Fire Marshall and inspector; REQUESTED: $2,000; $1,000 related to new Fire Inspector position, $1,000 related to new Deputy Fire Marshall position								
10-7-144-640-00 Lanc City Fire & Rescue	153,860.00	163,790.00	133,128.00		19	163,790.00	163,790.00	
10-7-144-690-00 Special Projects	384.00	274,530.00	173,287.00		37	274,530.00	274,530.00	
Total	**$1,622,551.00**	**$1,963,185.00**	**$1,729,918.00**			**$2,955,776.00**	**$2,383,360.00**	
Department: 153 Lancaster Ems								
10-7-153-500-00 Wages & Salaries Full Time	2,653,978.00	2,758,210.00	2,717,855.00		1	2,987,622.00	2,905,585.00	
Recommended: Custodian, 3 paramedics; REQUESTED: 4 12 hour Paramedics to start process of next unit and provide prime time event and call volume coverage ($39,853x4); $45,000 Logistics Tech; $25,000 Admin Asst. EMS HQ (convert PT to FT)								

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-153-500-05	1,376,125.00	1,400,000.00	1,338,005.00		4	1,497,488.00	1,473,120.00	
Salaries - Overtime								
Recommended: None REQUESTED: OT for 4 medics								
10-7-153-500-10	229,059.00	150,000.00	197,299.00		-32	189,500.00	150,000.00	
Wages & Salaries Part-Time								
REQUESTED: $21,500 to continue EMS Bootcamp; $18,000 30hr/wk cleaning person								
10-7-153-510-00	312,407.00	333,290.00	322,449.00		3	360,125.00	347,975.00	
Fica-Employers Contrib.								
10-7-153-510-05	625,866.00	677,905.00	646,317.00		5	744,264.00	726,545.00	
Sc Ret Employers Contrib								
10-7-153-510-10	185.00		12.00			7,000.00	7,000.00	
Sc Police Ret Employers Co								
10-7-153-510-15	484,955.00	576,545.00	487,774.00		15	654,545.00	644,545.00	
Health/Life Ins Employers								
10-7-153-510-25	243,349.00	451,900.00	319,160.00		29	465,026.00	467,390.00	
Workers Compensation								
10-7-153-520-25	22,421.00	36,700.00	30,297.00		17	45,700.00	45,700.00	
Personnel Disease Prev.								
10-7-153-530-00	63,874.00	71,450.00	62,483.00		13	76,450.00	72,050.00	
Travel, Training, Dues								
Recommended: cert cards related to 3 medics; REQUESTED: $200 for each requested medic; $4k for CAC and CAPO certification and staff training; $200 for Logistics Tech								
10-7-153-540-00	53,890.00	50,000.00	50,219.00		0	52,500.00	51,000.00	
Supplies-General								
Recommended: $1,000 custodial supplies; REQUESTED: $2.5k supplies for events like job fairs, school fairs, etc.								

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-153-541-00	14,578.00	13,500.00	12,520.00		7	13,500.00	13,500.00	
Supplies- Postage								
10-7-153-541-10	296,851.00	255,000.00	271,818.00		-7	255,000.00	255,000.00	
Supplies-Medical								
10-7-153-542-00	44,986.00	53,500.00	46,121.00		14	58,700.00	57,000.00	
Supplies-Clothing								
Recommended: uniform for custodial staff $500; uniforms for 3 medics; REQUESTED: $1K uniforms for each requested medic; $1,000 for Logistics Tech; $200 Cleaning Person								
10-7-153-543-00	560.00	3,000.00	2,074.00		31	3,000.00	3,000.00	
Supplies-Laundry								
10-7-153-551-00	30,981.00	39,000.00	37,240.00		5	30,000.00	34,500.00	
Equipment-General								
Recommended: equipment for custodial staff ($4500)								
10-7-153-551-30			1,846.00			40,500.00	13,500.00	
Communications								
Recommended:3 medics REQUESTED: Radios for 4 medics$4500 each; $18,000 for supervisor level radios for new supervisors; $4500 for Logistics Tech								
10-7-153-560-00	73,782.00	43,000.00	39,583.00		8	973,363.00	43,000.00	
Equipment - Capitalized								
Recommended: None REQUESTED: Add'l $400,000 for a bariatric unit due to aging equipment; $325,000 for a new Transport unit; $44,000 for QRV replacement; $36k for replacement QRV (expedition-not used in emergency response); $90,363 Suburban and Tahoe to replace vehicle used in SWAT Unit rotation--tahoe will go to grant position w/ no vehicle currently; $35,000 Transport Van for moving medical supplies								
10-7-153-570-00	52,884.00	55,000.00	58,739.00		-7	77,000.00	77,000.00	
Utilities-General								
Requested: Increase due to EMS HQ coming online - $70k?								
10-7-153-571-00	62,533.00	62,000.00	73,724.00		-19	75,000.00	87,000.00	
Utilities-Telephone								
Recommended: radios for 3 medics								

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-153-590-00 Maintenance-Vehicles	132,869.00	141,000.00	131,781.00		7	157,000.00	141,000.00	
Recommended: None REQUESTED: $6K for light package on requested QRV and $15k on suburban and tahoe								
10-7-153-590-05 Gasoline	100,300.00	130,000.00	89,739.00		31	130,000.00	130,000.00	
10-7-153-591-00 Maintenance-General	15,559.00	19,000.00	12,037.00		37	19,000.00	19,000.00	
10-7-153-593-00 Maintenance-Service Agree.	49,112.00	45,000.00	43,093.00		4	49,000.00	45,000.00	
Recommended: None; REQUESTED: $4K to train billing staff for compliance								
10-7-153-600-00 Contractual Services (Cs)	56,777.00	70,000.00	77,761.00		-11	85,000.00	85,000.00	
Recommended: All; Requested: $15,000 for primary and backup Medical Control Physician contract								
10-7-153-650-01 Insurance- Other	4,154.00	6,500.00	4,154.00		36	6,500.00	6,500.00	
10-7-153-670-00 Advertising	2,476.00	1,500.00	2,894.00		-93	4,000.00	1,500.00	
Requested: $2500 for staff recruitment								
10-7-153-690-00 Special Projects	174,561.00	7,995.75	-47,438.00		693			
10-7-153-750-00 Lease- Copiers	4,597.00	3,000.00	4,747.00		-58	3,000.00	5,000.00	
Recommended: Increase to reflect actual costs								
10-7-153-782-00 Over/Short								

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Total	**$7,183,669.00**	**$7,453,995.75**	**$7,034,303.00**			**$9,059,783.00**	**$7,907,410.00**	
Department: 202 Road Maintenance								
10-7-202-500-00 Wages & Salaries Full Time	1,019,229.00	1,175,320.00	1,013,476.00		14	1,348,320.00	1,207,790.00	
Recommended: Grounds; REQUESTED: $30k Salary increases for certifications, etc.; Grounds crew ($24k); Paving Crew $119,000								
10-7-202-500-05 Salaries - Overtime	24,239.00	15,000.00	16,030.00		-7	15,000.00	15,000.00	
10-7-202-500-10 Wages & Salaries Part-Time	25,417.00	23,800.00	16,832.00		29	23,800.00	23,800.00	
10-7-202-510-00 Fica-Employers Contrib.	76,511.00	92,880.00	77,682.00		16	102,060.00	95,365.00	
10-7-202-510-05 Sc Ret Employers Contrib	162,935.00	188,920.00	164,756.00		13	212,009.00	206,435.00	
10-7-202-510-15 Health/Life Ins Employers Requested: Positions	182,666.00	228,575.00	173,790.00		24	280,575.00	260,275.00	
10-7-202-510-25 Workers Compensation	48,748.00	99,020.00	63,361.00		36	103,587.00	101,755.00	
10-7-202-530-00 Travel, Training, Dues Recommended: None; REQUESTED: $3K	1,796.00	5,000.00	25.00		100	8,000.00	5,000.00	
10-7-202-540-00 Supplies-General	19,589.00	30,500.00	17,156.00		44	30,500.00	30,500.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-202-542-00 Supplies-Clothing	18,645.00	18,000.00	18,830.00		-5	19,200.00	19,000.00	
Recommended: Increase to reflect costs for outfitting current staff Requested: $400 per paving crew member								
10-7-202-544-00 Supplies-Construction Pipe	109,325.00	75,000.00	61,365.00		18	75,000.00	75,000.00	
10-7-202-544-05 Supplies-Sign Making	21,392.00	32,000.00	24,789.00		23	132,000.00	132,000.00	
Recommended: Increase road fee to cover								
10-7-202-544-10 Supplies-Stone	454,160.00	450,000.00	443,399.00		1	450,000.00	450,000.00	
10-7-202-544-20 Supplies-Asphalt/Topsoil	42,621.00	65,000.00	29,335.00		55	65,000.00	65,000.00	
10-7-202-548-00 Supplies-Hand Tools	665.00	5,000.00	717.00		86	5,000.00	5,000.00	
10-7-202-551-00 Equipment-General	2,745.00	2,500.00	5,417.00		-117	2,500.00	2,500.00	
10-7-202-560-00 Equipment - Capitalized	69,923.00	20,000.00	19,440.00		3	302,000.00	20,000.00	
Recommended: None; Requested: $162,000 replacement equipment related to Paving Crew; $120,000 paver related to Paving Crew								
10-7-202-570-00 Utilities-General	9,563.00	11,000.00	8,814.00		20	11,000.00	9,500.00	
Decrease $1500								
10-7-202-571-00 Utilities-Telephone	15,486.00	14,000.00	13,852.00		1	17,000.00	15,000.00	
Decrease $2000; Recommended: Increase due to current trend Requested: $3,000 related to Paving Crew								

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-202-582-00 Rent-Equipment		5,000.00	600.00		88	5,000.00	5,000.00	
10-7-202-590-00 Maintenance-Vehicles Recommended: Grounds worker; REQUESTED: $1500 related to Paving Crew	216,714.00	266,972.89	193,620.00		27	251,500.00	251,500.00	
10-7-202-590-05 Gasoline Recommended: Grounds worker; REQUESTED: $1K related to Paving Crew	122,281.00	140,000.00	94,939.00		32	141,000.00	141,000.00	
10-7-202-591-00 Maintenance-General	639.00	500.00			100	500.00	500.00	
10-7-202-593-00 Maintenance-Service Agree		3,000.00			100	3,000.00	3,000.00	
10-7-202-600-00 Contractual Services (Cs) Recommmended: Increase road fee $100k additional for preventative maintenance; REQUESTED: $100,000 for new road inventory; $100,000 additional for contract work such as storm pipe separations Increase for full year road fee $200k; transfer $50k from special projects	341,112.00	752,625.00	776,391.00		-3	675,000.00	557,000.00	
10-7-202-604-00 Professional Services Recommended: All; Requested: $15,000 for preserving and restriping Admin Building parking lot	28,208.00	75,000.00	95,020.00		-27	90,000.00	90,000.00	
10-7-202-690-00 Special Projects Recommended: $100,000 for Road Inventory (out of fund balance); Requested: $450,000 for two, one-time projects administered by staff on a priority basis						450,000.00	100,000.00	
10-7-202-750-00 Lease- Copiers Recommended: Increase to reflect actual costs	2,060.00	1,500.00	2,140.00		-43	1,500.00	2,200.00	
Total	**$3,016,669.00**	**$3,796,112.89**	**$3,331,776.00**			**$4,820,051.00**	**$3,889,120.00**	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Department: 210 Fleet Maintenance								
10-7-210-500-00 Wages & Salaries Full Time	308,568.00	307,755.00	290,275.00		6	364,350.00	364,350.00	
Recommended: Mechanic; REQUESTED: Mechanic I ($41.8k)								
10-7-210-500-05 Salaries - Overtime	5,362.00	5,000.00	4,114.00		18	5,000.00	5,000.00	
10-7-210-510-00 Fica-Employers Contrib.	22,407.00	23,925.00	21,841.00		9	28,100.00	28,800.00	
10-7-210-510-05 Sc Ret Employers Contrib	48,439.00	48,665.00	47,224.00		3	59,970.00	60,835.00	
10-7-210-510-15 Health/Life Ins Employers	59,592.00	61,875.00	55,692.00		10	73,285.00	75,100.00	
10-7-210-510-25 Workers Compensation	9,460.00	15,165.00	11,553.00		24	17,920.00	17,920.00	
10-7-210-530-00 Travel, Training, Dues	5,544.00	5,000.00	100.00		98	7,500.00	5,500.00	
Recommended: Position; REQUESTED: $2K police vehicle conference, $500 requested position								
10-7-210-540-00 Supplies-General	13,861.00	10,000.00	10,445.00		-4	13,300.00	10,300.00	
Recommended: Position; REQUESTED: $300 requested position; Increase for cost increases and usage increases on disposable items								
10-7-210-542-00 Supplies-Clothing	5,909.00	7,000.00	6,695.00		4	7,500.00	7,500.00	
Recommended: Position; REQUESTED: $500 requested position								
10-7-210-548-00 Supplies-Hand Tools	22,847.00	17,500.00	19,198.00		-10	20,900.00	18,900.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Recommended: Position; REQUESTED: $1.4k requested position, $4.5K for new tools for hybrid vehicles								
10-7-210-551-00 Equipment- General	14,165.00	12,800.00	12,536.00		2	17,700.00	15,200.00	
Recommended: Position; REQUESTED: $2.4K laptop; $2.5k other equipment for requested position								
10-7-210-560-00 Equipment - Capitalized						15,000.00		
Recommended: None; REQUESTED: $15K for a replacement wheel balancer								
10-7-210-570-00 Utilities-General	12,828.00	16,500.00	12,097.00		27	16,500.00	14,000.00	
Decrease $2500								
10-7-210-571-00 Utilities-Telephone	6,197.00	7,500.00	6,930.00		8	7,500.00	7,500.00	
10-7-210-590-00 Maintenance-Vehicles	40,033.00	55,000.00	52,107.00		5	55,000.00	55,000.00	
10-7-210-590-05 Gasoline	60,343.00	65,000.00	54,896.00		16	65,000.00	65,000.00	
10-7-210-593-00 Maintenance- Service Agreement	22,252.00	25,000.00	20,397.00		18	25,000.00	25,000.00	
10-7-210-750-00 Lease- Copiers	1,931.00	1,500.00	1,935.00		-29	1,500.00	2,000.00	
Recommended: Increase to reflect actual costs								
Total	**$659,738.00**	**$685,185.00**	**$628,035.00**			**$801,025.00**	**$777,905.00**	
Department: 251 Building Maintenance								
10-7-251-500-00 Wages & Salaries Full Time	314,561.00	348,630.00	319,204.00		8	372,630.00	321,195.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Recommended: Transfer project manager to Administration budget; Requested: $24,000 Custodian								
10-7-251-500-05 Salaries - Overtime	3,478.00	10,000.00	3,849.00		62	10,000.00	10,000.00	
10-7-251-500-10 Wages & Salaries Part-Time	1,819.00		6,988.00					
10-7-251-510-00 Fica-Employers Contrib.	22,593.00	27,435.00	24,577.00		10	29,271.00	25,335.00	
10-7-251-510-05 Sc Ret Employers Contrib	48,774.00	55,805.00	51,610.00		8	60,423.00	54,845.00	
10-7-251-510-15 Health/Life Ins Employers	62,530.00	76,525.00	61,272.00		20	89,525.00	79,958.00	
10-7-251-510-25 Workers Compensation	10,365.00	19,015.00	13,923.00		27	19,930.00	17,560.00	
10-7-251-530-00 Travel, Training, Dues		4,350.00	2,604.00		40	4,350.00	4,350.00	
10-7-251-540-00 Supplies-General	1,817.00	600.00	687.00		-14	600.00	600.00	
10-7-251-542-00 Supplies-Clothing	2,701.00	4,500.00	213.00		95	4,500.00	4,500.00	
10-7-251-545-00 Supplies-Custodial	14,276.00	20,000.00	17,976.00		10	20,000.00	20,000.00	
10-7-251-551-00 Equipment-General	4,542.00	5,000.00	2,371.00		53	5,000.00	5,000.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-251-560-00						40,000.00		
Equipment - Capitalized								
Recommended: None; REQUESTED: $30K for lift; $10K for floor equipment to replace old models								
10-7-251-570-00	703,429.00	770,000.00	552,713.00		28	815,000.00	770,000.00	
Utilities-General								
Decrease $45000								
10-7-251-571-00	17,957.00	16,500.00	19,278.00		-17	19,200.00	17,500.00	
Utilities-Phones								
Decrease $1700								
10-7-251-590-00	3,693.00	7,000.00	4,087.00		42	7,000.00	7,000.00	
Maintenance-Vehicles								
10-7-251-590-05	7,485.00	20,000.00	6,763.00		66	20,000.00	20,000.00	
Gasoline								
10-7-251-593-00	89,340.00	136,000.00	176,943.00		-30	136,000.00	136,000.00	
Maintenance-Service Agreements								
10-7-251-594-00	135,151.00	140,000.00	127,914.00		9	140,000.00	140,000.00	
Maintenance-Bldg & Grounds								
10-7-251-600-00	550,195.00	211,943.32	337,330.00		-59	240,000.00	165,000.00	
Contractual Services (Cs)								
Recommended: None; REQUESTED: $75K for detention center maintenance contract Removed one-time $400,000 for building upgrades/improvements								
10-7-251-690-00		45,000.00	42,510.00		6	25,000.00	175,000.00	
Special Projects								
Recommended: $150000; Deferred Maintenance items								
10-7-251-781-73		250.00			100	250.00	250.00	
Licenses/Permits/Fees								

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Total	**$1,994,706.00**	**$1,918,553.32**	**$1,772,812.00**			**$2,058,679.00**	**$1,974,093.00**	
Department: 310 Landfill-Solid Waste								
10-7-310-500-10 Wages & Salaries Parttime		15,075.00	12,489.00		17	15,000.00	15,500.00	
10-7-310-510-00 Fica-Employers Contrib.		1,155.00	955.00		17	1,150.00	1,155.00	
10-7-310-510-15 Health/Life Ins Employers		4,990.00			100	5,050.00	5,050.00	
10-7-310-510-25 Workers Compensation		800.00	523.00		35	800.00	800.00	
10-7-310-600-00 Contractual Services (Cs)	23,849.00	34,505.00	36,882.00		-7	34,505.00	34,505.00	
Total	**$23,849.00**	**$56,525.00**	**$50,849.00**			**$56,505.00**	**$57,010.00**	
Department: 312 Solid Waste Collect								
10-7-312-500-00 Wages & Salaries Full Time Recommended: 2 litter workers; Moved PT tire worker; REQUESTED: $9K to move PT Facility Worker to FT; $10k for salary adjustments	400,563.00	449,340.00	404,147.00		10	468,340.00	533,815.00	
10-7-312-500-05 Salaries - Overtime	42,643.00	23,000.00	38,372.00		-67	23,000.00	23,000.00	
10-7-312-500-10 Wages & Salaries Part-Time PT Tire to FT	253,576.00	305,000.00	297,886.00		2	305,000.00	295,000.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-312-510-00 Fica-Employers Contrib.	51,271.00	56,810.00	56,677.00		0	61,180.00	63,275.00	
10-7-312-510-05 Sc Ret Employers Contrib	73,318.00	76,655.00	76,011.00		1	84,410.00	95,570.00	
10-7-312-510-10 S.C. Police Ret Employer	585.00		2,427.00					
10-7-312-510-15 Health/Life Ins Employers	70,687.00	87,795.00	66,095.00		25	111,365.00	128,000.00	
10-7-312-510-25 Workers Compensation	36,344.00	81,580.00	48,192.00		41	86,640.00	87,200.00	
10-7-312-530-00 Travel, Training, Dues Recommended: None; REQUESTED: $2K for a KLCB coordinaor, SCAC, APWA and Solid Waste training	452.00	750.00	123.00		84	2,750.00	750.00	
10-7-312-540-00 Supplies-General	6,660.00	5,000.00	8,488.00		-70	5,000.00	5,000.00	
10-7-312-542-00 Supplies-Clothing Recommended: Increase for positions	5,687.00	6,000.00	6,766.00		-13	6,000.00	7,200.00	
10-7-312-551-00 Equipment-General	2,513.00	3,000.00	1,468.00		51	3,000.00	3,000.00	
10-7-312-560-00 Equipment - Capitalized Recommended: Truck, trailer, and gator for new positions							150,000.00	
10-7-312-570-00 Utilities-General	26,622.00	30,000.00	23,904.00		20	31,000.00	28,000.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Decrease $3000								
10-7-312-571-00 Utilities-Telephone	9,836.00	13,000.00	12,376.00		5	13,000.00	15,380.00	
Recommended: Increase for positions								
10-7-312-580-00 Rent-Land	5,190.00	10,000.00	5,252.00		47	10,000.00	10,000.00	
10-7-312-590-00 Maintenance-Vehicles	86,286.00	75,000.00	84,886.00		-13	90,000.00	93,000.00	
Increase for new positions								
10-7-312-590-05 Gasoline	57,935.00	100,000.00	60,368.00		40	85,000.00	87,000.00	
Recommended: increase for new positions								
10-7-312-591-00 Maintenance-General	597.00	1,000.00			100	1,000.00	1,000.00	
10-7-312-600-00 Contractual Services (Cs)	116,442.00	230,350.40	233,653.00		-1	475,000.00	75,000.00	
Recommended: None; REQUESTED: Continued funding of site improvements at $400k								
10-7-312-612-00 Cs - Disposal Contract	1,371,357.00	1,650,000.00	1,476,865.00		10	1,650,000.00	1,699,500.00	
Increased 3% per email from Republic Services								
10-7-312-670-00 Advertising	5,122.00	3,000.00	6,435.00		-114	3,000.00	3,000.00	
10-7-312-690-00 Special Projects	69,219.00					100,000.00	130,000.00	
Recommended: All; Requested: $100,000 for Phase 1 of Solid Waste Assessment. Additional funding would be needed in FY23; $30,000 from fund balance due to sale of Happy Trail property to purchase 3 buildings for site attendants								

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-312-781-73 Licesnses/Permits/Fees	512.00							
Total	**$2,693,417.00**	**$3,207,280.40**	**$2,910,391.00**			**$3,614,685.00**	**$3,533,690.00**	
Department: 318 Animal Shelter								
10-7-318-500-00 Wages & Salaries Full Time	146,515.00	180,060.00	143,811.00		20	212,060.00	210,685.00	
Recommended: Hybrid front office/back office workerREQUESTED: Additional Employee ($32k)								
10-7-318-500-05 Salaries - Overtime	6,327.00	8,000.00	6,754.00		16	8,000.00	8,000.00	
10-7-318-500-10 Wages & Salaries Part-Time	15,299.00		7,026.00					
10-7-318-510-00 Fica-Employers Contrib.	12,183.00	14,270.00	11,954.00		16	15,765.00	16,615.00	
10-7-318-510-05 Sc Ret Employers Contrib	23,511.00	29,030.00	24,092.00		17	16,718.00	35,695.00	
10-7-318-510-15 Health/Life Ins Employers	25,179.00	39,970.00	20,320.00		49	44,030.00	44,030.00	
10-7-318-510-25 Workers Compensation	2,832.00	5,150.00	3,472.00		33	6,368.00	5,995.00	
10-7-318-530-00 Travel, Training, Dues	764.00	3,500.00	225.00		94	3,500.00	3,500.00	
10-7-318-540-00 Supplies-General	12,342.00	17,200.00	14,725.00		14	17,500.00	17,500.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-318-541-10 Supplies-Medical	23,521.00	30,000.00	28,961.00		3	31,000.00	31,000.00	
Recommended: All; Requested: $1,000 for medical costs related to Sheriff's office K-9's								
10-7-318-542-00 Supplies-Clothing	2,131.00	2,300.00	2,241.00		3	2,600.00	2,600.00	
10-7-318-547-00 Supplies-Animal Food	2,023.00	5,000.00	2,883.00		42	5,000.00	5,000.00	
10-7-318-551-00 Equipment-General	3,485.00					2,100.00	2,400.00	
Recommended: $2400 for new employee computer; REQUESTED: $2100 for desktop;								
10-7-318-560-00 Equipment - Capitalized	88,698.00							
10-7-318-570-00 Utilities-General	20,811.00	20,000.00	38,251.00		-91	46,600.00	46,600.00	
Recommended: All Requested: Accurately budget for new Animal Shelter								
10-7-318-571-00 Utilities-Telephone	3,188.00	6,000.00	6,392.00		-7	7,110.00	8,760.00	
Recommended: $1110 for new position, Increase based on current year actual REQUESTED: New position								
10-7-318-590-00 Maintenance-Vehicles	1,341.00	1,000.00	1,115.00		-11	2,500.00	2,500.00	
Recommended: $1500 related to new employee; REQUESTED: New Position								
10-7-318-590-05 Gasoline	975.00	2,000.00	827.00		59	3,000.00	3,000.00	
Recommended: $1000 new employee; REQUESTED: New position								
10-7-318-600-00 Contractual Services (Cs)	69,060.00	72,000.00	60,669.00		16	107,000.00	107,000.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Recommended: All; Requested: $35,000 Maintenance Contract for Animal Shelter								
Total	**$460,185.00**	**$435,480.00**	**$373,718.00**			**$530,851.00**	**$550,880.00**	
Department: 330 Health Services								
10-7-330-540-00 Supplies-General	802.00	3,700.00	750.00		80	3,700.00	3,700.00	
10-7-330-570-00 Utilities-General	32,301.00	42,000.00	12,226.00		71	42,000.00	42,000.00	
10-7-330-594-00 Maintenance-Bldg & Grounds		340.00			100	340.00	340.00	
10-7-330-600-00 Contractual Services (Cs)	35,319.00	39,000.00	21,428.00		45	39,000.00	39,000.00	
Total	**$68,422.00**	**$85,040.00**	**$34,404.00**			**$85,040.00**	**$85,040.00**	
Department: 601 Dept. Of Social Services								
10-7-601-570-00 Utilities-General	33,930.00	40,500.00	34,381.00		15	40,500.00	40,500.00	
10-7-601-600-00 Contractual Services (Cs)	17,940.00	34,489.00	17,940.00		48	34,489.00	34,489.00	
Total	**$51,870.00**	**$74,989.00**	**$52,321.00**			**$74,989.00**	**$74,989.00**	
Department: 602 D.S.S. Family Indep								
10-7-602-570-00 Utilities-General	11,996.00	10,350.00	9,951.00		4	10,350.00	10,350.00	
10-7-602-581-00 Rent-Building	48,150.00	45,000.00	50,400.00		-12	45,000.00	45,000.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-602-600-00 Contractual Services(Cs)	3,567.00	4,300.00	4,633.00		-8	4,300.00	4,300.00	
Total	**$63,713.00**	**$59,650.00**	**$64,984.00**			**$59,650.00**	**$59,650.00**	
Department: 610 Veterans Affairs								
10-7-610-500-00 Wages & Salaries Full Time	132,122.00	132,575.00	123,166.00		7	137,375.00	135,855.00	
Recommended: None; REQUESTED: $4,798.25 increase to promote Admin. Asst. to Claims Representative								
10-7-610-500-05 Salaries Overtime	674.00	1,000.00	509.00		49	1,000.00	1,000.00	
10-7-610-500-10 Wages & Salaries Parttime	13,062.00	14,040.00	12,350.00		12	14,040.00	14,040.00	
10-7-610-510-00 Fica-Employers Contrib.	10,184.00	10,220.00	9,904.00		3	11,910.00	10,470.00	
10-7-610-510-05 Sc Ret Employers Contrib	20,535.00	20,785.00	19,805.00		5	25,785.00	22,665.00	
10-7-610-510-15 Health/Life Ins Employers	23,505.00	24,400.00	21,524.00		12	23,965.00	23,590.00	
10-7-610-510-25 Workers Compensation	323.00	475.00	439.00		8	600.00	500.00	
10-7-610-530-00 Travel, Training, Dues	3,841.00	11,000.00	720.00		93	12,500.00	11,000.00	
Recommended: None; REQUESTED: increase to $12,500 to continue attending trainings and conferences to keep up with changing laws and regulations made at the VA								
10-7-610-540-00 Supplies-General	3,921.00	5,000.00	5,761.00		-15	6,000.00	5,000.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Recommended: None; REQUESTED: $1K addtional								
10-7-610-571-00 Utilities-Telephone	4,286.00	6,000.00	4,815.00		20	6,000.00	6,000.00	
10-7-610-593-00 Maintenance-Service Agreement	1,278.00	3,500.00	3,128.00		11	3,500.00	3,500.00	
10-7-610-600-00 Contractual Services (Cs)		1,200.00			100	1,200.00	1,200.00	
10-7-610-650-01 Insurance- Other	514.00	600.00	583.00		3	600.00	600.00	
10-7-610-690-00 Special Projects	9,884.00	4,600.00	1,408.00		69	7,500.00	4,600.00	
Recommended: None; REQUESTED: increase to $7,500 to help cover costs of yearly Veterans activities including Memorial Day, Veterans Day Parade and Ball, and continuous community outreach efforts								
10-7-610-750-00 Lease- Copiers	2,408.00	2,500.00	1,954.00		22	2,500.00	2,500.00	
Total	**$226,537.00**	**$237,895.00**	**$206,066.00**			**$254,475.00**	**$242,520.00**	
Department: 801 Recreation-Operation								
10-7-801-500-00 Wages & Salaries Full Time	637,477.00	723,615.00	641,409.00		11	935,843.00	833,665.00	
Recommended: 2 crew leaders, 1/2 year Marketing Coordinator; REQUESTED: $20,400 FT Salary increases; $30,904x3 Park Maintenance Crew Leader ($92,712); $35,568 Marketing & Public Relations Coordinator; $27,940 Park Maintenance Crew Worker; $35,568 Athletic Program Supervisor;								
10-7-801-500-05 Salaries - Overtime	378.00		2,173.00			13,000.00	11,000.00	
Recommended: All for current staff and crew leaders REQUESTED: $5,000 to cover cost of maintenance and covering for tournaments and events; $8,000 related to requested positions								
10-7-801-500-10 Wages & Salaries Part-Time	54,174.00	30,000.00	54,075.00		-80	55,000.00	55,000.00	
Recommended: all REQUESTED: $25,000								

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-801-500-15	32,735.00	35,000.00	31,284.00		11	35,000.00	35,000.00	
Wages & Sal. P/T - Other								
Recommended: None REQUESTED: $25,000								
10-7-801-510-00	53,042.00	59,390.00	55,882.00		6	74,673.00	67,635.00	
Fica-Employers Contrib.								
10-7-801-510-05	100,434.00	120,795.00	106,981.00		11	153,880.00	146,790.00	
Sc Ret Employers Contrib								
10-7-801-510-15	80,879.00	115,240.00	78,838.00		32	193,240.00	146,385.00	
Health/Life Ins Employers								
10-7-801-510-25	21,065.00	34,930.00	27,945.00		20	42,534.00	40,185.00	
Workers Compensation								
10-7-801-530-00	18,921.00	19,800.00	14,180.00		28	26,520.00	21,100.00	
Travel, Training, Dues								
Recommended: Crew Leaders and Marketing Coordinator; REQUESTED: $6,720; $2,600 requested for new positions; $4,120 to cover existing training opportunities for current employees								
10-7-801-540-00	22,725.00	32,200.00	33,086.00		-3	100,000.00	62,100.00	
Supplies-General								
Moved $4,000 to 594-05 for consolidation of custodial expenses; Recommended: Crew Leaders uniforms and equipment, Marketing Coordinator suppplies, furntiure, and equipment; REQUESTED: $500 supplies for Marketing position; $500 supplies for Athletic Program Supervisor position; $3,000 for uniforms related to requested positions (new clothing account); $63,800 for equipment/furniture related to new positions (new general equipment account)								
10-7-801-546-00	49,911.00	52,350.00	55,847.00		-7	50,000.00	48,500.00	
Supplies-Materials/Bldg.								
Moved $4,000 to 594-05 for consolidation of custodial expenses								
10-7-801-560-00	3,813.00					483,000.00	53,000.00	
Equipment - Capitalized								
Recommended: $53,000 for one set of equipment to maintain turf at new facilities (out of fund balance); REQUESTED: $85,000 replace 20 year old HVAC units at the Springdale Recreation Center and replacing the gym units the Andrew Jackson Recreation Center; $20,000 2 lawn mowers; $16,000 Polaris Ranger; $11,000 Top Dresser Machine; $40,000 F250 4x4; $300,000 5 Activity Buses; $11,000 Top Dresser Machine								

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-801-570-00 Utilities-General	220,214.00	292,201.00	191,511.00		34	304,980.00	300,000.00	
REQUESTED: $4,980 TELEPHONES related to requested positions								
10-7-801-590-00 Maintenance-Vehicles	13,331.00	16,000.00	14,980.00		6	22,000.00	19,000.00	
Recommended: Crew Leaders REQUESTED: $6,000 For requested positions								
10-7-801-590-05 Gasoline	26,951.00	40,700.00	25,680.00		37	45,700.00	43,700.00	
Recommended: Crew Leaders and Marketing Coordinator; REQUESTED: $5,000 For requested positions								
10-7-801-591-00 Maintenance-General	28,480.00	34,000.00	27,087.00		20	49,000.00	34,000.00	
Recommended: None; REQUESTED: $15,000 to cover maintenance equipment replacement costs								
10-7-801-594-00 Building Renovations	20,480.00	15,750.00	21,618.00		-37	20,750.00	15,750.00	
Recommended: None; REQUESTED: $5,000 increase to help cover repair costs to dated buildings								
10-7-801-594-05 Maint-Building Cleaning	3,170.00	3,000.00	1,990.00		34	3,000.00	11,000.00	
Moved $4,000 from 540-00 & $4,000 from 546-00 to consolidate custodial costs in this account								
10-7-801-595-00 Maintenance-Parks	37,645.00	27,799.00	40,680.00		-46	50,000.00	20,000.00	
Recommended: None; REQUESTED: $15,000 WCP Irrigation Repair; $15,000 to cover other irrigation and lighting repairs								
10-7-801-600-00 Contractual Services	3.00					1,111,400.00		
Recommended: Springdale planned for FY2023, WCP Trail maintenance fund in local A-Tax; REQUESTED: $1,100,000 to repave Springdale parking lot as well as the gravel portion of the lot; $11,400 WCP Trail Maintenance								
10-7-801-670-00 Advertising	6,742.00	4,750.00	6,033.00		-27	6,000.00	4,750.00	
Recommended: None; REQUESTED: $1,250 to maintain current advertising levels								

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-801-690-00		401,795.00	401,795.00			100,000.00		
Special Projects								
Recommended: None; REQUESTED: $50,000 to establish Lancaster County Parks Foundation (501-C3) to enable advisory board to submit for grants and generate funds to help with future parks and rec endeavors; $50,000 Regional Park Master Plan								
10-7-801-750-00	8,157.00	8,000.00	6,612.00		17	8,000.00	8,000.00	
Lease- Copiers								
Recommended: None; REQUESTED: $2,000 increase due to printing needs of the dept								
10-7-801-781-20			21.00					
Bank Charges								
Total	**$1,440,727.00**	**$2,067,315.00**	**$1,839,707.00**			**$3,883,520.00**	**$1,976,560.00**	
Department: 815 Recreation,Programs								
10-7-815-500-05	592.00		1,803.00					
Salaries- Overtime								
10-7-815-500-10	394,854.00	517,210.00	289,566.00		44	617,210.00	517,210.00	
Wages & Salaries Part-Time								
Recommended: None REQUESTED: $100,000 for increases for ASP/SDC staff								
10-7-815-510-00	31,277.00	43,300.00	23,757.00		45	43,300.00	39,565.00	
Fica-Employers Contrib.								
10-7-815-510-05	4,706.00	12,000.00	4,563.00		62	12,000.00	12,000.00	
Sc Ret Employers Contrib								
10-7-815-510-25	11,615.00	25,035.00	11,406.00		54	25,035.00	21,155.00	
Workers Compensation								
10-7-815-600-00	75,014.00	157,408.00	126,631.00		20	176,368.00	221,368.00	
Contractual Services(Cs)								
Increase $45,000 due to school district facility rentals; Recommended: All; REQUESTED: $18,960 increase for official costs and portable toilets due to increased participants, mandated background checklist for all ASP/SDC employees								

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-815-700-00 Swimming Pools	41,393.00	45,000.00	33,233.00		26	45,000.00	45,000.00	
10-7-815-700-05 Insurance-Participants		200.00			100	200.00	200.00	
10-7-815-700-10 Farmers Market		100.00	13.00		87	100.00	100.00	
10-7-815-700-15 Special Events/Promotions Recommended: None; REQUESTED: $4,450 increase	503.00	1,000.00	186.00		81	5,450.00	1,000.00	
10-7-815-700-20 Concessions	4,540.00	8,000.00	5,520.00		31	8,000.00	8,000.00	
10-7-815-700-26 Baseball - Youth Recommended: None; REQUESTED: $800 increase	16,925.00	21,800.00	8,762.00		60	22,600.00	21,800.00	
10-7-815-700-30 Softball- Adult	1,214.00	2,000.00	5,088.00		-154	2,000.00	2,000.00	
10-7-815-700-32 Basketball Recommended: None; REQUESTED: $2,050 increase	43,798.00	32,170.00	17,168.00		47	34,220.00	32,170.00	
10-7-815-700-36 Cheerleading Recommended: None; REQUESTED: $350 increase	2,600.00	1,800.00	1,453.00		19	2,150.00	1,800.00	
10-7-815-700-39 Football - Youth	22,153.00	26,310.00	7,911.00		70	26,310.00	26,310.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-815-700-40	63,664.00	50,400.00	45,341.00		10	56,700.00	50,400.00	
Soccer								
Recommended: None; REQUESTED: $6,300 increase								
10-7-815-700-42	10,098.00	11,026.00	4,114.00		63	12,250.00	11,026.00	
Volleyball								
Recommended: None; REQUESTED: $1,224 increase								
10-7-815-700-44	1,167.00	1,600.00	274.00		83	2,600.00	1,600.00	
Kickball - Adult								
Recommended: None; REQUESTED: $1,000 increase								
10-7-815-700-47	95,644.00	113,614.00	36,357.00		68	113,614.00	113,614.00	
Asp/Sdc								
10-7-815-700-48	27,425.00	21,618.00	5,895.00		73	21,618.00	21,618.00	
Dixie Softball								
10-7-815-700-51	1,446.00	4,900.00	2,469.00		50	4,900.00	4,900.00	
Swim Team								
10-7-815-700-55	21,522.00					7,600.00		
Program Exp. Recreation								
Recommended: None REQUESTED: $7.6K Fitness and Leisure Services (will need a line item added)								
10-7-815-782-00			-5.00					
Over/Short								
10-7-815-786-00	3,277.00							
Donations Exp.								
Total	**$875,427.00**	**$1,096,491.00**	**$631,505.00**			**$1,239,225.00**	**$1,152,836.00**	

Department: 840 Library

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-840-500-00 Wages & Salaries Fulltime	553,608.00	566,470.00	502,327.00		11	682,490.00	580,415.00	
Recommended: None; REQUESTED: Teen Librarian ($36k), IT Assistant ($46k)--under supervision of IT Director but assigned to library for faster response, Circulation Assistant in Kershaw ($26k)--renovations and relocation will increase usage, this position would allow more operational hours								
10-7-840-500-05 Salaries Overtime	94.00	500.00	793.00		-59	500.00	500.00	
10-7-840-500-10 Wages & Salaries Parttime	93,151.00	103,000.00	81,794.00		21	103,000.00	103,000.00	
10-7-840-510-00 Fica-Employers Contrib	46,687.00	51,255.00	43,941.00		14	60,129.00	52,040.00	
10-7-840-510-05 Sc Ret Employers Contrib	89,122.00	104,250.00	82,784.00		21	131,126.00	113,255.00	
10-7-840-510-15 Health/Life Ins Employers	105,693.00	105,100.00	86,494.00		18	148,980.00	107,695.00	
10-7-840-510-25 Workers Compensation	3,829.00	4,215.00	4,572.00		-8	11,870.00	4,310.00	
10-7-840-530-00 Travel, Training, Dues	7,048.00	4,000.00	2,347.00		41	4,000.00	4,000.00	
Recommended: None; Requested: $500 related to new position								
10-7-840-540-00 Supplies - General	27,641.00	19,620.00	19,364.00		1	19,620.00	19,620.00	
10-7-840-541-05 Supplies-Books	71,425.00	69,095.00	65,678.00		5	69,095.00	69,095.00	
10-7-840-541-07 Supplies - Outreach	3,827.00		521.00					

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-840-541-08 Supplies - Av Materials	5,522.00	6,000.00	2,224.00		63	6,000.00	6,000.00	
10-7-840-541-09 Supplies - Sclends	20,703.00	28,800.00	19,552.00		32	38,800.00	38,800.00	
10-7-840-541-11 Supplies - Cloud Library	18,277.00	18,000.00	7,585.00		58	18,000.00	18,000.00	
10-7-840-541-12 Supplies-Books Dw Friends	7,965.00		863.00					
10-7-840-551-00 Equipment-General Lancaster Recommended: None; REQUESTED: $2.4 each for requested positions						4,800.00		
10-7-840-570-00 Utilities - General Lancaster	39,365.00	46,000.00	35,886.00		22	60,000.00	60,000.00	
10-7-840-571-00 Telephone - Lancaster Recommended: Budget based on actual REQUESTED: $2,220 for requested positions	11,728.00	11,220.00	12,107.00		-8	12,220.00	13,300.00	
10-7-840-590-00 Maintenance - Vehicles REQUESTED: For new positions	440.00	3,000.00	179.00		94	6,000.00	3,000.00	
10-7-840-590-05 Gasoline Recommended: None; REQUESTED: $2K for requested positions	808.00	3,000.00	226.00		92	5,000.00	3,000.00	
10-7-840-594-00 Building Maint. Lancaster	25,806.00	32,000.00	31,432.00		2	32,000.00	32,000.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-840-600-00 Contractual Services(Cs)	35.00							
10-7-840-600-05 F.O.D.W. Book Sales Commission	357.00		92.00					
10-7-840-690-00 Special Projects	19,917.00	74,020.00	57,647.00		22	45,020.00	45,020.00	
10-7-840-781-00 Miscellaneous Expense	705.00	3,500.00	1,493.00		57	3,500.00	3,500.00	
10-7-840-781-40 Childrens Serv Lanc & Ker	2,168.00	2,500.00	1,037.00		59	2,500.00	2,500.00	
10-7-840-781-41 Childrens Serv Del Webb	2,261.00	2,500.00	1,511.00		40	2,500.00	2,500.00	
10-7-840-781-45 Teen Prog. Lanc & Kershaw	1,085.00	1,200.00	86.00		93	1,200.00	1,200.00	
Recommended: None; Requested: $300 increase related to requested position								
10-7-840-781-46 Teen Prog. Del Webb	1,152.00	1,200.00	1,199.00		0	1,200.00	1,200.00	
10-7-840-781-80 Summer Reading Lanc&Kersh	8,900.00	6,000.00	6,907.00		-15	6,000.00	6,000.00	
10-7-840-781-81 Summer Reading Del Webb	6,390.00	6,500.00	3,915.00		40	6,500.00	6,500.00	
10-7-840-782-00 Over/Short			-6.00					

ANNUAL BUDGET ESTIMATE - EXPENDITURE
Amended - 2021-2022

COUNTY OF LANCASTER
FY 2021-2022

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
10-7-840-786-00 Donations Expense			13,206.00					
Total	**$1,175,709.00**	**$1,272,945.00**	**$1,087,756.00**			**$1,482,050.00**	**$1,296,450.00**	
Report Total Expenditure	**$59,115,835.00**	**$66,310,309.64**	**$57,476,169.00**			**$76,989,296.00**	**$70,066,507.00**	

Capital Fund (11)

	Current Budget	Proposed FY2022
Revenue	2,054,960	2,333,820
Expenditure	-2,633,762	-2,333,820
Other Financing Sources	578,802	0
Other Financing Uses	0	0

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Fund: 11 Capital Improvement Fund								
Revenue								
11-4-011-400-00 Cur. Ad Valorem Tax - Equip Fund	1,608,553.00	1,629,960.00	1,722,584.00		-6	1,904,820.00	1,904,820.00	
11-4-011-400-05 Vehicle Tax - Equip. Fund	240,346.00	206,000.00	229,573.00		-11	210,000.00	210,000.00	
11-4-011-400-10 Mobile Home Taxes	50.00		40.00					
11-4-011-400-15 Rollback Taxes - Current	29,875.00	500.00	11,058.00		-2,112	500.00	500.00	
11-4-011-400-20 Penalties - Current Taxes	3,611.00	3,500.00	3,298.00		6	3,500.00	3,500.00	
11-4-011-400-75 Fee In Lieu Of Tx-Current	95,035.00	75,000.00	115,527.00		-54	75,000.00	75,000.00	
11-4-011-410-00 Delinq. Tax - Equip. Fund	60,203.00	45,000.00	41,639.00		7	45,000.00	45,000.00	
11-4-011-410-02 Fee In Lieu Of Tx-Delinqu	6,301.00		5,901.00					
11-4-011-410-05 Rollback Tax - Delinq	145.00		-151.00					
11-4-011-410-10 Penalties - Delinq Tax	7,857.00	8,000.00	7,326.00		8	8,000.00	8,000.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
11-4-011-417-00 State Reimb-Homestead Tax	104,567.00	80,000.00	106,326.00		-33	80,000.00	80,000.00	
11-4-011-417-15 State Reimb-Manuf Exempt	4,410.00	2,500.00			100	2,500.00	2,500.00	
11-4-011-417-16 Manuf Expempt Fil - State	4,949.00	4,500.00			100	4,500.00	4,500.00	
11-4-011-419-00 Multi-County Pk Fee-In-Lieu 1% Ta ..	1,235.00		9,135.00					
Expenditure								
11-7-110-560-00 Equipment - Capitalized cost increases		998,809.21	998,809.00			600,000.00	540,000.00	
11-7-141-560-00 Equipment - Capitalized Recommended: Increase annual amount based on cost increases REQUESTED: Add'l $74,000 to replace the F-550 Heavy Duty Pickup with Service Body	74,718.00	74,000.00	65,550.00		11	148,000.00	78,000.00	
11-7-153-560-00 Equipment - Capitalized	1,216,425.00	630,000.00	629,997.00		0	610,000.00	610,000.00	
11-7-202-560-00 Equipment - Capitalized $200k Bush hog replacement, $200k motorgrader, upgrade current bush hog	308,017.00	367,749.00	378,262.00		-3	500,000.00	500,000.00	
11-7-210-560-00 Equipment - Capitalized Recommended: None Requested: $70k cost increases and QRV for EMS Remove carry forward	383,588.00	373,204.00	342,385.00		8	415,820.00	335,820.00	
11-7-312-560-00 Equipment - Capitalized	174,168.00	190,000.00	191,052.00		-1	190,000.00	220,000.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
$20k can replacement and a roll-off								
11-7-801-560-00 Equipment - Capitalized						50,000.00	50,000.00	
$50k Regular equipment replacement for park maintenance								
Revenue								
11-8-999-810-03 Fb Assigned-Encumbrances		578,802.21			100			
Total Revenue	**$2,167,137.00**	**$2,633,762.21**	**$2,252,256.00**			**$2,333,820.00**	**$2,333,820.00**	
Total Expenditure	**$2,156,916.00**	**$2,633,762.21**	**$2,606,055.00**			**$2,513,820.00**	**$2,333,820.00**	
Net	**$10,221.00**		**-$353,799.00**			**-$180,000.00**		

Court Security Fund (12)

	Current Budget	Proposed FY2022
Revenue	1,579,140	1,703,580
Expenditure	-1,579,140	-1,703,580
Other Financing Sources	0	0
Other Financing Uses	0	0

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Fund: 12 Court Mandated Security								
Revenue								
12-4-011-400-00 Ad Valorem Taxes - Current	1,222,502.00	1,230,120.00	1,309,129.00		-6	1,379,080.00	1,379,080.00	
12-4-011-400-05 Vehicle Taxes - County	179,688.00	159,520.00	174,159.00		-9	150,000.00	150,000.00	
12-4-011-400-10 Mobile Home Taxes	37.00		419.00					
12-4-011-400-15 Rollback Taxes - Current	22,795.00	1,000.00	8,426.00		-743	1,000.00	1,000.00	
12-4-011-400-20 Penalties - Current Taxes	2,745.00	2,500.00	2,504.00		0	2,500.00	2,500.00	
12-4-011-400-75 Fee In Lieu Of Tx-Current	72,227.00	60,000.00	87,800.00		-46	55,000.00	55,000.00	
12-4-011-410-00 Ad Valorem Tax - Delinquent	45,487.00	45,000.00	31,655.00		30	35,000.00	35,000.00	
12-4-011-410-02 Fee In Lieu Of Tx-Delinqu	4,746.00		4,479.00					
12-4-011-410-05 Rollback Tax - Delinq	111.00		120.00					
12-4-011-410-10 Penalties - Delinq Tax	5,905.00	6,000.00	5,334.00		11	6,000.00	6,000.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
12-4-011-417-00 State Reimb-Homestead Tax	79,439.00	70,000.00	80,807.00		-15	70,000.00	70,000.00	
12-4-011-417-15 State Reimb-Manuf Exempt	3,351.00	2,000.00			100	2,000.00	2,000.00	
12-4-011-417-16 Manuf Expempt Fil - State	3,761.00	2,000.00			100	2,000.00	2,000.00	
12-4-011-419-00 Multi-County Pk Fee-In-Lieu 1% Ta..	938.00	1,000.00	1,173.00		-17	1,000.00	1,000.00	
Expenditure								
12-7-110-500-00 Wages & Salaries Fulltime	876,371.00	917,820.00	804,699.00		12	991,455.00	991,455.00	
12-7-110-500-05 Salaries - Overtime	11,440.00	20,000.00	9,259.00		54	20,000.00	20,000.00	
12-7-110-510-00 Fica-Employers Contrib	63,587.00	72,125.00	60,682.00		16	81,125.00	81,125.00	
12-7-110-510-05 Sc Ret Employers Contrib			608.00					
12-7-110-510-10 S.C. Police Ret Employer	161,051.00	171,970.00	151,663.00		12	203,645.00	203,645.00	
12-7-110-510-15 Health/Life Ins Employers	147,462.00	173,375.00	124,598.00		28	179,675.00	179,675.00	
12-7-110-510-25 Workers Compensation	21,926.00	37,515.00	25,201.00		33	39,775.00	39,775.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
12-7-110-530-00 Travel, Training, Dues	2,628.00	12,000.00	10,732.00		11	12,000.00	12,000.00	
12-7-110-540-00 Supplies - General	538.00	5,000.00	2,132.00		57	5,000.00	5,000.00	
12-7-110-542-00 Supplies - Clothing	2,287.00	7,080.00	1,066.00		85	7,080.00	7,080.00	
12-7-110-551-30 Equipment-Communications	602.00	10,000.00	4,405.00		56	10,000.00	10,000.00	
12-7-110-551-45 Protective Clothing		2,500.00	2,460.00		2	2,500.00	2,500.00	
12-7-110-551-65 Equipment-Law Enforcement	5,495.00	8,325.00	7,620.00		8	8,325.00	8,325.00	
12-7-110-560-00 Equipment - Capitalized	40,289.00	35,500.00			100	35,500.00	35,500.00	
12-7-110-590-00 Maintenance - Vehicles	11,396.00	10,000.00	9,685.00		3	10,000.00	10,000.00	
12-7-110-590-05 Gasoline	16,604.00	33,430.00	7,653.00		77	35,000.00	35,000.00	
12-7-110-593-00 Maintenance-Service Agree	9,993.00	10,000.00	5,649.00		44	10,000.00	10,000.00	
12-7-110-600-00 Contractual Services(Cs)	6,243.00	52,500.00	4,145.00		92	52,500.00	52,500.00	
Total Revenue	**$1,643,732.00**	**$1,579,140.00**	**$1,706,005.00**			**$1,703,580.00**	**$1,703,580.00**	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Total Expenditure	**$1,377,912.00**	**$1,579,140.00**	**$1,232,257.00**			**$1,703,580.00**	**$1,703,580.00**	
Net	**$265,820.00**		**$473,748.00**					

Victims Services Fund (13)

	Current Budget	Proposed FY2022
Revenue	65,000	57,000
Expenditure	-65,000	-57,000
Other Financing Sources	0	0
Other Financing Uses	0	0

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Fund: 13 Victims Services Fund								
Revenue								
13-4-116-462-05 Assess - Crime Victims	19,769.00	30,000.00	19,643.00		35	20,000.00	20,000.00	
13-4-116-462-15 Conviction Surcharge	26,942.00	30,000.00	21,750.00		28	30,000.00	30,000.00	
13-4-116-462-35 Victims-Other Entity Collections	9,878.00	5,000.00			100	7,000.00	7,000.00	
Expenditure								
13-7-116-500-00 Wages & Salaries Full Time Portion to come from GF	46,385.00	35,345.00	11,193.00		68	33,700.00	33,700.00	
13-7-116-500-05 Salaries-Overtime	83.00	500.00			100	500.00	500.00	
13-7-116-510-00 Fica-Employers Contrib	3,532.00	2,705.00	946.00		65	2,370.00	2,370.00	
13-7-116-510-05 Sc Ret Employers Contrib	7,187.00	6,350.00	1,939.00		69	5,125.00	5,125.00	
13-7-116-510-15 Health/Life Ins Employers	12,470.00	13,000.00	3,114.00		76	9,705.00	9,705.00	
13-7-116-510-25 Workers Compensation	1,356.00	2,600.00	375.00		86	1,100.00	1,100.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
13-7-116-530-00 Travel, Training, Dues		1,000.00			100	1,000.00	1,000.00	
13-7-116-540-00 Supplies-General	68.00	500.00	22.00		96	500.00	500.00	
13-7-116-590-00 Maintenance - Vehicles	812.00	1,000.00	116.00		88	1,000.00	1,000.00	
13-7-116-590-05 Gasoline	1,121.00	2,000.00	940.00		53	2,000.00	2,000.00	
Total Revenue	**$56,589.00**	**$65,000.00**	**$41,393.00**			**$57,000.00**	**$57,000.00**	
Total Expenditure	**$73,014.00**	**$65,000.00**	**$18,645.00**			**$57,000.00**	**$57,000.00**	
Net	**-$16,425.00**		**$22,748.00**					

911 Fund (15)

	Current Budget	Proposed FY2022
Revenue	867,310	843,240
Expenditure	-873,590	-843,240
Other Financing Sources	6,280	0
Other Financing Uses	0	0

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Fund: 15 E-911 Fund								
Revenue								
15-4-034-423-00 E-911 Tariff	172,928.00	195,000.00	136,961.00		30	170,000.00	170,000.00	
15-4-034-423-05 E-911 Cmrs Surcharge	188,359.00	130,000.00	160,836.00		-24	160,000.00	160,000.00	
15-4-034-435-05 State - E911Cost Reimb.	580,632.00	542,310.00	117,557.00		78	513,240.00	513,240.00	
15-4-034-480-05 Interest Income	1,248.00		1,264.00					
Expenditure								
15-7-034-500-00 Wages & Salaries Full Time	67,032.00	63,380.00	60,553.00		4	76,100.00	76,100.00	
15-7-034-500-05 Salaries- Overtime	849.00	1,000.00	1,038.00		-4	1,000.00	1,000.00	
15-7-034-510-00 Fica-Employers Contribution	5,050.00	4,925.00	4,766.00		3	5,900.00	5,900.00	
15-7-034-510-05 Sc Ret Employers Contribution	4,374.00	10,020.00	4,317.00		57	12,770.00	12,770.00	
15-7-034-510-10 S.C. Police Ret Employer	7,084.00		6,597.00					
15-7-034-510-15 Health/Life Ins Employers	1,766.00	500.00	6,614.00		-1,223	10,680.00	10,680.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
15-7-034-510-25 Workers Compensation	149.00	1,485.00	178.00		88	1,370.00	1,370.00	
15-7-034-530-00 Travel, Training, & Dues	6,310.00	19,000.00	3,843.00		80	19,000.00	19,000.00	
15-7-034-540-00 Supplies-General	3,405.00	9,500.00	5,554.00		42	9,500.00	9,500.00	
15-7-034-551-00 Equipment- General		6,000.00			100	6,000.00	6,000.00	
15-7-034-560-00 Equipment - Capitalized Remove funding for one-time projects	168,841.00	256,280.00	42,002.00		84			
15-7-034-571-00 Utilities- Telephone	18,673.00	20,000.00	17,424.00		13	20,000.00	20,000.00	
15-7-034-582-00 E-911 Trunk Lines	4,070.00	62,000.00			100	62,000.00	62,000.00	
15-7-034-590-00 Maintenance- Vehicles		1,500.00			100	1,500.00	1,500.00	
15-7-034-590-05 Gasoline		2,000.00			100	2,000.00	2,000.00	
15-7-034-593-00 Maintenance-Service Agree Recommended: All Requested: Decrease due to phone system moving under contractual	204,435.00	214,000.00	140,458.00		34	203,000.00	203,000.00	
15-7-034-600-00 Contractual Services(Cs) Recommended: all; Requested: payment increase for 911 phone system	254,048.00	201,000.00	190,547.00		5	211,420.00	211,420.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
15-7-034-670-00 Advertising		1,000.00			100	1,000.00	1,000.00	
15-7-034-690-00 Special Projects						200,000.00	200,000.00	
Recommended: All Requested: $200,000 to cover costs related to text to 911 conversion, furniture needed for the newly acquired 911 Backup Center								
Revenue								
15-8-034-810-03 Fb Assigned-Encumbrances		6,280.00			100			
Total Revenue	**$943,167.00**	**$873,590.00**	**$416,618.00**			**$843,240.00**	**$843,240.00**	
Total Expenditure	**$746,086.00**	**$873,590.00**	**$483,891.00**			**$843,240.00**	**$843,240.00**	
Net	**$197,081.00**		**-$67,273.00**					

Hospitality Tax Fund (17)

	Current Budget	Proposed FY2022
Revenue	1,280,000	1,600,000
Expenditure	-44,235	-50,000
Other Financing Sources	0	0
Other Financing Uses	-1,235,765	-1,550,000

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Fund: 17 Hospitality Tax Fund								
Revenue								
17-4-011-425-00 Local Hospitality Tax Rev	1,589,463.00	1,280,000.00	1,527,724.00		-19	1,600,000.00	1,600,000.00	
17-4-011-480-05 Interest Income	2,499.00		3,503.00					
Expenditure								
17-7-011-500-00 Wages & Salaries Fulltime Position to be 100% GF	22,275.00	21,540.00	20,562.00		5			
17-7-011-510-00 Fica-Employers Contrib	1,442.00	1,650.00	1,505.00		9			
17-7-011-510-05 Sc Ret Employers Contrib	3,285.00	3,575.00	3,380.00		5			
17-7-011-510-15 Health/Life Ins Employers	7,265.00	6,470.00	7,265.00		-12			
17-7-011-510-25 Workers Compensation	622.00	1,000.00	818.00		18			
17-7-011-600-00 Contractual Services(Cs) Design and Plan for Regional Park		10,000.00			100	50,000.00	50,000.00	
17-7-011-690-00 Special Projects	46,200.00							

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
17-7-011-781-20 Bank Echeck Fees			520.00					
17-9-011-961-00 Fund Balance-Undesignated		1,235,765.00			100	1,550,000.00	1,550,000.00	
Total Revenue	**$1,591,962.00**	**$1,280,000.00**	**$1,531,227.00**			**$1,600,000.00**	**$1,600,000.00**	
Total Expenditure	**$81,089.00**	**$1,280,000.00**	**$34,050.00**			**$1,600,000.00**	**$1,600,000.00**	
Net	**$1,510,873.00**		**$1,497,177.00**					

State Accommodations Tax Fund (18)

	Current Budget	Proposed FY2022
Revenue	180,000	150,000
Expenditure	-346,500	-225,250
Other Financing Sources	199,250	105,000
Other Financing Uses	-32,750	-29,750

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Fund: 18 State Accommodations Tax Fund								
Revenue								
18-4-011-434-20 State Accommodations Tax	141,562.00	180,000.00	25,657.00		86	150,000.00	150,000.00	
18-4-011-480-05 Interest Income	523.00		115.00					
Expenditure								
18-7-011-690-00 Special Projects	114,350.00	346,500.00	247,554.00		29	225,250.00	225,250.00	
Revenue								
18-8-011-810-01 Fund Balance-Reserved		199,250.00			100	105,000.00	105,000.00	
Expenditure								
18-9-011-950-05 Transfer To Other Fd	30,828.00	32,750.00			100	29,750.00	29,750.00	
Total Revenue	**$142,085.00**	**$379,250.00**	**$25,772.00**			**$255,000.00**	**$255,000.00**	
Total Expenditure	**$145,178.00**	**$379,250.00**	**$247,554.00**			**$255,000.00**	**$255,000.00**	
Net	**-$3,093.00**		**-$221,782.00**					

Stormwater Fund (19)

	Current Budget	Proposed FY2022
Revenue	1,373,280	1,534,860
Expenditure	-2,248,280	-1,959,005
Other Financing Sources	875,000	424,145
Other Financing Uses	0	0

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Fund: 19 Stormwater Fund								
Revenue								
19-4-203-450-80 Stormwater Plan Review Fee	184,965.00	55,500.00	49,650.00		11	55,500.00	55,500.00	
19-4-203-454-50 Stormwater Fee	1,312,620.00	1,317,780.00	1,400,756.00		-6	1,479,360.00	1,479,360.00	
19-4-203-460-25 Penalty - Stormwater Fee	8,929.00		7,937.00					
19-4-203-480-05 Interest Income	1,348.00		1,617.00					
Expenditure								
19-7-203-500-00 Wages & Salaries Full Time	359,153.00	447,535.00	390,126.00		13	567,535.00	450,100.00	
Recommended: None; Requested-Infrastructure Inspector ($60k) to assist on quality assurance of CIP projects and development sites; $60,000 Soil Scientist								
19-7-203-500-05 Salaries - Overtime	398.00	1,500.00	1,600.00		-7	1,500.00	6,000.00	
19-7-203-510-00 Fica-Employers Contrib.	25,968.00	34,620.00	29,042.00		16	39,125.00	34,750.00	
19-7-203-510-05 Sc Ret Employers Contrib	55,774.00	70,415.00	61,681.00		12	84,700.00	75,210.00	
19-7-203-510-15 Health/Life Ins Employers	44,595.00	63,960.00	49,172.00		23	74,900.00	53,955.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
19-7-203-510-25 Workers Compensation	6,518.00	27,920.00	9,030.00		68	34,825.00	29,900.00	
19-7-203-530-00 Travel, Training, Dues	4,397.00	15,000.00	4,234.00		72	15,000.00	15,000.00	
19-7-203-540-00 Supplies-General	4,554.00	5,000.00	4,374.00		13	3,500.00	6,000.00	
19-7-203-541-00 Supplies-Postage	163.00	500.00	59.00		88	500.00	500.00	
19-7-203-542-00 Supplies - Clothing	4,067.00	5,000.00	4,029.00		19	3,000.00	3,000.00	
19-7-203-551-00 Equipment- General REQUESTED: Field equipment for positions	2,718.00	11,500.00	4,879.00		58	22,600.00	17,500.00	
19-7-203-560-00 Equipment - Capitalized Recommended: Truck Swaps; REQUESTED: $80,000 for two trucks related to requested positions	81,552.00					80,000.00	20,000.00	
19-7-203-571-00 Utilities-Telephone	5,386.00	5,000.00	4,961.00		1	6,300.00	5,000.00	
19-7-203-581-00 Rent-Building	63,288.00	75,000.00	63,643.00		15	75,000.00	75,000.00	
19-7-203-590-00 Maintenance-Vehicles	8,085.00	11,000.00	1,325.00		88	11,000.00	11,000.00	
19-7-203-590-05 Gasoline	7,069.00	11,000.00	4,055.00		63	11,000.00	11,000.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
19-7-203-593-00 Maintenance-Service Agree.	6,598.00	9,000.00	2,640.00		71	9,000.00	9,000.00	
19-7-203-600-00 Contractual Services(Cs)	83,279.00	240,000.00	10,446.00		96	240,000.00	240,000.00	
19-7-203-605-00 Cs-Printing	478.00	3,000.00			100	3,000.00	3,000.00	
19-7-203-690-00 Special Projects Recommended: Carry-forward REQUESTED: Carry forward $800k Black Horse Run; Infrastructure projects, 1/2 lease of vacuum truck;	95,432.00	1,183,830.00	112,733.00		90	800,000.00	864,590.00	
19-7-203-691-01 Sp - Promotions	15,258.00	20,000.00	11,627.00		42	20,000.00	22,500.00	
19-7-203-750-00 Lease- Copiers	3,231.00	4,500.00	2,923.00		35	3,000.00	3,000.00	
19-7-203-781-73 Licesnses/Permits/Fees	2,125.00	3,000.00	2,000.00		33	3,000.00	3,000.00	
Revenue								
19-8-203-810-01 Fund Balance - Reserved Black Horse Run Project		875,000.00			100	424,145.00	424,145.00	
Total Revenue	**$1,507,862.00**	**$2,248,280.00**	**$1,459,960.00**			**$1,959,005.00**	**$1,959,005.00**	
Total Expenditure	**$880,086.00**	**$2,248,280.00**	**$774,579.00**			**$2,108,485.00**	**$1,959,005.00**	
Net	**$627,776.00**		**$685,381.00**			**-$149,480.00**		

County Transportation Commission Fund (20)

	Current Budget	Proposed FY2022
Revenue	1,400,000	2,450,000
Expenditure	-1,400,000	-2,450,000
Other Financing Sources	0	0
Other Financing Uses	0	0

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Fund: 20 Lanc Cty Transp Comm Fund								
Revenue								
20-4-206-434-30 State C Funds-Rd. Impr.	1,747,128.00	1,400,000.00	1,725,805.00		-23	2,450,000.00	2,450,000.00	
20-4-206-480-05 Interest Income	926.00		905.00					
Expenditure								
20-7-206-600-00 Contractual Services (Cs) Recommended: All, Requested: $150,000 for engineering/consulting/permitting	172,170.00	150,000.00	103,355.00		31	150,000.00	150,000.00	
20-7-206-600-02 Cs-County Paving Recommended: All, Requested: $350,000 for Calcium Chloride/County Road upgrades	22,251.00	250,000.00	346,815.00		-39	350,000.00	350,000.00	
20-7-206-600-03 Cs-State Recommended: All, Requested: $1,950,000 for Possom Hollow/DOT resurfacing	723,362.00	1,000,000.00	1,654,502.00		-65	1,950,000.00	1,950,000.00	
Total Revenue	**$1,748,054.00**	**$1,400,000.00**	**$1,726,710.00**			**$2,450,000.00**	**$2,450,000.00**	
Total Expenditure	**$917,783.00**	**$1,400,000.00**	**$2,104,672.00**			**$2,450,000.00**	**$2,450,000.00**	
Net	**$830,271.00**		**-$377,962.00**					

Indian Land Fire District Fund (22)

	Current Budget	Proposed FY2022
Revenue	916,000	931,050
Expenditure	-979,000	-1,013,870
Other Financing Sources	75,000	82,820
Other Financing Uses	-12,000	0

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Fund: 22 Indian Land Fire Prot. District								
Revenue								
22-4-917-453-00 Fire District Fee	871,950.00	916,000.00	901,967.00		2	931,050.00	931,050.00	
22-4-917-460-00 Penalty - Fire Fee	3,990.00		3,068.00					
22-4-917-470-00 Donations			300.00					
22-4-917-480-05 Interest Income	752.00		563.00					
Expenditure								
22-7-917-500-00 Wages & Salaries Fulltime Recommended: Firefighters Requested: 2 Additional Firefighters, restructure staff	333,146.00	425,000.00	384,448.00		10	544,950.00	508,220.00	
22-7-917-500-05 Salaries-Overtime	75,186.00	55,000.00	75,160.00		-37	47,500.00	47,500.00	
22-7-917-500-10 Wages & Salaries Parttime	38,898.00	30,000.00	40,885.00		-36	20,000.00	20,000.00	
22-7-917-510-00 Fica-Employers Contrib	31,777.00	38,685.00	37,493.00		3	45,385.00	43,750.00	
22-7-917-510-05 Sc Ret Employers Contrib	1,649.00		233.00					

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
22-7-917-510-10 S.C. Police Ret Employer	77,164.00	92,210.00	87,829.00		5	114,150.00	110,000.00	
22-7-917-510-15 Health/Life Ins Employers	66,753.00	87,720.00	71,509.00		18	87,860.00	87,860.00	
22-7-917-510-25 Workers Compensation	16,998.00	34,000.00	25,674.00		24	39,980.00	38,540.00	
22-7-917-520-25 Personnel Disease Prev.		600.00			100	600.00		
22-7-917-530-00 Travel , Training, Dues	17,179.00	15,000.00	8,407.00		44	20,000.00	20,000.00	
22-7-917-540-00 Supplies - General	10,421.00	10,000.00	9,500.00		5	8,500.00	8,500.00	
22-7-917-542-00 Supplies - Clothing	12,484.00	15,000.00	17,213.00		-15	15,000.00	15,000.00	
22-7-917-551-00 Equipment-General	49,363.00	35,000.00	34,220.00		2	20,000.00	20,000.00	
22-7-917-551-30 Communications	2,526.00	3,500.00	2,325.00		34	4,000.00	4,000.00	
22-7-917-560-00 Equipment - Capitalized Recommended: All Requested: Replace expendable equipment (turnout gear, hoses, etc)		75,000.00	71,131.00		5	10,000.00	10,000.00	
22-7-917-570-00 Utilities - General		1,000.00			100	6,000.00	6,000.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
22-7-917-571-00 Utilities-Telephone	9,683.00	8,000.00	8,496.00		-6	8,000.00	8,000.00	
22-7-917-590-00 Maintenance - Vehicles Recommended: All Requested: $3,000 for the Station's acquisition of 2 vehicles	1,082.00	2,000.00	1,698.00		15	5,000.00	5,000.00	
22-7-917-590-05 Gasoline	1,707.00	5,000.00	2,531.00		49	5,000.00	5,000.00	
22-7-917-591-00 Maintenance - General	11,934.00	10,000.00	12,486.00		-25	5,500.00	5,500.00	
22-7-917-593-00 Maintenance-Service Agree	4,116.00	10,000.00	9,376.00		6	10,000.00	10,000.00	
22-7-917-600-00 Contractual Services(Cs)		1,000.00	1,173.00		-17	1,000.00	1,000.00	
22-7-917-650-00 Insurance - General	8,987.00	9,500.00	9,666.00		-2	10,000.00	10,000.00	
22-7-917-690-00 Special Projects Recommended: All Requested: Resurfacing of bay floors	94,333.00	15,785.00	18,064.00		-14	30,000.00	30,000.00	
Revenue								
22-8-917-810-05 Fund Balance - Committed		75,000.00			100	82,820.00	82,820.00	
Expenditure								
22-9-917-961-00 Fund Balance- Appropriated		12,000.00			100	12,000.00		

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Total Revenue	**$876,692.00**	**$991,000.00**	**$905,898.00**			**$1,013,870.00**	**$1,013,870.00**	
Total Expenditure	**$865,386.00**	**$991,000.00**	**$929,517.00**			**$1,070,425.00**	**$1,013,870.00**	
Net	**$11,306.00**		**-$23,619.00**			**-$56,555.00**		

Local Accommodations Tax Fund (29)

	Current Budget	Proposed FY2022
Revenue	100,000	115,000
Expenditure	-100,000	-115,000
Other Financing Sources	0	0
Other Financing Uses	0	0

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Fund: 29 Local Accommodations Tax Fund								
Revenue								
29-4-011-421-00 Local Accom. Tax Revenue	170,891.00	100,000.00	103,476.00		-3	115,000.00	115,000.00	
29-4-011-480-05 Interest Income	365.00		387.00					
Expenditure								
29-7-011-540-00 Supplies - General		4,000.00			100	4,000.00	4,000.00	
29-7-011-600-00 Contractual Services(Cs) Recommended: Trail maintenance contract						12,000.00	12,000.00	
29-7-011-690-00 Special Projects	6,025.00	80,000.00	107,383.00		-34	83,000.00	83,000.00	
29-7-011-781-20 Bank Echeck Fees			25.00					
29-7-014-625-56 Da- Lancaster Performing Arts		16,000.00			100	16,000.00	16,000.00	
Total Revenue	**$171,256.00**	**$100,000.00**	**$103,863.00**			**$115,000.00**	**$115,000.00**	
Total Expenditure	**$6,025.00**	**$100,000.00**	**$107,408.00**			**$115,000.00**	**$115,000.00**	
Net	**$165,231.00**		**-$3,545.00**					

Debt Service Fund (30)

	Current Budget	Proposed FY2022
Revenue	4,426,700	3,841,065
Expenditure	-8,202,950	-8,216,200
Other Financing Sources	3,776,250	4,375,135
Other Financing Uses	0	0

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Fund: 30 Debt Service Fund								
Revenue								
30-4-016-400-00 Ad Valorem Taxes - Current	3,619,272.00	3,587,225.00	2,619,562.00		27	3,086,697.00	3,086,697.00	
30-4-016-400-05 Vehicle Taxes - County	463,672.00	371,202.00	444,448.00		-20	376,095.00	376,095.00	
30-4-016-400-10 Mobile Home Taxes	87.00		91.00					
30-4-016-400-15 Rollback Tax - Current	46,295.00	500.00	18,031.00		-3,506	500.00	500.00	
30-4-016-400-20 Penalties - Current Taxes	8,121.00	5,000.00	5,012.00		0	5,000.00	5,000.00	
30-4-016-400-75 Fee In Lieu Of Tx-Current	213,829.00	90,000.00	175,601.00		-95	90,000.00	90,000.00	
30-4-016-410-00 Ad Valorem Tax-Delinquent	125,872.00	105,000.00	73,661.00		30	105,000.00	105,000.00	
30-4-016-410-02 Fee In Lieu Of Tx-Delinqu	12,912.00		12,553.00					
30-4-016-410-05 Rollback Tax - Delinquent	213.00		253.00					
30-4-016-410-10 Penalties - Delinquent Tax	15,078.00	12,000.00	12,855.00		-7	12,000.00	12,000.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
30-4-016-417-00 Homestead Tax-State Reimb	234,341.00	230,000.00	162,521.00		29	140,000.00	140,000.00	
30-4-016-417-05 Inventory Tax-State Reimb.	11,716.00	11,716.00	11,716.00		0	11,716.00	11,716.00	
30-4-016-417-15 State Reimb-Manuf Exempt	9,916.00	9,500.00			100	9,500.00	9,500.00	
30-4-016-417-16 Manuf Exempt Fil - State	11,134.00	1,000.00			100	1,000.00	1,000.00	
30-4-016-417-20 Motor Carrier Irp	3,017.00		1,374.00					
30-4-016-419-00 Multi-County Pk Fee-In-Lieu 1% Ta...	2,732.00	2,000.00	22,272.00		-1,014	2,000.00	2,000.00	
30-4-016-480-05 Interest Income	2,872.00	1,557.00	1,939.00		-25	1,557.00	1,557.00	
Expenditure								
30-7-016-770-00 Ds Principal - General	4,835,000.00	3,310,000.00	3,310,000.00			3,485,000.00	3,485,000.00	
30-7-016-770-05 Ds Fees	3,769.00	5,000.00	3,306.00		34	5,000.00	5,000.00	
30-7-016-770-10 Ds Interest - General	1,097,980.00	1,111,700.00	1,111,700.00			946,200.00	946,200.00	
30-7-885-771-16 Lease Pmts-Energy Mgt Pro	932,395.00							

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
30-7-885-771-17 Interest-Lease Purchase	38,415.00							
30-7-892-770-00 Ds Principal - General	3,270,000.00	3,425,000.00	3,425,000.00			3,600,000.00	3,600,000.00	
30-7-892-770-10 Ds Interest - General	482,050.00	351,250.00	351,250.00			180,000.00	180,000.00	
Revenue								
30-8-016-810-05 Fund Balance - Committed						595,135.00	595,135.00	
30-8-892-801-03 Transfer From Cpst 2 (61)	3,752,050.00	3,776,250.00	3,776,250.00			3,780,000.00	3,780,000.00	
Total Revenue	**$8,533,129.00**	**$8,202,950.00**	**$7,338,139.00**			**$8,216,200.00**	**$8,216,200.00**	
Total Expenditure	**$10,659,609.00**	**$8,202,950.00**	**$8,201,256.00**			**$8,216,200.00**	**$8,216,200.00**	
Net	**-$2,126,480.00**		**-$863,117.00**					

Airport Fund (47)

	Current Budget	Proposed FY2022
Revenue	165,233	165,788
Expenditure	-244,163	-274,918
Other Financing Sources	78,930	109,130
Other Financing Uses	0	0

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Fund: 47 Airport Fund								
Revenue								
47-4-215-436-10 Intergovernmental Revenue	438.00		20,472.00					
47-4-215-459-15 Sales- Fuel	144,851.00	116,000.00	108,625.00		6	116,000.00	116,000.00	
47-4-215-469-00 Airport Landing Fees	430.00		500.00					
47-4-215-490-60 Rents - General	54,476.00	49,233.00	52,856.00		-7	49,788.00	49,788.00	
47-4-227-430-00 State Grants	902.00		-6,348.00					
47-4-227-437-00 Federal Grant	16,236.00		472.00					
47-4-227-438-00 Cnt - Grants Match	902.00		308.00					
47-4-228-437-00 Federal Grant			168,667.00					
Expenditure								
47-7-215-500-00 Wages & Salaries Fulltime	45,034.00	45,705.00	40,129.00		12	86,150.00	46,155.00	

Recommended: None; REQUESTED: Assistant Airport Manager ($40k); Two bush hog operators (FT?); Pay raise for Manager

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
47-7-215-500-10 Wages & Salaries Parttime PT Airport Manager	6,397.00	10,500.00	14,387.00		-37	34,000.00	34,000.00	
47-7-215-510-00 Fica-Employers Contrib	3,943.00	4,320.00	4,265.00		1	6,205.00	6,130.00	
47-7-215-510-05 Sc Ret Employers Contrib	15,950.00	9,015.00	7,666.00		15	13,440.00	13,245.00	
47-7-215-510-10 S.C. Police Ret Employer	402.00							
47-7-215-510-15 Health/Life Ins Employers	378.00	600.00	347.00		42	12,700.00	500.00	
47-7-215-510-25 Workers Compensation	369.00	900.00	846.00		6	2,300.00	1,765.00	
47-7-215-530-00 Travel, Training, Dues	1,085.00	3,000.00	350.00		88	3,000.00	3,000.00	
47-7-215-540-00 Supplies-General	734.00	1,000.00	338.00		66	1,000.00	1,000.00	
47-7-215-560-00 Equipment - Capitalized Recommended: None REQUESTED. Golf cart and ramp ($28k) Ground Power Unit ($60k)						88,000.00		
47-7-215-570-00 Utilities-General	40,447.00	42,025.00	32,075.00		24	42,025.00	42,025.00	
47-7-215-571-00 Utilities-Telephone	2,936.00	3,000.00	1,742.00		42	3,000.00	3,000.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
47-7-215-590-00 Maintenance - Vehicles	2,520.00	1,000.00	4,461.00		-346	1,000.00	1,000.00	
47-7-215-590-05 Gasoline	91,898.00	89,850.00	111,821.00		-24	89,850.00	89,850.00	
47-7-215-593-00 Maintenance-Service Agree.	1,425.00	5,298.00	1,402.00		74	5,298.00	5,298.00	
47-7-215-594-00 Maintenance-Bldg & Grounds	1,245.00	3,500.00	1,501.00		57	3,500.00	3,500.00	
47-7-215-600-00 Contractual Services (Cs)	14,492.00	5,000.00	4,676.00		6	5,000.00	5,000.00	
47-7-215-650-00 Insurance-General	15,609.00	16,000.00	15,466.00		3	16,000.00	16,000.00	
47-7-215-670-00 Advertising	499.00	1,050.00	1,233.00		-17	1,050.00	1,050.00	
47-7-215-730-00 Depreciation Expense	402,691.00							
47-7-215-750-00 Lease- Copiers	1,850.00	1,300.00	2,157.00		-66	1,300.00	1,300.00	
47-7-215-781-00 Miscellaneous Expense	4,538.00		2,637.00					
47-7-215-781-73 Licesnses/Permits/Fees	1,077.00	1,100.00	201.00		82	1,100.00	1,100.00	
47-7-227-600-00 Contractual Services(Cs)			710.00					

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
47-7-228-600-00 Contractual Services(Cs)			967,650.00					
Revenue								
47-8-215-801-01 Transfer From General Fund	74,630.00	78,930.00	78,930.00			109,130.00	109,130.00	
Total Revenue	**$292,865.00**	**$244,163.00**	**$424,482.00**			**$274,918.00**	**$274,918.00**	
Total Expenditure	**$655,519.00**	**$244,163.00**	**$1,216,060.00**			**$415,918.00**	**$274,918.00**	
Net	**-$362,654.00**		**-$791,578.00**			**-$141,000.00**		

Pleasant Valley Fire District Fund (50)

	Current Budget	Proposed FY2022
Revenue	683,080	851,920
Expenditure	-840,235	-865,862
Other Financing Sources	157,155	13,942
Other Financing Uses	0	0

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Fund: 50 Pleasant Valley Fire Prot. District								
Revenue								
50-4-928-453-00 Fire District Fee	662,445.00	680,580.00	693,901.00		-2	849,420.00	849,420.00	
50-4-928-460-00 Penalty - Fire Fee	3,803.00	2,500.00	3,696.00		-48	2,500.00	2,500.00	
50-4-928-480-05 Interest Income	800.00		651.00					
Expenditure								
50-7-928-500-00 Wages & Salaries Full Time	84,944.00	134,000.00	101,501.00		24	138,500.00	138,500.00	
50-7-928-500-05 Salaries Overtime	11,574.00	12,000.00	15,875.00		-32	20,000.00	20,000.00	
50-7-928-500-10 Wages & Salaries Parttime	229,573.00	245,500.00	216,305.00		12	262,080.00	262,080.00	
50-7-928-510-00 Fica-Employers Contrib	24,251.00	29,950.00	25,710.00		14	30,644.00	30,644.00	
50-7-928-510-05 Sc Ret Employers Contrib	1,645.00	2,500.00	1,150.00		54	1,500.00	1,500.00	
50-7-928-510-10 S.C. Police Ret Employer	47,829.00	71,410.00	53,485.00		25	69,410.00	69,410.00	
50-7-928-510-15 Health/Life Ins Employers	16,397.00	50,000.00	24,708.00		51	50,620.00	50,620.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
50-7-928-510-25 Workers Compensation	13,422.00	22,945.00	17,775.00		23	22,945.00	22,945.00	
50-7-928-530-00 Travel	5,863.00	8,000.00	1,747.00		78	11,000.00	11,000.00	
50-7-928-540-00 Supplies - General	9,581.00	8,000.00	3,875.00		52	8,000.00	8,000.00	
50-7-928-542-00 Supplies - Clothing	3,929.00	4,000.00	1,045.00		74	4,000.00	4,000.00	
50-7-928-551-00 Equipment-General	16,262.00	20,000.00	22,453.00		-12	20,000.00	20,000.00	
50-7-928-570-00 Utilities - General	9,606.00	10,000.00	8,705.00		13	12,000.00	12,000.00	
50-7-928-590-00 Maintenance - Vehicles	1,024.00	2,000.00	966.00		52	2,000.00	2,000.00	
50-7-928-590-05 Gasoline	1,372.00	2,500.00	986.00		61	2,500.00	2,500.00	
50-7-928-591-00 Maintenance - General	10,447.00	8,000.00	7,254.00		9	10,000.00	10,000.00	
50-7-928-600-00 Contractual Services(Cs)	2,133.00	2,500.00	2,796.00		-12	3,000.00	3,000.00	
50-7-928-650-00 Insurance - General	1,441.00	2,000.00	1,870.00		7	2,000.00	2,000.00	
50-7-928-690-00 Special Projects	9,751.00	30,516.80	16,475.00		46	20,000.00	20,000.00	

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
50-7-928-760-00 Matching Funds	4,978.00	5,000.00	6,116.00		-22	5,000.00	5,000.00	
50-7-930-770-00 Ds Principal - General	125,000.00	120,000.00	125,000.00		-4	130,000.00	130,000.00	
50-7-930-770-05 Ds Fees	887.00							
50-7-930-770-10 Ds Interest - General	48,162.00	49,413.00	44,413.00		10	40,663.00	40,663.00	
Revenue								
50-8-931-810-04 Fund Balance-Undesignated		157,154.80			100	13,942.00	13,942.00	
Total Revenue	**$667,048.00**	**$840,234.80**	**$698,248.00**			**$865,862.00**	**$865,862.00**	
Total Expenditure	**$680,071.00**	**$840,234.80**	**$700,210.00**			**$865,862.00**	**$865,862.00**	
Net	**-$13,023.00**		**-$1,962.00**					

Capital Project Sales Tax 2 Fund (61)

	Current Budget	Proposed FY2022
Revenue	8,500,000	10,500,000
Expenditure	-8,420,562	-3,615,000
Other Financing Sources	7,887,617	0
Other Financing Uses	-7,967,055	-6,885,000

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
Fund: 61 Capital Project Sales Tax 2								
Revenue								
61-4-891-424-00 1% Rev Capital Projects Sales Tax	11,199,016.00	8,500,000.00	10,008,086.00		-18	10,500,000.00	10,500,000.00	
61-4-891-480-05 Interest Income	412,400.00		40,325.00					
61-4-891-490-35 Other Income			437,777.00					
Expenditure								
61-7-891-551-65 Equipment-Law Enforcement	3,311.00							
61-7-891-600-00 Contractual Services(Cs)	298,659.00	49,987.52	766,953.00		-1,434			
61-7-891-600-02 Cs - County Paving	2,998,410.00	3,055,178.96	8,920,043.00		-192	3,600,000.00	3,600,000.00	
61-7-891-600-11 Library Improvements	2,547,172.00	5,300,395.03	5,807,771.00		-10			
61-7-891-604-04 Ps - Legal / General		15,000.00			100	15,000.00	15,000.00	
Revenue								
61-8-891-810-04 Fund Balance-Undesignated		7,887,616.51			100			
Expenditure								

Account	2019 - 2020 Actual ($)	2020 - 2021 Budget ($)	6/30/2021 Actual ($)	2020 - 2021 Estimate	2020 - 2021 %Remaining	2021 - 2022 Requested	2021 - 2022 Recommended	2021 - 2022 Approved
61-9-891-950-05 Transfer To Other Funds	3,752,050.00	3,776,250.00	3,776,250.00			3,780,000.00	3,780,000.00	
61-9-891-961-00 Fund Balance-Undesignated		4,190,805.00			100	3,105,000.00	3,105,000.00	
Total Revenue	**$11,611,416.00**	**$16,387,616.51**	**$10,486,188.00**			**$10,500,000.00**	**$10,500,000.00**	
Total Expenditure	**$9,599,602.00**	**$16,387,616.51**	**$19,271,017.00**			**$10,500,000.00**	**$10,500,000.00**	
Net	**$2,011,814.00**		**-$8,784,829.00**					
Report Total Revenue	**$31,952,994.00**	**$37,224,986.52**	**$29,116,759.00**			**$32,187,495.00**	**$32,187,495.00**	
Report Total Expenditure	**$28,844,276.00**	**$37,224,986.52**	**$37,927,171.00**			**$32,714,530.00**	**$32,187,495.00**	
Report Total Net	**$3,108,718.00**		**-$8,810,412.00**			**-$527,035.00**		

Department	Request	Full Cost	Notes
EMS	3 Paramedics	$268,950	Due to the continued call increase, which is currently 1,077 more the first quarter of 2021 than the first quarter of 2020. It will also be the first half of the crews for the new EMS 10 station which is being paid for by the penny sales tax. It is much cheaper to spilt new crews over a period of budgets, as we have done for the past 2 units, than all in one budget cycle.
Fire Rescue	Deputy Fire Marshall	$157,805	Deputy Fire Marshall as recommended by the Fitch Fire Study. This position would be under the direction of the Fire Marshall and head one part of the inspections division (new or existing construction inspections).
Animal Shelter	Hybrid front office/back office worker	$50,900	Hybrid position to assist with both front office and back office work due to increased volume in animal and customer traffic.
Auditor	FT Clerk	$57,570	Position needed to assist current staff in the Auditor's Office with phone and in-person inquiries from the public.
Treasurer	FT Clerk	$48,850	Position needed to alleviate some of the work load currently placed on front office staff who continuously serve the public.
Solid Waste	Tire Worker (PT to FT)	$19,925	Move current employee from PT to FT in order to maintain standards set by DHEC regarding the proper disposal of tires at County Solid Waste facilities.
Assessor	Appraiser	$58,600	Growth in the County has resulted in more properties needed to be assessed through the Assessor's Office. An Appraiser is requested in order to help accommodate the resulted increase in work load in the department.
Recreation	Marketing and Public Relations Coordinator	$36,895	A Marketing and Public Relations Coordinator will be responsible for all marketing and advertising for Parks and Rec to assist in outreach and education regarding services and programs offered through the department such as the use of Parks and Rec facilities by tournament leagues.
Finance	AP Automation Tool	$25,000	As demands on the AP function of Finance have increased, such a tool will allow the AP process to become more streamlined and efficient.
Communications	2 PT TCO's	$41,915	2 PT Telecommunications Officers will help alleviate scheduling gaps created due to the difficulty of retaining FT staff.
Roads	Grounds Worker	$47,145	Assist current grounds crew in their responsibilities due increasing numbers of properties needing to be maintained.
Finance	PT Accounting Clerk	$32,953	Additional personnel needed in order to accommodate the increased workload in the Finance department as a result of growth seen in other departments due to the need to serve more citizens

Building Maintenance	Deferred Maintenance Items	$150,000	Due to limitations in funding capacities, some maintenance items/projects have been deferred. This request would allow the County to begin addressing these items on a scheduled rotation.
Sheriff	2 Correctional Officers	$134,362	In order to accommodate the growth seen in the County, 2 Correctional Officers are requested due to increases in the inmate population.
Solid Waste	2 Litter Collection Workers	$252,755	Assist in the efforts to keep roadways around the County free from litter and would be at the discretion of the Public Works director.
EMS	Custodian	$52,300	Will provide janitorial services at the new, larger headquarters. This position will have direct access to pharmaceutical storage areas and vehicles that contain controlled substances and will therefore require heavier background checks.
Fire Rescue	Fire Inspector	$150,000	Fire Inspector as recommended by the Fitch Fire Study. This position would be under the direction of the Fire Marshall and work to perform inspections on new and existing commercial structures of all occupancy types.
Fleet Operations	Mechanic	$75,000	An additional diesel mechanic to assist in the repair of diesel vehicles in the fleet such as ambulances.
Economic Development	Grant Match	$318,450	There is a Site Enhancement grant opportunity on Mount Nebo Road. The total amount would be $618,450 with $300,000 coming from the grant and $318,450 being the local match. We are hopeful of receiving funding from Duke Energy to go toward the local match portion but we do not yet have a commitment letter.
		$1,979,375	

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: 6/28/2021

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 may require changes following Council's decision on the updated impact fees for public safety. Council will review the proposed new study area and the impacts of that change as part of the 6/28 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:
Dependent on Council's decision with the changes to the proposed impact fees, the CIP may need to be amended. Please see the the summary document attached which identifies the potential changes and council options to reflect those changes in the CIP.

Recommendation:
Planning Commission recommended approval.
Staff recommends approval.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2021-1726	6/18/2021	Ordinance
FY2022-2031 Capital Improvement Plan	4/6/2021	Exhibit
Appendix: Facility Needs Study	3/15/2021	Exhibit
Proposed Impact Fee Changes Summary Document	6/21/2021	Backup Material
Notice of Public Hearing for Ordinance 2021-1726	6/14/2021	Public Hearing Notices

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:	June 28, 2021

Lancaster County
South Carolina

2021

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

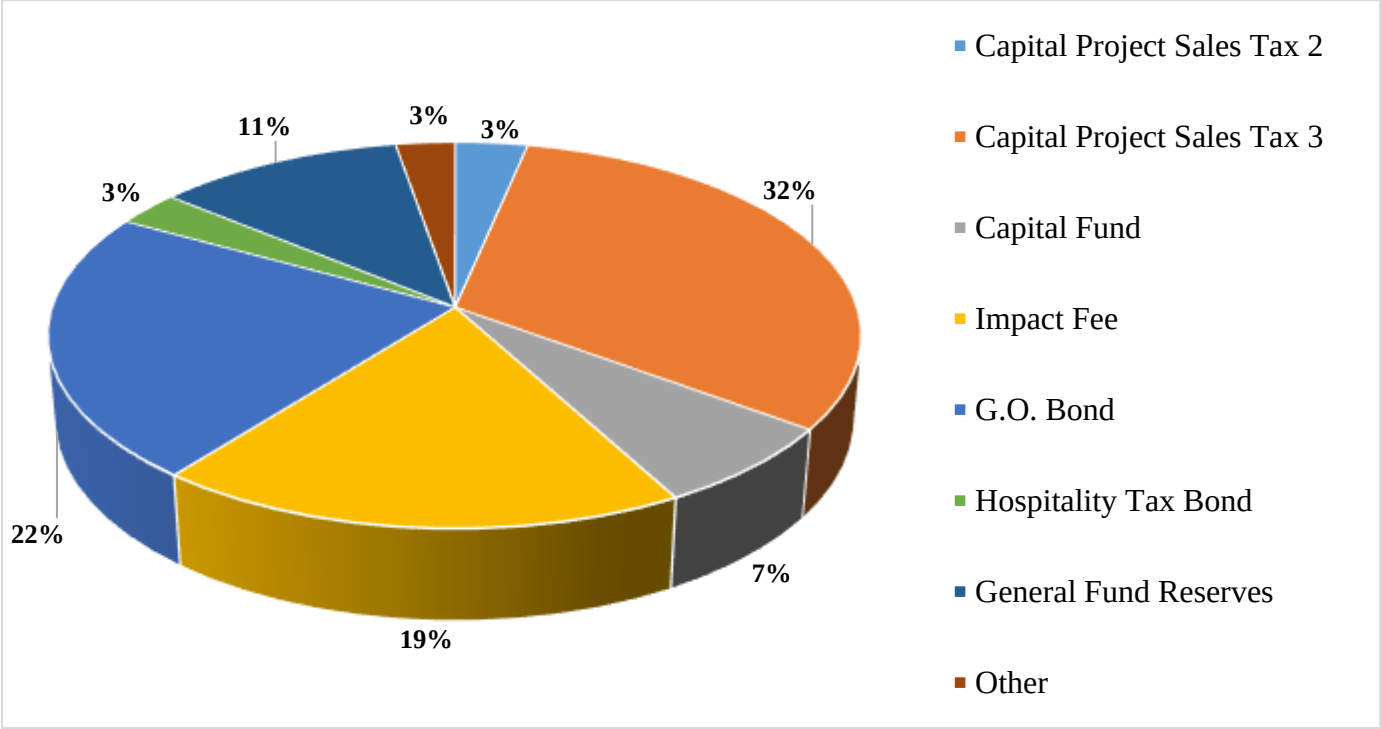
The revenue summary by sources which will be utilized to fulfill the capital needs outlined in this plan are included below. Capital Project Sales Tax is the largest making up 32% of proposed funding. Sales tax three, which was approved by voters in November 2020, includes $47 million for a detention 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

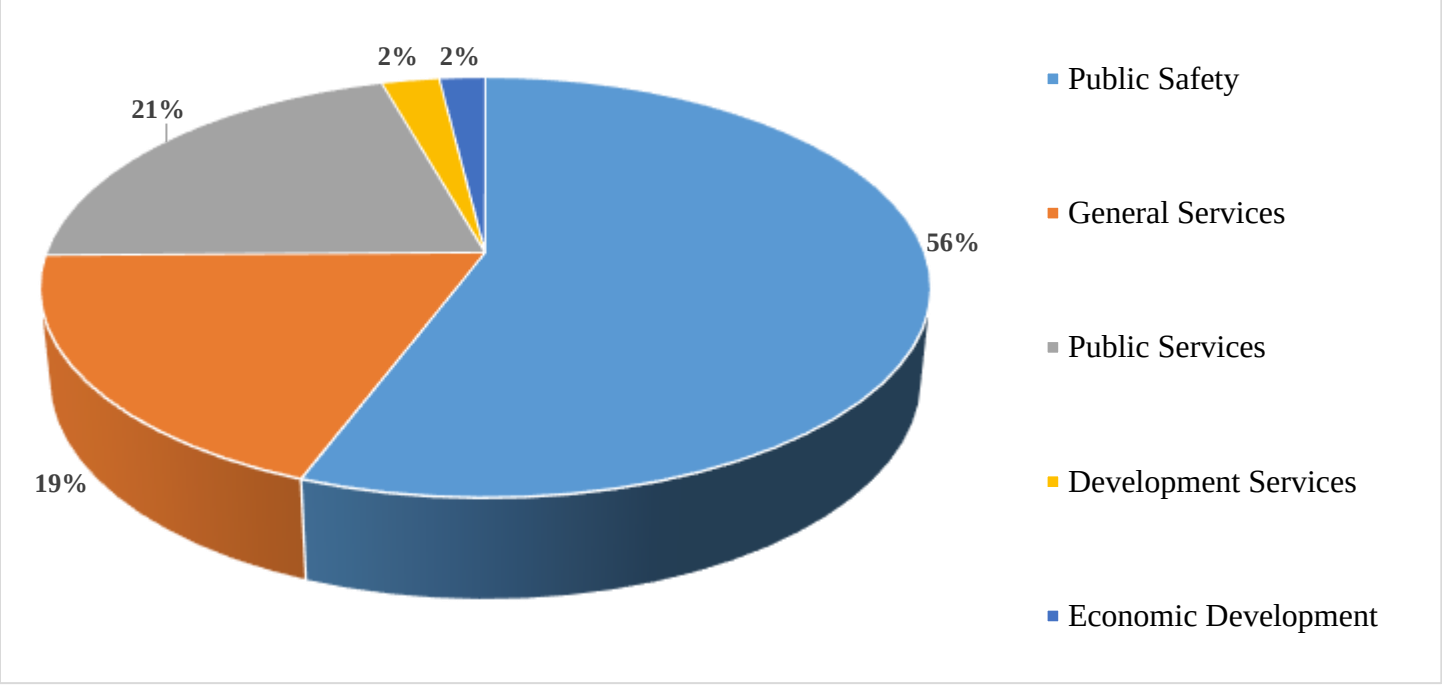


Expenditures Summary

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.

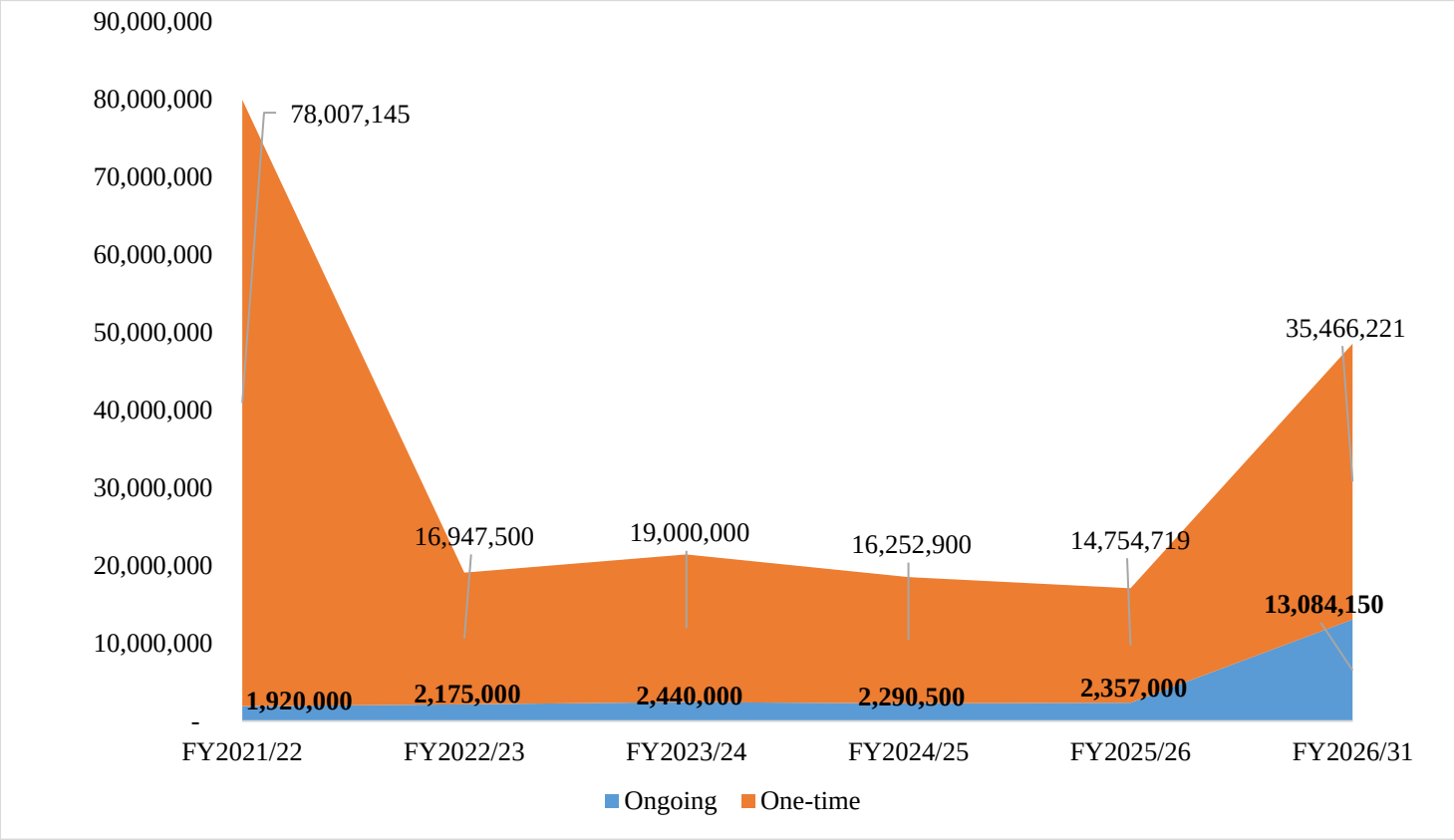
Expenditures by Division

	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.

Lancaster County, South Carolina

County Facilities Space Needs Study

August 2020



Prepared by:
Solutions for Local Government, Inc.

Lancaster County, South Carolina

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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.

<u>Second Floor</u>

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.

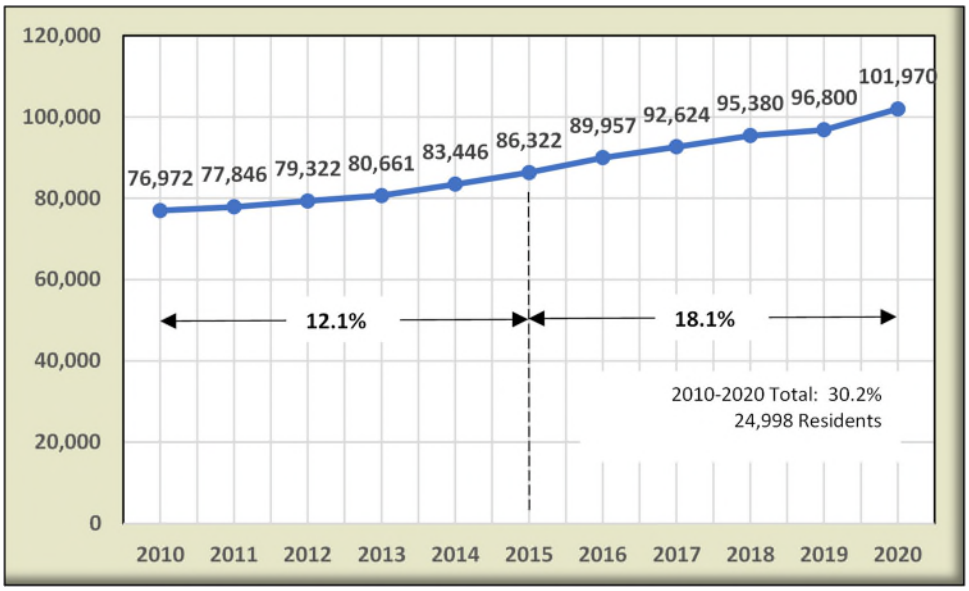
The County provides services to its resident and visitor populations via the individuals it employs. Therefore, the methodologies used to project future needs; whether people, workload, or space; will typically involve an examination of recent year trends of those same characteristics; in this case the 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

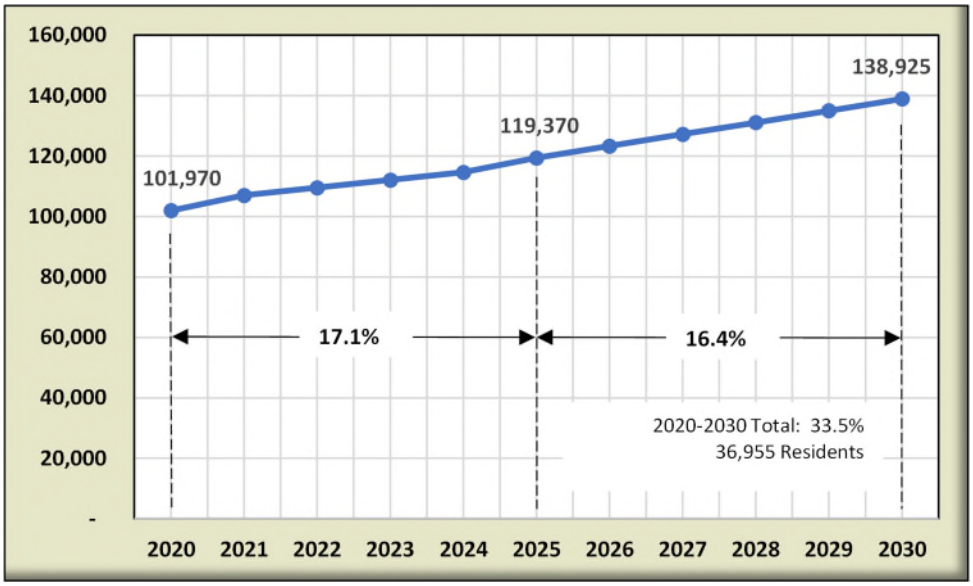
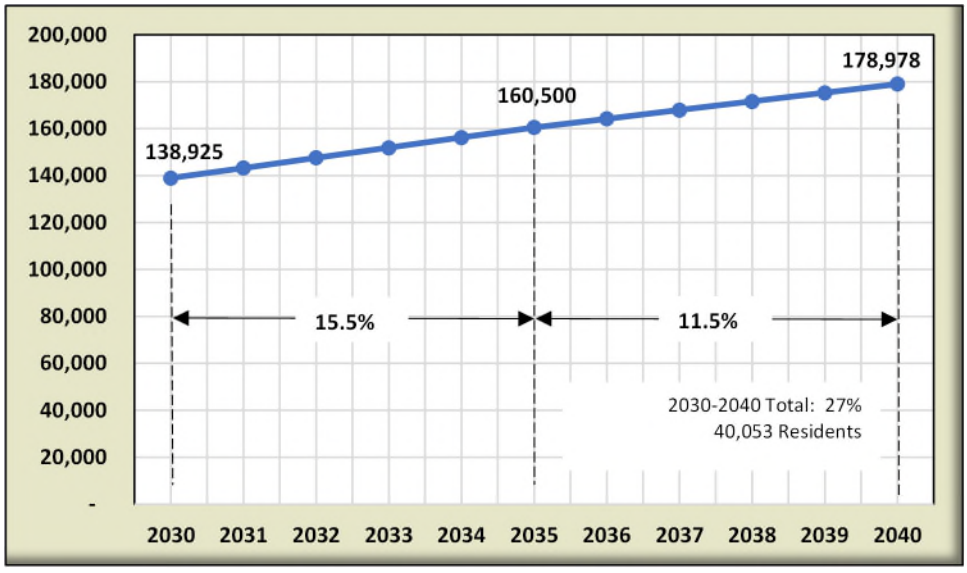


Figure 6
Projected Annual Populations
2030-2040



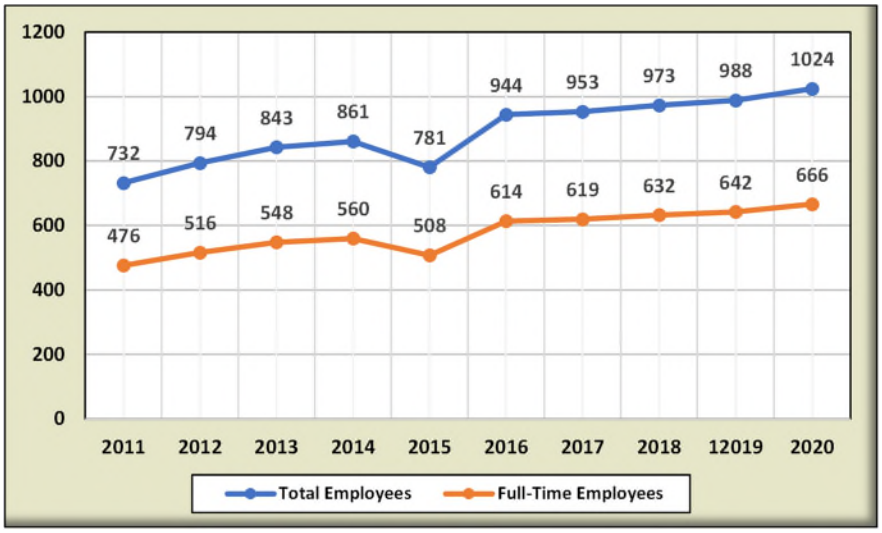
These projections suggest that Lancaster County will realize an increase in population, over the next 20 years, of 60.5%; and an additional 77,008 residents. This is an incredibly significant rate of growth for a County with a July 2020 estimated population of, already, just under 102,000.

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:

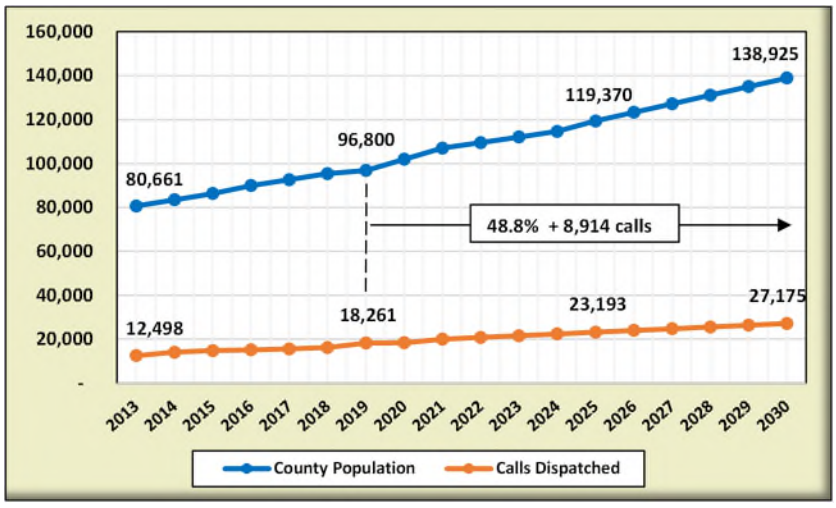
Figure 11
Future Space Needs Summary

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.

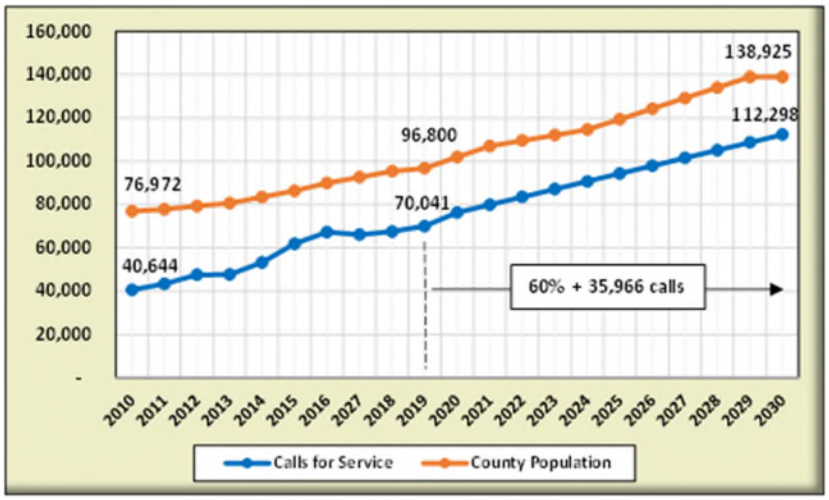
Figure 12 identifies the annual experienced and projected EMS call volumes through 2030. Note that the rate of EMS calls dispatched per 1,000 County residents in 2019 was 185.5. The projected number of calls dispatched per 1,000 residents in 2030 is 195.6; i.e. the ***rate*** of calls has increased, 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.

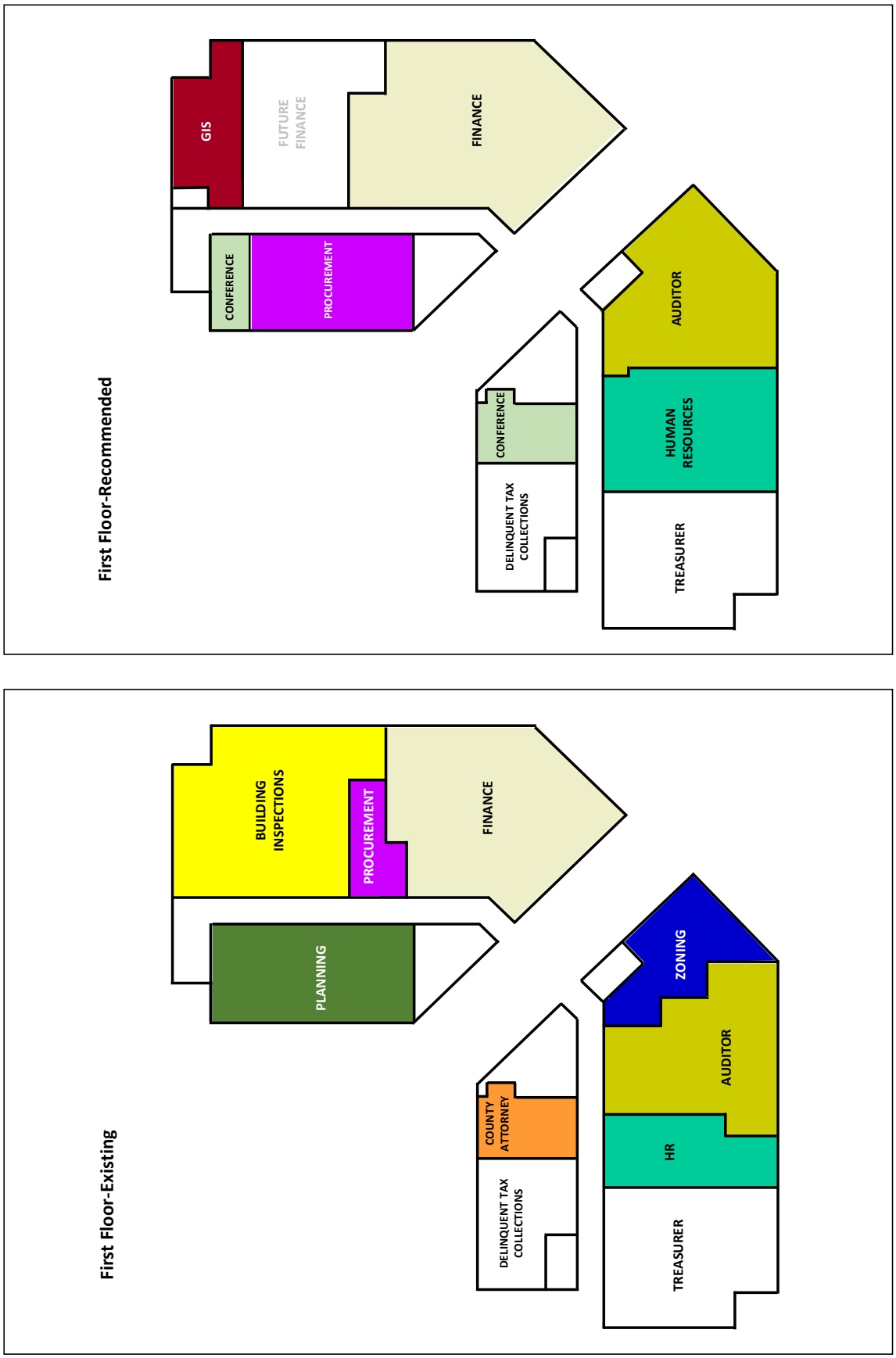
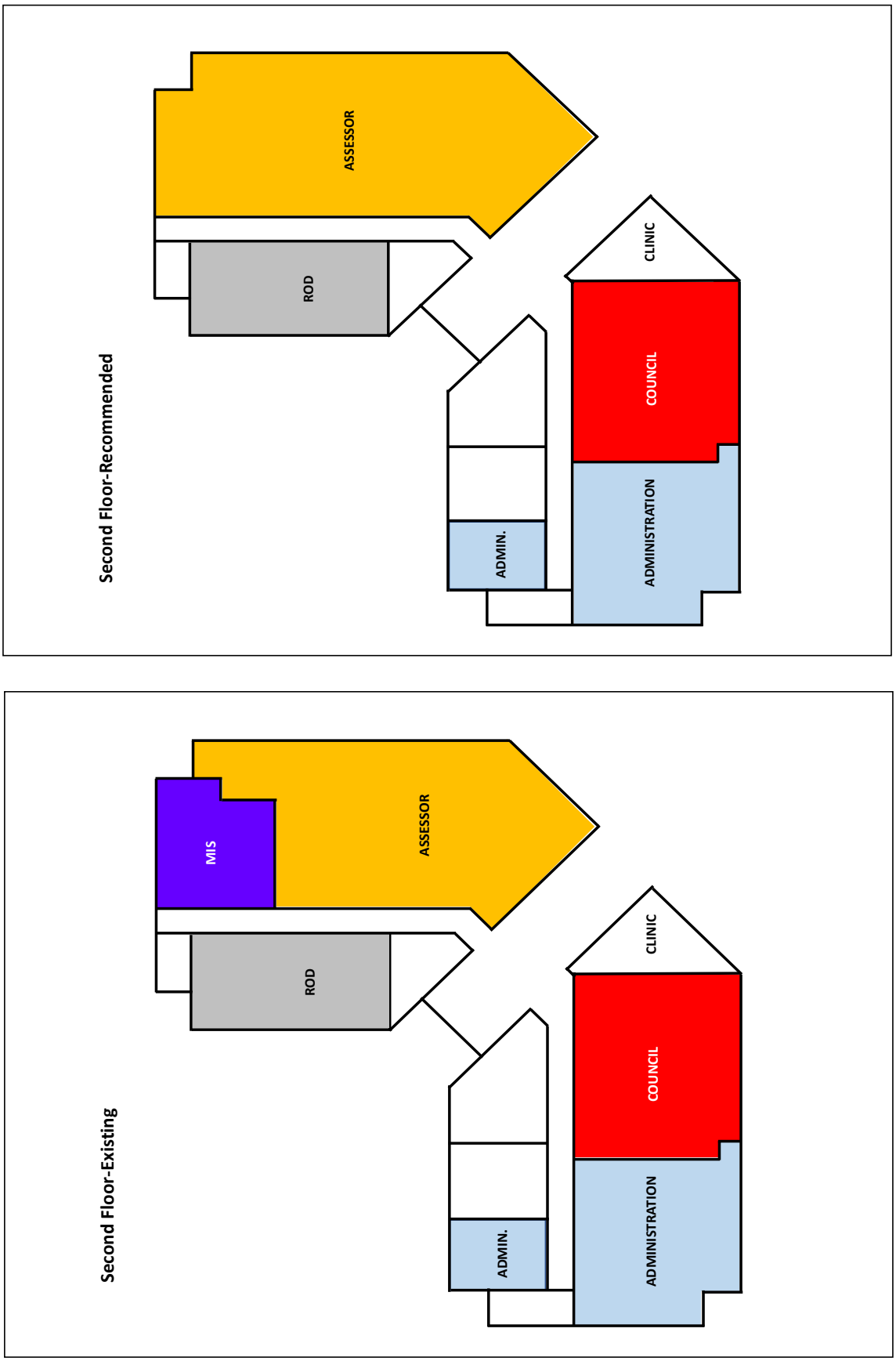


Figure 17
First Floor Renovations

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

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	Council Options
Sheriff Sub-Station	$2,221,906	$2,048,450	$(173,456)	Option 1: Decrease the planned amount for the facility Option 2: 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)	Option 1: Decrease the planned number of ambulances (approx. 1 per year to roughly every other year) Option 2: Fund using capital fund when feasible (would result in millage increase in future).
Fire Vehicles	$6,455,800	$3,741,200	$(2,714,600)	Option 1: Cut quantity of vehicles to be purchased. Option 2: 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)	Option 1: Scale back projects and planned funding for one, two or all projects. Option 2: Propose another funding source to cover the difference in costs.

The Lancaster News

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

NOTICE OF PUBLIC HEARING

Lancaster County Council

A public hearing has been scheduled by the Lancaster County Council for Monday, June 28, 2021, at 6:00 p.m. in the Lancaster County Council Chambers, second floor, County Administration Building, 101 North Main Street, Lancaster, South Carolina, or at such other location in or around the complex posted at the main entrance. The purpose of the public hearing is to receive public comment on Ordinance No. 2021-1726, an ordinance titled **"AN ORDINANCE TO ADOPT THE LANCASTER COUNTY CAPITAL IMPROVEMENTS PLAN 2021 THROUGH 2031 AS RECOMMENDED BY THE LANCASTER COUNTY PLANNING COMMISSION."** 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 homepage (https://www.mylancastersc.org/), by email to ssimpson@lancastersc.net, or by mail addressed to Clerk to Council at Post Office Box 1809, Lancaster, SC 29721 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.

This is to certify that the attached Legal Notice was published in The Lancaster News in the issue of June 9, 2021.

Notary Public of South Carolina

My Commission Expires
January 13, 2031

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: 6/28/2021

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).

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	6/16/2021	Ordinance
Notice of Public Hearing for Ordinance 2021-1725	6/14/2021	Public Hearing Notices

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:

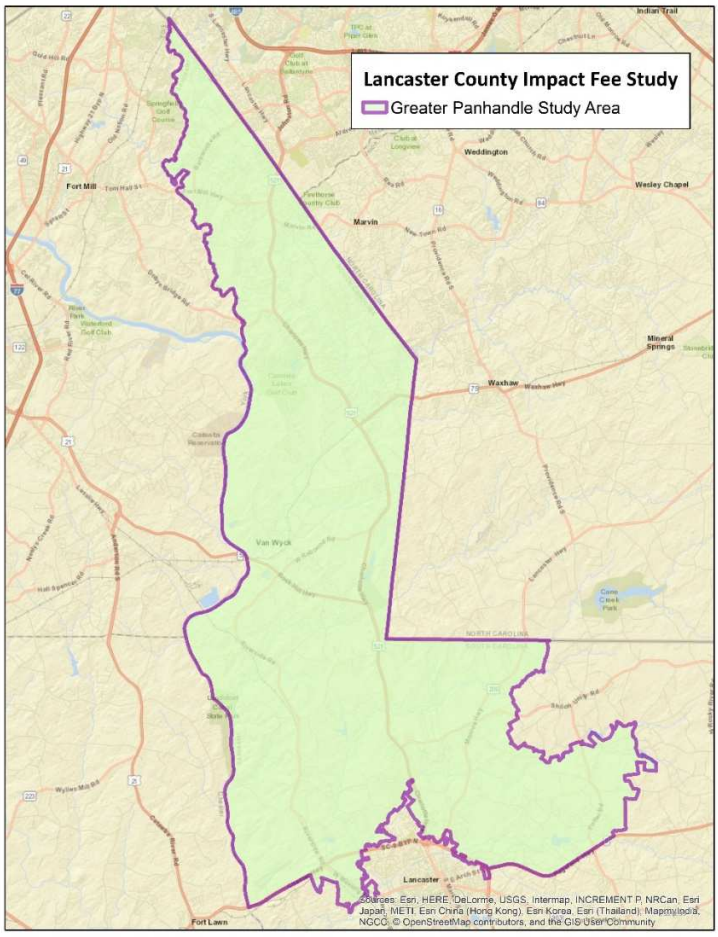
SECTION I. ADOPTION AND IMPOSITION OF PARKS & RECREATION IMPACT FEES.

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:

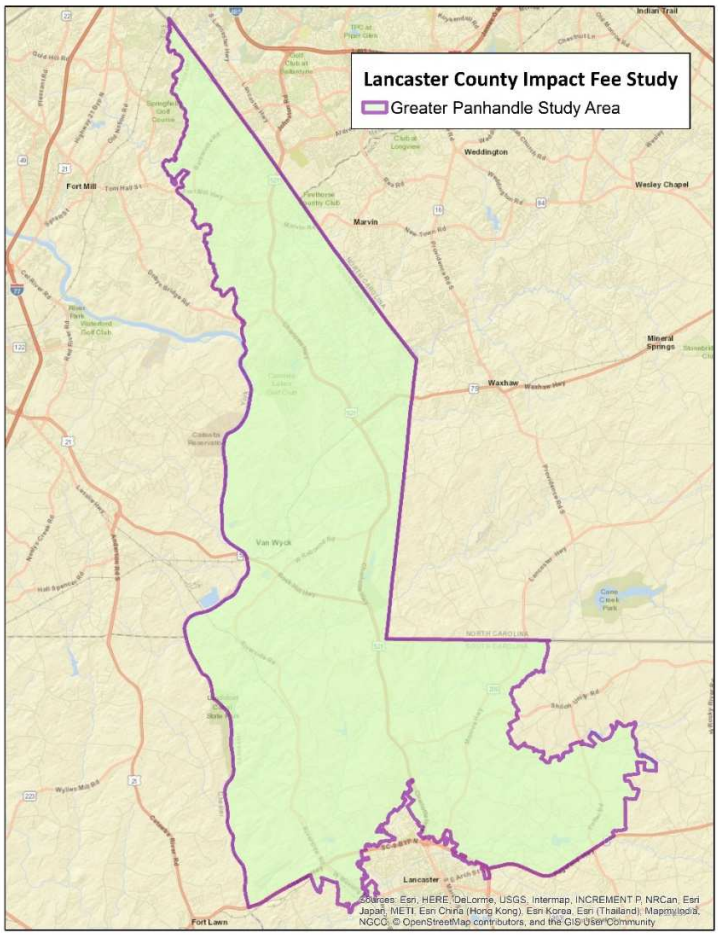
SECTION I. ADOPTION AND IMPOSITION OF PARKS & RECREATION IMPACT FEES.

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 May 14, 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

17-8of 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	June 28, 2021
Public Hearing	June 28, 2021

The Lancaster News

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

NOTICE OF PUBLIC HEARING

Lancaster County Council

A public hearing has been scheduled by the Lancaster County Council for Monday, June 28, 2021, at 6:00 p.m. in the Lancaster County Council Chambers, second floor, County Administration Building, 101 North Main Street, Lancaster, South Carolina, or at such other location in or around the complex posted at the main entrance. The purpose of the public hearing is to receive public comment on Ordinance No. 2021-1725, an ordinance titled **"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."** 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 homepage (https://www.mylancastersc.org/), by email to ssimpson@lancastersc.net, or by mail addressed to Clerk to Council at Post Office Box 1809, Lancaster, SC 29721 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.

This is to certify that the attached Legal Notice was published in The Lancaster News in the issue of June 9, 2021.

Benita G Crumbs
Notary Public of South Carolina

My Commission Expires
January 13, 2031

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: 6/28/2021

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 Tischler Bise and dated May 14, 2021.

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 2nd 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 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).

If the 2nd reading version of the ordinance meets with approval of County Council a motion to amend the ordinance in the form of the 2nd 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	3/16/2021	Ordinance
Ordinance 2021-1722 proposed 2nd reading version	6/17/2021	Ordinance
Notice of Public Hearing for Ordinance 2021-1722	6/14/2021	Public Hearing Notices

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 AN 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:

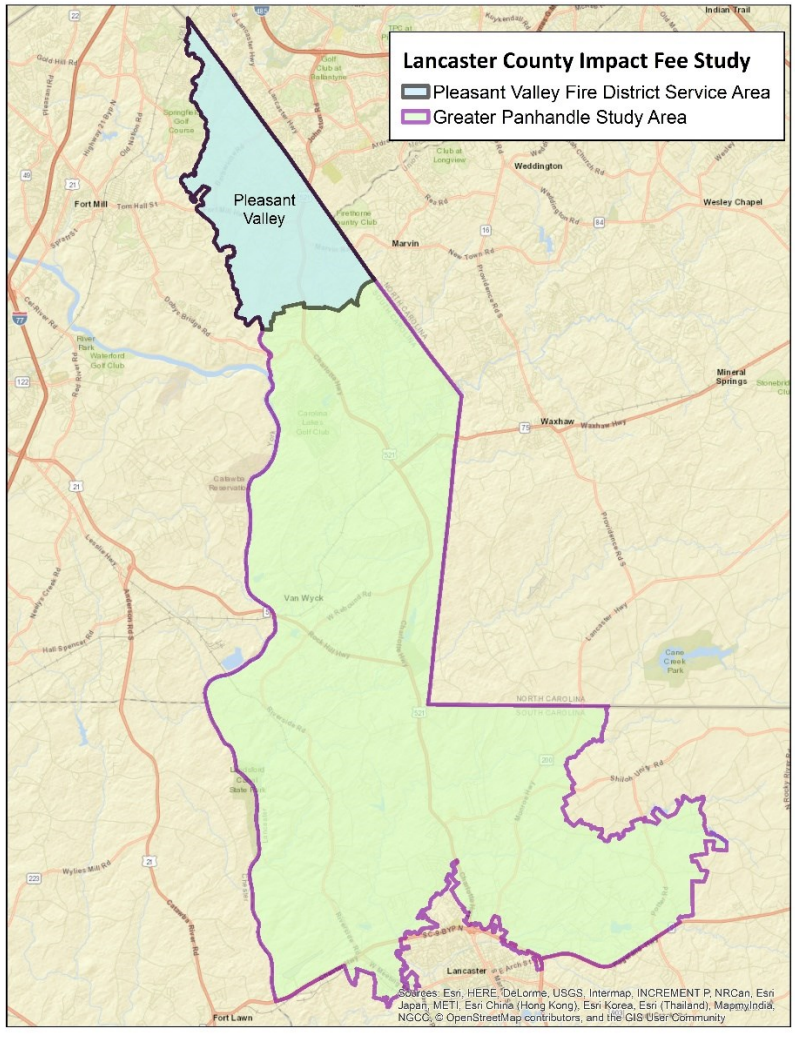
SECTION I. ADOPTION AND IMPOSITION OF FIRE IMPACT FEES.

Pursuant to Ordinance No. 2021-1705 and the impact fee procedures in the Code of Ordinances, Lancaster County, South Carolina ("County Code"), Chapter ___, Article ____, 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 March ___, 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 Chapter _____, Article ___ 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 impact fee procedures in Chapter ___, Article ___ 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	$1,184
Single Family Attached	$1,006
Multifamily	$841

ii. Residential Fire Development Impact Fee Schedule Pleasant Valley Fire District

Development Type	Fire
Residential (per housing unit)	
Single Family Detached	$1,018
Single Family Attached	$865
Multifamily	$723

(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 _____. 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 ___, Article ____ 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 county impact fee procedures in Chapter ____, Article ____ 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 Chapter ____, Article ____ 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 Chapter ____, Article ____ 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 Chapter ___, Article ____ 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 Chapter ___, Article _____.

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 Chapter _____, Article _____ 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 impact fee procedure Chapter __, Article__ 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 Chapter ___, Article ___ 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 Chapter ____, Article _____ 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 Chapter _____, Article _____ 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. 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 XVI. EFFECTIVE DATE

A. The Ordinance shall become effective on ___, 2021.

B. Applications for new development filed after the effective date as set forth in this section shall be subject to the Fire development impact fee.

<remainder of page intentionally blank>

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 (tentative)
Third and Final Reading	April 26, 2021 (tentative)
Public Hearing	April 26, 2021 (tentative)

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:

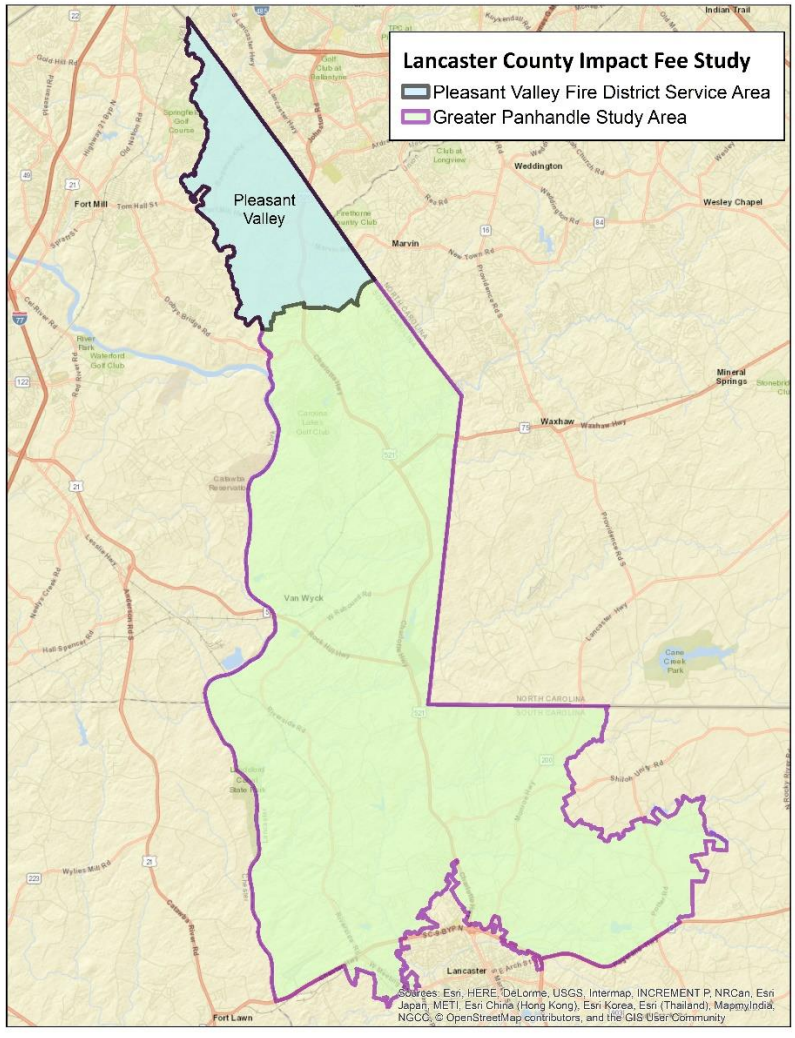
SECTION I. ADOPTION AND IMPOSITION OF FIRE IMPACT FEES.

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

The Lancaster News

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

NOTICE OF PUBLIC HEARING

Lancaster County Council

A public hearing has been scheduled by the Lancaster County Council for Monday, June 28, 2021, at 6:00 p.m. in the Lancaster County Council Chambers, second floor, County Administration Building, 101 North Main Street, Lancaster, South Carolina, or at such other location in or around the complex posted at the main entrance. The purpose of the public hearing is to receive public comment on Ordinance No. 2021-1722, an ordinance titled **"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."** 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 homepage (https://www.mylancastersc.org/), by email to ssimpson@lancastersc.net, or by mail addressed to Clerk to Council at Post Office Box 1809, Lancaster, SC 29721 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.

This is to certify that the attached Legal Notice was published in The Lancaster News in the issue of June 9, 2021.

Benita G Gunter
Notary Public of South Carolina

My Commission Expires
January 13, 2031

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: 6/28/2021

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.

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 2nd 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 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).

If the 2nd reading version of the ordinance meets with approval of County Council a motion to amend the ordinance in the form of the 2nd 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	3/15/2021	Ordinance
Ordinance 2021-1723 proposed 2nd reading version	6/17/2021	Ordinance
Notice of Public Hearing for Ordinance 2021-1723	6/17/2021	Public Hearing Notices

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:

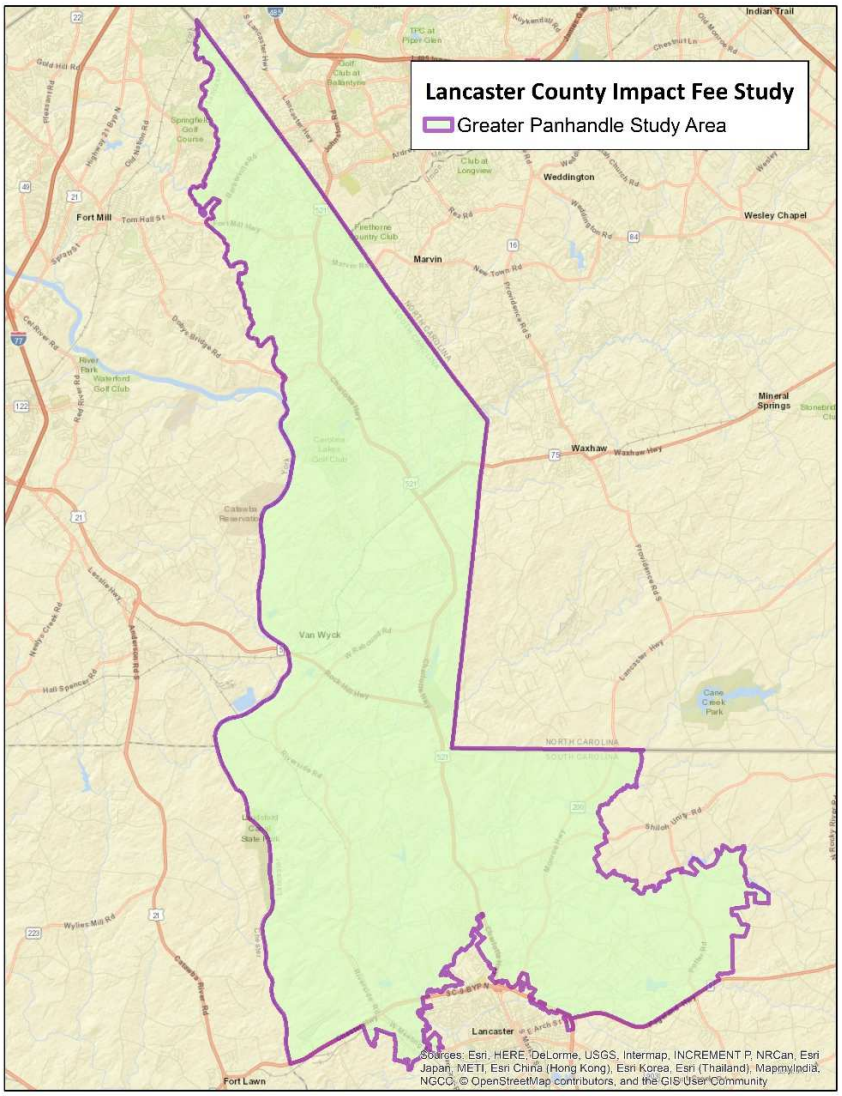
SECTION I. ADOPTION AND IMPOSITION OF EMS IMPACT FEES.

Pursuant to Ordinance No. 2021-1705 and the impact fee procedures in the Code of Ordinances, Lancaster County, South Carolina, Chapter ____, Article ____, 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 March 3, 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 Chapter _, Article ___ 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 ___, Article___ __ 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	$139
Single Family Attached	$118
Multifamily	$98

(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	$72
Office	$24
Industrial	$12
Warehouse	$4
Healthcare	$27
Institutional	$49

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_____. 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 ____Article _____of 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 _____, Article _____ 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 Chapter____, Article____ 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 Chapter ___ , Article _____ 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 Chapter ___, Article___ 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 Chapter___, Article_____.

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 Chapter ___, Article_____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 impact fee procedure, Chapter ____, Article___ 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 Chapter___, Article_____ 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 Chapter _____, Article ____ 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 Chapter ____, Article ____ 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 _____, 2021.

B. Applications for new development filed after the effective date as set forth in this section shall be subject to the EMS 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, Lancaster County Attorney

First Reading:	March 22, 2021
Second Reading	April 12, 2021 (tentative)
Third and Final Reading	April 26, 2021 (tentative)
Public Hearing	April 26, 2021 (tentative)

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:

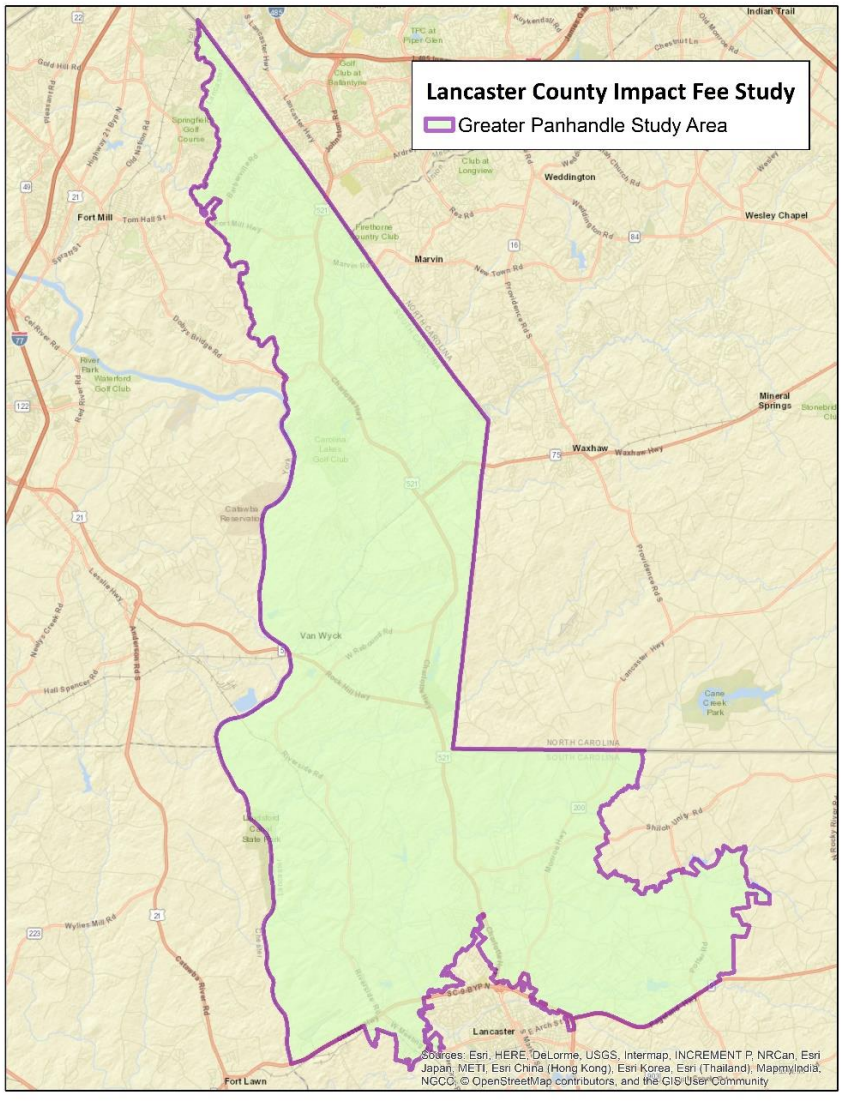
SECTION I. ADOPTION AND IMPOSITION OF EMS IMPACT FEES.

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

The Lancaster News

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

NOTICE OF PUBLIC HEARING

Lancaster County Council

A public hearing has been scheduled by the Lancaster County Council for Monday, June 28, 2021, at 6:00 p.m. in the Lancaster County Council Chambers, second floor, County Administration Building, 101 North Main Street, Lancaster, South Carolina, or at such other location in or around the complex posted at the main entrance. The purpose of the public hearing is to receive public comment on Ordinance No. 2021-1723, an ordinance titled **"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."** 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 homepage (https://www.mylancastersc.org/), by email to ssimpson@lancastersc.net, or by mail addressed to Clerk to Council at Post Office Box 1809, Lancaster, SC 29721 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.

This is to certify that the attached Legal Notice was published in The Lancaster News in the issue of June 9, 2021.

Benita G Cuttz

Notary Public of South Carolina

My Commission Expires
January 13, 2031

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: 6/28/2021

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 Tischler Bise and dated May 14, 2021.

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 2nd 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 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).

If the 2nd reading version of the ordinance meets with approval of County Council a motion to amend the ordinance in the

form of the 2nd 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	3/16/2021	Ordinance
Ordinance 2021-1724 proposed 2nd reading version	6/17/2021	Ordinance
Notice of Public Hearing for Ordinance 2021-1724	6/14/2021	Public Hearing Notices

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ORDINANCE NO. 2021-1724

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:

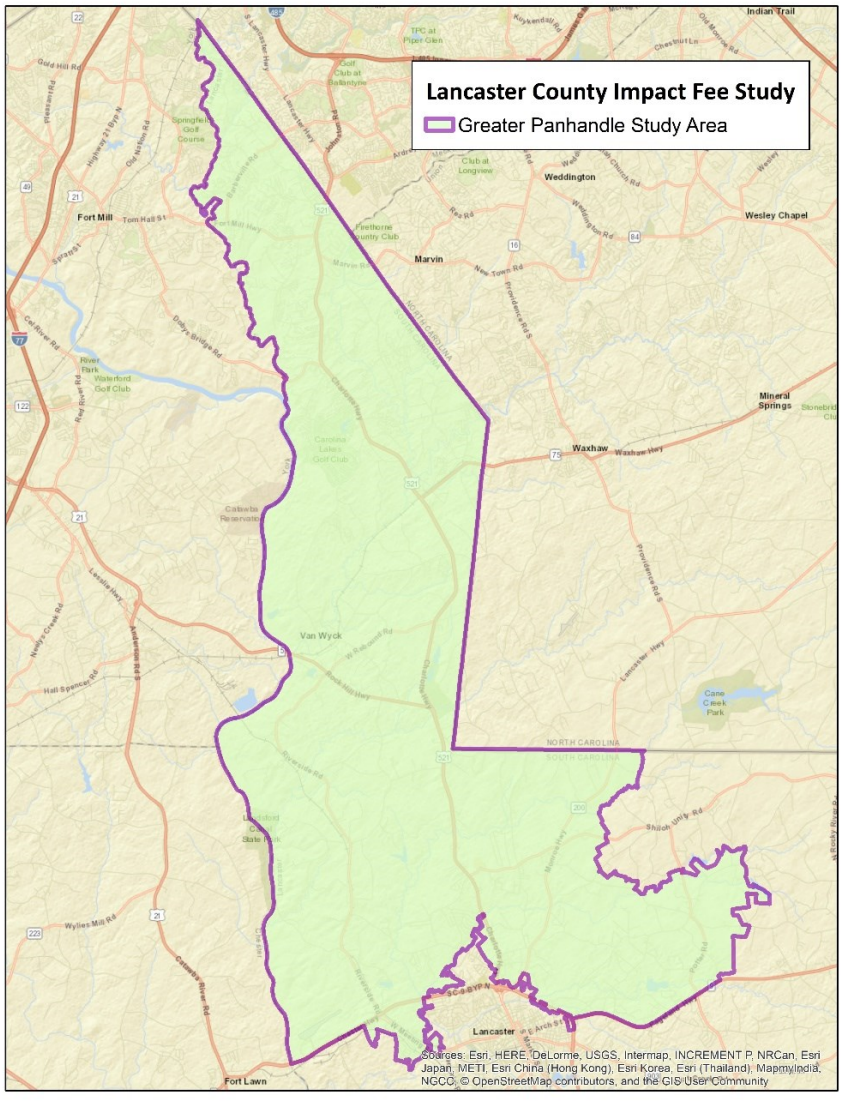
SECTION I. ADOPTION AND IMPOSITION OF SHERIFF IMPACT FEES.

Pursuant to Ordinance No. 2021-1705 and the impact fee procedures in Code of Ordinances, Lancaster County, South Carolina ("County Code") Chapter ___, Article ____ in 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 March _____, 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 Chapter ____, Article ___ 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 __, Article ___ 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	$126
Single Family Attached	$107
Multifamily	$90

(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	$158
Office	$54
Industrial	$27
Warehouse	$10
Healthcare	$59
Institutional	$107

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 _____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 ____, Article ___ 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 _____, Article ____ 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 Chapter ___, Article ___ 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 Chapter ___, Article ____ 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 Chapter ___, Article ___ 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 Chapter ____, Article ____.

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 Chapter ____, Article ____ 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 impact fee procedure Chapter ___, Article ___ 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 Chapter __, Article ___ 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 Chapter ____, Article ___ 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 Chapter ____, Article ___ 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. 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 XVI. EFFECTIVE DATE

A. The Ordinance shall become effective on ___, 2021.

B. Applications for new development filed after the effective date as set forth in this section shall be subject to the Sheriff 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	April 12, 2021 (tentative)
Third and Final Reading	April 26, 2021 (tentative)
Public Hearing	April 26, 2021 (tentative)

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:

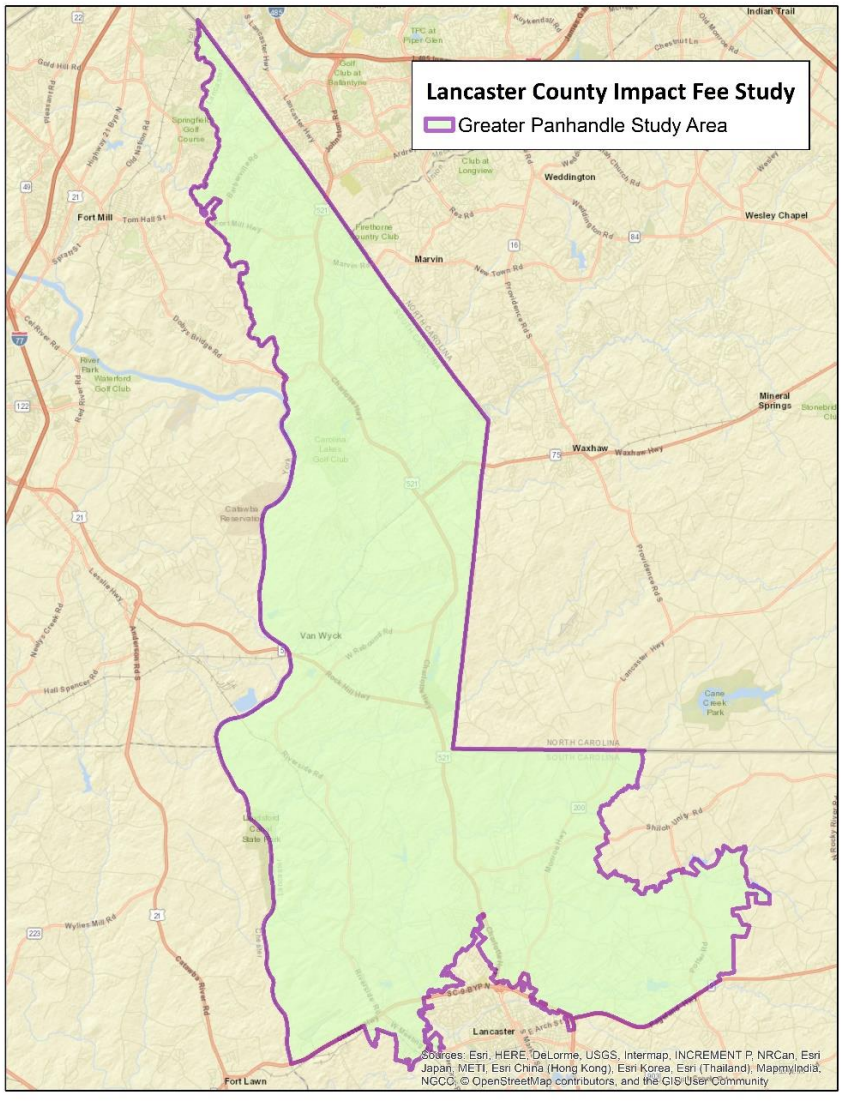
SECTION I. ADOPTION AND IMPOSITION OF SHERIFF IMPACT FEES.

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

The Lancaster News

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

NOTICE OF PUBLIC HEARING

Lancaster County Council

A public hearing has been scheduled by the Lancaster County Council for Monday, June 28, 2021, at 6:00 p.m. in the Lancaster County Council Chambers, second floor, County Administration Building, 101 North Main Street, Lancaster, South Carolina, or at such other location in or around the complex posted at the main entrance. The purpose of the public hearing is to receive public comment on Ordinance No. 2021-1724, an ordinance titled **"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."** 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 homepage (https://www.mylancastersc.org/), by email to ssimpson@lancastersc.net, or by mail addressed to Clerk to Council at Post Office Box 1809, Lancaster, SC 29721 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.

This is to certify that the attached Legal Notice was published in The Lancaster News in the issue of June 9, 2021.

Benita G Gunter
Notary Public of South Carolina

My Commission Expires
January 13, 2031

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2021-1720
Contact Person / Sponsor: Steve Willis/Administration and John Dubose/County Attorney
Department: Administration
Date Requested to be on Agenda: 6/28/2021

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.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2021-1720	6/7/2021	Ordinance
Notice of Public Hearing for Ordinance 2021-1720	6/17/2021	Public Hearing Notices

STATE OF SOUTH CAROLINA)
) ORDINANCE NO. 2021- 1720
COUNTY OF LANCASTER)

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.

WHEREAS, South Carolina Code Ann. § 4-9-25 confers upon counties the authority to enact regulations, resolutions, and ordinances, not inconsistent with the Constitution and general law of the State of South Carolina, including the exercise of these powers in relation to health and order in counties or respecting any subject as appears to them necessary and proper for the security, general welfare, and convenience of counties or for preserving health, peace, order, and good government in them; and

WHEREAS, South Carolina Code Ann. § 56-5-5820 provides, "Abandoned and derelict vehicles constitute a hazard to the health and welfare of the people in the State in that such vehicles can harbor noxious diseases, furnish shelter and breeding places for vermin, and present physical dangers to the safety and well-being of children and other citizens. It is, therefore, in the public interest that the present accumulation of abandoned and derelict vehicles be eliminated and that the future abandonment of such vehicles be prevented."; and

WHEREAS, Lancaster County Council wishes to provide for the public health and safety by regulating abandoned and derelict vehicles;

NOW, THEREFORE, by the power and authority granted to the Lancaster County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, it is ordained and enacted that:

Section 1. Chapter 21, of the Lancaster County Code of Ordinances is amended as follows:

~~Indicates Matter Stricken~~

Indicates New Matter

ARTICLE I. - IN GENERAL

Sec. 21-1. - Authority.

This chapter is enacted pursuant to South Carolina Code of Laws 1976, Section ~~56-5-5610~~ 56-5-5820, relevant to declaration as public nuisances all abandoned or derelict motor vehicles which provides for the enactment of ordinance for the implementation and enforcement of the powers of the county in regards to public health, safety and welfare, and sanitation. This chapter is enacted to promote the general health, safety, and welfare of the citizens of the county.

(Ord. No. 284, 6-24-96)

Sec. 21-2. - Declaration of public interest.

The accumulation and storage of abandoned and derelict motor vehicles is hereby declared to constitute an undue and unnecessary hazard to the health and welfare of the citizens of the county in that such motor vehicles, when on public streets or thoroughfares, create traffic hazards and, when on private property, tend to reduce property values, invite plundering, fire hazards, harbor noxious diseases, furnish shelter for vermin, present physical dangers to minors and other citizens and constitute an unattractive nuisance. It is, therefore, in the public interest that the accumulation and storage of abandoned and derelict motor vehicles on public streets or thoroughfares or on private property be eliminated and prevented by declaring such a public nuisance, which may be adopted as such, which remedy shall be cumulative and in addition to any other remedies provided by law.

(Ord. No. 284, 6-24-96)

Sec. 21-3. - Exemptions

(a) The provisions of this article shall not apply to authorized auto salvage yards duly operated and regulated under other county ordinances.

(b) The provisions of this article shall not apply to vehicles which bear a current "Antique" vehicle license as issued by the South Carolina Department of ~~Highways and Public~~ Motor Vehicles.

(c) Motor vehicles which are in relatively good condition and capable of being moved under their own power and able to pass a vehicle safety inspection, yet do not present current license plates due to ~~owners~~ owner's illness or other reasonable verifiable causes as determined by the ~~building and~~ county zoning official or his designated agent.

(d) Motor vehicles properly stored within an enclosed building as not to be visible or no more than five (5) motor vehicles properly stored behind an opaque fence or enclosure, as not to

be visible from any road, street, thoroughfare, or nearby occupied residence and situated a minimum of one hundred (100) feet back from any street or road right-of-way and maintained free of any unsafe, unsanitary, or unsightly conditions, as determined by the ~~building~~ county zoning official or his designated agent.

(e) No more than two (2) motor vehicles that are not enclosed within an opaque fence or enclosure, provided those vehicles are not visible from any road, street, thoroughfare, or nearby occupied residence and situated a minimum of one hundred (100) feet back from any street or road right-of-way and maintained free of any unsafe, unsanitary, or unsightly conditions, as determined by the county zoning official or his designated agent.

~~(f) Where an authorization has been attained from the building and county zoning department for vehicles for sale, when vehicle is operable yet does not bear a current license plate and not to exceed one hundred twenty (120) days.~~

(f) Authentic and verifiable stock race cars, dirt track race cars, drag race cars or other relevant race cars which are being used on a regular basis and able to move under their own power as determined by the ~~building and~~ county zoning official or his designated agent as a true race car.

(Ord. No. 284, 6-24-96)

ARTICLE II. - OFFENSES

Sec. 21-4. - Parking or storage on public streets, thoroughfares or private property – Prohibited.

No person or property owner, or occupant shall park, store or leave, or permit the parking, storage or leaving of any abandoned or derelict motor vehicle(s) as defined in section 21-10, Definitions, upon public or private streets or thoroughfares within the county for a period in excess of forty-eight (48) hours, or on any private property within the county for a period in excess of seven (7) days unless such vehicle(s) located on private property is properly stored pursuant to the requirements set forth in Sec. 21-3(d).~~is located in such a manner as not to be visible from any road, street, thoroughfare, or nearby occupied residence and situated a minimum of one hundred (100) feet back from any street or road right-of-way and maintained free of any unsafe conditions.~~ No derelict or abandoned vehicles may be stored or placed for any length of time on nonresidential properties unless derelict or abandoned vehicles are considered customarily accessory to the use of such property. In addition, no derelict or abandoned vehicles may be stored or placed for any length of time on any vacant lots of land, property zoned as a manufactured home park, or a multifamily district.

(Ord. No. 284, 6-24-96)

ARTICLE III. - ENFORCEMENT

Sec. 21-5. - Notices, removals and disposal of vehicles.

Lancaster County may contract with any federal, other state, county, or municipal authority or private enterprise for tagging, collection, storage, transportation, disposal, or any other services necessary to prepare derelict or abandoned vehicles for recycling or other means of disposal.

Whenever it shall appear any motor vehicle(s) is abandoned or derelict upon any public street, road or thoroughfare, or private property in violation of the provisions of this chapter, the county ~~building and~~ zoning official, officers of the county sheriff's ~~department~~ office or designated agent of the ~~building~~ county zoning official shall cause a colored tag to be placed on the motor vehicle(s) in violation, and also posted on a structure located on the property, which shall be proper and legal notice to said owner, person in possession of motor vehicle or any lien holder that such motor vehicle in violation is subject to forfeiture to the county. The colored tag shall serve as the only legal notice that if the vehicle is not removed within forty-eight (48) hours from the date and time of the tag when located upon any public or private street, road, or thoroughfare and within seven (7) days from the date and time of the tag when located on private property, it shall become the property of the county, and it will be removed to a designated place to be sold.

(1) ~~If said motor vehicle(s) is determined to be valued at less than one hundred dollars ($100.00), the colored tag shall so state and serve as the only legal notice required that unless motor vehicle(s) is removed within the time period required, it shall become property of the county, shall be removed and sold for recycling purposes and all proceeds derived from sale deposited into a fund account established for the purpose of administering the provisions of this chapter.~~ Upon the expiration of the appropriate time period as outlined above, the county zoning official, officers of the county sheriff's office, or designated agent of the county zoning official shall cause the vehicle to be towed and stored by a private enterprise.

(2) ~~If said motor vehicle(s) is valued more than one hundred dollars ($100.00), the colored tag shall so state and serve as the only legal notice that if said motor vehicle is not removed within the time period required that it will be removed to a designated place to be sold.~~ Within ten (10) days following the towing of the vehicle, the proprietor, owner, or operator of any towing company, storage facility, garage, or repair shop must provide to the county zoning official, officers of the county sheriff's office, or designated agent of the county zoning official a list describing the vehicles remaining in the possession of the proprietor, owner, or operator of the towing company, storage facility, garage, or repair shop. A person who fails to provide the county zoning official, officers of the county sheriff's office, or designated agent of the zoning official with this list forfeits recovery of any storage fees that have accrued from the date of towing until the day after the mailing of the notification to the owner and all lienholders of record by certified or registered mail, return receipt requested, pursuant to S.C. Code 1976, § 29-15-10.

(3) Within ten (10) days of receipt of this list, the county zoning official, officers of the county sheriff's office, or designated agent of the zoning official will provide to the towing company or storage facility the current owner's name, address, and a record of all lienholders along with the make, model, and identification number or a description of the vehicle at no cost to the proprietor, owner, or operator of the towing company, storage

facility, garage, or repair shop. The proprietor, owner, or operator of the towing company, storage facility, garage, or repair shop having towed or received the vehicle must notify by registered or certified mail, return receipt requested, the last known registered owner and all lienholders of record that the vehicle has been taken into custody and provide a summary of any fees owed for the towing and storage of the vehicle.

(4) The proprietor, owner, or operator of the towing company, storage facility, garage, or repair shop that has towed and stored a vehicle has a lien against the vehicle and may have the vehicle sold at public auction pursuant to S.C. Code 1976, § 29-15-10. The proprietor, owner, or operator of the towing company, storage facility, garage, or repair shop may hold the license tag of any vehicle until all towing and storage costs have been paid, or if the vehicle is not reclaimed, until it is declared abandoned and sold. Storage costs may be charged that have accrued before the notification of the owner and lienholder, by certified or registered mail, of the location of the vehicle. Notification to the owner and lienholder by the proprietor, owner, or operator of the towing company, storage facility, garage, or repair shop must occur within five (5) days after receiving the owner's and lienholders' identities from the appropriate law enforcement agency. If the notice is not mailed within this period, storage costs after the five-day period must not be charged until the notice is mailed. If the vehicle is not reclaimed within thirty (30) days after the day the notice is mailed, return receipt requested, the vehicle is considered abandoned and may be sold by the magistrate pursuant to the procedures set forth in S.C. Code 1976, § 29-15-10.

(5) If the identity of the last registered owner cannot be determined, or if the registration contains no address for the owner, or if it is impossible to determine with reasonable certainty the identity and addresses of all lienholders, the proprietor, owner, or operator of the towing company, storage facility, garage, or repair shop must provide notice by one (1) publication in one (1) newspaper of general circulation in the Lancaster County area which is sufficient to meet all requirements of notice pursuant to this article. The notice by publication may contain multiple listings of abandoned vehicles.

(6) Before a vehicle is sold, the proprietor, owner, or operator of the towing company, storage facility, garage, or repair shop must apply to the appropriate titling facility including, but not limited to, the South Carolina Department of Motor Vehicles or the South Carolina Department of Natural Resources for the name and address of any owner or lienholder. For non-titled vehicles, where the owner's name is known, a search must be conducted through the Secretary of State's office to determine any lienholders. The application must be on prescribed forms as required by the appropriate titling facility or the Secretary of State. If the vehicle has an out-of-state registration, an application must be made to that state's appropriate titling facility. When the vehicle is not titled in this state and does not have a registration from another state, the proprietor, owner, or operator of the towing company, storage facility, garage, or repair shop may apply to an officer of the sheriff's office for determination of the state where the vehicle is registered. The sheriff's office shall conduct a records search. This search must include, but is not limited to, a search on the National Crime Information Center and any other appropriate search that may be conducted with the vehicle's identification number. The sheriff's office must

supply, at no cost to the proprietor, owner, or operator of the towing company, storage facility, garage, or repair shop, the name of the state in which the vehicle is titled.

(7) After the vehicle is in the possession of the proprietor, owner, or operator of the towing company, storage facility, garage, or repair shop, the owner of the vehicle as demonstrated by providing a certificate of registration has one (1) opportunity to remove from the vehicle any personal property not attached to the vehicle. The proprietor, owner, or operator of the towing company, storage facility, garage, or repair shop must release any personal property that does not belong to the owner of the vehicle to the owner of the personal property.

(8) If an abandoned vehicle has not been reclaimed as provided for in S.C. Code 1976, § 56-5-5630, the proprietor, owner, or operator of the towing company, storage facility, garage, or repair shop may have the abandoned vehicle sold at a public auction pursuant to the provisions set forth in S.C. Code 1976, § 29-15-10. The purchaser of the vehicle shall take title to it free and clear of all liens and claims of ownership, shall receive a magistrate's order of sale, and is entitled to register the purchased vehicle and receive a certificate of title. The order of sale given at the sale must be sufficient title for purposes of transferring the vehicle to a demolisher for demolition, wrecking, or dismantling, and in this case no further titling of the vehicle is necessary. The expenses of the auction, the costs of towing, preserving, and storing the vehicle which resulted from placing the vehicle in custody, and all notice and publication costs incurred pursuant to the provisions of S.C. Code 1976, § 29-15-10, must be reimbursed up to the amount of the auction sale price from the sale proceeds of the vehicle. Any remainder of the sale proceeds must be held for the owner of the vehicle or entitled lienholder for ninety (90) days. The magistrate must notify the owner and all lienholders by certified or registered mail, return receipt requested, that the vehicle owner or lienholder has ninety (90) days to claim the proceeds from the sale of the vehicle. If the vehicle proceeds are not collected within ninety (90) days from the day after the notice to the owner and all lienholders is mailed, then the vehicle proceeds must be deposited in the general fund of the county.

~~a. Once the motor vehicle is removed, the building official, agent or sheriff's department officer shall notify in writing, by registered or certified mail, return receipt requested, any lien holder of record or person in whose name the motor vehicle was last registered at the last address reflected in the South Carolina highway department records, that the motor vehicle(s) is being held, designating the place or location where being held, and that if not redeemed within thirty (30) days from the date of the notice by paying all costs of removal and storage, it shall be disposed of for recycling purposes or for such other purposes as the county may deem advisable to insure the highest possible return from the sale or disposal of. Any and all proceeds shall be placed in a fund escrow established for the purpose of administering this chapter.~~

~~b. If the value of the motor vehicle is determined to be more than one hundred dollars ($100.00) and the owner cannot be determined or if registration contains no address of the owner, or if impossible to determine with reasonable certainty the~~

~~identification and address of any lien holders, notice by one (1) publication in a newspaper of general circulation in the area where the motor vehicle was located shall be sufficient to meet all requirements of notice pursuant to this article. The notice of publication may contain multiple listings of motor vehicles. Twenty (20) days after the publication date of the advertised notice, vehicle(s) may be sold or disposed of in a manner to retain highest possible return. Any and all proceeds from sale or disposal shall be placed in a fund escrow established for the primary purpose of administering this article.~~

~~c. Notices sent out by mail or any newspaper notice published shall contain the following if obtainable: year, make, model and said serial number of the abandoned or derelict motor vehicles.~~

~~d. All officers referred to in this article may appraise or determine the value of abandoned or derelict vehicle for the purpose of this article.~~

(Ord. No. 284, 6-24-96)

Sec. 21-6. - Right of entry upon public and private property to enforce chapter.

The county ~~building and~~ zoning official, his designated agent or representative, and officers of the county sheriff's ~~department~~ office, are hereby expressly authorized to enter upon public or private property for the purpose of enforcing the provisions of this chapter. It shall be unlawful for any person to interfere with, hinder or refuse to allow the designated officer to enter upon private property for the purpose of enforcing the provisions of this chapter. None of the designated officers, persons or firms contracted for the removal of or disposal of any such motor vehicle shall be held criminally or civilly liable in any way arising out of or caused by carrying out or enforcing any provision of this chapter unless such parties are guilty of willfulness, wantonness or recklessness. In removing the abandoned or derelict motor vehicles, the enforcing parties or agent will do so without willfully harming or damaging the property on which said abandoned or derelict motor vehicle is situated.

(Ord. No. 284, 6-24-96)

Sec. 21-7. - Tampering with, removing or destroying ~~color~~ colored tags.

It shall be unlawful for any person to tamper with, remove or destroy any colored tag placed upon any motor vehicle not in compliance with this chapter. Any person found guilty of this provision shall, upon conviction, be subject to a fine not to exceed five hundred dollars ($500.00) ~~one hundred dollars ($100.00) nor less than fifty dollars ($50.00)~~.

(Ord. No. 284, 6-24-96)

Sec. 21-8. - Failure to comply: misdemeanor.

Any person who fails, neglects or refuses to comply with this chapter, or to abate such nuisance in accordance with the notice issued pursuant to the provisions of sections 21-4 and 21-5 shall be guilty of a misdemeanor, and upon conviction, shall be fined not more than five hundred dollars ($500.00), and shall pay all costs of having such abandoned vehicle removed, stored, and sold as provided in this chapter.

(Ord. No. 284, 6-24-96)

Sec. 21-9. - Penalty.

Any person(s) violating the provisions of this ~~article~~ chapter shall be punishable by a fine and/or imprisonment as provided for in section 1-10 of the Lancaster County Code of Ordinances and shall pay all cost of vehicle removal, storage, and disposal to the extent such cost has not been recovered by the county at the time of conviction and/or imprisonment not to exceed thirty (30) days. Each separate day of violation constitutes a separate offense.

(Ord. No. 284, 6-24-96; Ord. No. 846, 9-10-07)

Sec. 21-10. - Definition.

For the purpose of this chapter:

Motor vehicle means any device by which a person or property may be transported or drawn upon a highway by mechanical means.

Abandoned vehicle means a motor vehicle that is inoperable or left unattended upon public streets or thoroughfares within the county for a period in excess of forty-eight (48) hours, or a motor vehicle that has remained on private or public property (lots) for a period in excess of seven (7) days unless said vehicle(s) located in private property is located in such a manner as not to be visible from any road, street, thoroughfare, or nearby occupied residence and situated a minimum of one hundred (100) feet back of any street or road right-of-way and maintained free of any unsafe, unsanitary, or unsightly conditions.

Derelict vehicle means a motor vehicle:

(1) Whose certificate of registration has expired and the registration and legal owner no longer resides at the address listed on the last certificate of registration on record; or

(2) Whose major parts have been removed so as to render the motor vehicle inoperable and incapable of being moved under its own power; or

(3) Manufacturer serial plates, motor vehicle identification numbers, license number plates and/or any other means of identification have been removed so as to nullify efforts to locate or identify the registered and legal owner; or

(4) Whose registered and legal owner of record disclaims ownership or releases his rights thereto; or

(5) Which is more than seven (7) years old and does not bear a current license plate and incapable of being moved under its own power.

~~(6) *Colored tag* means any type of notice affixed to an abandoned or derelict motor vehicle advising the owner or person in possession of that it has been declared abandoned or derelict motor vehicle and will be treated as such.~~

Colored tag means any type of notice affixed to an abandoned or derelict motor vehicle advising the owner or person in possession of that it has been declared abandoned or derelict motor vehicle and will be treated as such.

(Ord. No. 284, 6-24-96)

Sec. 21-11. - Duties; regulations.

The county is vested with the power and is charged with duties of administering the provisions of this chapter. The county may adopt such rules and regulations as may be necessary to carry out the provisions of this chapter.

Section 2. Severability.

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

Section 3. Conflicting Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained 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 4. 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
Second Reading: June 28, 2021
Public Hearing: June 28, 2021
Third Reading: July 19, 2021

Approved as to form:

_____
John DuBose, County Attorney

The Lancaster News

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

NOTICE OF PUBLIC HEARING

Lancaster County Council

A public hearing has been scheduled by the Lancaster County Council for Monday, June 28, 2021, at 6:00 p.m. in the Lancaster County Council Chambers, second floor, County Administration Building, 101 North Main Street, Lancaster, South Carolina, or at such other location in or around the complex posted at the main entrance. The purpose of the public hearing is to receive public comment on Ordinance No. 2021-1720, an ordinance titled **"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."** 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 homepage (https://www.mylancastersc.org/), by email to ssimpson@lancastersc.net, or by mail addressed to Clerk to Council at Post Office Box 1809, Lancaster, SC 29721 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.

This is to certify that the attached Legal Notice was published in The Lancaster News in the issue of June 13, 2021.

Benita G Grubbs
Notary Public of South Carolina

My Commission Expires
January 13, 2031

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Sherrie Simpson/Clerk to Council
Department: County Clerk
Date Requested to be on Agenda: 6/28/2021

Issue for Consideration:

Whether to recommend the appointment of Troy L. Fitzpatrick to the Catawba Community Mental Health Center Board as a Lancaster County representative. If approved by Council, the recommendation goes to the Governor's Office for final approval.

Whether to appoint Amber Pelham to the Historical Commission as an At Large representative replacing Jackie Sullivan whose term will expire on 06/30/2021 and whom does not wish to be reappointed. If appointed, Amber Pelham will be filling her first term on the Commission and her term would expire on 06/30/2025.

Whether to appoint Ellen Belk to the Health and Wellness Commission as the Council on Aging representative. She will be replacing Sally Sherrin whose term has expired. If appointed, Ellen Belk would be filling her first term on the Commission and her term would expire on 06/30/2025.

Whether to appoint Khaleek Chapman to the Health and Wellness Commission as the District 6 representative. If appointed, he will be replacing Cindi Blackmon who has resigned. He would be filling an unexpired term that would end on 06/30/2023.

Whether to appoint Ann H. Christie to the Historical Commission as the District 6 representative. If appointed, she will be replacing Jill Knight, who has resigned due to the Commission's revised bylaws that state that "two Commissioners of the same household cannot serve as Commissioners..." If appointed, Ann H. Christie will be filling an unexpired term that would end on 06/30/2023.

Whether to reappoint Hal Crenshaw to the Board of Assessment Appeals as the District 3 representative. If reappointed, he will be serving his third full four year term and his new term would expire on 06/30/2025.

Whether to reappoint George Kirlin to the Library Board as the District 7 representative. If reappointed, he would be serving his second full four year term and his new term would expire on 06/30/2025.

Whether to reappoint Frances Liu to the Board of Zoning Appeals as the District 7 representative. If reappointed, she would be serving her third full four year term and her new term would expire on 06/30/2025.

Whether to reappoint Beverly Williams to the Board of Zoning Appeals as the District 1 representative. If reappointed, she would be serving her first full four year term since she was previously filling an unexpired term. Her new term would expire on 06/30/2025.

Whether to reappoint Kristen E. Blanchard to the Keep Lancaster County Beautiful Committee as one of the District 1 representatives. If reappointed, she would be serving her second term on the Committee and her new term would expire on 06/30/2025.

Whether to appoint B. Jerry Marcus to the Historical Commission as the District 1 representative. Betty Broome, who does not wish to be reappointed, will finish out her term that ends on 06/30/2021 and, if appointed, Mr. Marcus will then begin his four year term. His term would end on 06/30/2025.

Whether to appoint Alan Patterson to the Planning Commission as the District 1 representative. Rosa Sansbury will finish out her term on the Commission that ends on 06/30/2021 and, if appointed, Mr. Patterson will then begin his four year term. His term would end on 06/30/2025.

Whether to appoint Notasha D. Smalls to the Health and Wellness Commission as the District 1 representative. Michelle

Simonetti, who does not wish to be reappointed, will finish out her term that ends on 06/30/2021 and, if appointed, Ms. Smalls will then begin her first four year term that would end on 06/30/2025.

Whether to reappoint Scott McMullen to the Indian Land Fire Protection District Fee Board. If reappointed, he would be filling his first full four year term as he was previously filling an unexpired term. His new term would end on 06/30/2025.

Whether to reappoint Joe C. Grier to the Historical Commission as the District 5 representative. If reappointed, Mr. Grier will be filling his fourth term on the Commission and his new term would end on 06/30/2025.

Whether to reappoint Robert Ziembicki to the Airport Advisory Board as the District 1 representative. His first term was a shortened term when Council moved from the Airport Commission to the Airport Advisory Board. If reappointed, he will be serving his first full four year term and his new term would end on 06/30/2025.

Whether to reappoint Lisa W. Roddey to the Health and Wellness Commission as the Hospital representative. She was serving an unexpired term and if reappointed, she would be serving her first full four year term and her new term would expire on 06/30/2025.

Whether to reappoint William A. Parker, Jr. to the Indian Land Fire Protection District Fee Board. If reappointed, he will be serving his second full four year term. His new term would end on 06/30/2025.

Points to Consider:
Troy L. Fitzpatrick's, Amber Pelham's, Ellen Belk's, Khaleek Chapman's, Ann H. Christie's, Hal Crenshaw's, George Kirlin's, Frances Liu's, Beverly Williams', Kristen E. Blanchard's, B. Jerry Marcus', Alan Patterson's, Notasha D. Smalls', Scott McMullen's, Joe Grier's, Robert Ziembicki's, Lisa Roddey's and William A. Parker'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
Application from Troy L. Fitzpatrick for the Catawba Community Mental Health Center Board	6/15/2021	Backup Material
Application from Amber Pelham for the Historical Commission	6/15/2021	Backup Material
Application from Ellen Belk for the Health and Wellness Commission	6/15/2021	Backup Material
Application from Khaleek Chapman for the Health and Wellness Commission	6/15/2021	Backup Material
Application from Ann H. Christie for the Historical Commission	6/21/2021	Backup Material
Application from Hal Crenshaw for the Board of Assessment Appeals	6/21/2021	Backup Material
Application from George Kirlin for the Library Board	6/21/2021	Backup Material
Application from Frances Liu for the Board of Zoning Appeals	6/21/2021	Backup Material
Application from Beverly Williams for the Board of Zoning Appeals	6/21/2021	Backup Material
Application from Kristen E. Blanchard for the Keep Lancaster County Beautiful Committee	6/21/2021	Backup Material

Application from B. Jerry Marcus for the Historical Commission	6/21/2021	Backup Material
Application from Alan Patterson for the Planning Commission	6/21/2021	Backup Material
Application from Notasha D. Smalls for the Health and Wellness Commission	6/21/2021	Backup Material
Application from Scott McMullen for the Indian Land Fire Protection District Fee Board	6/22/2021	Backup Material
Application from Joe Grier for the Historical Commission	6/23/2021	Backup Material
Application from Robert Ziembicki for the Airport Advisory Board	6/23/2021	Backup Material
Application from Lisa Roddey for the Health and Wellness Commission	6/23/2021	Backup Material
Application from William A. Parker, Jr. for the Indian Land Fire Protection District Fee Board	6/24/2021	Backup Material

LANCASTER COUNTY BOARDS & COMMISSIONS
APPLICATION FOR SERVICE

Name Troy L. Fitzpatrick County Council District Lancaster

Mailing Address _____ City/Zip Indian Land, 29707

Street Address _____ Registered Voter yes V no ___

Tel. Number (home) _____ (work) _____ ~~(other)~~ _____

Email: dr.troyfitz@gmail.com

Occupation HR Coordinator Place of employment Lancaster County School District

Address 380 S. Catawba Street Normal working hours 7:30-4:30pm

(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 Catawba CMHC 2nd choice _____

3rd choice _____

Reason for interest Through my work of women in my church, community + profession, I have discovered that many Americans face the reality of living w/ mental illness. I want to provide support educate the public and be an advocate for policies that support the Lancaster County community that experience mental illness and/or mental wellness.

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)

Please see attached resume.

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 Troy Fitzpatrick Date 6/3/2021

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

DR. TROY L. FITZPATRICK

dr.troyfitz@gmail.com
www.linkedin.com/in/troyfitzpatrick1/

VERSATILE HUMAN RESOURCE LEADER

Human Resources | Training and Leadership Development
Program Management | Chief Administrative Officer | Diversity Officier

A leader in human resource and workplace learning with experience implementing performance improvement programs, diversity awareness and effective employee leadership development strategies. Expert in partnering with managers to influence employees toward achieving organizational goals and increasing productivity. Significant experience in analyzing performance problems, curriculum design and leveraging solutions for a broad range of issues in multiple call center environments. Exceptional interpersonal and communications skills. Expertise includes:

- Training (Virtual/Instructor-led)
- Program Management
- Diversity Management
- Leadership Development

PROFESSIONAL EXPERIENCE AND SELECTED ACCOMPLISHMENTS

LANCASTER COUNTY SCHOOL DISTRICT - Lancaster, SC **2018-PRESENT**
Human Resource Coordinator

MONTREAT COLLEGE – Charlotte, NC **2015-2016**
Adjunct Professor
Fostered the development of leadership skills through academic instruction for undergraduate adult learners majoring in business management. Created learning environments where self-reflection, best practices and analysis is used to solve real workplace problems through practical application. Focused on developing leaders that can meet both current and future leadership challenges in their working environment. Known for combining theory and practice resulting in exceptional student survey scores.

CITIGROUP – 1999-2013
Director of Training and Leadership Development (2012-2013)
Provided leadership for a team of training professionals to analyze, plan, deploy, deliver, and evaluate training programs focused on new employee skills-based training, performance support and leadership development programs. Partnered with operation directors in multiple call center sites to analyze operational needs and expectations which strengthen learning and performance in the workplace through leadership and organizational development programs.

- Developed, trained, and implemented leadership, diversity, and management programs.
- Appointed by site president to champion employee initiative resulting in an increase participation in the global employee satisfaction survey.
- Developed and designed job aids, and quick reference sheets utilized by agents in multiple sites.
- Developed and initiated marketing strategies which enhanced the brand and significantly increased course registrations in Learning Management System.
- Analyzed performance gaps, identified training needs, and diagnosed performance problems.
- Utilized Instructional Systems Design model to develop collections training manuals which met performance and instructional objectives identified by the business.

- Implemented Collection training for frontline employees which resulted in an overall increase in participant's performance metrics.
- Coordinated call calibrations for trainers to increase their understanding of the business product knowledge, which resulted in cross-functional training opportunities to leverage trainers across business lines.

Director of Learning Relationship and Corporate Programs (2009-2012)
Fostered relationships with senior business partners and colleagues at all professional levels to improve productivity and efficiencies as a subject matter expert. Managed simultaneous global collection projects and corporate collection programs in multiple call centers. Conducted virtual training classes.

- Spearheaded the development of a new business function (Content Sourcing Manager) operating model that required collaboration from project team and other intersecting functions within Learning Organization.
- Supervised Collection Managers Certification Program for Collection Managers.
- Lead site managers in the formation of the first Network Group that provided a forum where employees furthered leadership growth and development.
- Engaged in strategy planning discussions with business partners to achieve business goals, measurements of success, performance, and learning needs .
- Consulted with senior directors in developing business strategies including learning and call center performance enhancements.
- Coordinated virtual program deployment for national roll-out of Call Quality guidelines for collection employees.
- Provided subject expertise and knowledge to curriculum designers which resulted in the development of a unified new hire curriculum servicing customer service and collection new employees.

Senior Training Manager (2006-2009)
Selected as a member of the leadership team to relocate and support the operations of a new collections call center accommodating 2000 employees. Provided training support and interventions to multiple lines of business focused on enhancing site Collection and Customer Service employee skills. The programs trained include but are not limited to leadership development, new hire and reinforcement training, national initiatives, professional development, and curriculum development via multiple modalities.

EDUCATION

- Doctor of Philosophy, Leadership - Oxford Graduate School – Dayton, TN
- Master of Science, Management and Leadership – Montreat College – Charlotte, NC
- Bachelor of Science, Business Administration – Troy University – Pensacola, FL
- Learn Share Certification – A Career Development Program for Training Professionals (ASTD)
- Certified Kauffman FASTRAC Facilitator (Growth Venture Entrepreneurship)
- Certified Trainer – Building a House for Diversity a Roosevelt Thomas, Jr. Program

BOARD APPOINTMENTS

Omega Graduate School Board of Regents **2020 - PRESENT**

LANCASTER COUNTY BOARDS & COMMISSIONS
APPLICATION FOR SERVICE

Name Amber Pelham **County Council District** City Council District

Mailing Address _____ **City/Zip** Lancaster, SC 29720

Street Address Lancaster, SC 29720 **Registered Voter yes**____ **no**____

Tel. Number (home) _____ **(work)** _____ **(other)** _____

Email: amber.pelham90@gmail.com

Occupation Contractor (Historian) **Place of employment** NC African American Heritage Commission

Address 1400 Crestfield Dr **Normal working hours** 7:00 am to 5:00 pm

(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 Historical Commission **2nd choice** Lancaster Historical Commission

3rd choice Lancaster Historical Commission

Reason for interest

I am interested in serving on the commission to help continue the work preserving the history of Lancaster County and continue the progression of the historical representation from all communities of Lancaster.

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)

As a public and digital historian, I have had six years of experience researching academic materials and archival sources, compiling data to create digital educational materials for public audiences. My research focus would fall under local and community history and labor history, focusing specifically on rural African American communities in the South. I currently have an M.A. in Public History from New York University.

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 aSigned via SeamlessDocs.com Amber Pelham Key: 349d8b47d83d0e87ae264bd1c81dd951 **Date** 06/01/2021

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

LANCASTER COUNTY BOARDS & COMMISSIONS
APPLICATION FOR SERVICE

Name Ellen Belk County Council District _____

Mailing Address [redacted] City/Zip Fort Mill, SC 29715

Street Address [redacted]

Tel. Number (home) _____ (work) [redacted] Registered Voter yes X no ___

Email: ellen.belk@keepinmindinc.com

Occupation Silver Living Strategist Place of employment Keep In Mind

Address 6277 Carolina Commons Dr. Normal working hours 8-5:30 pm
(most meetings are scheduled after 6:00 pm - lack of attendance can be reason for replacement on a commission)
Indian Land, SC 29707

Name of Board or Commission in which you are interested

1st choice Aging Commission 2nd choice _____

3rd choice _____

Reason for interest

I Am A 20 year leader/influencer/Advocate in the Senior Living Sector w/ expertise in dementia. And want to have impact on the citizens in this regio

Do you feel you are qualified to serve on these boards? In addition, note education, areas of expertise, & interests. (continue on separate sheet if needed)

Please See Attached Docs for My Professional Bio + Resume

Presently serve any State, County or Municipal Boards? ✓ If yes, list Lancaster Coun Council on Agi

Ever served on a county board? ✓ If yes, list Lancaster County Council on Aging

Any pertinent information

Signature Ellen Belk Date 6/8/21

Receipt of application does not guarantee an appointment. Applicants will be notified of appointments by mail.

Submitted application to Sherrie Simpson, Lancaster County Council Office, P.O. Box 1809, Lancaster, SC 29721

Form Revised



ELLEN BELK

Founding Owner

KeepInMind®
Silver Living Strategies

An innovative influencer in the aging space for nearly 20 years. A strait talking thought leader who effectively advises from the C-Suite to the Front Lines within the Senior Living industry.

Author/Creator of The 360 System™, an operational guide for long term living operators. This one-of-a-kind industry manual is based on a **TEAM** approach for championship level outcomes.

Dementia Expert, specializing in holistic solutions. Motivational speaker, dynamic trainer and published writer.

certificates & continuing education

- Universal Design/Build Specialist
- Leadership in Dementia Special Care Units
- Certified Dementia Practitioner
- Master Trainer – Best Friends Approach
- Qualified Activity Director
- Caregiver Support Group Facilitator

contact

Ellen.belk@keepinmindinc.com
803.396.3824
keepinmindinc.com

previous work experience

Elegance Living – Senior Vice President
- Developed, designed and executed the Life 2.0 organizational philosophy for the resident experience

Milestone Retirement Communities - National Director
- Developed and managed the organizational vision for the resident experience, impacting nearly 200 activity professionals and thousands of residents within the portfolio.

Atria Senior Living - Divisional Director
- Provided oversight and staff support to 24 memory care neighborhoods in 11 states serving nearly 500 residents

Brookdale Senior Living – Director of Memory Care Life Enrichment

Alexian Brothers Healthcare System (now Ascension) – Director of the Alexian Institute & Educational Coordinator

The Lutheran Home – Director of Adult Day Services

professional associations

- Lancaster County Council on Aging - Board Member
- International Council on Active Aging (ICAA)
- National Wellness Institute (NWI)
- Senior Dining Association (SDA)

education & honors

- Marquette University - full scholarship athlete; women's basketball
- 2013 Recipient of the James T. Tiedge Memorial Award - for business ethics



"I'm not satisfied with the status quo. If you tell me, "This is the way it's always been done" I'll be the first voice to share an alternative solution."

- Ellen Belk, CDP and Founder of Keep In Mind®

Ellen Belk has been an innovative influencer in the aging space for nearly 20 years. A strait talking thought-leader, she effectively advises from the C-suite to the frontlines. Keep In Mind® offers a suite of consulting services for Senior housing operators, developers and product innovators in the aging space.

The company's cornerstone are the Premier Level Consulting contracts that include The 360 System™

Ellen is the author of The 360 System™, an operational playbook for long term living operators. The 360 System playbook is a comprehensive, one-of-a-kind industry tool that features instructional chapters for every functional department within a long term living environment.

The playbook is based on her TEAM approach for championship level outcomes. In The 360 System, TEAM stands for **T**ogether **E**xecuting **A** **M**ission. A lifelong writer and creator, Ellen has generated these products and programs as well, benefitting countless people living in or operating Senior Living communities throughout the United States:

- Mature Musicians & Singing Seniors
- Memory Magz®
- Caregiving 411
- Fitness with Friends
- Taste & Tell®

A former Division One scholarship athlete in women's basketball and medal winning triathlete for 20+ years, Ellen's success in sports has had great impact on her approach to business leadership.

Her career in long term care began as an Activity Assistant in a skilled nursing home. However, grew into Director level leadership roles at the local, divisional and national levels before earning a Senior VP position.

Now, as the face of the Keep In Mind brand, Ellen thrives on infusing her passion for bringing a championship level mentality to her clients in Senior living operations while forging collaborative partnerships with like-minded 'agents of change' in the aging sector.

Please visit **keepinmindinc.com** for more information about Ellen Belk and how you can work with her!

Ellen and her husband Dan live in South Carolina. Dan is an avid fisherman and Ellen relaxes by nurturing her garden and spending as much time outdoors as possible.

LANCASTER COUNTY BOARDS & COMMISSIONS
APPLICATION FOR SERVICE

Name Khaleek Chapman **County Council District** _____

Mailing Address _____ **City/Zip** Heath Springs 29058

Street Address _____ **Registered Voter** yes ✓ no ___

Tel. Number (home) _____ **(work)** _____ **(other)** _____

Email: kchapman@hopeinlancaster.org

Occupation Vol. Coordinator **Place of employment** HOPE in Lancaster, Inc.

Address 2008 Pageland Hwy. Lancaster **Normal working hours** 9a-4pm

(most meetings are scheduled after 6:00 pm - lack of attendance can be reason for replacement on a commission)

Name of Board or Commission in which you are interested

1st choice Health and Wellness **2nd choice** _____

3rd choice _____

Reason for interest

Irini works closely with HOPE in multiple areas, I have a passon for helping my community. This goes along with helping people better themselves

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)

Current Executive member of the NAACP Lancaster Branch

VP of Young Adult committee Naacp State Branch

3rd Vice-Chair of Lancaster County Democratic Party

Asst. Pastor of Living Word Church (Lancaster SC)

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 Khaleek Chapman **Date** 6/4/21

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

LANCASTER COUNTY BOARDS & COMMISSIONS
APPLICATION FOR SERVICE

Name ANN H. CHRISTIE **County Council District** 6

Mailing Address _____ **City/Zip** HEATH SPRINGS, SC 29058

Street Address _____ **Registered Voter yes** X **no** ____

Tel. Number (home) _____ **(work)** _____ **(other)** _____

Email: acdc@comporium.net

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 HISTORICAL COMMISSION **2nd choice** _____

3rd choice _____

Reason for interest

I am very interested in history and genealogy and actively research both topics in libraries and archives and on websites. I participate in as many local history and genealogy functions as possible, such as the Native American Studies Center Lunch-N Learn, Lancaster Society for Historic Preservation and York County Historical and Genealogical Society programs. I am the family researcher for my mother's family and my husband's father's family.

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 AS AN ADVISOR ON THE HISTORICAL COMMISSION SINCE 2019. LEADER OF THE LANCASTER GENEALOGY CLUB, MEMBER OF LANCASTER COUNTY SOCIETY FOR HISTORIC PRESERVATION, HISTORIC CAMDEN, SOUTH CAROLINA HISTORICAL SOCIETY, THE STATE MUSEUM, AND CAROLINIANA LIBRARY. AS A FORMER SUPERVISOR OF US DEPARTMENT OF AGRICULTURE COUNTY OFFICES, I FEEL MY TEAM MANAGEMENT AND SUPERVISORY EXPERIENCE HELPS ME TO WORK WITH ALL TYPES OF PEOPLE TOWARD GOALS. I AM A PROFICIENT PROJECT AND WORKFLOW MANAGER AND TRAINED TEAM FACILITATOR.

Do you presently serve any State, County or Municipal Boards? YES **If yes, list** HISTORICAL

Have you ever served on a county board? YES **If yes, list** HISTORICAL COMMISSION

Additional pertinent information

Applicant's signature eSigned via SeamlessDocs.com ANN HART CHRISTIE Key: 342d5b47d63d0e87ae264bd1c81dd9b1 **Date** 6/9/2021

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

LANCASTER COUNTY BOARDS & COMMISSIONS
APPLICATION FOR SERVICE

Name Hal Crenshaw *County Council District* 3

Mailing Address _____ *City/Zip* Lancaster, SC 29721

Street Address Lancaster SC 29720 *Registered Voter yes* ✓ *no* ___

Tel. Number (home) _____ *(work)* _____ *(other)* _____

Email: hal-crenshaw@thecrenshawcompany.com

Occupation Owner *Place of employment* The Crenshaw Company

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 _____ *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* Airport advisory Board

Have you ever served on a county board? ✓ *If yes, list* Assignment Appeals Board and Airport advisory Board

Additional pertinent information

Applicant's signature Hal Crenshaw *Date* 6-17-21

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

LANCASTER COUNTY BOARDS & COMMISSIONS

APPLICATION FOR SERVICE

Name George Kirlin *County Council District* 7

Mailing Address _____ *City/Zip* 29707

Street Address _____ *Registered Voter yes* ✓ *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 *2nd choice* _____

3rd choice _____

Reason for interest Brian renominated

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)

- 6 current years on the Board.
- The job is still unfinished

Do you presently serve any State, County or Municipal Boards? Yes *If yes, list* Library Trustee

Have you ever served on a county board? Yes *If yes, list* Library Trustee - 6yrs

Additional pertinent information

Applicant's signature _____ *Date* 6/9/21

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

LANCASTER COUNTY BOARDS & COMMISSIONS
APPLICATION FOR SERVICE

Name Frances Liu **County Council District** 7

Mailing Address _____ **City/Zip** Fort Mill/29707

Street Address _____ **Registered Voter yes** X **no**____

Tel. Number (home) _____ **(work)** _____ **(other)** _____

Email: uslius@aol.com

Occupation Barista trainer **Place of employment** Harris Teeter Starbucks

Address Kensington Drive, Waxhaw, NC **Normal working hours** Varies

(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 Board of Zoning Appeals **2nd choice** _____

3rd choice _____

Reason for interest
Having served on the BZA for several years, I've come to appreciate the need for this Board and would like to continue to contribute to the process.

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 feel that my experience on the Planning Commission and City Council in Oxford, Ohio prepared me for serving on the BZA. In addition, my time served on the Lancaster County BZA and the continuing education that comes with it has helped to build a foundation for future service. Being a quasi-judicial body, I feel that decisions made by the Board should be based on the guidelines and criteria set by Lancaster County rather than emotion.

Do you presently serve any State, County or Municipal Boards? Yes **If yes, list** BZA

Have you ever served on a county board? See above **If yes, list** See above

Additional pertinent information

Applicant's signature eSigned via SeamlessDocs.com Frances Ann Liu Key: 342d6b47d83dc6e87ae264bd1c81dd9b1 **Date** June 10, 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

LANCASTER COUNTY BOARDS & COMMISSIONS
APPLICATION FOR SERVICE

Name Beverly Williams **County Council District** 1

Mailing Address _____ **City/Zip** 29720

Street Address _____ **Registered Voter yes** X **no**____

Tel. Number (home) _____ **(work)** _____ **(other)** _____

Email: itsmebeverly@gmail.com

Occupation Care Concierge **Place of employment** CVS

Address 13845 Conlan Circle Charlotte NC 28277 **Normal working hours** 9-6

(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 Board of Zoning Appeals **2nd choice** _____

3rd choice _____

Reason for interest
To serve a consecutive term

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 am a life long resident of 60 years and I have extensive knowledge of County laws and ordinances.

Do you presently serve any State, County or Municipal Boards? no **If yes, list**_____

Have you ever served on a county board? yes **If yes, list** BZA

Additional pertinent information

Applicant's signature eSigned via SeamlessDocs.com Beverly Williams Key: 349d8b47d82dc9e87ae264bd1c81dd951 **Date** _____

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

(1)

11/23

LANCASTER COUNTY BOARDS & COMMISSIONS
APPLICATION FOR SERVICE

Name Kristen E. Blanchard **County Council I**

Mailing Address _____ **City/Zip** Lancaster 29720

Street Address _____ **Registered Voter yes** X **no** ____

Tel. Number (home) _____ **(work)** _____ **(other)** _____

Email: kblanchard@nutramaxlabs.com

Occupation Vice President, Corporate Affairs **Place of employment** Nutramax Laboratories

Address 946 Quality Drive, Lancaster, SC 29720 **Normal working hours** M-F - 8 :30 - 5:30

(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 Keep Lancaster Beautiful Committee **2nd choice** _____

3rd choice _____

Reason for interest

I believe we are caretakers for this planet and are entrusted to be good steward's of God's creation. South Carolina has a major litter issue and you see if everyday along the roadways. There needs to be a multi-prong approach including better access to trash cans and trash facilities, education about ways to reduce waste, education at a young age to prevent litter, engaging more volunteers in clean ups, addressing the issue that mowing has on litter, and reasonable deterrents and enforcement. I was pleased to see Lancaster County pursue Keep SC Beautiful program so we can utilize the programs and resources already available to make our County even better.

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 facilitated a meeting in September 2018 brining together a variety of public and private groups to learn more about Palmetto Pride/Keep SC Beautiful and encourage our County participation. I also participated in training in May 2019 in anticipation of the County's involvement. I have worked at Nutramax Laboratories for over 23 years . I am the Vice President of Corporate Affairs and serve on many Boards for local community groups as well as State and Federal industry trade organization Boards. I also served on the SC DOT Commission for almost 2 years prior to resigning to run for the SC State Senate Seat District 16.

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 [redacted] CLICK TO SIGN **Date** November 17, 2020

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

LANCASTER COUNTY BOARDS & COMMISSIONS
APPLICATION FOR SERVICE

Name B. JERRY MARCUS *County Council District* _____

Mailing Address _____ *City/Zip* Indian Land, S.C. 29707

Street Address _____ *Registered Voter yes* ✓ *no* ___

Tel. Number (home) _____ *(work)* _____ *(other)* _____

Email: jerryalp250@gmail.com

Occupation Retired Elementary Sch. Principal *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 Lancaster Historical Commission *2nd choice* _____

3rd choice _____

Reason for interest I would like to participate in the preservation of Lancaster County historical sites.

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)

See attached sheet. #I

Do you presently serve any State, County or Municipal Boards? No *If yes, list* _____

Have you ever served on a county board? yes *If yes, list* _____

Served three times as a Spotsylvania County Board of Supervisor member in Virginia

Additional pertinent information

See attached sheet #II

Applicant's signature B. Jerry Marcus *Date* March 2, 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

#I

My qualifications for being a Lancaster County Historical Commission member include the Restoration of Old Six Mile Cemetery, which has been designated a S.C. State Historical site + awarded by the S.C. State DAR as their Historical Site Restoration Project of 2019 to having specific skills in the Restoration of masonry, artwork, and antique furniture

Being born and raised in Charleston, S.C., I learned to appreciate S.C. history and a Reverance for it's preservation for future generations

I was educated in the public school system in Charleston, graduated from undergraduate school at the University of South Carolina, Columbia, and earned a masters degree from Lynchburg College, Virginia. I am a veteran of the U.S. Army and served as a counterintelligance agent in Military Intelligence.

I would be pleased to give a tour to anyone interested to examine the preservation work I have accomplished at Old Six Mile Cemetery at to Review the Research that has been completed. You may also see the transcription of the Lancaster County Court House construction document in the museum that I did for Mrs. Melanie Craig several years ago.

LANCASTER COUNTY BOARDS & COMMISSIONS
APPLICATION FOR SERVICE

Name Alan Patterson **County Council District** 1

Mailing Address _____ **City/Zip** Lancaster 29720

Street Address _____ **Registered Voter** yes X no____

Tel. Number (home) _____ **(work)** _____ **(other)** _____

Email: adpatterson66@gmail.com

Occupation Realtor/Broker **Place of employment** Trade & Tryon Realty

Address 6277 Carolina Commons Drive Suite 600 #308 **Normal working hours** 8-4

(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 Planning Commission **2nd choice** _____

3rd choice _____

Reason for interest

I am a lifelong resident of Lancaster County. My family has been an active participant in the community and I want to be part of bringing solutions to the growth challenges in our district and county.

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 always had an interest in government but due to work schedules was unable to get involved. I have a vested interest in the health of our district and our county and want to help. I believe that Lancaster County has and is a great place to live, worship, and raise a family and I want to help assure that the legacy that we have continues for generations to come.

Do you presently serve any State, County or Municipal Boards? No **If yes, list**_____

Have you ever served on a county board? yes **If yes, list** Pleasant Valley Fire Commission

Additional pertinent information

Applicant's signature aSigned via SeamlessDocs.com Alan Patterson Key: 349d8b47d83d0e87ae264bd1c91dd951 **Date** May 26, 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

LANCASTER COUNTY BOARDS & COMMISSIONS
APPLICATION FOR SERVICE

Name Notasha D. Smalls **County Council District** 1

Mailing Address _____ **City/Zip** Lancaster

Street Address _____ **Registered Voter** yes X no____

Tel. Number (home) _____ **(work)** _____ **(other)** _____

Email: snotasha1@gmail.com

Occupation Covid Nurse **Place of employment** Ala'Kaina

Address 12565 Research Pkwy suite 300, Orlando FL 32826 **Normal working hours** 6-2:30P

(most meetings are scheduled after 6:00 pm - lack of attendance can be reason for replacement on a commission)

Name of Board or Commission in which you are interested

1st choice Health & Wellness Commission **2nd choice** _____

3rd choice _____

Reason for interest

The reason for my interest is to provide additional service to my County in my area of expertise. I feel with my 29 years of nursing experience I can bring a wealth of knowledge to improve the disparities in our county.

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)

My area of expertise is in Healthcare. I have obtained a Ph.D. in Human Philosophy with a concentration in Health Administration. I feel I can contribute to assisting and contributing to healthcare needs within our community. I have 29 years of nursing experience. My experience range in multiple areas of nursing. I love serving people and I have a willing spirit to meet those in need. I feel like I am qualified to serve this board due to my flexibility and willingness to serve.

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 eSigned via SeamlessDocs.com Notasha Drecilla Smalls Key: 342d8b47d83d0e87ae264bd1c81dd9b1 **Date** 6/3/2021

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

LANCASTER COUNTY BOARDS & COMMISSIONS
APPLICATION FOR SERVICE

Name Scott McMullen **County Council District** _____

Mailing Address _____ **City/Zip** Indian Land 29707

Street Address _____ **Registered Voter** yes X no ___

Tel. Number (home) _____ (work) _____ (other) N/A

Email: Smcmullen91@comporium.net

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 IL FD Fee Board **2nd choice** _____

3rd choice _____

Reason for interest

Currently serving. 40+ years experience in Volunteer fire service

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? yes **If yes, list** IL FD Fee board

Have you ever served on a county board? yes **If yes, list** IL FD Fee board

Additional pertinent information

Applicant's signature Scott McMullen **Date** 6-22-21

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

LANCASTER COUNTY BOARDS & COMMISSIONS
APPLICATION FOR SERVICE

Name Joe C. GRIER *County Council District* _____

Mailing Address _____ *City/Zip* LANCASTER SC 29720

Street Address _____ *Registered Voter yes* ✓ *no* ___

Tel. Number (home) _____ *(work)* _____ *(other)* _____

Email: JCGRIER@COMPORIUM.NET

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 HISTORICAL 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)

OVER 15 YEARS OF SERVICE ON THIS COMMISSION

Do you presently serve any State, County or Municipal Boards? yes *If yes, list* HISTORICAL

Have you ever served on a county board? yes *If yes, list* HISTORICAL

Additional pertinent information

Applicant's signature Joe C. Grier *Date* 6/20/21

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

LANCASTER COUNTY BOARDS & COMMISSIONS
APPLICATION FOR SERVICE

Name Robert Ziembicki **County Council District** 1

Mailing Address _____ **City/Zip** Indian Land/29707

Street Address _____ **Registered Voter** yes X no____

Tel. Number (home) _____ **(work)** _____ **(other)** _____

Email: bobziembicki@gmail.com

Occupation Retired **Place of employment** n/a

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 Airport Advisory Board **2nd choice** _____

3rd choice _____

Reason for interest

I am on the BoD for SCCL and I believe that Lancaster County is growing so much that it requires a regional or smaller airport in order to attract business's and individuals who could frequent our airport. This will put our county on the map for those individuals.

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 believe that I have the skills as being the President of an IT Consulting company to possibly influence and definitely possess the skills to entertain the types of business ventures that Lancaster County is planning to attract. My people skills notwithstanding as well as being the Secretary for the BoD of SCCL and the President of the SCCL Republicans will allow me to excel. I also some close ties to local and regional political candidates and office holders. These will all be used to promote and grow the Lancaster County Airport. I have also been a Program/Project Manager as well as Business Process improvement analyst where superior communication skills are a necessity.

Do you presently serve any State, County or Municipal Boards? No **If yes, list** _____

Have you ever served on a county board? Yes **If yes, list** Brookfield CT Housing Authority

Additional pertinent information

Vice President of that housing authority where we had influence over Low income and senior housing.in Brookfield Ct

Applicant's signature eSigned via SeamlessDocs.com Robert Ziembicki Key: 346d8b47d83dce87ae284bd1c91dd951 **Date** 10/26/2020

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

LANCASTER COUNTY BOARDS & COMMISSIONS
APPLICATION FOR SERVICE

Name Lisa W. Roddey County Council District _____

Mailing Address _____ City/Zip Lancaster, SC

Street Address _____ Registered Voter yes ✓ no ___

Tel. Number (~~home~~) _____ (work) _____ (other) _____

Email: lwroddey@gmail.com

Occupation Patient Advocate Place of employment Muse - Lancaster

Address _____ Normal working hours 8-5p.

(most meetings are scheduled after 6:00 pm - lack of attendance can be reason for replacement on a commission)

Name of Board or Commission in which you are interested

1st choice Health + Wellness 2nd choice _____

3rd choice _____

Reason for interest

Hospital representation

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)

Hospital resources available to help with the community care.

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 Lisa Roddey Date 5-4-21

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

LANCASTER COUNTY BOARDS & COMMISSIONS
APPLICATION FOR SERVICE

Name WILLIAM A PARKER JR **County Council District** 1

Mailing Address _____ **City/Zip** 29707

Street Address _____ **Registered Voter** yes ✓ 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 INDIAN LAND FIRE DISTRICT COMM **2nd choice** _____

3rd choice _____

Reason for interest: REAPPOINTMENT TO CONTINUE TO AS MEMBER AND CHAIRMAN.

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)

CURRENTLY ACTIVE MEMBER.

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 William C Parker **Date** JUNE 24, 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: Darren Player/Fire/Emergency Services and Steve Willis/Administration
Department: Administration
Date Requested to be on Agenda: 6/28/2021

Issue for Consideration:
Acceptance of two Local Emergency Planning Grants.

Points to Consider:
As Council is aware we are awarded a Local Emergency Planning Grant on an annual basis. These are federal funds that flow through the office of the South Carolina Adjutant General.

We have traditionally matched these funds with an in-kind match of staff time rather than a local cash match.

Funding and Liability Factors:
The main grant would be for $63,515. Of this amount $10,000 would be utilized for a part-time Emergency Management Planner. The balance of $53,515 would be used for technology in the alternate 911 Center trailer.

This year the Reverted Grant amount would be $19,711. The plan for this funding would be for technology upgrades in ESF 9 (Health and Medical section) of the Emergency Operations Center.

Council Options:
Approve acceptance of these grants or reject the grants.

Recommendation:
Approve acceptance of the grants.

ATTACHMENTS:

Description	Upload Date	Type
EMD Notices	6/22/2021	Exhibit

The State of South Carolina
Military Department

OFFICE OF THE ADJUTANT GENERAL

R. Van McCarty
MAJOR GENERAL
THE ADJUTANT GENERAL

April 23, 2021

Darren Player, Director
Lancaster County Emergency Management
P.O. Box 1809
Lancaster, SC 29721

REF: 2021 LEMPG Allocations

Dear Mr. Player:

SCEMD is pleased to provide the 2021 Local Emergency Management Performance Grant (LEMPG) application requirements notification. All required information to apply for the county grant will be available on or before May 14, 2021. Your county's **estimated** annual award is $63,515. Your completed grant application is due by June 11, 2021. If needed, please request an application extension prior to the deadline. This is not an award letter, but an application notification to receive grant funding. An actual grant award letter will be forwarded after you successfully apply for the grant and following SCEMD's award from the federal government.

The county will be reimbursed upon receipt of quarterly reports with supporting documentation of allowable expenditures. Each county will be responsible for providing the match for the grant award. Please note that the period of performance for the 2021 LEMPG is July 1, 2021 to June 30, 2022.

Of special note are the requirements outlined below:

1. Objective: Assist county emergency management agencies to implement the National Preparedness System (NPS) and to support the National Preparedness Goal (the Goal) of a secure and resilient nation.
2. Logistics: County emergency management agencies must report on NIMS implementation.
3. Priorities: "Recipients should consider funding projects that address areas for improvement as they relate to emergency management capabilities, including: Logistics (distribution management planning), Evacuation planning, disaster financial management, catastrophic disaster housing, and resilient communications. In addition, recipients should consider funding projects that fall into the following national priority areas: Emerging threats (including cyber security), and lifelines (safety and security, food, water, sheltering, health and medical, energy, communications, transportation, and HazMat).
4. Training: All LEMPG funded personnel, to include personnel used as match, must complete the following training requirements: IS-100, IS-200, IS-700, IS-800, IS-120.a *or IS-139*, IS-230.d, IS-235.c, IS-240.b, IS-241.b, IS-242.b, and IS-244.b or complete FEMA's Basic Academy.
5. The Department of Homeland Security adopted 2 C.F.R. Part 200. The provision of 2 C.F.R. Part 200 will apply to all subrecipient grant awards.
6. Submit an Intent To Apply *or* Not To Apply Certification Form attached to this letter by May 7, 2021.

Emergency Management Division
2779 Fish Hatchery Road
West Columbia, South Carolina 29172
(803) 737-8500 Fax (803) 737-8570

Some counties may not be able to match this grant and should indicate if they want a partial award or if they do not want to participate. A form has been provided to assist you with this notification. If you have any questions or if we can assist you in any way, please contact Adam Lawrence, (803) 737-8559, Deborah Dawson, (803) 737-8598, or your Regional Emergency Manager.

Sincerely,

Kim Stenson
Director

KS/sb

The State of South Carolina
Military Department

OFFICE OF THE ADJUTANT GENERAL

R. Van McCarty
MAJOR GENERAL
THE ADJUTANT GENERAL

April 23, 2021

Darren Player, Director
Lancaster County Emergency Management
P.O. Box 1809
Lancaster, SC 29721

REF: 2021 LEMPG - American Rescue Plan Act (ARPA) Allocation

Dear Mr. Player:

SCEMD is pleased to provide the 2021 Local Emergency Management Performance Grant (LEMPG) funded under the American Rescue Plan Act (ARPA) application requirements. All required information to apply for the county grant will be available on or before May 14, 2021. Your county's **estimated** annual award is ~~$17,331~~ 19,711.00 Your completed grant application is due by June 11, 2021. If needed, please request an application extension prior to the deadline. This is not an award letter, but an application notification to receive grant funding. An actual grant award letter will be forwarded after you successfully apply for the grant and following SCEMD's award from the federal government.

The county will be reimbursed upon receipt of quarterly reports with supporting documentation of allowable expenditures. Each county will be responsible for providing the match for the grant award. Please note that the period of performance for the 2021 LEMPG ARPA is July 1, 2021 to June 30, 2022.

Of special note are the requirements outlined below:

1. Objective: Assist county emergency management agencies to implement the National Preparedness System (NPS) and to support the National Preparedness Goal (the Goal) of a secure and resilient nation.
2. Logistics: County emergency management agencies must report on NIMS implementation.
3. Priorities: "Recipients should consider funding projects that address areas for improvement as they relate to emergency management capabilities, including: Logistics (distribution management planning), Evacuation planning, disaster financial management, catastrophic disaster housing, and resilient communications. In addition, recipients should consider funding projects that fall into the following national priority areas: Emerging threats (including cyber security), and lifelines (safety and security, food, water, sheltering, health and medical, energy, communications, transportation, and HazMat).
4. Training: All LEMPG funded personnel, to include personnel used as match, must complete the following training requirements: IS-100, IS-200, IS-700, IS-800, IS-120.a *or IS-139*, IS-230.d, IS-235.c, IS-240.b, IS-241.b, IS-242.b, and IS-244.b or complete FEMA's Basic Academy.
5. The Department of Homeland Security adopted 2 C.F.R. Part 200. The provision of 2 C.F.R. Part 200 will apply to all subrecipient grant awards.
6. Submit an Intent To Apply *or* Not To Apply Certification Form attached to this letter by May 7, 2021.

Emergency Management Division
2779 Fish Hatchery Road
West Columbia, South Carolina 29172
(803) 737-8500 Fax (803) 737-8570

Some counties may not be able to match this grant and should indicate if they want a partial award or if they do not want to participate. A form has been provided to assist you with this notification. If you have any questions or if we can assist you in any way, please contact Adam Lawrence, (803) 737-8559, Deborah Dawson, (803) 737-8598, or your Regional Emergency Manager.

Sincerely,

Kim Stenson
Director

KS/sb

Darren Player

From: Batson, Steven <sbatson@emd.sc.gov>
Sent: Wednesday, May 12, 2021 3:48 PM
To: Darren Player
Cc: Shiverdecker, Kimberly
Subject: RE: LEMPG ARPA BONUS GRANT 2021

Darren,

Update: Since five counties decided not to apply, you are now eligible to receive $19,711. Any problem matching that much?

Sincerely,

Steven Batson
(803) 737-8595
sbatson@emd.sc.gov

From: Batson, Steven
Sent: Friday, April 23, 2021 1:58 PM
To: Player, Darren <dplayer@lancastersc.net>
Cc: Shiverdecker, Kimberly <kshiverdecker@emd.sc.gov>
Subject: LEMPG ARPA BONUS GRANT 2021

SCEMD is pleased to provide the 2021 Local Emergency Management Performance Grant (LEMPG) funded under the **American Rescue Plan Act (ARPA)** application requirements. All required information to apply for the county grant will be available on or before May 14, 2021. Your county's **estimated** annual award is included in the attachment. This number will likely go up if counties choose not to participate. (This grant requires county match too.) Your completed grant application is due by June 11, 2021. If needed, please request an application extension prior to the deadline. This is not an award letter, but an application notification to receive grant funding. An actual grant award letter will be forwarded after you successfully apply for the grant and following SCEMD's award from the federal government.

The county will be reimbursed upon receipt of quarterly reports with supporting documentation of allowable expenditures. Each county will be responsible for providing the match for the grant award. Please note that the period of performance for the 2021 LEMPG ARPA is July 1, 2021 to June 30, 2022.

Of special note are the requirements outlined below:

1. Objective: Assist county emergency management agencies to implement the National Preparedness System (NPS) and to support the National Preparedness Goal (the Goal) of a secure and resilient nation.
2. Logistics: County emergency management agencies must report on NIMS implementation.
3. Priorities: "Recipients should consider funding projects that address areas for improvement as they relate to emergency management capabilities, including: Logistics (distribution management planning), Evacuation planning, disaster financial management, catastrophic disaster housing, and resilient communications. In addition, recipients should consider funding projects that fall into the following national priority areas: Emerging threats (including cyber security), and lifelines (safety and security, food, water, sheltering, health and medical, energy, communications, transportation, and HazMat).
4. Training: All LEMPG funded personnel, to include personnel used as match, must complete the following training requirements: IS-100, IS-200, IS-700, IS-800, IS-120.a *or IS-139*, IS-230.d, IS-235.c, IS-240.b, IS-241.b, IS-242.b, and IS-244.b or complete FEMA's Basic Academy.
5. The Department of Homeland Security adopted 2 C.F.R. Part 200. The provision of 2 C.F.R. Part 200 will apply to all subrecipient grant awards.

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: 6/28/2021

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.

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Jeff Catoe/Public Works
Department: Administration
Date Requested to be on Agenda: 6/28/2021

Issue for Consideration:
Attached is a spreadsheet showing recent road work from the County Transportation Committee and the Capital Project Sales Tax. This does not include some road work funded via SCDOT or the Council of Governments Guideshare program.

Points to Consider:
Total road miles from 2019 through 2021 is 57.27 miles.

Funding and Liability Factors:
Total expended is $22,625,182.

Council Options:
N/A

Recommendation:
N/A

ATTACHMENTS:

Description	Upload Date	Type
Road Work Spreadsheet	6/22/2021	Backup Material

County Administered Road Work (Capital Sales Tax/CTC/Special Tax Districts) done in Lancaster County 2019-2021

All Costs include CEI

2021 and 2022 Are under contract and scheduled to be completed by year listed

Year	Job Number	Road Name	Type Road	Funding	Total Miles	Total Cost
2019	1502-7	Lloyd Reid Road	County	CTC		
		Sutton Lane	County	Sales Tax		
		Hammond Carnes Road	County/SCDOT	Sales Tax		
		Carousel Lane	SCDOT	Sales Tax		
		Apollo Circle	County/SCDOT	Sales Tax		
					3.09	$ 724,035.00
2019	1502-8	Bolick Road	County	Sales Tax		
		Little River Road	County	Sales Tax		
		Little River Trail	County	Sales Tax		
		Stroupe Road	County	Sales Tax		
					2.55	$ 808,250.00
2019	1104-24	Old Camden Monroe	SCDOT	CTC		
		Tradesville Road	SCDOT	CTC		
					3.72	$ 784,847.00
2020	1104-25	Possum Hollow Road PH 1	SCDOT	CTC		
					1.86	$ 1,040,392.00
2020	1962.2	Starmount Circle	SCDOT	CTC		
		Ramblin Road	SCDOT	CTC		
		New Hope	SCDOT	CTC		
					3.61	$ 582,379.00
2020	1963-3	Reid Point Subdividion	County	Special Tax District		
					1.83	$ 816,902.00
2020-22	1963.4	Calcium Chloride Roads	County	CTC		
					50 Plus Roads	$ 500,000.00
2020	1502-9	Shiloh Unity Phase 1	SCDOT	Sales Tax		
					7.76	$ 3,214,663.00
2020	1502-10	JB Denton Phase !	SCDOT	Sales Tax		
					5.27	$ 2,361,873.00

2020	1502-11	West Barr St	SCDOT	Sales Tax		
					0.62	$ 569,507.00
2021	1502-12	Shelton Street	SCDOT	Sales Tax		
		Capricorn Road	County	Sales Tax		
		Feather Run Road	County	Sales Tax		
		New York Ave	County	Sales Tax		
		No Name Road	County	Sales Tax		
		Franandel Drive	County	Sales Tax		
		Bridgewood Drive	County	Sales Tax		
		White Pines Court	County	Sales Tax		
		Adams Estate Road	County	Sales Tax		
		Wilma Drive	County	Sales Tax		
		Beatrice Lane	County	Sales Tax		
		Black Oak Circle	County	Sales Tax		
		Niven Road	County	Sales Tax		
		Jefferson Street	County	Sales Tax		
					5.08	$ 1,299,827.00
2021	18035	Stewart Place	County	Sales Tax		
		Walnut Road	County	Sales Tax		
		Langley Road	County	Sales Tax		
		Foxdale Road	County	Sales Tax		
					4.54	$ 3,024,474.00
2021	1963-6	Possum Hollow PH 2	SCDOT	CTC		
					1.23	$ 789,771.00
2021	1963-7	Old Oakland Circle	SCDOT	CTC		
		Dolphin Road	SCDOT	CTC		
		Smokey Starnes Road	SCDOT	CTC		
		New Cut Circle	SCDOT	CTC		
					2.47	$ 447,910.00
2021	1502-14	Horseshoe Circle	SCDOT	Sales Tax		
		Man-of-War	SCDOT	Sales Tax		
		Normandy Road	SCDOT	Sales Tax		
		N French Street	SCDOT	Sales Tax		

		Pinto Circle	SCDOT	Sales Tax		
		Creekside Court	SCDOT	Sales Tax		
		Hughes Street	SCDOT	Sales Tax		
		Ernest Scott Road	SCDOT	Sales Tax		
					5.71	$ 2,126,431.00
2021	1502-16	Lynwood Drive (Partial)	SCDOT	Sales Tax		
					1.82	$ 769,333.00
2022	1502-15	Mt. Carmal (partial)	SCDOT	Sales Tax		
		Hillsdale Drive	SCDOT	Sales Tax		
		Camp Creek Road (Partial)	SCDOT	Sales Tax		
					6.11	$ 2,764,588.00
		GRAND TOTALS			57.27	$ 22,625,182.00