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

County Administrator
Dennis E. Marstall

County Attorney
Ginny L. Merck-Dupont

Clerk to Council
Sherrie Simpson

June 12, 2023 | **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 Terry Graham**
4. **Approval of the Agenda**

   [deletion and additions of non-substantive matter]
5. **Citizens Comments**

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

   a. Overview of Recommendations from the State Accommodations Tax Advisory Committee - Presented by Randy Duffy, Chair of the Accommodations Tax Advisory Committee
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 May 22, 2023 County Council Regular Meeting

   b. Approval of Minutes from the May 31, 2023 County Council Budget Workshop

c. 3rd Reading of Ordinance 2023-1847 regarding Rezoning Property Located at 3867 Pageland Highway from RR to RUB to Remedy Non-Conformity and to Allow Minor Subdivision of Property (Applicant Richard F. Duncan)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 1.206 Acres (Portion Of TM 0059-00-058.00) Located At 3867 Pageland Hwy, From Rural Residential (RR) District To Rural Business (RUB) District. ***- Planning Case Number: RZ-2023-0215. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the rezoning project. Passed 7-0 at the May 8, 2023 County Council Meeting. Passed 6-0 at tje May 22, 2023 County Council Meeting (Jose Luis Absent). - Allison Hardin***

8. <u>Non-Consent Agenda</u>

a. Resolution 1240-R2023 regarding Endorsement of the Recommendations from State Accommodations Tax Advisory Committee

Resolution Title: A Resolution To Endorse The Recommendation Of The Lancaster County State Accommodations Tax Advisory Committee For The Distribution Of Funds From The State Accommodations Tax In Fiscal Year 2022-2023. ***- Veronica Thompson***

b. 1st Reading of Ordinance 2023-1854 regarding Amending the Effectuation Date for the Shiloh Woods Development Agreement

Ordinance Title: An Ordinance To Approve Amendment Of A Development Agreement Between Lancaster County And Century Communities Southeast, LLC, For The Development Known As "Shiloh Woods" In Order To Effectuate The Intent Of The Parties As To The Effective Date Of The Development Agreement ***- Ginny Merck-Dupont /Dennis Marstall***

c. 2nd Reading of Ordinance 2023-1848 regarding Rezoning Property Located at and adjacent to 8574 Charlotte Highway, Indian Land, From PDD-26 to Regional Business and From Regional Business to PDD-26 (Applicant Crossridge Development LLC)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 5.81 Acres (TM# p/o 0010-00-059.00; p/o 0010-00-061.01; p/o 0010-00-057.00; p/o 0010-00-056.00) Located At And Adjacent To 8574 Charlotte Highway, Indian Land, From PDD-26 To Regional Business (RB) (p/o 0010-00-059.00 And p/o 0010-00-061.01) And From Regional Business (RB) To PDD-26 (p/o 0010-00-057.00 And p/o 0010-00-056.00). ***- Planning Case Number: RZ-2023-0531. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the rezoning request. Passed 6-0 at the May 22, 2023 County Council Meeting (Jose Luis Absent). - Allison Hardin***

d. 1st Reading of Ordinance 2023-1846 regarding Establishing a Policy and Procedure for Naming Rights

Ordinance Title: An Ordinance Establishing A Policy And Procedure For Naming County-Owned Properties Or Structures. ***- At the April 11, 2023 Council Meeting, 1st Reading was Postponed until the June 12, 2023 County Council Meeting. - Chris Clouden***

e. 1st Reading of Ordinance 2023-1850 regarding Amending the County Code related to the Position of the Deputy County Administrator

Ordinance Title: An Ordinance To Amend The Lancaster County Code Related To The Position Of Deputy County Administrator ***- At the May 22, 2023 County Council Meeting, 1st Reading was Postponed until the June 12, 2023 County Council Meeting - Dennis Marstall***

f. 1st Reading of Ordinance 2023-1851 regarding Amending the County Code related to the Residency Requirement for Certain Management Positions

Ordinance Title: An Ordinance To Amend The Lancaster County Code Related To The Residency Requirement For Certain Management Positions ***- At the May 22, 2023 County Council Meeting, 1st Reading was Postponed until the June 12, 2023 County Council Meeting. - Dennis Marstall***

g. Public Hearing and 1st Reading of Ordinance 2023-1852 regarding Rezoning Property Located At or Adjacent to 8918 Charlotte Highway from Light Industrial (LI) to Regional Business (RB) District (Applicant C4 OP Owner LLC)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 28.01 Acres (TM# 0010-00-029.00) Located At 8918 Charlotte Highway, Indian Land, From Light Industrial (LI) District To Regional Business (RB) District. ***- Planning Department Case Number: RZ-2022-0344. The Planning Commission recommended approval by a vote of 5-1 and the Planning staff also recommended approval of the rezoning request. - Allison Hardin***

h. Public Hearing and 1st Reading of Ordinance 2023-1853 regarding Amending the Unified Development Ordinance (UDO) regarding Section 4.3.2 of the Highway Corridor Overlay District (Applicant C4 OP Owner, LLC)

Ordinance Title: An Ordinance To Amend The Unified Development Ordinance ("UDO") Section 4.3.2, Highway Corridor Overlay District (HCO), To Exclude Hospitals, Medical Clinics, And Large-Scale Retailer Facilities From Certain Portions Of Section 4.3.2 On The Effective Date Of This Ordinance ***- Planning Department Case Number: UDO-TA-2022-0344. The Planning Commission did not provide a recommendation by a vote of 3-3 and the Planning staff advised against a whole scale regulation exemption and advised to address the issue in a more targeted approach. - Allison Hardin***

i. Public Hearing and 1st Reading of Ordinance 2023-1855 regarding Amending the Unified Development Ordinance (UDO) regarding Section 10.3 to Add a New Definition for "Large Scale Retailer" (Applicant C4 OP Owner, LLC)

Ordinance Title: An Ordinance To Amend The Unified Development Ordinance ("UDO") Section 10.3, Use Type Definitions, To Include A New Use Definition For "Large-Scale Retailer" On The Effective Date Of This Ordinance ***- Planning Department Case Number: UDO-TA-2022-0344. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the text amendment. - Allison Hardin***

j. Public Hearing and 1st Reading of Ordinance 2023-1856 regarding Amending the Unified Development Ordinance (UDO) regarding Section 7.2.6.A. - Bicycle Parking - for Large-Scale Retailer use (Applicant C4 OP Owner, LLC)

Ordinance Title: An Ordinance To Amend The Unified Development Ordinance ("UDO") Section 7.2.6, Bicycle Parking, To Modify Standards Pertaining To The Required Number Of Short-Term And Long-Term Spaces For Large-Scale Retailers On The Effective Date Of This Ordinance ***- Planning Department Case Number: UDO-TA-2022-0344. The Planning Commission recommended approval by a vote of 5-1 and staff also recommended approval of the text amendment. - Allison Hardin***

k. Public Hearing and 1st Reading of Ordinance 2023-1857 regarding Amending the Unified Development Ordinance (UDO) regarding Section 7.4.5 related to Signage Standard by Category (Applicant C4 OP Owner LLC)

Ordinance Title: An Ordinance To Amend The Unified Development Ordinance ("UDO") Section 7.4.5, Signage Standards By Category, To Include A Maximum Wall Sign Allowance For A "Large-Scale Retailer" On The Effective Date Of This Ordinance ***- Planning Department Case Number: UDO-TA-2022-0344. The Planning Commission recommended approval by a vote of 6-0 and the Planning staff also recommended approval of the text amendment. - Allison Hardin***

l. 2nd Reading of Ordinance 2023-1849 regarding Approval of the Fiscal Year 2023-2024 Budget

Ordinance Title: An Ordinance To Appropriate Funds And Approve A Detailed Budget For Lancaster County For The Fiscal Year Beginning July 1, 2023 And Ending June 30, 2024 (FY 2023-24); To Set Millage Rates For The Levy Of Ad Valorem Taxes; To Approve A Schedule Of Taxes, Fees And Charges For FY 2023-24; And To Provide For Matters Related Thereto. ***- Passed 5-1 at the May 22, 2023 County Council Meeting (Allen Blackmon Opposed; Jose Luis Absent). - Dennis Marstall***

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

a. Approval of the Proposed Update to the Lancaster County Prioritized Community Needs List - Dennis Marstall

b. Approval of Appointments and Reappointments to Various Boards or Commissions

- Charles Eric Flynn as the Antioch Fire Department representative to the Fire Commission to fill a four year term that would expire on 06/30/2027 (1st Term)
- Kenneth W. Sims as the Flat Creek Fire Department representative to the Fire Commission to fill a four year term that would expire on 06/30/2027 (1st Term)
- Terrence E. Ward as the Gooches Fire Department representative to the Fire Commission to fill a four year term that would expire on 06/30/2027 (1st Term)
- Matthew D. Harris as the Heath Springs Fire Department representative to the Fire Commission to fill a four year term that would expire on 06/30/2027 (1st Term)
- Anna Henson as the School Health representative to the Health and Wellness Commission to fill a four year term that would expire on 06/30/2027 (1st Term)
- Katey Powell as the District 2 representative to the Health and Wellness Commission to fill a four year term that would expire on 06/30/2027 (2nd Term)
- Mark Strickland as the District 6 representative to the Keep Lancaster County Beautiful Board to fill a four year term that would expire on 06/30/2027 (2nd Term)
- Jane Rinard as the District 6 representative to the Health and Wellness Commission to fill an unexpired term that would end on 06/30/2023 AND to fill a four year term that would expire on 06/30/2027 (1st Term)
- Mattie M. Lowery as the District 2 representative to the Keep Lancaster County Beautiful Board to fill a four year term that would expire on 06/30/2027 (2nd Term)
- Clare McConaughay as the District 7 representative to the Keep Lancaster County Beautiful Board to fill an unexpired term that would end on 06/30/2025
- David Cox as the District 2 representative to the Construction Board of Appeals to fill an unexpired term that would end on 06/30/2027 (4th Term - Requires a Super Majority Vote from Council for Approval)
- Cheri Plyler as an At Large representative to the Health and Wellness Commission to fill a four year term that would expire on 06/30/2027 (4th Term - Requires a Super Majority Vote from Council for Approval)
- Christopher Stevenson as an At Large representative to the Health and Wellness Commission to fill an unexpired term that would end on 06/30/2023 AND to fill a four year term that would expire on 06/30/2027 (1st Term)
- Kemesha Lowery as the District 2 representative to the Board of Zoning Appeals (BZA) to fill a four year term that would expire on 06/30/2027 (2nd Term)

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

11. Executive Session

[motions from Members may follow]

a. Three Items:

1. Receipt of legal advice subject to the attorney-client privilege regarding a potential contractual matter for land acquisition.

2. Receipt of legal advice subject to the attorney-client privilege regarding a potential contractual matter regarding land recommendation.

3. Receipt of legal advice subject to the attorney-client privilege regarding a contractual matter.

12. Items Requiring a Vote Following Executive Session

13. Adjournment

Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in advance of this meeting. Lancaster County Council agendas are posted at the Lancaster County Administration Building and are available on the Website: **www.mylancastersc.org**

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

Agenda Item Summary

Ordinance # / Resolution #: Resolution 1199-R2022
Contact Person / Sponsor: Randy Duffy / Chair, Accommodations Tax Advisory Committee
Department: Administration
Date Requested to be on Agenda: 6/12/2023

Council Action Requested:
Randy Duffy, Chair of the Accommodations Tax Advisory Committee, will provide an overview of the Committee's recommendations for the distribution of funds from the State Accommodations Tax from fiscal year 2022-2023.

Points to Consider:
The Committee recommends a total disbursement of $82,760.00.

Funding and Liability Factors:
The Committee's recommendations for funding:

A. Lancaster County Council of Arts - $20,760
B. Lindsay Pettus Greenway - $15,000
C. Friends of the Buford Massacre Battlefield - $15,000
D. Carolinas Chili Championship - $32,000

Recommendation:
Approve the Committee's recommendations.

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Donna Greene / Deputy Clerk to Council
Department: County Clerk
Date Requested to be on Agenda: 6/12/2023

Council Action Requested:
Approve or amend the minutes from the May 22, 2023, County Council regular meeting.

Points to Consider:
The draft minutes from the May 22, 2023, County Council regular meeting are attached for Council's review and consideration.

Funding and Liability Factors:
There are no funding or liability factors regarding approval of minutes.

Recommendation:
Approve the minutes as written.

ATTACHMENTS:

Description	Upload Date	Type
Draft Minutes from the 5-22-2023 County Council Regular Meeting	6/9/2023	Backup Material

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

Lancaster County
South Carolina

County Administrator
Dennis E. Marstall

County Attorney
Ginny L. Merck-Dupont

Clerk to Council
Sherrie Simpson

May 22, 2023 | **6:00 PM** | **101 North Main Street, Lancaster, SC 29720**

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

MINUTES

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

Absent: Jose Luis

Staff Members/Others present: Dennis Marstall, County Administrator; Ginny Merck-Dupont, County Attorney; John Bodner, Assistant County Administrator; Sherrie Simpson, Clerk to Council; Allison Hardin, Interim Planning Director; Veronica Thompson, Financial Services Director; Kim Belk, Budget Director; Graham Shuford, Budget Analyst; Sheriff Barry Faile; Clay Catoe, EMS Director; Darren Player, Fire Rescue/Emergency Management Director; Suzette Murphy, Auditor; the press; various elected officials; various Department Heads; various employees and citizens.

A quorum of Lancaster County Council was present for the meeting. The following press were notified of the meeting by e-mail in accordance with the Freedom of Information Act: *The Lancaster News, Kershaw News Era, The Rock Hill Herald,* Cable News 2, Channel 9 and the local government channel. The agenda was posted in the lobby of the County Administration Building and also on the County website 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 County Council meeting to order at approximately 6:00 p.m.

Welcome and Recognition - Chairman Steve Harper

Chairman Steve Harper welcomed everyone to the meeting. He recognized that this meeting would be John Bodner's, Assistant County Administrator, last Council meeting. He thanked John for his hard work and wished him well in his new position in Florida.

Pledge of Allegiance led by Veteran Gary Alden and Invocation delivered by Allen Blackmon

Veteran Gary Alden led the Pledge of Allegiance to the American Flag and Councilmember Allen Blackmon delivered the Invocation.

Approval of the Agenda

Brian Carnes moved to approve the agenda. Seconded by Charlene McGriff. Motion Passed 6-0.; Absent: Luis

Citizens Comments

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

1. Tindall Yarborough, Lancaster, SC, spoke regarding the homeless problem in Lancaster.
2. Bobbie Payne, Heath Springs, SC, spoke regarding vandalism of her vehicle at the Heath Springs Soccer Complex and the need for security cameras.
3. Josh Faulkenberry, EMS, spoke regarding services that EMS provides for memorials and funerals.
4. Clare McConaughay, Indian Land, SC, spoke again in support of Sheriff Faile's budget requests, along with the need for pay increases for deputies, first responders and firefighters.
5. Marc Howie, Vice President of Community Development with York Electric Cooperative, introduced himself to Council.

The following citizens submitted electronic, written comments for Citizens Comments:

1. Joseph Spiegel, Indian Land, SC, submitted a citizen comment regarding higher salaries for first responders, which is attached as Schedule A to the written minutes in the Clerk to Council's office and a summary of that written comment was provided by Dennis Marstall, County Administrator, during the meeting. A copy of the written comment was provided to each Councilmember.

DRAFT

Consent Agenda

Billy Mosteller moved to approve Consent Agenda Item **6a.** , **6b.** , **6c.**, and **6d**. [which are the same as Item **a.**, **b.**, **c.**, and **d**. listed below]. Seconded by Charlene McGriff.

Motion to Approve the Consent Agenda Passed 6-0. Ayes: Blackmon, Carnes, Graham, Harper, McGriff, Mosteller; Nayes: None; Absent: Luis

a. **Approval of Minutes from the May 3, 2023 Administrator's Budget Presentation And Special Meeting**

b. **Approval of Minutes from the May 8, 2023 County Council Regular Meeting**

c. **Approval of Minutes from the May 10, 2023 Committee of the Whole Special Meeting**

d. **2nd Reading of Ordinance 2023-1847 regarding Rezoning Property Located at 3867 Pageland Highway from RR to RUB to Remedy Non-Conformity and to Allow Minor Subdivision of Property (Applicant Richard F. Duncan)**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 1.206 Acres (Portion Of TM 0059-00-058.00) Located At 3867 Pageland Hwy, From Rural Residential (RR) District To Rural Business (RUB) District. - ***Planning Case Number: RZ-2023-0215.***

Non-Consent Agenda

Award Contract for Independent Audit Services - Veronica Thompson

Approval of independent auditing services for FY2023-2025, with the option of additional two years.

Veronica Thompson stated Lancaster County received two proposals for an independent audit services contract. The bid from CHK was disqualified for the lack of a valid license to practice in South Carolina; therefore, Mauldin & Jenkins was the only responsive bidder that met all criteria and qualifications listed in the Request For Proposal (RFP). She reviewed the bids and stated there were no issues with the firm.

Brian Carnes moved to award the contract for independent audit service for Fiscal Year 2023-2025 with the option of an additional two years to Mauldin & Jenkins. Seconded by Charlene McGriff. Allen Blackmon stated he has concerns about using the same Certified Public Accountant firm over and over again and will not be supporting this motion. The motion Passed 5-1. Ayes: Carnes, Graham, Harper, McGriff, Mosteller; Nayes: Blackmon; Absent: Luis.

Resolution 1237-R2023 regarding Establishing the Local Option Sales Tax Credit Factor

Resolution Title: A Resolution Establishing The Local Option Sales Tax Credit Factor For The 2023 Tax Year.

Charlene McGriff moved to approve Resolution 1237-R2023. Seconded by Billy Mosteller.

Dennis Marstall stated the Local Option Sales Tax Credit Factor for the coming year would be .000866, and was determined by the Lancaster County Auditor. Terry Graham asked how this credit compared to last year's credit factor. Suzette Murphy stated last year's credit factor was .000784 so it did increase which would give you a higher credit.

Motion to approve Resolution 1237-R2023 Passed 6-0. Ayes: Blackmon, Carnes, Graham, Harper, McGriff, Mosteller; Nayes: None; Absent: Luis.

Public Hearing and 3rd Reading of Ordinance 2023-1842 regarding Authorization of a Special Source Revenue Credit Agreement with Project Spider

Ordinance Title: An Ordinance To Authorize The Execution And Delivery Of A Special Source Revenue Credit Agreement By And Between Lancaster County, Snider Tire, Inc., And Snider 1081 RVD, LLC (Previously Identified By The County As Project Spider), Including Any Related Or Affiliated Entities, Providing For Special Source Revenue Credits; And To Express The Intention Of Council To Provide Monies To The Economic Development Fund.

Brian Fulk stated this would be 3rd reading on a transportation company known as Snider Tire, LLC and recommended approval.

Steve Harper opened the Public Hearing for 3rd Reading of Ordinance 2023-1842 at approximately 6:29 p.m.
He 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 Resolution: None.
Steve Harper closed the Public Hearing at approximately 6:29 p.m.

Allen Blackmon moved to approve. Seconded by Terry Graham.

The motion to approve the 3rd Reading of Ordinance 2023-1842 Passed 6-0. Ayes: Blackmon, Carnes, Graham, Harper, McGriff, Mosteller; Nayes: None; Absent: Luis.

DRAFT

Dennis Marstall recognized this as Brian Fulk's first successful project and congratulated him and the Economic Development Team.

Public Hearing and 1st Reading of Ordinance 2023-1848 regarding Rezoning Property Located at and adjacent to 8574 Charlotte Highway, Indian Land, From PDD-26 to Regional Business and From Regional Business to PDD-26 (Applicant Crossridge Development LLC)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 5.81 Acres (TM# p/o 0010-00-059.00; p/o 0010-00-061.01; p/o 0010-00-057.00; p/o 0010-00-056.00) Located At And Adjacent To 8574 Charlotte Highway, Indian Land, From PDD-26 To Regional Business (RB) (p/o 0010-00-059.00 And p/o 0010-00-061.01) And From Regional Business (RB) To PDD-26 (p/o 0010-00-057.00 And p/o 0010-00-056.00). ***- Planning Case Number: RZ-2023-0531.***

Allison Hardin reviewed the County power point presentation regarding rezoning parcels at 8574 Charlotte Highway in order to align zoning and parcel boundaries to the existing road network.

Steve Harper opened the Public Hearing for Ordinance 2023-1848 at approximately 6:35 p.m.
He 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 Ordinance: None.
Steve Harper closed the Public Hearing at approximately 6:35 p.m.

Brian Carnes moved to approve 1st Reading of Ordinance 2023-1848. Seconded by Charlene McGriff.

The motion to approve 1st Reading of Ordinance 2023-1848 Passed 6-0. Ayes: Blackmon, Carnes, Graham, Harper, McGriff, Mosteller; Nayes: None; Absent: Luis.

1st Reading of Ordinance 2023-1850 regarding Amending the County Code related to the Position of the Deputy County Administrator

Ordinance Title: An Ordinance To Amend The Lancaster County Code Related To The Position Of Deputy County Administrator

Charlene McGriff moved to approve 1st Reading of Ordinance 2023-1850. Seconded by Terry Graham.

Dennis Marstall stated he would like to change the title of Deputy County Administrator to Assistant County Administrator in the current Lancaster County Code. He stated he viewed the position of Deputy different than the Assistant County Administrator as an Assistant would have direct department oversight whereas the Deputy role would be more without department oversight. Instead the Deputy would have county-wide initiatives and would be a true number two behind the County Administrator.

Council discussed needing an organizational chart and job descriptions for Deputy County Administrator and Assistant County Administrator.

Allen Blackmon moved to postpone the 1st Reading of Ordinance 2023-1850 until the next meeting when Council would receive two organizational charts and two job descriptions. Seconded by Terry Graham. The motion Passed 6-0. Ayes: Blackmon, Carnes, Graham, Harper, McGriff, Mosteller; Nayes: None; Absent: Luis.

1st Reading of Ordinance 2023-1851 regarding Amending the County Code related to the Residency Requirement for Certain Management Positions

Ordinance Title: An Ordinance To Amend The Lancaster County Code Related To The Residency Requirement For Certain Management Positions

Charlene McGriff moved to approve 1st Reading of Ordinance 2023-1851. Seconded by Brian Carnes.

DRAFT

Dennis Marstall stated this ordinance would amend the County Code that required the County Administrator, Deputy County Administrator and the Economic Development Director to reside in Lancaster County within six (6) months of being hired. He asked that since Lancaster is tied so closely with the Charlotte-Metro region that the County consider allowing the Deputy County Administrator position and the Economic Development Director position to live outside the county.

Council discussed the possibility of allowing the positions up to one (1) year to move to Lancaster County. They stated they believed it would be best that these positions be required to reside inside the County.

Terry Graham moved to postpone the 1st Reading of Ordinance 2023-1851 until the next meeting, so as to combine it with the previous ordinance and explore options of the region and how to define the region in terms of mileage. Seconded by Billy Mosteller. The motion Passed 6-0. Ayes: Blackmon, Carnes, Graham, Harper, McGriff, Mosteller; Nayes: None; Absent: Luis.

1st Reading of Ordinance 2023-1849 regarding Approval of the Fiscal Year 2023-2024 Budget

Ordinance Title: An Ordinance To Appropriate Funds And Approve A Detailed Budget For Lancaster County For The Fiscal Year Beginning July 1, 2023 And Ending June 30, 2024 (FY 2023-24); To Set Millage Rates For The Levy Of Ad Valorem Taxes; To Approve A Schedule Of Taxes, Fees And Charges For FY 2023-24; And To Provide For Matters Related Thereto.

Charlene McGriff moved to approve 1st Reading of Ordinance 2023-1849. Seconded by Brian Carnes.

Dennis Marstall stated the Administrator's Recommended Budget presentation on May 3rd highlighted a zero millage increase budget along with an alternative budget that did have a millage increase. He stated the County has a new proposal and that the presentation would a smaller millage increase.

Kim Belk reviewed the County power point presentation regarding the fiscal year 2023-2024 budget. She stated this budget would have a 2.3 mil increase and have a 6.5% across the board increase for all employees.

There were discussions regarding fees to pull building permits; the parks and recreation fees for field rentals and comparisons with surrounding areas; solicitor salaries/raises; the need for scoreboards in Buford; the need for lighting fields in Indian Land; and the debt service fund.

Additionally, there was discussion concerning fire fees, especially Pleasant Valley and Indian Land Fire Departments. Mr. Marstall stated the fire fee of $175 would be needed for these two departments in order for them to sustain their budget needs for 2023-2024. Suzette Murphy discussed putting the $175 fire fee on the current year's tax bills. Mr. Marstall stated we would check to see if this could be done.

Chairman Harper called for a break at approximately 7:53 p.m.

Chairman Harper called the meeting back to order at approximately 8:06 p.m.

Charlene McGriff stated she supported a 6.5% across the board raise for all employees and would like the Sheriff's Office sworn officers and detention officers to get a 10% raise to keep their salaries competitive. Allen Blackmon stated he supported an increase of $280,000 for Fire Rescue pay increases to make their salaries competitive. Mr. Blackmon requested the Coroner come forward to discuss the weekend work schedule, how her office is strapped for help, and how she would like to request to move a part-time position to full-time for approximately $28,000. Mr. Blackmon also asked about charging a cold storage fee to funeral homes. Charlene McGriff asked for Clay Catoe to come forward to explain what EMS would need to make their salaries competitive. Clay Catoe stated an 8% raise ($350,000) would make them comparable but a 10% raise would make them competitive. Clay Catoe stated Lancaster County and Kershaw County work the same hours, but that Kershaw pays higher salaries. Terry Graham discussed the need for a special meeting before second reading. Council requested that the percentages be translated to numbers to better understand the overall budget. Allen Blackmon stated he had asked for an organizational chart with the budget and he would not support the budget

until he got the organizational chart.

The motion to approve 1st Reading of Ordinance 2023-1849 Passed 5-1. Ayes: Carnes, Graham, Harper, McGriff, Mosteller; Nayes: Blackmon; Absent: Luis.

Chairman Harper stated County Council would hold a Budget Workshop meeting at 4:00 p.m. on Wednesday, May 31, 2023.

Suzette Murphy requested that her staff be included in additional raises to get them to their midpoint.

Allen Blackmon stated that the County needed to set a pay scale that staff could not change and to establish personnel policies that make sense.

Discussion and Action Items

Approval of Reappointments to Various Boards or Commissions

- Sheila Hinson as the District 6 Representative to the Planning Commission to fill a four year term that would expire on 06/30/2027 (3rd Term - Requires a Super Majority Vote of Council)
- Miles Gardner as the District 7 Representative to the Historical Commission to fill a four year term that would expire on 06/30/2027 (2nd Term)
- Dr. James M. Timmons, Jr., as the District 6 Representative to the Library Board to fill a four year term that would expire on 06/30/2027 (1st Term)
- Clara Jones as the District 2 Representative to the Community Relations Commission to fill a four year term that would expire on 06/30/2027 (3rd Term - Requires a Super Majority Vote of Council)

Brian Carnes moved to approve the appointments as listed. Seconded by Charlene McGriff. The motion to approve the appointments Passed 6-0. Ayes: Blackmon, Carnes, Graham, Harper, McGriff, Mosteller; Nayes: None; Absent: Luis.

Status of items tabled, recommitted, deferred or held

a. POSTPONED UNTIL THE 6/12/2023 COUNCIL MEETING - 2nd Reading of Ordinance 2022-1831 regarding Rezoning Property Located at 4263 Doby's Bridge Road, Indian Land, SC, from Low Density Residential District (LDR) to Institutional District (INS) to Allow Development of a Daycare Facility

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone Approximately 4.84 Acres (TM# 0013-00-024.00) Located At 4263 Doby's Bridge Road, Indian Land, From Low Density Residential (LDR) District To Institutional (INS) District. - ***Planning Department Case Number: RZ-2022-1759. The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the rezoning request. Public Hearing held at the November 14, 2022 County Council Meeting but 1st Reading deferred until the January 9, 2023 County Council Meeting. Passed 5-2 at the January 9, 2023 County Council Meeting (Opposed Jose Luis and Billy Mosteller). 2nd Reading Postponed until the June 12, 2023 County Council Meeting by a vote of 6-1 (Opposed Jose Luis). - Allison Hardin***

b. POSTPONED UNTIL THE 6/12/2023 COUNCIL MEETING - 1st Reading of Ordinance 2023-1846 regarding Establishing a Policy and Procedure for Naming Rights

Ordinance Title: An Ordinance Establishing A Policy And Procedure For Naming County-Owned Properties Or Structures. - ***Postponed to June 12, 2023 at the April 11, 2023 County Council Meeting. - Chris Clouden***

There were no discussions regarding the status of items tabled, recommitted, deferred or held.

DRAFT

Adjournment

Terry Graham moved to adjourn. Seconded by Brian Carnes. Motion Passed 6-0.; Absent: Luis

There being no further business, the regular meeting of County Council adjourned at approximately 8:54 p.m.

DRAFT

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Donna Greene / Deputy Clerk to Council
Department: County Clerk
Date Requested to be on Agenda: 6/12/2023

Council Action Requested:
Approve or amend the minutes from the May 31, 2023, County Council Budget Workshop.

Points to Consider:
The draft minutes from the May 31, 2023, County Council Budget Workshop are attached for Council's review and consideration.

Funding and Liability Factors:
There are no funding or liability factors regarding approval of minutes.

Recommendation:
Approve the minutes as written.

ATTACHMENTS:

Description	Upload Date	Type
Draft Minutes from the 5-31-2023 Council Budget Workshop	6/8/2023	Backup Material

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

Lancaster County
South Carolina

County Administrator
Dennis E. Marstall

County Attorney
Ginny L. Merck-Dupont

Clerk to Council
Sherrie Simpson

May 31, 2023 | **4:00 PM** | **101 North Main Street, Lancaster, SC 29720**

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

WORKSHOP MINUTES

DRAFT

Council Members Present: Allen Blackmon, Brian Carnes *(arrived at 4:03 after the Pledge of Allegiance and Invocation)*, Terry Graham, Steve Harper, Jose Luis, Charlene McGriff, and Billy Mosteller.

Staff Members/Others present: Dennis Marstall, County Administrator; Ginny Merck-Dupont, County Attorney; Donna Greene, Deputy Clerk to Council; Kim Belk, Budget Director; Graham Shuford, Budget Analyst; Sheriff Barry Faile; Clay Catoe, EMS Director; Darren Player, Fire Rescue/Emergency Management Director; Karla Knight, Coroner; Robert Purser, Public Safety Communications Director; Lisa Robinson Parker, Human Resources Director; Brenda Thompson, Communications & Marketing Director; Suzette Murphy, Auditor; Greg Nicholson, Pleasant Valley Fire Chief; Chris Miller, Indian Land Fire Chief; the press; various elected officials; various Department Heads; various employees and citizens.

A quorum of Lancaster County Council was present for the meeting. The following press were notified of the meeting by e-mail in accordance with the Freedom of Information Act: *The Lancaster News, Kershaw News Era, The Rock Hill Herald,* Cable News 2, Channel 9 and the local government channel. The agenda was posted in the lobby of the County Administration Building and also on the County website the required length of time. The power point presentation utilized during the meeting is attached to the written minutes in the Clerk to Council's office.

Call to Order - Chairman Steve Harper

Chairman Steve Harper called the Budget Workshop to order at approximately 4:00 p.m.

Welcome and Recognition - Chairman Steve Harper

Chairman Steve Harper welcomed everyone to the meeting.

Pledge of Allegiance and Invocation - Council Member Brian Carnes

Councilmember Billy Mosteller led the Pledge of Allegiance to the American Flag and delivered the invocation.

Approval of the Agenda

Charlene McGriff moved to approve the agenda. Seconded by Terry Graham. Motion Passed 7-0.

Citizens Comments

There were no Citizen Comments.

Discussion and Action Items

Budget Considerations Regarding Compensation for Fiscal Year 2023-2024 Budget and Other Related Matters - Dennis Marstall / Kim Belk

Dennis Marstall stated that staff had provided budget compensation numbers as requested and now were looking forward to Council feedback.

Kim Belk reviewed the County power point presentation with the requested and updated budget information. She stated the 1st reading was presented on May 22 with a 2.3 mil increase; however, she noted that the updated budget would require a 4.1 mil increase but would provide the compensation increases for Public Safety employees that Council previously discussed.

Council and staff discussed the fire fees and equivalent residential units (ERU). Council asked about commercial versus residential and suggested that the cost associated with the special tax district should shift to commercial rather than residential. Dennis Marstall stated the County would need to balance the ERUs and fees to get Indian Land and Pleasant Valley up to their $4.2 million budget.

Council requested to hear from the Public Safety department heads to see if they were satisfied with the proposed increases being discussed. Sheriff Faile stated he would be fine with a 10% increase for sworn deputies and detention center officers; Darren Player stated he would be happy with the base salaries that were shown on the presentation; Clay Catoe stated the 8% increase for his paramedics would make him competitive, as 71% of his staff does not make the minimum of $12.25 to $12.98 per hour. Council continued the discussion on salary studies, pay scales, and the personnel policy. Jose Luis asked Auditor Suzette Murphy if she would be satisfied with the 6.5% increase and she replied "yes, a 6.5% increase and bring her employees to their minimum".

There was discussion regarding the fees associated with Parks and Recreation field rentals. Jose Luis asked about the return on investment (ROI) for the Parks and Recreation fields. Steve Harper stated anything for Parks and Recreation would be justified because of the kids, parents and grandparents and the joy it would bring when you see their faces. He continued that he does not believe the County funds enough to Parks and Recreation. Jose Luis clarified that he wanted to know the County's expectations regarding Recreation and asked if the Department was meeting those expectations.

Allen Blackmon questioned several line items in the budget and several Council members encouraged Mr. Blackmon to submit his questions in writing and copy all of Council and the County Administrator. Jose Luis also stated his interest in the answers to Mr. Blackmon's questions. Jose Luis asked about the reasoning for a 6.5% increase and he asked about performance salary increases. Dennis Marstall stated that his goal for the future would be to implement a performance evaluation program.

Allen Blackmon also reminded Council that he would like an organizational chart for Lancaster County that he still has not received. Dennis Marstall stated an organizational chart would be provided to Council.

DRAFT

Adjournment

Jose Luis moved to adjourn. Seconded by Terry Graham. Motion Passed 7-0.

There being no further business, the County Council Budget Workshop adjourned at approximately 5:42 p.m.

DRAFT

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2023-1847 / Planning Case Number: RZ-2023-0215
Contact Person / Sponsor: M. Blaszyk / Planning
Department: Planning
Date Requested to be on Agenda: 6/12/2023

Council Action Requested:
Application by Richard F. Duncan to rezone approximately 1.206 acres, located at 3867 Pageland Highway (p/o TM 0059-00-058.00) from Rural Residential (RR) to Rural Business (RUB) district, in order to remedy non-conformity of existing business on site and allow minor subdivision of property.

Points to Consider:
Richard F. Duncan has operated his business, the Duncan Auto Service LLC on the same parcel of land that his residence is located on off Pageland Highway since at least the early 1990's. When he wanted to divide his business from his home, he didn't realize that his business was a nonconforming use. He wanted to resolve this issue since he is getting close to retirement and may want to sell the business.

Funding and Liability Factors:
The ordinance would remove the auto service nonconformity, allowing Mr. Duncan to continue to operate his business and, if needed, repair it after a storm.

Recommendation:
The Planning Commission recommended unanimous approval of the proposed rezoning during their April meeting.

Staff also recommends approval.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance No. 2023-1847	5/1/2023	Ordinance
Staff Report	4/11/2023	Exhibit
Application	3/21/2023	Exhibit
Proposed Plat	3/21/2023	Exhibit
Location Map	4/12/2023	Exhibit

STATE OF SOUTH CAROLINA (
(
COUNTY OF LANCASTER (

ORDINANCE NO. 2023- 1847

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE APPROXIMATELY 1.206 ACRES (PORTION OF TM0059-00-058.00) LOCATED AT 3867 PAGELAND HWY, FROM RURAL RESIDENTIAL (RR) DISTRICT TO RURAL BUSINESS (RUB) DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Richard F. Duncan applied to rezone a 1.206 acre, more or less, portion of real property (TM# 0059-00-058.00) owned by him located at 3867 Pageland Hwy, from Rural Residential (RR) District to Rural Business (RUB) District.

(b) On April 18, 2023, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a 6-0 vote, recommended approval of the rezoning request.

(c) The Future Land Use Category of the subject property is Rural Living, which corresponds to the Community Type of Rural Living. The adopted Comprehensive Plan states that the Rural Living Community Type "includes a variety of residential types, from farmhouses, to large acreage rural family dwellings, to ecologically-minded "conservation subdivisions" whose aim is to preserve open landscape, and traditional buildings, often with a mixture of residential and commercial uses that populate crossroads in countryside locations." The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category, which includes gas stations, hardware stores, light industrial, and storage. The requested RUB District is consistent with the Rural Living Future Land Use Category and the Comprehensive Plan.

Section 2. Rezoning.

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

Tax Map No. (0059-00-058.00) – 1.206-acre portion

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 _____, 2023.

LANCASTER, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading: May 8, 2023
Second Reading: May 22, 2023
Third Reading: June 12, 2023
Public Hearing: May 8, 2023

Approved as to form:

_____
Virginia Merck-Dupont, County Attorney

PROPOSAL:	Request to rezone 1.206 acres of property out of a 20.573-acre tract
PROPERTY LOCATION:	3867 Pageland Highway (part of TM 0059-00-058.00)
CURRENT ZONING DISTRICT:	Rural Residential (RR) District
PROPOSED ZONING DISTRICT:	Rural Business (RUB) District
APPLICANT:	Richard F. Duncan
COUNCIL DISTRICT:	District 3 Billy Mosteller
STATUTORY NOTICES:	Sign posted 3/31/2023 Hearing notice published 4/1/2023 in The Lancaster News Mailed notices 3/31/2023 Posted agenda in lobby 4/11/2023

OVERVIEW:

Proposal

The applicant has requested to rezone a 1.206-acre portion of his property on Pageland Hwy. The intent is to separate a nonconforming automotive business use (addressed as 3867 Pageland Hwy) from the larger tract, which holds a residence (addressed as 1370 Burke Duncan Road). The 1.206-acre tract shown in Attachment 2 is proposed to be subdivided out of the parent parcel following the rezoning.

Site Information

The 20.573-acre parent parcel is currently used as residential and commercial simultaneously. The business that is located on the property is a minor maintenance and repair facility known as *Duncan's Auto Service LLC.* The owner of the property wishes to divide the existing business from his residential property so that he can sell or distribute them separately. The proposed 1.206-acre portion of the parent tract will hold the auto service business, and the remaining tract will hold the residence. Access to the business will be off Pageland Hwy, and access to the residence will be from Burke Duncan Rd.

Summary of Adjacent Zoning and Uses

The properties are surrounded predominantly by RR zoned properties. On Pageland Highway, there is an RUB parcel within .5 miles to the west, and another adjoining the existing parcel.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	RR	Residential/Agricultural
South	Lancaster County	INS, RR	Church; Residential
East	Lancaster County	RR	Residential
West	Lancaster County	RUB, RR, MH	Gas Station/Convenience Store, Residential, Manufactured Housing

ANALYSIS & FINDINGS:

Zoning Districts

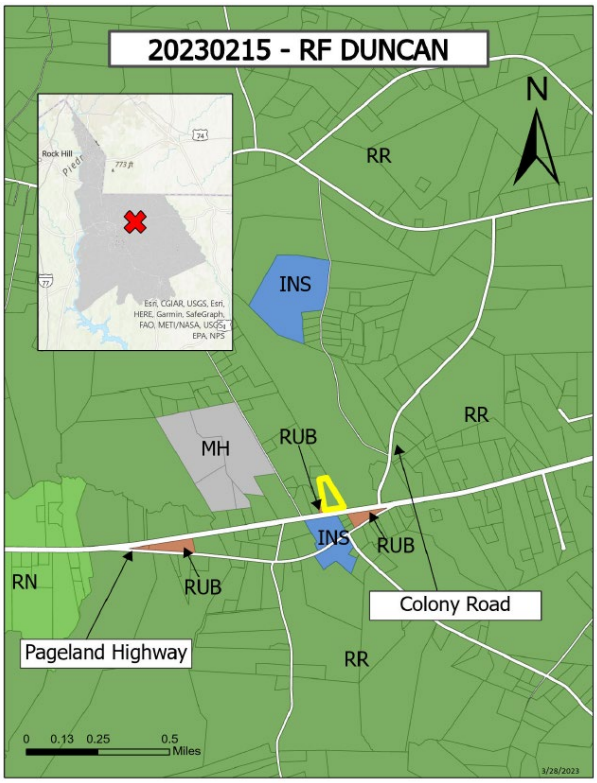
As previously noted, the subject property is currently in the RR District. Pursuant to UDO Chapter 2.3, the RR District "*… is established as a district where the principal use of the land is for large rural living tracts of property with an abundance of open space, agricultural lands, and a high degree of separation between buildings*."

Requested RUB

UDO Chapter 2.3 describes the requested RUB District as "*… established for rural crossroads that represent the small nodes of commercial activity along rural highways. This district will accommodate small-scale businesses, such as gas stations, convenience stores, or restaurants, and serve some daily needs of the surrounding rural population*."

Compatibility with Surrounding Area

As noted previously, the subject property is predominately surrounded by the RR District. The surrounding uses are primarily residential in nature. On Pageland Highway, there is an RUB parcel within .5 miles to the west (Dixie Food Mart), and another approximately 250 yards to the east (small commercial strip with 4 units.)



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

Non-Conformance Status

The property currently supports both a residential and a commercial use. If the rezoning were to be approved (changing the zoning district for the Pageland Highway commercial use to RUB) then the tract

could then be subdivided to separate the business from the residential use, resolving the existing non-conformity.

RELATIONSHIP TO PUBLIC PLANS

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

The Rural Living Future Land Use Category starts south of Highway 5 and extends to the rest of the County boarding with the City of Lancaster and the Towns of Heath Springs and Kershaw. The Rural Living Future Land Use Category and Rural Living Community Type are intended to be Synonyms.

The requested RUB District is consistent with the Rural Living Future Land Use Category and the Comprehensive Plan.

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

INFRASTRUCTURE CONSIDERATIONS

Transportation

There are no issues with traffic generated from this request at this time. If a commercial use were to move on to this property which would create more than 50 peak hour trips to or from this location a TIA would be required as part of their site plan submittal.

Public Utilities

Water is currently serving this site, there is a septic tank on site as well. The home located at 1370 Burke Duncan Road has its own septic system.

Public Schools

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

PHOTOS OF PROJECT AREA:



facing North on Pageland Highway- business on site at 3867 Pageland Hwy



Facing Out from Subject Parcel, Looking South Across Pageland Hwy



Facing West on Pageland Highway



Facing East on Pageland Highway

STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone 1.206 acres (part of TM 0059-00-058.00) from Rural Residential (RR) District to Rural Business (RUB) District, pursuant to the following findings of fact:

1. That the subject project consists of the following parcel: part of TM 0059-00-058.00;
2. That the subject property is currently zoned RR District and proposed to be rezoned RUB District;
3. That the subject property has a Future Land Use designation of Rural Living, and a Community Type of Rural Living; and
4. That the proposed RUB District is generally consistent with the surrounding area which is comprised of RR, MH, INS and RUB Districts.
5. The proposal brings conformity to an existing nonconforming use.

ATTACHMENTS:

1. Rezoning Application
2. Proposed Minor Subdivision Plat
3. Location Map/ Zoning Map

STAFF CONTACT:

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

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 3867 Pageland Hwy Portion
City Lancaster State SC Zip 29720 Tax Parcel ID 0059-00-058-00
Current Zoning RR Current Use Auto Mineral Mahonee
Proposed Zoning RUB Total Acres 1.206
Project Description Conforme to Corent Unified Deferment

Surrounding Property Description Conviene Store - Farm Land

CONTACT INFORMATION

Applicant Name Richard F Duncan
Address 1370 Burke Duncan Rd
City Lancaster State SC Zip 29720 Phone 803-246-0055
Fax _____ Email Duncans Auto@Comporium.Net
Property Owner Name Richard F Duncan
Address 1370 Burke Duncan Rd
City Lancaster State SC Zip 29720 Phone 803-246-0055
Fax _____ Email Duncans Auto@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.

Applicant _____ Date 2-21-23

Property Owner(s) _____ Date 2-21-23

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. **Submit Application**

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Rezoning Application Fee – single parcel $435.00
- Rezoning Application Fee – multi parcel $610.00

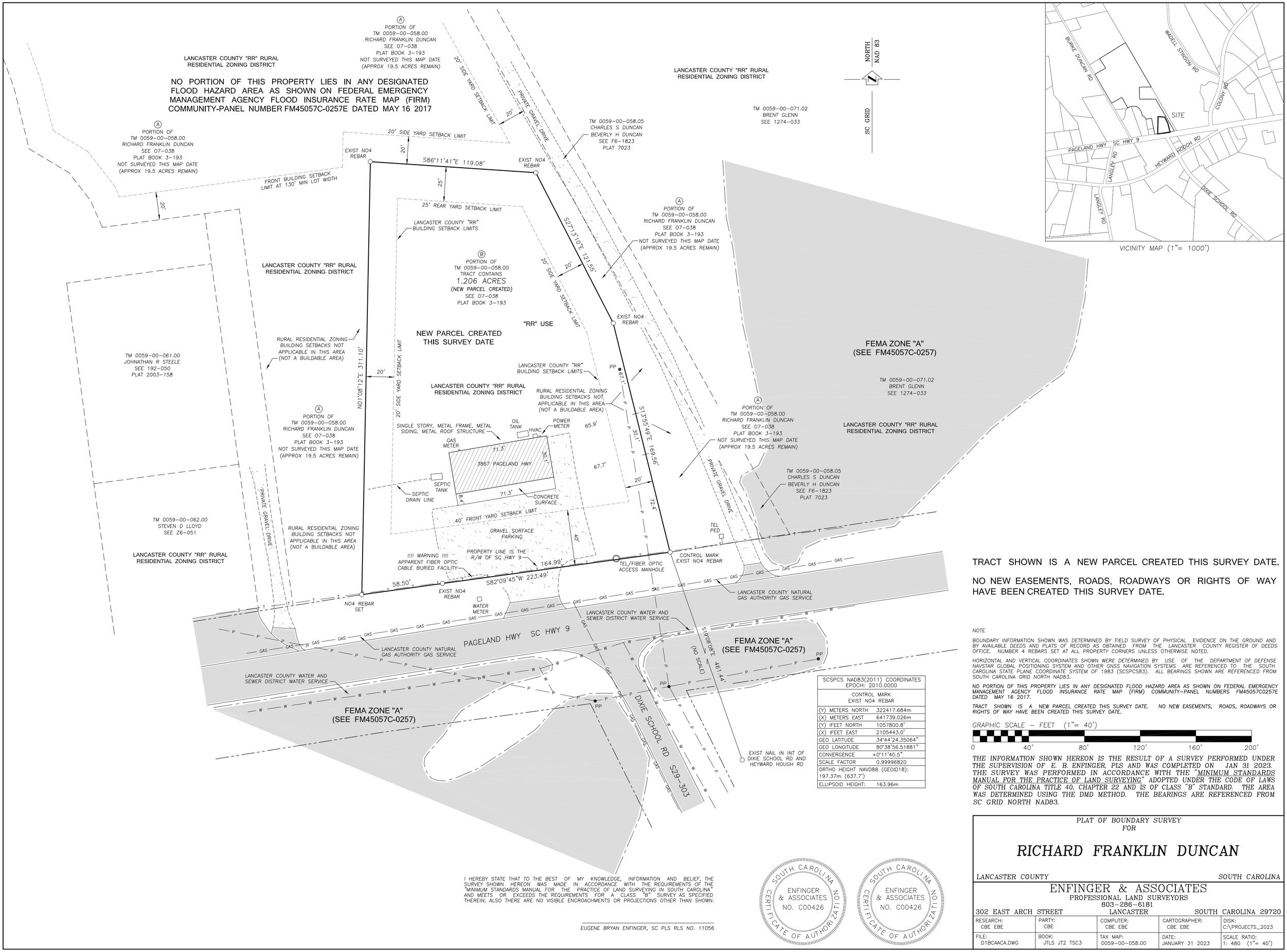
2. **Planning Commission**

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

3. **County Council**

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

NO PORTION OF THIS PROPERTY LIES IN ANY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER FM45057C-0257E DATED MAY 16 2017



VICINITY MAP (1"= 1000')

SCSPCS NAD83(2011) COORDINATES EPOCH: 2010.0000	
CONTROL MARK EXIST NO4 REBAR	
(Y) METERS NORTH	322417.684m
(X) METERS EAST	641739.026m
(Y) IFEET NORTH	1057800.8'
(X) IFEET EAST	2105443.0'
GEO LATITUDE	34°44'24.35064"
GEO LONGITUDE	80°38'56.51881"
CONVERGENCE	+0°11'40.5"
SCALE FACTOR	0.99996820
ORTHO HEIGHT NAVD88 (GEOID18): 197.37m (637.7')	
ELLIPSOID HEIGHT:	163.96m

TRACT SHOWN IS A NEW PARCEL CREATED THIS SURVEY DATE.

NO NEW EASEMENTS, ROADS, ROADWAYS OR RIGHTS OF WAY HAVE BEEN CREATED THIS SURVEY DATE.

NOTE

BOUNDARY INFORMATION SHOWN WAS DETERMINED BY FIELD SURVEY OF PHYSICAL EVIDENCE ON THE GROUND AND BY AVAILABLE DEEDS AND PLATS OF RECORD AS OBTAINED FROM THE LANCASTER COUNTY REGISTER OF DEEDS OFFICE. NUMBER 4 REBARS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

HORIZONTAL AND VERTICAL COORDINATES SHOWN WERE DETERMINED BY USE OF THE DEPARTMENT OF DEFENSE NAVSTAR GLOBAL POSITIONING SYSTEM AND OTHER GNSS NAVIGATION SYSTEMS. ARE REFERENCED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM OF 1983 (SCSPCS83). ALL BEARINGS SHOWN ARE REFERENCED FROM SOUTH CAROLINA GRID NORTH NAD83.

NO PORTION OF THIS PROPERTY LIES IN ANY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBERS FM45057C0257E DATED MAY 16 2017.

TRACT SHOWN IS A NEW PARCEL CREATED THIS SURVEY DATE. NO NEW EASEMENTS, ROADS, ROADWAYS OR RIGHTS OF WAY HAVE BEEN CREATED THIS SURVEY DATE.

GRAPHIC SCALE – FEET (1"= 40')

0 40' 80' 120' 160' 200'

THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY PERFORMED UNDER THE SUPERVISION OF E. B. ENFINGER, PLS AND WAS COMPLETED ON JAN 31 2023. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE "MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING" ADOPTED UNDER THE CODE OF LAWS OF SOUTH CAROLINA TITLE 40, CHAPTER 22 AND IS OF CLASS "B" STANDARD. THE AREA WAS DETERMINED USING THE DMD METHOD. THE BEARINGS ARE REFERENCED FROM SC GRID NORTH NAD83.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE "MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA" AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

EUGENE BRYAN ENFINGER, SC PLS RLS NO. 11056

SOUTH CAROLINA ENFINGER & ASSOCIATES NO. C00426 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA ENFINGER & ASSOCIATES NO. C00426 CERTIFICATE OF AUTHORIZATION

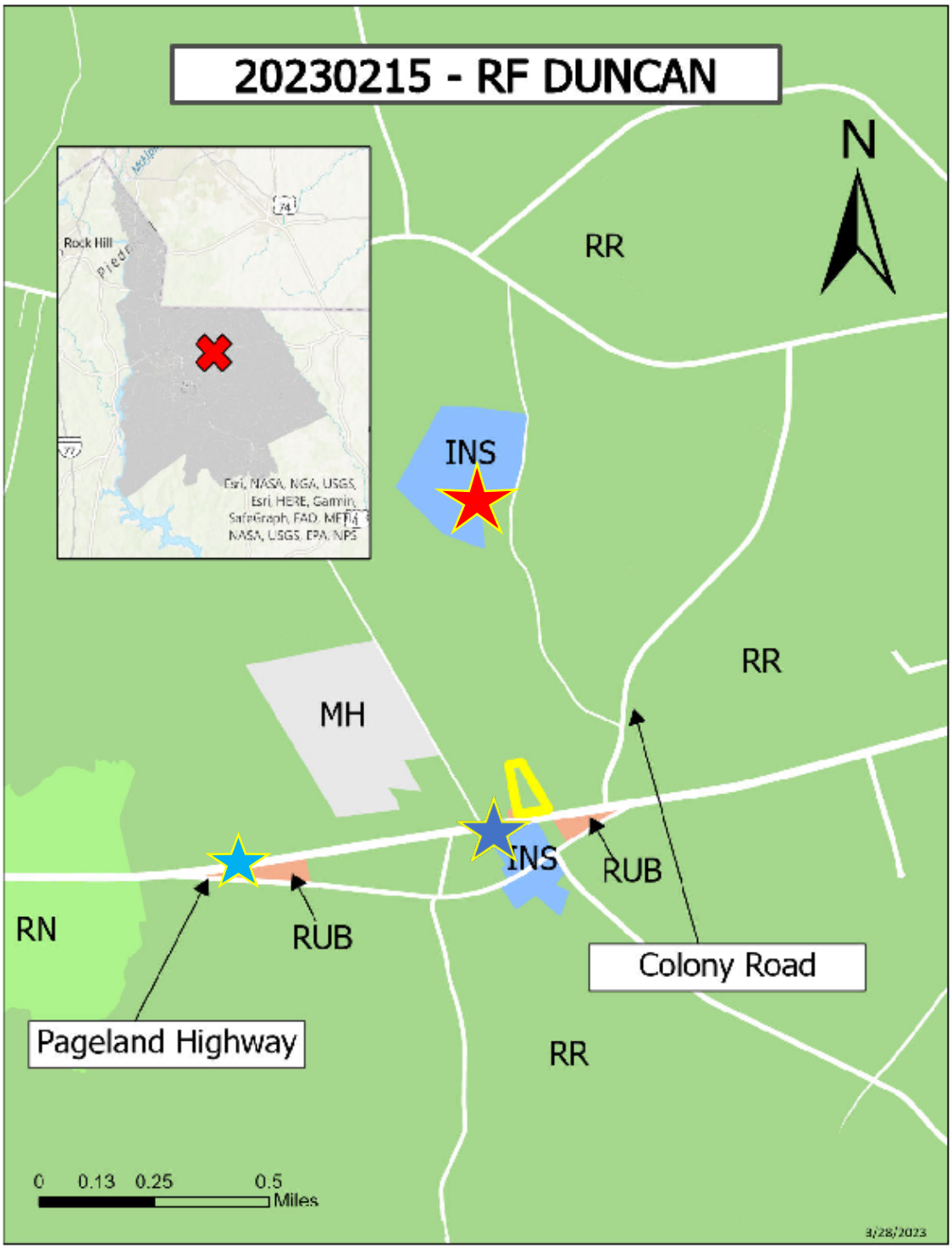
PLAT OF BOUNDARY SURVEY
FOR

RICHARD FRANKLIN DUNCAN

LANCASTER COUNTY SOUTH CAROLINA

ENFINGER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
803-286-6181
302 EAST ARCH STREET LANCASTER SOUTH CAROLINA 29720

RESEARCH:	PARTY:	COMPUTER:	CARTOGRAPHER:	DISK:
CBE EBE	CBE	CBE EBE	CBE EBE	C:\PROJECTS_2023
FILE:	BOOK:	TAX MAP:	DATE:	SCALE RATIO:
D1BCAACA.DWG	JTLS JT2 TSC3	0059-00-058.00	JANUARY 31 2023	1: 480 (1"= 40')



Lancaster County
South Carolina

Proposal:
Rezoning: RR to RUB

Subject Property

Hopewell United Methodist

Greater New Hope Christian Association

Dixie Food Mart

Agenda Item Summary

Ordinance # / Resolution #: Resolution 1240-R2023
Contact Person / Sponsor: Veronica C. Thompson, CFO/ Finance
Department: Finance
Date Requested to be on Agenda: 6/12/2023

Council Action Requested:
Allocation of funds from the State Accommodations Tax for FY 2022-2023.

Points to Consider:
The Advisory Committee makes recommendations to County Council pursuant to SC Code 6-4-25(c). Grant applications were received by April 28, 2023.

The Committee met on June 1, 2023 to hear presentations and duly considered requests from a number of non-profits.

The Committee recommends a total disbursement of $82,760 in State A Tax funds as outlined in the attached Resolution.

Funding and Liability Factors:
Recommended for funding:
A. Lancaster County Council of Arts - $20,760
B. Lindsay Pettus Greenway - $15,000
C. Friends of the Buford Massacre Battlefield - $15,000
D. Carolinas Chili Championship - $32,000

Recommendation:
Staff recommends accepting the Resolution.

ATTACHMENTS:

Description	Upload Date	Type
Resolution 1240-R2023	6/6/2023	Resolution

STATE OF SOUTH CAROLINA)
) **RESOLUTION 1240-R2023**
COUNTY OF LANCASTER)

A RESOLUTION

TO ENDORSE THE RECOMMENDATION OF THE LANCASTER COUNTY STATE ACCOMMODATIONS TAX ADVISORY COMMITTEE FOR THE DISTRIBUTION OF FUNDS FROM THE STATE ACCOMMODATIONS TAX IN FISCAL YEAR 2022-2023.

WHEREAS, the Lancaster County State Accommodations Tax Advisory Committee met on June 1, 2023, to consider projects submitted by various community organizations; and

WHEREAS, having duly considered the various projects presented they are ready to recommend to County Council the allocation of funds from the State Accommodations Tax; and

WHEREAS, the County Council of Lancaster County must consider these recommendations in disbursing these funds; and

WHEREAS, the County Council of Lancaster County is in agreement with the recommendations of the Lancaster County State Accommodations Tax Advisory Committee as to disbursement of funds.

NOW, THEREFORE, BE IT RESOLVED by the County Council that the following projects receive funding in the amount specified in Fiscal Year 2022-2023 from the State Accommodations Tax Fund:

A. Carolinas Chili Championship - $32,000
B. Lancaster County Council of the Arts - $20,760
C. Lindsay Pettus Greenway - $15,000
D. Friends of the Buford Massacre Battlefield - $15,000

Total disbursement recommended - $82,760

IT IS SO RESOLVED by County Council this 12th day of June, 2023.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

Approved as to form:

_____
Virginia L. Merck-Dupont, County Attorney

Agenda Item Summary

Ordinance # / Resolution #: 2023-1854
Contact Person / Sponsor: Ginny L. Merck-Dupont / County Attorney and Dennis Marstall / County Administration
Department: Attorney
Date Requested to be on Agenda: 6/12/2023

Council Action Requested:
Approve First Reading of Ordinance 2023-1854.

Points to Consider:
On December 12. 2022, County Council passed Ordinance 2022-1832 which approved a Development Agreement for Century Communities Southeast, LLC to develop a 398-unit single-family cluster subdivision community at 500 and 516 W. Shiloh Unity Road known as "Shiloh Woods." County Council included an Agreement Date of December 12, 2022 for the commencement of the vested rights term of five (5) years but it was the intent of County Council and the Developer that the vested rights period not commence until certain prerequisite conditions included in the Development Agreement were satisfied, particularly the Developer delivering to the County clocked-in copies, with book and page numbers, of the recorded deeds conveying the property to the Developer.

The inclusion of an Agreement Date of December 12, 2022 will result in a term of vested rights that is shorter than the five (5) year statutory term provided by the South Carolina Local Government Development Agreement Act and is contrary to the original intent of County Council to vest the development project for the full statutory vesting period of five (5) years upon enactment of Ordinance 2022-1832.

This Amending Ordinance will correct the Agreement Date to allow for the date of the Agreement to be that upon which the Developer delivers clocked-in copies, with book and page numbers, of the recorded deeds conveying the subject property to the Developer.

Funding and Liability Factors:
N/A

Recommendation:
Approve Ordinance 2023-1854 allowing for an amendment of the Development Agreement date with Century Communities Southeast, LLC for the development known as "Shiloh Woods" to properly reflect County Council's intent and compliance with the South Carolina Local Government Development Agreement Act.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2023-1854	6/9/2023	Ordinance
Ordinance 2023-1854 - Exhibit 1 - Development Agreement - Shiloh Woods	6/9/2023	Backup Material

STATE OF SOUTH CAROLINA (
(**ORDINANCE NO. 2023 - 1854**
COUNTY OF LANCASTER (

AN ORDINANCE

TO APPROVE AMENDMENT OF A DEVELOPMENT AGREEMENT BETWEEN LANCASTER COUNTY AND CENTURY COMMUNITIES SOUTHEAST, LLC, FOR THE DEVELOMENT KNOW AS "SHILOH WOODS" IN ORDER TO EFFECTUATE THE INTENT OF THE PARTIES AS TO THE EFFECTIVE DATE OF THE DEVELOPMENT AGREEMENT

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Pursuant to Ordinance 2022-1832, on December 12, 2022, Century Communities Southeast, LLC, ("Developer") received approval of a Development Agreement attached hereto and incorporated herein by reference as **Exhibit "1"** to develop a 398-unit single-family cluster subdivision community upon a total of 169.86 acres of real property located at 500 and 516 W. Shiloh Unity Road (TMS#s 0049-00-004.13, 0049-00-004.16, 0049-00-005.01 and 0049-00-005.02).

(b) The Development Agreement is authorized by the South Carolina Local Government Development Agreement Act, codified as Sections 6-31-10 to -160, Code of Laws of South Carolina 1976, as amended (the "Act"), and satisfies the terms and conditions of the Act and is also in compliance with UDO Section 9.2.18.

(c) Lancaster County Council included an "Agreement Date" of December 12, 2022, for the commencement of the Development Agreement's vested rights term of five (5) years but it was the intent of Lancaster County Council and Developer that the vested rights period of five (5) years was not to commence until the prerequisites of Section 5.19 were satisfied. Section 5.19 provides as follows:

> **Section 5.19. When Agreement takes Effect.** This Agreement is dated as of the Agreement Date and takes effect when (*i*) the County and Developer have each executed the Agreement, and (*ii*) the Developer has delivered to the County Administrator clocked-in copies, with book and page numbers, of the recorded deeds conveying the Property to Developer. If the County Administrator has not received clocked-in copies of the deeds conveying the Property to Developer by 5:00 p.m., December 31, 2024, then this Agreement is automatically terminated without further action of either the County or Developer. The obligation of the Developer pursuant to Section 4.02 is effective on the date the last

Party to sign this Agreement executes this Agreement and the obligations imposed on Developer pursuant to Section 4.02 survives the termination of this Agreement pursuant to this Section.

(d) The inclusion of an Agreement Date of December 12, 2022, will result in a term of vested rights that is shorter than the five (5) year statutory term provided for by the Act and is contrary to the original intent and desire of Lancaster County Council to vest the development project for the full statutory vesting period of five (5) years upon enactment of Ordinance 2022-1832.

(e) Developer is nearing the end of its due diligence period for property acquisition and intends to acquire the real property subject to the Development Agreement in the near future and before the December 14, 2024 termination date contemplated by Section 5.19 of the Development Agreement.

(f) Developer and Lancaster County Council wish to amend the Development Agreement to substitute a corrected "Agreement Date" as the date upon which the Developer delivers clocked-in copies, with book and page numbers, of the recorded deeds conveying the Property to Developer.

Section 2. Approval of Amendnt to the "Agreement Date" of the Development Agreement.

The Development Agreement attached as **Exhibit "1"** shall be amended to substitute and correct as the "Agreement Date" the date upon which the Developer delivers clocked-in copies, with book and page numbers, of the recorded deeds conveying the Property to Developer and executes the Agreement pursuant the Section 5.19 of the Agreement.

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.

<remainder intentionally blank, signature page follows>

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2023.

LANCASTER, SOUTH CAROLINA

_____
Brian Carnes, Vice Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading:	June 12, 2023
Second Reading:	June 26, 2023
Third Reading:	July 17, 2023
Public Hearing:	July 17, 2023

Approved as to form:

_____
Virginia L. Merck-Dupont, County Attorney

----------(Space above this line for recording use)----------

STATE OF SOUTH CAROLINA	)	**DEVELOPMENT AGREEMENT**
	)	
COUNTY OF LANCASTER	)	**CENTURY COMMUNITIES SOUTHEAST LLC**

This **DEVELOPMENT AGREEMENT** (the "Agreement") is made and entered into as of the 12th day of December 2022 ("Agreement Date"), by and between **Century Communities Southeast, LLC**, a North Carolina limited liability company ("Developer"), and the **COUNTY OF LANCASTER** (the "County"), a body politic and corporate, a political subdivision of the State of South Carolina.

RECITALS

WHEREAS, Developer has obtained the contractual right to acquire certain real property consisting of approximately 169.93 acres, more or less, located in the County and known as the **SHILOH WOODS** development and more fully described in Section 1.04 of this Agreement ("Property") and thus has an equitable interest therein;

WHEREAS, Developer has submitted an application to the County requesting that Tax Parcel Nos. 0049-00-004.13, 0049-00-004.16, 0049-00-005.01 and 0049-00-005.02, comprising the Property, be rezoned to Cluster Subdivision Overlay Medium Density Residential (CSO MDR) District.

WHEREAS, Developer and County have determined that it is in the best interests of the County and Developer to enter into this Agreement to set forth the terms and conditions of the development in order to achieve a well-coordinated, planned development, reasonably mitigate any project impacts to the community and achieve predictability to the County and the Developer on the scope and terms of the development;

WHEREAS, the Developer desires to obtain from the County in connection with the development, and the County is willing to provide, assurances: (1) that the Property will be zoned Medium Density Residential (MDR) District for the duration of this Agreement; (2) that upon receipt of its development and construction permits it may proceed with the planned development and construction; and (3) that the development rights will be vested for the duration of this Agreement;

WHEREAS, in connection with the proposed development, Developer and County recognize that the scope and term of the planned development under this Agreement accomplish

the statutory aims of comprehensive, orderly planning and development within the County, thus providing benefits to the citizens of the County and providing public benefits through, among other things, the donation of funds or financing of those public facilities and services described and identified in this Agreement.

NOW, THEREFORE, in consideration of the foregoing and the terms and conditions set forth in this Agreement, the receipt and sufficiency of such consideration being acknowledged by the parties, and pursuant to the South Carolina Local Government Development Agreement Act, codified as Sections 6-31-10 to -160, Code of Laws of South Carolina 1976, as amended (the "Act") and the Development Agreement Ordinance for Lancaster County, South Carolina ("Ordinance No. 663"), the parties to this Agreement, intending to be legally bound to a development agreement in accordance with the Act and Ordinance No. 663, agree as follows:

ARTICLE I

GENERAL

Section 1.01. Incorporation. The above recitals are incorporated in this Agreement as if the recitals were set out in this Agreement in its entirety. The findings contained in the Act are incorporated into this Agreement as if it were set out in this Agreement in its entirety.

Section 1.02. Definitions. (A) As used in this Agreement:

(1) "Act" means the South Carolina Local Government Development Agreement Act, codified as Sections 6-31-10 to -160, Code of Laws of South Carolina 1976, as amended.

(2) "Agreement" means this Development Agreement.

(2A) "Agreement Date" means December 12 2022.

(3) "Comprehensive Plan" means the master plan for the County and the official map adopted pursuant to S.C: Code §§ 6-29-510 through 6-29-530, inclusive, as amended from time to time, including the Lancaster County Comprehensive Plan adopted December 14, 2014 and updated and amended on July 20, 2020, and further updated by adoption of the Southern Panhandle Small Area plan by Ordinance No. 2021-1704 on February 8, 2021 and by adoption of the Small Area Plan Extension by Ordinance No. 2021-1758 on September 13, 2021.

(4) "County" means the County of Lancaster, a body politic and corporate, a political subdivision of the State of South Carolina.

(5) "County Council" means the governing body of the County.

(6) "Developer" means Century Communities Southeast, LLC, a Colorado limited liability company, and its successors in title to the Property who undertake Development of the Property or who are transferred Development Rights.

(7) "Development Rights" means the right of the Developer to develop all or part of the Property in accordance with this Agreement.

(8) "Laws and Land Development Regulations" means the County's current applicable rules and regulations governing development of real property in force as of the Agreement Date, including the UDO as amended through the Agreement Date, as evidenced by Exhibits E and E-1 through E-5 attached hereto and incorporated herein by reference.

(9) "Ordinance No. 663" means Ordinance No. 663 of the County which is cited as the Development Agreement Ordinance for Lancaster County, South Carolina.

(10) "Ordinance No. 2022-1822" means Ordinance No. 2022-1822 of the County, zoning Tax Parcel Nos. 0049-00-004.13, 0049-00-004.16, 0049-00-005.01 and 0049-00-005.02, comprising the Property, to CSO Medium Density Residential (CSO MDR) District, a copy of which is attached hereto as Exhibit E-1.

(11) "Ordinance No. 2022- 1832" means Ordinance No. 2022- 1832of the County approving this Agreement, a copy of which is attached hereto as Exhibit E-2.

(12) "Parties" means County and Developer.

(13) "Property" means the land, and any improvements thereon, described in Section 1.04.

(14) "UDO" means the Lancaster County Unified Development Ordinance adopted by the County Council of Lancaster County, as amended through the Agreement Date, a copy of which is attached hereto as Exhibit E-4.

(B) Unless the context clearly indicates otherwise, terms not otherwise defined in this Agreement have the meanings set forth in the Act and Ordinance No. 663 or the UDO.

Section 1.03. Parties. The parties to this Agreement are County and Developer.

Section 1.04. Property. This Agreement applies to four (4) parcels of land identified as Tax Map Nos. 0049-00-004.13, 0049-00-004.16, 0049-00-005.01 and 0049-00-005.02, and these parcels are reflected in Exhibit A-1 (legal descriptions) and A-2 (plats), attached hereto and incorporated herein by reference as if these exhibits were set out in this Agreement in their entirety.

Section 1.05. Zoning. Three (3) parcels, including Tax Map Nos. 0049-00-004.16, 0049-00-005.01 and 0049-00-005.02, comprising the Property are currently zoned Low Density Residential (LDR) District and all are anticipated to be rezoned Medium Density Residential

(MDR) District pursuant to Ordinance No. 2022-1822. Parcel 0049-00-004.13 is currently zoned Medium Density Residential (MDR) District. All properties are anticipated to be rezoned Cluster Subdivision Overlay Medium Density Residential (CSO MDR) District pursuant to Ordinance No. 2022-1822.

Section 1.06. Development Program.

(A) The UDO provides for the development uses on the Property, including population densities, building intensities and height.

(B) The development of the Property must meet all applicable standards contained in the UDO as of the Agreement Date. In the event of conflict between the standards contained in the UDO as of the Agreement Date and this Agreement, the terms of the UDO control. The Development Program for the Property is up to 398 single family detached dwelling units and 169.93 acres and is set forth in Exhibit B.

Section 1.07. Development Schedule.

(A) The estimated development schedule for the Property is set forth on Exhibit C, attached hereto and incorporated herein by reference as if the exhibit were set out in this Agreement in its entirety.

(B) County and Developer acknowledge that the development schedule is an estimate. The failure of the Developer to meet a commencement or completion date does not, in and of itself, constitute a material breach of this Agreement, but must be judged based on the totality of the circumstances. The development schedule is a planning and forecasting tool only. County and Developer acknowledge that actual development is likely to take place at a different pace than set forth in the development schedule because of future market forces.

(C) County agrees that if Developer requests an adjustment to the development schedule, including commencement dates and interim completion dates, then the dates must be modified if the Developer is able to demonstrate and establish that there is good cause to modify those dates. "Good cause" includes, but is not limited to, changes in market conditions.

(D) Periodic adjustments to the development schedule do not require a formal amendment to this Agreement and are not considered a major modification. To adjust the development schedule, the Developer shall submit a proposed adjustment to the Clerk to Council who shall forward copies of the proposed adjustment to each member of County Council. The proposed adjustment must be accompanied by an explanation and justification. The proposed adjustment is effective sixty (60) days from receipt by the Clerk to Council unless the County Council has disapproved the proposed adjustment by passage of a resolution to that effect within the sixty (60) day period.

Section 1.08. Relationship of Parties. This Agreement creates a contractual relationship among the Parties. This Agreement is not intended to create, and does not create, the relationship

of partnership, joint venture, or any other relationship wherein any one of the parties may be held responsible for the acts of any other party. This Agreement is not intended to create, and does not create, a relationship whereby any one of the parties may be rendered liable in any manner for the debts or obligations of any other party, to any person or entity whatsoever, whether the debt or obligation arises under this Agreement or outside of this Agreement.

Section 1.09. Benefits and Burdens.

(A) The Parties agree that the burdens of this Agreement are binding upon, and the benefits of this Agreement shall inure to, all successors in interests to the Parties to this Agreement.

(B) Except for the owners and lessees of completed residences on individual lots who are the end users and not developers thereof and the owners and lessees of individual lots, who are not developers and who intend to build a residence on the lot for the owner or lessee to occupy, any purchaser or other successor in title is responsible for performance of Developer's obligations pursuant to this Agreement as to the portion of the Property so transferred. Developer must give notice to the County of the transfer of property to a developer in the manner prescribed in Section 3.05.

(C) Developer acknowledges and agrees that it and its successors and assigns (*i*) are responsible for the development of the Property if and when Developer acquires title to and Development Rights for the Property, and (*ii*) if Developer develops the Property, Developer will develop the Property in accordance with the terms and conditions of this Agreement.

Section 1.10. Term. The term of this Agreement commences on the Agreement Date and terminates five (5) years thereafter.

Section 1.11. Required Information. Ordinance No. 663 requires a development agreement to include certain information. Exhibit D contains the required information or identifies where the information may be found in this Agreement. Exhibit D is incorporated herein by reference as if the exhibit were set out in this Agreement in its entirety.

ARTICLE II

REPRESENTATIONS AND WARRANTIES

Section 2.01. Representations and Warranties of County.

(A) The County has found that the development permitted by this Agreement is consistent with the County's Comprehensive Plan and UDO.

(B) The County has approved this Agreement by adoption of Ordinance No. 2022- 1832 in accordance with the procedural requirements of the Act, Ordinance No. 663 and any other applicable state law.

(C) The County represents that prior to the final reading of Ordinance No. 2022- 1832 that at least two public hearings were held after publication of the required notice and the publication of a notice of intent to consider a proposed development agreement.

Section 2.02. Representations and Warranties of Developer.

(A) Developer represents that the number of acres of highland contained in the Property is greater than twenty-five acres and that the highlands equal approximately 159 acres.

(B) Developer represents that, as of the Agreement Date, it has contractual rights to acquire the Property and thus has an equitable interest therein.

(C) Developer represents and warrants that the execution, delivery and performance by the respective individual or entity signing this Agreement on behalf of the party has been duly authorized and approved by all requisite action on the part of Developer.

ARTICLE III

DEVELOPMENT RIGHTS

Section 3.01. Vested Right to Develop.

(A) County agrees that the Developer, upon receipt of its development permits as identified in Section 3.04, may proceed to develop the Property according to the terms and conditions of this Agreement, including the Master Development Plan described in Section 1.06(B), the UDO, and the other Laws and Land Development Regulations. The right of Developer to develop the Property as set forth in this Agreement is deemed vested with Developer for the term of this Agreement when the Developer has complied with all of the requirements of Section 5.19 of this Agreement.

(B) County agrees that the specific Laws and Land Development Regulations in force as of the Agreement Date, including the UDO, as set forth in Exhibits E and E-1 through E-5 to this Agreement, attached hereto and incorporated herein by reference as if the exhibit were set out in this Agreement in its entirety, shall govern all aspects of the development of the Property, according to the terms and standards as stated in this Agreement, for the term of this Agreement.

(C) The Developer has a vested right to proceed with the development of the Property in accordance with the zoning classification set forth in Ordinance No. 2022- 1822, the UDO, the other Laws and Land Development Regulations, and the terms of this Agreement, including without limitation the Development Program, when the Developer has complied with all of the requirements of Section 5.19 of this Agreement.

(D) To the extent that this Agreement may contain zoning and development standards which conflict with existing zoning and development standards, including zoning and development

standards contained in the UDO, the standards contained in this Agreement supersede all other standards and this Agreement is deemed controlling.

(E) The Developer acknowledges that financial guarantees will not be accepted for water, sewer and storm water infrastructure and the water, sewer and storm water infrastructure must be installed, tested and in acceptable condition before final plat approval.

Section 3.02. Effect on Vested Rights Act and County Ordinance No. 673. The Parties agree that vested rights conferred upon Developer in this Agreement are not affected by the provisions of the Vested Rights Act, codified as S.C. Code §§ 6-29-1510 to -1560, Code of Laws of South Carolina 1976, as amended, or the provisions of Ordinance No. 673, the County's ordinance relating to the Vested Rights Act. In addition, subject to the provisions of Section 3.03(A) of this Agreement, all rights and prerogatives accorded Developer by this Agreement shall immediately also constitute vested rights for the development of the Property including vested rights pursuant to the Vested Rights Act and the provisions of Ordinance No. 673, for the term of this Agreement and the maximum period for vesting rights under the Vesting Rights Act. Section 3.03(A) of this Agreement does not abrogate any rights either preserved by S.C. Code § 6-31-140, Ordinance No. 663, Ordinance No. 673, the UDO, or that may have vested pursuant to common law and otherwise in the absence of a development agreement.

Section 3.03. Applicability of Subsequently Adopted Laws and Land Development Regulations.

(A) It is recognized that laws and regulations will periodically change. However, the laws applicable to the development of the Property during the Term of this Agreement shall be the Laws and Land Development Regulations in effect on the Agreement Date as set forth on Exhibits E and E1 – E5, except as expressly provided otherwise in this Agreement.

Subject to the provisions of S.C. Code § 6-31-140, the County shall not apply subsequently adopted laws or regulations to the Property or the Project unless the County has held a public hearing and has determined: (1) the proposed subsequent laws or regulations are not in conflict with the Current Laws and Land Development Regulations governing the Agreement and do not prevent the development of the Property set forth in this Agreement; (2) the proposed subsequent laws or land development regulations are essential to the public health, safety, or welfare and the proposed subsequent laws or land development regulations expressly state that they apply to a development that is subject to a development agreement; (3) the proposed subsequent laws or land development regulations are specifically anticipated and provided for in this Agreement; (4) substantial changes have occurred in pertinent conditions existing at the time of approval of this Agreement which changes, if not addressed by the County, would pose a serious threat to the public health, safety, or welfare; or (5) this Agreement is based on substantially and materially inaccurate information supplied by Developer.

(B) Notwithstanding the provisions of subsection (A) of this section, the County agrees that if County Council imposes a moratorium or other similar restriction that would curtail or

hinder the rate at which development can occur, then the moratorium or other similar restriction shall not apply to the Development of the Property.

(C) Developer agrees to comply with any county-wide storm water regulations, building, housing, electrical, plumbing, and gas codes adopted by County Council after the Agreement Date and in force at the time plans for buildings are submitted to the County for review. Nothing in this Agreement is intended to supersede or contravene the requirements of any storm water, building, housing, electrical, plumbing, or gas code adopted by County Council.

Section 3.04. Development Permits.

(A) Developer agrees to obtain all local development permits for the development of the Property. Local development permits, approvals and processes, some of which may have been obtained or complied with as of the Agreement Date, include, but are not limited to:

(1) Site plan or preliminary plan approval;
(2) Civil plan approval;
(3) Final plat approval;
(4) Zoning permits;
(5) Building permits; and
(6) Sign permits.

(B) The failure of this Agreement to address a particular permit, condition, term, or restriction does not relieve the Developer of the necessity of complying with the law governing the permitting requirements, conditions, terms or restrictions.

Section 3.05. Transfer of Development Rights.

(A) Developer may, at its sole discretion, transfer its Development Rights to other developers. The transferring Developer must give notice to the County of the transfer of any Development Rights. The notice to the County must include the identity and address of the transferring Developer, the identity and address of the acquiring Developer, the acquiring Developer's contact person, the location and number of acres of the Property associated with the transfer and the number of residential units or commercial acreage subject to the transfer. Any Developer acquiring Development Rights is required to file with the County an acknowledgment of this Agreement and the transfer of Development Rights is effective only when the County receives a commitment from the acquiring Developer to be bound by it. In the event of the sale, transfer, or other conveyance of all or a portion of the Property and compliance with the conditions set forth herein, Developer shall be released from any further obligations with respect to this Agreement as to the portion of the Property so transferred, and the transferee shall be considered as substituted as Developer under the Agreement as to the portion of the Property so transferred.

(B) This provision does not apply: (i) to the purchaser or other successor in title to Developer who is the owner or lessee of a completed residence and is the end user and not the developer thereof or who is the owner or lessee of an individual lot, who is not a developer and

who intends to build a residence on the lot for the owner or lessee to occupy; (ii) to any mortgage lender either as the result of foreclosure of any mortgage secured by any portion of the Property or any other transfer in lieu of foreclosure; (iii) to any third party purchaser at such a foreclosure; or (iv) to any third party purchaser of such mortgage lender's interest subsequent to the mortgage lender's acquiring ownership of any portion of the Property as set forth above. Furthermore, nothing contained herein shall prevent, hinder or delay any transfer of any portion of the Property to any such mortgage lender or subsequent purchaser. Except as set forth herein, any such mortgage lender or subsequent purchaser shall be bound by and shall receive the benefits from this Agreement as the successor in title to Developer.

ARTICLE IV

DEDICATIONS AND FEES AND RELATED AGREEMENTS

Section 4.01. Purpose of Article. The Parties understand and agree that Development of the Property imposes certain burdens and costs on the County, including those for certain services and infrastructure improvements. Eventually, *ad valorem* taxes collected from the property may meet or exceed the burdens and costs placed upon the County, but certain initial costs and capital expenditures are now required that are not to be funded by any increase in taxes paid by existing residents of the County. The purpose of this article is to identify the matters agreed upon to be provided by the Developer to mitigate such burdens and costs.

Section 4.01A. Facilities for Development. Subject to compliance with applicable laws, all provisions of this Agreement and prior approval of construction plans by the County or other applicable governmental entity, Developer, at its cost and expense, shall install the requisite infrastructure, including transportation, water, and sanitary sewer infrastructure, for its Development of the Property, pursuant to Section 4.04 below and the Development Program set forth on Exhibit B as such Development proceeds pursuant to Exhibit C. Notwithstanding any provision herein to the contrary, Developer hereby assures the County that adequate infrastructure shall be available concurrent with the impacts of Development of the Property.

Section 4.01B. Payment for School District. Developer will pay County Five Hundred and No/100 Dollars ($500.00) per housing unit to offset the impact of the development upon the Lancaster County School District. The school district payment shall be made when a building permit is issued.

Section 4.01C. Funds for Parks and Recreation. On July 21, 2021, the County adopted an ordinance establishing development impact fees for facility improvements Parks and Recreation (Ordinance No. 2021-1725) which impact fees was implemented as of October 1, 2021 and shall apply to the Property. County and Developer agree that no additional Parks and Recreation funds are required pursuant to this Agreement because the County Parks and Recreation Impact Fees already address the impact that the development of the property will have on Parks and Recreation facilities.

Section 4.01D. Future Impact Fees. Developer's right set forth herein are vested and thus Developer shall not be subject to any future impact fees or costs imposed by the County.

Section 4.01E. Solid Waste Fees. Developer agrees to pay County Five Hundred Dollars ($500.00) per housing unit which shall be paid when a building permit is issued (the "Solid Waste Fund Payment"). Upon receipt of the Solid Waste Fund Payment, those monies must be accounted for separate and distinct from other monies of the County. The Solid Waste Fund Payment must be used for solid waste services in Lancaster County and restricted to the Greater Lancaster area. The determination of the specific use of the Solid Waste Fund Payment is at the discretion of County Council.

Section 4.01F. Library Fees. Developer agrees to pay County Two Hundred Fifty Dollars ($250.00) per housing unit which shall be paid when a building permit is issued (the "Library Fund Payment"). Upon receipt of the Library Fund Payment, those monies must be accounted for separate and distinct from other monies of the County. The Library Fund Payment must be used for library services in Lancaster County and restricted to the Greater Lancaster area. The determination of the specific use of the Library Fund Payment is at the discretion of County Council.

Section 4.01G. Agreement for Use of Community Facilities as Voting Locations. Developer agrees to allow the County use of community facilities (e.g., clubhouse/pool house/meeting hall, etc.) as locations for voting polls during elections. Developer agrees the County will have access to such community facilities as is necessary and convenient for County to set up the polling stations and to breakdown/clean up the area once voting is complete and the use of such facilities will be complementary and without cost to the County. Liability arising from or incidental to the County's use of the facilities, only if arising from acts or omission of Lancaster County, shall be limited by the South Carolina Tort Claims Act.

Section 4.02. Payment of Costs. Upon submission of appropriate documentation of the expenditure, Developer agrees to reimburse the County, not later than Developer's purchase of the Property, as evidenced per Section 5.19(ii), herein, for the County's reasonable unreimbursed actual costs related to this Agreement. The foregoing cost reimbursement is capped at ten thousand dollars ($10,000.00) and is limited to County payments to third-party vendors and service providers that have not been otherwise reimbursed from the fee paid by Developer pursuant to Section 10 of Ordinance No. 663.

Section 4.03. Other Charges or Fees.

(A) Nothing in this Agreement shall be construed as relieving Developer from the payment of any fees or charges in effect at the time of collection as may be assessed by entities other than the County.

(B) Developer is subject to the payment of any and all present or future fees enacted by the County that are of County-wide application and that relate to the County's costs of processing

applications, issuing development permits, reviewing plans, conducting inspections or similar type processing costs.

Section 4.04. Infrastructure and Services.

The Parties recognize that the majority of the direct costs associated with the Development of the Property will be borne by Developer, and many necessary infrastructure improvements and services will be provided by Developer or other governmental or quasi-governmental entities, and not by the County. For clarification, the Parties make specific note of and acknowledge the following:

(A) Roads. (1)(a) Developer is responsible for the construction and costs of all roads, whether for public or private use, within the Property including but not limited to any necessary entrance and intersection improvements as required by the South Carolina Department of Transportation related to the development of the Property. All roads must be constructed in accordance with the County's road standards. The road improvements are expected to be implemented on a schedule consistent with the development of the Property as contained in the development schedule and as necessary to serve the development. Developer is also responsible for maintenance of all roads that are not public roads. Pursuant to Ordinance 2014-1299, Developer acknowledges that County will only accept as public roads those roads constructed in full compliance with the UDO and providing connectivity to the county road system or serving as a necessary component for the proper development of the county road system. County will not accept the roads within the Property into the County road system for any other purpose, including, but not limited to, maintenance. Developer may transfer the ownership of the roads and its obligations for the roads to a homeowners' or property owners' association or similar organization.

(b) Developer shall cause to be prepared a traffic impact analysis conducted and sealed by a licensed South Carolina professional engineer (if not already prepared at time of Agreement). Any road improvements, which are determined to be necessary, based on the results of the traffic impact analysis, shall be incorporated into the final site plan prior to County approval and the Developer is responsible for all costs of the road improvements. The traffic impact analysis shall be reviewed by the County and in conjunction with the South Carolina Department of Transportation. If a County-level traffic planner is not available to review the traffic impact analysis at the time of submittal, the County may choose to hire a third-party consultant to assist in this review. The cost of the traffic impact analysis, including any additional reviews requested by the County, shall be paid by the Developer. Improvements set forth in the traffic impact analysis may be installed based on a phasing study prepared by a licensed South Carolina professional engineer at the expense of Developer. The installation of new traffic signals or improvements to existing traffic signals shall be based on warrant studies conducted by a licensed South Carolina professional engineer at established specific times and at the expense of Developer.

(B) Potable Water, Sewage Treatment and Disposal. Potable water, sewage treatment and disposal will all be supplied to the Property by the Lancaster County Water and Sewer District. Developer will construct, or cause to be constructed, all necessary water and sewer service infrastructure within the Property and the water and sewer service infrastructure will be maintained by the provider. County is not responsible for any construction, treatment, maintenance, or costs associated with water or sewer service or water and sewer service infrastructure to or within the

Property. The water and sewer service infrastructure is expected to be implemented on a schedule consistent with the development of the Property as contained in the development schedule and as necessary to serve the development. Developer acknowledges that County has no authority or responsibility for providing potable water services or sewer services in the County and that the Lancaster County Water and Sewer District is a governmental entity separate and distinct from the County.

(C) Storm Water Management. Developer will construct or cause to be constructed all storm water runoff and drainage improvements within the Property required by the development of the Property and such infrastructure will be maintained by Developer or a homeowners' association. County is not responsible for any construction, maintenance or costs associated with the storm water runoff and drainage for the Property. Storm water management improvements are expected to be implemented on a schedule consistent with the development of the Property as contained in the development schedule and as necessary to serve the development.

(D) Solid Waste Collection. The County shall provide solid waste collection to the Property on the same basis as is provided to other residents and businesses within the County. It is understood and acknowledged that the County does not presently provide solid waste collection or disposal for single, multi-family or commercial developments. Residential units shall be served by a private waste hauling company.

(E) Fire Services. The Property is in the Riverside Fire Department service area and fire services will be provided by the Riverside Fire Department, or its successor entities. Developer acknowledges that the Riverside Fire Department provides services using volunteers.

(F) School Services. Public school services are now provided by the Lancaster County School District. Developer acknowledges that County has no authority or responsibility for providing public school services in the County.

ARTICLE V

MISCELLANEOUS

Section 5.01. Notices. Any notice, election, demand, request or other communication to be provided under this Agreement shall be in writing and shall be effective (*i*) when delivered to the party named below, (*ii*) when deposited with the United States Postal Service, certified mail, return receipt requested, postage prepaid, or (*iii*) when deposited in Federal Express (or any other reputable national "next day" delivery service) addressed as follows (or addressed to such other address as any party shall have previously furnished in writing to the other party), except where the terms hereof require receipt rather than sending of any notice, in which case such provision shall control:

To the County: County of Lancaster
Attn: County Administrator
101 N. Main St. (29720)

P.O. Box 1809 (29721)
Lancaster, SC

With a Copy to: County of Lancaster
Attn: County Attorney
101 N. Main St. (29720)
P.O. Box 1809 (29721)
Lancaster, SC

And to Developer: Century Communities Southeast, LLC
Attn: Ken Rabel, Division President
7401 Carmel Executive Park Drive, Suite 310
Charlotte, NC 28226

With a Copy to: Century Communities Southeast, LLC
Attn: Andrew Rouzer, Vice President
7401 Carmel Executive Park Drive, Suite 310
Charlotte, NC 28226

Section 5.02. Amendments.

(A) This Agreement may be amended or cancelled by mutual consent of the Parties to the Agreement or by their successors in interest. An amendment to this Agreement must be in writing. No statement, action or agreement made after the Agreement Date shall be effective to change, amend, waive, modify, discharge, terminate or effect an abandonment of this Agreement in whole or in part unless such statement, action or agreement is in writing and signed by the party against whom the change, amendment, waiver, modification, discharge, termination or abandonment is sought to be enforced.

(B) An amendment to this Agreement with the exceptions identified on Exhibit B must be processed and considered in the same manner as set forth in Ordinance No. 663 for a proposed development agreement. Any amendment to this Agreement other than as set forth on Exhibit B constitutes a major modification and the major modification may occur only after public notice and a public hearing by the County Council.

(C) This Agreement must be modified or suspended as may be necessary to comply with any state or federal laws or regulations enacted after the Agreement Date which prevents or precludes compliance with one or more of the provisions of this Agreement but only to the extent necessary to effectuate compliance with the state or federal law.

(D) Anything to the contrary contained herein notwithstanding, in the event Developer or its successors or assigns elects not to or otherwise does not acquire the Property at any time, Developer may so notify the County in writing and upon such notification and written request by Developer to terminate this Agreement, this Agreement shall terminate and Developer shall not be

considered in breach of this Agreement and the parties shall have no further obligations to one another.

Section 5.03. Periodic Review. At least every twelve (12) months, the Development Services Director for the County or the designee of the Development Services Director for the County, must review compliance with this Agreement by the Developer. At the time of review the Developer must demonstrate good faith compliance with the terms of the Agreement.

Section 5.04. Breach of Agreement.

(A) If, as a result of the periodic review provided in Section 5.03 of this Agreement or at any other time, the Development Services Director for the County, or their designee, finds and determines that the Developer has committed a material breach of the terms or conditions of this Agreement, the Development Services Director for the County shall serve notice in writing, within a reasonable time after the periodic review, upon the Developer setting forth with reasonable particularity the nature of the breach and the evidence supporting the finding and determination, and providing the Developer a reasonable time in which to cure the material breach.

(B) If the Developer fails to cure the material breach within a reasonable time and is not proceeding expeditiously and with diligence to cure the breach, then the County Council may unilaterally terminate or modify this Agreement. Prior to terminating or modifying this Agreement as provided in this section, the County Council must first give the Developer the opportunity (*i*) to rebut the finding and determination, or (*ii*) to consent to amend the Agreement to meet the concerns of the County Council with respect to the findings and determinations.

Section 5.05. Enforcement. The Parties shall each have the right to enforce the terms, provisions and conditions of this Agreement, if not cured within the applicable cure period, by any remedy available at law or in equity, including specific performance, and the right to recover attorney's fees and costs associated with enforcement.

Section 5.06. No Third Party Beneficiary. The provisions of this Agreement may be enforced only by the Parties. No other persons shall have any rights hereunder.

Section 5.07. Recording of Agreement. The Parties agree that Developer shall record this Agreement with the County Register of Deeds within fourteen (14) days of the date of execution of this Agreement.

Section 5.08. Administration of Agreement. County is the only local government that is a party to this Agreement and the County is responsible for the Agreement's administration.

Section 5.09. Effect of Annexation and Incorporation. The Parties agree that this Agreement remains in effect if the Property is, in whole or in part, included in a newly-incorporated municipality or is annexed into a municipality. The Parties acknowledge that upon incorporation or annexation the application and duration of this Agreement is controlled by Section 6-31-110 of the Act. County reserves the right to enter into an agreement with the newly-incorporated

municipality or the annexing municipality for the administration and enforcement of this Agreement after the date of incorporation or annexation.

Section 5.10. Estoppel Certificate. Any of the Parties may, at any time, and from time to time, deliver written notice to the other party requesting the party to certify in writing (*i*) that this Agreement is in full force and effect, (*ii*) that this Agreement has not been amended or modified, or if so amended, identifying the amendments, and (*iii*) whether, to the knowledge of the party, the requesting party is in default or claimed default in the performance of its obligation under this Agreement, and, if so, describing the nature and amount, if any, of any such default or claimed default, and (*iv*) whether, to the knowledge of the party, any event has occurred or failed to occur which, with the passage of time or the giving of notice, or both, would constitute a default and, if so, specifying each such event.

Section 5.11. Entire Agreement. This Agreement sets forth, and incorporates by reference all of the agreements, conditions, and understandings among the Parties relative to the Property and its Development and there are no promises, agreements, conditions or understandings, oral or written, expressed or implied, among the Parties relative to the matters addressed in this Agreement other than as set forth or as referred to in this Agreement.

Section 5.12. Covenant to Sign other Documents. County and Developer acknowledge that consummation of the transactions contemplated by this Agreement may require the execution contemporaneously with the execution of this Agreement and thereafter of certain documents in addition to this Agreement and County and Developer agree to cooperate with the execution thereof.

Section 5.13. Construction of Agreement. The Parties agree that each party and its counsel have reviewed and revised this Agreement and that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in the interpretation of this Agreement or any amendments or exhibits to this Agreement.

Section 5.14. Assignment. The rights, obligations, duties and responsibilities devolved by this Agreement on or to the Developer are assignable to any other person, firm, corporation or entity except that the assignment must conform to the requirements of Section 1.09 and Section 3.05. This Agreement shall also be binding on the County and all future County Councils for the duration of this Agreement, even if the County Council members change.

Section 5.15. Governing Law; Jurisdiction; and Venue.

(A) This Agreement is governed by the laws of the State of South Carolina.

(B) The Parties agree that the jurisdiction and venue for disputes relating to this Agreement is Lancaster County, South Carolina which is within the Sixth (6^{th}) Judicial Circuit of the State of South Carolina.

Section 5.16. Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original, and such counterparts shall constitute but one and the same instrument.

Section 5.17. Eminent Domain. Nothing contained in this Agreement shall limit, impair or restrict the County's right and power of eminent domain under the laws of the State of South Carolina.

Section 5.18. Severability. If any provision in this Agreement or the application of any provision of this Agreement is held invalid, the invalidity shall apply only to the invalid provision, and the remaining provisions of this Agreement, and the application of this Agreement or any other provision of this Agreement, shall remain in full force and effect. However, if the invalid provision would prevent or materially impair Developer's right or ability to complete performance of this Agreement, the Parties agree to use their best efforts to renegotiate that provision in order for Developer to complete performance of this Agreement.

Section 5.19. When Agreement takes Effect. This Agreement is dated as of the Agreement Date and takes effect when (*i*) the County and Developer have each executed the Agreement, and (*ii*) the Developer has delivered to the County Administrator clocked-in copies, with book and page numbers, of the recorded deeds conveying the Property to Developer. If the County Administrator has not received clocked-in copies of the deeds conveying the Property to Developer by 5:00 p.m., December 31, 2024, then this Agreement is automatically terminated without further action of either the County or Developer. The obligation of the Developer pursuant to Section 4.02 is effective on the date the last Party to sign this Agreement executes this Agreement and the obligations imposed on Developer pursuant to Section 4.02 survives the termination of this Agreement pursuant to this Section.

Section 5.20. General Terms and Conditions.

(A) Agreements to Run with the Land. This Agreement shall be recorded against the Property as described in Exhibit A-1 and shown on Exhibit A-2. The agreements contained herein shall be deemed to run with the land.

(B) No Waiver. Failure of a Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such Party to exercise at some future time said right or any other right it may have hereunder.

(C) Merger. This Agreement, coupled with its Exhibits which are incorporated herein by reference, shall state the final and complete expression of the Parties' intentions with respect to the matters set forth herein. All prior negotiations and representations are superseded and merged herein.

SIGNATURES FOLLOW ON NEXT PAGE.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date below found.

WITNESSES:

DEVELOPER:

_____

By:_____
Name: _____
Title: _____

_____

STATE OF _____)
) ACKNOWLEDGMENT
COUNTY OF _____)

I, _____, a Notary Public for the State of _____, do hereby certify that _____, by _____, its _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this ___day of _____ 2022.

_____ (SEAL)
Notary Public for State of _____
My commission expires:_____
Print Name: _____

WITNESSES:

Donna M. Greene

John P. Baker

Donna M. Greene

John P. Baker

COUNTY:

COUNTY OF LANCASTER,
SOUTH CAROLINA

By: Brian Carnes
Brian Carnes, Vice-Chair, County Council

Date: December 12, 2022

By: B Mosteller
Billy Mosteller, Secretary, County Council

Date: December 12, 2022

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF LANCASTER)

I, Sherrie M. Simpson, a Notary Public for the State of South Carolina, do hereby certify that Lancaster County, by Brian Carnes, its Vice-Chair, County Council, and Billy Mosteller, its Secretary, County Council personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this 12th day of December 2022.

Sherrie M. Simpson (SEAL)
Notary Public for State of South Carolina
My commission expires: 02-27-2027
Print Name: Sherrie M. Simpson

Exhibit A

PARCEL 1

"All that certain piece, parcel or tract of land, lying, being and situate in Lancaster County, South Carolina, lying to the north of Shiloh-Unity Road, containing one hundred (100) acres, more or less, and being shown and described on plat of survey made by Precision Surveying, Inc., dated November 13, 2000, entitled "SURVEYED FOR H & W INVESTMENTS" and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina as Plat Number 2001-39, TOGETHER WITH that certain non-exclusive perpetual easement and right of way, the grant and terms and conditions of which are set forth in the Easement Agreement entered into between Barbara Williamson Paul, Howard Knox Williamson III and H & W Investments, dated January 18, 2001, and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina as Plat Number 2001-39. Reference to said plat is craved for a more minute description."

"All that certain piece, parcel or tract of land, lying, being and situate in Lancaster County, South Carolina, lying to the north of Shiloh-Unity Road, containing fifty (50) acres, more or less, and being shown and described on plat of survey made by Precision Surveying, Inc., dated April 29, 2003, entitled "SURVEYED FOR WILLIAM L. HARPER & MICHAEL G. WILLIAMS" and
recorded in the Office of the Clerk of Court for Lancaster County, South Carolina as Plat Number 2003-374, TOGETHER WITH that certain non-exclusive perpetual easement and right of way, the grant and terms and conditions of which are set forth in the Easement Agreement entered into between Barbara Williamson Paul, Howard Knox Williamson III, William L. Harper and Michael G. Williams, dated June , 2003 and recorded in the Office of the Register of Deeds for Lancaster County, South Carolina in Deed Book 203, page 263. Reference to said plat is craved for a more minute description."

PARCEL 2:

"All that certain piece, parcel or lot of land, lying, being and situate in Lancaster County, South Carolina, lying to the north of Shiloh-Unity Road, containing three and fifty-four hundredths (3.54) acres, more or less, and being shown, described and designated as "Lot 6" on plat of survey entitled "Plat of Boundary and Closing Survey Surveyed for Barbara W. Paul", made by Precision Surveying, Inc., dated October 10, 2009 and recorded in the Office of the Register of Deeds for Lancaster County, South Carolina in Plat Book 2010, page 341. Reference to said plat is craved for a more minute description."

PARCEL 3:

"All that certain piece, parcel or tract of land, lying, being and situate in Cane Creek Township, Lancaster County, South Carolina, on the North side of South Carolina Road S-29-28, known as Shiloh-Unity Road, containing sixteen and thirty-nine hundredths (16.39) acres, more or

less, and being shown and described on plat survey made by Wm. Charles Hendley, Jr. Land Surveying, dated November 6, 1993, entitled "BOUNDARY SURVEY FOR RANDALL P. VAUGHN PAMELA VAUGHN" and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina as Plat Number 16168, reference to said plat is craved for a more minute description."

PARCEL 4:

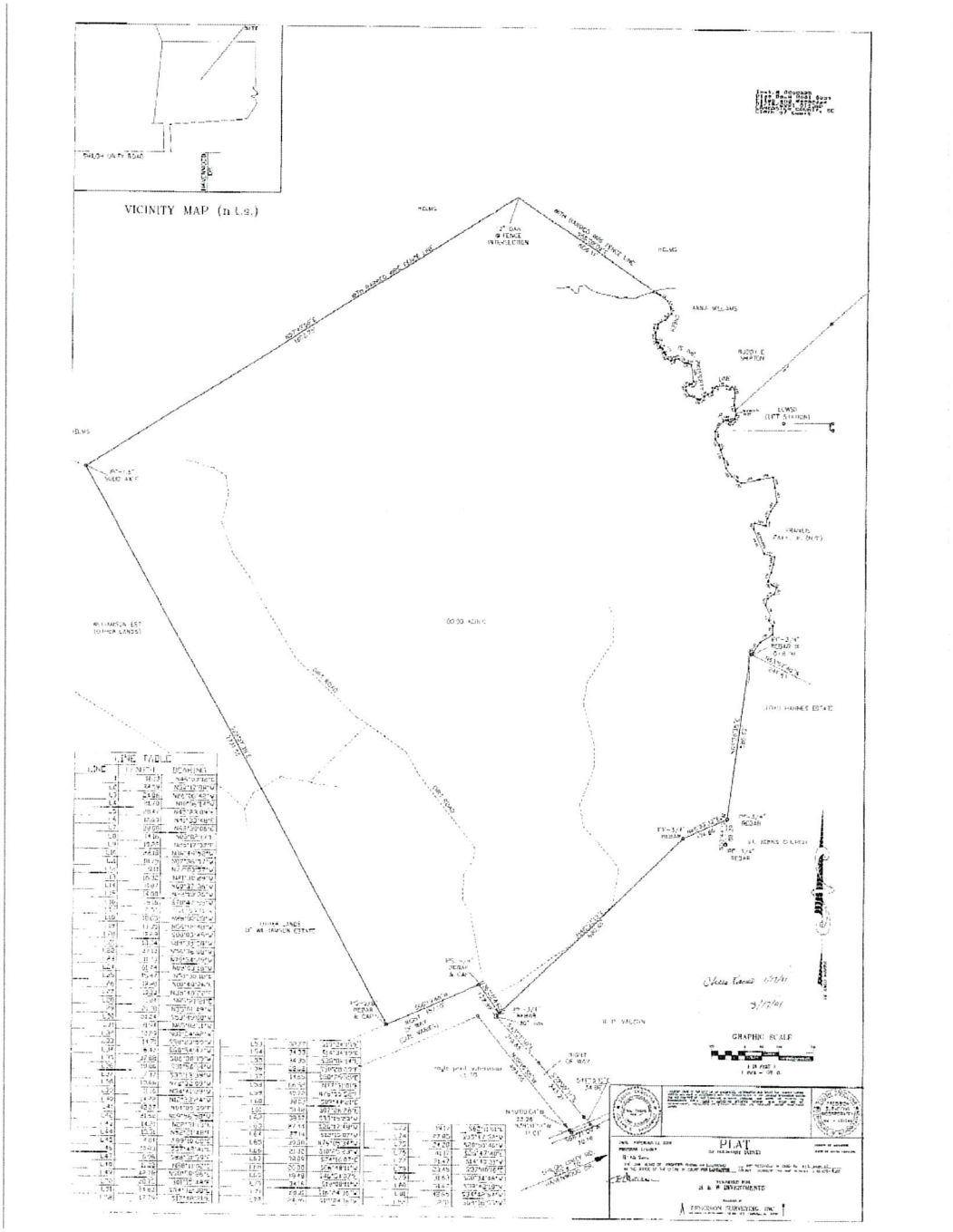
"All that certain piece, parcel or tract of land, lying, being and situate in Cane Creek Township, Lancaster County, South Carolina, fronting on the north side of West Shiloh Unity Road (Highway S-20-28) for a distance of 32.32 feet, containing 2.01 acres, being shown, described and designated on a plat of survey entitled "Boundary Survey for Ryan Pascal Vaughn and Emilee Bailey Vaughn" dated February 22, 2019 made by William Charles Hendley, Jr. Land Surveying and recorded in the Office of the Register of Deeds for Lancaster County, South Carolina in Plat Book 2019 page 127, which plat is incorporated herein and by reference made a part hereof.

Being a portion of the property conveyed to Randall P. Vaughn and Pamela P. Vaughn by Deed of Dora Tucker Jones, et al. recorded December 19, 1995 in Deed Book P-13 Page 46, Office of the Register of Deeds for Lancaster County, South Carolina.

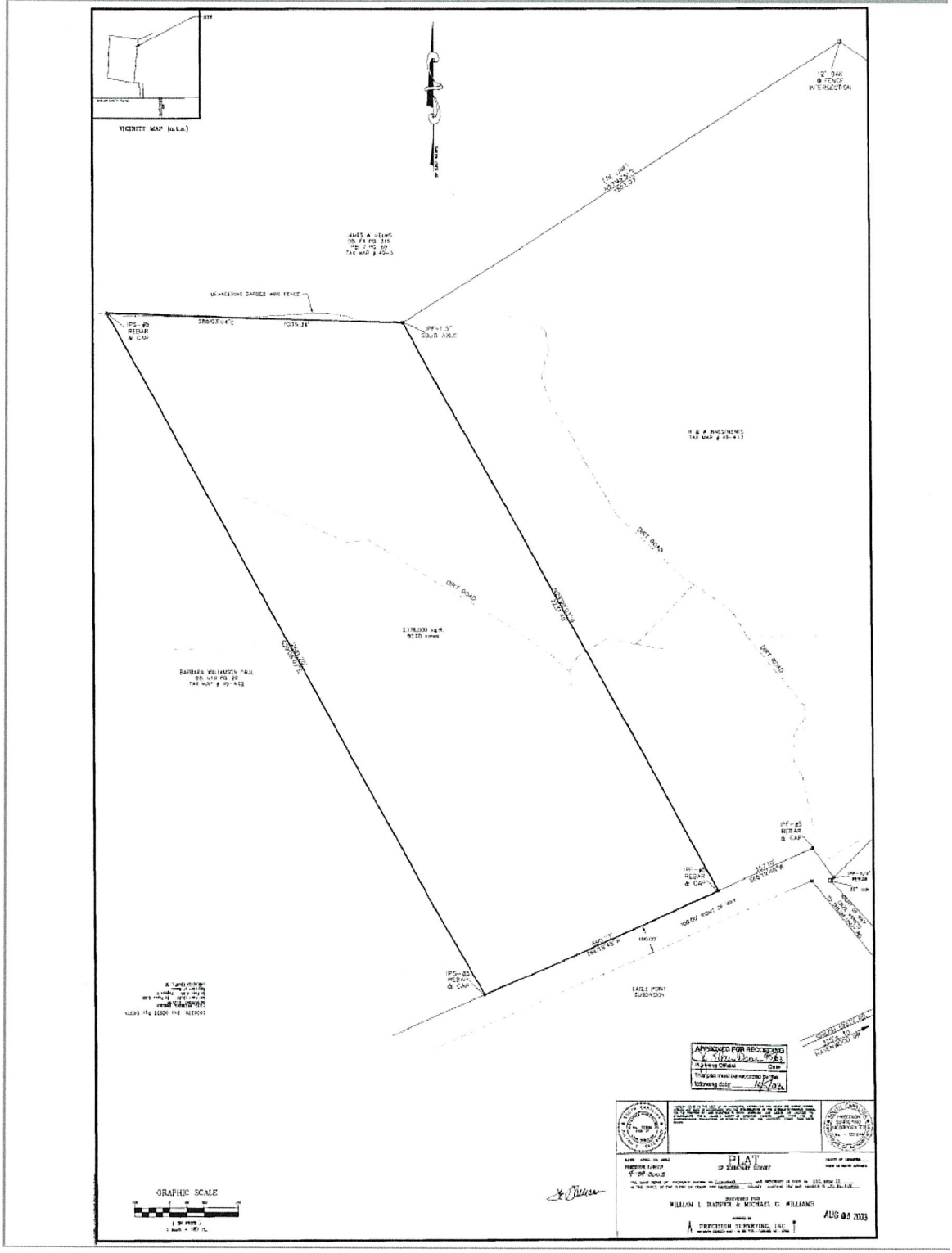
Exhibit A-2

Plat(s)

PARCEL 1 PLAT

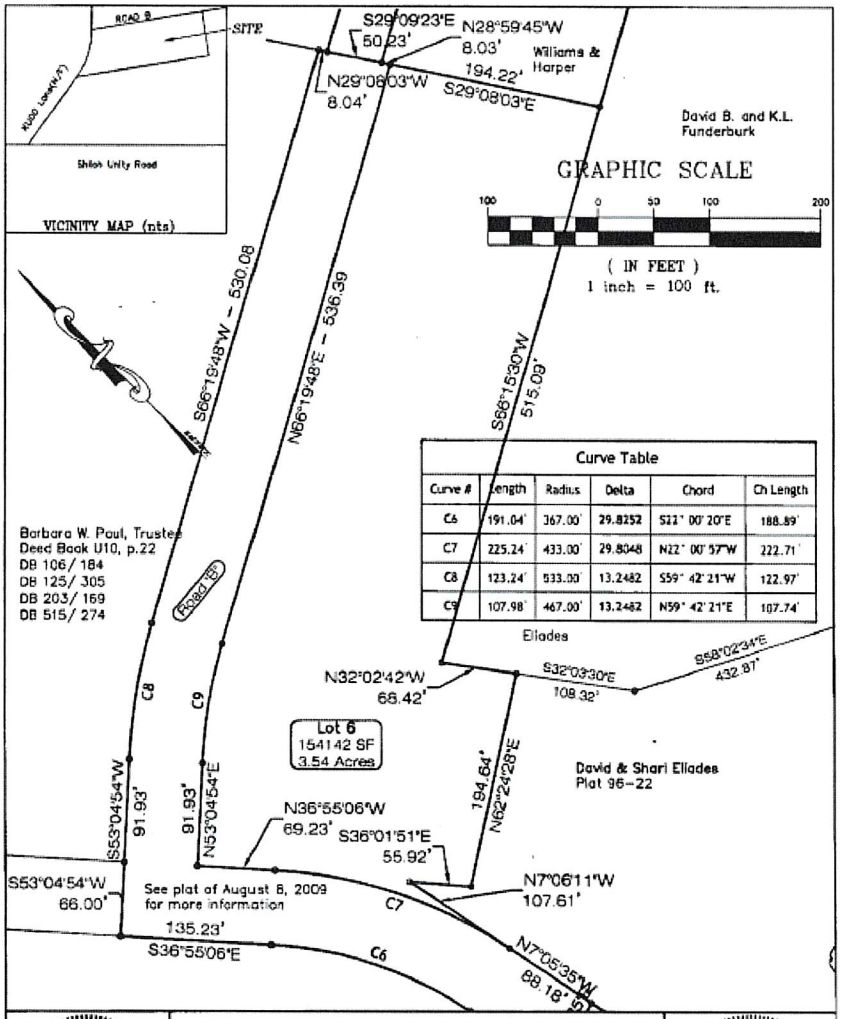


PARCEL 1 PLAT (CONTINUED)

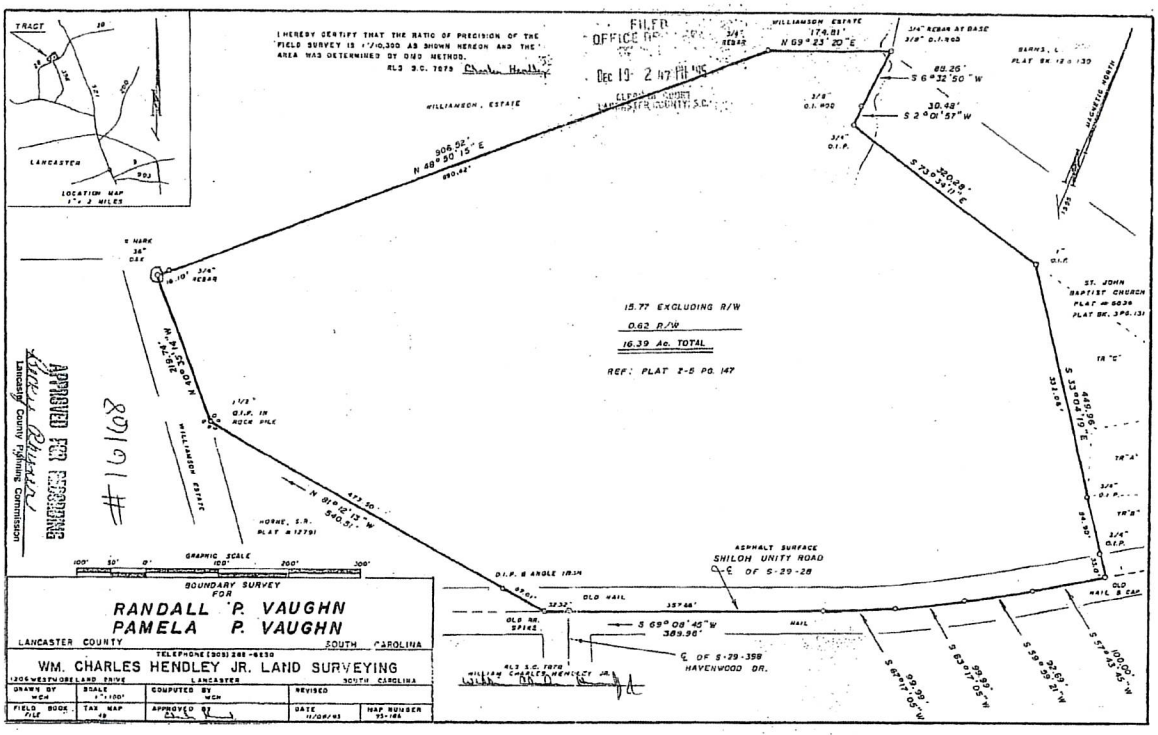


PARCEL 2 PLAT

Book 2010 Page 341



PARCEL 3 PLAT



PARCEL 4 PLAT

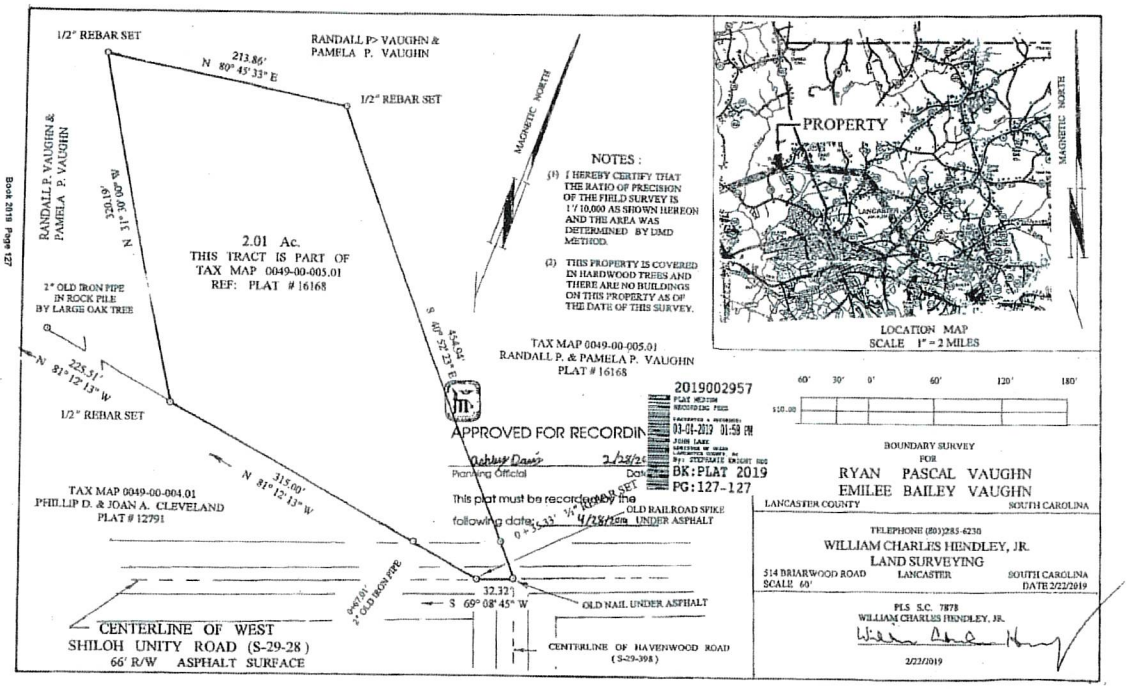


Exhibit B

Development Program

1. *Conceptual Site Plan:* The Conceptual Site Plan attached hereto as Exhibit B-1 shall serve as the general guide for the location of roads, buildings, and other development features. The Property shall be generally developed consistent with the approved Conceptual Site Plan located on Exhibit B-1 unless otherwise modified consistent with the terms of the Agreement.
2. *Zoning District*: The Property, once rezoned, will be located in the Cluster Subdivision Overlay Medium Density Residential (CSO MDR) District and shall be developed consistent with the provisions of the UDO as applicable for this district.
3. *Permitted Uses*: The Property shall be permitted to be developed with all uses permitted within the Cluster Subdivision Overlay Medium Density Residential (CSO MDR) District as set forth in the UDO and not identified as being prohibited.
4. *Dimensional Requirements:* The Property shall be permitted to be developed in accordance with the criteria with respect to minimum parcel sizes, open space, population densities, building intensities, setbacks, height, parking, buffers, fencing, signage, impervious coverage, and other dimensional requirements or building development standards as applicable to the Cluster Subdivision Overlay Medium Density Residential (CSO MDR) District as set forth in the UDO.
5. *Design Review and Approval*. Development of the Property shall be subject to review by the County's Zoning Administrator and the Technical Review Committee, as applicable, as set forth in the UDO.
6. *Transportation:*
   a. Offsite Improvements:
      i. Traffic Impact Analysis (TIA): Provided by Developer and prepared by Ramey Kemp dated December 6, 2022.
      ii. South Carolina Department of Transportation and the County have accepted the TIA as submitted and have required offsite improvements at this time.
         a. Construct an eastbound W Shiloh Unity Road left turn lane onto Highway 521 with 250 feet of storage and appropriate taper length.
         b. U.S. 521 and University Drive/Old Charlotte Road - Developer to pay Lancaster County Sixty-Five Thousand Four Hundred Forty-Five and 35/100 Dollars ($65,445.35) to pay a proportionate share of improvements to intersection of US 521 and University Drive. Payment shall be made within thirty days of Developer's purchase of the Property, as evidenced per Section 5.19(ii), herein.
         c. University Drive and Hubbard Drive - If there is a delay in the construction of Lancaster Landing development project or if that development falls through, resulting in Shiloh Woods being constructed first, then Shiloh Woods will be responsible for the northbound and southbound left turn lanes required at this intersection.
   b. Onsite Improvements:
      i. South Carolina Department of Transportation and the County have accepted the TIA as submitted.

a. Construct Access A with one ingress and one egress lane (shared left-right lane).
b. Construct Access B with one ingress and one egress lane (shared left-right lane).

ii. *Internal Streets/ROW*: All internal streets shall be privately maintained. All streets shall be constructed in accordance with County standards and inspected by the County throughout the development process. Construction testing results and as-built surveys of all constructed roads shall also be required.

iii. *Traffic Calming:* None required

iv. *Walkway Connections:* None required.

v. *Overflow Neighborhood Parking:* None required.

7. *Sewer*: Developer will bring sanitary sewer lines to the Property through adjacent properties (first phase Shiloh Commons Pump Station and all subsequent phases plus the first phase to Roselyn Pump Station once operational) and will install a gravity line on the Property to connect to serve the Property, which will be dedicated to the Lancaster County Water and Sewer District.

8. *Modification of Development Program:* It is recognized that periodic modifications to the Development Program may be needed to address market conditions, environmental challenges, and other elements. The following will outline the processes for Minor, Moderate, and Major Modifications to Exhibit B. Modifications to other sections of the Agreement will be processed in accordance with those provisions.

   a. Minor Modifications: "Minor Modifications" are defined as those modifications that reflect minor adjustments to the site layout caused by environmental features, adaptations to comply with regulatory requirements, and other changes considered incidental by County staff. Generally, Minor Modifications shall only be to the Site Plan and not to a specific development standard set forth within Exhibit B. The Planning Director shall determine what shall constitute a Minor Modification and have the authority to administratively approve such.

   b. Moderate Modifications: "Moderate Modifications" are those modifications to the Conceptual Site Plan that are not caused by environmental features, adaptations to comply with regulatory requirements, and are not considered by County staff to be incidental changes. Moderate Modifications may be approved by the County Council after a review and recommendation is provided by County Staff. Approved Moderate Modifications shall be recorded by the Developer and made an amendment to Exhibit B.

   c. Major Modifications: "Major Modifications" are those that do not qualify as either a Minor or Moderate Modification, such as the addition of new external access point to the public road system. Major Modifications must be processed and considered in the same manner as set forth in Ordinance No. 663 for a proposed development agreement.

Exhibit B-1

Conceptual Site Plan

[Attached]

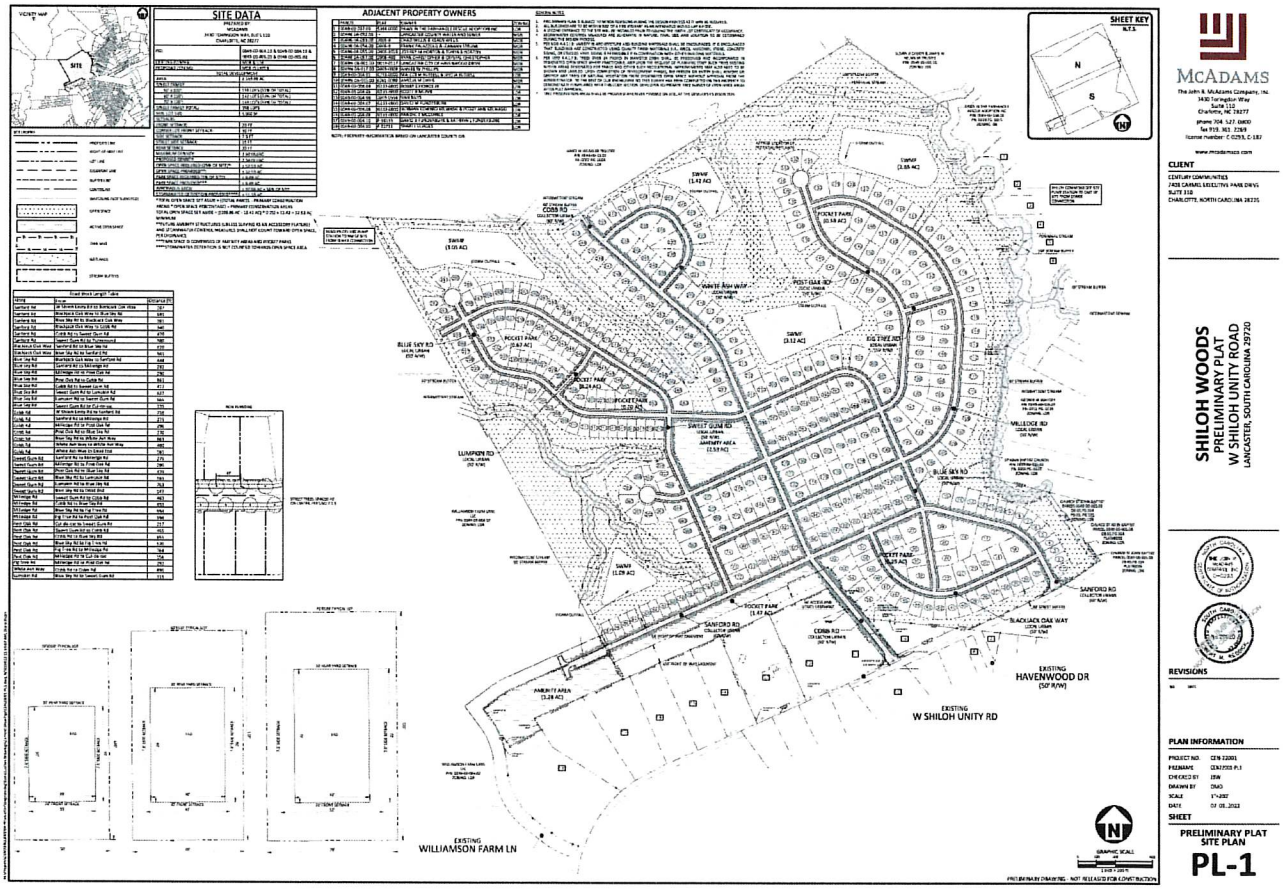


Exhibit C

Development Schedule

Years	Residential
1	133 units
2	133 units
3	132 units
Total	398 units

This Development Schedule is an estimate. The provisions of Section 1.07 of this Agreement apply to this exhibit.

NOTE: County and Developer acknowledge that development of the Property is limited to 398 residential units.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

Exhibit D

Required Information

The Act and Ordinance No. 663 require a development agreement to include certain information. The following information is provided in conformance with the Act and Ordinance No. 663.

(A) *a legal description of the property subject to the agreement and the names of the property's legal and equitable owners.* The legal description of the Property is set forth in Exhibit A. As of the Agreement Date, (i) William L Harper and Cane Mill Associates of Elgin, LP, (ii) Randall P Vaughn and Pamela P Vaughn and (iii) Ryan Pascal Vaughn and Emilee Bailey Vaughn are the legal and equitable owners of the Property, except to the extent that Developer has contractual rights to acquire the Property.

(B) *the duration of the agreement which must comply with Code Section 6-31-40.* See Section 1.10.

I *a representation by the developer of the number of acres of highland contained in the property subject to the agreement.* See Section 2.02.

(D) *the then current zoning of the property and a statement, if applicable, of any proposed re-zoning of the property.* See Section 1.05.

(E) *the development uses that would be permitted on the property pursuant to the agreement, including population densities, building intensities and height.* See Section 1.06 and Exhibit B.

(F) *a description of the public facilities that will service the development, including who provides the facilities, the date any new facilities, if needed, will be constructed, and a schedule to assure public facilities are available concurrent with the impacts of the development construction timeline for those facilities. If the agreement provides that the County shall provide certain public facilities, the agreement shall provide that the delivery date of the public facilities will be tied to defined completion percentages or other defined performance standards to be met by the developer.* See Article IV.

(G) *a description, where appropriate, of any reservation or dedication of land for public purposes and any provisions to protect environmentally sensitive property as may be required or permitted pursuant to laws in effect at the time of entering into the agreement.* Developer agrees to comply with all applicable environmental laws.

(Z) (H) *a description of all local development permits approved or needed to be approved for the development of the property together with a statement indicating that the failure of the agreement to address a particular permit, condition, term, or restriction does not relieve the developer of the necessity of complying with the law governing the permitting requirements,*

conditions, terms or restrictions. See Section 3.04I) *a finding that the development permitted or proposed is consistent, or will be consistent by the time of execution of the agreement, with the County's comprehensive plan and land development regulations.* See Section 2.01(A).

(J) *a description of any conditions, terms, restrictions, or other requirements determined to be necessary by the local government for the public health, safety, or welfare of its citizens.* See Article IV.

(K) *a description, where appropriate, of any provisions for the preservation and restoration of historic structures.* Developer agrees to comply with all laws applicable to the preservation and restoration of historic structures within the Property.

(L) *a development schedule including commencement dates and interim completion dates at no greater than five year intervals.* See Section 1.07 and Exhibit C.

(M) *if more than one local government is made party to the agreement, a provision stating which local government is responsible for the overall administration of the agreement.* See Section 5.08.

(N) *a listing of the laws and land development regulations that will apply to the development of the property subject to the agreement, including citation to specific ordinance numbers or portions of the County Code of Ordinances or both.* See Sections 3.01, 3.03 and Exhibits E and E-1 – E-5.

(O) *a provision, consistent with Code Section 6-31-80, addressing the circumstances under which laws and land development regulations adopted subsequent to the execution of the agreement apply to the property subject to the agreement.* See Section 3.03.

(P) *a provision stating whether the agreement continues to apply to the property or portions of it that are annexed into a municipality or included in a newly-incorporated area and, if so, that the provisions of Code Section 6-31-110 apply.* See Section 5.09.

(Q) *a provision that the agreement may be amended or cancelled by mutual consent of the parties to the agreement or their successors in interest.* See Section 5.02.

(R) *a provision that if the amendment constitutes a major modification of the agreement, the major modification may occur only after public notice and a public hearing by the council, provided that, for purposes of this item, a "major modification" means: (i) significant changes to the development scheduled time-frames set forth in the agreement; (ii) density modifications; (iii) land use changes; (iv) any major miscalculations of infrastructure or facility needs which create demand deficiencies; or (v) any significant deviation from the development as contained in the agreement.* See Section 5.02.

(S) *a provision that if the developer requests an amendment to the development schedule, including commencement dates and interim completion dates, then the dates must be modified by the council*

if the developer is able to demonstrate and establish that there is good cause to modify those dates. See Sections 1.07 and 5.02.

(T) *a provision that the agreement must be modified or suspended as may be necessary to comply with any state or federal laws or regulations enacted after the agreement is entered into which prevents or precludes compliance with one or more of the provisions of the agreement.* See Section 5.02

(U) *a provision for periodic review, consistent with the provisions of Section 8 of Ordinance No. 663.* See Section 5.03.

(V) *a provision addressing the effects of a material breach of the agreement, consistent with the provisions of Section 9 of Ordinance No. 663.* See Section 5.04.

(W) *a provision that the developer, within fourteen days after the County enters into the agreement, will record the agreement with the County Register of Deeds.* See Section 5.07.

(X) *a provision that the burdens of the agreement are binding upon, and the benefits of the agreement shall inure to, all successors in interest to the parties to the agreement.* See Section 1.09(A).

(Y) *a provision addressing the conditions and procedures by which the agreement may be assigned.* See Section 1.09, Section 3.05 and Section 5.14.

(Z) *a traffic impact analysis prepared in accordance with UDO Chapter 6.8 and SCDOT standards.* See Section 4.04.

Exhibit E

Laws and Land Development Regulations

1. Ordinance No. 2022-1822 zoning properties subject to the Development Agreement to Cluster Subdivision Overly Medium Density Residential (CSO MDR) District attached hereto as Exhibit-1.
2. Ordinance No. 2022- 1832, approving this Development Agreement attached hereto as Exhibit E-2.
3. The Development Agreement Ordinance for Lancaster County, South Carolina: Ordinance No. 663, a copy of which is attached hereto as Exhibit E-3.
4. Unified Development Ordinance of Lancaster County (UDO): Ordinance No. 309, as amended as of the Agreement Date. The UDO includes Ordinance No. 328, as amended, as of the Agreement Date and which is cited as the Land Development Regulations of Lancaster County, a copy of which attached hereto as Exhibit E-4.
5. Land Development Regulations of Lancaster County: See Unified Development Ordinance of Lancaster County.
6. Lancaster County Manual of Specification and Standard Details, See Appendix C to the UDO.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

Exhibit E-1

Ordinance No. 2022- 1822

[Rezoning Ordinance - Attached]

Exhibit E-2

Ordinance No. 2022- 1832

[Ordinance Approving Development Agreement - Attached]

Exhibit E-3

The Development Agreement Ordinance, Ordinance No. 663

[Attached]

Exhibit E-4

The UDO

[The UDO, updated to the effective date of the Ordinance 2022- 1832, will be signed by County and Developer, and maintained by Lancaster County Development Services]

Exhibit E-5

Lancaster County Manual of Specification and Standard Details, See Appendix C to the UDO.

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2023-1848 / Planning Case Number: RZ-2023-0531
Contact Person / Sponsor: A. Davis / Planning
Department: Planning
Date Requested to be on Agenda: 6/12/2023

Council Action Requested:
Application by Ben Cerullo on behalf of Crossridge Development LLC to rezone parcels at and adjacent to 8574 Charlotte Highway: 1.79 acres (p/o 0010-00-059.00) and 1.31 acres (p/o 0010-00-016.02) from PDD-26 to Regional Business (RB); ad 1.09 acres (p/o 0010-00-057.00) and 1.62 acres (p/o 0010-00-056.00) from Regional Business (RB) to PDD-26, to align zoning and parcel boundaries to the existing road network.

Points to Consider:
The Staff Report is attached and the intent of this Ordinance is to adjust boundaries of parcels under current development to align zoning and parcel boundaries with the existing road network.

PDD-26 was formally approved by the Council in December 2008, with a Master Plan. Approximately a year earlier, the Council approved the Development Agreement for the "City of Lights" now known as Crossridge, with a plan for parcel development. These two plans did not originally contemplate the fully integrated site which has developed over time. As the sites became more integrated, due primarily to common ownership, the road networks which exist today were constructed to help ensure a cohesive development site.

Overall, this action is an effort to simplify development requirements and plan review while also complying with existing regulations. This essentially proposes a "swap" of zoning which will coincide with a lot line adjustment to align the zoning with the existing road network, and simplify the plan development and review process.

Discussion:
During the public hearing for this item a citizen outlined concerns regarding the process for this case.

Funding and Liability Factors:
N/A

Recommendation:
Planning Commission unanimously recommends **approval** of the request to rezone.

Staff also recommends **approval**.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2023-1848	5/18/2023	Ordinance
Staff Report	5/9/2023	Planning Staff Report
Application	4/28/2023	Exhibit
Location Map/Zoning Map	4/28/2023	Exhibit

STATE OF SOUTH CAROLINA (
(ORDINANCE NO. 2023- 1848
COUNTY OF LANCASTER (

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE APPROXIMATELY 5.81 ACRES (TM# p/o 0010-00-059.00; p/o 0010-00-061.01; p/o 0010-00-057.00; p/o 0010-00-056.00) LOCATED AT AND ADJACENT TO 8574 CHARLOTTE HIGHWAY, INDIAN LAND, FROM PDD-26 TO REGIONAL BUSINESS (RB) (p/o 0010-00-059.00 and p/o 0010-00-061.01) AND FROM REGIONAL BUSINESS (RB) TO PDD-26 (p/o 0010-00-057.00 and p/o 0010-00-056.00).

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Ben Cerullo, on behalf of Crossridge Development LLC, applied to rezone four (4) parcels of property (TM#s p/o 0010-00-059.00; p/o 0010-00-061.01; p/o 0010-00-057.00; p/o 0010-00-056.00) owned by Crossridge Development LLC, totaling 5.81 acres, more or less, located at and adjacent to 8574 Charlotte Highway, Indian Land, from PDD-26 to Regional Business (RB) (p/o 0010-00-059.00 and p/o 0010-00-061.01) and from Regional Business (RB) to PDD-26 (p/o 0010-00-057.00 and p/o 0010-00-056.00).

(b) On May 16, 2023, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by unanimous vote, recommended approval of the rezoning request.

(c) PDD-26 was formally approved by the Lancaster County Council on December 1, 2008 via Ordinance No. 959. One year earlier, Lancaster County Council approved Ordinance No. 782 which served as the Development Agreement for the development of what is now known as Crossridge. The two plans did not originally contemplate the fully integrated site which was developed over time and as the sites have become more integrated, due primarily to common ownership, the road networks which exist today were constructed. In 2019, two parcels along Highway 521 were rezoned from Mixed-Use (MX) to RB, narrowing the scope of the development from three zoning districts down to two. As a result of the PDD legacy status, the full RB area cannot be rezoned and added to the PDD area, and the PDD area cannot be removed from the PDD and zoned to RB. In order to comply with existing regulations, the zoning is essentially being "swapped" in order to coincide with lot line adjustment. The change will align the zoning and lot lines with the existing road network and simplify the plan development and review process. The newly proposed Districts will be consistent with the surrounding area which is comprised of PDD, GB and RB Districts.

Section 2. **Rezoning.**

The Official Zoning Map is amended by changing the zoning district classification from PDD-26 to Regional Business (RB) foe the following properties as identified by tax map numbers or other appropriate identifiers:

Tax Map No. (p/o 0010-00-059.00) – 1.79 acre portion
Tax Map No. (p/o 0010-00-061.01) – 1.31 acre portion

The Official Zoning Map is amended by changing the zoning district classification from Regional Business (RB) to PDD-26 for the following properties as identified by tax map numbers or other appropriate identifiers:

Tax Map No. (p/o 0010-00-057.00) – 1.09 acre portion
Tax Map No. (p/o 0010-00-056.00) – 1.62 acre portion

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 _____, 2023.

LANCASTER, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading:	May 22, 2023
Second Reading:	June 12, 2023
Third Reading:	June 26, 2023
Public Hearing:	May 22, 2023

Approved as to form:

_____

Virginia Merck-Dupont, County Attorney

PROPOSAL:	Request to rezone portions of 4 parcels totaling approximately 5.81 acres of property, exchanging PDD-26 for RB to align zoning and parcel boundaries to the existing road network.
PROPERTY LOCATION:	At and adjacent to 8574 Charlotte Highway
PROPOSED ZONING	1.79 acres (p/o 0010-00-059.00) and 1.31 acres (p/o 0010-00-061.01) from PDD-26 to Regional Business (RB). 1.09 acres (p/o 0010-00-057.00) and 1.62 acres (p/o 0010-00-056.00) from Regional Business (RB) to PDD-26.
APPLICANT:	Ben Cerullo on behalf of Crossridge Development LLC
COUNCIL DISTRICT:	District 7, Brian Carnes
STATUTORY NOTICES:	Hearing notice published 4/29/2023 in The Lancaster News And 5/03/2023 in Carolina Gateway Sign(s) posted 4/27/2023 Mailed notices 4/28/2023 Posted agenda in lobby 5/09/2023

OVERVIEW:

Proposal

The applicant has requested to rezone portions of four parcels totaling 5.81 acres at and adjacent to 8574 Charlotte Highway: 1.79 acres (p/o 0010-00-059.00) and 1.31 acres (p/o 0010-00-061.01) from PDD-26 to Regional Business (RB); ad 1.09 acres (p/o 0010-00-057.00) and 1.62 acres (p/o 0010-00-056.00) from Regional Business (RB) to PDD-26. The intent is to adjust boundaries of parcels under current development to align zoning and parcel boundaries with the existing road network.

Site Information

The acreage proposed to be rezoned is currently vacant; primary access to the site overall will be provided via Highway 521. Crossridge Boulevard, Parkway Drive, and Worldreach Drive provide internal connections throughout the overall development.

Summary of Adjacent Zoning and Uses

The properties are surrounded predominantly by Regional Business and PDD-26 zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	RB	Crossridge/Inspiration Network
South	Lancaster County	RB	Small businesses – Highway corridor
East	Lancaster County	PDD-26	Collins Road PDD
West	Lancaster County	RB, GB	Small businesses – Highway corridor

ANALYSIS & FINDINGS:

Zoning Districts

PDD Legacy District: A PDD is a Planned Development District. The 1998 Edition of the Lancaster County Unified Development Ordinance (UDO) defined the PDD district as a *" … district is designed to accommodate a mixture of compatible residential, office, commercial, or other uses of land which are planned and developed as an integral unit and which, due to such mixture of uses or other aspects of design, could not be located in other districts established in this ordinance without compromising the proposed concept of integrated and flexible development*."

Under the 2016 edition of the Lancaster County UDO, the PDD district was not carried forward as an active district but instead as a Legacy District. This designation allows PDDs to continue to develop under the PDD master plan, relevant development agreements, and under the development standards which were in place at the time of the PDD approval. The legacy district designation does not, however, allow substantial changes to the acreages within a PDD.

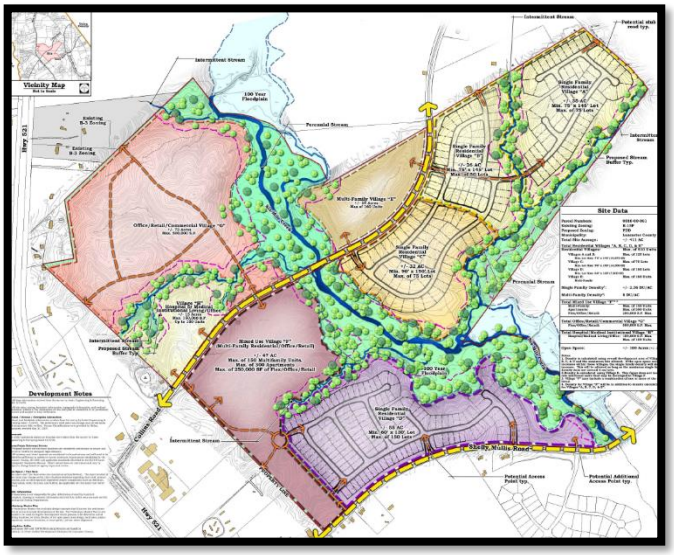
Regional Business District: UDO Chapter 2.3 describes the requested RB District as *"… generally located on the major thoroughfares in the community and provides opportunities for the provision of offices, services, and retail goods to meet the surrounding region. The regulations for this district are 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

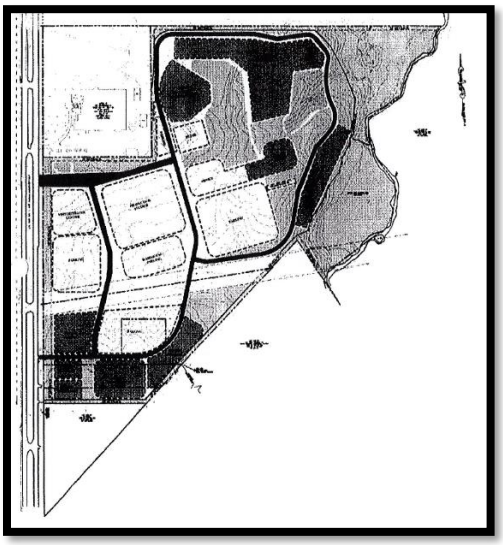
The subject property is surrounded by a variety of districts, mostly business to the north, west and south. There are large tracts to the east zoned PDD, part of the Crossridge/Collins Road PDD.

Background and Analysis

PDD-26 was formally approved by the Lancaster County Council on December 1, 2008 via Ordinance #959. The plan depicted below was the Master Plan for PDD-26:

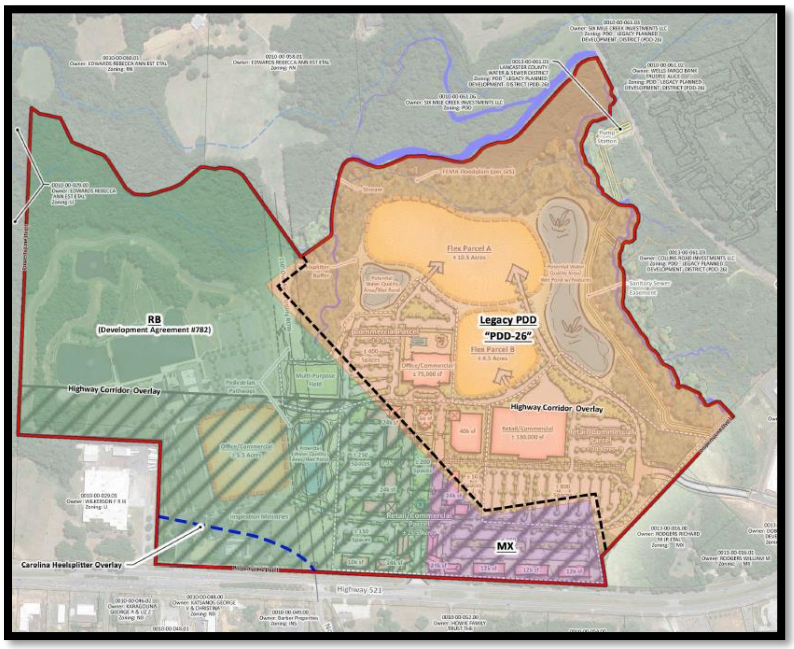


Approximately one year earlier Lancaster County Council approved Ordinance #782 which served as a Development Agreement for the development of the "City of Lights" now known as Crossridge. The original plan for Crossridge is depicted below:



These two plans did not originally contemplate the fully integrated site which has developed over time. As the sites became more integrated, due primarily to common ownership, the road networks which exist today were constructed. Over the years the County and the developer have worked together to determine the best way to ensure a cohesive development on this site.

However, as you can see depicted in a prior sketch plan the various zonings and regulatory documents have made the cohesive development of the site challenging for both the developers as well as the county staff reviewers.

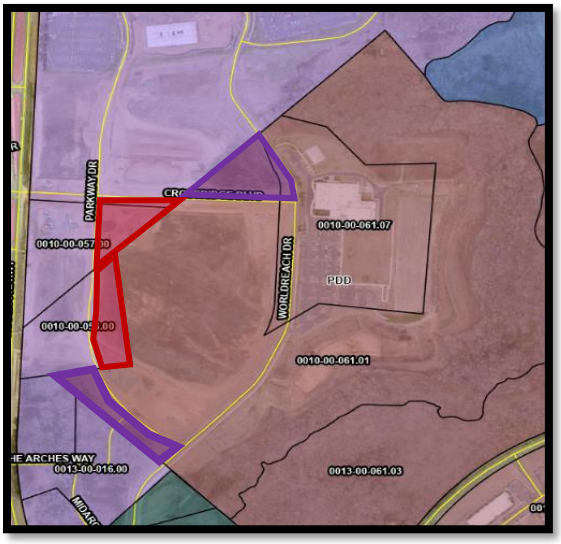


In 2019, two parcels along Hwy 521 were rezoned from Mixed-use (MX) to RB. Narrowing the scope of the development from three zoning districts down to two.

Because of the PDD legacy status the full RB area cannot be rezoned and added to the PDD area, and the PDD area cannot be removed from the PDD and zoned to RB.

Therefore, in an effort to simplify development requirements and plan review while also complying with existing regulations the current case essentially proposes a "swap" of zoning which will coincide with a lot line adjustment. This change will align the zoning and lot lines with the existing road network and simplify the plan development and review process.

As proposed a total of 3.1 acres would be rezoned from PDD to RB; and 2.71 acres would be rezoned from RB to PDD.



STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone 5.81 acres (1.79 acres (p/o 0010-00-059.00) and 1.31 acres (p/o 0010-00-061.01) from PDD-26 to Regional Business (RB); and 1.09 acres (p/o 0010-00-057.00) and 1.62 acres (p/o 0010-00-056.00) from Regional Business (RB) to PDD-26, pursuant to the following findings of fact:

1. That the subject project consists of the following parcels: TM#s p/o 0010-00-059.00, 0010-00-061.01, (p/o 0010-00-057.00, & p/o 0010-00-056.00)
2. That the subject properties are currently zoned RB and PDD-26 District and proposed to be rezoned PDD-26 and RB District;
3. That the proposed Districts are consistent with the surrounding area which is comprised of PDD, GB and RB Districts.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map

STAFF CONTACT:

Ashley Davis, Senior 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 8574 Charlotte Hwy

City Indian Land State SC Zip 29707 Tax Parcel ID 0010-00-057.00
0010-00-056.00
0010-00-061.01
0010-00-059.00

Current Zoning RB and PDD 26 Current Use Vacant

Proposed Zoning RB and PDD 26 Total Acres _____

Project Description Zoning line adjustment on parcels

Surrounding Property Description Commercial Uses or vacant

CONTACT INFORMATION

Applicant Name Ben Cerullo, Chief Operating Officer

Address 3000 World Reach Dr

City Indian Land State SC Zip 29707 Phone (803) 587-1000

Fax _____ Email bcerullo@bencerullo.com

Property Owner Name Ben Cerullo, Chief Operating Officer

Address 3000 World Reach Dr

City Indian Land State SC Zip 29707 Phone (803) 587-1000

Fax _____ Email bcerullo@bencerullo.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.

Ben Cerullo — 4/20/23

Applicant — Date

[signature] — 4/20/23

Property Owner(s) — Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. **Submit Application**

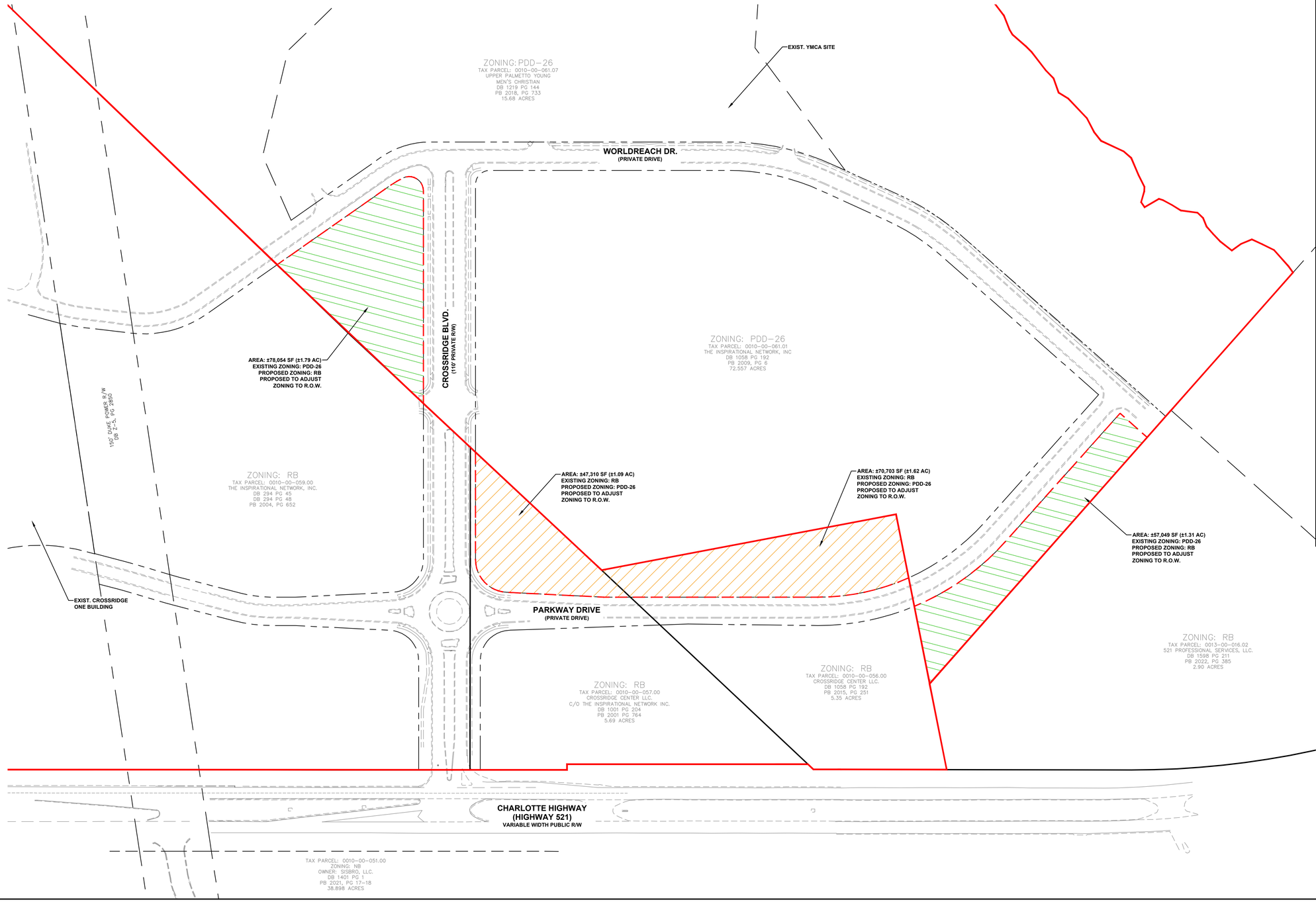
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Rezoning Application Fee – single parcel $435.00
- Rezoning Application Fee – multi parcel $610.00

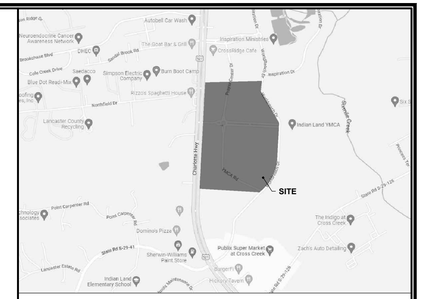
2. **Planning Commission**

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

3. **County Council**

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





VICINITY MAP

NTS

NORTH

GENERAL NOTES:

1. ALL SITE PLAN, ZONING AND WETLAND INFORMATION UTILIZED IN THE PREPARATION OF THIS PLAN IS CONSIDERED TO BE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE AND FINAL VERIFICATION.
2. DRAFT: DO NOT RELY ON THIS DOCUMENT.

BASE INFORMATION:
BOUNDARY AND BASE INFORMATION TAKEN FROM "TOPOGRAPHIC SURVEY CROSSRIDGE CENTER LLC TAX PARCEL 0010-00-059.00" BY ESP ASSOCIATES, INC. DATED 02/14/23.

PUBLIC INFORMATION:
ESP ASSOCIATES IS NOT RESPONSIBLE FOR PLAN DEFICIENCIES CREATED BY INCORRECT, INCOMPLETE AND MISSING OR OUTDATED INFORMATION DERIVED FROM PUBLIC SOURCES SUCH AS GIS PLANNING AND ZONING DEPARTMENTS.

LEGEND:

- PROJECT BOUNDARY
- CONTOURS
- STREAMS
- FLOODWAYS
- WETLANDS / PONDS

PROPOSED ZONING LINE ADJUSTMENTS

EXISTING ZONING	PROPOSED ZONING	ACREAGE	LEGEND
PDD-26	RB	± 3.10 AC	
RB	PDD-26	± 2.71 AC	

ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-4949 (NC)
803-802-2440 (SC)
www.espassociates.com

NORTH ORIENTED TO SC GRID (NAD83/2011)

CROSSRIDGE COMMERCIAL - PHASE 4

ZONING EXHIBIT

ESP JOB: WD20.105 4/20/2023

GRAPHIC SCALE

100' 0 50' 100' 200' 400'

(IN FEET)
1 INCH = 100 FT.

Crossridge Development, LLC
3000 World Outreach Dr.
Indian Land, SC 29707

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2023-1846
Contact Person / Sponsor: Chris Clouden / Parks & Recreation
Department: Administration
Date Requested to be on Agenda: 6/12/2023

Council Action Requested:
Adopt criteria by which County Council will consider in the naming or renaming of County property and facilities.

Points to Consider:
This item was presented at the March COW meeting and County Council asked at that meeting for more information to clarify that names can be canceled or changed at any time by Council vote. The attached draft Ordinance reflects that change and a few other tweaks.

Lancaster County has numerous assets of real property and facilities, particularly in the parks and recreation department, that can be utilized to honor local residents or even monetized to maximize revenue for the County.

The County recently added two new athletic / soccer complexes, plus renovated the Indian Land Recreation Center. In addition, the County is embarking on the construction of a new 84-acre regional park and new Detention Facility.

These new facilities, plus others planned, give the County Council an opportunity to determine names for these new facilities.

There are a myriad of ways the County Council can approach naming of County property and facilities, with this proposed ordinance identifying some criteria or parameters to consider.

This ordinance outlines a general naming policy, but would be used in tandem with an administrative policy related to sponsorships, for the instance when sponsorships can be parlayed into naming rights that would be presented to County Council.

Funding and Liability Factors:
Naming of public property or facilities can evoke a lot of emotions depending on the name and rationale utilized. Having a policy and transparent process can mitigate any concerns for how names are determined.

The only funding factor is having expenses to pay for signage and potential advertising. However, there could be significant revenue generated based on sponsorship opportunities with naming rights.

Recommendation:
Approve the ordinance.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2023-1846	5/11/2023	Ordinance

STATE OF SOUTH CAROLINA)
) ORDINANCE NO. 2023-1846
COUNTY OF LANCASTER)

AN ORDINANCE

ESTABLISHING A POLICY AND PROCEDURE FOR NAMING COUNTY-OWNED PROPERTIES OR STRUCTURES.

WHEREAS, naming opportunities for County-owned properties or structures exist to recognize extraordinary efforts, accomplishments, service, generosity, geography, history and natural elements which are valuable to Lancaster County; and

WHEREAS, naming opportunities for County-owned properties or structures are expected to reflect the history, tradition and values of Lancaster County; and

WHEREAS, Lancaster County Council has determined that it is in the best interest of the Citizens of Lancaster County for there to be a written policy and procedure for naming County-owned properties or structures to ensure that naming practices properly reflect the history, tradition and values of Lancaster County.

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 I. **Title**

Lancaster County Code of Ordinances is hereby amended to add a section entitled "Naming of County-Owned Properties or Structures" as follows:

A. Objective.

To set the policy and guidelines for official naming of County owned properties or structures.

B. Policy and Priorities.

Council may receive recommendations as to the naming of County-owned properties or structures from the public, staff and related advisory bodies. All final decisions on naming or renaming of any County owned property or structures will be made by County Council in its sole and complete discretion.

C. Guidelines.

(1) Naming:

a) Properties or structures owned by the County may be named for an elected or appointed public official or public employee.

b) Properties or structures owned by the County may be named for areas of geographic interest located within Lancaster County.

c) Properties or structures owned by the County may be named for persons or events of historical or patriotic significance in the United States provided they are related to Lancaster County.
d) Properties or structures owned by the County may be named for nature or wildlife which are indigenous to Lancaster County.
e) Any individual nominated for naming rights of a County owned property or structure must be deceased for a minimum of three (3) years.
f) Properties or structures, owned by the County may be named for individuals who, in the opinion of Council, have made exceptional contributions to the community by having met one or more of the following:
    1. Contribution which resulted in the long-term health and/or well being of the people of Lancaster County.
    2. Must not have any other property or structures named for them in the County.
    3. Nominated individuals must be supported by five letters of recommendation from groups, individuals or communities within the County.
    4. Individual must have been actively involved in Lancaster County community affairs for no less than 10 years.
    5. Contribution of individual must be of an exceptional quality and/or significance.
    6. Efforts of individual must have made a lasting, significant contribution to the County's goals and objectives.
    7. Vote by County Council must be unanimous.
g) Properties or structures owned by the County may be named for individuals, groups or businesses who have made significant donations of land, money or facilities to the County.
    1. Any individual, group or business that donates a significant amount of money, land or facilities may be eligible for naming rights to said property.
    2. When a property or structure is named in recognition of an honoree, that name will generally be effective for the useful life of the structure or the designated use of the area; however, the length of time that a property or structure named for the designated individual or group will be determined by County Council.
    3. When the proposed naming of a property or structure is in honor of an individual, the complete name of the individual must be used. The last name of the individual so honored may be used in referring informally to the facility.
    4. A portion of the facility, such as a meeting or conference room, or other public space may also be named in honor of such individual or group.

(2) Renaming:
a) Renaming of a property or structure may occur when a property that has been named in honor or an individual has reached the end of its useful life and will

be replaced or substantially renovated. The replaced or renovated structure may be renamed in recognition of another honoree per the criteria set forth herein.

b) Properties or structures may be renamed when they have been designated for another use and may be named in recognition of a different honoree.

c) Appropriate recognition of earlier honorees shall be included in or adjacent to the newly renovated property as well as on any redeveloped property.

(3) Nominations:

a) Nominations for naming of County owned properties or structures may be submitted to the Clerk to County Council in writing, accompanied by a justification for the recommended honoree.

b) Requests will be reviewed by the County Administrator and other appropriate staff before being submitted to County Council.

(4) Proposed name must be in good taste per local community standards and must not be insulting or derogatory.

(5) County Council may rename a property at anytime for any reason with or without cause. The renaming of a property by council will cancel all agreements and Lancaster County shall not be required to issue refunds on prior monetary collections.

SECTION II. Severability

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

SECTION III. 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 supersedes all other provisions and this Ordinance is controlling.

SECTION IV. Effective Date of Ordinance

This Ordinance is effective upon passage of Third Reading.

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2023.

LANCASTER COUNTY, SOUTH CAROLINA

_____

Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading: June 12, 2023
Second Reading: June 26, 2023
Third Reading: July 17, 2023
Public Hearing: June 26, 2023

Approved as to form:

_____
Virginia Merck-Dupont, County Attorney

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2023-1850
Contact Person / Sponsor: Dennis Marstall / Administration
Department: Administration
Date Requested to be on Agenda: 6/12/2023

Council Action Requested:
Amend the County Code to change the Deputy County Administrator position title to Assistant County Administrator.

Points to Consider:
On May 22, 2023, Council considered the first reading of this Ordinance. The Ordinance is simply a name change from one title to another.

County Council asked for a better understanding of the difference in job duties and titles of a Deputy County Administrator versus an Assistant County Administrator and decided to delay consideration of the agenda item.

Draft organization charts reflecting where both positions could fit within the County hierarchy or structure have been developed to help highlight the main different between the two titles, which is the reporting structure or number of direct reports to each position. A Deputy County Administrator would have no to limited number of direct reports, but would rather have full leeway to work with all Division Directors and Department Directors to work on policy and service delivery and operational issues across the entire organization and all departments.

In contrast, the Assistant County Administrator has several direct reports and oversee the General Services Division or functions of the County, with more limited interactions with departments in other divisions or functions of the County.

In addition to the organizational charts, a job description for the Assistant County Administrator is attached with this agenda item, outlining the supervisory role over the General Services Division.

With the pending vacancy of the Deputy County Administrator position (currently called Assistant County Administrator) the County Administrator would like to formally change the title of the position from Deputy County Administrator to Assistant County Administrator to better reflect the duties and current function of the position, whereby the Assistant County Administrator is the defacto Division Leader for the General Services Division of the County.

The County currently operates with a Division Structure, whereby the organization chart is structured around five divisions -- general services, financial services, public services, development services and emergency services. Each division is led by a Division Director, who also has general department head responsibilities, including the Assistant County Administrator, who oversees the general services division, which includes the departments of Human Resources, Information Technology, Communications and Marketing, Parks and Recreation, and Risk Management.

This model is sufficient and an appropriate role for an Assistant County Administrator position to have departmental responsibility as well as organization-wide responsibilities, such as strategic plan oversight, training and development initiatives and service delivery evaluation.

However, the role of a Deputy County Administrator, is viewed differently and at a higher level (including pay), whereby that role is generally without any direct daily department oversight, but has an organization-wide role to work with all department directors on departmental and organization-wide issues from policy development and implementation to service delivery enhancements and Council priority implementation. This structure allows the Deputy County Administrator position to serve as an interim department director during times of leadership staff transition, as well as serve as a true second-in-command role to the County Administrator to focus on organization-wide needs.

While not presently seeking a Deputy County Administrator position, just a name change to reflect the current duties of an

Assistant County Administrator, the Deputy County Administrator role would be a natural promotion or advancement position for an Assistant County Administrator and help to delineate a succession line for the County Administrator.

Given the growth of Lancaster County and the growing complexities of services in the County, there could be a need to have both positions of a Deputy County Administrator and an Assistant County Administrator, but that is not the request at this time.

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Funding and Liability Factors:
The salary range for an Assistant County Administrator is less than the salary range for a Deputy County Administrator.

Recommendation:
Approval of Ordinance 2023-1850.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2023-1850	6/5/2023	Ordinance
Organization Chart for a Deputy County Administrator	6/6/2023	Backup Material
Organization Chart for an Assistant County Administrator	6/6/2023	Backup Material
Job Description for Assistant County Administrator	6/6/2023	Backup Material

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ORDINANCE NO. 2023-1850

~~Indicates Matter Stricken~~
Indicates New Matter

AN ORDINANCE

TO AMEND THE LANCASTER COUNTY CODE RELATED TO THE POSITION OF DEPUTY COUNTY ADMINISTRATOR

WHEREAS, the Lancaster County Administrator ("County Administrator"), pursuant to SC Code 4-9-630, is charged with the statutory power and duty to direct and coordinate operational agencies and administrative activities of the county government; and

WHEREAS, the County Administrator, pursuant to SC Code 4-9-620, shall be responsible for the administration of all departments of the county government which the Council of Lancaster County ("County Council") council has the authority to control; and

WHEREAS, the County Council wishes to amend the County Code to change a codified staff position to better reflect the division organization of the County and supervision duties of an Assistant County Administrator.

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

Section 1. Section 2-82 of the Lancaster County Code is hereby amended as follows:

Sec. 2-82. - ~~Office created; functions~~. Assistant County Administrator

~~The position of deputy county administrator is hereby created.~~ The assistant county administrator shall be appointed by and serve at the pleasure of the county administrator. The assistant county administrator shall assist the county administrator in all aspects of his duty and shall have primary oversight of such divisions/departments as may be assigned by the county administrator.

In the absence or incapacitation of the county administrator the assistant county administrator shall have those powers and duties provided for in S.C. Code 1976, § 4-9-620 et seq. and such other powers and duties as may be required by the council.

(Ord. No. 1610, § 1, 10-28-2019)

Section 2. **Severability.**

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

Section 3. **Conflicting Provisions.**

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

Section 4. **Effective Date.**

This ordinance is effective upon third reading.

AND IT IS SO ORDAINED

Dated this ____ day of _____, 2023.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

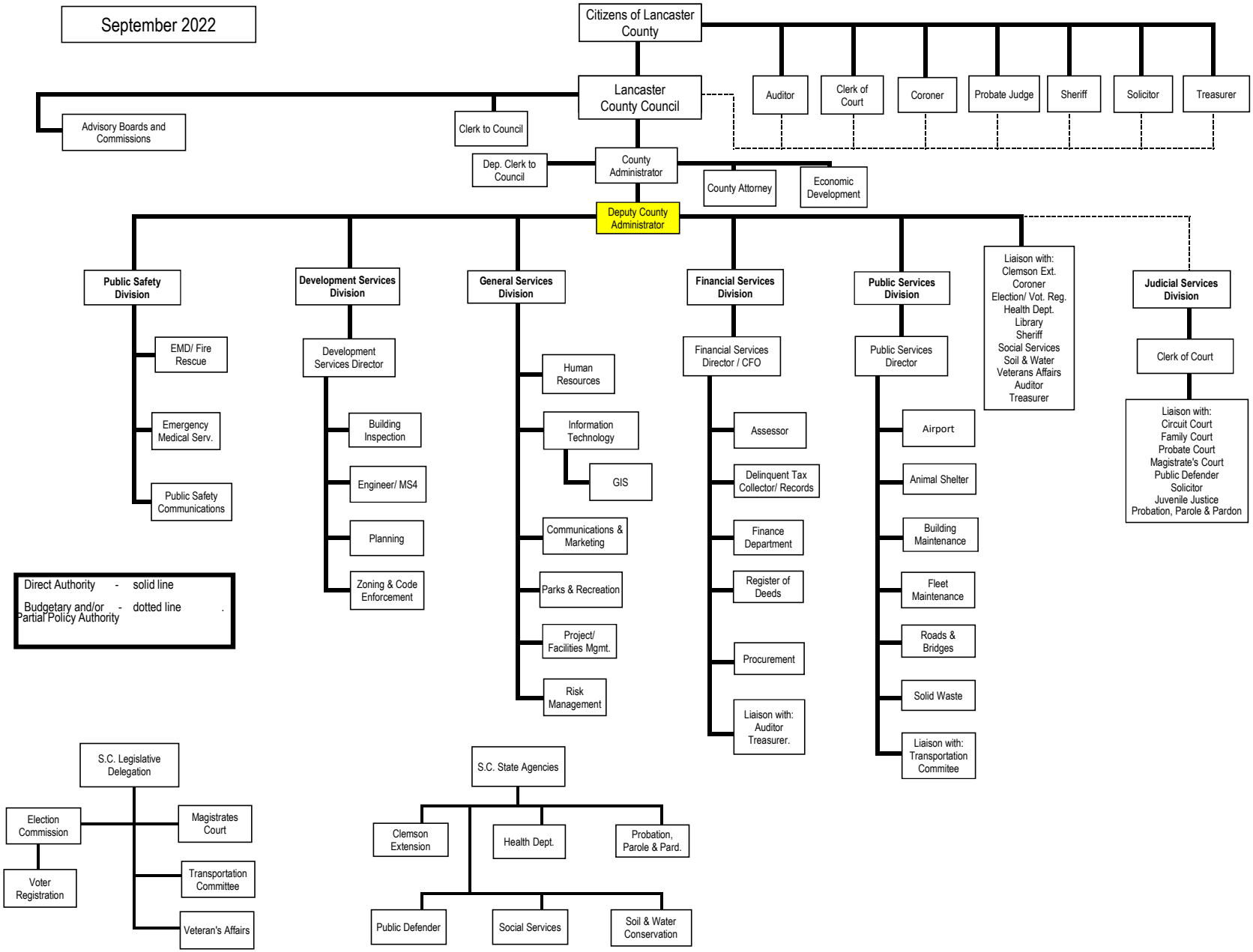
ATTEST:

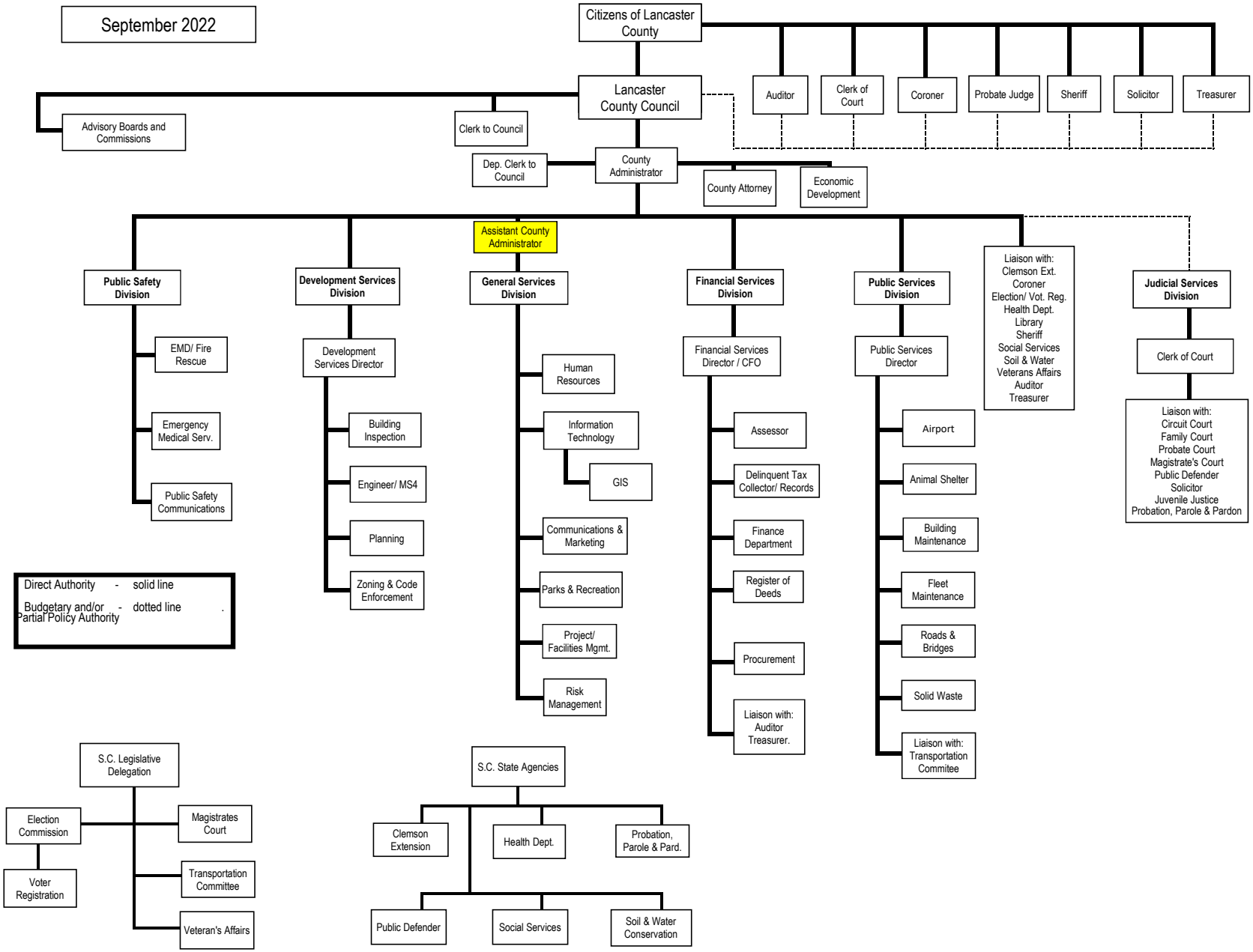
_____
Sherrie Simpson, Clerk to Council

First Reading: June 12, 2023
Second Reading: June 26, 2023
Third Reading: July 17, 2023

Approved as to form:

Virginia L. Merck-Dupont, County Attorney


September 2022
Citizens of Lancaster County
Lancaster County Council
Auditor
Clerk of Court
Coroner
Probate Judge
Sheriff
Solicitor
Treasurer
Advisory Boards and Commissions
Clerk to Council
Dep. Clerk to Council
County Administrator
County Attorney
Economic Development
Deputy County Administrator
Public Safety Division
EMD/ Fire Rescue
Emergency Medical Serv.
Public Safety Communications
Development Services Division
Development Services Director
Building Inspection
Engineer/ MS4
Planning
Zoning & Code Enforcement
General Services Division
Human Resources
Information Technology
GIS
Communications & Marketing
Parks & Recreation
Project/ Facilities Mgmt.
Risk Management
Financial Services Division
Financial Services Director / CFO
Assessor
Delinquent Tax Collector/ Records
Finance Department
Register of Deeds
Procurement
Liaison with: Auditor Treasurer.
Public Services Division
Public Services Director
Airport
Animal Shelter
Building Maintenance
Fleet Maintenance
Roads & Bridges
Solid Waste
Liaison with: Transportation Commitee
Liaison with: Clemson Ext. Coroner Election/ Vot. Reg. Health Dept. Library Sheriff Social Services Soil & Water Veterans Affairs Auditor Treasurer
Judicial Services Division
Clerk of Court
Liaison with: Circuit Court Family Court Probate Court Magistrate's Court Public Defender Solicitor Juvenile Justice Probation, Parole & Pardon
Direct Authority - solid line
Budgetary and/or Partial Policy Authority - dotted line
S.C. Legislative Delegation
Election Commission
Voter Registration
Magistrates Court
Transportation Committee
Veteran's Affairs
S.C. State Agencies
Clemson Extension
Health Dept.
Probation, Parole & Pard.
Public Defender
Social Services
Soil & Water Conservation


September 2022
Citizens of Lancaster County
Lancaster County Council
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County Administrator
County Attorney
Economic Development
Assistant County Administrator
Public Safety Division
EMD/ Fire Rescue
Emergency Medical Serv.
Public Safety Communications
Development Services Division
Development Services Director
Building Inspection
Engineer/ MS4
Planning
Zoning & Code Enforcement
General Services Division
Human Resources
Information Technology
GIS
Communications & Marketing
Parks & Recreation
Project/ Facilities Mgmt.
Risk Management
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Probation, Parole & Pard.
Public Defender
Social Services
Soil & Water Conservation

LANCASTER COUNTY, SOUTH CAROLINA
JOB DESCRIPTION, JANUARY 2022

JOB TITLE: ASSISTANT COUNTY ADMINISTRATOR
ADMINISTRATION DEPARTMENT

GENERAL STATEMENT OF JOB

Under limited supervision, performs advanced administrative and professional work in planning, organizing and directing County government functions. Exercises considerable executive authority and applies professional techniques in accomplishing County and department objectives. Supervises and evaluates the work of designated professional employees in the County; serves as County Administrator in his/her absence. Performs related administrative, professional, and supervisory work as required. Reports to the County Administrator.

SPECIFIC DUTIES AND RESPONSIBILITIES

ESSENTIAL JOB FUNCTIONS

Assists the County Administrator in the planning, coordination and oversight of County operations and personnel.

Carries out the County Administrator's Directives regarding interpretation of policies, represents the County Administrator in resolving problems and conflicts that may arise in County government and helps establish good management practices.

Collaboratively integrates, coordinates, and recommends changes; assists in the establishment of programs, policies, strategies, and initiatives for submission to the County Administrator and County Council that will aid in maintaining the financial integrity and service levels of various operations of the County.

Leads continuous improvement efforts to define performance goals, enhance operations, decrease turnaround times, streamline work processes, and work cooperatively and jointly to provide quality and seamless customer service.

Supervises designated professional staff of the County from a portfolio of General Services Division departments, including Information Technology, Human Resources, Risk Management and Communications. Supervisory duties include instructing; assigning, reviewing and planning work of others; maintaining standards; coordinating activities; allocating personnel; selecting new employees; acting on employee problems; recommending and approving employee transfers, promotions, discipline and recommendation of discharge, and recommending salary increases. Assists in the development and monitoring of budgets for assigned departments.

Reviews the work of subordinates for completeness and accuracy; evaluates and makes recommendations as appropriate; offers advice and assistance as needed.

Provides for the adequate training and professional development of assigned staff. Coordinates the annual planning/ goals session for the staff leadership team, as well as the County Council.

Assists with the preparation of the County's annual budget including identification of additional sources of revenue.

Interprets County policies and procedures within broad guidelines established by the County

Administrator and County Council.

Works with the County Administrator to prepare recommendations for County Council and to ensure the policies of Council are enacted; attends Council meetings and confers with Council members.

Serves as liaison to the County Administrator, County Council and to County operating departments, and designated boards and committees; represents the County at designated public meetings and at conferences with other public and private groups, and local, state and federal agencies.

Consults with department directors and other staff as often as necessary for proper communication, administration and coordination of County operations and services.

Participates in public relations activities on local, state and national levels to promote County goals and objectives; responds to media inquiries, in consultation with the County Administrator and appropriate department directors and gives presentations to various school / community / civic organizations. Coordinates data gathering and analysis to identify citizen desires for Lancaster County.

Participates in economic development activities and assists the Economic Development Department in promoting Lancaster County to various business entities.

Keeps abreast of current and pending legislation affecting County government; conducts detailed studies and analyses of County policies and operations; makes recommendations for changes in County policies, procedures and operations as necessary to ensure compliance, efficiency and effectiveness.

Oversees the Risk Management program for the county. Coordinates various safety inspections and follows up to insure recommendations are adopted.

Investigates public complaints and resolves or recommends potential solutions to the Department Directors, County Administrator and/or various boards as applicable.

Provides guidance and administrative support to various special project committees and task forces.

Acts as County Administrator as required in his/her absence.

Receives and reviews various records and reports including department reports, budgets, budget requests, billing invoices, citizen complaints, Council inquiries, memos, correspondence, etc.

Prepares and/or processes performance appraisals, study reports, recommendations, budget documents, resolutions, ordinances, analytical reports, spreadsheets, and various other reports, memos and correspondence.

Operates a vehicle, calculator, computer, telephone, etc.

Uses a variety of tools such as standard office tools, etc.; a variety of supplies such as general office supplies, etc.; and a variety of computer software such as word processing, spreadsheet, database, accounting, or other programs.

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Interacts and communicates with various groups and individuals such as the County Administrator, County Council, mayors and other municipal personnel, elected officials, County department directors and staff, various boards and commissions, community / civic organizations, engineers, consultants, contractors, vendors, attorneys, professional peers, news media, various other agencies and professionals, and the general public.

ADDITIONAL JOB FUNCTIONS

Performs general administrative / clerical work as required, including but not limited to attending and conducting meetings, reviewing correspondence, preparing reports and correspondence, copying and filing documents, entering and retrieving computer data, answering the telephone, etc.

Performs related duties as required.

MINIMUM TRAINING AND EXPERIENCE

Requires a Bachelor's degree in public administration, business administration or related field supplemented by six to nine years of experience in government administration, or an equivalent combination of education, training and experience that provides the required knowledge, skills and abilities. Master's Degree preferred. Must be able to possess a valid state driver's license.

MINIMUM QUALIFICATIONS OR STANDARDS REQUIRED TO PERFORM ESSENTIAL JOB FUNCTIONS

Physical Requirements: Tasks involve the ability to exert light physical effort in sedentary to light work, typically involving some combination of stooping, kneeling and crouching, and which may involve some lifting, carrying, pushing and/or pulling of objects and materials of light weight (up to 10 pounds).

Data Conception: Requires the ability to compare and/or judge the readily observable functional, structural or compositional characteristics (whether similar to or divergent from obvious standards) of data, people or things.

Interpersonal Communications: Requires the ability of speaking and/or signaling people to convey or exchange information. Includes giving assignments and/or directions to subordinates and receiving direction and instruction from supervisor.

Language Ability: Requires ability to read a variety of policies and procedures, budgets, laws / legislation, technical / analytical reports, etc. Requires the ability to prepare performance appraisals, analytical reports, recommendations, resolutions, ordinances, correspondence, etc. with proper format, punctuation, spelling and grammar, using all parts of speech. Requires the ability to speak with and before others with poise, voice control and confidence.

Intelligence: Requires the ability to apply principles of logical thinking to define problems, collect data, establish facts and draw valid conclusions; to deal with several abstract and concrete variables. Requires the ability to apply influence systems in managing an administrative staff; to learn and understand complex principles and techniques; to make independent judgments in absence of supervision; to acquire knowledge of topics related to primary occupation. Must have

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the ability to comprehend and interpret received information.

Verbal Aptitude: Requires the ability to record and deliver information, to explain procedures, to follow and give verbal and written instructions; to counsel and teach employees. Must be able to communicate effectively and efficiently in a variety of technical and/or professional languages including budgeting, personnel, public administration, legal, risk management, grant administration, contract administration, etc.

Numerical Aptitude: Requires the ability to add and subtract totals, to multiply and divide, to use mathematical formulas, to determine percentages and decimals and to determine time. Must be able to use practical applications of fractions, percentages, ratio and proportion. Must be able to use practical applications of algebra and statistics.

Form/Spatial Aptitude: Requires the ability to inspect items for proper length, width and shape, and visually read various information.

Motor Coordination: Requires the ability to coordinate hands and eyes using office machinery.

Manual Dexterity: Requires the ability to handle a variety of items, keyboards, office equipment, control knobs, buttons, switches, catches, etc. Must have minimal levels of eye/hand/foot coordination.

Color Discrimination and Visual Acuity: Requires the ability to differentiate colors and shades of color; requires the visual acuity to determine depth perception, night vision, peripheral vision, inspection for small parts; preparing and analyzing written or computer data, etc.

Interpersonal Temperament: Requires the ability to deal with people beyond giving and receiving instructions. Must be adaptable to performing under stress when confronted with emergency situations or tight deadlines. The worker may be subject to tension as a regular, consistent part of the job.

Physical Communications: Requires the ability to talk and hear: (talking: expressing or exchanging ideas by means of spoken words; hearing: perceiving nature of sounds by ear).

Background Check and Drug Screen: Requires the ability to pass a drug screen and undergo a background check that will review employment, criminal and credit history

PERFORMANCE INDICATORS

Knowledge of Job: Has thorough knowledge of the methods, procedures and policies of the Administration Department as they pertain to the performance of duties of the Assistant Administrator. Has considerable knowledge of the functions and interrelationships of the County and other governmental agencies. Has knowledge of the laws, ordinances, standards and regulations pertaining to the specific duties and responsibilities of the position. Is able to ensure County compliance with all laws and regulations and control the activities of assigned personnel and divisions through effective supervision. Has knowledge in the areas of public administration, budgeting, personnel, legal, grant administration, contract administration, etc. Is able to make sound, educated decisions. Has knowledge of how to plan, organize and direct an administrative and clerical support staff. Has knowledge of how to apply supervisory and managerial concepts and principles; has knowledge of administrative principles involved in developing, directing and

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supervising various programs and related activities. Is able to offer instruction and advice to subordinates regarding departmental policies, methods and regulations. Is able to perform employee evaluations and to make recommendations based on results. Is able to offer assistance to co-workers and employees of other departments as required. Is able to use independent judgment and discretion in supervising various programs including the handling of emergency situations, determining procedures, setting priorities, setting schedules, maintaining standards, planning for future County needs and resolving problems. Is able to plan and develop daily, short- and long-term goals related to County purposes. Is able to take the initiative to complete the duties of the position without the need of direct supervision. Is able to plan, organize and prioritize daily assignments and work activities. Has good organizational, technical and human relations skills. Is able to learn and utilize new skills and information to improve job performance and efficiency. Has knowledge of proper English usage, punctuation, spelling and grammar. Has knowledge of modern office practices and technology. Has the mathematical ability to handle required calculations. Is able to compile, organize and utilize various financial information necessary in the preparation of budgets, and knows how to direct the preparation of, present and monitor budgets. Is able to read and interpret complex materials pertaining to the responsibilities of the job. Is able to assemble and analyze information and make written reports and records in a concise, clear and effective manner. Has comprehensive knowledge of the terminology and various professional languages used within the department. Has knowledge of how to maintain effective relationships with personnel of other departments, professionals and members of the public through contact and cooperation. Has knowledge of how to make public presentations. Has knowledge of how to react calmly and quickly in emergency situations. Has knowledge of the occupational hazards and safety precautions of the industry.

Quality of Work: Maintains high standards of accuracy in exercising duties and responsibilities. Exercises immediate remedial action to correct any quality deficiencies that occur in areas of responsibility. Maintains high quality communication and interaction with internal and external entities with whom the position interacts.

Quantity of Work: Performs described Essential Functions and related assignments efficiently and effectively in order to produce quantity of work which consistently meets established standards and expectations.

Dependability: Assumes responsibility for completing assigned work. Completes assigned work within deadlines in accordance with directives, policy, standards and prescribed procedures. Maintains accountability for assigned responsibilities in the technical, human and conceptual areas.

Attendance: Attends and remains at work regularly and adheres to policies and procedures regarding absenteeism and tardiness. Provides adequate notice to higher management with respect to vacation time and leave requests.

Initiative and Enthusiasm: Maintains an enthusiastic, self-reliant and self-starting approach to meet job responsibilities and accountabilities. Strives to anticipate work to be accomplished, and initiates proper and acceptable action for the completion of work with a minimum of supervision and instruction.

Judgment: Exercises analytical judgment in areas of responsibility. Identifies issues or situations as they occur and specifies decision objectives. Identifies or assists in identifying alternative solutions to issues or situations. Implements decisions in accordance with prescribed and effective policies and procedures and with a minimum of errors. Seeks expert or experienced advice where appropriate and researches issues, situations and alternatives before

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exercising judgment.

Cooperation: Accepts supervisory instruction and direction and strives to meet the goals and objectives of same. Questions such instruction and direction when clarification of results or consequences are justified, i.e., poor communications, variance with established policies or procedures, etc. Offers suggestions and recommendations to encourage and improve cooperation intra- and inter-departmentally.

Relationships with Others: Shares knowledge with managers, supervisors and co-workers for mutual benefit. Contributes to maintaining high morale among all employees. Develops and maintains cooperative and courteous relationships inter- and intra-departmentally, and with external entities with whom the position interacts. Tactfully and effectively handles requests, suggestions and complaints in order to establish and maintain good will. Emphasizes the importance of maintaining a positive image.

Coordination of Work: Plans and organizes daily work routine. Establishes priorities for the completion of work in accordance with sound time-management methodology. Avoids duplication of effort. Estimates expected time of completion of work elements and establishes a personal schedule accordingly. Attends required meetings, planning sessions and discussions on time. Implements work activity in accordance with priorities and estimated schedules.

Safety and Housekeeping: Adheres to all established safety and housekeeping standards. Ensures such standards are not violated.

Planning: Plans, coordinates and uses information effectively to enhance activities and production. Knows and understands expectations regarding such activities and works to ensure such expectations are met. Develops and formulates ways, means and timing to achieve established goals and objectives. Effectively and efficiently organizes, arranges and allocates manpower, financial and other designated resources to achieve such goals and objectives.

Organizing: Efficiently organizes own work and that of subordinate staff. Ensures that personnel understand what results are expected of them, and that each is regularly and appropriately informed of all matters affecting or of concern to them.

Staffing: Works with upper management, where appropriate, to select and recommend employment of qualified personnel. Personally directs the development and training of personnel under charge, ensuring their proper induction, orientation and training.

Leading: Provides a work environment, which encourages clear and open communications. Has a clear and comprehensive understanding of the principles of effective leadership and how such principles are to be applied. Provides adequate feedback to personnel under charge concerning their performance. Commends and rewards personnel under charge for outstanding performance, and takes timely and appropriate disciplinary action as necessary. Exercises enthusiasm in influencing and guiding others toward achievement of established goals and objectives.

Controlling: Provides a work environment, which is orderly and controlled. Coordinates, audits, and controls manpower and financial resources efficiently and effectively. Has a clear and comprehensive understanding of established standards, methods and procedures.

Delegating: Assigns duties as necessary and/or appropriate to meet goals, enhance abilities of personnel under charge, build their confidence and assist them in personal growth. Has confidence in personnel under charge to meet new or additional expectations.

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Decision Making: Exercises discretion and judgment in developing and implementing courses of action affecting functions under charge. Recognizes when a particular policy, procedure or strategy does not foster the desired result, and moves decisively and explicitly to develop and implement alternatives.

Creativity: Regularly seeks new and improved methodologies, policies and procedures for enhancing the effectiveness of functions under charge. Employs imagination and creativity in the application of duties and responsibilities. Is not adverse to change that supports achievement of goals and objectives.

Human Relations: Strives to develop and maintain excellent rapport with personnel under charge. Listens to and considers their suggestions and complaints, and responds appropriately. Establishes a work environment to promote and maintain mutual respect.

Policy Implementation: Has a clear and comprehensive understanding of policies regarding functions under charge and the function of the organization. Adheres to policies in the discharge of duties and responsibilities, and ensures the same from personnel under charge.

Policy Formulation: Maintains awareness of changes in operating philosophies and policies, and routinely reviews policies to ensure any changes in philosophy or practice are appropriately incorporated into functions under charge. Recognizes and understands the relationship between operating policies and practices and morale and performance. Strives to ensure that established policies enhance same.

DISCLAIMER: This job description is not an employment agreement or contract. Management has the exclusive right to alter this job description at any time without notice.

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Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2023-1851
Contact Person / Sponsor: Dennis Marstall / Administration
Department: Attorney
Date Requested to be on Agenda: 6/12/2023

Council Action Requested:
Amend the County Code to expand the residency area requirement, and timeframe, for the Deputy County Administrator and the Director of Economic Development positions.

Points to Consider:
On May 22, 2023, Council considered the first reading of this Ordinance. The Ordinance was to eliminate the residency requirement for the Deputy County Administrator position, as well as the Director of Economic Development.

County Council discussed the importance they place on these key management positions and wanted to consider some other ideas to give some leeway in the residency requirement to attract applicants for these key positions, plus revisit the timeframe for residency.

Based on Council discussion, the Ordinance has been revised to require residency within the County for both the Deputy County Administrator and the Economic Development Director, unless they live in an adjacent county to Lancaster County at the time an employment offer is accepted.

This expansion of the residency requirement area to adjacent counties of Lancaster County addresses the desire to have county employees close to their worksites, but recognizes the family and economic realities in a tight employment market, and in the Charlotte-metro area.

The County presently has a residency requirement, as a condition of employment for three positions -- the County Administrator, Deputy County Administrator and Economic Development Director.

With the pending vacancy of the Deputy County Administrator position (Assistant County Administrator), the County Administrator would like to expand the residency requirement area currently outlined in the code for the Deputy County Administrator and the Economic Development Director positions.

The current residency requirement for the County Administrator would remain.

The residency adjustment is being made to ensure the County can maximize the talent pool for both positions in the future and not limit those interested and qualified, but for family location reasons or housing financing issues, may not be able to satisfy a county residency requirement.

Given the large metro employment market Lancaster is in and the needs of families today from school choice, medical services and proximity to family members, there is a growing talent pool just outside the Lancaster County borders. However, many applicants cannot commit to uprooting their families just to move 10 miles away to satisfy a residency requirement.

In addition, many area applicants may have bought a house in recent years with low interest rates that cannot be obtained in the current credit market. Further, housing options and availability in Lancaster County are limited given the County's historic growth, which could eliminate many from accepting a job with the County.

While living in the County is preferable, there are many department directors who could be candidates for advancement positions within County Administration, but would not be able to accept a promotion given the current residency requirements for the Deputy (or Assistant Administrator) position.

Another component of the Ordinance provision is to extend the residency requirement timeframe, if not presently living in a county adjacent to Lancaster County, to recognize the economic reality of limited housing options and affordability, that it might take a new hire more than six months to secure their preferred living arrangement in Lancaster County.

Funding and Liability Factors:
NA

Recommendation:
Approval of Ordinance 2023-1851.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2023-1851	6/6/2023	Ordinance

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ORDINANCE NO. 2023-1851

~~Indicates Matter Stricken~~
Indicates New Matter

AN ORDINANCE

TO AMEND THE LANCASTER COUNTY CODE RELATED TO THE RESIDENCY REQUIREMENT FOR CERTAIN MANAGEMENT POSITIONS

WHEREAS, the Lancaster County Administrator ("County Administrator"), pursuant to SC Code 4-9-630, is charged with the statutory power and duty to direct and coordinate operational agencies and administrative activities of the county government; and

WHEREAS, the County Administrator, pursuant to SC Code 4-9-620, shall be responsible for the administration of all departments of the county government which the Council of Lancaster County ("County Council") council has the authority to control; and

WHEREAS, County Council finds that it should remove certain prescriptive and restrictive language from the County Code related to residency requirements for certain positions to increase the applicant pool for management positions within the County.

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

Section 1. Section 2-132.1 of the Lancaster County Code is hereby amended as follows:

Sec. 2-132.1. – Residency Requirements for Certain County Staff

(a) On or after February 1, 2016, the county administrator~~, the deputy county administrator and the county's director of economic development~~ shall reside permanently within the boundaries of Lancaster County during the entire period of employment.

(b) On or after July 17, 2023, the assistant county administrator and the county's director of economic development shall reside permanently within the boundaries of Lancaster County during the entire period of employment unless they reside in an adjacent county to Lancaster County at the time of acceptance of employment.

(c) Unless otherwise modified by council because of unusual circumstances, permanent residency shall be established within ~~six (6) months~~ one year following the ~~staff member's~~ acceptance of employment of any of the aforementioned.

(Ord. No. 1382, § 3, 1-25-2016; Ord. No. 1611, 10-28-19)

Section 2. Severability.

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

Section 3. Conflicting Provisions.

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

Section 4. Effective Date.

This ordinance is effective upon third reading.

AND IT IS SO ORDAINED

Dated this ____ day of _____, 2023.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading: June 12, 2023
Second Reading: June 26, 2023
Third Reading: July 17, 2023

Approved as to form:

_____
Virginia L. Merck-Dupont, County Attorney

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2023-1852 / Planning Case Number: RZ-2022-0344
Contact Person / Sponsor: M. Blaszyk / Planning
Department: Planning
Date Requested to be on Agenda: 6/12/2023

Council Action Requested:
Application by C4 OP Owner LLC to rezone approximately 28.01 acres at and adjacent to 8918 Charlotte Highway (TM # 0010-00-029.00) from Light Industrial (LI) to Regional Business (RB) district, in order to develop a retail facility with ancillary gas station.

Points to Consider:
In the interest of brevity, the attached copy of the Ordinance/Development Agreement does not include all exhibits, only those relevant to this action. The full document is available upon request, and is filed at the Register of Deeds.

The rezoning is proposing to rezone a 28.01 acre site from Light Industrial (LI) to Regional Business (RB). This land was set aside from a nearby mixed uses project called The Exchange.

The Exchange has as associated Development Agreement that categorized this 28.01-acre parcel of land be categorized as "Economic Development Property". According to the Development Agreement, this land must remain zoned Light Industrial and have additional use restrictions unless the County and developer agree on a new zoning district. This must be a written document that is signed by the County and developer. This document has not be achieved yet but we believe that it is achievable before Third Reading of County Council.

Funding and Liability Factors:
N/A

Recommendation:
The rezoning was recommended approval at the May Planning Commission meeting with a vote of 5-1. There was a discussion regarding the change in land use from Light Industrial to Regional Business.

Staff also recommends approval.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2023-1852	6/6/2023	Ordinance
Staff Report	5/10/2023	Planning Staff Report
Application	4/4/2023	Exhibit
Location Map	5/4/2023	Exhibit
The Exchange DA (Ord 2021-1773)	5/10/2023	Ordinance
The Exchange CC&R	5/8/2023	Exhibit
Public Hearing Notice for Ordinance 2023-1852 (Planning Department Case Number: RZ-2022-0344)	5/22/2023	Public Hearing Notices

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ORDINANCE NO. 2023-1852

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE APPROXIMATELY 28.01 ACRES (TM# 0010-00-029.00) LOCATED AT 8918 CHARLOTTE HIGHWAY, INDIAN LAND, FROM LIGHT INDUSTRIAL (LI) DISTRICT TO REGIONAL BUSINESS (RB) DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) C4 OP Owner LLC, represented by Yates Dunaway of Crosland LLC, applied to rezone a parcel of property (TM# 0010-00-029.29) owned by C4 OP Owner LLC, totaling 28.01 acres, more or less, located at 8918 Charlotte Highway, Indian Land, from Light Industrial (LI) District to Regional Business (RB) District.

(b) On May 16, 2023, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by 5-1 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 proposed RB District is compatible with the comprehensive plan and with surrounding zoning designations.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from Light Industrial (LI) District to Regional Business (RB) District, for the following property as identified by tax map numbers or other appropriate identifiers:

- Tax Map No. (0010-00-029.00)
- Also identified as "Parcel B" and "Economic Development Property" in Section 4.01.F of Development Agreement Ordinance 2021-1773
- Also identified as "Lot 1" in the *Declaration of Covenants, Restrictions, and Easements for The Exchange at Indian Land* recorded on October 19, 2022 at Deed Book 1599, Pages 45-104

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 _____, 2023.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading:	June 12, 2023
Public Hearing:	June 12, 2023
Second Reading:	June 26, 2023
Third Reading:	July 17, 2023

Approved as to form:

_____
Virginia Merck-Dupont, County Attorney

PROPOSAL:	Request to rezone 28.01 acres of property, known as "Lot 1," "Parcel B," or "Economic Development Property" in various documents and plans
PROPERTY LOCATION:	8918 Charlotte Highway/ U.S. 521 (TM # 0010-00-029.00)
CURRENT ZONING DISTRICT:	Light Industrial (LI) District
PROPOSED ZONING DISTRICT:	Regional Business (RB) District
APPLICANT:	Yates Dunaway, Crosland LLC on behalf of C4 OP Owner LLC
COUNCIL DISTRICT:	District 7, Brian Carnes
STATUTORY NOTICES:	Sign posted 4/27/2023 at 8918 Charlotte Hwy Hearing notice published 4/29/2023 in The Lancaster News Mailed notices 4/27/2023 Posted agenda in lobby 5/10/2023

OVERVIEW

Proposal

The applicant has requested to rezone a parcel 28.01 acres in size from Light Industrial (LI) to Regional Business (RB). The intent is to develop the property to construct a retail warehouse (Costco) and ancillary gas station. If approved, the accessory gas station would not need to go through the Conditional Use process since the use is permitted with review under the RB zoning district classification.

Site Information

The parcel proposed to be rezoned is currently zoned Light Industrial and located off U.S. 521, across from Hanover Drive and North of Crossridge Campus and McClancy Seasoning.

Summary of Adjacent Zoning and Uses

The properties are surrounded predominantly by Regional Business, Mixed Use, and Light Industrial zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	MX	Undeveloped Land
South	Lancaster County	LI/RB	McClancy Seasoning and Crossridge
East	Lancaster County	NB/UR	Undeveloped Parcel and Townhome Development
West	Lancaster County	MX	Undeveloped Land

PARCEL HISTORY

The parcel that is proposed to be rezoned is a 28-acre site located within a larger project called "The Exchange". (The site has been referred to as "Parcel B" and "Lot 1" in various documents related to the project.) The Exchange is a 130-acre Mixed-Use Project that was approved by Ordinance 2021-1773 in October 2021. The plan incorporates several different uses, including multifamily apartments, townhomes and commercial. Prior to being rezoned to Mixed Use, the land was zoned Light Industrial (LI). The proposed Costco would be located in the front of the development along U.S. 521.

The parcel is also part of the original Exchange Development Agreement (DA) (Ordinance 2021-1773). The DA originally called for all 130 acres of the site being rezoned from LI to MX. After discussion with the County, it was decided that the developer would leave 28 acres of the site zoned Light Industrial to be categorized as "economic development property," due to Council's concern over dwindling industrial property options for future economic development projects.

The Development Agreement stated that a series of uses that would normally be allowed in the LI zoning district would be restricted in the economic development property. One of these restricted uses includes the "Vehicle Services - Minor Maintenance/Repair". These include services such as gas stations and tire shops. An ancillary gas station is proposed on the Costco Site Plan and a tire shop within their building footprint (allowable uses under the Regional Business Zoning District). The DA states that this area can be rezoned if the County and Developer agree to adopt a different zoning classification. Below is the full excerpt to this section of the DA to provide further context (emphasis and paragraph breaks added for clarity):

> **Section 4.01 F. Economic Development Property.** *In consideration of the County's approvals of the Developer's rezoning and MX Master Development Plan applications and the County's issuance of the development approvals as identified in Section 3.04, the Developer agrees to acquire Parcel B identified in Exhibit A-2 hereto, comprising approximately 28 acres ("Economic Development Property"). Developer agrees to acquire title to the Economic Development Property within ninety (90) days after it acquires title to the Property as called for in Section 5.19.* ***County and Developer agree that the Economic Development Property shall remain zoned Light industrial District ("LI") under the UDO unless the County and Developer agree to adopt a different zoning classification.***
>
> *Within ninety (90) days after Developer acquires title to the Economic Development Property and before Developer conveys any part of the Economic Development Property to another party, Developer agrees to record Covenants, Conditions and Restrictions (CCR's) with the Lancaster County Register of Deeds so as to preclude certain uses on the Economic Development Property that are otherwise allowed in the LI District. The form of the CCR s applicable to the Economic Development Property are attached hereto as Exhibit F and are subject to change by the attorneys for the County and Developer as to matters of form and recording only.*
>
> *After execution and recording, the CCR's applicable to the Economic Development Property may not be changed without the consent of the County and Developer. Changes agreed to by the County and the Developer to the zoning or the CCR's applicable to the Economic Development Property shall not require amendment of this Agreement.*

In the time since the Development Agreement was signed in 2021, CCRs were drafted and recorded for The Exchange and were applied to all properties in the project, including the subject parcel. The CCRs recorded in October 2022 seek to establish a right to install, in particular, a "Target, Costco, Sam's Club, or BJ's". This report will refer to the CCRs established with the Development Agreement as "CCR 1," and the CCRs recorded with the property as "CCR 2."

ANALYSIS & FINDINGS

Current Zoning District - LI

Pursuant to UDO Chapter 2.3, the Light Industrial District "*… for activities that can be operated in a relatively clean and quiet manner, and which will not be obnoxious to adjacent residential or business districts. This includes warehousing and wholesaling activities with limited contact with the general public. It is designed to prohibit most heavy industry, which should be properly segregated, and to prohibit any other use which would substantially interfere with the development of industrial establishments in the district. Limited opportunities for retail sales and services are also provided*." The list of uses in the LI district includes Wholesaling and Distribution (*not including establishments selling to the public*) and does not include General Commercial (*selling goods to the public that are available for immediate purchase*).

Requested District - RB

UDO Chapter 2.3 describes the requested Regional Business District *"… is 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

The subject property is predominately surrounded by Regional Business, Mixed Use, and Light Industrial Zoning Districts. The surrounding uses are primarily Commercial and Mixed Use.

RELATIONSHIP TO THE DEVELOPMENT AGREEMENT AND RESTRICTIVE COVENANTS

Development Agreement (DA):

- Was adopted October 25, 2021 and is still active.
- Allows for 105,000 sq. ft of nonresidential development (Section 1.a.), which would include Costco and any other potential commercial uses.
- Is the document that prevails if there is a conflict between the DA and the UDO.
- Addresses the subject parcel as "Economic Development Property," and requires the property to remain zoned LI unless the County and Developer agree in writing to adopt a different zoning classification (Section 4.01F).
- Requires the developer to adopt Covenants, Conditions and Restrictions (CCRs) to cover the 28-acre tract, to preclude certain uses from the Economic Development Property (Section 4.01F).
- Has a severability clause that keeps the remainder of the DA in effect if one section is held invalid.

Covenants, Conditions and Restrictions (CCRs):

CCR 1, recorded with the DA in Oct 2021:

- *1.1 Development of the Economic Development Property shall be limited to uses permitted (whether permitted by right, permitted with review, permitted upon conditional use approval, or permitted by special exception) within the Lancaster County Unified Development Ordinance's (UDO) Light Industrial (LI) District only, which uses are described [in an exhibit].*

CCR 2, recorded separately in Oct 2022:

- *6.6 Rezoning. No Owner shall rezone its portion of the Property or obtain any zoning variance or waiver without the prior written consent of Declarant, so long as Declarant shall own any portion of the Property, and thereafter, without the prior written consent of the Board of Directors; provided, however,* ***Lot 1 may be rezoned without further approval hereunder.***
- *Exhibit H, Grocery Restriction: …**nothing herein [in Exhibit H] shall prevent a Target, Costco, Sam's Club or BJ's (a "Permitted Retail User") from operating on Lot 1 only**, provided such Permitted Retail User is occupying more than 25,000 square feet and is not operating exclusively as a grocery store.*

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 Walkable 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 covers the upper half of the Panhandle, terminating at Waxhaw Highway (Route 75). The Neighborhood Mixed Use Future Land Use Category and Walkable Neighborhood Community Type are 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		
Single-Family Detached Home	Restaurant	School
Single-Family Attached Home (Town Home / Duplex)	Professional Office	Community Park
Condominium / Apartment	Government Building	Pocket Park
Neighborhood Commercial	Church	Natural Area

The parcel also falls under one of the County's Specialty Centers, specifically a Pedestrian Center. The Pedestrian Center corresponds to the Community Type of Walkable Activity Center. The adopted Comprehensive Plan states that The Community Type "Walkable Activity Center" is synonymous with the Place Type "Mixed-Use Activity Center." 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 uses organized around a network of walkable streets, and it is supported by transit options. The Comprehensive Plan further establishes several possible land use considerations representing typical development in this category which are depicted in the table below.

The three Pedestrian Specialty Centers are located at the intersections of Fort Mill Highway and 521, between 521 and Henry Harris Road (North of Crossridge and South of Thousand Oaks Road), and North of Shelley Mullis Road and South of Cross Ridge. The Pedestrian Specialty Centers and Walkable Activity Center Community Type are, by default, intended to be compatible with the existing character of the area.

The requested RB District is consistent with the Pedestrian Specialty Centers Category.

Walkable Activity Center: Land Use Considerations		
Condominium / Apartment	Professional Office	Movie Theatre
Live/Work Unit	Government Building	Pocket Park
Community-wide Commercial	Church/School	Farmers' Market
Restaurant	Library	

In addition, alongside Smart Growth principles and planning best practices, the Comprehensive Plan encourages business growth to create "a strong, diverse economy that supports a wide variety of businesses and enterprise."

INFRASTRUCTURE CONSIDERATIONS

Transportation

A Traffic Impact Analysis (TIA) is required if a use generates greater than 50 peak hour trips, and the proposed store and accessory gas station meets the requirement for a TIA. From the initial TIA Scoping review, the County's Engineer does not agree with the need for a traffic light and median crossover with the existing Hanover Subdivision. This proposed signal would leave only a quarter of a mile between an existing signal south and a proposed signal north at Possum Hollow Road. Further analysis will take place throughout the Planning Process.

Public Utilities

The site has water and sewer access provided by the Lancaster County Water and Sewer District.

Public Schools

While there are concerns about capacity in the Indian Land schools, this project will not directly affect it.

STATE CODE REGARDING RESTRICTIVE COVENANTS

SECTION 6-29-1145. Determining existence of restrictive covenant; effect.

(A) In an application for a permit, the local planning agency must inquire in the application or by written instructions to an applicant whether the tract or parcel of land is restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the permitted activity.

(B) If a local planning agency has actual notice of a restrictive covenant on a tract or parcel of land that is contrary to, conflicts with, or prohibits the permitted activity:

(1) in the application for the permit;

(2) from materials or information submitted by the person or persons requesting the permit; or

(3) from any other source including, but not limited to, other property holders,

the local planning agency must not issue the permit unless the local planning agency receives confirmation from the applicant that the restrictive covenant has been released for the tract or parcel of land by action of the appropriate authority or property holders or by court order.

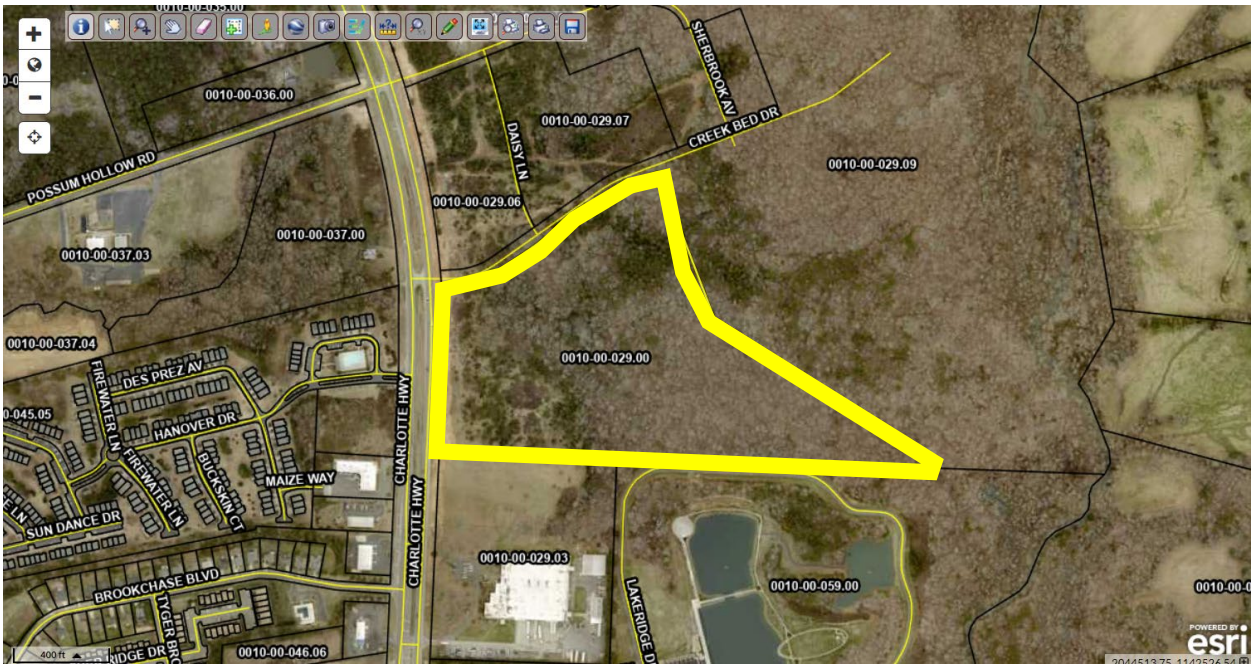
(C) As used in this section:

(1) "actual notice" is not constructive notice of documents filed in local offices concerning the property, and does not require the local planning agency to conduct searches in any records offices for filed restrictive covenants;

(2) "permit" does not mean an authorization to build or place a structure on a tract or parcel of land; and

(3) "restrictive covenant" does not mean a restriction concerning a type of structure that may be built or placed on a tract or parcel of land.

MAP AND PHOTOS OF PROJECT AREA:



An ariel view of the subject property is visible above.



Facing subject parcel



Facing North on 521



Facing South on 521

PLANNING STAFF COMMENTS:

- Staff is not opposed to commercial growth in the area, including the subject parcel. Commercial growth helps the community by providing jobs for the residents and increases the tax base, which provides funds that the County may use to improve the area.
- Staff is not opposed to the subject parcel project, and is working to ensure a clear path forward by addressing potential issues and conflicts in the regulatory documents.
- Staff notes that the issues regarding the Development Agreement and Covenants, Conditions and Restrictions are administrative issues that may be addressed as this petition moves forward to the County Council.

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map
3. The Exchange DA (Ordinance 2021-1773)
4. The Exchange CC & R

STAFF CONTACT:

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

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 8918 Charlotte Hwy
City Indian Land State SC Zip 29707 Tax Parcel ID 0010-00-029.00
Current Zoning LI Current Use Vacant land
Proposed Zoning RB Total Acres 28.01
Project Description A retail warehouse and ancillary gas station

Surrounding Property Description Mixed-use to the north, and general business to the south

CONTACT INFORMATION

Applicant Name Yates Dunaway
Address 801 East Blvd
City Charlotte State NC Zip 28203 Phone
Fax Email ydunaway@csere.com
Property Owner Name C4 OP Owner LLC
Address 801 East Blvd
City Charlotte State NC Zip 28203 Phone
Fax Email ydunaway@csere.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.

Yates Dunaway — 3-25-23

Applicant — Date

Yates Dunaway — 3-25-23

Property Owner(s) — Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. **Submit Application**

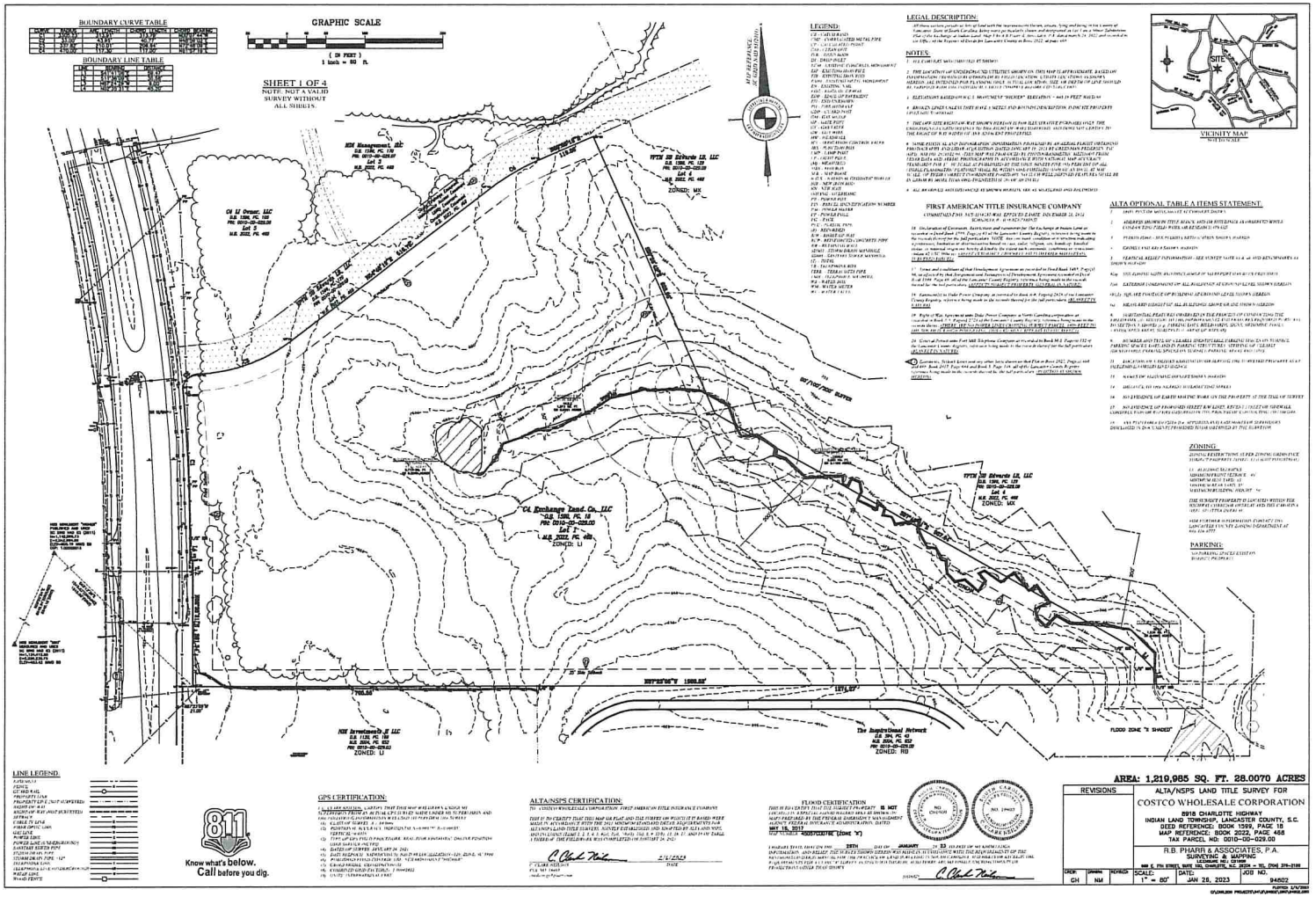
- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Rezoning Application Fee – single parcel $435.00
- Rezoning Application Fee – multi parcel $610.00

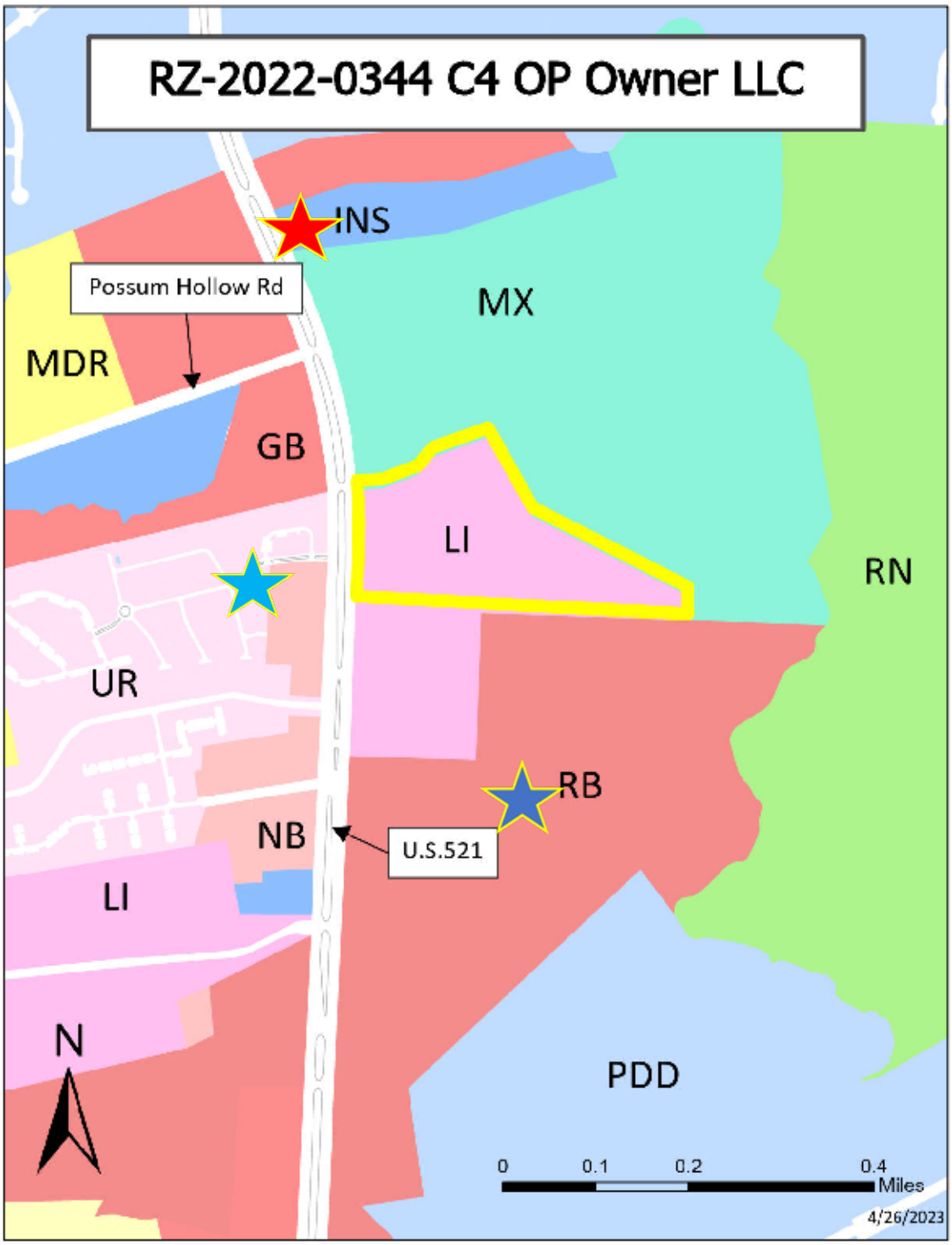
2. **Planning Commission**

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

3. **County Council**

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


BOUNDARY CURVE TABLE
BOUNDARY LINE TABLE
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
SHEET 1 OF 4
NOTE: NOT A VALID SURVEY WITHOUT ALL SHEETS.
LEGEND:
LEGAL DESCRIPTION:
NOTES:
FIRST AMERICAN TITLE INSURANCE COMPANY
ALTA OPTIONAL TABLE A ITEMS STATEMENT:
VICINITY MAP
NOT TO SCALE
SITE
ZONING:
PARKING:
CH LI Owner, LLC
D.B. 1396, PG. 100
PRC 0010-00-028.00
Lot 3
M.B. 2022, PG. 468
NSR Management, LLC
D.B. 1396, PG. 110
PRC 0010-00-028.07
Lot 2
M.B. 2022, PG. 468
NSR Investments, LP, LLC
D.B. 1396, PG. 110
PRC 0010-00-028.08
Lot 1
M.B. 2022, PG. 468
ZONED: LI
WTTH 108 Edwards LP, LLC
D.B. 1396, PG. 110
PRC 0010-00-028.09
Lot 4
M.B. 2022, PG. 468
ZONED: MX
CH Embassy Lead. Co., LLC
D.B. 1396, PG. 18
PRC 0010-00-028.09
Lot 5
M.B. 2022, PG. 468
ZONED: LI
The Inspirational Retreat
D.B. 304, PG. 43
M.B. 2004, PG. 830
PRC 0010-00-028.03
ZONED: RD
S87°44'56"E 1,999.55'
N87°44'56"W 1,999.55'
FLOOD ZONE "X SHADED"
LINE LEGEND:
GPS CERTIFICATION:
ALTA/NSPS CERTIFICATION:
FLOOD CERTIFICATION
Know what's below. Call before you dig.
AREA: 1,219,985 SQ. FT. 28.0070 ACRES
REVISIONS
ALTA/NSPS LAND TITLE SURVEY FOR
COSTCO WHOLESALE CORPORATION
6918 CHARLOTTE HIGHWAY
INDIAN LAND TOWNSHIP, LANCASTER COUNTY, S.C.
DEED REFERENCE: BOOK 1599, PAGE 18
MAP REFERENCE: BOOK 2022, PAGE 468
TAX PARCEL NO: 0010-00-029.00
R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSURE NO.: C01696
400 E. 5TH STREET, SUITE 100, CHARLOTTE, N.C. 28202 • TEL. (704) 376-2186
CHECK: GH
DRAWN: NM
REVISED:
SCALE: 1" = 80'
DATE: JAN 28, 2023
JOB NO.: 84502



Lancaster County
South Carolina

Proposal:
Rezoning: LI to RB

Subject Property

Crossridge Center/
Inspiration Network

Transformation Church

Hanover Subdivision

FILED
OFFICE OF CLERK
OF COURT

2021 OCT 29 AM 9:47

CLERK OF COURT
LANCASTER, SC

STATE OF SOUTH CAROLINA (
(**ORDINANCE NO. 2021-1773**
COUNTY OF LANCASTER (

AN ORDINANCE

TO APPROVE A DEVELOPMENT AGREEMENT WITH CROSLAND SOUTHEAST, FOR A PROPOSED 710-UNIT (5.5 DWELLING UNITS PER ACRE) TOWNHOME/MULTIFAMILY APARTMENT AND 105,000 SQUARE FOOT NONRESIDENTIAL DEVELOPMENT PROJECT KNOWN AS "THE EXCHANGE" UPON APPROXIMATELY 130 ACRES OF LAND, LOCATED AT 8918 CHARLOTTE HIGHWAY, LANCASTER, SOUTH CAROLINA, ESTABLISHING THE REGULATIONS FOR THE DEVELOPMENT OF THE PROPERTY AND OTHER MATTERS RELATED THERETO.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Crosland Southeast, ("Crosland") has applied to rezone (Proposed Ordinance 2021-1771) a total of 130 acres of real property to Mixed Use District (MX) for a development project. The intent is to build a 710-unit (townhome/multifamily apartment) and 105,000 square foot nonresidential development.

(b) The Development Agreement has been submitted and requested by Crosland pursuant to the UDO requirement that all land development projects that seek rezoning to a mixed-use zoning district be governed by a development agreement and so that Crosland will have ongoing certainty of the development standards applicable to the property and to make provisions to offset the expected impacts of the development on public services.

(c) Proposed Ordinance 2021-1772 seeks approval of the MX Master Plan for the project subject to the proposed Development Agreement.

(d) On August 17, 2021, the Lancaster County Planning Commission held a public hearing on the proposed Development Agreement and, by a vote of 1-4 recommended disapproval of the Development Agreement.

(e) The Development Agreement attached hereto and incorporated herein as **Exhibit "1"** is authorized by the South Carolina Local Government Development Agreement Act (the "Act"), S.C. Code Ann. § 6-1-30 *et. seq.* and satisfies the terms and conditions of the Act.

(f) It is in the best interests of the County and Developer to enter the Development Agreement to set forth the terms and conditions of the development to achieve a well-coordinated, master planned development, to reasonably mitigate any project impacts to the community, and to achieve predictability to the County and the Developer on the scope and terms of the development.

(g) The scope and terms of the planned development, as set forth in the Development Agreement, accomplish the statutory aims of the Act by providing for comprehensive, orderly planning and development within the County, thus providing benefits to the

citizens of the County and providing public benefits through, among other things, the donation of funds and real property for the provision of public facilities and services described and identified in the Development Agreement.

Section 2. Approval of Development Agreement.

The Development Agreement attached hereto as **Exhibit 1** is approved by the Council of Lancaster County.

Section 3. Severability.

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

Section 4. Conflicting Provisions.

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

Section 5. Effective Date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this 25th day of October, 2021.

LANCASTER, SOUTH CAROLINA

Steve Harper, Chair, County Council

Billy Mosteller, Secretary, County Council

ATTEST:

Sherrie Simpson, Clerk to Council

First Reading: September 27, 2021
Public Hearing: September 27, 2021
Second Reading: October 11, 2021
Third Reading: October 25, 2021

Approved as to form:

John DuBose, County Attorney

2021022076
DEED NO CHARGE
RECORDING FEES $0.00
PRESENTED & RECORDED:
10-29-2021 03:40:28 PM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER COUNTY, SC
BY: PAM FAULKENBERRY
BK: DEED 1485
PG: 96 - 229

---------- (Space above this line for recording use)----------

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

DEVELOPMENT AGREEMENT

This **DEVELOPMENT AGREEMENT** (the "Agreement") is made and entered into as of the 25th day of October 2021 ("Agreement Date"), by and between C4 Investments, LLC, doing business as Crosland Southeast ("Developer"), and the **COUNTY OF LANCASTER** (the "County"), a body politic and corporate, a political subdivision of the State of South Carolina.

RECITALS

WHEREAS, Developer has obtained the contractual right to acquire certain real property consisting of approximately 130.2455 acres, more or less, located in the County and known as The Exchange at Indian Land development and more fully described in Section 1.04 of this Agreement ("Property") and thus has an equitable interest therein;

WHEREAS, Developer has submitted an application to the County requesting that a portion of Tax Parcel No. 0010-00-029.00, Parcel A shown on Exhibit A-2 hereto, comprising approximately 130.2455 acres (out of a total of approximately 158.258 acres), be rezoned to Mixed Use (MX) District;

WHEREAS, Developer has also submitted an application to the County requesting approval of the MX District Master Development Plan for the Property;

WHEREAS, Developer and County have determined that it is in the best interests of the County and Developer to enter into this Agreement to set forth the terms and conditions of the development in order to achieve a well-coordinated, master planned development, reasonably mitigate any project impacts to the community and achieve predictability to the County and the Developer on the scope and terms of the development;

WHEREAS, the Developer desires to obtain from the County in connection with the development, and the County is willing to provide, assurances: (1) that the Property will be zoned Mixed Use (MX) District for the duration of this Agreement; (2) that upon receipt of its development and construction permits it may proceed with the planned development and construction; and (3) that the development rights will be vested for the duration of this Agreement; and

WHEREAS, in connection with the proposed development, Developer and County recognize that the scope and term of the planned development under this Agreement accomplish the statutory aims of comprehensive, orderly planning and development within the County, thus providing benefits to the citizens of the County and providing public benefits through, among other things, the donation of funds or financing of those public facilities and services described and identified in this Agreement.

NOW, THEREFORE, in consideration of the foregoing and the terms and conditions set forth in this Agreement, the receipt and sufficiency of such consideration being acknowledged by the parties, and pursuant to the South Carolina Local Government Development Agreement Act, codified as Sections 6-31-10 to -160, Code of Laws of South Carolina 1976, as amended (the "Act") and the Development Agreement Ordinance for Lancaster County, South Carolina ("Ordinance No. 663"), the parties to this Agreement, intending to be legally bound to a development agreement in accordance with the Act and Ordinance No. 663, agree as follows:

ARTICLE I

GENERAL

Section 1.01. Incorporation. The above recitals are incorporated in this Agreement as if the recitals were set out in this Agreement in its entirety. The findings contained in the Act are incorporated into this Agreement as if it were set out in this Agreement in its entirety.

Section 1.02. Definitions. (A) As used in this Agreement:

(1) "Act" means the South Carolina Local Government Development Agreement Act, codified as Sections 6-31-10 to -160, Code of Laws of South Carolina 1976, as amended.

(2) "Agreement" means this Development Agreement.

(2A) "Agreement Date" means October 25, 2021.

(3) "Comprehensive Plan" means the master plan for the County and the official map adopted pursuant to S.C: Code §§ 6-29-510 through 6-29-530, inclusive, as amended from time to time, including the Lancaster County Comprehensive Plan adopted December 14, 2014 and updated and amended on July 20, 2020.

(4) "County" means the County of Lancaster, a body politic and corporate, a political subdivision of the State of South Carolina.

(5) "County Council" means the governing body of the County.

(6) "Developer" means C4 Investments, LLC, doing business as Crosland Southeast, and its successors in title to the Property who undertake Development of the Property or who are transferred Development Rights.

(7) "Development Rights" means the right of the Developer to develop all or part of the Property in accordance with this Agreement.

(8) "Laws and Land Development Regulations" means the County's current applicable rules and regulations governing development of real property in force as of the Agreement Date, including the UDO as amended through the Agreement Date, as evidenced by Exhibits E and E-1 through E-5 attached hereto and incorporated herein by reference.

(9) "Ordinance No. 663" means Ordinance No. 663 of the County which is cited as the Development Agreement Ordinance for Lancaster County, South Carolina.

(10) "Ordinance No. 2021-1771" means Ordinance No. 2021-1771 of the County, zoning a portion of Tax Parcel No. 0010-00-029.00, comprising the Property herein, to Mixed Use (MX) District, a copy of which is attached hereto as Exhibit E-1.

(11) "Ordinance No. 2021-1773" means Ordinance No. 2021-1773 of the County approving this Agreement, a copy of which is attached hereto as Exhibit E-2.

(12) "Parties" means County and Developer.

(13) "Property" means the land, and any improvements thereon, described in Section 1.04.

(14) "UDO" means the Lancaster County Unified Development Ordinance adopted by the County Council of Lancaster County, as amended through the Agreement Date, a copy of which is attached hereto as Exhibit E-4.

(B) Unless the context clearly indicates otherwise, terms not otherwise defined in this Agreement have the meanings set forth in the Act and Ordinance No. 663 or the UDO.

Section 1.03. Parties. The parties to this Agreement are County and Developer.

Section 1.04. Property. This Agreement applies to a portion of Tax Parcel No. 0010-00-029.00, comprising approximately 130.2455 acres (out of a total of approximately 158.258 acres). The Property is reflected in Exhibit A-1 (Legal Description) and A-2 (Plat) (the subject Property is Parcel A shown on Exhibit A-2), which exhibits are attached hereto and incorporated herein by reference as if these exhibits were set out in this Agreement in their entirety.

Section 1.05. Zoning. A portion of Tax Parcel No. 0010-00-029.00, totaling approximately 130.2455 acres (out of a total of approximately 158.258 acres) comprising the

Property, is anticipated to be rezoned MX District (from LI District) pursuant to Ordinance No. 2021-1771.

Section 1.06. Development Program.

(A) The UDO provides for the development uses on the Property, including population densities, building intensities and height.

(B) The development of the Property must meet all applicable standards contained in the UDO as of the Agreement Date. In the event of conflict between the standards contained in the UDO as of the Agreement Date and this Agreement, the terms of the UDO control.

(C) The Development Program for the Property is set forth in the MX District Master Development Plan for the Property which has been approved by the County Council pursuant to Resolution No. 2021-1772. This MX District Master Development Plan for the Property, reference to which is herewith made, is included as part of this Agreement as Exhibit B.

Section 1.07. Development Schedule.

(A) The estimated development schedule for the Property is set forth on Exhibit C, attached hereto and incorporated herein by reference as if the exhibit were set out in this Agreement in its entirety.

(B) County and Developer acknowledge that the development schedule is an estimate. The failure of the Developer to meet a commencement or completion date does not, in and of itself, constitute a material breach of this Agreement, but must be judged based on the totality of the circumstances. The development schedule is a planning and forecasting tool only. County and Developer acknowledge that actual development is likely to take place at a different pace than set forth in the development schedule because of future market forces.

(C) County agrees that if Developer requests an adjustment to the development schedule, including commencement dates and interim completion dates, then the dates must be modified if the Developer is able to demonstrate and establish that there is good cause to modify those dates. "Good cause" includes, but is not limited to, changes in market conditions.

(D) Periodic adjustments to the development schedule do not require a formal amendment to this Agreement and are not considered a major modification. To adjust the development schedule, the Developer shall submit a proposed adjustment to the Clerk to Council who shall forward copies of the proposed adjustment to each member of County Council. The proposed adjustment must be accompanied by an explanation and justification. The proposed adjustment is effective sixty (60) days from receipt by the Clerk to Council unless the County Council has disapproved the proposed adjustment by passage of a resolution to that effect within the sixty (60) day period.

Section 1.08. Relationship of Parties. This Agreement creates a contractual relationship among the Parties. This Agreement is not intended to create, and does not create, the relationship of partnership, joint venture, or any other relationship wherein any one of the parties may be held responsible for the acts of any other party. This Agreement is not intended to create, and does not create, a relationship whereby any one of the parties may be rendered liable in any manner for the debts or obligations of any other party, to any person or entity whatsoever, whether the debt or obligation arises under this Agreement or outside of this Agreement.

Section 1.09. Benefits and Burdens.

(A) The Parties agree that the burdens of this Agreement are binding upon, and the benefits of this Agreement shall inure to, all successors in interests to the Parties to this Agreement.

(B) Except for the owners and lessees of completed residences and buildings on individual lots who are the end users and not developers thereof and the owners and lessees of individual lots, who are not developers and who intend to build a residence or building on the lot for the owner or lessee to occupy, any purchaser or other successor in title is responsible for performance of Developer's obligations pursuant to this Agreement as to the portion of the Property so transferred. Developer must give notice to the County of the transfer of property to a developer in the manner prescribed in Section 3.05.

(C) Developer acknowledges and agrees that it and its successors and assigns (*i*) are responsible for the development of the Property if and when Developer acquires title to and Development Rights for the Property, and (*ii*) if Developer develops the Property, Developer will develop the Property in accordance with the terms and conditions of this Agreement.

Section 1.10. Term. The term of this Agreement commences on the Agreement Date and terminates five (5) years thereafter.

Section 1.11. Required Information. Ordinance No. 663 requires a development agreement to include certain information. Exhibit D contains the required information or identifies where the information may be found in this Agreement. Exhibit D is incorporated herein by reference as if the exhibit were set out in this Agreement in its entirety.

ARTICLE II

REPRESENTATIONS AND WARRANTIES

Section 2.01. Representations and Warranties of County.

(A) The County has found that the development permitted by this Agreement is consistent with the County's Comprehensive Plan and UDO.

(B) The County has approved this Agreement by adoption of Ordinance No. 2021-1773 in accordance with the procedural requirements of the Act, Ordinance No. 663 and any other applicable state law.

(C) The County represents that prior to the final reading of Ordinance No. 2021-1773 that at least two public hearings were held after publication of the required notice and the publication of a notice of intent to consider a proposed development agreement.

Section 2.02. Representations and Warranties of Developer.

(A) Developer represents that the number of acres of highland contained in the Property is greater than twenty-five acres.

(B) Developer represents that, as of the Agreement Date, it has contractual rights to acquire the Property and thus has an equitable interest therein.

(C) Developer represents and warrants that the execution, delivery and performance by the respective individual or entity signing this Agreement on behalf of the party has been duly authorized and approved by all requisite action on the part of Developer.

ARTICLE III

DEVELOPMENT RIGHTS

Section 3.01. Vested Right to Develop.

(A) County agrees that the Developer, upon receipt of its development permits as identified in Section 3.04, may proceed to develop the Property according to the terms and conditions of this Agreement, including the MX District Master Development Plan described in Section 1.06(C), the UDO, and the other Laws and Land Development Regulations. The right of Developer to develop the Property as set forth in this Agreement is deemed vested with Developer for the term of this Agreement when the Developer has complied with all of the requirements of Section 5.19 of this Agreement.

(B) County agrees that the specific Laws and Land Development Regulations in force as of the Agreement Date, including the UDO, as set forth in Exhibits E and E-1 through E-5 to this Agreement, attached hereto and incorporated herein by reference as if the exhibit were set out in this Agreement in its entirety, shall govern all aspects of the development of the Property, according to the terms and standards as stated in this Agreement, for the term of this Agreement.

(C) The Developer has a vested right to proceed with the development of the Property in accordance with the zoning classification set forth in Ordinance No. 2021- 1771, the UDO, the other Laws and Land Development Regulations, and the terms of this Agreement, including without limitation the Development Program, when the Developer has complied with all of the requirements of Section 5.19 of this Agreement.

(D) To the extent that this Agreement may contain zoning and development standards which conflict with existing zoning and development standards, including zoning and development

standards contained in the UDO, the standards contained in this Agreement supersede all other standards and this Agreement is deemed controlling.

(E) The Developer acknowledges that financial guarantees will not be accepted for water, sewer and storm water infrastructure and the water, sewer and storm water infrastructure must be installed, tested and in acceptable condition before final plat approval.

Section 3.02. Effect on Vested Rights Act and County Ordinance No. 673. The Parties agree that vested rights conferred upon Developer in this Agreement are not affected by the provisions of the Vested Rights Act, codified as S.C. Code §§ 6-29-1510 to -1560, Code of Laws of South Carolina 1976, as amended, or the provisions of Ordinance No. 673, the County's ordinance relating to the Vested Rights Act. In addition, subject to the provisions of Section 3.03(A) of this Agreement, all rights and prerogatives accorded Developer by this Agreement shall immediately also constitute vested rights for the development of the Property including vested rights pursuant to the Vested Rights Act and the provisions of Ordinance No. 673, for the term of this Agreement and the maximum period for vesting rights under the Vesting Rights Act. Section 3.03(A) of this Agreement does not abrogate any rights either preserved by S.C. Code § 6-31-140, Ordinance No. 663, Ordinance No. 673, the UDO, or that may have vested pursuant to common law and otherwise in the absence of a development agreement.

Section 3.03. Applicability of Subsequently Adopted Laws and Land Development Regulations.

(A) It is recognized that laws and regulations will periodically change. However, the laws applicable to the development of the Property during the Term of this Agreement shall be the Laws and Land Development Regulations in effect on the Agreement Date as set forth on Exhibits E and E1 – E5, except as expressly provided otherwise in this Agreement.

Subject to the provisions of S.C. Code § 6-31-140, the County shall not apply subsequently adopted laws or regulations to the Property or the Project unless the County has held a public hearing and has determined: (1) the proposed subsequent laws or regulations are not in conflict with the Current Laws and Land Development Regulations governing the Agreement and do not prevent the development of the Property set forth in this Agreement; (2) the proposed subsequent laws or land development regulations are essential to the public health, safety, or welfare and the proposed subsequent laws or land development regulations expressly state that they apply to a development that is subject to a development agreement; (3) the proposed subsequent laws or land development regulations are specifically anticipated and provided for in this Agreement; (4) substantial changes have occurred in pertinent conditions existing at the time of approval of this Agreement which changes, if not addressed by the County, would pose a serious threat to the public health, safety, or welfare; or (5) this Agreement is based on substantially and materially inaccurate information supplied by Developer.

(B) Notwithstanding the provisions of subsection (A) of this section, the County agrees that if County Council imposes a moratorium or other similar restriction that would curtail or

hinder the rate at which development can occur, then the moratorium or other similar restriction shall not apply to the Development of the Property.

(C) Developer agrees to comply with any county-wide storm water regulations, building, housing, electrical, plumbing, and gas codes adopted by County Council after the Agreement Date and in force at the time plans for buildings are submitted to the County for review. Nothing in this Agreement is intended to supersede or contravene the requirements of any storm water, building, housing, electrical, plumbing, or gas code adopted by County Council.

Section 3.04. Development Permits.

(A) Developer agrees to obtain all local development permits for the development of the Property. Local development permits, approvals and processes, some of which may have been obtained or complied with as of the Agreement Date, include, but are not limited to:

(1) Site plan or preliminary plan approval;
(2) Civil plan approval;
(3) Final plat approval;
(4) Zoning permits;
(5) Building permits; and
(6) Sign permits.

(B) The failure of this Agreement to address a particular permit, condition, term, or restriction does not relieve the Developer of the necessity of complying with the law governing the permitting requirements, conditions, terms or restrictions.

Section 3.05. Transfer of Development Rights.

(A) Developer may, at its sole discretion, transfer its Development Rights to other developers. The transferring Developer must give notice to the County of the transfer of any Development Rights. The notice to the County must include the identity and address of the transferring Developer, the identity and address of the acquiring Developer, the acquiring Developer's contact person, the location and number of acres of the Property associated with the transfer and the number of residential units or commercial acreage subject to the transfer. Any Developer acquiring Development Rights is required to file with the County an acknowledgment of this Agreement and the transfer of Development Rights is effective only when the County receives a commitment from the acquiring Developer to be bound by it. In the event of the sale, transfer, or other conveyance of all or a portion of the Property and compliance with the conditions set forth herein, Developer shall be released from any further obligations with respect to this Agreement as to the portion of the Property so transferred, and the transferee shall be considered as substituted as Developer under the Agreement as to the portion of the Property so transferred.

(B) This provision does not apply: (i) to the purchaser or other successor in title to Developer who is the owner or lessee of a completed residence or building and is the end user and not the developer thereof or who is the owner or lessee of an individual lot, who is not a developer and

who intends to build a residence or building on the lot for the owner or lessee to occupy; (ii) to any mortgage lender either as the result of foreclosure of any mortgage secured by any portion of the Property or any other transfer in lieu of foreclosure; (iii) to any third party purchaser at such a foreclosure; or (iv) to any third party purchaser of such mortgage lender's interest subsequent to the mortgage lender's acquiring ownership of any portion of the Property as set forth above. Furthermore, nothing contained herein shall prevent, hinder or delay any transfer of any portion of the Property to any such mortgage lender or subsequent purchaser. Except as set forth herein, any such mortgage lender or subsequent purchaser shall be bound by and shall receive the benefits from this Agreement as the successor in title to Developer.

ARTICLE IV

DEDICATIONS AND FEES AND RELATED AGREEMENTS

Section 4.01. Purpose of Article. The Parties understand and agree that Development of the Property imposes certain burdens and costs on the County, including those for certain services and infrastructure improvements. Eventually, *ad valorem* taxes collected from the property may meet or exceed the burdens and costs placed upon the County, but certain initial costs and capital expenditures are now required that are not to be funded by any increase in taxes paid by existing residents of the County. The purpose of this article is to identify the matters agreed upon to be provided by the Developer to mitigate such burdens and costs.

Section 4.01A. Facilities for Development. Subject to compliance with applicable laws, all provisions of this Agreement and prior approval of construction plans by the County or other applicable governmental entity, Developer, at its cost and expense, shall install the requisite infrastructure, including transportation, water, and sanitary sewer infrastructure, for its Development of the Property, pursuant to Section 4.04 below and the Development Program set forth on Exhibit B as such Development proceeds pursuant to Exhibit C. Notwithstanding any provision herein to the contrary, Developer hereby assures the County that adequate infrastructure shall be available concurrent with the impacts of Development of the Property.

Section 4.01B. Payment for School District. Developer will pay Lancaster County Seven Hundred Fifty and No/100 Dollars ($750.00) per residential housing unit to offset the impact of the development upon the Lancaster County School District. The school district payment shall be made when a building permit is issued.

Section 4.01C. Funds for Public Safety. On July 21, 2021, the County adopted Ordinances establishing development impact fees for facility improvements for Fire (Ordinance No. 2021-1722), Emergency Medical Services (Ordinance No. 2021-1723), Sheriff (Ordinance No. 2021-1724) and Parks & Recreation (Ordinance No. 2021-1725) (collectively the "County Impact Fees"), which County Impact Fees were implemented as of October 1, 2021 and shall apply to the development of the Property. County and Developer agree that no additional public safety funds are required pursuant to this Agreement because the County Impact Fees already address the impact that the development of the Property will have on public safety facilities.

Section 4.01D. Fee Schedule Annual Update. The developer fees set forth in Section 4.01B and Section 4.01C (collectively "Developer Fees") shall be adjusted annually to reflect the effects of inflation on the costs for facilities and services set forth herein. The fee amounts shall be adjusted using the Construction Cost Index calculated by the publication, Engineering New Record (ENR). For each such adjustment, each of the Development 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 fee adjustment become effective on July 1 of each year. If July 1 falls on a weekend, the fee adjustment will become effective on the next business day thereafter.

Section 4.01E. Use of Community Building as Polling Place. The multi-family community building, show on the MX Master Development Plan as the Amenity Center, will be made available, if needed, as a polling place for elections, including primaries and special elections, administered by the South Carolina Election Commission and the Lancaster County Board of Voter Registration and Elections.

Section 4.01F. Economic Development Property. In consideration of the County's approvals of the Developer's rezoning and MX Master Development Plan applications and the County's issuance of the development approvals as identified in Section 3.04, the Developer agrees to acquire Parcel B identified in Exhibit A-2 hereto, comprising approximately 28 acres ("Economic Development Property"). Developer agrees to acquire title to the Economic Development Property within ninety (90) days after it acquires title to the Property as called for in Section 5.19. County and Developer agree that the Economic Development Property shall remain zoned Light Industrial District ("LI") under the UDO unless the County and Developer agree to adopt a different zoning classification. Within ninety (90) days after Developer acquires title to the Economic Development Property and before Developer conveys any part of the Economic Development Property to another party, Developer agrees to record Covenants, Conditions and Restrictions (CCR's") with the Lancaster County Register of Deeds so as to preclude certain uses on the Economic Development Property that are otherwise allowed in the LI District. The form of the CCR's applicable to the Economic Development Property are attached hereto as Exhibit F and are subject to change by the attorneys for the County and Developer as to matters of form and recording only. After execution and recording, the CCR's applicable to the Economic Development Property may not be changed without the consent of the County and Developer. Changes agreed to by the County and the Developer to the zoning or the CCR's applicable to the Economic Development Property shall not require amendment of this Agreement.

Section 4.02. Payment of Costs. Upon submission of appropriate documentation of the expenditure, Developer agrees to reimburse the County, not later than October 1, 2022, for the County's reasonable unreimbursed actual costs related to this Agreement. The foregoing cost reimbursement is capped at ten thousand dollars ($10,000.00) and is limited to County payments to third-party vendors and service providers that have not been otherwise reimbursed from the fee paid by Developer pursuant to Section 10 of Ordinance No. 663.

Section 4.03. Other Charges or Fees.

(A) Nothing in this Agreement shall be construed as relieving Developer from the payment of any fees or charges in effect at the time of collection as may be assessed by entities other than the County.

(B) Developer is subject to the payment of any and all present or future fees enacted by the County that are of County-wide application and that relate to the County's costs of processing applications, issuing development permits, reviewing plans, conducting inspections or similar type processing costs.

Section 4.04. Infrastructure and Services.

The Parties recognize that the majority of the direct costs associated with the Development of the Property will be borne by Developer, and many necessary infrastructure improvements and services will be provided by Developer or other governmental or quasi-governmental entities, and not by the County. For clarification, the Parties make specific note of and acknowledge the following:

(A) Roads. (1)(a) Developer is responsible for the construction and costs of all roads, whether for public or private use, within the Property including but not limited to any necessary entrance and intersection improvements as required by the South Carolina Department of Transportation related to the development of the Property. All roads must be constructed in accordance with the County's road standards. The road improvements are expected to be implemented on a schedule consistent with the development of the Property as contained in the development schedule and as necessary to serve the development. Developer is also responsible for maintenance of all roads that are not public roads. Pursuant to Ordinance 2014-1299, Developer acknowledges that County will only accept as public roads those roads constructed in full compliance with the UDO and providing connectivity to the county road system or serving as a necessary component for the proper development of the county road system. County will not accept the roads within the Property into the County road system for any other purpose, including, but not limited to, maintenance. Developer may transfer the ownership of the roads and its obligations for the roads to a homeowners' or property owners' association or similar organization.

(b) Developer shall cause to be prepared a traffic impact analysis conducted and sealed by a licensed South Carolina professional engineer (if not already prepared at time of Agreement). Any road improvements, which are determined to be necessary, based on the results of the traffic impact analysis, shall be incorporated into the final site plan prior to County approval and the Developer is responsible for all costs of the road improvements. The traffic impact analysis shall be reviewed by the County and in conjunction with the South Carolina Department of Transportation. If a County-level traffic planner is not available to review the traffic impact analysis at the time of submittal, the County may choose to hire a third-party consultant to assist in this review. The cost of the traffic impact analysis, including any additional reviews requested by the County, shall be paid by the Developer. Improvements set forth in the traffic impact analysis may be installed based on a phasing study prepared by a licensed South Carolina professional engineer at the expense of Developer. The installation of new traffic signals or improvements to existing traffic signals shall be based on warrant studies conducted by a licensed South Carolina professional engineer at established specific times and at the expense of Developer. The Developer shall be responsible to conduct a full warrant analysis to determine if the intersection of Charlotte Highway (US Highway 521) and Possum Hollow Road/Proposed Access "A" (the "Intersection") meets Volume Warrant requirements per the South Carolina Department of Transportation (SCDOT). The Developer may conduct this analysis at any point they feel the warrants are met; however the Developer must conduct such an analysis upon the completion of the construction of the planned development as set forth in Exhibit B. The Developer shall be responsible for any and all costs associated with the signalization of the Intersection.

(2) Within thirty (30) days following Developer's receipt of Civil Construction Permits, Developer agrees to pay Lancaster County the sum of Four Hundred Thousand Dollars ($400,000.00) ("Traffic Payment")to be used to address traffic needs in the Greater Panhandle Area of Lancaster County (over and above the traffic improvements required from the Developer pursuant to the traffic impact analysis in Section 4.04(A)(1)(b) above). The determination of the specific use of the Traffic Payment is at the discretion of the County Council.

(3) Developer will establish a setback line for vertical buildings along Highway 521 of fifty feet (50') from the edge of the current Highway 521 right-of-way to help avoid conflicts with a future road widening project.

(4) If requested by the County, Developer agrees to dedicate right of way to Lancaster County extending from the terminus of "Street 'C'" to the boundary of the Property along Six Mile Creek as shown on Exhibit B. At some future date, if Lancaster County is able to obtain right of way beyond the boundaries of the Property for a proposed Collector Road, the Developer agrees to dedicate "Street C" and that portion of "Street A" extending from Highway 521 up to, and including, the intersection of "Street A" and "Street C" to Lancaster County as publicly maintained rights of ways. Developer acknowledges that the decision to obtain further right of way for a collector road beyond the Property boundaries and the decision to accept the aforesaid streets as publicly maintained rights of ways shall be at the sole discretion of Lancaster County, provided the aforesaid streets must be accepted by Lancaster County as publicly-maintained rights of ways if they are to be connected and used as part of a collector road system. Pursuant to Ordinance 2014-1299, County finds that the aforesaid roads, if later dedicated as part of a collector road, will provide connectivity to the county road system and serve as a necessary component for the proper development of the county road system.

(B) Potable Water, Sewage Treatment and Disposal. Potable water, sewage treatment and disposal will all be supplied to the Property by the Lancaster County Water and Sewer District. Developer will construct, or cause to be constructed, all necessary water and sewer service infrastructure within the Property and the water and sewer service infrastructure will be maintained by the provider. County is not responsible for any construction, treatment, maintenance, or costs associated with water or sewer service or water and sewer service infrastructure to or within the Property. The water and sewer service infrastructure is expected to be implemented on a schedule consistent with the development of the Property as contained in the development schedule and as necessary to serve the development. Developer acknowledges that County has no authority or responsibility for providing potable water services or sewer services in the County and that the Lancaster County Water and Sewer District is a governmental entity separate and distinct from the County.

(C) Storm Water Management. Developer will construct or cause to be constructed all storm water runoff and drainage improvements within the Property required by the development of the Property and such infrastructure will be maintained by Developer or a homeowners' association. County is not responsible for any construction, maintenance or costs associated with the storm water runoff and drainage for the Property. Storm water management improvements are expected to be implemented on a schedule consistent with the development of the Property as contained in the development schedule and as necessary to serve the development.

(D) Solid Waste Collection. The County shall provide solid waste collection to the Property on the same basis as is provided to other residents and businesses within the County. It is understood and acknowledged that the County does not presently provide solid waste collection or disposal for single, multi-family or commercial developments. Residential units shall be served by a private waste hauling company.

(E) Fire Services. The Property is in the Pleasant Valley Fire Department service area and fire services will be provided by the Pleasant Valley Fire Department, or its successor entities. Developer acknowledges that the Pleasant Valley Fire Department provides services using volunteers.

(F) School Services. Public school services are now provided by the Lancaster County School District. Developer acknowledges that County has no authority or responsibility for providing public school services in the County.

(G) Carolina Thread Trail Connection. Developer will make a good faith effort to locate an appropriate easement for a spur trial connectiong the Property to the Carolina Thread Trail ("CTT"). The CTT is not located upon the subject property and Develepor is not required to construct a section of the CTT but has agreed to undertake good faith efforts to dedicate an easement to Lancaster County, or its successor and assigns, for a potential spur trial from the Property in order to link the Property to the CTT.

ARTICLE V

MISCELLANEOUS

Section 5.01. Notices. Any notice, election, demand, request or other communication to be provided under this Agreement shall be in writing and shall be effective (*i*) when delivered to the party named below, (*ii*) when deposited with the United States Postal Service, certified mail, return receipt requested, postage prepaid, or (*iii*) when deposited in Federal Express (or any other reputable national "next day" delivery service) addressed as follows (or addressed to such other address as any party shall have previously furnished in writing to the other party), except where the terms hereof require receipt rather than sending of any notice, in which case such provision shall control:

To the County: County of Lancaster
Attn: County Administrator
101 N. Main St. (29720)
P.O. Box 1809 (29721)
Lancaster, SC

With a Copy to: County of Lancaster
Attn: County Attorney
101 N. Main St. (29720)
P.O. Box 1809 (29721)
Lancaster, SC

And to Developer: C4 Investments, LLC

d/b/a Crosland Southeast
Attn: Yates Dunaway
121 West Trade Street, Suite 2550
Charlotte, NC 28202

With a Copy to: Robinson Bradshaw
Attn: Benjamin A. Johnson
202 E. Main Street, Suite 201
Rock Hill, SC 29730

Section 5.02. Amendments.

(A) This Agreement may be amended or cancelled by mutual consent of the Parties to the Agreement or by their successors in interest. An amendment to this Agreement must be in writing. No statement, action or agreement made after the Agreement Date shall be effective to change, amend, waive, modify, discharge, terminate or effect an abandonment of this Agreement in whole or in part unless such statement, action or agreement is in writing and signed by the party against whom the change, amendment, waiver, modification, discharge, termination or abandonment is sought to be enforced.

(B) An amendment to this Agreement with the exceptions identified on Exhibit B must be processed and considered in the same manner as set forth in Ordinance No. 663 for a proposed development agreement. Any amendment to this Agreement other than as set forth on Exhibit B constitutes a major modification and the major modification may occur only after public notice and a public hearing by the County Council.

(C) This Agreement must be modified or suspended as may be necessary to comply with any state or federal laws or regulations enacted after the Agreement Date which prevents or precludes compliance with one or more of the provisions of this Agreement but only to the extent necessary to effectuate compliance with the state or federal law.

(D) Anything to the contrary contained herein notwithstanding, in the event Developer or its successors or assigns elects not to or otherwise does not acquire the Property at any time, Developer may so notify the County in writing and upon such notification and written request by Developer to terminate this Agreement, this Agreement shall terminate and Developer shall not be considered in breach of this Agreement and the parties shall have no further obligations to one another.

Section 5.03. Periodic Review. At least every twelve (12) months, the Development Services Director for the County or the designee of the Development Services Director for the County, must review compliance with this Agreement by the Developer. At the time of review the Developer must demonstrate good faith compliance with the terms of the Agreement.

Section 5.04. Breach of Agreement.

(A) If, as a result of the periodic review provided in Section 5.03 of this Agreement or at any other time, the Development Services Director for the County, or their designee, finds and determines that the Developer has committed a material breach of the terms or conditions of this Agreement, the Development Services Director for the County shall serve notice in writing, within a reasonable time

after the periodic review, upon the Developer setting forth with reasonable particularity the nature of the breach and the evidence supporting the finding and determination, and providing the Developer a reasonable time in which to cure the material breach.

(B) If the Developer fails to cure the material breach within a reasonable time and is not proceeding expeditiously and with diligence to cure the breach, then the County Council may unilaterally terminate or modify this Agreement. Prior to terminating or modifying this Agreement as provided in this section, the County Council must first give the Developer the opportunity (*i*) to rebut the finding and determination, or (*ii*) to consent to amend the Agreement to meet the concerns of the County Council with respect to the findings and determinations.

Section 5.05. Enforcement. The Parties shall each have the right to enforce the terms, provisions and conditions of this Agreement, if not cured within the applicable cure period, by any remedy available at law or in equity, including specific performance, and the right to recover attorney's fees and costs associated with enforcement.

Section 5.06. No Third Party Beneficiary. The provisions of this Agreement may be enforced only by the Parties. No other persons shall have any rights hereunder.

Section 5.07. Recording of Agreement. The Parties agree that Developer shall record this Agreement with the County Register of Deeds within fourteen (14) days of the date of execution of this Agreement.

Section 5.08. Administration of Agreement. County is the only local government that is a party to this Agreement and the County is responsible for the Agreement's administration.

Section 5.09. Effect of Annexation and Incorporation. The Parties agree that this Agreement remains in effect if the Property is, in whole or in part, included in a newly-incorporated municipality or is annexed into a municipality. The Parties acknowledge that upon incorporation or annexation the application and duration of this Agreement is controlled by Section 6-31-110 of the Act. County reserves the right to enter into an agreement with the newly-incorporated municipality or the annexing municipality for the administration and enforcement of this Agreement after the date of incorporation or annexation.

Section 5.10. Estoppel Certificate. Any of the Parties may, at any time, and from time to time, deliver written notice to the other party requesting the party to certify in writing (*i*) that this Agreement is in full force and effect, (*ii*) that this Agreement has not been amended or modified, or if so amended, identifying the amendments, and (*iii*) whether, to the knowledge of the party, the requesting party is in default or claimed default in the performance of its obligation under this Agreement, and, if so, describing the nature and amount, if any, of any such default or claimed default, and (*iv*) whether, to the knowledge of the party, any event has occurred or failed to occur which, with the passage of time or the giving of notice, or both, would constitute a default and, if so, specifying each such event.

Section 5.11. Entire Agreement. This Agreement sets forth, and incorporates by reference all of the agreements, conditions, and understandings among the Parties relative to the Property and its Development and there are no promises, agreements, conditions or understandings, oral or written, expressed or implied, among the Parties relative to the matters addressed in this Agreement other than as set forth or as referred to in this Agreement.

Section 5.12. Covenant to Sign other Documents. County and Developer acknowledge that consummation of the transactions contemplated by this Agreement may require the execution contemporaneously with the execution of this Agreement and thereafter of certain documents in addition to this Agreement and County and Developer agree to cooperate with the execution thereof.

Section 5.13. Construction of Agreement. The Parties agree that each party and its counsel have reviewed and revised this Agreement and that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in the interpretation of this Agreement or any amendments or exhibits to this Agreement.

Section 5.14. Assignment. The rights, obligations, duties and responsibilities devolved by this Agreement on or to the Developer are assignable to any other person, firm, corporation or entity except that the assignment must conform to the requirements of Section 1.09 and Section 3.05. This Agreement shall also be binding on the County and all future County Councils for the duration of this Agreement, even if the County Council members change.

Section 5.15. Governing Law; Jurisdiction; and Venue.

(A) This Agreement is governed by the laws of the State of South Carolina.The Parties agree that the jurisdiction and venue for disputes relating to this Agreement is Lancaster County, South Carolina which is within the Sixth (6^{th}) Judicial Circuit of the State of South Carolina.

Section 5.16. Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original, and such counterparts shall constitute but one and the same instrument.

Section 5.17. Eminent Domain. Nothing contained in this Agreement shall limit, impair or restrict the County's right and power of eminent domain under the laws of the State of South Carolina.

Section 5.18. Severability. If any provision in this Agreement or the application of any provision of this Agreement is held invalid, the invalidity shall apply only to the invalid provision, and the remaining provisions of this Agreement, and the application of this Agreement or any other provision of this Agreement, shall remain in full force and effect. However, if the invalid provision would prevent or materially impair Developer's right or ability to complete performance of this Agreement, the Parties agree to use their best efforts to renegotiate that provision in order for Developer to complete performance of this Agreement.

Section 5.19. When Agreement takes Effect. This Agreement is dated as of the Agreement Date and takes effect when (*i*) the County and Developer have each executed the Agreement, and (*ii*) the Developer has delivered to the County Administrator clocked-in copies, with book and page numbers, of the recorded deeds conveying the Property to Developer. If the County Administrator has not received clocked-in copies of the deeds conveying the Property to Developer by 5:00 p.m., December 31, 2022, then this Agreement is automatically terminated without further action of either the County or Developer. The obligation of the Developer pursuant to Section 4.02 is effective on the date the last Party to sign this Agreement executes this Agreement and the obligations imposed on Developer pursuant to Section 4.02 survives the termination of this Agreement pursuant to this Section.

Section 5.20. General Terms and Conditions.

(A) Agreements to Run with the Land. This Agreement shall be recorded against the Property as described in Exhibit A-1 and shown on Exhibit A-2. The agreements contained herein shall be deemed to run with the land

(B) No Waiver. Failure of a Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such Party to exercise at some future time said right or any other right it may have hereunder.

(C) Merger. This Agreement, coupled with its Exhibits which are incorporated herein by reference, shall state the final and complete expression of the Parties' intentions with respect to the matters set forth herein. All prior negotiations and representations are superseded and merged herein.

SIGNATURES FOLLOW ON NEXT PAGE.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date below found.

WITNESSES:

Sherrie M. Simpson

Benjamin A. Jones

DEVELOPER:
C4 Investments, LLC,
d/b/a Crosland Southeast

By: Peter B. Pappas
Name: Peter B. Pappas
Title: Manager
Date: 10-25-2021

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF LANCASTER)

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named C4 Investments, LLC d/b/a Crosland Southeast, by its duly authorized officer/s sign, seal and as its act and deed deliver the within written instrument and that (s)he with the other witness above subscribed, witnessed the execution thereof.

First Witness Signs Again Here

Seal

SWORN to before me this
25th day of October, 2021

Sherrie M. Simpson

Notary Public Signs AS NOTARY
Notary Public for the State of SC
My Commission Expires: 02-27-2027

SEAL

Sherrie M. Simpson

SWORN to before me this
25 day of OCTOBER, 2021
Notary Public for the State of SC

Joseph Bryan

13661344v5 27329.00011

Error
SWS
10/25/21

WITNESSES:

Sherrie M. Simpson

Diane Willis

Dennis E. Marshall

COUNTY:

COUNTY OF LANCASTER,
SOUTH CAROLINA

By: _____
Steve Harper, Chair, County Council

Date: 10-25-2021

By: _____
Billy Mosteller, Secretary, County Council

Date: 10-25-2021

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named County of Lancaster by its duly authorized officer/s sign, seal and as its act and deed deliver the within written instrument and that (s)he with the other witness above subscribed, witnessed the execution thereof.

Sherrie M. Simpson
First Witness Signs Again Here

Seal

SWORN to before me this
25th day of October, 2021.

Notary Public Signs AS NOTARY

Sherrie M. Simpson
Notary Public for the State of South Carolina
My Commission Expires: 02-27-2027

error
SMS
10/25/21

SEAL

SWORN to before me this
25th day of OCTOBER, 2021
Notary Public for the State of SC

Jennifer Bryan

Exhibit A

Exhibit A-1 (Legal Description)

Parcel A

That certain parcel or tract of land situated, lying and being in the Village of Indian Land, Township of Indian Land, County of Lancaster, State of South Carolina and being more particularly described as follows:

Commencing at an existing NGS Monument "Higher" having SC Grid NAD 83 coordinates of N:1,142,096.73; E:2,042,984.66; thence North 37°01'25" East a horizontal ground distance of 1131.77 feet to a new 1/2" iron rod, situated at the intersection of the easterly margin of Charlotte Highway (US Highway 521)(a variable width public right-of-way) as shown on SCDOT plans File No. 29.462, Project No. F-117(93), dated January 14, 1982, with the southerly line of the lands as described in Deed Book 1180, Page 46 and shown on Plat Book 2018, Page 350, all Deed and Plat Books recorded in the Lancaster County Public Register of Deeds and being the Point of Beginning; thence along the southerly and easterly line of the aforesaid lands for the following three (3) courses and distances; 1) North 83°20'55" East passing an existing 5/8" iron rod at 5.20 feet for a total distance of 845.23 feet to an existing 5/8" iron rod; 2) North 74°06'08" East passing an existing 1/2" iron rod at 861.72 feet for a total distance of 998.96 feet to an existing 3/4" iron pipe; 3) North 18°34'18" West passing a new 1/2" iron rod at 193.20 feet for a total distance of 213.20 feet to a point, situated in the centerline of Six Mile Creek; thence meandering along and with the centerline of the aforesaid Six Mile Creek for the following fifty-three (53) courses and distances; 1) North 79°05'03" East a distance of 20.81 feet to a point; 2) North 67°57'31" East a distance of 67.71 feet to a point; 3) North 37°21'13" East a distance of 82.31 feet to a point; 4) North 33°46'42" East a distance of 63.47 feet to a point; 5) North 11°41'58" West a distance of 36.66 feet to a point; 6) North 32°04'06" West a distance of 71.34 feet to a point; 7) North 34°43'22" West a distance of 70.84 feet to a point; 8) North 07°12'22" West a distance of 25.80 feet to a point; 9) North 15°02'51" East a distance of 53.00 feet to a point; 10) North 39°22'03" East a distance of 47.16 feet to a point; 11) North 57°24'20" East a distance of 39.38 feet to a point; 12) North 58°28'18" East a distance of 86.27 feet to a point; 13) North 39°33'35" East a distance of 35.19 feet to a point; 14) North 14°21'23" East a distance of 70.23 feet to a point; 15) North 00°00'28" West a distance of 33.04 feet to a point; 16) North 20°50'06" West a distance of 30.24 feet to a point; 17) North 14°58'10" East a distance of 17.86 feet to a point; 18) North 60°39'34" East a distance of 17.46 feet to a point; 19) North 60°49'54" East a distance of 92.84 feet to a point; 20) North 49°50'14" East a distance of 71.96 feet to a point; 21) North 80°14'22" East a distance of 79.00 feet to a point; 22) South 63°10'45" East a distance of 103.02 feet to a point; 23) South 33°09'17" East a distance of 36.16 feet to a point; 24) South 22°06'48" East a distance of 38.46 feet to a point; 25) South 04°20'20" East a distance of 67.64 feet to a point; 26) South 06°34'14" West a distance of 45.30 feet to a point; 27) South 25°57'58" West a distance of 70.33 feet to a point; 28) South 08°40'26" West a distance of 14.10 feet to a point; 29) South 45°47'13" East a distance of 19.32 feet to a point; 30) South 73°02'46" East a distance of 14.98 feet to a point; 31) North 81°38'59" East a distance of 74.53 feet to a point; 32) North 68°01'33" East a distance of 116.06 feet to a point; 33) North 87°22'55" East a distance of 88.32 feet to a point; 34) South 60°45'32" East a distance of 86.47 feet to a point; 35) South 20°51'13" East a distance of 109.61 feet to a point; 36) South 32°53'30" East a distance of 56.21 feet to a point; 37) South 13°04'05" East a distance of 22.86 feet to a point; 38) South 01°06'24" East a distance of 81.95 feet to a point; 39) South 05°29'21" East a distance of 84.31

feet to a point; 40) South 03°02'00" West a distance of 69.21 feet to a point; 41) South 05°33'28" East a distance of 70.48 feet to a point; 42) South 04°05'50" West a distance of 109.09 feet to a point; 43) South 05°45'35" East a distance of 73.09 feet to a point; 44) South 06°13'48" West a distance of 68.07 feet to a point; 45) South 00°12'10" East a distance of 128.50 feet to a point; 46) South 08°32'39" West a distance of 134.76 feet to a point; 47) South 19°28'42" West a distance of 78.03 feet to a point; 48) South 38°44'35" West a distance of 104.48 feet to a point; 49) South 03°55'34" West a distance of 32.92 feet to a point; 50) South 22°08'35" East a distance of 42.54 feet to a point; 51) South 56°13'34" East a distance of 91.55 feet to a point; 52) South 18°35'01" East a distance of 40.72 feet to a point; 53) South 12°52'03" West a distance of 54.90 feet to a point, situated on the westerly line of the lands of Jean C. Hood as described in Deed Book 1210, Page 325; thence departing the aforesaid centerline of Six Mile Creek and along the aforesaid westerly line South 41°29'38" East passing an existing 1" iron pipe at 26.66 feet for a total distance of 353.40 feet to an existing 1" iron pipe, situated on the westerly line of the lands of Brian Matthew Lengers as described in Deed Book 1007, Page 322 and shown on Plat Book 2017, Page 886; thence along the westerly line of the aforesaid lands and along the westerly line of the lands of Nancy Lengers Whearty etal as described in Deed Book 1105, Page 65 and shown on the aforesaid Plat Book 2017, Page 886 for the two (2) courses and distances; 1) South 06°24'28" East passing an existing 5/8" iron rod at 883.83 feet for a total distance of 933.63 feet to an existing 3/4" iron pipe; 2) South 32°04'18" West passing an existing 5/8" iron pipe at 276.05 feet for a total distance of 310.05 feet to a point, situated in the centerline of the aforesaid Six Mile Creek; thence meandering along and with the centerline of the aforesaid Six Mile Creek for the following five (5) courses and distances; 1) South 35°07'04" East a distance of 56.07 feet to a point; 2) South 32°12'53" East a distance of 41.26 feet to a point; 3) South 18°28'27" East a distance of 187.40 feet to a point; 4) South 00°56'27" West a distance of 76.19 feet to a point; 5) South 29°55'14" West a distance of 23.94 feet to a point, situated on the northerly line of the lands of The Inspirational Network as described in Deed Book 594, Page 45 and shown on Plat Book 2004, Page 652; thence along the aforesaid northerly line North 87°23'05" West passing an existing 5/8" iron pipe at 55.00 feet for a total distance of 691.05 feet to a new 1/2" iron rod, situated at a common corner between two new parcels described as Parcel A and Parcel B; thence along a common line between the two aforesaid parcels for the following nine (9) courses and distances; 1) North 11°36'09" West a distance of 35.58 feet to a new 1/2" iron rod; 2) North 41°41'06" West a distance of 59.47 feet to a new 1/2" iron rod; 3) North 57°45'11" West a distance of 987.64 feet to a new 1/2" iron rod; 4) North 20°53'42" West a distance of 628.96 feet to a new 1/2" iron rod; 5) South 69°06'18" West a distance of 119.08 feet to a new 1/2" iron rod; 6) with a curve along the arc of a curve to the left said curve having an arc length of 117.30 feet a radius of 470.00 feet (chord bearing of South 61°57'19" West and chord distance of 117.00 feet) to a new 1/2" iron rod; 7) South 54°48'19" West a distance of 516.75 feet to a new 1/2" iron rod; 8) with a curve along the arc of a curve to the right said curve having an arc length of 186.23 feet a radius of 330.00 feet (chord bearing of South 70°58'20" West and chord distance of 183.77 feet) to a new 1/2" iron rod; 9) South 87°08'20" West a distance of 55.86 feet to a new 1/2" iron rod, situated on the easterly margin of the aforesaid Charlotte Highway (US Highway 521)(a variable width public right-of-way); thence along the aforesaid easterly margin for the following twelve (12) courses and distances; 1) with a curve along the arc of a curve to the left said curve having an arc length of 185.05 feet a radius of 3305.23 feet (chord bearing of North 04°53'24" West and chord distance of 185.02 feet) to a new 1/2" iron rod; 2) North 83°30'22" East a distance of 9.00 feet to a new 1/2" iron rod; 3) with a curve along the arc of a curve to the left said curve having an arc length of 286.32 feet a radius of 3314.23 feet (chord bearing of North 08°58'08" West and chord distance of 286.23 feet) to a new 1/2" iron rod; 4) South 78°33'22" West a distance of 9.00 feet to a new 1/2" iron rod; 5) with a curve along the arc of a curve to the

left said curve having an arc length of 285.54 feet a radius of 3305.23 feet (chord bearing of North 13°55'07" West and chord distance of 285.45 feet) to a new 1/2" iron rod; 6) North 73°36'23" East a distance of 6.00 feet to a new 1/2" iron rod; 7) with a curve along the arc of a curve to the left said curve having an arc length of 256.96 feet a radius of 3311.23 feet (chord bearing of North 18°37'01" West and chord distance of 256.90 feet) to a new 1/2" iron rod; 8) South 70°29'31" West a distance of 6.00 feet to a new 1/2" iron rod; 9) with a curve along the arc of a curve to the left said curve having an arc length of 150.17 feet a radius of 3305.23 feet (chord bearing of North 22°08'38" West and chord distance of 150.16 feet) to a new 1/2" iron rod; 10) North 70°29'31" East a distance of 10.02 feet to a new 1/2" iron rod; 11) with a curve along the arc of a curve to the left said curve having an arc length of 14.21 feet a radius of 3315.23 feet (chord bearing of North 23°33'23" West and chord distance of 14.21 feet) to a new 1/2" iron rod; 12) North 24°00'42" West a distance of 241.73 feet to the Point of Beginning, containing 5,673,495 square feet or 130.2455 acres, as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated February 10, 2021 (Project No. 92566).

Exhibit A-2 (Plat) (The subject Property is Parcel A)



Exhibit B
Development Program
MX District Master Development Plan
[Attached]

Modification of Development Program: It is recognized that periodic modifications to the Development Program may be needed to address market conditions, environmental challenges, and other elements. The following will outline the processes for Minor, Moderate, and Major Modifications to Exhibit B. Modifications to other sections of the Agreement will be processed in accordance with those provisions. Modifications to Exhibit B, the Master Development Plan, other than "Minor Modifications" defined herein, that detract from the desirability of the Development Program, the quality of its design, mix of uses, walkability, community and place-making design are disfavored.

a. Minor Modifications: "Minor Modifications" are defined as those modifications that reflect minor adjustments to the site layout caused by environmental features, adaptations to comply with regulatory requirements, and other changes considered incidental by County staff. Generally, Minor Modifications shall only be to the Site Plan and not to a specific development standard set forth within Exhibit B. The Planning Director shall determine what shall constitute a Minor Modification and have the authority to administratively approve such.

b. Moderate Modifications: "Moderate Modifications" are those modifications to the Conceptual Site Plan that are not caused by environmental features, adaptations to comply with regulatory requirements, and are not considered by County staff to be incidental changes. Moderate Modifications may be approved by the County Council after a review and recommendation is provided by County Staff. Approved Moderate Modifications shall be recorded by the Developer and made an amendment to Exhibit B.

c. Major Modifications: "Major Modifications" are those that do not qualify as either a Minor or Moderate Modification, such as the addition of new external access point to the public road system. Major Modifications must be processed and considered in the same manner as set forth in Ordinance No. 663 for a proposed development agreement after a review and recommendation is provided by County Staff.

Exhibit C

Development Schedule

Years	Commercial	Residential
1	0	0 units
2	0	0 units
3	0	0 units
4	50,000 SF	720 units (Estimated Completion)
5	55,000 SF	0 units
Total	105,000 SF	720 units

This Development Schedule is an estimate. The provisions of Section 1.07 of this Agreement apply to this exhibit.

NOTE: County and Developer acknowledge that commercial development of the Property is limited to 105,000 square feet. County and Developer acknowledge that residential development of the Property is limited to 400 multi-family units and 320 townhome units.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

Exhibit D

Required Information

The Act and Ordinance No. 663 require a development agreement to include certain information. The following information is provided in conformance with the Act and Ordinance No. 663.

(A) a legal description of the property subject to the agreement and the names of the property's legal and equitable owners. The legal description of the Property is set forth in Exhibit A. As of the Agreement Date, EEV, LLC, a North Carolina limited liability company, Pamela E. Hensley, William Steven Edwards, Jonathan L. Edwards, and David L. Edwards are the legal and equitable owners of the Property, except to the extent that C4 Investments, LLC d/b/a Crosland Southeast has contractual rights to acquire the Property and is the equitable owner of the Property.

(B) the duration of the agreement which must comply with Code Section 6-31-40. See Section 1.10.

(C) a representation by the developer of the number of acres of highland contained in the property subject to the agreement. See Section 2.02.

(D) the then current zoning of the property and a statement, if applicable, of any proposed re-zoning of the property. See Section 1.05.

(E) the development uses that would be permitted on the property pursuant to the agreement, including population densities, building intensities and height. See Section 1.06 and Exhibit B.

(F) a description of the public facilities that will service the development, including who provides the facilities, the date any new facilities, if needed, will be constructed, and a schedule to assure public facilities are available concurrent with the impacts of the development construction timeline for those facilities. If the agreement provides that the County shall provide certain public facilities, the agreement shall provide that the delivery date of the public facilities will be tied to defined completion percentages or other defined performance standards to be met by the developer. See Article IV.

(G) a description, where appropriate, of any reservation or dedication of land for public purposes and any provisions to protect environmentally sensitive property as may be required or permitted pursuant to laws in effect at the time of entering into the agreement. Developer agrees to comply with all applicable environmental laws.

(H) a description of all local development permits approved or needed to be approved for the development of the property together with a statement indicating that the failure of the agreement to address a particular permit, condition, term, or restriction does not relieve the developer of the necessity of complying with the law governing the permitting requirements, conditions, terms or restrictions. See Section 3.04.

(I) a finding that the development permitted or proposed is consistent, or will be consistent by the time of execution of the agreement, with the County's comprehensive plan and land development regulations. See Section 2.01(A).

(J) a description of any conditions, terms, restrictions, or other requirements determined to be necessary by the local government for the public health, safety, or welfare of its citizens. See Article IV.

(K) a description, where appropriate, of any provisions for the preservation and restoration of historic structures. Developer agrees to comply with all laws applicable to the preservation and restoration of historic structures within the Property.

(L) a development schedule including commencement dates and interim completion dates at no greater than five year intervals. See Section 1.07 and Exhibit C.

(M)if more than one local government is made party to the agreement, a provision stating which local government is responsible for the overall administration of the agreement. See Section 5.08.

(N) a listing of the laws and land development regulations that will apply to the development of the property subject to the agreement, including citation to specific ordinance numbers or portions of the County Code of Ordinances or both. See Sections 3.01, 3.03 and Exhibits E and E-1 – E-5.

(O) a provision, consistent with Code Section 6-31-80, addressing the circumstances under which laws and land development regulations adopted subsequent to the execution of the agreement apply to the property subject to the agreement. See Section 3.03.

(P) a provision stating whether the agreement continues to apply to the property or portions of it that are annexed into a municipality or included in a newly-incorporated area and, if so, that the provisions of Code Section 6-31-110 apply. See Section 5.09.

(Q) a provision that the agreement may be amended or cancelled by mutual consent of the parties to the agreement or their successors in interest. See Section 5.02.

(R) a provision that if the amendment constitutes a major modification of the agreement, the major modification may occur only after public notice and a public hearing by the council, provided that, for purposes of this item, a "major modification" means: (i) significant changes to the development scheduled time-frames set forth in the agreement; (ii) density modifications; (iii) land use changes; (iv) any major miscalculations of infrastructure or facility needs which create demand deficiencies; or (v) any significant deviation from the development as contained in the agreement. See Section 5.02.

(S) a provision that if the developer requests an amendment to the development schedule, including commencement dates and interim completion dates, then the dates must be modified by the council if the developer is able to demonstrate and establish that there is good cause to modify those dates. See Sections 1.07 and 5.02.

(T) a provision that the agreement must be modified or suspended as may be necessary to comply with any state or federal laws or regulations enacted after the agreement is entered into which prevents or precludes compliance with one or more of the provisions of the agreement. See Section 5.02

(U) a provision for periodic review, consistent with the provisions of Section 8 of Ordinance No. 663. See Section 5.03.

(V) a provision addressing the effects of a material breach of the agreement, consistent with the provisions of Section 9 of Ordinance No. 663. See Section 5.04.

(W) a provision that the developer, within fourteen days after the County enters into the agreement, will record the agreement with the County Register of Deeds. See Section 5.07.

(X) a provision that the burdens of the agreement are binding upon, and the benefits of the agreement shall inure to, all successors in interest to the parties to the agreement. See Section 1.09(A).

(Y) a provision addressing the conditions and procedures by which the agreement may be assigned. See Section 1.09, Section 3.05 and Section 5.14.

(Z) a traffic impact analysis prepared in accordance with UDO Chapter 6.8 and SCDOT standards. See Section 4.04.

Exhibit E

Laws and Land Development Regulations

1. Ordinance No. 2021- 1771 zoning a portion of Tax Parcel No. 0010-00-029.00, comprising the Property herein, to Mixed Use (MX) District, attached hereto as Exhibit E-1.
2. Ordinance No. 2021- 1773, approving this Development Agreement attached hereto as Exhibit E-2.
3. The Development Agreement Ordinance for Lancaster County, South Carolina: Ordinance No. 663, a copy of which is attached hereto as Exhibit E-3.
4. Unified Development Ordinance of Lancaster County (UDO): Ordinance No. 309, as amended as of the Agreement Date. The UDO includes Ordinance No. 328, as amended, as of the Agreement Date and which is cited as the Land Development Regulations of Lancaster County, a copy of which attached hereto as Exhibit E-4.
5. Land Development Regulations of Lancaster County: See Unified Development Ordinance of Lancaster County.
6. Lancaster County Manual of Specification and Standard Details, See Appendix C to the UDO.

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LANCASTER COUNTY, SC
2022016616 RESTRICTION
RECORDING FEES $25.00
STATE TAX $0.00
COUNTY TAX $0.00
PRESENTED & RECORDED
10-19-2022 11:40:09 AM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER, COUNTY SC
By: STEPHANIE KNIGHT
BK:DEED 1599 PG:45-104

DECLARATION OF

COVENANTS, RESTRICTIONS AND EASEMENTS

FOR THE EXCHANGE AT INDIAN LAND

INDIAN LAND, SOUTH CAROLINA

THIS DOCUMENT REGULATES OR PROHIBITS THE DISPLAY OF POLITICAL SIGNS AND THE FLAG OF THE UNITED STATES OF AMERICA OR STATE OF SOUTH CAROLINA

DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE EXCHANGE AT INDIAN LAND

THIS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE EXCHANGE AT INDIAN LAND (this "**Declaration**"), is entered into by C4 Exchange Land Co., LLC, a Delaware limited liability company ("**Declarant**") and made effective as of October 14, 2022.

Recitals and Submission.

A. Property. Declarant owns fee simple title to that certain real property described on **Exhibit A** attached hereto and incorporated herein (the "**Property**") and reflected on that certain plat recorded in Book 2022, Page 468 (the "**Subdivision Plat**").

B. Project. Declarant intends to develop the Property as a mixed-use development known as "The Exchange at Indian Land" which may include residential, office, hotel, retail and other components. Declarant enters into this Declaration to establish a uniform scheme of development and operation for the Property, together with all improvements to be erected thereon (collectively, the "**Project**").

C. Submission Statement. Declarant hereby declares that the Property and all components of the Project are and shall be held, transferred, sold, conveyed and occupied subject to the rights, covenants, conditions, restrictions, easements, charges and liens hereinafter set forth. All provisions of this Declaration shall, to the extent applicable and unless otherwise expressly provided to the contrary, be perpetual and be construed to be covenants running with the Property and with every part thereof and interest therein, and all of the provisions hereof shall be binding upon and inure to the benefit of the Owner (defined herein) and any subsequent owners of any Lot (defined herein), and their respective heirs, personal representatives, successors or assigns, but the same are not intended to create, nor shall they be construed as creating, any rights in or for the benefit of the general public. All present and future Owners, Tenants and Occupants of any Lot or any Improvements (defined herein) thereon shall be subject to and shall comply with the provisions of this Declaration as it may be amended from time to time, in accordance with the terms and conditions of this Declaration. The acceptance of a deed of conveyance, or the entering into of a lease, or the entering into occupancy of any Improvements (or any portion thereof), shall constitute an adoption and ratification by such Owner, Tenant or Occupant of the provisions of this Declaration (including, but not limited to, a ratification of any appointments of attorneys-in-fact contained herein).

ARTICLE 1
DEFINITIONS

1.1 Certain Defined Terms. For purposes of this Declaration, the following terms shall have the following meanings, unless the context requires otherwise.

1.1.1. "**Annual Assessments**" shall have the meaning set forth herein.

1.1.2. "**Applicable Law**" means and includes any law, ordinance, order, requirement, rule, writ and/or regulation of a Governmental Authority, including, without limitation, the Exchange Code.

1.1.3. "**Approve,**" "**Approved,**" "**Approval,**" or "**Approves**" means an express prior written approval of Declarant, which approval shall be in the sole discretion of Declarant unless otherwise expressly provided for in this Declaration.

1.1.4. "**Assessments**" means the amounts payable by an Owner to the Master Association under this Declaration, whether labeled Annual Assessments, Special Assessments, Shared Expenses, or otherwise.

1.1.5. "**Benefitted Lot**" means the portion of the Property benefitted by any easement granted hereunder.

1.1.6. "**Board of Directors**" or "**Board**" means the board of directors of the Master Association, which shall be the governing body of the Master Association.

1.1.7. "**Burdened Lot**" means the portion of the Property burdened by any easement granted hereunder.

1.1.8. "**Bylaws**" means the bylaws adopted by the Board for the Master Association, as modified from time to time, in accordance with the terms and conditions of this Declaration.

1.1.9. "**Commercial Lots**" means collectively, Lot 1, Lot 3 and Lot 5 and each shall be a "**Commercial Lot**".

1.1.10. "**Commercial Shared Driveway**" means that certain driveway sufficient to accommodate two lanes of traffic to be constructed on the Grocery Lot adjacent to the boundary of the Multifamily Lot, designated as such on **Exhibit F** attached hereto and incorporated herein and as further described in Section 3.10 below.

1.1.11. "**Common Detention Expense Allocation**" means those contribution percentages allocated to each Lot reflected on **Exhibit C** attached hereto and incorporated herein.

1.1.12. "**Common Detention Facilities**" means the ponds located on the Property that are identified as "Pond A" and "Pond B" on **Exhibit C** attached hereto and incorporated herein and the portions of the Property that are shown as "Drainage Access Easement Area" on **Exhibit C**, within which Declarant or an Owner has or will construct temporary sediment basis (which will be converted into permanent BMP ponds as set forth in the Drainage Plan), together with all stormwater drainage lines, detention ponds, drainage easements, water lines, sewer lines and other utility lines and easements and all fixtures related thereto not maintained by the Lancaster County Utility Department or other appropriate Governmental Authority. For the avoidance of doubt, the ponds identified as "Pond C," "Pond D1" and "Pond D2" on any recorded plat or exhibit hereto are not Common Detention Facilities and will be exclusively owned, used and maintained by the Single-Family Association.

1.1.13. "**Common Landscape Easement Area**" means that area outlined and reflected by diagonal markings on **Exhibit E** attached hereto and incorporated herein.

1.1.14. "**Common Landscaping**" means all landscaping within the Common Landscape Easement Area.

1.1.15. "**County**" means Lancaster County, South Carolina.

1.1.16. "**Declarant**" means C4 Exchange Land Co., LLC, a Delaware limited liability company, and its successors and assigns, if any, to whom the rights of Declarant hereunder are specifically transferred by written instrument, subject to such terms and conditions as the Declarant may impose, subject to the terms and conditions of this Declaration. In no event shall a member, manager, partner, shareholder, director, officer or employee of Declarant be personally liable for the performance of the obligations of Declarant hereunder.

1.1.17. "**Declaration**" means this instrument and all exhibits attached hereto, as the same may be amended from time to time, in accordance with the terms and conditions of this Declaration.

1.1.18. "**Design Guidelines**" shall have the meaning ascribed thereto herein.

1.1.19. "**Design Review Board**" means the Board of Directors or a separate committee appointed by the Board of Directors.

1.1.20. "**Design Review Transfer Date**" means the earlier to occur of (i) the date upon which neither Declarant nor an affiliate of Declarant owns any Lot, or (ii) the date upon which Declarant by written recorded document has assigned its rights hereunder to the Board of Directors.

1.1.21. "**Designated Maintenance Items**" means the following items which are (or shall be) located within the Master Association Common Area, the Common Landscape Easement Area, the Utility Easement Area, or within the rights-of-way of public streets within the Project (including property in medians and entrances, but excluding any improvements maintained by the appropriate Governmental Authority, unless the Master Association has otherwise agreed to maintain the same):

(a) Project Roads and public streets and roads, if any, to the extent such public streets and roads are not maintained by the appropriate Governmental Authority in a manner deemed reasonably appropriate by the Board of Directors.

(b) Plants (including, but not limited to, trees, "tree save" areas, shrubs, flowers, ground cover and grass and landscaping along the frontage with Highway 521 and the Common Landscaping).

(c) Light poles, fixtures, bulbs, traffic signals, wiring and all equipment related to the use thereof.

(d) Traffic signs, parking signs, directional/wayfinding signs, warning signs, and other guide/informational signs.

(e) Sprinkler and irrigation systems (including water meter vaults and water meters used in connection with such systems) (excluding equipment and facilities relating to an Owner's sprinkler system and/or irrigation system that may be located within Project Roads or rights-of-way of public streets within the Project).

(f) Fences, decorative walls, retaining walls, sitting walls, sidewalks, steps and walking paths.

(g) Outdoor furniture, bus shelters, and benches.

(h) Pavers, pylons, sculpture, works of art, and decorative plaza areas.

(i) Arbors, trellises, gazebos, pergolas, rose arches and similar structures.

(j) Flag poles, flags, banners and seasonal decorations.

(k) Signage relating to the operation and identification of the entire Project (excluding signs relating only to particular buildings or particular areas within the Project).

(l) Sidewalks.

(m) Jogging or nature trails.

(n) Common Detention Facilities.

(o) Lakes, ponds, streams, fountains and other water amenities, including, but not limited to, pumps, pipes, drains, drainage, water and electrical lines, fountain parts, fountain lights or other decorative lighting within a water amenity, water jets, filters, chlorinators, nozzles, weirs, switches and related equipment, easements or housings, gravel, stone or concrete beds, walls, dams and other structural housing for water containment or detention and directional control.

(p) Entry Features.

(q) Event areas for events for the general public and/or the Project community.

1.1.22. "**Drainage Plan**" means that certain plan to be established by Declarant in accordance with all Applicable Law for the use of the Common Detention Facilities during any period of construction and the conversion of any associated ponds to permanent BMP ponds subject to the terms of this Declaration.

1.1.23. "**Entry Features**" means any entry features for the Project in the approximate locations designated for signage on the Signage Exhibit, or any entry features located within the Master Association Common Area otherwise so designated heretofore or hereafter by Declarant, including, without limitation, monument signs, Pylon Signs, ponds, fountains and landscaping.

1.1.24. "**Exchange Code**" means collectively, Lancaster County Ordinance 2021-1772, the MX District Master Development Plan for the Project, Lancaster County Ordinance 2021-1773, that certain Development Agreement recorded in Deed Book 1485, Page 96, any other agreements with a Governmental Authority governing the zoning and/or us of the Project and any revisions thereto.

1.1.25. "**First Mortgage**" means a mortgage in favor of a Mortgagee on a particular Lot having first and paramount priority as among mortgagees under applicable law.

1.1.26. "**Governmental Authority**" means any federal, state, local or other governmental entity or authority, court, commission, board, bureau, agency or instrumentality, or any regulatory, administrative or other department, agency or any political or other subdivision, department or branch of any of the foregoing, having jurisdiction.

1.1.27. "**Grocery Lease Agreement**" means that certain Lease Agreement between MDI Management, LLC, a North Carolina limited liability company, and Lowes Foods, LLC, a North Carolina limited liability company, with respect to the Grocery Lot.

1.1.28. "**Grocery Lot**" means Lot 3 on the Subdivision Plat.

1.1.29. "**Improvements**" means and include all buildings, storage sheds or areas, barns or other freestanding storage areas and roofed structures; parking areas and loading areas; trackage, fences, walls, hedges, mass plantings, arbors, trellises, gazebos and poles; driveways; ponds and lakes; changes in grade or slope and site preparation; swimming pools and related structures, tree houses and children's playhouses; signs; exterior illumination; exterior antennae, earth satellite stations, microwave dishes, solar panels or other similar receiving, transmission or energy generating equipment; changes in any exterior color or shape, roofing materials or siding; and any new exterior constructed or exterior improvement on the Property. The definition of Improvements includes both original Improvements and all later changes and repairs to Improvements.

1.1.30. "**Indemnified Party**" shall have the meaning given to such term herein.

1.1.31. "**Indemnifying Owner**" shall have the meaning given to such term herein.

1.1.32. "**Lot**" means any of Lot 1, Lot 2, Lot 3, Lot 4 and Lot 5 on the Subdivision Plat. In the event of a subdivision of any Lot, as approved by Declarant if required hereunder, each subdivided parcel shall also be considered a Lot unless Declarant, in its sole discretion, designates such subdivided parcel to remain a part of the original Lot or, if consented to by the Owner(s) of the subject Lot(s), to become a part of another Lot. Notwithstanding the foregoing, any separate lots created in the subdivision of the Single-Family Lot for residential homesites and/or townhomes shall not be considered a separate Lot for the purposes of this Declaration and shall

remain a part of the Single-Family Lot (or such other Lot approved by Declarant of which such lot is then a part) unless otherwise approved by Declarant in its sole discretion. The plural form of this term as used in this Declaration is "**Lots.**"

1.1.33. "**Master Association**" means Exchange Owners Association, Inc., a South Carolina nonprofit corporation, organized by Declarant pursuant to **Article 4**, and its successors and assigns, if any.

1.1.34. "**Master Association Common Area**" means all portions of the Property intended for the common use and enjoyment of all Owners and Permittees, including, without limitation, the Project Roads, as the same may be designated herein, on the Subdivision Plat, Site Plan or any other plat of the Property heretofore or hereafter duly recorded by Declarant or the Master Association in the Registry (all of which will be maintained by the Master Association and all or a portion of which may hereafter be conveyed to the Master Association). For the avoidance of doubt, no amenities or other improvements now or hereafter located on the Multifamily Lot or Single-Family Lot (e.g., parking lots, parks, exercise facilities, pools, playgrounds, dog parks, etc.) shall be considered a part of the Master Association Common Area or otherwise deemed available for use or enjoyment by any of the other Owners or their respective Permittees without the express prior written consent of the Owner of the Multifamily Lot or the Single-Family Association, respectively, in its sole and absolute discretion.

1.1.35. "**Member**" means every Person holding membership in the Master Association in accordance with the terms hereof. The plural form of this term as used in this Declaration is "**Members.**"

1.1.36. "**MF Shared Driveway**" means that certain paved driveway sufficient to accommodate two (2) lanes of traffic to be constructed on the Multifamily Lot (herein defined) and to be utilized by the Owner and Tenants of the Grocery Lot for access to the loading and unloading areas located on the Grocery Lot, all as more particularly shown on **Exhibit F** attached hereto and incorporated herein and further described in Section 3.12 below.

1.1.37. "**Mortgagee**" means and refer to any life insurance company, bank, savings and loan association, trust, real estate investment trust, pension fund or other organization or entity which regularly makes loans secured by real estate which holds a First Mortgage on the entirety of a Lot. Accordingly, to the extent that any Lot is submitted to the condominium form of ownership, the holder of a mortgage on just a unit or units therein, rather than the entirety of the Lot, shall not be a Mortgagee.

1.1.38. "**Multifamily Lot**" means Lot 2 on the Subdivision Plat.

1.1.39. "**Non-Controllable Expenses**" means charges for utilities, insurance, compliance with applicable laws, taxes and assessments, snow and ice removal and weather-related costs (including landscape maintenance costs, such as those resulting from infestation, storms, drought and other severe weather), government-mandated minimum wage increase, non-standard maintenance, repair and replacement of the Project Roads and Common Detention Facilities and any other extraordinary charges which are (a) unforeseen as of the date of this Declaration, (b)

beyond Declarant or the Master Association's reasonable control, and (c) generally affecting comparable mixed-use projects in the market in which the Project is located.

1.1.40. "**Occupant**" means and include (i) any Person leasing, possessing or using all or any portion of any Lot; or (ii) any Person owning or holding title to any portion of a Lot.

1.1.41. "**Owner**" means any Person or Persons who own or hold an aggregate fee simple interest in the entirety of a Lot as shown by and in the Registry, subject to the following special rules:

(a) Any Person having an interest in any portion of a Lot solely as security under a Mortgage shall not be deemed an Owner, unless such Person shall have excluded the Mortgagor from possession thereof by appropriate legal proceedings following a default under such Mortgage or has acquired fee simple title to any portion of a Lot by foreclosure;

(b) Individual tenants or lessees of any portion of a Lot shall not be deemed an Owner thereof, unless otherwise agreed by the simple or remainder title holder thereof and approved in writing by the Master Association;

(c) Any Person holding or owning any easements, rights-of-way or licenses that pertain to or affect any portion of the Property shall not be deemed an Owner solely by reason thereof;

(d) In the event all or any portion of a Lot is subdivided into condominiums under applicable law, then for purposes of this Declaration, the associated condominium association shall be deemed the Owner of the Lot for purposes of this Declaration, including without limitation membership in the Master Association and the obligation to pay Assessments in accordance with this Declaration; and

(e) Except as otherwise provided in the preceding subsection (d) of this definition, in the event an owner of any Lot consists of more than one Person, such Persons shall, within thirty (30) days after the date of their acquisition of any Lot, execute and deliver to the Master Association a written instrument, including a power of attorney appointing and authorizing one Person as their agent to receive all notices and demands to be given pursuant to this Declaration and to cast all votes and to take any and all actions required or permitted to be taken by them under this Declaration. Such owning Persons may change their designated agent by written notice to the Master Association, but such change shall be effective only after actual receipt of such notice by the Master Association.

1.1.42. "**Permittees**" means and include any Owner's tenants, sub-tenants, contractors, subcontractors, agents, employees, licensees, and invitees and their respective officers, directors, contractors, subcontractors, agents, employees, licensees, invitees, customers, and visitors.

1.1.43. "**Person**" means any natural person, corporation, partnership, limited liability company, trust, or other legal entity.

1.1.44. "**Project Interest**" means a continued role of Declarant in the Project, which will be deemed to exist for so long as Declarant or an entity under common control with Declarant holds a direct ownership or economic interest in any Lot. Declarant may also terminate its Project Interest at any time by filing a written document or instrument in the Registry, referring to this Declaration and specifically canceling the Project Interest. If the Project Interest is terminated but Declarant remains an Owner, then Declarant will continue to have all rights of an Owner under this Declaration. All rights of Declarant and all reservations in favor of Declarant set forth in this Declaration shall automatically pass to and be assigned to the Master Association at such time as the Project Interest is terminated, without the need for any written assignment. All rights and reservations in favor of Declarant throughout this Declaration are subject to the conditions of this definition without the need for any further reference to these conditions.

1.1.45. "**Project Roads**" means those certain roads noted as Sherbrook Ave, Daisy Ln, Howard Ave and Creek Bed Dr on the Site Plan, which shall be constructed by Declarant to specifications required for public roads for acceptance by Governmental Authorities.

1.1.46. "**Property**" means that certain real property that is defined in Recital A hereof; provided, however, that subject to the terms hereof, Declarant shall be entitled to add other property to the Property by executing and recording a supplement to this Declaration in the Registry and by otherwise complying with the terms and conditions of this Declaration relating to the addition of property.

1.1.47. "**Pylon Sign,**" "**Pylon Signs,**" "**Pylon Sign A,**" "**Pylon Sign B**" and "**Pylon Sign C**" shall each have the meaning set forth in Section 3.11 hereof.

1.1.48. "**Registry**" means the Lancaster County, South Carolina Register of Deeds.

1.1.49. "**Repair Work**" means all maintenance, repair and replacement work and capital repair and replacement work, whether due to ordinary wear and tear, physical or economical obsolescence or other causes, casualty or a taking.

1.1.50. "**Residential Lots**" means collectively, the Multifamily Lot and the Single-Family Lot and each shall be a "**Residential Lot**."

1.1.51. "**Retail Lot**" means Lot 5 on the Subdivision Plat, as the same may be further subdivided.

1.1.52. "**Shared Expenses**" means and includes:

(a) All expenses associated with the Designated Maintenance Items including, but not limited to, the expenses of maintenance, operation, repair or replacement of a Designated Maintenance Item, excluding expenses associated with a Casualty or Taking.

(b) Expenses declared Shared Expenses by the provisions of this Declaration.

Except as may be otherwise specifically provided in this Declaration, the Owners will pay the Shared Expenses in accordance with the terms hereof. Notwithstanding the foregoing to the contrary, the term "Shared Expenses", as used herein, shall not include any expenses for the initial development, original construction, original installation or required re-installation of infrastructure, original capital improvements or other original construction costs of improvements constructed by Declarant. Further, notwithstanding anything to the contrary set forth in this Declaration, each Owner shall only be responsible for its portion of the Common Detention Expense Allocation relating to the Common Detention Facilities servicing each Owner's Lot as set forth on **Exhibit C**.

1.1.53. "**Signage Exhibit**" means **Exhibit D** attached hereto and incorporated herein.

1.1.54. "**Single-Family Association**" means the Sub-Association formed for the Single-Family Lot, and, until such Sub-Association is formed, the Single-Family Developer.

1.1.55. "**Single-Family Developer**" means Taylor Morrison of the Carolinas, Inc.; provided, however, that Taylor Morrison of the Carolinas, Inc. shall have the right to assign the rights and obligations of the Single-Family Developer hereunder to VPTM SB Edwards LB LLC, a Delaware limited liability company by recording a written assignment therefor in the Registry.

1.1.56. "**Single-Family Lot**" means Lot 4 on the Subdivision Plat.

1.1.57. "**Site Plan**" means, initially, the plan attached hereto as **Exhibit B**, as the same is hereafter amended in accordance with the terms hereof.

1.1.58. "**Special Assessments**" means those sums in addition to the Annual Assessments which may be levied or assessed directly against one or more of the Owners, in accordance with the provisions or terms of this Declaration.

1.1.59. "**Standard**" means a good, safe, clean and sightly first-class condition and state of repair comparable to similar items in other mixed-use developments of a similar age and location in the subject submarket, in compliance with all laws, rules, regulations, orders and ordinances of any governmental agency exercising jurisdiction thereover, and in compliance with the provisions of this Declaration and any Applicable Law.

1.1.60. "**Sub-Association**" means any residential property owners association, and any retail, commercial or office property owners associations formed (or to be formed) to oversee and administer the development and maintenance of the Lots, and each such Sub-Association shall enforce and administer separate declarations of covenants, conditions and restrictions to be recorded in the Registry which shall encumber a Lot and shall set forth covenants, conditions, restrictions, architectural review and control more particularly drafted to reflect the particular type and form of development of the particular Lot subject thereto. The plural form of this term as used in this Declaration is **"Sub-Associations."**

1.1.61. "**Sub-Association Declaration**" means additional covenants, conditions and restrictions imposed by any Sub-Association and recorded in the Registry. For the avoidance of doubt, any Sub-Association Declaration shall be subject and subordinate to this Declaration.

1.1.62. "**Subdivision Plat**" has the meaning set forth in Recital A hereto.

1.1.63. "**Tenant**" means a tenant occupying a portion of the Property under a lease with an Owner. The plural form of this term as used in this Declaration is "**Tenants**."

1.1.64. "**Unit**" means each attached or detached residential home hereafter located on the Single-Family Lot.

1.1.65. "**Utility Easement Area**" means that area depicted as the "Primary Street Utility Easement" and the area depicted as the "LCWSD Utility Easement" on **Exhibit G** attached hereto and incorporated herein. Notwithstanding anything to the contrary in this Declaration, the Declarant or the Master Association may at any time dedicate all or any part of the Utility Easement Area to any public agency, authority or public or private utility.

1.1.66. "**Utility Facilities**" means and includes private and public utility lines, systems, or facilities of any type or nature, including but not limited to wires, pipes, mains, conduits, valves, air handling units, switches, control boxes, breakers, risers, cables, fiber optic lines, shafts, drains and ducts, which supply or are used in the supply of domestic cold and hot water, sanitary sewer service, storm sewer service, storm water drainage, chilled water, condenser water, steam, steam condensate, natural gas, compressed air, conditioned and non-conditioned air, ventilation and exhaust air, electricity, fire alarm, emergency communications, systems control and automation, video and other security monitoring, telephone, television, other telecommunications systems, and other mechanical, electrical, and life safety systems, and including all meters for any of the foregoing.

All defined terms (denoted by capitalization or other indication of special definition such as quotation marks) used in this Declaration which are not defined in this **Article 1**, shall have the meaning set forth elsewhere in this Declaration.

ARTICLE 2
MASTER ASSOCIATION

2.1 Members. Each Owner shall be a Member of the Master Association; provided, however, that with respect to any Owner of a Lot, such Owner shall cease to be a Member of the Master Association at such time as a Sub-Association is formed pursuant to a separate declaration of covenants, conditions and restrictions recorded in the Registry encumbering the applicable Lot, at which time the applicable Owner shall be replaced as Member by such Sub-Association. The board of directors of any such Sub-Association shall act on behalf of all members of such Sub-Association and shall exercise all votes in the Master Association attributable to the Lot encumbered by such Sub-Association. In the event a Sub-Association is subsequently dissolved, the Owner of the Lot formerly governed by such dissolved Sub-Association shall become a Member of the Master Association. Notwithstanding anything in this Declaration or the Bylaws

to the contrary, the Owner of any separate lots created (i) in the subdivision of the Single-Family Lot for residential homesites and/or townhomes, or (ii) in the subdivision of any other Lot where Declarant has designated such subdivided parcel to remain or be included as a part of any other Lot shall not be a Member of the Master Association except in its capacity as a member of any applicable Sub-Association.

2.2 Voting. There shall be a total of 100 votes in the Master Association which shall initially be allocated to Members based on their ownership or representation of ownership of portions of the Property as follows:

Lot	Votes
1	20
2	25
3	15
4	25
5	15

In the event one or more portions of the Property represented above are subdivided and portions conveyed to persons or entities other than Declarant, the number of votes allocated hereinabove to that particular portion shall be reallocated by Declarant, in its sole discretion, between the Owner(s) of the new portion(s) and Owner(s) of the remainder of that portion of the property; provided, however, that upon the further subdivision of Lot 5, the 15 votes allocated to Lot 5 shall be further allocated proportionately based on the relative acreage of each separate Lot created within Lot 5.

Each Member of the Master Association shall elect or otherwise designate one (1) authorized representative to cast its allocated votes on its behalf at all meetings of the Master Association and on all Master Association matters. Such representative shall be presumed to be duly authorized and at all times acting upon the instructions and authorization of the Owner(s) or Sub-Association, as applicable, on whose behalf such representative is acting. Unless otherwise set forth in this Agreement, all actions or decisions to be taken or made by the Members must be authorized by Members holding at least a majority of the total amount of possible Votes.

2.3 Board of Directors. The Master Association shall be governed by the Board in accordance with the Bylaws. The Board of Directors may institute, defend, settle, or intervene on behalf of the Master Association in mediation, binding or non-binding arbitration, litigation, or administrative proceedings in matters pertaining to the Master Association Common Area, enforcement of this Declaration or the Bylaws, or any other civil claim or action; provided, however, that the foregoing shall not be construed as creating any independent legal duty to institute litigation on behalf of or in the name of the Master Association or its Members.

2.4 Insurance.

(a) The Master Association, acting through the Board of Directors or its authorized agent, shall obtain and continue in effect the following types of insurance, if reasonably available, or if not reasonably available, the most nearly equivalent coverages as are reasonably available:

(i) Blanket property insurance covering "risks of direct physical loss" on a "special form" basis (or comparable coverage by whatever name denominated) for all insurable improvements on the Master Association Common Area. If such coverage is not generally available at a reasonable cost, then "broad form" coverage may be substituted. All property insurance policies obtained by the Master Association shall have policy limits sufficient to cover the full replacement cost of the insured improvements under current building ordinances and codes; and

(ii) Commercial general liability insurance on the Master Association Common Area, insuring the Master Association and its Members for damage or injury caused by the negligence of the Master Association or any of its Members, employees, agents, or contractors while acting on its behalf. If generally available at reasonable cost, such coverage (including primary and any umbrella coverage) shall have a limit of at least $1,000,000.00 per occurrence with respect to bodily injury, personal injury, and property damage; provided, should additional coverage and higher limits be available at reasonable cost which a reasonably prudent person would obtain, the Master Association shall obtain such additional coverages or limits; and

(iii) Workers compensation insurance and employers liability insurance, if and to the extent required by law; and

(iv) Directors and officers liability coverage; and

(v) Commercial crime insurance, including fidelity insurance covering all Persons responsible for handling Master Association funds in an amount determined in the Board of Director's business judgment. Fidelity insurance policies shall contain a waiver of all defenses based upon the exclusion of Persons serving without compensation; and

(vi) Such additional insurance as the Board of Directors, in the exercise of its business judgment, determines advisable.

Premiums for all insurance on the Master Association Common Area shall be included in Annual Assessments.

(b) The Master Association shall arrange for a periodic review of the sufficiency of its insurance coverage by one or more qualified Persons, at least one of whom must be familiar with insurable replacement costs in the Lancaster County, South Carolina area. All

Master Association policies shall provide for a certificate of insurance to be furnished to the Master Association and, upon request, to each Member.

(c) The policies may contain a reasonable deductible and the amount thereof shall not be subtracted from the face amount of the policy in determining whether the policy limits satisfy the requirements hereof. In the event of an insured loss, the deductible shall be included in Assessments; however, if the Board of Directors reasonably determines, after written notice and an opportunity to be heard in accordance with the Bylaws, that the loss is the result of the negligence or willful misconduct of one or more Owners, Tenants, or their guests, invitees, or licensees, then the Board of Directors may assess the full amount of such deductible against such Owner(s) as an assessment specifically against such Owner, subject to the right of such Owner to contest such assessment by appropriate legal proceedings.

(d) All insurance coverage obtained by the Board of Directors shall: (i) be written with a company authorized to do business in South Carolina; (ii) be written in the name of the Master Association as trustee for the benefitted parties; (iii) be primary and not be brought into contribution with insurance purchased by any Member or Owners, Tenants, Occupants, or their mortgagees individually; (iv) contain an inflation guard endorsement; (v) include an agreed amount endorsement, if the policy contains a co-insurance clause; (vi) provide that each Member is an insured person under the policy with respect to liability arising out of such Member's interest in the Master Association Common Area as a Member of the Master Association (provided, this provision shall not be construed as giving a Member any direct ownership interest in the Master Association Common Area other than that of a Member); (vii) provide a waiver of subrogation under the policy against any Owner, Tenant, or Occupant of any portion of the Property; (viii) include an endorsement precluding cancellation, invalidation, suspension, or nonrenewal by the insurer on account of any curable defect or violation without prior written demand to the Master Association to cure the defect or violation and allowance of a reasonable time to cure; and (ix) include an endorsement precluding cancellation, invalidation, or condition to recovery under the policy on account of any act or omission of any one or more individual Owners or Tenants, unless such Owner is acting within the scope of its authority on behalf of the Master Association.

(e) In addition, the Board of Directors shall use reasonable efforts to secure insurance policies that list the Owners as additional insureds and provide (i) a waiver of subrogation as to any claims against the Board of Directors or any officers, employees or manager of the Master Association, the Owners, the Tenants, or their employees, agents, guests and invitees; (ii) a waiver of the insurer's rights to repair and reconstruct instead of paying cash; (iii) an endorsement requiring at least thirty (30) days prior written notice to the Master Association of any cancellation, substantial modification, or non-renewal; (iv) a cross liability provision; and (v) a provision vesting in the Board of Directors exclusive authority to adjust losses; provided, however, no mortgagee having an interest in such losses may be prohibited from participating in the settlement negotiations, if any, related to the loss.

2.5 Manager of the Master Association. The Master Association's Board of Directors is authorized to hire a manager of the Master Association's activities and to pay a fee therefor; provided, however, that if such manager is an affiliate of Declarant or an Owner, the fee or other terms of engagement of such manager shall be no less favorable to the Master Association than

would be generally available from an unrelated third-party in the Lancaster County, South Carolina market.

ARTICLE 3
MASTER ASSOCIATION COMMON AREA AND EASEMENT RIGHTS

3.1 Construction of Project Roads and Ownership of Master Association Common Area.

(a) Declarant shall be responsible for the construction of the Project Roads and Utility Facilities within the Master Association Common Area and the Utility Easement Area. On or prior to the date on which all of the Property has been conveyed by Declarant to other Owners, Declarant and the other Owners will, if requested by Declarant, further subdivide the Property and convey the Project Roads to the Master Association. Notwithstanding the foregoing, upon Declarant's request, the Master Association shall reconvey to Declarant any unimproved portions of the Master Association Common Area which Declarant originally conveyed to the Master Association for no consideration, to the extent conveyed by Declarant in error or needed by Declarant to make minor adjustments in property lines. In addition to the foregoing, Declarant shall construct the Project Road named "Daisy Lane" on **Exhibit B** on or prior to May 8, 2024. From and after the opening of the business on the Grocery Lot and during any period that such business or a successor business is open and operating on the Grocery Lot, neither Declarant nor the Master Association shall close or materially impair the use of Daisy Lane for pedestrian and vehicular ingress, egress or regress; provided, however, that for a commercially reasonable period necessary to complete Repair Work on Daisy Lane, one lane at a time may be closed on Daisy Lane.

(b) The Master Association may enter into leases, licenses or operating agreements for portions of the Master Association Common Area, for such consideration or no consideration as the Board of Directors deems appropriate, to permit the use of such portions of the Master Association Common Area by community organizations and by others, whether nonprofit or profit, for the provision of goods or services for the general benefit or convenience of Owners, Tenants, and other occupants of the Property.

(c) Notwithstanding the recordation of any map or any other action by Declarant or the Master Association, the Master Association Common Area shall remain private property and shall not be considered as dedicated to the use and enjoyment of the general public. Notwithstanding the foregoing, Declarant (with respect to any portion of the Property owned by Declarant in fee simple and contemplated to be Master Association Common Area but not yet conveyed to the Master Association) and the Master Association (with respect to Master Association Common Area) may, at their option, (i) dedicate all or any such portions of the Master Association Common Area to the Village of Indian Land, South Carolina or Lancaster County, South Carolina, or to any other local, state or federal governmental or quasi-governmental entity, (ii) may subject all or any such portions of the Master Association Common Area to a security interest, or (iii) may transfer or convey all or any such portions of the Master Association Common Area, provided, however, that such dedication, transfer and/or conveyance as described herein (X) shall require the consent of the Declarant, if Declarant owns any portion of such Master Association Common Area, such consent not to be unreasonably withheld, conditioned or delayed, (Y) shall require the consent, not

to be unreasonably withheld, conditioned, or delayed, of the Owner of any Lot which is materially and adversely affected by such dedication (including the means of ingress or egress of vehicular or pedestrian traffic to such Lot), such consent not to be unreasonably withheld, conditioned or delayed, and (Z) shall not leave a Lot in a non-conforming status with regard to setbacks, zoning or other governmental regulations, or otherwise violate Applicable Law. The proceeds from the sale or financing of any Master Association Common Area shall be an asset of the Master Association to be used as the Board of Directors determines. No such sale or encumbrance, however, may deprive any Owner of rights of access or support.

3.2 Maintenance of Master Association Common Area.

(a) Notwithstanding Declarant's ownership of any Master Association Common Area, the Master Association shall be responsible for the upkeep and maintenance of the same as soon as they are designated as a part of the Master Association Common Area by Declarant or the Master Association or any Owner has commenced to use or has the right to use the same, subject to the terms and conditions of this Declaration. The Master Association shall maintain the Master Association Common Area at all times in accordance with the Standard. Notwithstanding anything to the contrary set forth in this Declaration, Declarant covenants and agrees to use commercially reasonable efforts to have the Project Roads accepted for maintenance by the applicable Governmental Authorities.

In the event that, prior to the date upon which Declarant has conveyed the Master Association Common Area to the Master Association pursuant to the terms hereof, Declarant's interests under this Declaration have been foreclosed upon and the Master Association Common Area immediately abutting a Lot and critical in the operation of such Lot are not being properly maintained to the Standard, or if at any time the Master Association does not maintain such area to the Standard, the Owner(s) of such abutting and affected Lot may, upon no less than thirty (30) days (or such longer period as would be reasonably necessary to perform such obligations using diligent, good- faith efforts) notice to Declarant's successor and the Master Association elect to perform such maintenance obligations as to the applicable portion of the Master Association Common Area, and may seek reimbursement for the reasonable expenses of performing such maintenance from the Master Association.

(b) Notwithstanding anything in this Declaration to the contrary, some portions of the Master Association Common Area may consist of open space or conservancy areas (including "tree save" areas) intentionally left in a natural or relatively undisturbed state. The level of maintenance that the Master Association provides to the Master Association Common Area may vary from a high level of landscaping and regular, weekly maintenance to intermittent or no maintenance, depending on the nature and intended use of the particular open space area. Open space or other natural areas may serve as habitats for a variety of native plant, animal and insect species, and may contain creeks, fallen trees and other naturally occurring conditions, some of which may pose hazards to persons or pets coming in contact with them. Neither the Master Association nor the Declarant shall have any responsibility for providing maintenance in such areas or taking action to abate such conditions, unless required by Applicable Law.

3.3 Owners' and Tenants' Easements of Enjoyment. Subject to any rights of Declarant and the Master Association as set forth in this Declaration, every Owner and Tenant shall have a non-exclusive right and perpetual easement of use and enjoyment in and to the Master Association Common Area (including the Project Roads) and the Utility Easement Area (including the Utility Facilities serving the relevant portion of the Property), which right and easement shall be appurtenant to and pass with the title to every portion of the Property, subject to the following:

(a) The right of the Master Association to promulgate and enforce reasonable regulations governing the use of the same to ensure the safety and rights of all Owners and Tenants, which regulations shall apply on a uniform basis to all Owners and Tenants.

(b) The right of the Master Association to dedicate or transfer all or any part of the Master Association Common Area, Designated Maintenance Items, Utility Facilities and the Utility Easement Area to any public agency, authority or public or private utility, subject to the terms and conditions of this Declaration.

(c) The right of the Master Association to mortgage, pledge or otherwise hypothecate or encumber any or all of its real or personal property as security for money borrowed or debts incurred.

(d) The right of the Master Association to grant easements over, across and under the Master Association Common Area as provided in this Declaration.

(e) Declarant shall have, for its benefit, easements for ingress, egress, use and enjoyment over, in, to, under and throughout the Master Association Common Area.

3.4 Master Association's Maintenance Easements. The Master Association, its successors and assigns, shall have an easement over the Master Association Common Area and the Utility Easement Area for the purpose of installing, maintaining, repairing, replacing, operating, inspecting, using and administering landscaping (including, but not limited to, trees, shrubbery, grass and flowers), lighting, sprinkler and irrigation systems, sidewalks, utility lines, stormwater detention ponds and any other Designated Maintenance Items located within the Master Association Common Area or the Utility Easement Area. No fences, driveways or any structures or improvements of any kind or type shall be permitted in such areas other than those initially installed by Declarant or Designated Maintenance Items installed by the Master Association, or otherwise approved in writing by the Master Association. The Master Association shall at all times have the right of access for its employees, agents and contractors over the Master Association Common Area and the Utility Easement Area for the purpose of planting, mowing, maintaining, repairing and replacing the area within the Master Association Common Area or the Utility Easement Area as required pursuant to the terms and conditions of this Declaration. The Master Association shall also maintain the Designated Maintenance Items in the medians, islands and entrance ways located within the rights-of-way of public streets within the Project.

3.5 Declarant's and Master Association's Construction and Utility Easements. Declarant hereby reserves, for the benefit of Declarant and the Master Association, permanent

easements for construction, installation, maintenance, repair, replacement, operation, inspection, use and administration of driveways, sidewalks, walkways, parking areas, signage, public and private water/sewer lines, gas lines, cable television lines, telephone lines and other communication lines, electric power lines, sanitary sewer and storm drainage facilities, including stormwater detention ponds, and other utility installations and for environmental protection of trees and wetlands in, to, over and under the Master Association Common Area and the Utility Easement Area and in any other areas of the Property shown on recorded plats of the Property. These reservations and rights expressly include the right to cut any trees, bushes or shrubbery, make any grading of the soil or take any other similar action reasonably necessary to provide economical and safe utility installation and to maintain reasonable standards of health, safety and appearance. Declarant further reserves the right to locate wells, pumping stations and tanks within the Master Association Common Area and the Utility Easement Area. Such rights may be exercised by any contractor or licensee of Declarant or the Master Association.

(a) In the event it is determined that other and further easements are required over any portion of the Property in locations not shown on any recorded plat, such easements may be established by Declarant, except that if any such easements are reserved or established after the conveyance of such portion of the Property to be affected thereby, the written consent of the Owner or Owners of such portion of the Property and of the mortgagees under mortgages constituting a lien thereon shall be required, such consent not to be unreasonably withheld, conditioned or delayed.

(b) Declarant or the Master Association may, without consent or approval of any Owner, grant or convey any of the easement rights hereinabove reserved for the purposes set forth herein to any person, public or private utility or service company or any agent of Declarant or the Master Association. The Master Association and Declarant shall have the right, power and authority to grant easements and rights-of-way for the installation and maintenance of drainage facilities and of utilities, whether private, public or quasi-public, including cable television, telephone, electric, water, gas, sanitary sewer and storm drainage upon, over, under and across any Master Association Common Area and the Utility Easement Area without the consent of the Members when such easements are required or reasonably necessary for the development and/or convenient use and enjoyment of the Property and will not unreasonably interfere with the overall use and enjoyment of the Master Association Common Area or the Utility Easement Area as determined in the sole discretion of the party exercising such authority. No structure, planting or other material shall be placed or permitted to remain within any easements provided for above that may interfere with the installation of sewage disposal facilities and utilities or that may change the direction of flow or drainage channels in the easements or that may obstruct or retard the flow of water through drainage channels in the easements.

(c) Declarant hereby reserves a blanket easement and right on, over and under the Property to maintain and to correct drainage of surface or subsurface water in order to maintain reasonable standards of health, safety and appearance; provided, however, that Declarant shall not have any obligation to exercise such right, except as otherwise provided in this Agreement and except as required pursuant to Applicable Law. Such right expressly includes the right to cut any trees, bushes or shrubbery, make any grading of the soil, or to take any other similar action reasonably necessary, following which Declarant shall restore the affected property to its prior

condition as near as practicable. Declarant shall give reasonable advance written notice of its intent to take such action to all affected Owners, unless an emergency exists which precludes such notice.

3.6 Declarant's Easement to Inspect. Declarant reserves for itself the right to inspect any structure, improvement or condition which may exist on any portion of the Property, including individual lots therein, which structure, improvement or condition Declarant reasonably believes is in violation of this Declaration or otherwise creates a nuisance at the Property, and a perpetual, non-exclusive easement of access throughout the Property to the extent reasonably necessary to exercise such right. Except in an emergency, entry onto any portion of the Property owned by an Owner other than Declarant or the Master Association shall be only after reasonable advance notice to such Owner, shall only occur during normal business hours, Monday through Friday, at a time when a representative of Owner is available and present to meet with Declarant, and no entry into a structure shall be permitted. The person exercising this easement shall promptly repair, at such person's own expense, any damage resulting from such exercise.

To the extent that this Article 3 establishes easements for the benefit of Declarant or the Master Association, Declarant or the Master Association, as applicable, shall have all rights and privileges reasonably necessary to exercise such easements; provided, however, that Declarant or the Master Association, as applicable, shall take reasonable measures to minimize any damage to the Property, or material inconvenience to Owners, as a result of its exercise of such easement rights, and Declarant or the Master Association, as applicable, shall use commercially reasonable efforts to ensure that the exercise of such easement rights do not unreasonably and materially interfere with the intended use of any portion of the Property. Declarant or the Master Association, as applicable, in exercising any such easement rights, shall be obligated to promptly repair any damage caused by the exercise of such rights.

3.7 Encroachments. Declarant hereby reserves for the benefit of each Owner and their respective successors and assigns non-exclusive perpetual easements (a) for minor vertical and horizontal encroachments over adjoining property not owned by such Owner that will not substantially interfere with the property encroached upon and that are (i) necessary in order to perform any construction, reconstruction, renovation or Repair Work to such Owner's Lot, or (ii) created by settling, shifting or other causes of movement, and (b) for overhangs.

3.8 Emergency Easements. Declarant hereby reserves for the benefit of Declarant, the Master Association and each Owner, and their respective successors and assigns, the right and easement over, through and across the Project for emergency ingress and egress to and from any other portion of the Project, in the event of fire or other emergency. A non-exclusive easement for ingress and egress is hereby granted to all police, sheriff, fire protection, ambulance, and other similar emergency agencies or persons now or hereafter servicing the Project, to enter upon all sidewalks, walkways and other public access ways located within the Project in performance of their duties. Each Owner shall be entitled to, and is hereby granted, a non-exclusive easement for ingress and egress to any Lot in the event of any emergency for the purpose of protecting such Owner's Lot, any Utility Facilities serving such Lot and any persons in, on, or about such Lot, and for making emergency repairs that are necessary to prevent damage to a Lot (or any Improvements therein or thereon). If reasonably practicable, the affected Owner shall be warned of the impending entry, as early as possible.

3.9 Easement for Services. Each governmental agency and utility service provider shall be entitled to, and is hereby granted, a blanket, perpetual and non-exclusive easement in, upon, over, across and through the public spaces and easement areas within the Lots, for the purpose of maintaining, repairing, servicing and replacing all Utility Facilities and other items in the nature of Utility Facilities that are owned by such agency or utility provider, which such governmental agency or utility service provider is responsible for maintaining, repairing, servicing, or replacing. Except in the event of emergencies, the rights accompanying the easements provided for in this paragraph shall be exercised only during reasonable hours and then, whenever practicable, only after advance notice to and with permission of the Owner(s) directly affected thereby. It shall be a condition of such easement that any installation, replacement or repair shall be performed so as to conceal the Utility Facilities and the patches and other visible evidence of the work to the fullest extent reasonably practical.

3.10 MF Shared Driveway. The Multifamily Lot Owner shall construct or cause to be constructed the MF Shared Driveway on or before May 8, 2024 in conjunction with the development of improvements on the Multifamily Lot and otherwise in accordance with a development schedule to be approved by Declarant and the Grocery Lot Owner. The Grocery Lot Owner is hereby granted a perpetual easement for pedestrian and vehicular ingress, egress and regress over, upon and across the MF Shared Driveway. The Multifamily Lot Owner shall be responsible for maintaining, repairing and replacing the MF Shared Driveway in accordance with the Standard at its sole cost and expense, notwithstanding such shared use. Further, the MF Shared Driveway shall not be closed or relocated without the prior written consent of Declarant or the Master Association and the Grocery Lot Owner.

3.11 Pylon Signs.

(a) Declarant reserves the right and easement to construct, use and maintain (i) a pylon sign in the location noted on the Signage Exhibit as "Sign A Location" ("**Pylon Sign A**"), (ii) a pylon sign in the location noted on the Signage Exhibit as "Sign B Location" ("**Pylon Sign B**") and (iii) a pylon sign in the location noted on the Signage Exhibit as "Sign C Location" ("**Pylon Sign C**" and together with Pylon Sign A and Pylon Sign B, the "**Pylon Signs**" and each a "**Pylon Sign**").

(b) Declarant shall construct either Pylon Sign A or Pylon Sign B comparable to the rendering attached as Exhibit D-1. Once constructed, Pylon Sign A and Pylon Sign B will include the Project name, three (3) panels for the tenant(s) of the Grocery Lot, and no more than five (5) additional panels/placards for other tenants in the Project.

(c) Declarant has the option of constructing Pylon Sign C. Any panels on Pylon Sign C below the panel(s) dedicated to the Project at large and the panel(s) for the Grocery Lot Owner shall be divided equally between Declarant and the Grocery Lot Owner. Further, if Declarant does not construct Pylon Sign C on or prior to April 1, 2024, then the Grocery Lot Owner shall have the right to construct a monument sign solely advertising Lowes Foods in the proposed location of Pylon Sign C (a "**Grocery Exclusive Sign**").

(d) Upon construction, any Pylon Sign shall only advertise portions of or businesses within the Project. The specifications and design elements for any Pylon Sign shall be in the sole discretion of the Declarant prior to the Design Review Transfer Date and in the sole discretion of the Design Review Board thereafter; provided, however, that any Pylon Sign shall be in compliance with Applicable Law and no Pylon Sign shall exceed 11 feet in height without the prior written approval of the Design Review Board and the Owner of the burdened Lot.

(e) Excluding rights granted to the Grocery Lot Owner under the following Section 3.11(g), no Owner is guaranteed a panel on any Pylon Sign. If any Owner desires to have a panel on such sign, such Owner shall enter into a separate agreement with Declarant (or the Master Association after the Design Review Transfer Date) with respect thereto (each a "**Signage Agreement**" and collectively, the "**Signage Agreements**").

(f) Excluding any Grocery Exclusive Sign (which shall be at the sole cost of the Grocery Lot Owner), all costs of the Pylon Signs (including, without limitation, the cost to construct the Pylon Sign) shall be allocated between the Owners having panels thereon in such proportions as the Declarant (or the Master Association, as applicable) deems appropriate and as set forth in the Signage Agreements.

(g) Notwithstanding the foregoing, the Grocery Lot Owner shall have the right to place advertisements exclusively for the tenant of the Grocery Lot on the top panel on any Pylon Sign, below the panel(s) advertising the Project at large, and otherwise in accordance with a Signage Agreement to be entered into by the Grocery Lot Owner and Declarant (or the Master Association, if applicable).

3.12 Commercial Shared Driveway Access Easement. The Grocery Lot Owner shall construct or cause to be constructed the Commercial Shared Driveway in conjunction with the development of improvements on the Grocery Lot and otherwise in accordance with a development schedule to be approved by Declarant and the Multifamily Lot Owner. Declarant, as the current Grocery Lot Owner, hereby grants to the Multifamily Lot Owner a perpetual easement across the Grocery Lot for pedestrian, vehicular and truck access, ingress, egress and regress over, upon and across the Commercial Shared Driveway. The Grocery Lot Owner shall be responsible for maintaining, repairing and replacing the Commercial Shared Driveway in accordance with the Standard at its sole cost and expense, notwithstanding the shared use of the Commercial Shared Driveway. Further, the Commercial Shared Driveway shall not be closed or relocated without the prior written consent of Declarant (or the Master Association, as applicable) and the Multifamily Lot Owner.

3.13 Additional Easements. If at any time after the date hereof (i) additional emergency exits are required by law or by insurance underwriting requirements generally applicable to residential and/or retail projects, or (ii) any additional easements for access to or use, repair, and replacement of Utility Facilities now or hereafter existing are reasonably necessary for the use and operation of any one or more Lots (or any portion of any Improvement therein or thereon), or (iii) any additional easements are required to complete any restoration required under this Declaration, or (iv) any other additional easements are necessary or desirable to effectuate the purposes of this Declaration, each Owner shall, within a reasonable time after written request therefor by any other

Owner, grant such easement; provided (A) no Owner granting any such easement is required to construct Improvements, expend any monies, or incur other material liabilities in order to provide such easement (other than costs paid solely by the Owners for whose benefit such easement is to be granted, or by all the Owners if the easement is required for the Project as a whole), (B) such easement will not materially increase expenses, or create any material additional expenses, for any portion of the Project (unless permanently allocated to and paid by the Owner or Owners for whose benefit such easement is to be granted), (C) the use of such easement will not unreasonably interfere with the operation, use or enjoyment of the granting Owner's Lot or violate or interfere with the rights or interests of such Owner's Permittees, and (D) such easement is approved by any Mortgagee with approval rights over the same. The Owners requesting any such easement shall pay all costs and expenses in connection with the approval and granting of any such easement, including all engineering fees, recording charges, and legal fees and expenses reasonably incurred by the Owners or any of them in connection therewith. If new easements are created, this Declaration shall be amended, if necessary, by the Owners, and such easements shall have the same force, effect and priority as if such easements were originally contained herein.

3.14 Easements Deemed Appurtenant. The easements, uses, and rights created herein for an Owner shall be appurtenant to its Lot, and all conveyances of and other instruments affecting title to a Lot (or any portion thereof) shall be deemed to grant and reserve the easements, uses and rights provided for herein, even though no specific reference to such easements, uses, and rights appears in any such instrument. Each Owner whose Lot is subject to an easement created by this Declaration may use the easement area for any purposes permitted in this Declaration not inconsistent with such easement and shall also have the right to temporarily interrupt the use of such easements as may be necessary in order to perform Repair Work to its Lot, provided that the temporary interruption does not materially interfere with the use and occupancy of another Owner's Lot. Each Owner shall have the right to relocate any easement burdening its property at its expense, so long as it provides an adequate replacement easement which does not materially interfere with the use and occupancy of another Owner's Lot.

ARTICLE 4
COVENANT FOR MAINTENANCE ASSESSMENTS

4.1 Assessments for Maintenance Fund. The Owner or Owners of each Lot (prior to formation or subsequent to any dissolution of any Sub-Association representative of any of them) covenant and agree to pay to the Master Association, and each Sub-Association covenants and agrees to collect from each Owner within each Lot overseen and administered by such Sub-Association, and every Owner covenants, and each subsequent Owner of any portion of the Property, by acceptance of a deed therefor, whether or not it is so expressed in such deed, is deemed to covenant and agree to pay to the Master Association or through payment to any applicable Sub-Association and subsequent payment to the Master Association:

(a) Annual assessments or charges for the creation and continuation of a maintenance fund to pay the Shared Expenses (the "**Annual Assessments**");

(b) Special assessments as approved by the Master Association, to be established and collected as hereinafter provided (the "**Special Assessments**").

4.2 Purpose. Except as hereinafter provided, the Assessments levied by the Master Association shall be used to pay the ongoing cost of and shall be used exclusively for the maintenance, repair, replacement, reconstruction, replenishment, restoration, administration, insuring, securing, cleaning and operation of the Designated Maintenance Items and the Master Association Common Area, including, but not limited to, the cost of repair, replacement and additions thereto, the cost of labor, equipment, materials, management and supervision thereof, the payment of taxes assessed against any such property, the cost of snow removal, the cost of trash removal, the procurement and maintenance of insurance in accordance with the terms hereof and the Bylaws, the employment of attorneys to represent the Master Association when necessary, payments of principal and interest on funds borrowed for Master Association purposes and such other needs as may arise.

Without limiting the generality of the above-described purposes, the Master Association shall be responsible for performing the following in a diligent and reasonable manner, and the Assessments levied by the Master Association may be used for the following purposes:

(a) To maintain the Master Association Common Area in accordance with the Standard.

(b) To keep the Master Association Common Area clean and free from refuse and debris, to maintain the amenities in a clean and orderly condition and to maintain the landscaping therein in good condition and appearance, including any necessary removal and replacement of landscaping.

(c) To pay all ad valorem taxes levied against the Master Association Common Area and any other property owned by the Master Association.

(d) To pay the premiums on all hazard insurance, public liability insurance and officers' and directors' liability insurance carried by the Master Association.

(e) To pay legal, management, accounting and other professional fees incurred by the Master Association in carrying out its duties as set forth herein or in the Bylaws (provided that fees payable to affiliates or employees of Declarant or an Owner shall be no less favorable to the Master Association than would generally be available from unrelated third parties in the subject submarket).

(f) To maintain the signs and landscaping in the Master Association Common Area.

(g) To maintain all Designated Maintenance Items.

(h) To provide such maintenance in addition to that provided by the applicable governmental authorities with respect to public streets and roads located within the Property as the Master Association shall deem appropriate, including the clearance of storm drainage inlets to remove debris, and to provide such maintenance to any public streets and roads to the extent such

public streets and roads are not maintained by the appropriate Governmental Authority in a manner deemed reasonably appropriate by the Board of Directors.

(i) To pay for the cost of street light lease charges, if any, and any other charges for electricity usage and/or bulb and light fixture repair and replacement for streetlights located within public or private rights-of-way within the Property

4.3 Annual Assessments. The Annual Assessments for each Member for each calendar year shall be determined by dividing the number of votes to which each Member is entitled on January 1 of each year by the total number of votes and multiplying the percentage so obtained by the total of the Shared Expenses for such calendar year determined as hereinafter set forth. The Board of Directors shall establish the Annual Assessment amounts pursuant to the terms of this Declaration. Any Annual Assessments established by the Board of Directors shall continue thereafter from year to year as the Annual Assessment until changed by said Board of Directors in accordance with the terms and conditions of this Declaration. Each calendar year, the Board of Directors shall provide each Member with a copy of the proposed budget for the Annual Assessments for the upcoming calendar year at least thirty (30) days prior to the start of each fiscal year of the Master Association in accordance with the Bylaws, which proposed budget shall be subject to adjustment based upon the actual Annual Assessments. The Annual Assessments may include a contingency reserve for replacement and repair in a reasonable amount for each year, which reserve, if not expended, would be treated the same as excess funds. If, for any given calendar year, excess funds remain after payment of all expenditures for such calendar year, then such excess funds may be applied in payment of expenditures in succeeding calendar years or to the contingency reserve in the discretion of the Board of Directors. The Annual Assessments shall commence as to an applicable Lot on the earlier of the date that Declarant commences development on such Lot or the date that such Lot becomes owned by a party other than Declarant. Further, and notwithstanding the foregoing, excluding Non-Controllable Expenses, if the proposed budget for the Annual Assessments for the upcoming calendar year exceeds the then-current budget by more than 5% year-over-year, the amount over such threshold shall require approval of at least seventy-five percent (75%) of the Master Association votes set forth in Section 2 of Article II hereof as then allocated. Pending such approval, the then-existing budget and increases therein up to the 105% threshold will be the controlling budget.

4.4 Special Assessments. In addition to the Annual Assessments authorized above, except as otherwise set forth in this Declaration, the Master Association may levy, in any assessment year, Special Assessment(s) for the purpose of defraying, in whole or in part, the cost of any construction, repair, or replacement of a capital improvement upon the Master Association Common Area, including, but not limited to, the construction, repair or replacement of fixtures and personal property related thereto, any Designated Maintenance Items which constitute capital improvements, or any private water or sewer or stormwater drainage line owned by Declarant or the Master Association which constitute capital improvements, repayment of indebtedness and interest thereon, providing funds to pay for unforeseen or unbudgeted expenditures for capital improvements, borrowing the funds to make the Property comply with zoning ordinances, and borrowing of money for capital improvement and pledging or mortgaging of Master Association property as security for loans; provided, however, that any such Special Assessment(s) shall require the approval of the Members representing at least eighty percent (80%) of the total votes

of the Master Association as set forth herein, as then allocated. Special Assessments shall be due and payable on the date(s) which are fixed by the resolution authorizing such assessment. For the purposes of this section, a "capital improvement" means discretionary additions or upgrades that are typically characterized as "capital improvements" under GAAP to the Master Association Common Area, not including required maintenance, repairs or replacements to the Master Association Common Area. The proportion of such Special Assessment(s) applicable to each Member shall be determined by dividing the number of votes to which each Member is then entitled to by the total number of votes allocated to all Members and multiplying the percentage so obtained by the total Special Assessment(s).

4.5 Collection; Due Date. Unless otherwise provided herein, Annual Assessments and Special Assessments shall be collected annually, semi-annually in two (2) equal installments, or monthly in twelve (12) equal installments as determined by the Board of Directors. Unless otherwise provided herein or specified by the Board of Directors, Annual Assessments and Special Assessments shall be due and payable thirty (30) days after being billed to any Member by the Master Association. Late billing for a portion of any Assessments shall not affect an Owner's obligation to pay the same.

4.6 Notice and Quorum. With respect to any action under this Article 4 that requires Member consent, written notice shall be provided and any such meeting conducted in accordance with the Bylaws.

4.7 Effect of Nonpayment of Assessments. Any Assessments not paid within thirty (30) days after the due date shall be considered delinquent and will bear interest from the due date at the rate of ten percent (10%) per annum or the maximum interest rate permitted to be legally charged under the laws of the State of South Carolina at the time of such delinquency (but not exceeding eighteen percent (18%) per annum), whichever is greater. In addition to such interest charge, any delinquent Member shall also pay such late charges as may have been theretofore established by the Board of Directors of the Master Association to defray the costs of late payment. For so long as an Assessment or any other amount due and payable by a Member under this Declaration remains delinquent, all rights of the delinquent Member under this Declaration or the Bylaws, including such Member's right to vote on any matters relative to the Master Association or the Property, shall automatically be deemed suspended in all respects, and shall only be deemed reinstated unless and until such time that the Member has paid all such delinquent amounts in full, together with any interest and late charges incurred in connection therewith. In addition to all other rights and remedies available at law or in equity, the Master Association, its agent or representative, or the applicable Sub-Association, its agent or representative, may bring an action at law against any Member personally obligated to pay the same and may bring an associated claim of lien against the subject Property in accordance with applicable law and foreclose any such lien in accordance with applicable law. Interest, late payment fee, costs and reasonable attorney's fees of such action or foreclosure shall be added to the amount of such Assessments. No Member, Sub-Association, or Owner may waive or otherwise escape liability for the Assessments provided for herein by abandonment of their or its portion of the Property or by non-use of the Master Association Common Area.

4.8 Subordination of the Lien to Mortgages. The liens provided for herein shall be subordinate to the lien of any First Mortgage on a portion of the Property. The sale or transfer of any portion of the Property shall not affect any assessment lien, but the sale or transfer of any portion of the Property which is subject to a mortgage or deed of trust to which the lien of the assessment is subordinate, pursuant to a foreclosure thereof or any proceeding in lieu of foreclosure thereof, shall extinguish the lien of such assessments as to any installment thereof which became due prior to such sale or transfer. No such sale or transfer shall relieve such portion of the Property from liability for any assessment thereafter becoming due or from the lien thereof, but the liens provided for herein shall continue to be subordinate to the lien of those mortgages and deeds of trust identified in the first sentence of this subsection.

4.9 Exempt Property. All property dedicated to, and accepted by, a local public authority for operation and maintenance shall be exempt from any provision of this Declaration, except that the foregoing shall not prevent the Master Association from maintaining any public streets and roads in accordance with this Declaration to the extent such public streets and roads are not maintained by the appropriate Governmental Authority in a manner deemed reasonably appropriate by the Board of Directors. All of the Master Association Common Area shall also be exempt from the Assessments created herein.

ARTICLE 5
MAINTENANCE OF TRACTS

5.1 Owner and Sub-Association Maintenance Obligations. Each Owner or Sub-Association, as applicable, shall maintain the grounds and any Improvements situated on its Lot, including, but not limited to, plantings, landscaping, hedges, buffer and screening areas, natural areas, fencing, walls, roofs, windows, siding, lawns, driveway entrances, driveway bridges, driveways and any portion of any public or private drainage easement affecting such portion of the Property as shown on any recorded map of the Property, in accordance with the Standard. Each Owner or Sub-Association, as applicable, shall also maintain and repair, at its sole cost and expense, any underground and above ground lines, equipment and facilities for the delivery of utility services, which includes, but is not limited to, storm water, sanitary sewer, water (fire and domestic), sprinkler and irrigation, gas, electrical, cable television, telephone and other communication lines located on such Owner's or Sub-Association's Lot which exclusively serve such Lot, unless the same is otherwise maintained by a public utility company or Governmental Authority. To the extent that any such utility lines, equipment and facilities which exclusively serve a Lot cross another portion of the Property not owned by the Owner of such Lot, the Owner or Sub-Association, as applicable, of the Lot that is exclusively served by such utility lines, equipment and facilities shall maintain and repair, at its sole cost and expense, such utility lines, equipment and facilities, unless the same has been dedicated to and accepted for public maintenance purposes by, or are otherwise maintained by, a public utility company or Governmental Authority. Trash, garbage or other waste will be disposed of as directed by Master Association and in accordance with Applicable Law. The Owner of any Lot or the applicable Sub-Association will prevent rubbish from accumulating on its Lot and will prevent any rubbish on its Lot from being blown or carried by the wind or otherwise transported onto other Lots or the surrounding public areas.

5.2 Failure to Perform. Upon an Owner's or Sub-Association's failure to perform any of the obligations set forth in this Article 5 within ten (10) days (or such longer period as would be reasonably necessary to perform such obligations, provided that such Owner or Sub-Association, as applicable, is using diligent, good-faith efforts to perform such obligations to completion) following the delivery of written notice thereof from the Master Association to the last known address for such Owner or Sub-Association, as applicable, the Master Association may, at its option, after approval by a majority vote of the Board of Directors, perform such obligations on behalf of the Owner or Sub-Association, as applicable. All expenses of the Master Association incurred under this Article shall be a lien and charge against the Lot on which the work was done and the personal obligation of the then Owner or Sub-Association of such Lot, and any expenses so incurred by the Master Association shall incur interest and late fees in the manner described in Section 4.7 above until reimbursed by the defaulting Owner or Sub-Association. The Master Association or its agents or employees may enter any portion of the Property to perform the maintenance and repairs set forth herein and such entry shall not be a trespass. For so long as such obligations remain unperformed or if the Master Association performs such obligations on behalf of the defaulting Owner or Sub-Association, all rights of the defaulting Owner or Sub-Association under this Declaration or the Bylaws, including such Owner's or Sub-Association's right to vote on any matters relative to the Master Association or the Property, shall automatically be deemed suspended in all respects, and shall only be deemed reinstated unless and until such time that the defaulting Owner or Sub-Association has performed its obligations hereunder or, in the case of the Master Association having performed such obligations on behalf of the defaulting Owner or Sub-Association, reimbursed the Master Association for any related expenses incurred by the Master Association (together with interest and late charges incurred thereon).

5.3 Repairs and Restoration in the Event of a Casualty. In the event any of the Improvements on a Lot are damaged by fire or other casualty (whether insured or not), the relevant Owner or Sub-Association of such Lot shall promptly remove the debris resulting from such event and, within a reasonable time thereafter, shall either (a) promptly repair or restore the Improvements so damaged, such repair or restoration to be performed in accordance with all provisions of this Declaration (including, without limitation, the review and approval of all plans and specifications therefor by the Design Review Board; provided, however, that all plans and specifications of the original construction of the Improvements shall be deemed approved by the Design Review Board in the event of reconstruction of the Improvements so damaged by fire or other casualty), or (b) erect other Improvements in such location, provided all provisions of this Declaration are complied with (including, without limitation, the review and approval of all plans and specifications therefor by the Design Review Board), or (c) demolish the damaged portion of such Improvements, remove all rubbish, and pave or grass and otherwise restore the area to a neat, orderly, sanitary and attractive condition. Each applicable Owner shall have the option to choose among the aforesaid alternatives, but each applicable Owner shall be obligated to perform promptly one of such alternatives.

ARTICLE 6
RESTRICTIONS

6.1 Obstructions. There shall be no obstruction of the Master Association Common Area, nor shall anything be kept or stored in such areas by any Owner, nor shall anything be altered,

constructed or planted in, or removed from such areas, without the prior written consent of the Master Association.

6.2 Restricted Actions. No Owner or Tenant shall permit anything to be done or kept on the Property that will result in the cancellation of or increase in the cost of any insurance carried by the Master Association, or that would be in violation of any law. No waste shall be permitted in the Master Association Common Area. Each Owner and Tenant shall comply with all laws, regulations, ordinances (including, without limitation, applicable zoning ordinances) and other applicable governmental rules and restrictions.

6.3 Signs. Excluding the Pylon Signs, no sign of any kind, including free-standing signs and building- mounted signs, shall be displayed on any portion of the Property (or displayed within a building on a Property and visible from the exterior thereof) without the written consent of the Design Review Board, which consent shall not be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, (a) nothing herein shall act to restrict or prohibit Declarant or the Master Association from erecting and maintaining directional and other signs relating to the use of the Property, including, but not limited to, signs and billboards advertising the Property or portions thereof, (b) all signs erected and maintained on at the Property must conform with the Standard and (c) the Master Association and Declarant shall have the right to install signs in the Master Association Common Area. Further, with respect to the Residential Lots only, the following signs shall be permitted: (d) one sign per residential Unit not to exceed 144 square inches indicating that the Unit is monitored by an alarm or monitoring service; (e) not more than two (2) "political signs" per Unit as defined under Applicable Law, the maximum dimensions of any such sign shall not exceed 24 inches by 24 inches (and provided, further, that any political signs may not be displayed on a Unit earlier than forty-five (45) days before the applicable election and must be removed not later than seven (7) days after the election day); (f) one United States flag or South Carolina state flag per Unit which does not exceed 3' x 5' in dimension and is mounted on a flag pole approved by the Design Review Board; or (g) one temporary "for sale" sign, provided that the maximum dimensions of any such sign shall not exceed 36 inches by 36 inches and (h) with respect to the original developer of the Residential Lots, such developer's standard marketing signs and banners. Flags shall be allowed on the Grocery Lot subject to the consent of the Design Review Board, which consent shall not be unreasonably withheld, conditioned or delayed. Each Owner or Tenant that is specifically allowed by the Design Review Board to have an individual sign or sign panel at the Property shall be responsible, at its sole cost and expense, for obtaining all necessary governmental permits and approvals for such signage and for constructing, installing, maintaining, repairing and replacing such signage, as well as ensuring the same remains in first-class condition and is otherwise in accordance with applicable governmental requirements.

6.4 Parking. Each Lot shall be independently parked and no cross-parking easements are granted hereby; provided, however, that this Declaration shall not prevent the Owners from entering into separate cross-parking agreements.

6.5 Subdivision. No Owner or Sub-Association shall be permitted to subdivide its Lot into separate parcels without the prior written consent of Declarant, so long as Declarant or any affiliate of Declarant shall own any portion of the Property, and thereafter, without the prior written

consent of the Board of Directors; provided, however, that the Retail Lot may be subdivided into up to five (5) parcels without further approval hereunder and the Single-Family Lot may be subdivided into residential lots without further approval hereunder. Further, it is understood that, subject to approval by Governmental Authorities, Declarant will revise the Subdivision Plat and the Site Plan to reflect the final construction of the Project Roads and that the legal descriptions of the adjacent Lots will be adjusted accordingly. Each Owner shall have the right to review and comment on such post-construction update to the Site Plan; provided, however, that such Owner provides any comments within five (5) business days after its receipt of the proposed updated Site Plan. Further, each Owner agrees to cooperate in good faith with any deeds or other agreements associated with any approved update to the Subdivision Plat and the Site Plan.

6.6 Rezoning. No Owner shall rezone its portion of the Property or obtain any zoning variance or waiver without the prior written consent of Declarant, so long as Declarant shall own any portion of the Property, and thereafter, without the prior written consent of the Board of Directors; provided, however, Lot 1 may be rezoned without further approval hereunder.

6.7 Damage to the Master Association Common Areas. Each Owner shall be liable to the Master Association or Declarant for damage to property owned by the Master Association or the Declarant, as the case may be, which is caused by the negligence or willful misconduct of such Owner, or any of its Tenants, guests, agents, contractors, employees or invitees. Each Owner will be held responsible for any sums expended by the Declarant or Master Association to repair such damage.

6.8 Rules of the Master Association. The Board of Directors shall have the power and authority to promulgate rules and regulations to enable the Master Association to carry out the letter and intent of this Declaration. Each Sub-Association shall be responsible for distributing such rules and regulations to its members. All Owners shall abide by all rules and regulations so adopted by the Board of Directors from time to time. The Board of Directors shall have the power to enforce compliance with said rules and regulations by all appropriate legal and equitable remedies, and any Owner violating such rules and regulations shall be liable to the Master Association for all damages and costs, including reasonable attorneys' fees, resulting from such violations. Any rules and regulations imposed on the Property or any portion thereof shall apply uniformly to the Property or the designated portion thereof (e.g., uniformly to the Commercial Lot or the Residential Lots).

6.9 Waste; Prohibition Against Dumping. No portion of the Property may be used or maintained as a dumping ground for rubbish, trash or garbage. Waste of any nature shall not be kept on any portion of the Property except on a temporary basis in sanitary containers. No dumping of trash, garbage, sewage, sawdust, organic or inorganic waste or other similar materials shall occur and no unsightly or offensive material shall be placed on the Master Association Common Area, except as is temporary and incidental to the bona fide improvement of the area in a manner consistent with its classification as Master Association Common Area. In addition, the following types of activities are prohibited, unless authorized by the Master Association or Declarant:

(a) Dumping backfill into the Master Association Common Area;

(b) Excavating soil from the Master Association Common Area;

(c) Parking in the Master Association Common Area, except as otherwise designed by Declarant or, in the event Declarant no longer owns any portion of the Property, the Board of Directors;

(d) Common stacking or storing supplies or equipment in the Master Association Common Area.

(e) Changing site grade so as to cause drainage problems in the Master Association Common Area;

(f) Locating temporary construction buildings in the Master Association Common Area; and

(g) Disposing of toxic or hazardous materials in the Master Association Common Area.

Notwithstanding the provisions of this Section, the Master Association may establish and maintain, from time to time within any Master Association Common Area, storage areas for mulch piles, stacked firewood, rocks and other natural materials for the use and benefit of the Master Association Common Area.

6.10 Open Space. Notwithstanding any provisions of this Declaration to the contrary, any portion of any Lot designated as "Open Space," "Open Area," "No-Build Area" or "Natural Area" on any plat of the Property heretofore or hereafter duly recorded in the Registry shall be restricted as a permanent open space, and shall be maintained by the applicable Owner or Sub-Association in its natural or relatively undisturbed state, subject to any further restrictions and/or obligations imposed by the Declarant or the Master Association with respect to the use and maintenance of such open space and the natural features (including trees and vegetation) thereon.

6.11 Septic Systems. No on-site septic system or sanitary sewer treatment facility will be permitted on any Lot.

6.12 Restrictive Covenant. The restrictive covenants and exclusive use provisions set forth on **Exhibit H** and **Exhibit I** attached hereto and incorporated herein shall apply in accordance with the terms thereof. Further, the Retail Lot is hereby encumbered with (i) a view corridor in the general area depicted on **Exhibit J** attached hereto and incorporated herein, within which no buildings shall be constructed, and (ii) a restriction providing that no building or other structure on the Retail Lot shall contain more than one (1) story (non-sales mezzanines shall be permitted) or have a height in excess of twenty-five (25) feet above the level of the centerline of the adjacent road surface of Charlotte Highway (U.S. Highway 521); provided, however, that any such building may have façade architectural features above such building's front entrance of up to thirty (30) feet above such level.

ARTICLE 7
CONSTRUCTION OF IMPROVEMENTS AND ARCHITECTURAL CONTROL

7.1 Construction of Improvements. Notwithstanding anything contained within this Declaration to the contrary, no Owner (other than Declarant, the Master Association, or any institutional builder designated as exempt by Declarant in its sole discretion, each of which shall be exempt from the requirements of this Article 7) shall undertake on any portion of the Property (i) any construction of any Improvement(s) or other structures, which shall include any staking, clearing, underbrushing, excavation, grading or other site work, (ii) the initial installation of any landscaping, plantings, trees or shrubs or any material alterations thereto, other than general maintenance of landscaping located pursuant to previously approved landscaping plans, or (iii) any exterior modification, change or alteration of any portion of the Property or any Improvements located thereon, whether functional or decorative, unless and until the requirements below in this Article 7 have been fully met, and the Design Review Board has rendered a final decision pursuant to this Article 7. In determining acceptable construction materials, which determination shall be in the Design Review Board's sole discretion, the Design Review Board may take into consideration the desire for high quality aesthetic appeal and long-term value both in utility and appearance. The Design Review Board may refuse approval of plans, location, exterior color or finish or specifications for any reason, including purely aesthetic reasons. Notwithstanding the foregoing, the Design Review Board's review of landscaping plans for the Residential Lots shall be limited to landscaping which is located on or is visible from the perimeter of the applicable Residential Lot, other than retained trees.

7.2 Building Setback Lines. All Improvements shall conform to the setback, sideline and rear yard requirements, including stream buffer lines, required by applicable zoning laws and other governmental requirements, as indicated on any recorded plat for the applicable portion of the Property or as required by the Design Review Board on the approved plans and specifications for the Improvements to be constructed on any portion of the Property.

7.3 New Construction. Construction of new Improvements only shall be permitted on the Property, it being the intent of this covenant that all Improvements on any portion of the Property shall be defined as and have the overall appearance of new construction. This shall not preclude, at the sole discretion of the Design Review Board, the use of reclaimed materials or portions of "old" structures (e.g., hand hewn beams, antique doors, slate shingles, antique accent windows, etc.) which may be as an integral part of the architectural character of the overall Improvements on such portion of the Property.

7.4 Temporary Structures and Storage Areas. Except as permitted by the Design Review Board, except as otherwise during any reasonable time period as is necessary for the completion of construction of such Improvements and except as otherwise provided herein, no partially completed Improvements or other structures of a temporary nature shall be permitted to exist on any portion of the Property. Notwithstanding anything to the contrary set forth herein, in no event shall storage sheds or areas, barns or other freestanding storage areas be constructed or installed on any portion of the Property, except during the course of construction of the principal structure on such portion of the Property; provided, however, that the foregoing shall not prohibit any equipment storage buildings related to the maintenance and operation of outdoor amenities

located on a Residential Lot nor any detached garages located on Residential Lot where such structures are permitted pursuant to zoning and any other governmental requirements. Further, notwithstanding anything to the contrary set forth herein, the Grocery Lot Owner shall be permitted to construct and/or install on the Grocery Lot temporary structures and storage areas incidental to the use of the Grocery Lot as a commercial shopping center with a grocery store anchor. Such permitted improvements include, but are not limited to, cart containment systems (which may be placed in the parking lot servicing the Grocery Lot), seasonal product displays, outside seating areas with fencing and other customary improvements relating to the commercial businesses operated on the Grocery Lot.

7.5 Diligent Construction. All construction, landscaping or other work that has been commenced on any portion of the Property must be continued with reasonable diligence to completion in accordance with the provisions of this Article 7. All lawn areas and landscaping located on any portion of the Property must be installed in accordance with plans therefor approved by the Design Review Board no later than six (6) months after the date on which a Certificate of Occupancy has been issued for the Improvements on such portion of the Property, subject to inclement weather and force majeure. Subject to force majeure or as otherwise approved by the Declarant in its sole discretion, any construction, landscaping or other work on any portion of the Property shall be completed within eighteen (18) months following the later of (i) commencement of such work or (ii) if applicable, the receipt of any required permits for such work, subject to inclement weather and force majeure.

7.6 Performance of Construction. Every contractor and subcontractor constructing Improvements within the Property shall, consistent with best construction practices for a first-class development and further in accordance with the Standard, keep all portions of its portion of the Property free of unsightly construction debris and shall at all times during construction either provide or cause to be provided dumpsters for the containment of garbage, trash or other debris that is occasioned by construction of Improvements or take other measures consistent with best construction practices for a first-class development necessary to keep its portion of the Property free of garbage, trash or other debris that is occasioned by the construction of the Owner's Improvements. Any trash or construction debris caused by the activities of such Owner or Owner's contractors, subcontractors or agents shall be promptly removed from any streets, sidewalks, walkways or other portions of the Property outside the Lot or within the Master Association Common Area. Any portable bathrooms or port-o-johns shall be screened to the extent and in the manner required by Declarant or the Master Association. The Owner of each portion of the Property shall at all times keep adjacent public and private areas free from any dirt, mud, garbage, trash or other debris that is occasioned by construction of Improvements. Each Owner shall promptly comply with any street washing requirement imposed by Declarant or the Master Association during any period of construction. Any trucks, construction equipment or machinery used by such Owner or such Owner's contractors, subcontractors or agents during any such period of construction shall be parked only within the boundaries of such Owner's Lot, and any construction vehicles and traffic must follow the routes that may be designated by the Master Association for construction traffic. No such construction shall proceed in a manner that interferes with the visibility of, access to, or operation of any other permitted use being conducted on the Property. All construction materials within a temporary staging and/or storage area must be located wholly within such Owner's Lot, at a location that will not unreasonably interfere with vehicle and

pedestrian circulation. Any damage to the street, curb or sidewalk or to any part of any Master Association Common Area or utility system caused by an Owner or Owner's contractors, subcontractors or agents shall be repaired by such responsible Owner. Declarant or the Master Association, upon five (5) business days written notice, may provide for the cleaning of public and private areas due to the activities of the Owner or Owner's builder and may assess the Owner a reasonable charge not to exceed the actual cost for such cleaning. All Owners and Owners' contractors, subcontractors and agents shall comply with such rules of the Master Association as are from time to time adopted with respect to construction of Improvements. All Owners shall be responsible to insure that any contractor or builder employed by it complies with all builders' rules adopted by the Master Association from time to time, in accordance with the provisions of this Declaration.

7.7 Inspection. The Master Association, Declarant and their authorized representatives may, upon reasonable advance notice and at a reasonable time, enter and inspect any Building or Lot to ascertain compliance with this Declaration, a Sub-Association Declaration, and any other documents promulgated pursuant to this Declaration.

7.8 Standards for Improvements and Governmental Requirements. All Improvements constructed upon the Property shall conform to the minimum standards specified by the applicable governmental building codes in effect at the time of the permitting of such construction, as well as to all other rules, regulations, requirements, ordinances and laws of any local, state or federal governmental unit(s) or authorities having jurisdiction thereof. Nothing herein contained shall be deemed to constitute a waiver of any governmental requirements applicable to any portion of the Property and all applicable governmental requirements or restrictions relative to the construction of Improvements on and/or use and utilization of any portion of the Property shall continue to be applicable and shall be complied with in regard to such portion of the Property.

7.9 Location of Improvements. The Design Review Board shall have the right to control absolutely (subject to the provisions of zoning ordinances of the appropriate governmental authorities) the precise site, grade, elevation and location of any building or structure on any Lot in the sole discretion and judgment of the Design Review Board. Such location shall be determined only after reasonable opportunity is afforded the Owner of the Lot in question to recommend a specific site.

7.10 Curbs, Traffic Indicators and Poles/Bases. All curbs and gutters shall be poured in place standard-sized concrete type curbs (or as otherwise required by the applicable governmental agency). Pavement markings, directional signs, and other traffic indicators upon each Lot shall be in accordance with the *Manual on Uniform Traffic Control Devices* and shall provide for a reasonable traffic flow scheme constituent with the plans and specifications approved by the Design Review Board in accordance with this Article 7. Any poles/bases for signage and/or lighting shall be uniform throughout the Project unless otherwise approved by Declarant in its reasonable discretion.

7.11 Utilities. All utilities and utility connections shall be located underground, including electrical and telephone cables and wires, except as otherwise approved by the Design Review Board in writing. Unless otherwise required by the applicable public utility, transformers,

electric, gas or other meters of any type, or other apparatus shall be located at the rear of the Improvements constructed on the Property or, if approved by the Design Review Board in writing, located elsewhere on such portion of the Property provided they are adequately screened as required by the Design Review Board in accordance with the provisions of this Declaration.

7.12 Landscaping. The Design Review Board reserves the right to promulgate and amend from time-to-time landscape guidelines, which shall establish approved standards, methods and procedures for landscape management on the Property. The Design Review Board may also adapt one or more typical landscape plans consistent with such landscape guidelines that may be selected by an Owner. With respect to each Lot, each Owner shall install landscaping for all surface parking lots, buffer areas, and parking lot perimeters, and foundation plantings around buildings, all in compliance with the terms of this Declaration, its approved site plan, and applicable ordinances of Indian Land and/or Lancaster County, South Carolina. Any areas not covered by buildings, parking lots or other paved areas, including buffer strips and other undeveloped land areas, shall be landscaped with trees, shrubs, ground covers, or irrigated lawn areas in a uniform manner.

7.13 Sediment Control. It is contemplated that the Drainage Plan will establish rules and regulations for use of the Common Detention Facilities for use during periods of construction. Further, sufficient sediment control measures, including, but not limited to, installation and maintenance of silt fences, temporary sediment traps, diversion ditches, storm water inlet protection or retention pond and temporary seeding, to the extent deemed reasonably necessary by the Design Review Board, shall be installed by the Owner or Owner's builder to ensure that all sediment resulting from any land disturbance or construction operation is retained on the Lot in question in accordance with all governmental requirements. All sediment control measures must be regularly cleaned out and maintained until such portion of the Property has been permanently stabilized with respect to soil erosion.

7.14 Screening, Fences and Walls. All water towers, storage tanks, maintenance facilities, heating and air conditioning equipment, loading docks and utility service areas located on any Lot shall either be housed within a building, or otherwise screened from public view in a manner architecturally compatible with the building(s) located on that Lot. All trash receptacles not located within the service areas of a building shall be located in a permanent gated enclosure that is constructed from the same primary building material as the building(s) on that Lot. All loading areas shall be screened from public view to the extent practical. All loading docks and associated areas shall have adequate space on each Lot so that loading and maneuvering of trucks and service vehicles will not disturb vehicle and pedestrian circulation. No fence, hedge, wall or timber wall, including any retaining wall, shall be erected, placed or altered on any Lot without written approval from the Design Review Board. Except as otherwise permitted by the Design Review Board, in its sole discretion, no chain link fence or vinyl fence shall be permitted on any Lot. All fences shall be constructed of wood or wrought iron. All walls shall be constructed of wood or stone and, unless approved by the Design Review Board, shall not exceed six feet (6') in height. The Design Review Board may adopt a standard design for approved fences and/or walls.

7.15 Procedure. No Improvements of any kind or nature shall be erected, remodeled or placed on any portion of the Property until the plans and specifications therefor and a site plan

therefor have been approved in writing by the Design Review Board, which plans and specifications and site plan shall include:

(a) the nature, kind, shape, color, size, materials and location for all exterior elements of the Improvements or other structures, as well as the interior elements of the Improvements or other structures to the extent such elements are visible from any road or right-of-way, proposed to be constructed or modified on any portion of the Property;

(b) a depiction of driveways, walkways and other paved areas, lawn areas, landscaped areas and drainage patterns;

(c) specifications describing the principal building and roofing materials and colors to be constructed, and, with respect to the Single-Family Lot, all applicable material selections and color selections;

(d) final elevations showing all sides, and a final survey;

(e) with respect to the Lots other than the Single-Family Lot, a landscape plan identifying all species of trees and plants to be planted on the Lot, with sizes specified;

(f) with respect to the Single-Family Lot, for any common areas located thereon or as otherwise required by the Design Review Board, a landscape plan identifying all species of trees and plants to be planted on the Lot, with sizes specified; and

(g) with respect to the Commercial Lot, an exterior lighting plan (including site photometrics) confirming that exterior lighting will be focused on the applicable Lot and will not create direct glare onto adjoining Lots.

The final plans and specifications and site plan as provided for above shall be submitted in triplicate to the Design Review Board for approval or disapproval. If requested by the applicant, the Design Review Board shall provide a hearing to the applicant in order to allow the applicant to present any further information or respond to any inquiries relating to its application and/or plans and specifications. The Design Review Board is authorized to request the submission of samples of proposed construction materials, including, at the request of the Design Review Board, the submission of sample panels of such proposed materials in the field.

In reviewing each submission, the Design Review Board may consider: the quality of workmanship, design and materials; the adequacy of site dimensions and alignment of main elevations with respect to nearby streets; the harmony of the external design, color, type and appearance of exterior surfaces, including roofs/rooftops, and landscaping with existing structures and landscaping; compliance with applicable governmental construction permit requirements; location in relation to surrounding structures; topography; finish grade elevation; landscaping; efforts made to mitigate sound and light transmission; and other standards set forth within this Declaration (and any amendments hereto) or as may be set forth within any Design Guidelines promulgated by the Design Review Board, or other matters in which the Design Review Board has been vested with the authority to render a final interpretation and decision. In no event shall the

Design Review Board reject a submission solely on the basis of the interior floor plans or improvements, unless such improvements would be visible from the exterior of the building.

At such time as the plans and specifications and site plan meet the approval of the Design Review Board, two (2) complete sets of the plans and specifications and site plan will be returned to the applicable Owner or its designated representative, which plans and specifications and site plan may be marked "Approved" or in lieu thereof the Design Review Board may issue a writing signifying its approval thereof, and the remaining set will be filed in the offices of the Design Review Board. If found not to be in compliance with these covenants, conditions and restrictions or if found to be otherwise unacceptable to the Design Review Board pursuant hereto, one (1) set of plans and specifications and site plan shall be returned to the applicable Owner marked "Disapproved," or in lieu thereof the Design Review Board may issue a writing signifying its disapproval thereof, accompanied by a statement in reasonable detail of items found not to be in compliance with these covenants, conditions and restrictions or otherwise being so unacceptable. Owner thereafter shall resubmit, in accordance with the provisions of this section, such plans and specifications and site plan setting forth the required changes to the Design Review Board for its approval. Any modification or change to the approved set of plans and specifications or site plan must again be submitted in triplicate to the Design Review Board for its inspection and approval. The Design Review Board's approval or disapproval, as required herein, shall be in writing. Once the Design Review Board has approved the plans and specifications and site plan for the Improvements, the construction of such Improvements must be promptly commenced and diligently pursued to completion. Except as otherwise provided herein, if such construction is not commenced within nine (9) months following the date of approval of the plans and specifications and site plan therefor by the Design Review Board (or such longer period of time as may be approved by the Design Review Board), such approval shall be deemed rescinded and before construction of Improvements can thereafter be commenced or completed, as applicable, on the portion of the Property in question, the plans and specifications and site plan therefor must again be approved by the Design Review Board pursuant to this Article 7.

In addition to the procedure described in this section, and in recognition of the cost involved in producing the final plans and specifications and site plan, the applicable Owner may request a preliminary review of the design of the Improvements upon the submission of the following:

(i) Final elevations showing all sides, the rooftop and any rooftop equipment; specifications describing the principal building and roofing materials and colors to be constructed, and for the Single-Family Lot, all applicable material selections and color selections; and

(ii) Schematic site plan.

All Improvements, including the parking, roadway and pedestrian walking areas on any Lot, shall be located substantially in accordance with the final plans and specifications and site plan approved by the Design Review Board. Any material deviation from such approved final plans and specifications or site plan, including any material deviation in the location of the Improvements, shall require further approval from the Design Review Board pursuant to this section.

7.16 No Waiver of Future Approvals. The members of the Design Review Board will change from time to time and the interpretation, application and enforcement of the Design Guidelines may vary accordingly. The approval by the Design Review Board of any proposals, plans and specifications, drawings or site plans for any work done or proposed, or in connection with any other matter requiring the approval and consent of the Design Review Board shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings, site plans or matters whatever subsequently or additionally submitted for approval or consent.

7.17 Enforcement. The Master Association shall have the specific right (but not obligation) to enforce the provisions contained in this Article 7 and/or to prevent any violation of the provisions contained in this Article by a proceeding at law or in equity against the person or persons violating or attempting to violate any such provisions. In addition to the foregoing, the Board of Directors shall have the authority and standing, on behalf of the Master Association, to pursue all legal and equitable remedies available to enforce the provisions of this Article 7 and the decisions of the Design Review Board.

As to nonconforming or unapproved Improvements or other work done in violation of this Article, the Master Association may require any Owner to restore such Owner's Improvements and/or remove such other work and restore the applicable portion of the Property to the condition existing prior to the construction thereof, including, without limitation, the demolition and removal of any unapproved Improvements if such Improvements were commenced or constructed in violation of this Article. In addition, the Master Association may, but has no obligation to do so, enter the affected portion of the Property and cause such restoration, demolition and removal and levy the amount of the cost thereof as a special individual assessment against the applicable portion of the Property.

7.18 Failure of Design Review Board to Act. If the Design Review Board fails to approve or disapprove any plans and specifications or site plans and other submittals that conform (and that relate to Improvements that will conform) with the requirements hereof or to reject them as being inadequate or unacceptable within thirty (30) days after its receipt thereof, and provided such submittal was a full and complete submittal of all items that were to have been submitted to the Design Review Board, and provided the Design Review Board shall again fail to approve or disapprove of such plans and specifications, site plans and other submittals within fifteen (15) days after additional written request to act on such items is delivered to the Design Review Board following the passage of such first above described thirty (30) day period, it shall be conclusively presumed that the Design Review Board has approved such conforming plans and specifications, site plans and other submittals, except that the Design Review Board has no right or power, either by action or failure to act, to waive or grant any variances relating to any mandatory requirements specified in this Declaration, except where variances shall be expressly permitted herein. If plans and specifications, site plans or other submittals are not sufficiently complete or are otherwise inadequate, the Design Review Board may reject them as being inadequate or may approve or disapprove part, conditionally or unconditionally, and reject the balance; provided, however, that in the event the Design Review Board rejects such submittals, the Design Review Board shall provide written notice to the submitting party specifying the portion of the submittal which have been deemed inadequate, as well as the reasoning for such finding.

7.19 Limitation of Liability. The standards and procedures established by this Article 7 are intended to provide a mechanism for maintaining and enhancing the overall aesthetics of the Property. Any approval by the Design Review Board, the members thereof, the Master Association or Declarant shall in no way be construed as to pass judgment on the correctness of the location, structural design, suitability of water flow or discharge, location of utilities, or other qualities of the item being reviewed. Neither the Design Review Board, the Master Association, the Declarant nor any members, officers, directors, employees, agents of representations thereof, shall bear any responsibility for ensuring structural integrity, soundness or compliance with building codes and other governmental approvals or requirements, or that any Improvements are located so as to avoid negative impacts on any other Improvements, including, without limitation, impaired views. No representation is made by any Design Review Board, the Master Association or Declarant with respect to the quality, size, value or design of future Improvements. Approval by the Design Review Board, Master Association, or Declarant shall not be construed as a representation or warranty of any type regarding the design or construction of any Improvement, and no Design Review Board, Master Association, Declarant, nor any members, officers, directors, employees, agents, or representatives thereof shall be liable for (i) soil conditions, drainage or other site work problems, (ii) defects or errors in any plans or specifications submitted as part of an application, (iii) any structural or other defects in Improvements constructed according to an approved application, or (iv) any injury, damages, or loss arising out of the design, quality or manner of construction of any approved Improvements. Approvals by the Design Review Board, Master Association or Declarant shall in no way be deemed to constitute a determination as to compliance with local zoning ordinances, governmental guidelines or restrictions, or be substituted in lieu of applicable governmental approvals and permits, and no construction may commence until all such approvals and permits have been obtained.

7.20 Design Guidelines. The Design Review Board may, from time to time, publish and promulgate design guidelines (the "Design Guidelines"), and such Design Guidelines shall be explanatory and illustrative of the general intent of the development of the Property and are intended as a guide to assist the Design Review Board in reviewing plans and specifications and site plans. The Design Guidelines may contain general provisions applicable to the entire Property, as well as specific provisions which vary from one portion of the Property to another depending upon the location, unique characteristics, and intended use thereof. The Design Review Board and the Design Guidelines promulgated thereby shall be responsive to technological advances and general changes in architectural design and materials and related conditions in future years and the Design Review Board shall use its best efforts to balance the equities between matters of taste and design and use of private property. The Design Guidelines shall supplement the covenants, conditions and restrictions in this Declaration and are incorporated herein by this reference. The Design Review Board may refuse approval of plans, location, exterior color or finish or specifications for any reason, including purely aesthetic reasons, which in the sole reasonable discretion of the Design Review Board shall be deemed sufficient, and the Design Guidelines shall not constitute, in every event, the sole basis for approval or disapproval of plans, specifications and other materials submitted to the Design Review Board for approval. Notwithstanding the foregoing, the Design Review Board shall defer to the Sub-Association for the Single-Family Lot to review and approve plans, specifications and other submittals for modifications to improvements on the Single-Family Lot for compliance with the Design Guidelines from and after

the initial construction of the subject home; provided, however, that the Design Review Board shall have the right to retake such review if the Design Review Board determines, in its commercially reasonable discretion, that the Sub-Association is not enforcing the Design Guidelines and the Sub-Association has not cured such failure within thirty (30) days after written notice from the Design Review Board.

7.21 Variances. Upon submission of a written request for same, the Design Review Board may, from time to time, in its sole discretion, permit Owners to construct, erect or install Improvements that are in variance with the architectural standards or similar provisions of this Declaration or supplemental Declarations that may be promulgated in the future; provided that only the Master Association may permit Owners, upon submission of a written request for same, to construct, erect or install Improvements that are in variance with the setback requirements. In any case, however, such variances shall be in basic conformity with and shall blend effectively with the general architectural style and design of the Property and shall not materially change the scheme of restrictions herein set forth. Written requests for variances shall be deemed to be disapproved in the event the Design Review Board or the Master Association, as applicable, has not expressly and in writing, approved such request within thirty (30) days of the submission of such requests. No member of the Design Review Board or the Board of Directors shall be liable to any Owner for any claims, causes of action or damages arising out of the grant or denial of any variance to any Owner. Each request for a variance submitted hereunder shall be reviewed separately and apart from other such requests and the grant of a variance to any Owner shall not constitute a waiver of the Design Review Board's (or, in the case of setback requirements, the Master Association's) right to strictly enforce the covenants, restrictions and architectural standards provided hereunder against any other Owner.

7.22 Review Fee and Address. A review fee per set of plans and specifications or site plans as specified in the Design Guidelines may be imposed for initial submittals of plans and specifications or site plans for Improvements to be located on an Owner's portion of the Property and for each re-submittal of plans and specifications or site plans to the Design Review Board; provided that such review fee shall not exceed $750.00 per submission, subject to increases of ten percent (10%) every five (5) years. A review fee may also be imposed for any Owner's request for a variance as specified in the Design Guidelines. The address of the Design Review Board shall be the principal place of business of the Master Association from time to time designated in writing by the Board of Directors. Such address shall be the place of the submittal of any plans and specifications or site plans and the place where the current rules and regulations, if any, of the Design Review Board shall be kept.

7.23 No Liability for Design Defect. Plans and specifications and site plans are not approved for engineering or structural design or quality of materials, and by approving such plans and specifications or site plans neither Declarant, the Design Review Board, the members thereof, nor the Master Association, nor the Board of Directors assumes liability or responsibility therefor, or for any defect in any structure constructed from such plans and specifications or site plans.

7.24 Applicable to Additional Property. Without limitation, all requirements of this Article 7 also shall apply to any Improvements or other structures constructed on any additional

real property brought within the scheme of this Declaration if and when such additional real property is subjected to this Declaration, as provided herein.

7.25 Initial Development. Notwithstanding anything to the contrary in this Article 7, the Declarant may approve plans and specifications and site plans for the initial development of any Lot, including, but not limited to, the construction of Improvements and the installation of signage and landscaping located on such Lot, which approval may be provided or withheld in Declarant's reasonable discretion, and such approved plans and specifications and site plans for the initial construction of the improvements on a Lot (but not any future modifications thereto) shall not be subject to further review and approval by the Design Review Board. Upon completion of the improvements initially constructed on any Lot, any further alterations or modifications thereto shall be subject to this Article 7.

7.26 Amendment of this Article. This Article shall not be amended without the prior written consent of Declarant so long as Declarant owns any portion of the Property, which consent may be granted or withheld in Declarant's sole and absolute discretion.

ARTICLE 8
SUB-ASSOCIATIONS

8.1 Master Association Approval. Except for actions consistent with declarations, bylaws and/or other instruments previously approved by Declarant in accordance with Section 4 of this Article 8, no action of any Sub-Association shall become effective or be implemented until and unless the Master Association shall have been given written notice of such proposed action and the opportunity to disapprove the proposed action or unless such action is in strict compliance with guidelines set by the Board of Directors. The Master Association shall have ten (10) days from receipt of the notice to disapprove any proposed action. The Master Association may disapprove any action taken or contemplated by any Sub-Association which the Board of Directors reasonably determines to be adverse to the interests of the Master Association or its Members. Further, the Master Association shall have the power to require specific action to be taken by any Sub-Association in connection with its obligations and responsibilities, such as requiring specific maintenance and repairs or aesthetic changes to be effectuated and requiring that a proposed budget include certain items and that expenditures be made therefor. In the event any Sub-Association fails to comply with such directives, the Master Association shall have the right to effect such action on behalf of the Sub-Association and levy an assessment against the applicable Lot subject to the Sub-Association's jurisdiction to cover the costs incurred, as well as an administrative charge and sanctions.

8.2 Restrictions on Declarant's Rights. So long as Declarant owns any portion of the Property, neither the Master Association nor any Sub-Association shall, without the prior written approval of Declarant, adopt any policy, rule or procedure that:

(a) Limits the access of Declarant, its successors, assigns and/or affiliates or their personnel and/or guests, including visitors, to the Master Association Common Area or to any property owned by any of them;

(b) Limits or prevents the Declarant, its successors, assigns and/or affiliates or their personnel from advertising, marketing or using the Master Association or the Master Association Common Area or any property owned by any of them in promotional materials;

(c) Discriminates against or singles out Declarant; or

(d) Impacts the ability of Declarant, its successors, assigns and/or affiliates, to carry out to completion its development plans and related construction activities for Exchange, as such plans may be amended and updated from time to time. Policies, rules or procedures affecting the provisions of existing easements established by Declarant and limiting the establishment by Declarant of easements necessary to complete Exchange shall be expressly included in this provision. Easements that may be established by Declarant shall include, but shall not be limited to, easements for development, construction and landscaping activities and utilities

8.3 No Interference. Neither the Master Association nor any Sub-Association shall exercise its authority over the Master Association Common Area (including, but not limited to, any gated entrances and other means of access to the Property) to interfere with the rights of Declarant set forth in this Declaration or to impede access to any portion of the Property, over the streets and other Master Association Common Area within the Property.

8.4 Additional Documents. No Sub-Association or any person shall record any declaration of covenants, conditions and restrictions, or declaration of condominium or bylaws or similar instrument affecting any portion of the Property without Declarant's (or, if after the Design Review Transfer Date, the Master Association's) review and written consent. Any attempted recordation without such consent shall result in such instrument being void and of no force and effect unless subsequently approved by recorded consent signed by Declarant or the Master Association, as the case may be.

8.5 Amendment of this Article. This Article shall not be amended without the prior written consent of Declarant so long as Declarant owns any portion of the Property, which consent may be granted or withheld in Declarant's sole and absolute discretion.

ARTICLE 9
DISCLAIMER OF LIABILITY

9.1 Disclaimer of Liability. Notwithstanding anything contained herein or in the Bylaws, or any rules or regulations of the Master Association or any other document governing or binding the Master Association, neither the Master Association, the Board of Directors, the management company of the Master Association, Declarant nor any successor Declarant shall be liable or responsible for, or in any manner a guarantor or insurer of, the health, safety or welfare of any Owner or occupant of any portion of the Property or any Tenant, guest or invitee of any Owner or occupant or for any property of any such persons. Each Owner and occupant of any portion of the Property and each Tenant, guest and invitee of any Owner or occupant shall assume all risks associated with the use and enjoyment of the Property. No provision of this Declaration or the Bylaws or any other document governing or binding the Master Association shall be interpreted as creating a duty of the Master Association, the Board of Directors, the management

company of the Master Association, Declarant or any successor Declarant to protect or further the health, safety or welfare of any person(s), even if the funds of the Master Association are used for any such purpose. Notwithstanding the foregoing, nothing in this Declaration shall absolve any party from liability for such party's own gross negligence or willful misconduct.

9.2 Utilities. Neither the Master Association, the Board of Directors, the management company of the Master Association, Declarant nor any successor Declarant shall be liable or responsible for any personal injury, illness or any other loss or damage caused by the presence or malfunction of utility lines or utility sub-stations adjacent to, near, over, or on the Property. Each Owner and occupant of any portion of the Property, Tenant, guest and invitee of any Owner or occupant shall assume all risk of personal injury, illness or other loss or damage arising from the presence of utility lines or utility sub-stations and further acknowledges that the Master Association, the Board of Directors, the management company of the Master Association, Declarant and any successor Declarant have made no representations or warranties, nor has any Owner or occupant, or any family member, Tenant, guest or invitee of any Owner or occupant relied upon any representations or warranties, expressed or implied, relative to the condition or impact of utility lines or utility sub-stations.

9.3 Safety and Security. The Master Association may, but shall not be obligated to, maintain or support certain activities within the Property designed to enhance the level of safety or security that each person provides for himself and his property. However, no representation or warranty is made that any systems or measures cannot be compromised or circumvented, nor that any such systems or security measures undertaken will in all cases prevent loss or provide the detection or protection for which the system is designed or intended. Neither the Master Association, the Declarant, the Board of Directors, nor the members, partners, affiliates, officers, directors, agents or employees of any of the foregoing, shall in any way be considered insurers or guarantors of the safety or security within Exchange, nor shall they be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken.

Each Owner, Tenant, occupant, and their respective guests and invitees, shall be responsible for their own personal safety and the security of their property in Exchange and each of them assumes all risk of personal injury or loss or damage to their property resulting from acts of third parties.

9.4 Acceptance. Each Owner (by virtue of his, her or its acceptance of title to his, her or its portion of the Property) and each other person having an interest in or lien upon, or making any use of, any portion of the Property (by virtue of accepting such interest or lien or making such use) shall be bound by this Article 9 and shall be deemed to have waived any and all rights, claims, demands and causes of action against the Master Association, the management company of the Master Association, if any, Declarant and any successor Declarant, their directors, officers, committee and Board of Directors members, employees, agents, contractors, subcontractors, successors and assigns arising from or connected with any matter for which the liability has been disclaimed.

ARTICLE 10
GENERAL PROVISIONS

10.1 Enforcement. Declarant, the Master Association, or any Member, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Master Association or by any Member to enforce any covenant or restriction herein contained in no event shall be deemed a waiver of the right to do so hereafter.

10.2 Right to Transfer or Assign Declarant's Rights. Any or all of Declarant's special rights and obligations set forth in this Declaration or the Bylaws may be transferred in whole or in part to any Person; provided that such transfer shall not reduce an obligation or enlarge a right beyond that which Declarant has under this Declaration or the Bylaws. No such transfer or assignment shall be effective unless it is in a written instrument signed by Declarant and the transferee and is recorded. The foregoing sentence shall not preclude Declarant from permitting other Persons to exercise, on a one time or limited basis, any right reserved to Declarant in this Declaration where Declarant does not intend to transfer such right in its entirety, and in such case it shall not be necessary to record any written assignment unless necessary to evidence Declarant's consent to such exercise. Upon any transfer by Declarant of any or all of its rights and obligations hereunder, Declarant shall be relieved of any and all obligations and liabilities with respect to the rights and obligations so transferred.

10.3 Additions to Property. Provided that Declarant still owns any portion of the Property, additional real property (and common areas) that is contiguous to the existing Property may be annexed to the existing Property by Declarant and brought within the scheme of this Declaration and the jurisdiction of the Master Association without the consent of the Master Association or the Members. The additions of such property authorized under this Section shall be made by recording a supplementary Declaration of Covenants, Conditions and Restrictions executed by Declarant with respect to the additional property, which shall extend the operation and effect of the covenants, conditions and restrictions in this Declaration to such additional property, and shall, if applicable, designate the additional property as a portion of a Lot. Upon the recording of such supplementary Declaration of Covenants, Conditions and Restrictions, all references in this Declaration to the "Property" shall include reference to the property annexed to the existing Property thereby. In the event that additional property is annexed within the Master Association, the allocation of votes as set forth in Article II, Section 2 of this Declaration (and consequently the allocation of Assessments as set forth in Article 4 of this Declaration) shall be reallocated for each Lot based upon (i) the total acreage of such Lot in relation to (ii) the total acreage of the Property (including the annexed property) less the total acreage of the Master Association Common Area.

10.4 Severability. The invalidity in whole or in part of any covenant or restriction, or any section, subsection, sentence, paragraph, clause, phrase or word, or other provision of this Declaration, as the same may be amended from time to time, shall not affect the validity of the remaining portions thereof which shall remain in full force and effect.

10.5 Term. The covenants and restrictions of this Declaration shall run with and bind the land for a term of thirty-five (35) years from the date this Declaration is recorded after which time they shall be automatically extended for successive periods of ten (10) years each unless Members with at least seventy-five percent (75%) of the votes elect not to continue the same in existence.

10.6 Amendment. This Declaration may be terminated or amended by an instrument signed by Members duly authorized and empowered to vote at least seventy-five percent (75%) of the Master Association votes set forth in Section 2 of Article II hereof as then allocated, provided that any provision of this Declaration which specifies a higher vote percentage may not be amended without the approval of Members authorized and empowered to vote such higher approval percentage, and no amendment to this Declaration (including but not limited to all exhibits hereto), the Bylaws, or the Articles of Incorporation which would materially, adversely and disproportionately impact the rights of a Member as currently provided hereunder may be adopted without the consent of such Member. Notwithstanding any provisions to the contrary contained herein, so long as Declarant, or any affiliate of Declarant, owns any portion of the Property, (i) this Declaration and the Bylaws of the Master Association may not be amended without its and/or, his or her written consent and (ii) Declarant may unilaterally amend this Declaration for the purpose of (a) bringing any provision into compliance with any applicable governmental statute, rule, regulation or judicial determination; (b) enabling any reputable title insurance company to issue title insurance coverage on any portion of the Property; (c) enabling any institution or governmental lender, purchaser, insurer or guarantor of mortgage loans, including any Institutional Lender, to make, purchase, insure or guarantee mortgage loans on any portion of the Property; (d) satisfying the requirements of any local, state or federal governmental agency. However, any unilateral amendment by Declarant pursuant to this Section shall not adversely affect the title to any portion of the Property or adversely affect such Owner's rights under this Declaration or adversely affect Owner's use and operation of its Lot unless the Owner of such portion of the Property shall join in such amendment. Further, notwithstanding any provisions to the contrary contained herein, no amendment to Article 6, Section 12 of this Declaration and the corresponding exhibits shall be made without the consent of the Grocery Lot Owner and the then-current tenant under the Grocery Lease Agreement. Any amendment shall become effective upon recording, unless a later effective date is specified in the amendment. In no event shall a change of conditions or circumstances operate to amend any provisions of this Declaration. Declarant shall provide a copy of any amendment to this Declaration to each Owner within ten (10) business days after the recordation of such amendment.

10.7 Notices. All notices, demands, requests, permissions, consents or approvals given by Declarant or the Master Association to any Owner or Sub-Association or by any Owner or Sub-Association to Declarant or the Master Association shall be in writing and shall be deemed to have been properly given (i) on the date delivered if hand-delivered, (ii) on the date delivered if delivered by a reputable overnight delivery service such as Federal Express or (iii) three (3) days after posted if sent by United States registered or certified mail, postage prepaid, return receipt requested, if addressed to the Master Association to its registered agent at its registered office and addressed to Declarant at its registered office, or such other mailing address and contact person as Declarant may designate from time to time, and if to an Owner or a Sub-Association, at such mailing address designated in writing by such Owner or Sub-Association.

10.8 Estoppel Certificates. Within ten (10) days following its receipt of a written request (which shall not be made more frequently than two (2) times during any calendar year) from time to time by Declarant or any Owner, each other Owner, Declarant or the Master Association, as applicable, shall issue to such requesting Owner or to a prospective or existing lender of such requesting Owner or to a prospective successor in title to such requesting Owner, an estoppel certificate stating:

(a) Whether the Declarant, the Master Association and/or Owner to whom the request has been directed has given any notice to the requesting Owner of any default by such requesting Owner under this Declaration which remains uncured, and if there are such defaults of which notice has been given and which remains uncured, specifying the nature thereof;

(b) Whether, to such Owner's, Declarant's or the Master Association's knowledge, as the case may be, as between the Declarant or the Master Association and the Owner to whom the request has been directed and the requesting Owner, this Declaration has been supplemented, modified or amended in any way (and if it has, stating the nature thereof); and

(c) That, to Declarant's, the Master Association's and such Owner's knowledge, as the case may be, this Declaration as of that date is in full force and effect (if and to the extent such statement can truthfully be made and, if not, setting forth the exceptions to such statement).

10.9 Condemnation. In the event of a condemnation or a sale in lieu thereof concerning a portion or all of the Property, the following provisions shall apply:

(a) Once such portion of the Property becomes subject to a condemnation action, the Owner or Owners of such portion of the Property affected thereby shall give prompt written notice of such condemnation action to Declarant, the Master Association and all other Owners.

(b) The award or purchase price paid for such taking shall be paid to the Owner or Owners of the portion of the Property so taken (or to such Owner's mortgagees or tenants, as their interests may appear), it being the intent of any other Owner who might have an easement or other property interest or right under this Declaration in the land so taken to release and/or waive such property interest or right with respect to such award or purchase price; provided, however, such other Owner(s) shall have the right to seek an award or compensation for the loss of its or their easement rights to the extent such award or compensation paid or allocated for such loss does not reduce or diminish the amount paid to the Owner(s) owning such portion of the Property.

10.9 Paragraph Headings. Paragraph headings, where used herein, are inserted for convenience only and are not intended to be a part of this Declaration or in any way to define, limit or describe the particular paragraphs to which they refer.

10.10 Applicable Law. This Declaration shall be governed by and construed in accordance with the laws of the State of South Carolina.

10.11 Binding Effect. All of the covenants, restrictions, stipulations and conditions contained in this Declaration shall be binding upon and inure to the benefit of Declarant, the Master Association, the Owners, and their respective heirs, executors, administrators and assigns.

10.12 Use of the Word "Exchange". No natural person or legal entity shall use the word "Exchange" or any derivative, or any other term which Declarant may select as the name of this development or any component thereof, in any printed or promotional material without the Declarant's prior written consent, such consent not to be unreasonably withheld, conditioned or delayed. However, Owners may use the word "Exchange" in printed or promotional matter solely to specify that particular property is located within the Property and the Master Association shall be entitled to use the word "Exchange" in its name.

10.13 No Public Rights. The establishment of the Master Association Common Area does in no way grant to the public or to the owners of any surrounding or adjacent land the right to enter the Master Association Common Area without the express permission of Declarant or the Master Association.

10.14 Exhibits. There is hereby incorporated in this Declaration all materials contained in the Exhibits annexed hereto, except that as to such Exhibits, any conflicting provisions set forth therein as to their amendment, modification, enforcement and other matters shall control over those hereof.

10.15 Transfer of Ownership. If an Owner shall sell, assign, transfer, convey or otherwise dispose of a Lot (other than as security for a loan to such Owner), then (a) such Owner shall be entirely freed and relieved of any and all covenants and obligations arising under this Declaration which accrue under this Declaration from and after the date such Owner shall so sell, assign, transfer, convey or otherwise dispose of its interest in such portion of the Property, and (b) the Person who succeeds to Owner's interest in such portion of the Property shall be deemed to have assumed any and all of the covenants and obligations arising under this Declaration of such Owner both theretofore accruing or which accrue under this Declaration from and after the date such Owner shall so sell, assign, transfer, convey or otherwise dispose of its interest in such portion of the Property.

10.16 Ratification. Each Owner, by reason of having acquired ownership (whether by purchase, gift, operation of law or otherwise), and each Occupant of a Lot, by reason of his occupancy, shall be deemed to have acknowledged and agreed that all of the provisions of this Declaration are fair and reasonable in all material respects.

10.17 Gender; Plurality. Wherever the context so permits, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall be deemed to include all or no genders.

10.18 Indemnification; Waivers of Claims.

(a) Indemnification. To the extent permitted under the laws of the State of South Carolina and not otherwise covered by the insurance required under this Declaration or an applicable Sub-Association Declaration, each Owner (by taking title to a Lot is hereby deemed to) covenant to indemnify, defend, and hold harmless the Declarant, the Master Association, the other Owners, their Mortgagee(s), and their respective partners, officers, directors, shareholders, members, managers, employees, and agents (each an "Indemnified Party") from and against any and all claims, actions, damages, liabilities and demands asserted by third persons (other than Indemnified Parties), including those for loss of life, personal injury and property damage, occasioned by or arising directly or indirectly, out of or in connection with the use, occupancy, operation or ownership (as applicable) by such Owner of its Lot, or the failure of such Owner to perform any obligation with respect to its Lot which such Owner is required to operate, maintain, and/or repair under the terms of this Declaration, provided, however, that the foregoing obligations shall not apply to intentional misconduct of the Indemnified Party. An Indemnified Party shall provide the indemnifying Owner (the "Indemnifying Owner") with prompt notice of any claim or other matter for which the Indemnified Party may seek indemnity under this paragraph; provided, however, the failure to provide such notice shall relieve the Indemnifying Owner of its indemnity obligations only to the extent that the Indemnifying Owner is damaged or prejudiced by such failure. The Indemnifying Owner shall defend the Indemnified Party with respect to any such claim at the Indemnifying Owner's expense, with attorneys selected by the Indemnifying Owner (and reasonably acceptable to the Indemnified Party) who may also represent the Indemnifying Owner. If the Indemnified Party retains separate attorneys for its defense, it shall do so at its own expense. The Indemnifying Owner shall have sole right to conduct such defense (including decisions concerning the forum) and settle any claim, suit, proceeding, or other matter brought by the third party, so long as the Indemnified Party is released from any liability with respect to such claim. The Indemnified Party shall cooperate with the Indemnifying Owner in the defense of any claim, including providing documents and witnesses.

(b) Waivers of Claims. Each Owner, for itself and its successors and assigns, hereby waives, as against the other Owners, Occupants and their Mortgagees, and any other person claiming by, through, or under those Owners and Occupants, and any director, officer, constituent partner, member, shareholder, agent, or employee of any the foregoing, all claims arising from any loss, damage, or liability to the extent that (i) such claims are covered by any insurance policy maintained by any Owner or Occupant pursuant to this Declaration or any applicable Sub-Association Declaration and (ii) such waiver either (x) is expressly contemplated by such policy (including any policy providing for a waiver of the insurer's subrogation rights) or (y) does not invalidate the applicable policy or any coverages provided thereby. It is the express intention of this provision that, where possible, the Owners desire to allocate the risks of loss or liability to the insurers under the insurance policies provided for herein, and accordingly the foregoing waivers should be liberally construed and applied.

10.19 Captions. The captions herein and in the Exhibits annexed hereto are inserted only as a matter of convenience and for ease of reference and in no way define or limit the scope of the particular document or any provision thereof.

[Signature on next page]

IN WITNESS WHEREOF, Declarant has caused this Declaration to be duly executed and its corporate seal to be hereunto affixed as of the 12 day of October, 2022.

DECLARANT:

Witnesses:

C4 Exchange Land Co., LLC,
a North Carolina limited liability company

By: _____
Name: Timothy Sittema
Title: Authorized Signatory

STATE OF NORTH CAROLINA)
)
COUNTY OF IREDELL)

The foregoing instrument was acknowledged before me this 18th day of October, 2022, by Timothy Sittema, as an authorized signatory of C4 Exchange Land Co., LLC, for and on behalf of the company.

_____
Notary Public, State of North Carolina
Print Name: Sarah M. Beason
My Commission Expires: 12-2-2024

(Notarial Seal)

SARAH M. BEASON NOTARY PUBLIC IREDELL COUNTY, NC

EXHIBIT A

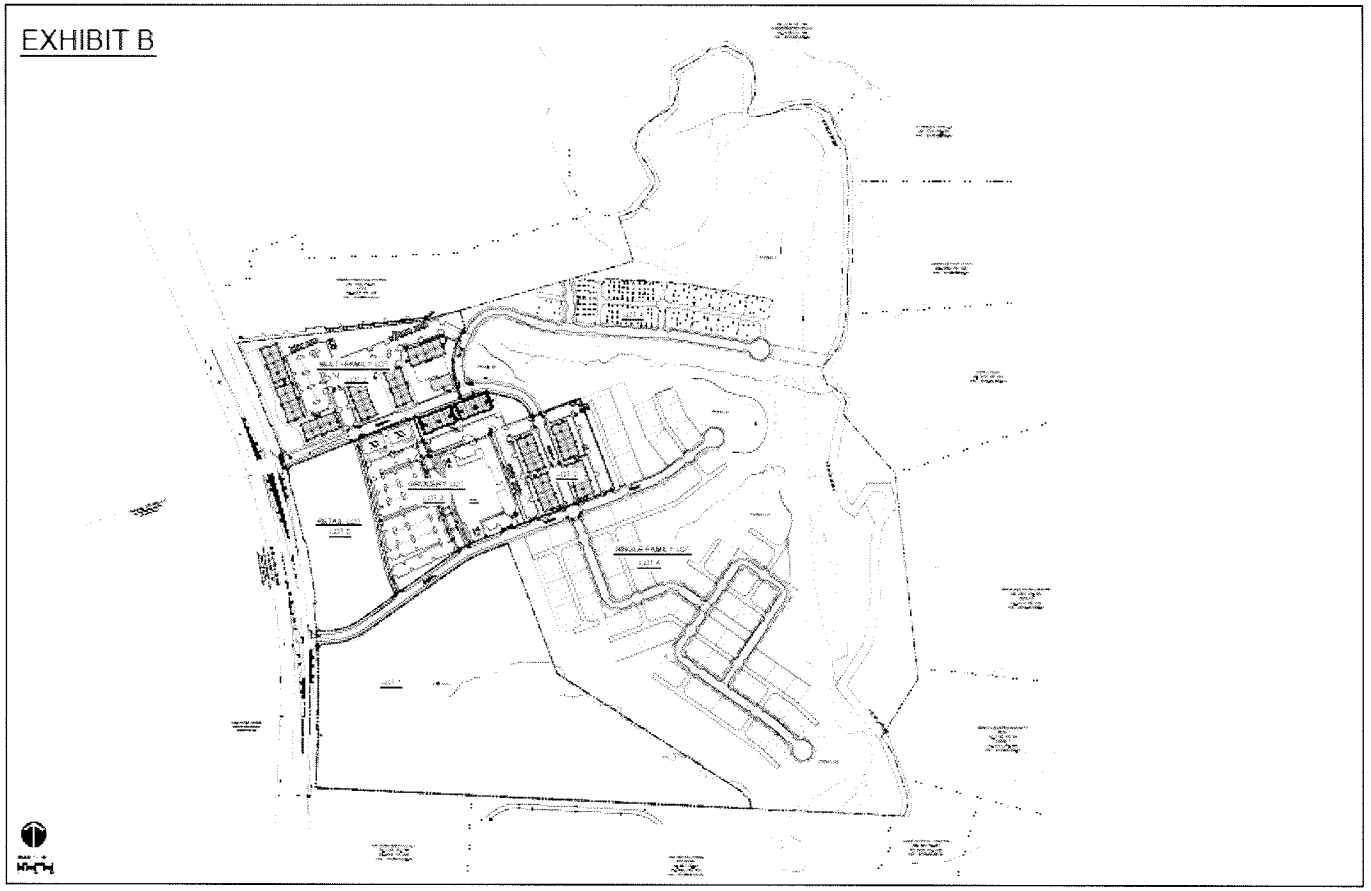
Property Legal Description

Those certain parcels or tracts of land situated, lying and being in the Village of Indian Land, Township of Indian Land, County of Lancaster, State of South Carolina and being more particularly described as follows:

Lots 1 through 5 created by that certain plat of subdivision entitled "Minor Subdivision The Exchange at Indian Land, Map 1" dated March 24, 2022, and recorded in the Lancaster County, South Carolina Register of Deeds at ~~Deed~~ Record Book 2022, Page 468.

EXHIBIT B

Site Plan

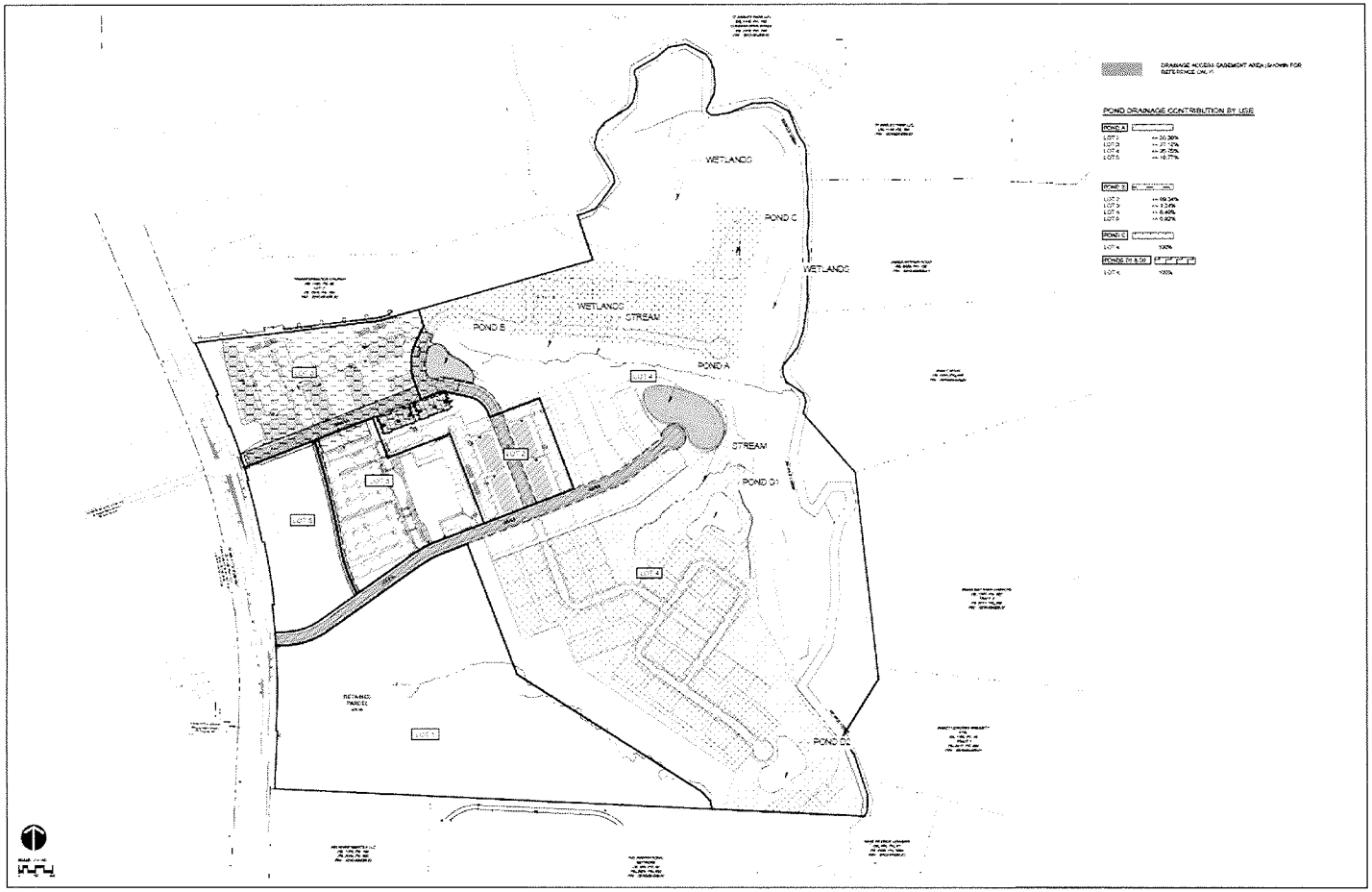


Book 1599 Page 94

207

EXHIBIT C

Detention Easement Areas



INDIAN LAND EXCHANGE • INDIAN LAND, SC • DETENTION EASEMENT AREAS
PN1020011 | 9.15.2022 | C4 EXCHANGE INDIAN LAND, LLC

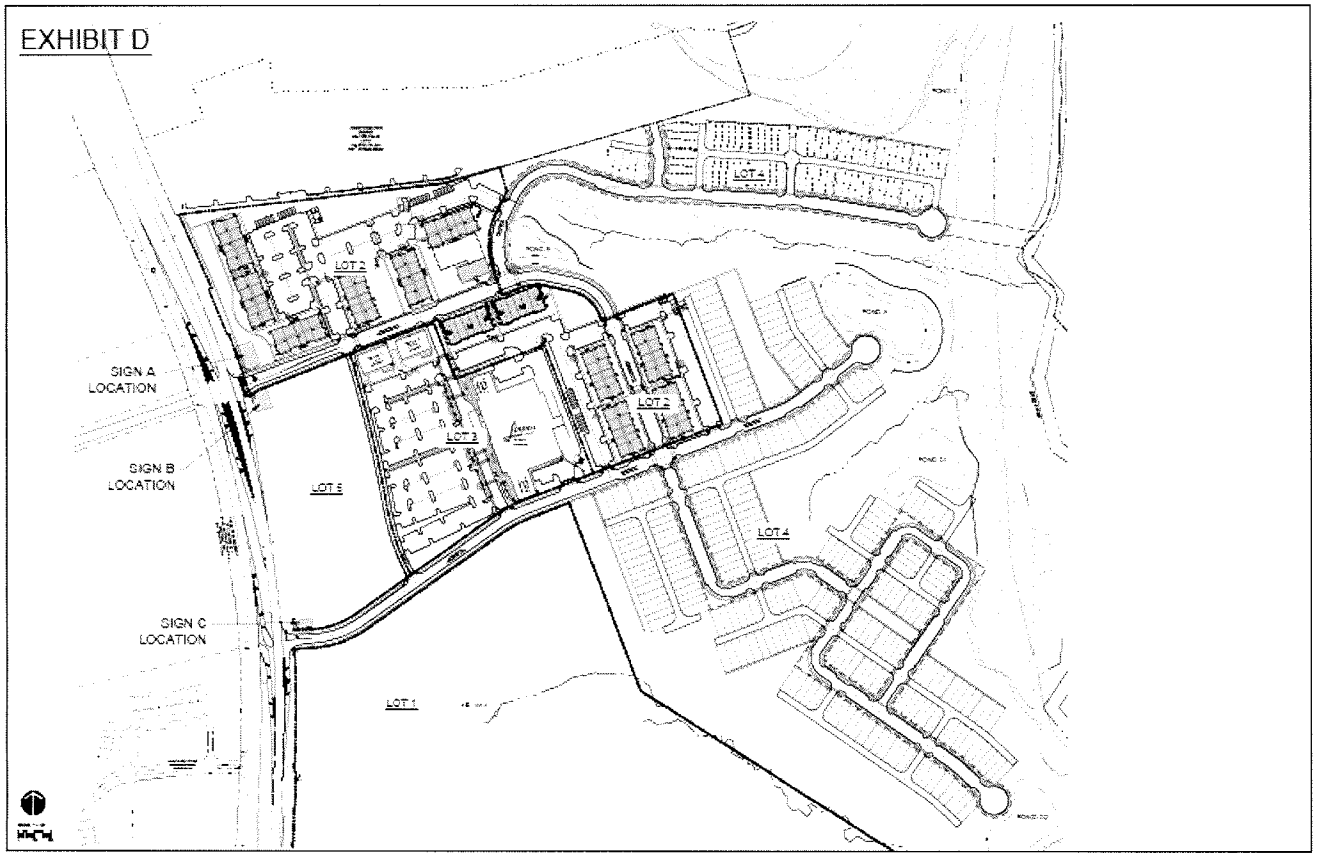
LandDesign.

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EXHIBIT D

Signage Exhibit

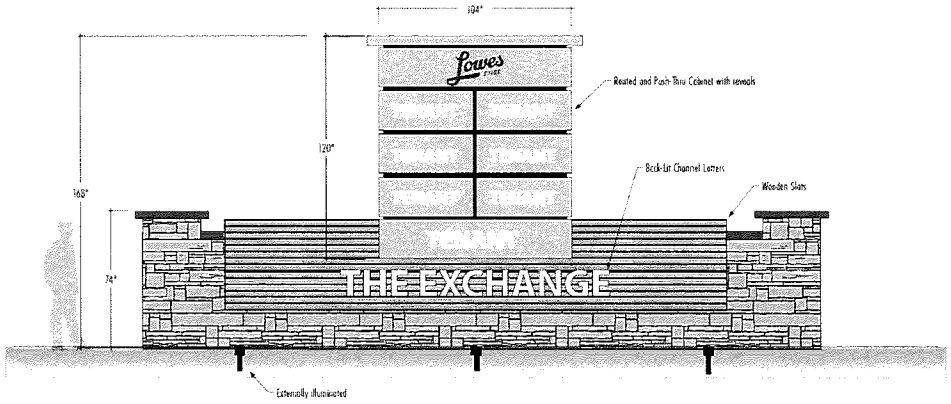


INDIAN LAND EXCHANGE • INDIAN LAND, SC • SIGNAGE EXHIBIT

LandDesign.

EXHIBIT D-1

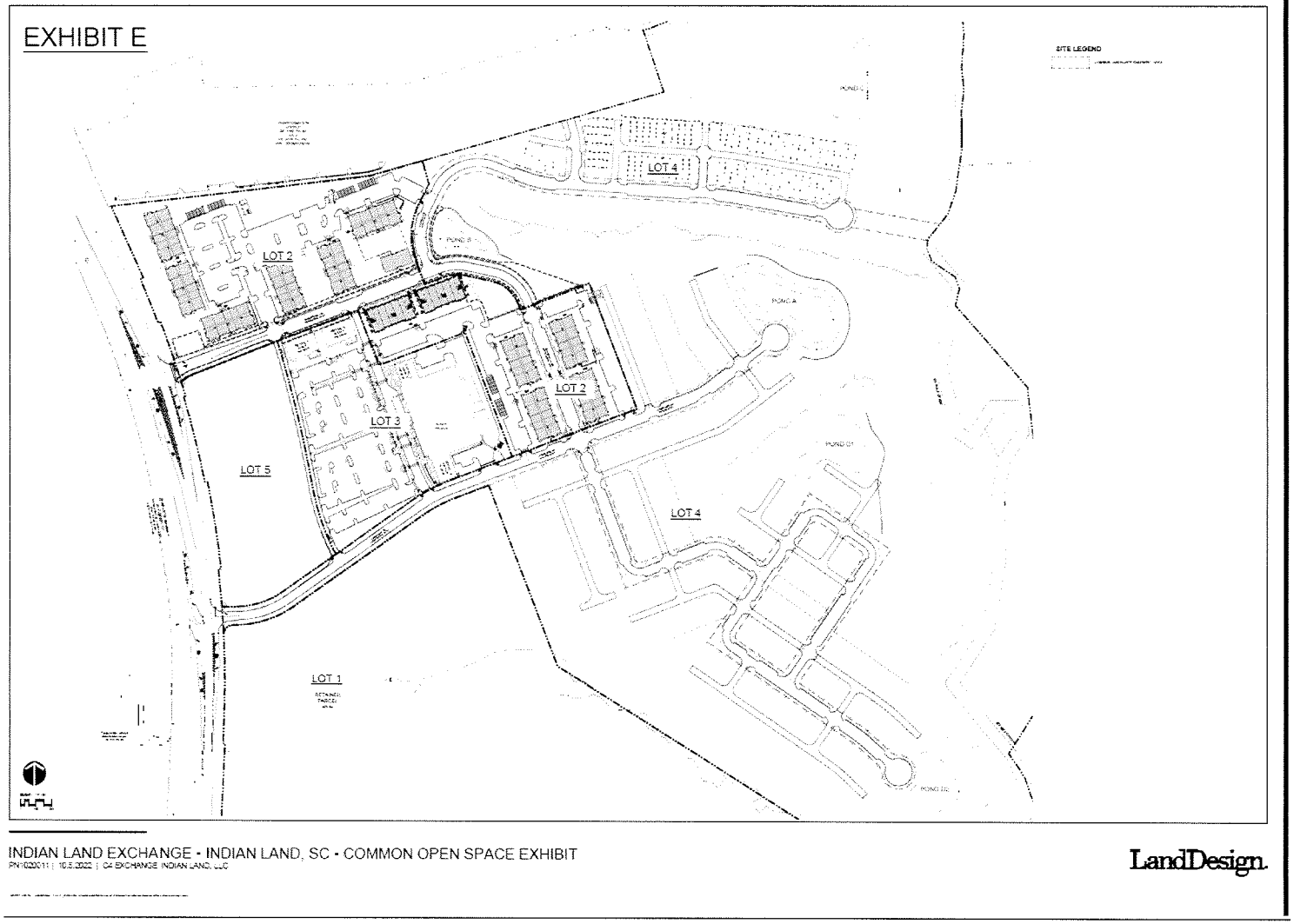
Sample Pylon Sign



Book 1599 Page 97

EXHIBIT E

Common Landscaping Area Depiction

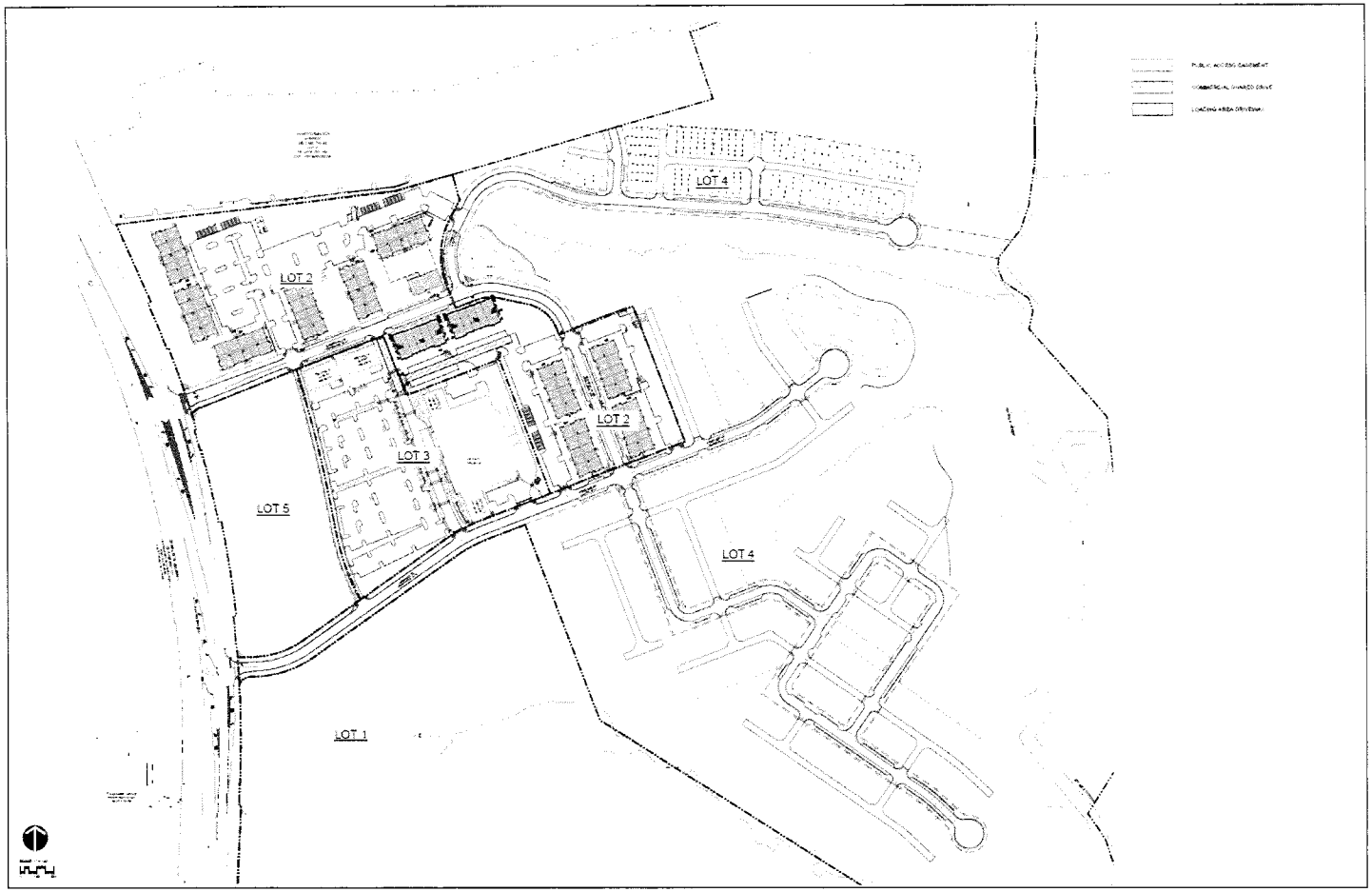


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211

EXHIBIT F

Cross Access Easements



INDIAN LAND EXCHANGE • INDIAN LAND, SC • CROSS ACCESS EASEMENTS

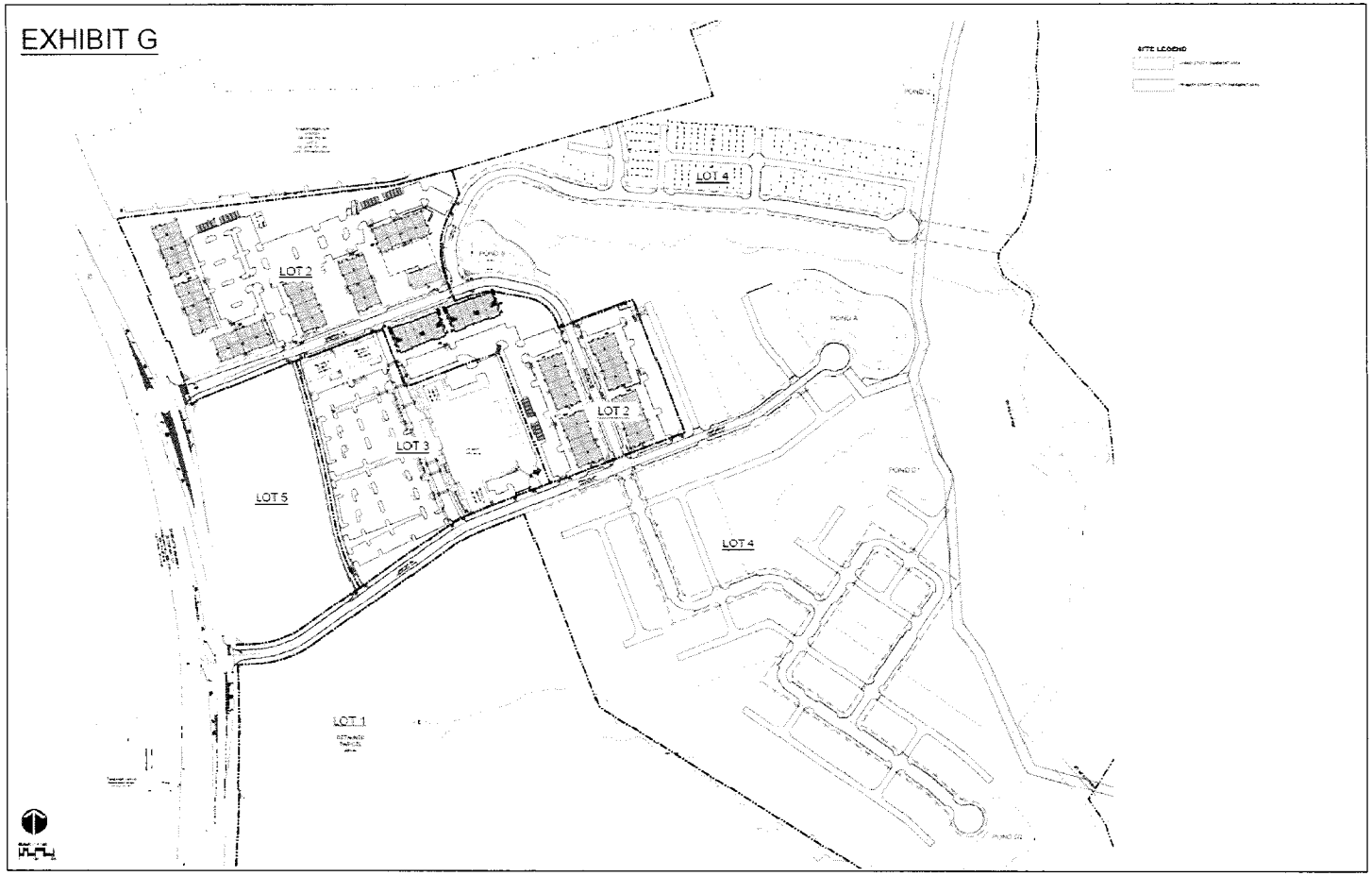
LandDesign.

Book 1599 Page 99

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EXHIBIT G

Utility Easement Area



Book 1599 Page 100

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EXHIBIT H

Grocery Restriction

Use Restrictions. No portion of the Property shall be leased or used for the following uses: (a) a movie theater (except that same shall be permitted on Lot 1), (b) a cocktail lounge, tavern, bar, wine bar and/or brewery (except that the sale of beer, wine and/or liquor for on or off-premises consumption by a grocery store constructed on the Grocery Lot shall be permitted, and a bar in conjunction with a restaurant is allowed), (c) a health club or spa with leased space of more than five thousand (5,000) square feet (except with the prior written consent of the Grocery Lot Owner, which may be withheld in such Owner's sole discretion, and except that same shall be permitted on Lot 1), (d) a night club or discotheque, (e) any mobile home park, trailer court, labor camp, junkyard, or stockyard (except that this provision shall not prohibit the temporary use of construction trailers during periods of construction), (f) any dumping, disposing, incineration, or reduction of garbage (exclusive of dumpsters), (g) an auction house operation or flea market, (h) any automobile, truck, trailer, or R.V. sales, leasing, display, or repair; provided, however, an auto parts sales location is allowed, as is a quick-service automotive repair shop, such as an oil-change center, as is a tire sales shop, such as Firestone or Goodyear, (i) any skating rink, bowling alley, bingo parlor, or other place whose primary business is recreation or amusement, (j) any animal raising facilities, veterinary clinics, facilities providing animal daycare or boarding or pet shops; provided, however that a veterinary clinic, such as a Banfield Pet Hospital, is allowed, but only on the southernmost parcel created within the Retail Lot, (k) a mortuary or funeral parlor, (l) any establishment renting, selling, or exhibiting pornographic materials, (m) school or training facilities; provided, however, tutoring facility, school of dance, children's play centers and day care centers are allowed, and except that same shall be permitted on any Commercial Lot, (n) a manufacturing or warehouse facility (except that same shall be permitted on Lot 1), (o) a nursing home, or (p) any church (except that same shall be permitted on Lot 1). The foregoing shall not apply to first-class amenities which may be located in an apartment or other residential community on a Residential Lot, such as a fitness center.

Grocery Exclusive. For so long as the Grocery Lot Owner or one or more of its tenants, affiliates, successors and/or assigns, including, without limitation, such Owner's successors in interest to title, or such Owner's tenants' subtenants, successors and/or assigns are operating a grocery store on the Grocery Lot (other than temporary closures due to force majeure, casualty, condemnation and bona fide remodeling), all owners, tenants and other occupants of any of the Property shall not sell, convey, lease, rent, operate, use, occupy, or suffer or permit to be occupied, any part of the Project for the operation of a Prohibited Grocery Use. As used herein, the term "**Prohibited Grocery Use**" means any one or more of the following: (i) a food store or a food department, including, without limitation, a so-called "grocery store" or "supermarket" and any Deli Store (defined below), and (ii) the sale of any Grocery Items (defined below) for off-premises consumption. As used herein, the term "Grocery Items" shall collectively refer to produce, fresh meat, dairy products, wine, beer, and bakery products. As used herein, the term "Deli Store" means any deli sandwich shop (*e.g.,* Jimmy John's or Jersey Mike's) or deli store, except that (i) one (1) sandwich/sub shop outside of the Grocery Lot shall be permitted and (ii) any Deli Store located within a Permitted Retail User's (defined below) store (*e.g.*, a Subway within a Target) on

Lot 1 shall be deemed acceptable. The "**Prohibited Grocery Use**" shall not include the sale of Grocery Items as an incidental part to any particular operator's principal business, so long as the total number of square feet devoted by such operator to the display for sale of Grocery Items does not, in the aggregate, exceed five percent (5%) of the total number of square feet of building area leased or occupied by such operator in the Project, or 500 square feet (including, in either such case, one-half (1/2) of the aisle space adjacent to any display area), whichever is smaller. No owner, tenant or occupant of the Retail Lot or Lot 1 shall sell, convey, lease, rent, operate, use, occupy, or suffer or permit to be occupied, any part of such Lot for lockers used for retail pick-up and/or drop off (such as Amazon lockers) for grocery deliveries; provided, however, that the restriction in this sentence shall not apply to (a) Permitted Retail Users (*e.g.*, Permitted Retail Users may have lockers on Lot 1 for grocery items sold in their premises, and Permitted Retail Users may have lockers on Lot 1 for non-grocery items whether such items are sold in their premises) or (b) Uber Eats, Door Dash or similar delivery services.

Notwithstanding the foregoing to the contrary, nothing herein shall prevent (i) restaurants, (ii) coffee concepts (such as Starbucks), (iii) convenience stores (such as 7-Eleven), so long as no more than 3,000 square feet of building area (including one-half (1/2) of the aisle space adjacent to any display area) is devoted to the display for sale of Grocery Items, or (iv) first-class amenities which may be located in an apartment or other residential community on a Residential Lot.

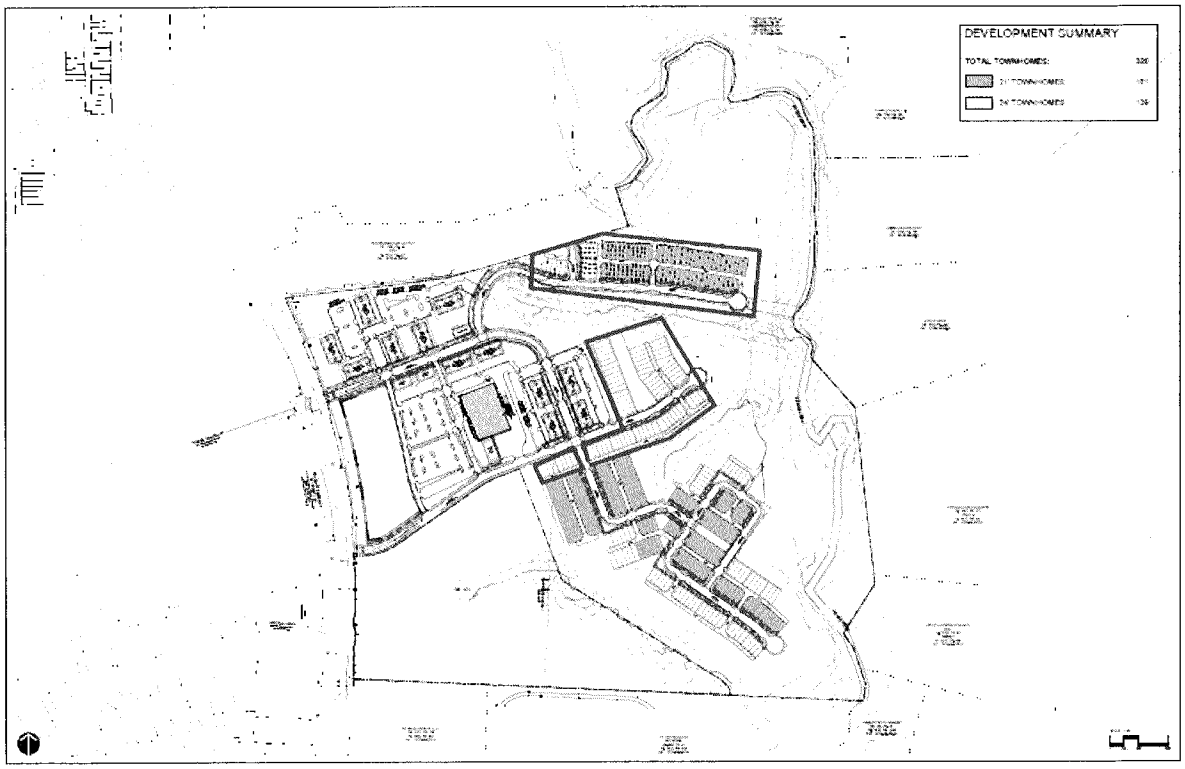
Further, nothing herein shall prevent a Target, Costco, Sam's Club or BJ's (a "**Permitted Retail User**") from operating on Lot 1 only, provided such Permitted Retail User is occupying more than 25,000 square feet and is not operating exclusively as a grocery store. A Permitted Retail User shall remain a Permitted Retail User if such Permitted Retail User changes its trade name from time to time, or if such Permitted Retail User is sold and there is a change in the Permitted Retail User's trade name as a result of such transaction (provided such subsequent Permitted Retail User is occupying more than 25,000 square feet and such subsequent Permitted Retail User is not operating exclusively as a grocery store, as set forth above).

EXHIBIT I

Single Family Rental Restriction

The units on the Single-Family Lot outlined below on may be developed or operated for rent or for sale.

Otherwise, no portion of the Single-Family Lot shall be developed or operated exclusively or primarily as a for rent community. For avoidance of any doubt, the foregoing shall not prohibit individual homeowners from renting their homes to third parties or prohibit Single-Family Developer from entering into customary sale and leaseback arrangements for model homes. Rather, it shall just prohibit primarily leasing, rather than selling, of homes.

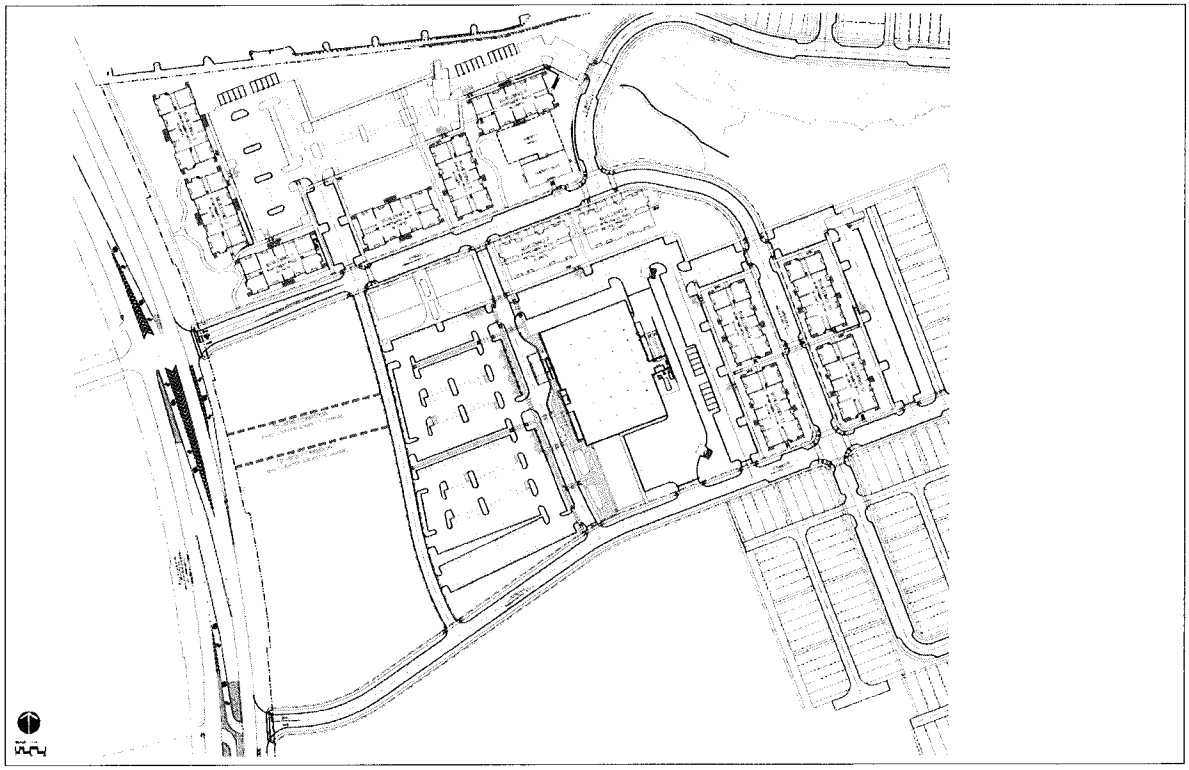


THE EXCHANGE AT INDIAN LAND • INDIAN LAND, SC • SITE PLAN

LandDesign

EXHIBIT J

View Corridor



INDIAN LAND EXCHANGE • INDIAN LAND, SC • VIEW CORRIDOR EXHIBIT

LandDesign.

The Lancaster News

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

PUBLIC HEARING NOTICE

For the purpose of obtaining oral and written comments from the public regarding the following matters, the Lancaster County Planning Commission and County Council will conduct public hearings on Tuesday, May 16, 2023 and Monday, June 12, 2023, respectively. The public hearings will take place at 6:00 PM at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

1. RZ-2022-0344: Application by C4 OP Owner LLC to rezone approximately 28.01 acres at and adjacent to 8918 Charlotte Highway (TM # 0010-00-029.00) from Light Industrial (LI) to Regional Business (RB) district, in order to develop a retail facility with ancillary gas station.

2. UDO-TA-2022-0344: Application by C4 OP Owner LLC to amend UDO sections 4.3.2 regarding Highway Corridor Overlay regulations; and section 7.4.5 Signage Standards.

The following item will be heard by Lancaster County Planning Commission and County Council on Tuesday, May 16, 2023 and Monday, May 22, 2023 respectively; at 6:00 PM at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC:

3. RZ-2023-0531: Application by Ben Cerullo on behalf of Crossridge Development LLC to rezone parcels at and adjacent to 8574 Charlotte Highway: 1.79 acres (p/o 0010-00-059.00) and 1.31 acres (p/o0010-00-061.01) from PDD-26 to Regional Business (RB); ad 1.09 acres (p/o 0010-00-057.00) and 1.62 acres (p/o 0010-00-056.00) from Regional Business (RB) to PDD-26, to adjust boundaries of parcels under current development.

The following item only requires one public hearing before the Lancaster County Planning Commission on Tuesday, May 16, 2023 at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

1. SD-2022-1205: Application by Riverchase Estates Partners LLC for a Preliminary Plat for approximately 806.12 acres located along Riverside Road north of the intersection with Cobblestone way (p/o TM # 0030-00-002.00), for a phase of the larger Riverchase development, consisting of 251 single-family homes, minimum lot size one acre.

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

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

I hereby certify that on the above notice published in The Lancaster News, a general circulation in Lancaster County, South Carolina, in accordance with law on April 29th 2023.

SWORN to before me this 1st day of May, 2023

Notary Public for South Carolina
My Commission Expires: 01/20/2027

Newspaper Rep Signature

CAROLINA GATEWAY

980 N Woodland Drive
PO Box 640
Lancaster, SC 29721
803-339-6862

PUBLIC HEARING NOTICE

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e published in the Carolina
na, in accordance with law

on May 3rd 2023.

SWORN to before me this 3rd day of May, 2023

Ashley L Johnson

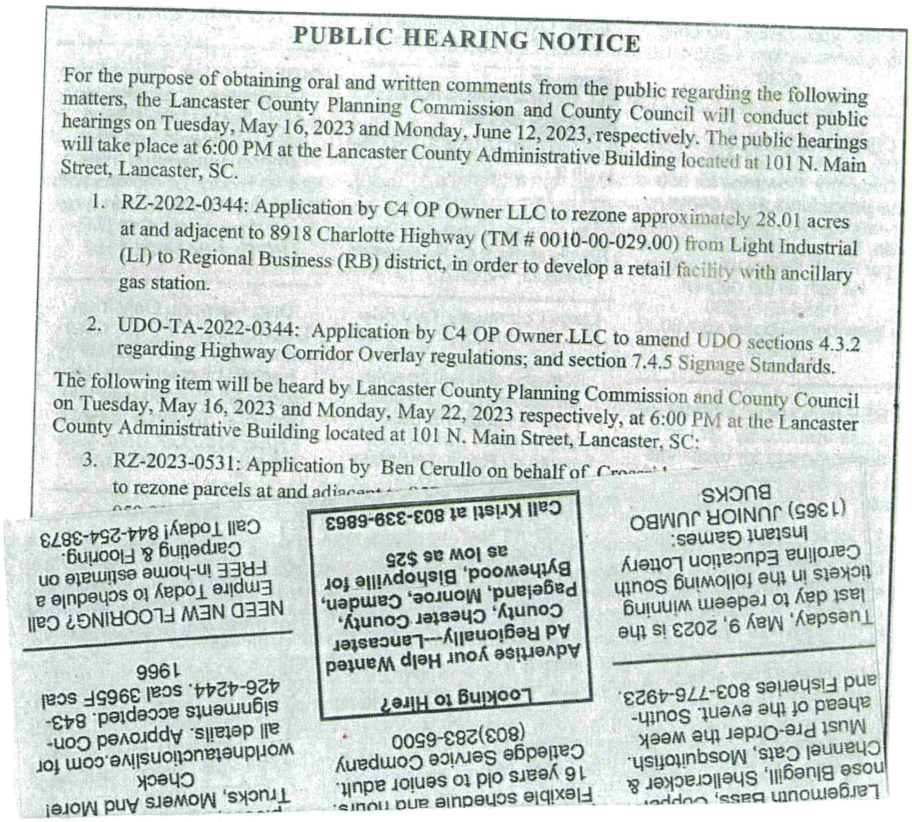
Notary Public for South Carolina
My Commission Expires: 01/20/2027

Newspaper Rep Signature

NOTARY PUBLIC SOUTH CAROLINA

CAROLINA GATEWAY

980 N Woodland Drive
PO Box 640
Lancaster, SC 29721
803-339-6862



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3. RZ-2023-0531: Application by Ben Cerullo on behalf of [illegible] to rezone parcels at and adjacent [illegible]

I hereby certify that on the above notice published in the Carolina Gateway in Lancaster County, South Carolina, in accordance with law on May 3rd 2023.

SWORN to before me this 3rd day of May, 2023

Ashley L Johnson

Notary Public for South Carolina
My Commission Expires: 01/20/2027

Newspaper Rep Signature

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2023-1853 / Planning Case Number: UDO-TA-2022-0344
Contact Person / Sponsor: A. Hardin / Planning
Department: Planning
Date Requested to be on Agenda: 6/12/2023

Council Action Requested:
Application by C4 OP Owner LLC to amend UDO sections 4.3.2 regarding Highway Corridor Overlay regulations.

Points to Consider:
Please see the attached Updated Staff Report.

Funding and Liability Factors:
N/A

Recommendation:
The Planning Commission did not provide a recommendation by a vote of 3-3 and the Planning staff advised against a whole scale regulation exemption and advised to address the issue in a more targeted approach.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2023-1853	6/6/2023	Ordinance
Updated Staff Report	6/5/2023	Planning Staff Report
Application and Draft Text Amendments	4/4/2023	Exhibit
Public Hearing Notice for Ordinance 2023-1853 (Planning Department Case Number: UDO-TA-2022-0344)	5/22/2023	Public Hearing Notices

STATE OF SOUTH CAROLINA)
) **ORDINANCE NO. 2023-1853**
COUNTY OF LANCASTER)

AN ORDINANCE

TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE ("UDO") SECTION 4.3.2, HIGHWAY CORRIDOR OVERLAY DISTRICT (HCO), TO EXCLUDE HOSPITALS, MEDICAL CLINICS, AND LARGE-SCALE RETAILER FACILITIES FROM CERTAIN PORTIONS OF SECTION 4.3.2 ON THE EFFECTIVE DATE OF THIS ORDINANCE

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

Section 1. Findings and Determinations.

The Council of Lancaster County ("Council) finds and determines that:

(a) Lancaster County initiated a full rewrite of the Unified Development Ordinance (UDO) in October 2021 to address substantive issues with the UDO, has retained a UDO consultant to assist in the full rewrite of the UDO, and the full rewrite is expected to take another twelve (12) to eighteen (18) months to complete.
(b) Development interest and activity in Lancaster County continues to increase and at time, economic development projects are presented to the Council that, in order to comply with technical requirements of the UDO, require an amendment to said technical requirements.
(c) The current Lancaster County UDO requires properties that abut US Highway 521 (between SC Highway 75 and the state line) and those on SC Highway 160 from US Highway 521 to the county line to follow special guidelines with the goal to preserve and enhance major gateways to Lancaster County.
(d) This includes requirements for new structures to be built close to and facing the highway corridors, and placing at least 55% of the required parking behind the building.
(e) The proposed text amendment would exempt hospitals, medical clinics, and "large-scale retail" facilities from those design guidelines that support the mixture of uses along the Hwy 521 and SC 160 corridor. The reasoning for this is that these facilities have unique design issues that are not easily accommodated by the current regulations.
(f) The text amendment is consistent with the economic development goals of the Comprehensive Plan as required by UDO Section 9.2.15.B.3, as well as applicable provisions of South Carolina Code, Title VI.
(g) Lancaster County Planning Commission considered the proposed text amendment at its meeting on May 16, 2023 and by a 3-3 vote did not provide a recommendation for this amendment.

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

Ordinance 2016-1442 (Unified Development Ordinance), is amended as set forth in the "Interim Ordinance - Exhibit 1" attached hereto and incorporated herein by reference.

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 _____, 2023.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading: June 12, 2023
Public Hearing: June 12, 2023
Second Reading: June 26, 2023
Third Reading: July 17, 2023

Approved as to form:

_____
Virginia Merck-Dupont, County Attorney

ALTERNATIVE 1 – PROPOSED BY APPLICANT

Section 4.3.2. HIGHWAY CORRIDOR OVERLAY DISTRICT (HCO)

B. DISTRICT BOUNDARIES AND APPLICABILITY

B.2. The Highway Corridor Overlay District development regulations, as set forth in the Highway Corridor Overlay District, apply to all uses on the properties zoned Highway Corridor Overlay District except for single family housing as identified in Section 2.5, Permitted Uses. The development regulations applicable to single family housing are the development regulations of the underlying zoning district. In addition, Hospitals, Medical Clinics, and Large-Scale Retailer facilities shall be exempt from the Highway Corridor Overlay District development regulations text located in Section 4.3.2.F.1, all of Subsection 4.3.2.F.1.a., the development regulations text of Section 4.3.2.G.1., and all of Subsection 4.3.2.G.1.a.

D. Any property zoned and used for a single-family residential use, including the single-family residential portion of a property zoned Planned Development District (PDD), shall be exempt from the development standards of the Highway Corridor Overlay District. Any property zoned and used for a Hospital, Medical Clinic, and Large-Scale Retailer shall be exempt from the development standards of the Highway Corridor Overlay District located in the specific text of Section 4.3.2.F.1., all of Subsection 4.3.2.F.1.a, the specific text of Section 4.3.2.G.1., and all of Subsection 4.3.2.G.1.a. When a parcel has a vested right in effect, that parcel may be exempt from certain provisions of the Highway Corridor Overlay District, as outlined in Chapter 9 of the UDO. The development standards of this overlay district shall apply to all other properties within the district boundaries as outlined in Section 4.3.2.B.

ALTERNATIVE 2 – PROPOSED BY STAFF

Section 4.3.2. HIGHWAY CORRIDOR OVERLAY DISTRICT (HCO)

4.3.2.F. GENERAL REQUIREMENTS AND DEVELOPMENT STANDARDS

1. Building Placement: All buildings shall front onto a public or private street, or share a frontage line with a square or other similar common open space. The front facade of buildings shall be generally parallel to front property lines when placed along the corridor right-of-way. The following shall also apply:

a. In general, the setback requirements set forth in Chapter 2 and Chapter 3 of the UDO shall apply; however, in no instance shall the front setback be less than 50 feet. For hospitals, medical clinics, large-scale retail facilities, and commercial developments that were platted prior to the establishment of the Highway Corridor Overlay District, common setback flexibility will be considered by the Technical Review Committee (TRC). TRC will consider the allowances in 4.3.2.G.1 when reviewing setbacks for hospitals, medical clinics, and large-scale retail facilities.

b. Notwithstanding any other provisions of the UDO, existing buildings built as of June 9, 2014, and not in conformity with the 50-foot front setback shall not be precluded from expanding in size based on the setback nonconformity, provided the expansion does not result in further reduction of the nonconforming setback and provide a minimum 25-foot front setback.

c. When fronting the corridor right-of-way, buildings shall have access from the front and rear of the building. For hospitals, medical clinics, and large-scale retail facilities with room for an off-set or corner door entrance on a side, this may be provided in place of a rear door.

d. The development of retail commercial centers or villages is favorable over commercial "strip development" in the Highway Corridor Overlay District.

4.3.2.G. PARKING AND VEHICULAR ACCESS

1. Off-Street Parking: For buildings fronting on the corridor, off-street surface parking shall be located primarily to the rear of the building it serves. Side yard parking is permissible and shall occupy no more than 45 percent of the principle corridor frontage line. The following shall also apply:

a. Where dimensions or topographical constraints of existing parcels restrict the location of off-street parking to the rear of the building it serves, the restrictions on side yard parking may be modified, on a case-by-case basis, by the Administrator;

b. Uninterrupted areas of parking areas shall be limited in size. Parking areas with more than 20 space[s] shall be broken by buildings and/or landscape features as outlined in Section 4.3.2.K.6; and

c. Parking areas shall be designed to allow pedestrians to safely move from their vehicles to the building.

d. Hospitals, medical clinics, and large-scale retail facilities in the HCO may include up to two (2) parking drive aisles between Hwy 521 and the adjacent building. This parking area may be no wider than 125 feet, inclusive of required landscaping islands and drive aisles. This parking area includes the 50-foot setback required in Section 4.3.2.F.1.a., for a net addition of 75 feet in setback. Where setback regulations conflict with this provision, this section of code will prevail.

PROPOSAL:	Amend Unified Development Ordinance Section 4.3.2, Highway Corridor Overlay regulations
APPLICABLE CHAPTER(S):	Chapter 4
APPLICANT:	Yates Dunaway (Crosland LLC) on behalf of C4 OP Owner LLC
STATUTORY NOTICES:	Hearing notice published 4/29/2023 in The Lancaster News And 5/03/2023 in Carolina Gateway

All proposed amendments have been processed and notified as required by UDO Section 9.2.15.

PROJECT SUMMARY & PROPOSAL:

On behalf of C4 OP Owner LLC, applicant Yates Dunaway is proposing to amend Chapter 4 and Chapter 7 of the Unified Development Ordinance (UDO) to ***modify Section 4.3.2, Highway Corridor Overlay regulations, Section 7.2.6 Bicycle Parking, Section 7.4.5 Signage standards, and Section 10.3 Definitions***. These four (4) requests are related to a proposed development in The Exchange along Hwy 521/Charlotte Hwy, located in the "Neighborhood Mixed Use" category of the Comprehensive Plan's Future Land Use map.

This report focuses on the proposed changes to Chapter 4, Sections 4.3.2.

OUTLINE OF TEXT AMENDMENT:

The applicant has submitted text amendments that are related to the proposed Costco site in The Exchange mixed-use project located on Charlotte Hwy. Staff has arranged the requests based on the UDO Chapter proposed for amendment.

The applicant has also applied for a rezoning for 28 acres to convert from Light Industrial to regional business, which is reported on under case file RZ-2022-0344.

The following sections of Chapter 4 are proposed to be amended:

Section 4.3.2.B – Highway Corridor Overlay District Boundaries and Applicability and **Section 4.3.2.D** – Highway Corridor Overlay District Exceptions and Non-Conforming Situations

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Section 4.3.2.B *Highway Corridor Overlay District Boundaries and Applicability* and Section 4.3.2.D – *Highway Corridor Overlay District Exceptions and Non-Conforming Situations*

PROPOSED TEXT AMENDMENTS:

The following sections of the UDO are proposed to be amended with the additional language (underlined):

Section 4.3.2. B.2. The Highway Corridor Overlay District development regulations, as set forth in the Highway Corridor Overlay District, apply to all uses on the properties zoned Highway Corridor Overlay District except for single family housing as identified in Section 2.5, Permitted Uses. The development regulations applicable to single family housing are the development regulations of the underlying zoning district. In addition, Hospitals, Medical Clinics, and Large-Scale Retailer facilities shall be exempt from the Highway Corridor Overlay District development regulations located in **Section 4.3.2.F. l., Subsection 4.3.2.F.1.a., Section 4.3.2.G. l., and Subsection 4.3.2.G. l.a.**

Section 4.3.2.D. Any property zoned and used for a single-family residential use, including the single-family residential portion of a property zoned Planned Development District (PDD), shall be exempt from the development standards of the Highway Corridor Overlay District. Any property zoned and used for a Hospital, Medical Clinic, and Large-Scale Retailer shall be exempt from the development standards of the Highway Corridor Overlay District located in **Section 4.3.2. F.1. Subsection 4.3.2.F.1.~~a~~, Section 4.3.2. G.1., and Subsection 4.3.2.G.1.a.** When a parcel has a vested right in effect, that parcel may be exempt from certain provisions of the Highway Corridor Overlay District, as outlined in Chapter 9 of the UDO. The development standards of this overlay district shall apply to all other properties within the district boundaries as outlined in Section 4.3.2.B.

The effect of the two proposals is primarily the same.

RELEVANT CODE:

The proposal is to exempt the applicant's project from the development regulations in Sections 4.3.2.F.1 and 4.3.2.G.1, as follows (proposed exemptions highlighted in yellow):

4.3.2.F. GENERAL REQUIREMENTS AND DEVELOPMENT STANDARDS

1. Building Placement: All buildings shall front onto a public or private street, or share a frontage line with a square or other similar common open space. The front facade of buildings shall be generally parallel to front property lines when placed along the corridor right-of-way. The following shall also apply:

a. In general, the setback requirements set forth in Chapter 2 and Chapter 3 of the UDO shall apply; however, in no instance shall the front setback be less than 50 feet. For commercial developments that were platted prior to the establishment of the Highway Corridor Overlay District, common setback flexibility will be considered by the Technical Review Committee (TRC).

b. Notwithstanding any other provisions of the UDO, existing buildings built as of June 9, 2014, and not in conformity with the 50-foot front setback shall not be precluded from expanding in size based on the setback nonconformity, provided the expansion does not result in further reduction of the nonconforming setback and provide a minimum 25- foot front setback.

c. When fronting the corridor right-of-way, buildings shall have access from the front and rear of the building.

d. The development of retail commercial centers or villages is favorable over commercial "strip development" in the Highway Corridor Overlay District.

4.3.2.G. PARKING AND VEHICULAR ACCESS

1. Off-Street Parking: For buildings fronting on the corridor, off-street surface parking shall be located primarily to the rear of the building it serves. Side yard parking is permissible and shall occupy no more than 45 percent of the principle corridor frontage line. The following shall also apply:

a. Where dimensions or topographical constraints of existing parcels restrict the location of off-street parking to the rear of the building it serves, the restrictions on side yard parking may be modified, on a case-by-case basis, by the Administrator;

b. Uninterrupted areas of parking areas shall be limited in size. Parking areas with more than 20 space[s] shall be broken by buildings and/or landscape features outlined in Section 4.3.2.K.6; and

c. Parking areas shall be designed to allow pedestrians to safely move from their vehicles to the building.

CURRENT CODE:

4.3.2 HIGHWAY CORRIDOR OVERLAY DISTRICT (HCO)
The Highway Corridor Overlay District is hereby established and is subject to the following general provisions:

A. PURPOSE AND INTENT
The Highway Corridor Overlay District is established to preserve and enhance corridors that serve as major gateways leading to, from, and within Lancaster County. As both commercial and residential land uses exist along such corridors, there is a desire of the residents of Lancaster County to provide standards relative to connectivity, aesthetic appearance, and safety along major gateways. The land use recommendations and design requirements contained in the Highway Corridor Overlay District are the result of a community-wide effort. As such, the intent of this district is to provide unified land development regulations that promote a sense of place and create consistency along significant corridors by improving the visual character of adjacent development.

B. DISTRICT BOUNDARIES AND APPLICABILITY
The Highway Corridor Overlay District applies to the following:

1. The County Council shall designate the property that is subject to the provisions of the Highway Corridor Overlay District by rezoning the properties in accordance with the procedures and requirements applicable to map amendments. In general, for those highways identified for Highway Corridor Overlay District status, the district designation shall apply to all parcels fronting on or within 1,000 feet of the right-of-way of the designated highway. Only the following highways are designated as a Highway Corridor Overlay District:

a. US Highway 521 from SC Highway 75 (Waxhaw Highway) northward to the North/South Carolina state line; and

b. SC Highway 160 from US Highway 521 westward to the York/Lancaster County line.

2. The Highway Corridor Overlay District development regulations, as set forth in the Highway Corridor Overlay District, apply to all uses on the properties zoned Highway Corridor Overlay District except for single family housing as identified in Section 2.5, Permitted Uses. The development regulations applicable to single family housing are the development regulations of the underlying zoning district.

3. Any property within the Highway Overlay District zoned and used for industrial use, LI and HI, shall be subject to the provisions set forth in Section 4.3.2.N; and

4. This district shall also apply to all shared access easements and/or cross-access easements located within the areas defined in Section 4.3.2.B.1, including, but not limited to, those that may be used to access any parcel or parcels beyond the boundaries of this district.

RELEVANT COMPREHENSIVE PLAN CITATIONS:

Land Use Element – Community Types

An important concept introduced during the regional planning process was designating areas based on "community types." … The use of community types marks a significant shift in planning practice in the last ten to fifteen years, away from conventional and functional designations that merely specified the use of land and towards a renewed interest in the relationships between land uses and urban design. The objective of this more contextual way of classifying land uses is to produce more economically and environmentally attractive places to live, work and play.

The Future Land Use Category of the subject property is Neighborhood Mixed Use, which corresponds to the Community Type of Walkable Neighborhood. The adopted Comprehensive Plan states that the Walkable 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.

Walkable Activity Center: Land Use Considerations		
Condominium / Apartment	Professional Office	Movie Theatre
Live/Work Unit	Government Building	Pocket Park
Community-wide Commercial	Church/School	Farmers' Market
Restaurant	Library	

The Neighborhood Mixed-Use Future Land Use Category covers the upper half of the Panhandle, terminating at Waxhaw Highway (Route 75). The Neighborhood Mixed Use Future Land Use Category and Walkable Neighborhood Community Type are intended to be compatible with the existing suburban character of the area.

DISCUSSION:

Exempting certain uses from 4.3.2.F.1 (regulatory language) and 4.3.2.F.1.a removes the following requirements:

- Buildings to front on a street
- Front façade to be parallel to property lines
- Additional setbacks along Hwy 521 that provide room for highway expansion

Exempting certain uses from 4.3.2.G.1 (regulatory language) and 4.3.2.G.1.a removes the following requirements:

- On-site parking primarily located in the rear of the building site
- Allowance of no more than 45 percent of parking in the side yard
- Allowance of staff to modify side yard parking restrictions

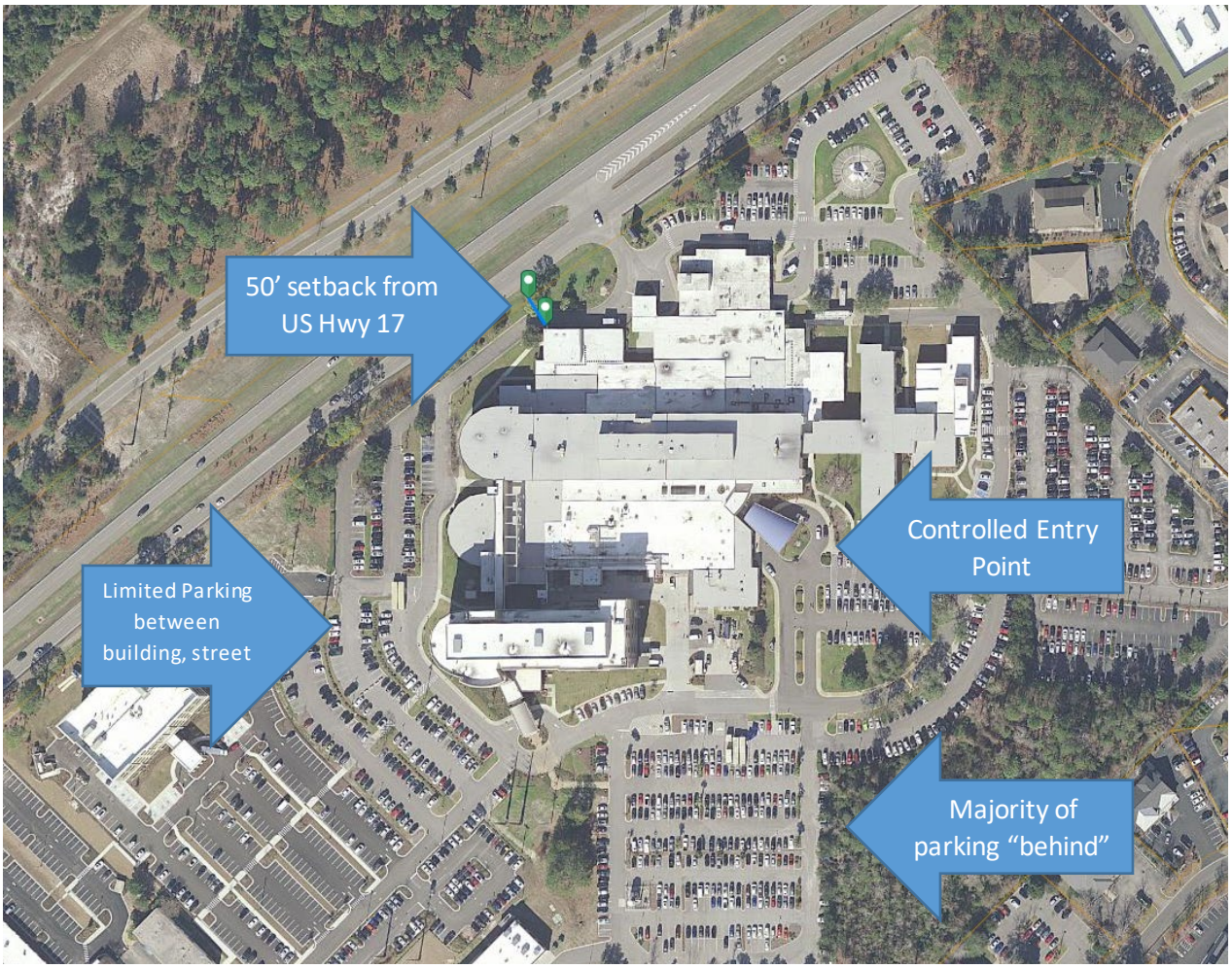
In the applicant's narrative, it's noted that *"Requiring frontage on the highway corridor and doing so as close as 25 feet has proven to be unworkable in many instances and counter to the goal of allowing room for the planned future widening of Highway 521 itself. For these reasons, the current draft of the Highway Corridor Overlay District in the UDO Update dated December 21, 2022, Chapter 2, proposed Section 2. 7.3, footnote 3 7, calls for the elimination of the build-to line and the 25 feet setbacks."*

Staff does not contest this point, but wishes to clarify the following:

- An amendment to the UDO has already been made to require a minimum of 50 ft front setback along public and private roads (Ordinance 2021-1783, effective December 13, 2021).
- The current UDO draft is still a work in progress, and should not be used to indicate what will or won't be adopted when the rewrite is completed.

The applicant also notes that the staff has recommended "*allowing parking between the road and building for large centers."* This statement leaves out a key component of the staff's recommendation, which is to allow *limited* parking. The full quote is as follows: **"Consider allowing some limited parking between the road and building for larger centers."**

Regarding medical clinic and hospital design, it is clear that these uses serve a unique role in the community. Recent hospital design standards, however, have been migrating to a central entry point away from the main road and internal to the campus, located in an area that can be better controlled for security. An example of this is Grand Strand Regional Medical Center in Myrtle Beach, SC:



View from Highway:



FINDINGS AND CONCLUSIONS:

Staff opines that the proposed text amendment is inconsistent with the "Walkable Neighborhood" community type provisions of the Comprehensive Plan.

What Makes a Community Walkable?
https://www.walkscore.com/walkable-neighborhoods.shtml

- **A center:** Walkable neighborhoods have a center, whether it's a main street or a public space.
- **People:** Enough people for businesses to flourish and for public transit to run frequently.
- **Mixed income, mixed use:** Affordable housing located near businesses.
- **Parks and public space:** Plenty of public places to gather and play.
- **Pedestrian design:** Buildings are close to the street; parking lots are relegated to the back.
- **Schools and workplaces:** Close enough that most residents can walk from their homes.
- **Complete streets:** Streets designed for bicyclists, pedestrians, and transit.

Staff further opines that removing large-scale uses from regulations that are intended to create a sense of place, visual character, standard connectivity, aesthetic appearance, and safety goes against what that the Highway Corridor Overlay District was designed to achieve. The text as presented is not recommended.

STAFF RECOMMENDATION:

Staff would advise against a wholescale regulation exemption and address the issue in a more targeted approach. Optional changes are provided below (with additions underlined and deletions shown in ~~strikethrough~~).

4.3.2.F. GENERAL REQUIREMENTS AND DEVELOPMENT STANDARDS

1. Building Placement: All buildings shall front onto a public or private street, or share a frontage line with a square or other similar common open space. The front facade of buildings shall be generally parallel to front property lines when placed along the corridor right-of-way. The following shall also apply:

a. In general, the setback requirements set forth in Chapter 2 and Chapter 3 of the UDO shall apply; however, in no instance shall the front setback be less than 50 feet. For hospitals, medical clinics, large-scale retail facilities, and commercial developments that were platted prior to the establishment of the Highway Corridor Overlay District, common setback flexibility will be considered by the Technical Review Committee (TRC). TRC will consider the allowances in 4.3.2.G.1 when reviewing setbacks for hospitals, medical clinics, and large-scale retail facilities.

b. Notwithstanding any other provisions of the UDO, existing buildings built as of June 9, 2014, and not in conformity with the 50-foot front setback shall not be precluded from expanding in size

based on the setback nonconformity, provided the expansion does not result in further reduction of the nonconforming setback and provide a minimum 25- foot front setback.

c. When fronting the corridor right-of-way, buildings shall have access from the front and rear of the building. For hospitals, medical clinics, and large-scale retail facilities with room for an off-set or corner door entrance on a side, this may be provided in place of a rear door.

d. The development of retail commercial centers or villages is favorable over commercial "strip development" in the Highway Corridor Overlay District.

4.3.2.G. PARKING AND VEHICULAR ACCESS

1. Off-Street Parking: For buildings fronting on the corridor, off-street surface parking shall be located primarily to the rear of the building it serves. Side yard parking is permissible and shall occupy no more than 45 percent of the principle corridor frontage line. The following shall also apply:

a. Where dimensions or topographical constraints of existing parcels restrict the location of off-street parking to the rear of the building it serves, the restrictions on side yard parking may be modified, on a case-by-case basis, by the Administrator;

b. Uninterrupted areas of parking areas shall be limited in size. Parking areas with more than 20 space[s] shall be broken by buildings and/or landscape features as outlined in Section 4.3.2.K.6; and

c. Parking areas shall be designed to allow pedestrians to safely move from their vehicles to the building.

d. Hospitals, medical clinics, and large-scale retail facilities in the HCO may include up to two (2) parking drive aisles between Hwy 521 and the adjacent building. This parking area may be no wider than 125 feet, inclusive of required landscaping islands and drive aisles. This parking area includes the 50-foot setback required in Section 4.3.2.F.1.a., for a net addition of 75 feet in setback. Where setback regulations conflict with this provision, this section of code will prevail.

APPLICANT'S RESPONSE TO STAFF'S PROPOSAL: The applicant appreciates staff's input but respectfully requests the original wording.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission motion to recommend approval failed on a 3 – 3 vote. The Planning Commission has no recommendation on this item.

ATTACHMENTS:

1. Application
2. Proposed Text Amendment from Applicant
3. Staff's Alternative

STAFF CONTACT:

Allison Hardin, Interim Planning Director
ahardin@lancastersc.net

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

TEXT AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant
- Fees associated with Application

GENERAL INFORMATION

UDO Section(s) Proposed to be Amended: See Text Amendment Items 1 through 5 on attached pages.

Current Text:
Please see proposed Text Amendment Items 1 through 5 on the attached pages for the current text of the UDO Sections Proposed to be Amended.

Proposed Text:
Please see proposed Text Amendment Items 1 through 5 on the attached pages for the proposed new text (underlined) for the UDO Sections Proposed to be ~~Amended~~.

Description of Need for Proposed Text:
Please see proposed Text Amendment Items 1 through 5 on the attached pages for the accompanying Description of Need for each Proposed Text Amendment.

☑ Additional pages attached for more information

CONTACT INFORMATION

Applicant Name: Yates Dunaway for C4 OP Owner, LLC

Address: 801 East Blvd

City: Charlotte State: NC Zip: 28203 Phone: 312-485-2722

Fax: _____ Email: ydunaway@csere.com

APPLICATION CERTIFICATIONS

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

Yates Dunaway — 3-30-23

Applicant — Date

Yates Dunaway — 3-30-23

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.
- Text Amendment Application Fee - $435.00

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

Text Amendment Item 1.

Amend Section 4.3.2 of the Highway Corridor Overlay District (HCO) by adding the following underlined proposed text to the current text of Section 4.3.2.B.2 – DISTRICT BOUNDARIES AND APPLICABILITY:

B. DISTRICT BOUNDARIES AND APPLICABILITY

Section 4.3.2.B.2. The Highway Corridor Overlay District development regulations, as set forth in the Highway Corridor Overlay District, apply to all uses on the properties zoned Highway Corridor Overlay District except for single family housing as identified in Section 2.5, Permitted Uses. The development regulations applicable to single family housing are the development regulations of the underlying zoning district. In addition, Hospitals, Medical Clinics, and Large-Scale Retailer facilities shall be exempt from the Highway Corridor Overlay District development regulations located in Section 4.3.2.F.1., Subsection 4.3.2.F.1.b., Section 4.3.2.G.1., and Subsection 4.3.2.G.1.a.

Description of Need for Proposed Text. Currently, Section 4.3.2.F.1. requires that the front façade of buildings shall front on the street and be parallel to front property lines when placed along the corridor right-of-way. Subsection 4.3.2.F.1.b. requires that when fronting the corridor right-of-way, buildings shall have access from the front and rear of the building.

Section 4.3.2.G.1. requires that, for buildings fronting on the corridor, off-street surface parking shall be located primarily to the rear of building it serves and provides that side yard parking shall occupy no more than 45 percent of the principal corridor frontage line. Subsection 4.3.2.G.1.a. grants the Administrator authority to allow a higher percentage of side yard parking where dimensions or topographical constraints restrict the amount of off-street parking that can be placed to the rear of the building it serves.

Requiring frontage on the highway corridor and doing so as close as 25 feet has proven to be unworkable in many instances and counter to the goal of allowing room for the planned future widening of Highway 521 itself. For these reasons, the current draft of the Highway Corridor Overlay District in the UDO Update dated December 21, 2022, Chapter 2, proposed Section 2.7.3, footnote 37, calls for the elimination of the build-to line and the 25 feet setbacks.

Furthermore, the County's UDO Assessment, dated August 26, 2021, Appendix 1, Staff Recommendations for UDO Update, at page 10, reflects the opinions of both the Staff and Economic Development that the limitation on retail stores visible from the road with parking in front does not lend itself to developments that appear welcoming and full of activity, which in turn limits their ability to be successful. Economic Development recommended eliminating design requirements that hide the front of stores from the road and that require buildings to be constructed close to the road. Staff Recommendations regarding Section 4.3.2.G specifically call for allowing parking between the road and building for large centers.

Large-Scale Retailers are located in buildings of at least 100,000 square feet of gross floor area. For the reasons stated by Staff in the UDO Assessment and as reflected in draft of Section 2.7.3 prepared by the County's consultants, these projects should not be required to front up against the highway corridor. Large-Scale Retailers should be allowed to locate their major buildings back

away from the corridor with parking surrounding them including parking located between the road and building. For these same reasons, the current limitations on side yard parking and requirement for front and rear building access should be eliminated for Large-Scale Retailers.

Hospitals and Medical Clinics serve a unique role in our community and have a standard site layout. For many of the reasons stated above, future highway widening and visibility, medical buildings should not be required to front up against the highway corridor with limited setbacks. Moreover, basic access to Hospitals and Medical Clinics calls for non-emergency patients and visitors to park and enter the front of the building. The emergency department and ambulance access are located at the rear of the building. And for safety and privacy reasons non-emergency and emergency access are kept separate.

Text Amendment Item 2.

Amend Section 4.3.2 of the Highway Corridor Overlay District (HCO) by adding the following underlined proposed text to the current text of Section 4.3.2.D – EXCEPTIONS AND NON-CONFORMING SITUATIONS:

> **Section 4.3.2.D – EXCEPTIONS AND NON-CONFORMING SITUATIONS**
>
> Any property zoned and used for a single family residential use, including the single family residential portion of a property zoned Planned Development District (PDD), shall be exempt from the development standards of the Highway Corridor Overlay District. Any property zoned and used for a Hospital, Medical Clinic, and Large-Scale Retailer shall be exempt from the development standards of the Highway Corridor Overlay District located in Section 4.3.2.F.1. Subsection 4.3.2.F.1.b, Section 4.3.2.G.1., and Subsection 4.3.2.G.1.a. When a parcel has a vested right in effect, that parcel may be exempt from certain provisions of the Highway Corridor Overlay District, as outlined in Chapter 9 of the UDO. The development standards of this overlay district shall apply to all other properties within the district boundaries as outlined in Section 4.3.2.B.

Description of Need for Proposed Text. Please see discussion under Amendment Item 1 above.

Text Amendment Item 3.

Amend Section 10.3 of the UDO to add a new definition for "Large Scale Retailer":

> "Large-Scale Retailer" is a type of General Commercial use and includes membership-only retail warehouse facilities. Large-Scale Retailers are located in buildings of at least 100,000 square feet of gross floor area.

Description of Need for Proposed Text. Large-Scale Retailers are unique. They occupy very large buildings that are not conducive to fronting against a highway corridor. They have large customer parking demands that justify locating parking surrounding them including parking located between the road and building. Parking requirements would fall under General Commercial at 1 space per 250 SF per Section 7.2.4.A.

Text Amendment Item 4.

Add a new line (new line underlined below) to the chart located in UDO Section 7.2.6.A. – BICYCLE PARKING - for Large-Scale Retailer use:

7.2.6 BICYCLE PARKING

A. REQUIRED SPACES

The following minimum bicycle parking spaces are required (Excludes RUB, LI, HI, and M Districts):

Use	Required Short-Term Spaces	Required Long-Term Spaces
Dwelling, Multi-Family	1 per 20 units, 3 minimum	1 per 5 units (Projects with 10+ units only)
All Other Residential Uses	None Required	None Required
All Retail Uses	1 per 5,000 SF of gross floor area, 3 minimum	1 per 5,000 SF of gross floor area
All Commercial Uses	1 per 10,000 SF of gross floor area, 3 minimum	1 per 5,000 SF of gross floor area
Large-Scale Retailer Use	3	None Required
All Civic Uses	1 per 5,000 SF of gross floor area, 3 minimum	None Required

Description of Need for Proposed Text. Large-Scale Retailers serve the public who buy significant quantities of goods and large-sized goods to transport home, in car trunks, in trucks, on tops of cars, and otherwise. The need for bicycle parking is virtually non-existent. If the current bicycle requirement were applied to Large-Scale Retailers and calculated by the amount of floor area, then the result would be an extraordinary number of spaces reserved for a method of transportation that does not apply due to the quantities and size of goods typically involved in sales by Large-Scale Retailers.

Text Amendment Item 5.

Amend UDO Section 7.4.5, "Signage Standards by Category," by adding the underlined text to Section 7.4.5.A., "Attached Sign Standards," Subsection A., "Wall Signs," at bottom of the column for "Maximum Area," adding ", except 400 sq ft per building wall maximum for Large-Scale Retailer":

A. ATTACHED SIGN STANDARDS

	Permitted Location	Maximum Area	Maximum Height	Other Requirements	Maximum Number
A. Wall Signs	AR, RR, RN, LDR, MDR, HDR, UR, RUB, PB, HDR (non-residential uses only, but not Home Occupations)	30 sq ft OR 1 sq ft per linear ft of building wall, whichever is greater. 50 sq ft building maximum	No sign shall extend above the roofline	12 inch maximum protrusion	None. May not exceed maximum calculated square footage on any wall (cannot move allotment from one wall to another)
	NB, INS, RMX, MX, IMX	30 sq ft OR 1 sq ft per linear ft of building wall, whichever is greater. 50 sq ft building maximum.			
	LI, HI, GB, RB	50 sq ft OR 1sq ft per linear ft of building wall, whichever is greater. 75 sq ft building maximum, **except 400 sq ft per building wall maximum for Large -Scale Retailer**			

Description of Need for Proposed Text. Large-Scale Retailers by definition have over 100,000 square feet of gross floor area. The limit on wall signage of 75 square feet would produce wall signage size that is inadequate and disproportionate architecturally to the magnitude of the building. A sign this small would look awkward and out of place on the wall of a Large-Scale Retailer's building. Increasing the maximum signage to 400 square feet per wall is in line with the magnitude of the building and comparable to existing major retailers in the vicinity, such as Walmart and Lowe's Home Improvement. Note that Applicant seeks relief from the HCO's requirement that the Large-Scale Retailer building front on the highway corridor and that the planned building will be located some distance back from the highway.

The Lancaster News

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

PUBLIC HEARING NOTICE

For the purpose of obtaining oral and written comments from the public regarding the following matters, the Lancaster County Planning Commission and County Council will conduct public hearings on Tuesday, May 16, 2023 and Monday, June 12, 2023, respectively. The public hearings will take place at 6:00 PM at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

1. RZ-2022-0344: Application by C4 OP Owner LLC to rezone approximately 28.01 acres at and adjacent to 8918 Charlotte Highway (TM # 0010-00-029.00) from Light Industrial (LI) to Regional Business (RB) district, in order to develop a retail facility with ancillary gas station.

2. UDO-TA-2022-0344: Application by C4 OP Owner LLC to amend UDO sections 4.3.2 regarding Highway Corridor Overlay regulations; and section 7.4.5 Signage Standards.

The following item will be heard by Lancaster County Planning Commission and County Council on Tuesday, May 16, 2023 and Monday, May 22, 2023 respectively; at 6:00 PM at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC:

3. RZ-2023-0531: Application by Ben Cerullo on behalf of Crossridge Development LLC to rezone parcels at and adjacent to 8574 Charlotte Highway: 1.79 acres (p/o 0010-00-059.00) and 1.31 acres (p/o0010-00-061.01) from PDD-26 to Regional Business (RB); ad 1.09 acres (p/o 0010-00-057.00) and 1.62 acres (p/o 0010-00-056.00) from Regional Business (RB) to PDD-26, to adjust boundaries of parcels under current development.

The following item only requires one public hearing before the Lancaster County Planning Commission on Tuesday, May 16, 2023 at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

1. SD-2022-1205: Application by Riverchase Estates Partners LLC for a Preliminary Plat for approximately 806.12 acres located along Riverside Road north of the intersection with Cobblestone way (p/o TM # 0030-00-002.00), for a phase of the larger Riverchase development, consisting of 251 single-family homes, minimum lot size one acre.

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

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

I hereby certify that on the above notice published in The Lancaster News, a general circulation in Lancaster County, South Carolina, in accordance with law on April 29th 2023.

SWORN to before me this 1st day of May, 2023

Notary Public for South Carolina
My Commission Expires: 01/20/2027

Newspaper Rep Signature

CAROLINA GATEWAY

980 N Woodland Drive
PO Box 640
Lancaster, SC 29721
803-339-6862

PUBLIC HEARING NOTICE

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e published in the Carolina
na, in accordance with law

on May 3rd 2023.

SWORN to before me this 3rd day of May, 2023

Ashley L Johnson

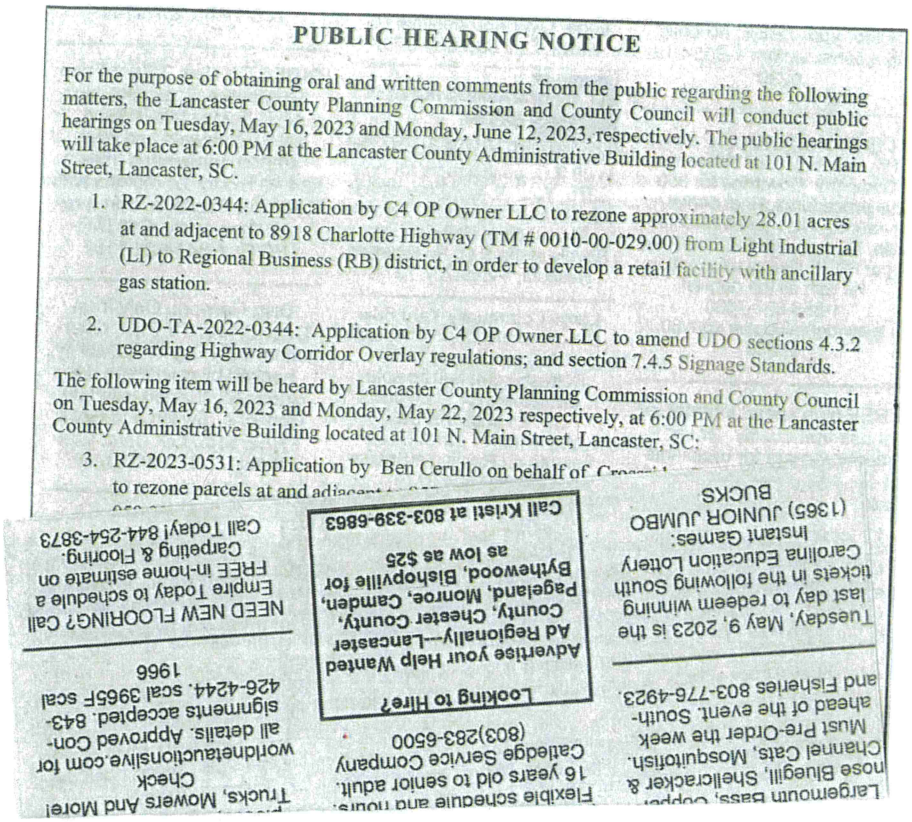
Notary Public for South Carolina
My Commission Expires: 01/20/2027

Ashley L Johnson NOTARY PUBLIC SOUTH CAROLINA

Newspaper Rep Signature

CAROLINA GATEWAY

980 N Woodland Drive
PO Box 640
Lancaster, SC 29721
803-339-6862



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3. RZ-2023-0531: Application by Ben Cerullo on behalf of [illegible] to rezone parcels at and adjacent [illegible]

I hereby certify that on the above notice published in the Carolina Gateway in Lancaster County, South Carolina, in accordance with law on May 3rd 2023.

SWORN to before me this 3rd day of May, 2023

Ashley L Johnson

Notary Public for South Carolina
My Commission Expires: 01/20/2027

Newspaper Rep Signature

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2023-1855 / Planning Case Number: UDO-TA-2022-0344
Contact Person / Sponsor: A. Davis / Planning
Department: Planning
Date Requested to be on Agenda: 6/12/2023

Council Action Requested:
Application by C4 OP Owner LLC to amend UDO section 10.3 to add a new definition for "Large Scale Retailer."

Points to Consider:
Please see attached Updated Staff Report.

Funding and Liability Factors:
N/A

Recommendation:
The Planning Commission recommended approval by unanimous vote and the Planning staff also recommended approval of the text amendment.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2023-1855	6/7/2023	Ordinance
Updated Staff Report	6/5/2023	Ordinance
Application and Draft Text Amendments	4/4/2023	Exhibit
Public Hearing Notice for Ordinance 2023-1855 (Planning Department Case Number: UDO-TA-2022-0344)	5/22/2023	Public Hearing Notices

STATE OF SOUTH CAROLINA)
) **ORDINANCE NO. 2023-1855**
COUNTY OF LANCASTER)

AN ORDINANCE

TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE ("UDO") SECTION 10.3, USE TYPE DEFINITIONS, TO INCLUDE A NEW USE DEFINITION FOR "LARGE-SCALE RETAILER" ON THE EFFECTIVE DATE OF THIS ORDINANCE

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

Section 1. Findings and Determinations.

The Council of Lancaster County ("Council) finds and determines that:

(a) Lancaster County initiated a full rewrite of the Unified Development Ordinance (UDO) in October 2021 to address substantive issues with the UDO, has retained a UDO consultant to assist in the full rewrite of the UDO, and the full rewrite is expected to take another twelve (12) to eighteen (18) months to complete.
(b) Development interest and activity in Lancaster County continues to increase and at time, economic development projects are presented to the Council that, in order to comply with technical requirements of the UDO, require an amendment to said technical requirements.
(c) The current Lancaster County UDO does not recognize a difference between retailers based on square footage, but the differences exist. Large-scale retailers have different impacts to the community, can create more jobs, require more parking, and have more wall space on which to display signage.
(d) The proposed text amendment would create a definition for a "large-scale retail" facility that would then be applied to other regulations within the UDO to address the specific needs of such operations.
(e) The text amendment is consistent with the applicable provisions of the Comprehensive Plan as required by UDO Section 9.2.15.B.3, as well as applicable provisions of South Carolina Code, Title VI.
(f) Lancaster County Planning Commission considered the proposed text amendment at its meeting on May 16, 2023, and by a 6-0 vote recommended approval of the proposed text amendment.

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

Ordinance 2016-1442 (Unified Development Ordinance), is amended as set forth in the "Interim Ordinance - Exhibit 1" attached hereto and incorporated herein by reference.

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 _____, 2023.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading:	June 12, 2023
Public Hearing:	June 12, 2023
Second Reading:	June 26, 2023
Third Reading:	July 17, 2023

Approved as to form:

_____
Virginia Merck-Dupont, County Attorney

AMENDMENT

10.3 DEFINITIONS, USE TYPE – *include new definition as follows:*

RETAILER, LARGE-SCALE A retail use located in buildings of at least 100,000 square feet of gross floor area.

PROPOSAL:	Amend Unified Development Ordinance Section 10.3, Use Type Definitions
APPLICABLE CHAPTER(S):	Chapter 10
APPLICANT:	Yates Dunaway (Crosland LLC) on behalf of C4 OP Owner LLC
STATUTORY NOTICES:	Hearing notice published 4/29/2023 in The Lancaster News And 5/03/2023 in Carolina Gateway

All proposed amendments have been processed and notified as required by UDO Section 9.2.15.

PROJECT SUMMARY & PROPOSAL:

On behalf of C4 OP Owner LLC, applicant Yates Dunaway is proposing to amend Chapter 4 and Chapter 7 of the Unified Development Ordinance (UDO) to ***modify Section 4.3.2, Highway Corridor Overlay regulations, Section 7.2.6 Bicycle Parking, Section 7.4.5 Signage standards, and Section 10.3 Definitions***. These four (4) requests are related to a proposed development in The Exchange along Hwy 521/Charlotte Hwy, located in the "Neighborhood Mixed Use" category of the Comprehensive Plan's Future Land Use map.

This report focuses on the proposed changes to Chapter 10, Section 10.3.

OUTLINE OF TEXT AMENDMENT:

The applicant has submitted text amendments that are related to the proposed Costco site in The Exchange mixed-use project located on Charlotte Hwy. Staff has arranged the requests based on the UDO Chapter proposed for amendment.

The applicant has also applied for a rezoning for 28 acres to convert from Light Industrial to regional business, which is reported on under case file RZ-2022-0344.

The following section of Chapter 10 is proposed to be amended:

Section 10.3 – Definitions, to add a definition for "Large-Scale Retailer"

Section 10.3 – Definitions, to add a definition for "Large-Scale Retailer"

PROPOSED TEXT AMENDMENT:

The following section of the UDO is proposed to be amended to add a definition for "Large-Scale Retailer":

Section 10.3 Use Type Definitions

"Large-Scale Retailer" is a type of General Commercial use and includes membership-only retail warehouse facilities. Large-Scale Retailers are located in buildings of at least 100,000 square feet of gross floor area.

CURRENT CODE:

Currently, the UDO does not have a standalone definition of a "large-scale retailer."

The Definitions section of the UDO is separated into two parts: the first is a list of definitions of Use Types, which helps staff interpret what use to apply when discussing permitted activities and development standards. The second is a general definition section, where all other definitions are housed. The most relevant definitions to the proposed project are in the Use Type section and are as follows:

> **GENERAL COMMERCIAL**
> A place of business providing the sale and display of goods or sale of services directly to the consumer, with goods available for immediate purchase and removal from the premises by the purchaser.
>
> **WHOLESALING AND DISTRIBUTION**
> Establishments engaged in transferring, loading, unloading, buying and selling merchandise to and from retailers, contractors, trucking and freight companies, manufacturers, institutions, farms, other wholesalers, or other professional businesses.
>
> This includes establishments such as trucking terminals, goods transfer facilities, and other establishments acting as agents or brokers in buying, selling or otherwise transferring merchandise to or from the aforementioned entities.
>
> This does not include establishments engaged in selling goods and merchandise to the public.
>
> Specific examples of these establishments include:
>
> 1) Agents, merchandise or commodity brokers, and commission merchants;
> 2) Assemblers, buyers and associations engaged in the cooperative marketing of farm products;
> 3) Merchant wholesalers;
> 4) Stores primarily selling electrical plumbing, heating and air conditioning supplies, and equipment; and
> 5) Trucking terminals.

RELEVANT COMPREHENSIVE PLAN CITATIONS:

None.

DISCUSSION:

The applicant argues that *"Large-Scale Retailers are unique. They occupy very large buildings that are not conducive to fronting against a highway corridor. They have large customer parking demands that justify locating parking surrounding them including parking located between the road and the building. Parking requirements would fall under General Commercial at 1 space per 250 [square foot]."*

Facts confirm that commercial projects with more than 100,000 square feet are at least rare, if not unique. In 2017, Lancaster County compiled a geographic information system (GIS) database of the footprint of all structures at the time. Out of almost 68,000 structures surveyed, 41 were more than 100,000 square feet. *(See map, next page.)* Large-scale commercial projects are expensive to build, take years to plan for, sometimes require assembling multiple pieces of land to achieve, and represent a lot of risk on the developer's side. The best ones are good community neighbors, provide stable jobs for residents, and are backed by successful parent companies.

The challenge in the proposed definition is that there are many other businesses that would classify under the moniker "large-scale retailer," and not all of them are as successful as Costco. Some have been forced to close since the changes to retailing after the COVID pandemic, leaving behind unique, empty buildings. Some have left large vacant buildings and decaying parking lots behind when they decided to build new on undeveloped ground rather than renovate the existing location.

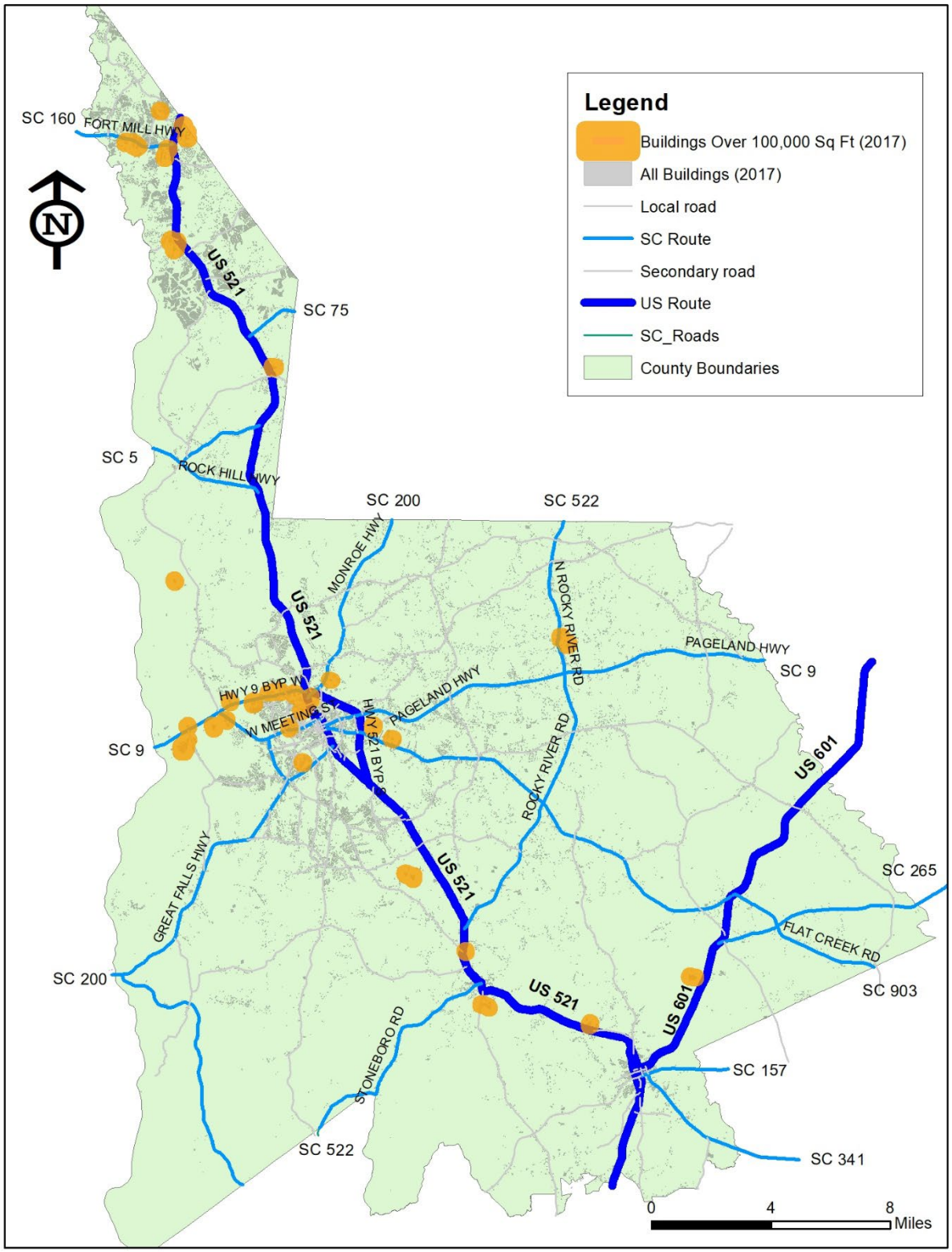
In the Indian Land area, there are already two independent, standalone retail businesses with more than 100,000 square feet in structure (Walmart predates the 2016 UDO):

Store	Address	Sq Ft*(area)	Distance*from 521	Zone
Lowes Home Improvement	181 Fort Mill Hwy	150,000	750 ft	RB
Walmart Supercenter	10048 Charlotte Hwy	165,000	800 ft	RB

**all measurements are rounded off and approximate*



(Left: Lowes Home Improvement; Right, Walmart)


Legend
Buildings Over 100,000 Sq Ft (2017)
All Buildings (2017)
Local road
SC Route
Secondary road
US Route
SC_Roads
County Boundaries
N
SC 160
FORT MILL HWY
US 521
SC 75
SC 5
ROCK HILL HWY
SC 200
SC 522
MONROE HWY
US 521
N ROCKY RIVER RD
PAGELAND HWY
SC 9
HWY 9 BYP W
W MEETING ST
HWY 521 BYP S
PAGELAND HWY
SC 9
ROCKY RIVER RD
US 601
GREAT FALLS HWY
US 521
SC 265
FLAT CREEK RD
SC 200
US 521
US 601
SC 903
STONEBORO RD
SC 157
SC 522
SC 341
0
4
8
Miles

Large buildings are also not always "not conducive" to fronting on a highway corridor. Conduciveness is all down to design. In the example below, this mixed-use development in Raleigh, NC fronts Lake Boone Trail, a high-traffic collector (comparable traffic counts to Hwy 521 in Indian Land). The design includes a plaza to accommodate the project slope that descends from west to east. Signage is a combination of wall-mounted, with a portion above the tree line scaled for visibility to vehicles, and freestanding signage at the sidewalk level that is scaled to pedestrians. When a project abuts high-traffic-volume highway corridors, it's best when businesses along the corridor employ design elements and sign packages to get the most of the commuters' attention.



Staff questions the statement that the large parking demands "justify locating parking surrounding them," and is hard-pressed to find a rational nexus for it. Large parking demands are found in a wide variety of facilities – from retail to residential, commercial to college – and there are multiple ways to address those demands.

STAFF RECOMMENDATION:

This proposal is key to making the remaining text amendments work for the applicant. Staff recommends making the definition broader, such as:

"Large-Scale Retailer" is a retail use located in buildings of at least 100,000 square feet of gross floor area.

APPLICANT'S RESPONSE TO STAFF'S PROPOSAL: The applicant accepts staff's alternative.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission motion to recommend approval of the alternative proposed by staff passed 6-0. The ordinance that accompanies this staff report is the one proposed by staff and accepted by the applicant.

ATTACHMENTS:

1. Application
2. Proposed Text Amendment

STAFF CONTACT:

Allison Hardin, Interim Director

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

TEXT AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant
- Fees associated with Application

GENERAL INFORMATION

UDO Section(s) Proposed to be Amended: See Text Amendment Items 1 through 5 on attached pages.

Current Text:
Please see proposed Text Amendment Items 1 through 5 on the attached pages for the current text of the UDO Sections Proposed to be Amended.

Proposed Text:
Please see proposed Text Amendment Items 1 through 5 on the attached pages for the proposed new text (underlined) for the UDO Sections Proposed to be ~~Amended~~.

Description of Need for Proposed Text:
Please see proposed Text Amendment Items 1 through 5 on the attached pages for the accompanying Description of Need for each Proposed Text Amendment.

☑ Additional pages attached for more information

CONTACT INFORMATION

Applicant Name: Yates Dunaway for C4 OP Owner, LLC

Address: 801 East Blvd

City: Charlotte State: NC Zip: 28203 Phone: 312-485-2722

Fax: _____ Email: ydunaway@csere.com

APPLICATION CERTIFICATIONS

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

Yates Dunaway — 3-30-23

Applicant — Date

Yates Dunaway — 3-30-23

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.
- Text Amendment Application Fee - $435.00

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

Text Amendment Item 1.

Amend Section 4.3.2 of the Highway Corridor Overlay District (HCO) by adding the following underlined proposed text to the current text of Section 4.3.2.B.2 – DISTRICT BOUNDARIES AND APPLICABILITY:

B. DISTRICT BOUNDARIES AND APPLICABILITY

Section 4.3.2.B.2. The Highway Corridor Overlay District development regulations, as set forth in the Highway Corridor Overlay District, apply to all uses on the properties zoned Highway Corridor Overlay District except for single family housing as identified in Section 2.5, Permitted Uses. The development regulations applicable to single family housing are the development regulations of the underlying zoning district. In addition, Hospitals, Medical Clinics, and Large-Scale Retailer facilities shall be exempt from the Highway Corridor Overlay District development regulations located in Section 4.3.2.F.1., Subsection 4.3.2.F.1.b., Section 4.3.2.G.1., and Subsection 4.3.2.G.1.a.

Description of Need for Proposed Text. Currently, Section 4.3.2.F.1. requires that the front façade of buildings shall front on the street and be parallel to front property lines when placed along the corridor right-of-way. Subsection 4.3.2.F.1.b. requires that when fronting the corridor right-of-way, buildings shall have access from the front and rear of the building.

Section 4.3.2.G.1. requires that, for buildings fronting on the corridor, off-street surface parking shall be located primarily to the rear of building it serves and provides that side yard parking shall occupy no more than 45 percent of the principal corridor frontage line. Subsection 4.3.2.G.1.a. grants the Administrator authority to allow a higher percentage of side yard parking where dimensions or topographical constraints restrict the amount of off-street parking that can be placed to the rear of the building it serves.

Requiring frontage on the highway corridor and doing so as close as 25 feet has proven to be unworkable in many instances and counter to the goal of allowing room for the planned future widening of Highway 521 itself. For these reasons, the current draft of the Highway Corridor Overlay District in the UDO Update dated December 21, 2022, Chapter 2, proposed Section 2.7.3, footnote 37, calls for the elimination of the build-to line and the 25 feet setbacks.

Furthermore, the County's UDO Assessment, dated August 26, 2021, Appendix 1, Staff Recommendations for UDO Update, at page 10, reflects the opinions of both the Staff and Economic Development that the limitation on retail stores visible from the road with parking in front does not lend itself to developments that appear welcoming and full of activity, which in turn limits their ability to be successful. Economic Development recommended eliminating design requirements that hide the front of stores from the road and that require buildings to be constructed close to the road. Staff Recommendations regarding Section 4.3.2.G specifically call for allowing parking between the road and building for large centers.

Large-Scale Retailers are located in buildings of at least 100,000 square feet of gross floor area. For the reasons stated by Staff in the UDO Assessment and as reflected in draft of Section 2.7.3 prepared by the County's consultants, these projects should not be required to front up against the highway corridor. Large-Scale Retailers should be allowed to locate their major buildings back

away from the corridor with parking surrounding them including parking located between the road and building. For these same reasons, the current limitations on side yard parking and requirement for front and rear building access should be eliminated for Large-Scale Retailers.

Hospitals and Medical Clinics serve a unique role in our community and have a standard site layout. For many of the reasons stated above, future highway widening and visibility, medical buildings should not be required to front up against the highway corridor with limited setbacks. Moreover, basic access to Hospitals and Medical Clinics calls for non-emergency patients and visitors to park and enter the front of the building. The emergency department and ambulance access are located at the rear of the building. And for safety and privacy reasons non-emergency and emergency access are kept separate.

Text Amendment Item 2.

Amend Section 4.3.2 of the Highway Corridor Overlay District (HCO) by adding the following underlined proposed text to the current text of Section 4.3.2.D – EXCEPTIONS AND NON-CONFORMING SITUATIONS:

> **Section 4.3.2.D – EXCEPTIONS AND NON-CONFORMING SITUATIONS**
>
> Any property zoned and used for a single family residential use, including the single family residential portion of a property zoned Planned Development District (PDD), shall be exempt from the development standards of the Highway Corridor Overlay District. Any property zoned and used for a Hospital, Medical Clinic, and Large-Scale Retailer shall be exempt from the development standards of the Highway Corridor Overlay District located in Section 4.3.2.F.1. Subsection 4.3.2.F.1.b, Section 4.3.2.G.1., and Subsection 4.3.2.G.1.a. When a parcel has a vested right in effect, that parcel may be exempt from certain provisions of the Highway Corridor Overlay District, as outlined in Chapter 9 of the UDO. The development standards of this overlay district shall apply to all other properties within the district boundaries as outlined in Section 4.3.2.B.

Description of Need for Proposed Text. Please see discussion under Amendment Item 1 above.

Text Amendment Item 3.

Amend Section 10.3 of the UDO to add a new definition for "Large Scale Retailer":

> "Large-Scale Retailer" is a type of General Commercial use and includes membership-only retail warehouse facilities. Large-Scale Retailers are located in buildings of at least 100,000 square feet of gross floor area.

Description of Need for Proposed Text. Large-Scale Retailers are unique. They occupy very large buildings that are not conducive to fronting against a highway corridor. They have large customer parking demands that justify locating parking surrounding them including parking located between the road and building. Parking requirements would fall under General Commercial at 1 space per 250 SF per Section 7.2.4.A.

Text Amendment Item 4.

Add a new line (new line underlined below) to the chart located in UDO Section 7.2.6.A. – BICYCLE PARKING - for Large-Scale Retailer use:

7.2.6 BICYCLE PARKING

A. REQUIRED SPACES

The following minimum bicycle parking spaces are required (Excludes RUB, LI, HI, and M Districts):

Use	Required Short-Term Spaces	Required Long-Term Spaces
Dwelling, Multi-Family	1 per 20 units, 3 minimum	1 per 5 units (Projects with 10+ units only)
All Other Residential Uses	None Required	None Required
All Retail Uses	1 per 5,000 SF of gross floor area, 3 minimum	1 per 5,000 SF of gross floor area
All Commercial Uses	1 per 10,000 SF of gross floor area, 3 minimum	1 per 5,000 SF of gross floor area
Large-Scale Retailer Use	3	None Required
All Civic Uses	1 per 5,000 SF of gross floor area, 3 minimum	None Required

Description of Need for Proposed Text. Large-Scale Retailers serve the public who buy significant quantities of goods and large-sized goods to transport home, in car trunks, in trucks, on tops of cars, and otherwise. The need for bicycle parking is virtually non-existent. If the current bicycle requirement were applied to Large-Scale Retailers and calculated by the amount of floor area, then the result would be an extraordinary number of spaces reserved for a method of transportation that does not apply due to the quantities and size of goods typically involved in sales by Large-Scale Retailers.

Text Amendment Item 5.

Amend UDO Section 7.4.5, "Signage Standards by Category," by adding the underlined text to Section 7.4.5.A., "Attached Sign Standards," Subsection A., "Wall Signs," at bottom of the column for "Maximum Area," adding ", except 400 sq ft per building wall maximum for Large-Scale Retailer":

A. ATTACHED SIGN STANDARDS

	Permitted Location	Maximum Area	Maximum Height	Other Requirements	Maximum Number
A. Wall Signs	AR, RR, RN, LDR, MDR, HDR, UR, RUB, PB, HDR (non-residential uses only, but not Home Occupations)	30 sq ft OR 1 sq ft per linear ft of building wall, whichever is greater. 50 sq ft building maximum	No sign shall extend above the roofline	12 inch maximum protrusion	None. May not exceed maximum calculated square footage on any wall (cannot move allotment from one wall to another)
	NB, INS, RMX, MX, IMX	30 sq ft OR 1 sq ft per linear ft of building wall, whichever is greater. 50 sq ft building maximum.			
	LI, HI, GB, RB	50 sq ft OR 1sq ft per linear ft of building wall, whichever is greater. 75 sq ft building maximum, **except 400 sq ft per building wall maximum for Large -Scale Retailer**			

Description of Need for Proposed Text. Large-Scale Retailers by definition have over 100,000 square feet of gross floor area. The limit on wall signage of 75 square feet would produce wall signage size that is inadequate and disproportionate architecturally to the magnitude of the building. A sign this small would look awkward and out of place on the wall of a Large-Scale Retailer's building. Increasing the maximum signage to 400 square feet per wall is in line with the magnitude of the building and comparable to existing major retailers in the vicinity, such as Walmart and Lowe's Home Improvement. Note that Applicant seeks relief from the HCO's requirement that the Large-Scale Retailer building front on the highway corridor and that the planned building will be located some distance back from the highway.

The Lancaster News

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

PUBLIC HEARING NOTICE

For the purpose of obtaining oral and written comments from the public regarding the following matters, the Lancaster County Planning Commission and County Council will conduct public hearings on Tuesday, May 16, 2023 and Monday, June 12, 2023, respectively. The public hearings will take place at 6:00 PM at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

1. RZ-2022-0344: Application by C4 OP Owner LLC to rezone approximately 28.01 acres at and adjacent to 8918 Charlotte Highway (TM # 0010-00-029.00) from Light Industrial (LI) to Regional Business (RB) district, in order to develop a retail facility with ancillary gas station.

2. UDO-TA-2022-0344: Application by C4 OP Owner LLC to amend UDO sections 4.3.2 regarding Highway Corridor Overlay regulations; and section 7.4.5 Signage Standards.

The following item will be heard by Lancaster County Planning Commission and County Council on Tuesday, May 16, 2023 and Monday, May 22, 2023 respectively; at 6:00 PM at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC:

3. RZ-2023-0531: Application by Ben Cerullo on behalf of Crossridge Development LLC to rezone parcels at and adjacent to 8574 Charlotte Highway: 1.79 acres (p/o 0010-00-059.00) and 1.31 acres (p/o0010-00-061.01) from PDD-26 to Regional Business (RB); ad 1.09 acres (p/o 0010-00-057.00) and 1.62 acres (p/o 0010-00-056.00) from Regional Business (RB) to PDD-26, to adjust boundaries of parcels under current development.

The following item only requires one public hearing before the Lancaster County Planning Commission on Tuesday, May 16, 2023 at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

1. SD-2022-1205: Application by Riverchase Estates Partners LLC for a Preliminary Plat for approximately 806.12 acres located along Riverside Road north of the intersection with Cobblestone way (p/o TM # 0030-00-002.00), for a phase of the larger Riverchase development, consisting of 251 single-family homes, minimum lot size one acre.

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

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

I hereby certify that on the above notice published in The Lancaster News, a general circulation in Lancaster County, South Carolina, in accordance with law on April 29th 2023.

SWORN to before me this 1st day of May, 2023

Notary Public for South Carolina
My Commission Expires: 01/20/2027

Newspaper Rep Signature

CAROLINA GATEWAY

980 N Woodland Drive
PO Box 640
Lancaster, SC 29721
803-339-6862

PUBLIC HEARING NOTICE

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e published in the Carolina
na, in accordance with law

on May 3rd 2023.

SWORN to before me this 3rd day of May, 2023

Ashley L Johnson

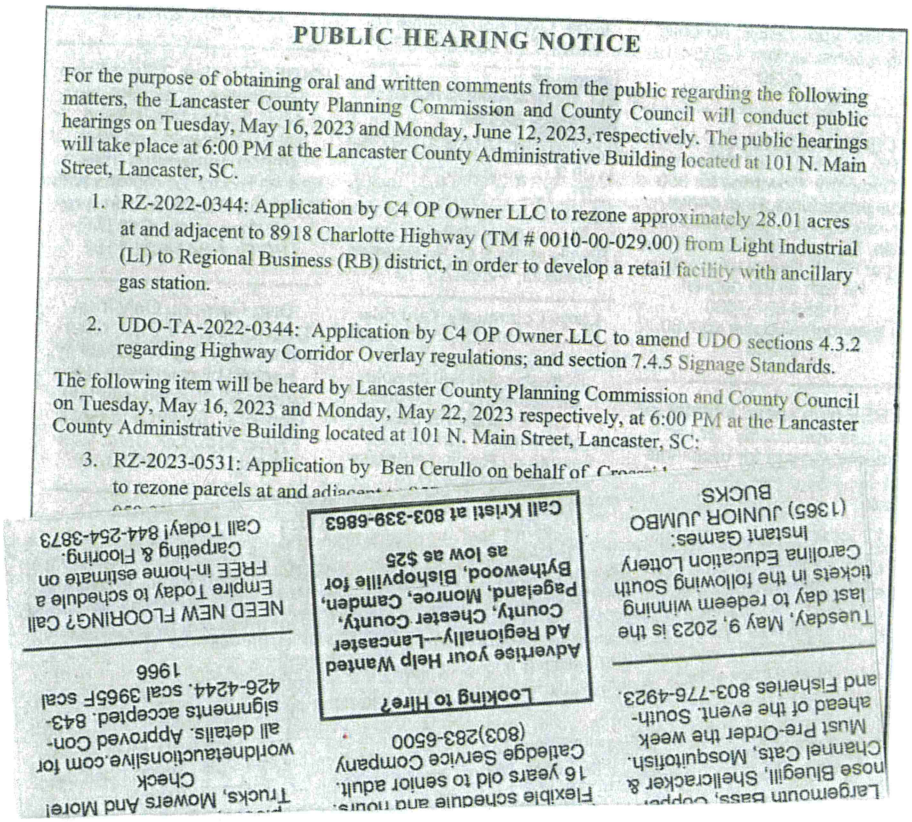
Notary Public for South Carolina
My Commission Expires: 01/20/2027

Ashley L Johnson NOTARY PUBLIC SOUTH CAROLINA

Newspaper Rep Signature

CAROLINA GATEWAY

980 N Woodland Drive
PO Box 640
Lancaster, SC 29721
803-339-6862



PUBLIC HEARING NOTICE

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3. RZ-2023-0531: Application by Ben Cerullo on behalf of [illegible] to rezone parcels at and adjacent [illegible]

I hereby certify that on the above notice published in the Carolina Gateway in Lancaster County, South Carolina, in accordance with law on May 3rd 2023.

SWORN to before me this 3rd day of May, 2023

Ashley L Johnson

Notary Public for South Carolina
My Commission Expires: 01/20/2027

Ashley L Johnson NOTARY PUBLIC SOUTH CAROLINA

Newspaper Rep Signature

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2023-1856 / Planning Case Number: UDO-TA-2022-0344
Contact Person / Sponsor: A. Davis / Planning
Department: Planning
Date Requested to be on Agenda: 6/12/2023

Council Action Requested:
Application by C4 OP Owner LLC to amend UDO section 7.2.6.A. - Bicycle Parking - for Large-Scale Retailer use.

Points to Consider:
Please see attached Updated Staff Report.

Funding and Liability Factors:
N/A

Recommendation:
The Planning Commission recommended approval by a vote of 5-1 and staff also recommended approval of the text amendment.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2023-1856	6/6/2023	Ordinance
Updated Staff Report	6/5/2023	Ordinance
Application and Draft Text Amendments	4/4/2023	Exhibit
Public Hearing Notice for Ordinance 2023-1856 (Planning Department Case Number: UDO-TA-2022-0344)	5/22/2023	Public Hearing Notices

STATE OF SOUTH CAROLINA)
) **ORDINANCE NO. 2023-1856**
COUNTY OF LANCASTER)

AN ORDINANCE

TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE ("UDO") SECTION 7.2.6, BICYCLE PARKING, TO MODIFY STANDARDS PERTAINING TO THE REQUIRED NUMBER OF SHORT-TERM AND LONG-TERM SPACES FOR LARGE-SCALE RETAILERS ON THE EFFECTIVE DATE OF THIS ORDINANCE

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

Section 1. Findings and Determinations.

The Council of Lancaster County ("Council) finds and determines that:

(a) Lancaster County initiated a full rewrite of the Unified Development Ordinance (UDO) in October 2021 to address substantive issues with the UDO, has retained a UDO consultant to assist in the full rewrite of the UDO, and the full rewrite is expected to take another twelve (12) to eighteen (18) months to complete.
(b) Development interest and activity in Lancaster County continues to increase and at time, economic development projects are presented to the Council that, in order to comply with technical requirements of the UDO, require an amendment to said technical requirements.
(c) The current Lancaster County UDO requires one (1) short-term bicycle parking space per and one (1) long-term bicycle parking space per 5,000 square feet of gross floor area, for all retail uses. For a large-scale retailer with more than 100,000 square feet of floor area, this could equal much more bicycle parking than the market demands.
(d) The proposed text amendment would create a maximum number of short-term bicycle parking spaces required for customers, and a long-term parking requirement that is based on accommodations for employees, both restricted to application for a large-scale retailer. This proposal more closely resembles the current demand, while also addressing the need to accommodate alternative transportation options for employees.
(e) The amendment is compatible with the *Comprehensive Plan* by accommodating the designs incorporated in a "Walkable Neighborhood" community type and the underlying Future Land Use category of "Neighborhood Mixed Use," both of which encourage advancement of transportation alternatives to using vehicles for every trip.
(f) The text amendment is consistent with the applicable provisions of the Comprehensive Plan as required by UDO Section 9.2.15.B.3, as well as applicable provisions of South Carolina Code, Title VI.
(g) Lancaster County Planning Commission considered the proposed text amendment at its meeting on May 16, 2023 and by a 5-1 vote recommended approval of the proposed text amendment.

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

Ordinance 2016-1442 (Unified Development Ordinance), is amended as set forth in the "Interim Ordinance - Exhibit 1" attached hereto and incorporated herein by reference.

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 _____, 2023.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading: June 12, 2023
Public Hearing: June 12, 2023
Second Reading: June 26, 2023
Third Reading: July 17, 2023

Approved as to form:

_____
Virginia Merck-Dupont, County Attorney

AMENDMENT

SECTION 7.2 PARKING AND DRIVEWAYS

7.2.6 BICYCLE PARKING

A. REQUIRED SPACES – *include language underlined below*

Use	**Required Short-Term Spaces**	**Required Long-Term Spaces**
Dwelling, Multi-Family	1 per 20 units, 3 minimum	1 per 5 units (Projects with 10+ units only)
All Other Residential Uses	None Required	None Required
All Retail Uses	1 per 5,000 SF of gross floor area, 3 minimum	1 per 5,000 SF of gross floor area
All Commercial Uses	1 per 10,000 SF of gross floor area, 3 minimum	1 per 5,000 SF of gross floor area
Large-Scale Retailer Use	**1 per 10,000 SF of gross floor area, 15 maximum**	**1 for every 50 employees**
All Civic Uses	1 per 5,000 SF of gross floor area, 3 minimum	None Required

PROPOSAL:	Amend Unified Development Ordinance Section 7.2.6, Bicycle Parking
APPLICABLE CHAPTER(S):	Chapter 7
APPLICANT:	Yates Dunaway (Crosland LLC) on behalf of C4 OP Owner LLC
STATUTORY NOTICES:	Hearing notice published 4/29/2023 in The Lancaster News And 5/03/2023 in Carolina Gateway

All proposed amendments have been processed and notified as required by UDO Section 9.2.15.

PROJECT SUMMARY & PROPOSAL:

On behalf of C4 OP Owner LLC, applicant Yates Dunaway is proposing to amend Chapter 4 and Chapter 7 of the Unified Development Ordinance (UDO) to ***modify Section 4.3.2, Highway Corridor Overlay regulations, Section 7.2.6 Bicycle Parking, Section 7.4.5 Signage standards, and Section 10.3 Definitions***. These four (4) requests are related to a proposed development in The Exchange along Hwy 521/Charlotte Hwy, located in the "Neighborhood Mixed Use" category of the Comprehensive Plan's Future Land Use map.

This report focuses on the proposed changes to Chapter 7, Section 7.2.6.A.

OUTLINE OF TEXT AMENDMENT:

The applicant has submitted text amendments that are related to the proposed Costco site in The Exchange mixed-use project located on Charlotte Hwy. Staff has arranged the requests based on the UDO Chapter proposed for amendment.

The applicant has also applied for a rezoning for 28 acres to convert from Light Industrial to regional business, which is reported on under case file RZ-2022-0344.

The following section of Chapter 7 is proposed to be amended:

Section 7.2.6.A – Bicycle Parking, Required Spaces

Section 7.2.6.A – Bicycle Parking, Required Spaces

PROPOSED TEXT AMENDMENT:

The following section of the UDO is proposed to be amended to add bicycle parking requirements for large-scale retailers:

7.2.6 BICYCLE PARKING

A. REQUIRED SPACES

Use	Required Short-Term Spaces	Required Long-Term Spaces
Dwelling, Multi-Family	1 per 20 units, 3 minimum	1 per 5 units (Projects with 10+ units only)
All Other Residential Uses	None Required	None Required
All Retail Uses	1 per 5,000 SF of gross floor area, 3 minimum	1 per 5,000 SF of gross floor area
All Commercial Uses	1 per 10,000 SF of gross floor area, 3 minimum	1 per 5,000 SF of gross floor area
Large-Scale Retailer Use	**3**	**None required**
All Civic Uses	1 per 5,000 SF of gross floor area, 3 minimum	None Required

CURRENT CODE:

The current code would require the same number of parking spaces as retail uses, as Costco is a retail operation (source: "Costco Wholesale is a multi-billion-dollar global retailer" from "About Us" via https://www.costco.com/about.html). Using the applicant's threshold for large-scale retailer as 100,000 square feet, the bicycle parking requirements would add up as shown:

Use	Required Short-Term Spaces	Required Long-Term Spaces
All Retail Uses	20 spaces	20 spaces

RELEVANT COMPREHENSIVE PLAN CITATIONS:

Land Use Element – Community Types
An important concept introduced during the regional planning process was designating areas based on "community types." … The use of community types marks a significant shift in planning practice in the last ten to fifteen years, away from conventional and functional designations that merely specified the use of land and towards a renewed interest in the relationships between land uses and urban design. The objective of this more contextual way of classifying land uses is to produce more economically and environmentally attractive places to live, work and play.

The Future Land Use Category of the subject property is Neighborhood Mixed Use, which corresponds to the Community Type of Walkable Neighborhood. The adopted Comprehensive Plan states that the Walkable 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.

Walkable Activity Center: Land Use Considerations		
Condominium / Apartment	Professional Office	Movie Theatre
Live/Work Unit	Government Building	Pocket Park
Community-wide Commercial	Church/School	Farmers' Market
Restaurant	Library	

The Neighborhood Mixed-Use Future Land Use Category covers the upper half of the Panhandle, terminating at Waxhaw Highway (Route 75). The Neighborhood Mixed Use Future Land Use Category and Walkable Neighborhood Community Type are intended to be compatible with the existing suburban character of the area.

DISCUSSION:

The applicant argues that *"Large-Scale Retailers serve the public who buy significant quantities of goods and large-sized goods to transport home, in car trunks, in trucks, on tops of cars, and otherwise. The need for bicycle parking is virtually non-existent."*

Staff does not agree. As noted in discussion regarding the definition of "Large-Scale Retailers," one of the two determining factors in the applicant's proposed definition of "Large-Scale Retailers" is the square footage of the facility. There are many types of retailers that fit in more than 100,000 square feet of building without requiring a truck to take away a purchase. Two examples in Lancaster County are Walmart and Lowe's Home Improvement, both of which are frequented by a wide variety of customers; some own a vehicle and some own an alternative means of transportation, be it bicycle, moped, golf cart, or shoes. Additionally, a customer can use alternative means of transportation to visit a retailer, order an item, and arrange for delivery (such as when buying a sofa from a furniture store).

Bicycle parking isn't only provided for customers; employees may also wish to employ alternative methods of coming to work, and should not be forgotten in the parking count. With the increase in alternative transportation use by residents in and around planned neighborhoods, it might also be worth discussing adding a golf cart parking requirement in the UDO in the near future.

FINDINGS AND CONCLUSIONS:

Staff opines that the proposed text amendment is inconsistent with the "Walkable Neighborhood" community type provisions of the Comprehensive Plan.

What Makes a Community Walkable?
https://www.walkscore.com/walkable-neighborhoods.shtml

- **A center:** Walkable neighborhoods have a center, whether it's a main street or a public space.
- **People:** Enough people for businesses to flourish and for public transit to run frequently.
- **Mixed income, mixed use:** Affordable housing located near businesses.
- **Parks and public space:** Plenty of public places to gather and play.
- **Pedestrian design:** Buildings are close to the street; parking lots are relegated to the back.
- **Schools and workplaces:** Close enough that most residents can walk from their homes.
- **Complete streets:** Streets designed for bicyclists, pedestrians, and transit.

Staff further opines that long-term bicycle parking for employees should be considered. The text as presented is not recommended.

STAFF RECOMMENDATION:

If the Planning Commission is in favor of an amendment, staff would advise an alternative accounting for bicycles. Changes are provided below (with additions underlined).

7.2.6 BICYCLE PARKING

A. REQUIRED SPACES

Use	Required Short-Term Spaces	Required Long-Term Spaces
Dwelling, Multi-Family	1 per 20 units, 3 minimum	1 per 5 units (Projects with 10+ units only)
All Other Residential Uses	None Required	None Required
All Retail Uses	1 per 5,000 SF of gross floor area, 3 minimum	1 per 5,000 SF of gross floor area
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Large-Scale Retailer Use	**1 per 10,000 SF of gross floor area, 15 maximum**	**1 for every 50 employees**
All Civic Uses	1 per 5,000 SF of gross floor area, 3 minimum	None Required

APPLICANT'S RESPONSE TO STAFF'S PROPOSAL: The applicant accepts staff's alternative.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission motion to recommend approval of the alternative proposed by staff passed 5-1. The ordinance that accompanies this staff report is the one proposed by staff and accepted by the applicant.

ATTACHMENTS:

1. Application
2. Proposed Text Amendment

STAFF CONTACT:

Allison Hardin, Interim Planning Director
ahardin@lancastersc.net

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

TEXT AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant
- Fees associated with Application

GENERAL INFORMATION

UDO Section(s) Proposed to be Amended: See Text Amendment Items 1 through 5 on attached pages.

Current Text:
Please see proposed Text Amendment Items 1 through 5 on the attached pages for the current text of the UDO Sections Proposed to be Amended.

Proposed Text:
Please see proposed Text Amendment Items 1 through 5 on the attached pages for the proposed new text (underlined) for the UDO Sections Proposed to be ~~Amended~~.

Description of Need for Proposed Text:
Please see proposed Text Amendment Items 1 through 5 on the attached pages for the accompanying Description of Need for each Proposed Text Amendment.

☑ Additional pages attached for more information

CONTACT INFORMATION

Applicant Name: Yates Dunaway for C4 OP Owner, LLC

Address: 801 East Blvd

City: Charlotte State: NC Zip: 28203 Phone: 312-485-2722

Fax: _____ Email: ydunaway@csere.com

APPLICATION CERTIFICATIONS

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

Yates Dunaway — 3-30-23

Applicant — Date

Yates Dunaway — 3-30-23

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.
- Text Amendment Application Fee - $435.00

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

Text Amendment Item 1.

Amend Section 4.3.2 of the Highway Corridor Overlay District (HCO) by adding the following underlined proposed text to the current text of Section 4.3.2.B.2 – DISTRICT BOUNDARIES AND APPLICABILITY:

B. DISTRICT BOUNDARIES AND APPLICABILITY

Section 4.3.2.B.2. The Highway Corridor Overlay District development regulations, as set forth in the Highway Corridor Overlay District, apply to all uses on the properties zoned Highway Corridor Overlay District except for single family housing as identified in Section 2.5, Permitted Uses. The development regulations applicable to single family housing are the development regulations of the underlying zoning district. In addition, Hospitals, Medical Clinics, and Large-Scale Retailer facilities shall be exempt from the Highway Corridor Overlay District development regulations located in Section 4.3.2.F.1., Subsection 4.3.2.F.1.b., Section 4.3.2.G.1., and Subsection 4.3.2.G.1.a.

Description of Need for Proposed Text. Currently, Section 4.3.2.F.1. requires that the front façade of buildings shall front on the street and be parallel to front property lines when placed along the corridor right-of-way. Subsection 4.3.2.F.1.b. requires that when fronting the corridor right-of-way, buildings shall have access from the front and rear of the building.

Section 4.3.2.G.1. requires that, for buildings fronting on the corridor, off-street surface parking shall be located primarily to the rear of building it serves and provides that side yard parking shall occupy no more than 45 percent of the principal corridor frontage line. Subsection 4.3.2.G.1.a. grants the Administrator authority to allow a higher percentage of side yard parking where dimensions or topographical constraints restrict the amount of off-street parking that can be placed to the rear of the building it serves.

Requiring frontage on the highway corridor and doing so as close as 25 feet has proven to be unworkable in many instances and counter to the goal of allowing room for the planned future widening of Highway 521 itself. For these reasons, the current draft of the Highway Corridor Overlay District in the UDO Update dated December 21, 2022, Chapter 2, proposed Section 2.7.3, footnote 37, calls for the elimination of the build-to line and the 25 feet setbacks.

Furthermore, the County's UDO Assessment, dated August 26, 2021, Appendix 1, Staff Recommendations for UDO Update, at page 10, reflects the opinions of both the Staff and Economic Development that the limitation on retail stores visible from the road with parking in front does not lend itself to developments that appear welcoming and full of activity, which in turn limits their ability to be successful. Economic Development recommended eliminating design requirements that hide the front of stores from the road and that require buildings to be constructed close to the road. Staff Recommendations regarding Section 4.3.2.G specifically call for allowing parking between the road and building for large centers.

Large-Scale Retailers are located in buildings of at least 100,000 square feet of gross floor area. For the reasons stated by Staff in the UDO Assessment and as reflected in draft of Section 2.7.3 prepared by the County's consultants, these projects should not be required to front up against the highway corridor. Large-Scale Retailers should be allowed to locate their major buildings back

away from the corridor with parking surrounding them including parking located between the road and building. For these same reasons, the current limitations on side yard parking and requirement for front and rear building access should be eliminated for Large-Scale Retailers.

Hospitals and Medical Clinics serve a unique role in our community and have a standard site layout. For many of the reasons stated above, future highway widening and visibility, medical buildings should not be required to front up against the highway corridor with limited setbacks. Moreover, basic access to Hospitals and Medical Clinics calls for non-emergency patients and visitors to park and enter the front of the building. The emergency department and ambulance access are located at the rear of the building. And for safety and privacy reasons non-emergency and emergency access are kept separate.

Text Amendment Item 2.

Amend Section 4.3.2 of the Highway Corridor Overlay District (HCO) by adding the following underlined proposed text to the current text of Section 4.3.2.D – EXCEPTIONS AND NON-CONFORMING SITUATIONS:

> **Section 4.3.2.D – EXCEPTIONS AND NON-CONFORMING SITUATIONS**
>
> Any property zoned and used for a single family residential use, including the single family residential portion of a property zoned Planned Development District (PDD), shall be exempt from the development standards of the Highway Corridor Overlay District. Any property zoned and used for a Hospital, Medical Clinic, and Large-Scale Retailer shall be exempt from the development standards of the Highway Corridor Overlay District located in Section 4.3.2.F.1. Subsection 4.3.2.F.1.b, Section 4.3.2.G.1., and Subsection 4.3.2.G.1.a. When a parcel has a vested right in effect, that parcel may be exempt from certain provisions of the Highway Corridor Overlay District, as outlined in Chapter 9 of the UDO. The development standards of this overlay district shall apply to all other properties within the district boundaries as outlined in Section 4.3.2.B.

Description of Need for Proposed Text. Please see discussion under Amendment Item 1 above.

Text Amendment Item 3.

Amend Section 10.3 of the UDO to add a new definition for "Large Scale Retailer":

> "Large-Scale Retailer" is a type of General Commercial use and includes membership-only retail warehouse facilities. Large-Scale Retailers are located in buildings of at least 100,000 square feet of gross floor area.

Description of Need for Proposed Text. Large-Scale Retailers are unique. They occupy very large buildings that are not conducive to fronting against a highway corridor. They have large customer parking demands that justify locating parking surrounding them including parking located between the road and building. Parking requirements would fall under General Commercial at 1 space per 250 SF per Section 7.2.4.A.

Text Amendment Item 4.

Add a new line (new line underlined below) to the chart located in UDO Section 7.2.6.A. – BICYCLE PARKING - for Large-Scale Retailer use:

7.2.6 BICYCLE PARKING

A. REQUIRED SPACES

The following minimum bicycle parking spaces are required (Excludes RUB, LI, HI, and M Districts):

Use	Required Short-Term Spaces	Required Long-Term Spaces
Dwelling, Multi-Family	1 per 20 units, 3 minimum	1 per 5 units (Projects with 10+ units only)
All Other Residential Uses	None Required	None Required
All Retail Uses	1 per 5,000 SF of gross floor area, 3 minimum	1 per 5,000 SF of gross floor area
All Commercial Uses	1 per 10,000 SF of gross floor area, 3 minimum	1 per 5,000 SF of gross floor area
Large-Scale Retailer Use	3	None Required
All Civic Uses	1 per 5,000 SF of gross floor area, 3 minimum	None Required

Description of Need for Proposed Text. Large-Scale Retailers serve the public who buy significant quantities of goods and large-sized goods to transport home, in car trunks, in trucks, on tops of cars, and otherwise. The need for bicycle parking is virtually non-existent. If the current bicycle requirement were applied to Large-Scale Retailers and calculated by the amount of floor area, then the result would be an extraordinary number of spaces reserved for a method of transportation that does not apply due to the quantities and size of goods typically involved in sales by Large-Scale Retailers.

Text Amendment Item 5.

Amend UDO Section 7.4.5, "Signage Standards by Category," by adding the underlined text to Section 7.4.5.A., "Attached Sign Standards," Subsection A., "Wall Signs," at bottom of the column for "Maximum Area," adding ", except 400 sq ft per building wall maximum for Large-Scale Retailer":

A. ATTACHED SIGN STANDARDS

	Permitted Location	Maximum Area	Maximum Height	Other Requirements	Maximum Number
A. Wall Signs	AR, RR, RN, LDR, MDR, HDR, UR, RUB, PB, HDR (non-residential uses only, but not Home Occupations)	30 sq ft OR 1 sq ft per linear ft of building wall, whichever is greater. 50 sq ft building maximum	No sign shall extend above the roofline	12 inch maximum protrusion	None. May not exceed maximum calculated square footage on any wall (cannot move allotment from one wall to another)
	NB, INS, RMX, MX, IMX	30 sq ft OR 1 sq ft per linear ft of building wall, whichever is greater. 50 sq ft building maximum.			
	LI, HI, GB, RB	50 sq ft OR 1sq ft per linear ft of building wall, whichever is greater. 75 sq ft building maximum, **except 400 sq ft per building wall maximum for Large -Scale Retailer**			

Description of Need for Proposed Text. Large-Scale Retailers by definition have over 100,000 square feet of gross floor area. The limit on wall signage of 75 square feet would produce wall signage size that is inadequate and disproportionate architecturally to the magnitude of the building. A sign this small would look awkward and out of place on the wall of a Large-Scale Retailer's building. Increasing the maximum signage to 400 square feet per wall is in line with the magnitude of the building and comparable to existing major retailers in the vicinity, such as Walmart and Lowe's Home Improvement. Note that Applicant seeks relief from the HCO's requirement that the Large-Scale Retailer building front on the highway corridor and that the planned building will be located some distance back from the highway.

The Lancaster News

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

PUBLIC HEARING NOTICE

For the purpose of obtaining oral and written comments from the public regarding the following matters, the Lancaster County Planning Commission and County Council will conduct public hearings on Tuesday, May 16, 2023 and Monday, June 12, 2023, respectively. The public hearings will take place at 6:00 PM at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

1. RZ-2022-0344: Application by C4 OP Owner LLC to rezone approximately 28.01 acres at and adjacent to 8918 Charlotte Highway (TM # 0010-00-029.00) from Light Industrial (LI) to Regional Business (RB) district, in order to develop a retail facility with ancillary gas station.

2. UDO-TA-2022-0344: Application by C4 OP Owner LLC to amend UDO sections 4.3.2 regarding Highway Corridor Overlay regulations; and section 7.4.5 Signage Standards.

The following item will be heard by Lancaster County Planning Commission and County Council on Tuesday, May 16, 2023 and Monday, May 22, 2023 respectively; at 6:00 PM at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC:

3. RZ-2023-0531: Application by Ben Cerullo on behalf of Crossridge Development LLC to rezone parcels at and adjacent to 8574 Charlotte Highway: 1.79 acres (p/o 0010-00-059.00) and 1.31 acres (p/o0010-00-061.01) from PDD-26 to Regional Business (RB); ad 1.09 acres (p/o 0010-00-057.00) and 1.62 acres (p/o 0010-00-056.00) from Regional Business (RB) to PDD-26, to adjust boundaries of parcels under current development.

The following item only requires one public hearing before the Lancaster County Planning Commission on Tuesday, May 16, 2023 at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

1. SD-2022-1205: Application by Riverchase Estates Partners LLC for a Preliminary Plat for approximately 806.12 acres located along Riverside Road north of the intersection with Cobblestone way (p/o TM # 0030-00-002.00), for a phase of the larger Riverchase development, consisting of 251 single-family homes, minimum lot size one acre.

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

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

I hereby certify that on the above notice published in The Lancaster News, a general circulation in Lancaster County, South Carolina, in accordance with law on April 29th 2023.

SWORN to before me this 1st day of May, 2023

Notary Public for South Carolina
My Commission Expires: 01/20/2027

Newspaper Rep Signature

CAROLINA GATEWAY

980 N Woodland Drive
PO Box 640
Lancaster, SC 29721
803-339-6862

PUBLIC HEARING NOTICE

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e published in the Carolina
na, in accordance with law

on May 3rd 2023.

SWORN to before me this 3rd day of May, 2023

Ashley L Johnson

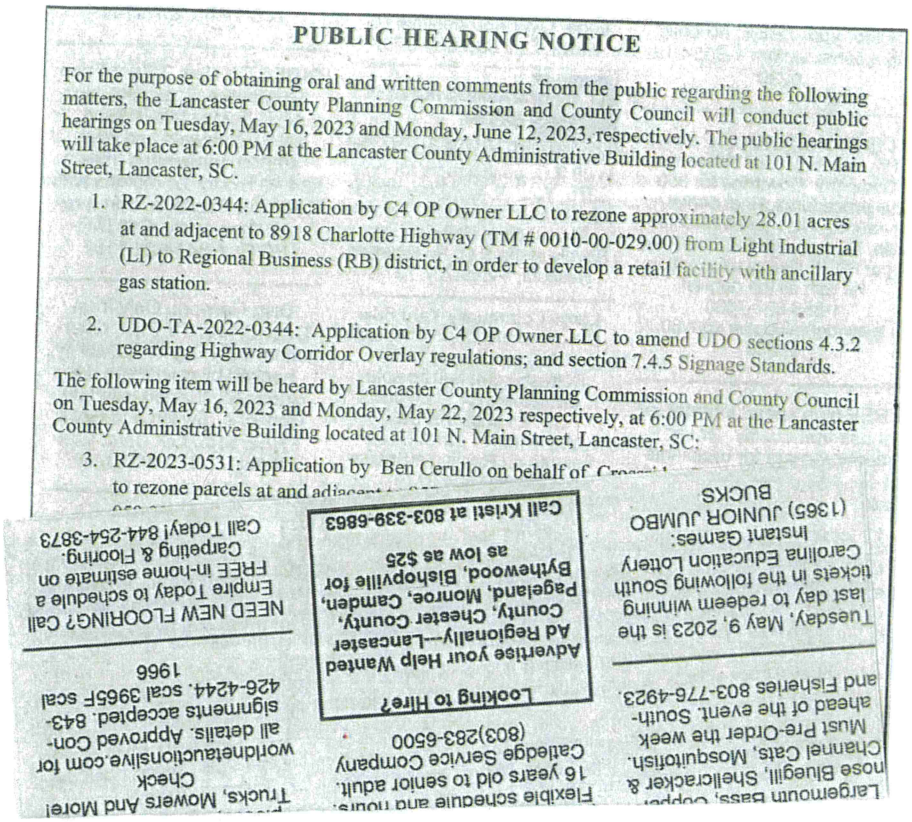
Notary Public for South Carolina
My Commission Expires: 01/20/2027

Ashley L Johnson NOTARY PUBLIC SOUTH CAROLINA

Newspaper Rep Signature

CAROLINA GATEWAY

980 N Woodland Drive
PO Box 640
Lancaster, SC 29721
803-339-6862



PUBLIC HEARING NOTICE

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3. RZ-2023-0531: Application by Ben Cerullo on behalf of [illegible] to rezone parcels at and adjacent [illegible]

I hereby certify that on the above notice published in the Carolina Gateway in Lancaster County, South Carolina, in accordance with law on May 3rd 2023.

SWORN to before me this 3rd day of May, 2023

Ashley L Johnson

Notary Public for South Carolina
My Commission Expires: 01/20/2027

Newspaper Rep Signature

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2023-1857 / Planning Case Number: UDO-TA-2022-0344
Contact Person / Sponsor: A. Hardin / Planning
Department: Planning
Date Requested to be on Agenda: 6/12/2023

Council Action Requested:
Application by C4 OP Owner LLC to amend UDO section 7.4.5 Signange Standards.

Points to Consider:
See Updated Staff Report.

Funding and Liability Factors:
N/A

Recommendation:
The Planning Commission recommended approval by a vote of 6-0 and the Planning staff also recommended approval of the text amendment.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2023-1857	6/7/2023	Ordinance
Updated Staff Report	6/5/2023	Ordinance
Application and Draft Text Amendments	4/4/2023	Exhibit
Public Hearing Notice for Ordinance 2023-1857 (Planning Department Case Number: UDO-TA-2022-0344)	5/22/2023	Public Hearing Notices

STATE OF SOUTH CAROLINA)
) **ORDINANCE NO. 2023-1857**
COUNTY OF LANCASTER)

AN ORDINANCE

TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE ("UDO") SECTION 7.4.5, SIGNAGE STANDARDS BY CATEGORY, TO INCLUDE A MAXIMUM WALL SIGN ALLOWANCE FOR A "LARGE-SCALE RETAILER" ON THE EFFECTIVE DATE OF THIS ORDINANCE

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

Section 1. Findings and Determinations.

The Council of Lancaster County ("Council) finds and determines that:

(a) Lancaster County initiated a full rewrite of the Unified Development Ordinance (UDO) in October 2021 to address substantive issues with the UDO, has retained a UDO consultant to assist in the full rewrite of the UDO, and the full rewrite is expected to take another twelve (12) to eighteen (18) months to complete.
(b) Development interest and activity in Lancaster County continues to increase and at time, economic development projects are presented to the Council that, in order to comply with technical requirements of the UDO, require an amendment to said technical requirements.
(c) The current Lancaster County UDO allows for wall-mounted ("attached") signs in the LI, HI, GB, and RB zones to be installed using the ratio of sign to wall being one (1) square foot of signage per linear foot of building wall, with a cap of 50 square feet per wall, and 75 square feet per building maximum.
(d) This current requirement leaves larger buildings (such as a large-scale retail operation over 100,000 square feet in area) with signage allowances that are out of scale with their expansive walls.
(e) The proposed text amendment would create a new allowance for a "large-scale retail" facility that would more closely address the scale of signage to wall space. It would also limit the signage to two walls per facility, which allows the building enough signage to be seen from the road without creating visual clutter by allowing more than is necessary to convey the facility's name and entrance doors.
(f) The text amendment is consistent with the applicable provisions of the Comprehensive Plan as required by UDO Section 9.2.15.B.3, as well as applicable provisions of South Carolina Code, Title VI.
(g) Lancaster County Planning Commission considered the proposed text amendment at its meeting on May 16, 2023, and by a 6-0 vote recommended approval of the proposed text amendment.

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

Ordinance 2016-1442 (Unified Development Ordinance), is amended as set forth in the "Interim Ordinance - Exhibit 1" attached hereto and incorporated herein by reference.

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 _____, 2023.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading: June 12, 2023
Public Hearing: June 12, 2023
Second Reading: June 26, 2023
Third Reading: July 17, 2023

Approved as to form:

_____
Virginia Merck-Dupont, County Attorney

AMENDMENT

SECTION 7.4 SIGNS

7.4.5 SIGNAGE STANDARDS BY CATEGORY – *include text as underlined below*

A. ATTACHED SIGN STANDARDS

	Permitted Location	Maximum Area	Max Height	Other	Max Number
Wall Signs	AR, RR, RN, LDR, MDR, HDR, UR, RUB, PB, HDR (non-residential uses only, but not Home Occupations)	30 square feet OR 1 square feet per linear foot of building wall, whichever is greater. 50 square ft building maximum	No sign shall extend above the roofline	12-inch maximum protrusion	None. May not exceed maximum calculated square footage on any wall (cannot move allotment from one wall to another)
	NB, INS, RMX, MX, IMX	30 square feet OR 1 square foot per linear foot of building wall, whichever is greater. 50 square foot building maximum.			
	LI, HI, GB, RB	50 square feet OR 1square foot per linear foot of building wall, whichever is greater. 75 square foot per building maximum**, except maximum 400 square feet each on a maximum of two walls (totaling 800 square feet per project) for Large-Scale Retailer**.			

PROPOSAL:	Amend Unified Development Ordinance Section 7.4.5, Wall Signs
APPLICABLE CHAPTER(S):	Chapter 7
APPLICANT:	Yates Dunaway (Crosland LLC) on behalf of C4 OP Owner LLC
STATUTORY NOTICES:	Hearing notice published 4/29/2023 in The Lancaster News And 5/03/2023 in Carolina Gateway

All proposed amendments have been processed and notified as required by UDO Section 9.2.15.

PROJECT SUMMARY & PROPOSAL:

On behalf of C4 OP Owner LLC, applicant Yates Dunaway is proposing to amend Chapter 4 and Chapter 7 of the Unified Development Ordinance (UDO) to ***modify Section 4.3.2, Highway Corridor Overlay regulations, Section 7.2.6 Bicycle Parking, Section 7.4.5 Signage standards, and Section 10.3 Definitions***. These four (4) requests are related to a proposed development in The Exchange along Hwy 521/Charlotte Hwy, located in the "Neighborhood Mixed Use" category of the Comprehensive Plan's Future Land Use map.

This report focuses on the proposed changes to Chapter 7, Section 7.4.5.A.

OUTLINE OF TEXT AMENDMENT:

The applicant has submitted text amendments that are related to the proposed Costco site in The Exchange mixed-use project located on Charlotte Hwy. Staff has arranged the requests based on the UDO Chapter proposed for amendment.

The applicant has also applied for a rezoning for 28 acres to convert from Light Industrial to regional business, which is reported on under case file RZ-2022-0344.

The following section of Chapter 7 is proposed to be amended:

Section 7.4.5.A – Wall Sign Maximum Area

Section 7.4.5.A – Wall Sign Maximum Area

PROPOSED TEXT AMENDMENT:

The following section of the UDO is proposed to be amended to allow additional sign square footage for large-scale retailers:

7.4.5 SIGNAGE STANDARDS BY CATEGORY

A. ATTACHED SIGN STANDARDS

	Permitted Location	Maximum Area	Max Height	Other	Max Number
Wall Signs	AR, RR, RN, LDR, MDR, HDR, UR, RUB, PB, HDR (non-residential uses only, but not Home Occupations)	30 square feet OR 1 square feet per linear foot of building wall, whichever is greater. 50 square ft building maximum	No sign shall extend above the roofline	12-inch maximum protrusion	None. May not exceed maximum calculated square footage on any wall (cannot move allotment from one wall to another)
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	LI, HI, GB, RB	50 square feet OR 1square foot per linear foot of building wall, whichever is greater. 75 square foot per building maximum**, except 400 square feet per building wall maximum for Large-Scale Retailer**.			

RELEVANT COMPREHENSIVE PLAN CITATIONS:

Land Use Element – Community Types

An important concept introduced during the regional planning process was designating areas based on "community types." … The use of community types marks a significant shift in planning practice in the last ten to fifteen years, away from conventional and functional designations that merely specified the use of land and towards a renewed interest in the relationships between land uses and urban design. The objective of this more contextual way of classifying land uses is to produce more economically and environmentally attractive places to live, work and play.

The Future Land Use Category of the subject property is Neighborhood Mixed Use, which corresponds to the Community Type of Walkable Neighborhood. The adopted Comprehensive Plan states that the Walkable 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.

Walkable Activity Center: Land Use Considerations		
Condominium / Apartment	Professional Office	Movie Theatre
Live/Work Unit	Government Building	Pocket Park
Community-wide Commercial	Church/School	Farmers' Market
Restaurant	Library	

The Neighborhood Mixed-Use Future Land Use Category covers the upper half of the Panhandle, terminating at Waxhaw Highway (Route 75). The Neighborhood Mixed Use Future Land Use Category and Walkable Neighborhood Community Type are intended to be compatible with the existing suburban character of the area.

DISCUSSION:

Signage is very important to a business. Too little, and you might lose opportunities for sales; too much, and the community may complain about visual clutter. Good sign code balances the needs of both the business and the residents.

At the May 4 workshop, the Planning Commission expressed interest in finding a way to relate the Costco request to other large-scale businesses (retail and grocery) in the Indian Land area. Staff compiled the information gathered in the table below.

It's worth noting that none of these facilities have signage on all four sides, and that few counties or municipalities allow every wall to have signage as the applicant requested.



Store	Address	Sq Ft*(area)	Wall Signage*(Front)	Distance*from 521	Zone
ALDI	9553 Charlotte Hwy	18,000	30 sq ft x 2	125 ft	RB
Food Lion	8175 Charlotte Hwy	46,000	175 sq ft	325 ft	PDD
Harris Teeter	6271 Carolina Commons Dr	54,000	215 sq ft + 30 sq ft	375 ft	PDD
Lowes Home Improvement	181 Fort Mill Hwy	150,000	500 sq ft + 50 sq ft + 100 sq ft	750 ft	RB
Publix	8360 Charlotte Hwy	52,000	200 sq ft	700 ft	GB
Walmart Supercenter	10048 Charlotte Hwy	165,000	150 sq ft	800 ft	RB

**all measurements are rounded off and approximate; signs on one side of the building except for ALDI (two faces)*
-Harris Teeter and Lowes have signage on multiple entrances, and all are on the same side of the building

Some additional information to help put the sign request in perspective:

- The sign area requested per wall is 400 square feet.
  - The area of a regular digital billboard (monopole, one face) is 400 square feet.
  - The UDO currently limits billboards in Lancaster County at 150 square feet.

Staff agrees that the signage allowance needs to be somewhat proportionate to the wall. Staff disagrees that the request is in line with Walmart and Lowes Home Improvement (see above).

The applicant's justification reads, in part, that *"Applicant seeks relief from the HCO's requirement that the Large-Scale Retailer building front on the highway corridor and that the planned building will be located some distance back from the highway."* This is a self-created issue and would not be an applicable explanation in other situations, as in when a request creates a non-conformity. The Indian Land sign survey (in the table above) has many examples of businesses located farther from the Hwy 521 corridor and utilizing less wall-mounted signage than requested.

STAFF RECOMMENDATION:

Staff would advise an alternative total square footage measurement for wall signage per large-scale retail site and a limitation on the number of walls where the signs may be installed/displayed. Changes are provided below (with additions underlined).

7.4.5 SIGNAGE STANDARDS BY CATEGORY

A. ATTACHED SIGN STANDARDS

	Permitted Location	Maximum Area	Max Height	Other	Max Number
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	NB, INS, RMX, MX, IMX	30 square feet OR 1 square foot per linear foot of building wall, whichever is greater. 50 square foot building maximum.			
	LI, HI, GB, RB	50 square feet OR 1square foot per linear foot of building wall, whichever is greater. 75 square foot per building maximum**, except maximum 400 square feet each on a maximum of two walls (totaling 800 square feet per project) for Large-Scale Retailer.**			

APPLICANT'S RESPONSE TO STAFF'S PROPOSAL: The applicant accepts staff's alternative.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission motion to recommend approval of the alternative proposed by staff passed 6-0. The ordinance that accompanies this staff report is the one proposed by staff and accepted by the applicant.

ATTACHMENTS:

1. Application
2. Proposed Text Amendment

STAFF CONTACT:

Allison Hardin, Interim Planning Director
ahardin@lancastersc.net

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

TEXT AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant
- Fees associated with Application

GENERAL INFORMATION

UDO Section(s) Proposed to be Amended: See Text Amendment Items 1 through 5 on attached pages.

Current Text:
Please see proposed Text Amendment Items 1 through 5 on the attached pages for the current text of the UDO Sections Proposed to be Amended.

Proposed Text:
Please see proposed Text Amendment Items 1 through 5 on the attached pages for the proposed new text (underlined) for the UDO Sections Proposed to be ~~Amended~~.

Description of Need for Proposed Text:
Please see proposed Text Amendment Items 1 through 5 on the attached pages for the accompanying Description of Need for each Proposed Text Amendment.

☑ Additional pages attached for more information

CONTACT INFORMATION

Applicant Name: Yates Dunaway for C4 OP Owner, LLC

Address: 801 East Blvd

City: Charlotte State: NC Zip: 28203 Phone: 312-485-2722

Fax: _____ Email: ydunaway@csere.com

APPLICATION CERTIFICATIONS

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

Yates Dunaway — 3-30-23

Applicant — Date

Yates Dunaway — 3-30-23

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.
- Text Amendment Application Fee - $435.00

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

Text Amendment Item 1.

Amend Section 4.3.2 of the Highway Corridor Overlay District (HCO) by adding the following underlined proposed text to the current text of Section 4.3.2.B.2 – DISTRICT BOUNDARIES AND APPLICABILITY:

B. DISTRICT BOUNDARIES AND APPLICABILITY

Section 4.3.2.B.2. The Highway Corridor Overlay District development regulations, as set forth in the Highway Corridor Overlay District, apply to all uses on the properties zoned Highway Corridor Overlay District except for single family housing as identified in Section 2.5, Permitted Uses. The development regulations applicable to single family housing are the development regulations of the underlying zoning district. In addition, Hospitals, Medical Clinics, and Large-Scale Retailer facilities shall be exempt from the Highway Corridor Overlay District development regulations located in Section 4.3.2.F.1., Subsection 4.3.2.F.1.b., Section 4.3.2.G.1., and Subsection 4.3.2.G.1.a.

Description of Need for Proposed Text. Currently, Section 4.3.2.F.1. requires that the front façade of buildings shall front on the street and be parallel to front property lines when placed along the corridor right-of-way. Subsection 4.3.2.F.1.b. requires that when fronting the corridor right-of-way, buildings shall have access from the front and rear of the building.

Section 4.3.2.G.1. requires that, for buildings fronting on the corridor, off-street surface parking shall be located primarily to the rear of building it serves and provides that side yard parking shall occupy no more than 45 percent of the principal corridor frontage line. Subsection 4.3.2.G.1.a. grants the Administrator authority to allow a higher percentage of side yard parking where dimensions or topographical constraints restrict the amount of off-street parking that can be placed to the rear of the building it serves.

Requiring frontage on the highway corridor and doing so as close as 25 feet has proven to be unworkable in many instances and counter to the goal of allowing room for the planned future widening of Highway 521 itself. For these reasons, the current draft of the Highway Corridor Overlay District in the UDO Update dated December 21, 2022, Chapter 2, proposed Section 2.7.3, footnote 37, calls for the elimination of the build-to line and the 25 feet setbacks.

Furthermore, the County's UDO Assessment, dated August 26, 2021, Appendix 1, Staff Recommendations for UDO Update, at page 10, reflects the opinions of both the Staff and Economic Development that the limitation on retail stores visible from the road with parking in front does not lend itself to developments that appear welcoming and full of activity, which in turn limits their ability to be successful. Economic Development recommended eliminating design requirements that hide the front of stores from the road and that require buildings to be constructed close to the road. Staff Recommendations regarding Section 4.3.2.G specifically call for allowing parking between the road and building for large centers.

Large-Scale Retailers are located in buildings of at least 100,000 square feet of gross floor area. For the reasons stated by Staff in the UDO Assessment and as reflected in draft of Section 2.7.3 prepared by the County's consultants, these projects should not be required to front up against the highway corridor. Large-Scale Retailers should be allowed to locate their major buildings back

away from the corridor with parking surrounding them including parking located between the road and building. For these same reasons, the current limitations on side yard parking and requirement for front and rear building access should be eliminated for Large-Scale Retailers.

Hospitals and Medical Clinics serve a unique role in our community and have a standard site layout. For many of the reasons stated above, future highway widening and visibility, medical buildings should not be required to front up against the highway corridor with limited setbacks. Moreover, basic access to Hospitals and Medical Clinics calls for non-emergency patients and visitors to park and enter the front of the building. The emergency department and ambulance access are located at the rear of the building. And for safety and privacy reasons non-emergency and emergency access are kept separate.

Text Amendment Item 2.

Amend Section 4.3.2 of the Highway Corridor Overlay District (HCO) by adding the following underlined proposed text to the current text of Section 4.3.2.D – EXCEPTIONS AND NON-CONFORMING SITUATIONS:

> **Section 4.3.2.D – EXCEPTIONS AND NON-CONFORMING SITUATIONS**
>
> Any property zoned and used for a single family residential use, including the single family residential portion of a property zoned Planned Development District (PDD), shall be exempt from the development standards of the Highway Corridor Overlay District. Any property zoned and used for a Hospital, Medical Clinic, and Large-Scale Retailer shall be exempt from the development standards of the Highway Corridor Overlay District located in Section 4.3.2.F.1. Subsection 4.3.2.F.1.b, Section 4.3.2.G.1., and Subsection 4.3.2.G.1.a. When a parcel has a vested right in effect, that parcel may be exempt from certain provisions of the Highway Corridor Overlay District, as outlined in Chapter 9 of the UDO. The development standards of this overlay district shall apply to all other properties within the district boundaries as outlined in Section 4.3.2.B.

Description of Need for Proposed Text. Please see discussion under Amendment Item 1 above.

Text Amendment Item 3.

Amend Section 10.3 of the UDO to add a new definition for "Large Scale Retailer":

> "Large-Scale Retailer" is a type of General Commercial use and includes membership-only retail warehouse facilities. Large-Scale Retailers are located in buildings of at least 100,000 square feet of gross floor area.

Description of Need for Proposed Text. Large-Scale Retailers are unique. They occupy very large buildings that are not conducive to fronting against a highway corridor. They have large customer parking demands that justify locating parking surrounding them including parking located between the road and building. Parking requirements would fall under General Commercial at 1 space per 250 SF per Section 7.2.4.A.

Text Amendment Item 4.

Add a new line (new line underlined below) to the chart located in UDO Section 7.2.6.A. – BICYCLE PARKING - for Large-Scale Retailer use:

7.2.6 BICYCLE PARKING

A. REQUIRED SPACES

The following minimum bicycle parking spaces are required (Excludes RUB, LI, HI, and M Districts):

Use	Required Short-Term Spaces	Required Long-Term Spaces
Dwelling, Multi-Family	1 per 20 units, 3 minimum	1 per 5 units (Projects with 10+ units only)
All Other Residential Uses	None Required	None Required
All Retail Uses	1 per 5,000 SF of gross floor area, 3 minimum	1 per 5,000 SF of gross floor area
All Commercial Uses	1 per 10,000 SF of gross floor area, 3 minimum	1 per 5,000 SF of gross floor area
Large-Scale Retailer Use	3	None Required
All Civic Uses	1 per 5,000 SF of gross floor area, 3 minimum	None Required

Description of Need for Proposed Text. Large-Scale Retailers serve the public who buy significant quantities of goods and large-sized goods to transport home, in car trunks, in trucks, on tops of cars, and otherwise. The need for bicycle parking is virtually non-existent. If the current bicycle requirement were applied to Large-Scale Retailers and calculated by the amount of floor area, then the result would be an extraordinary number of spaces reserved for a method of transportation that does not apply due to the quantities and size of goods typically involved in sales by Large-Scale Retailers.

Text Amendment Item 5.

Amend UDO Section 7.4.5, "Signage Standards by Category," by adding the underlined text to Section 7.4.5.A., "Attached Sign Standards," Subsection A., "Wall Signs," at bottom of the column for "Maximum Area," adding ", except 400 sq ft per building wall maximum for Large-Scale Retailer":

A. ATTACHED SIGN STANDARDS

	Permitted Location	Maximum Area	Maximum Height	Other Requirements	Maximum Number
A. Wall Signs	AR, RR, RN, LDR, MDR, HDR, UR, RUB, PB, HDR (non-residential uses only, but not Home Occupations)	30 sq ft OR 1 sq ft per linear ft of building wall, whichever is greater. 50 sq ft building maximum	No sign shall extend above the roofline	12 inch maximum protrusion	None. May not exceed maximum calculated square footage on any wall (cannot move allotment from one wall to another)
	NB, INS, RMX, MX, IMX	30 sq ft OR 1 sq ft per linear ft of building wall, whichever is greater. 50 sq ft building maximum.			
	LI, HI, GB, RB	50 sq ft OR 1sq ft per linear ft of building wall, whichever is greater. 75 sq ft building maximum, **except 400 sq ft per building wall maximum for Large -Scale Retailer**			

Description of Need for Proposed Text. Large-Scale Retailers by definition have over 100,000 square feet of gross floor area. The limit on wall signage of 75 square feet would produce wall signage size that is inadequate and disproportionate architecturally to the magnitude of the building. A sign this small would look awkward and out of place on the wall of a Large-Scale Retailer's building. Increasing the maximum signage to 400 square feet per wall is in line with the magnitude of the building and comparable to existing major retailers in the vicinity, such as Walmart and Lowe's Home Improvement. Note that Applicant seeks relief from the HCO's requirement that the Large-Scale Retailer building front on the highway corridor and that the planned building will be located some distance back from the highway.

The Lancaster News

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

PUBLIC HEARING NOTICE

For the purpose of obtaining oral and written comments from the public regarding the following matters, the Lancaster County Planning Commission and County Council will conduct public hearings on Tuesday, May 16, 2023 and Monday, June 12, 2023, respectively. The public hearings will take place at 6:00 PM at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

1. RZ-2022-0344: Application by C4 OP Owner LLC to rezone approximately 28.01 acres at and adjacent to 8918 Charlotte Highway (TM # 0010-00-029.00) from Light Industrial (LI) to Regional Business (RB) district, in order to develop a retail facility with ancillary gas station.

2. UDO-TA-2022-0344: Application by C4 OP Owner LLC to amend UDO sections 4.3.2 regarding Highway Corridor Overlay regulations; and section 7.4.5 Signage Standards.

The following item will be heard by Lancaster County Planning Commission and County Council on Tuesday, May 16, 2023 and Monday, May 22, 2023 respectively; at 6:00 PM at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC:

3. RZ-2023-0531: Application by Ben Cerullo on behalf of Crossridge Development LLC to rezone parcels at and adjacent to 8574 Charlotte Highway: 1.79 acres (p/o 0010-00-059.00) and 1.31 acres (p/o0010-00-061.01) from PDD-26 to Regional Business (RB); ad 1.09 acres (p/o 0010-00-057.00) and 1.62 acres (p/o 0010-00-056.00) from Regional Business (RB) to PDD-26, to adjust boundaries of parcels under current development.

The following item only requires one public hearing before the Lancaster County Planning Commission on Tuesday, May 16, 2023 at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

1. SD-2022-1205: Application by Riverchase Estates Partners LLC for a Preliminary Plat for approximately 806.12 acres located along Riverside Road north of the intersection with Cobblestone way (p/o TM # 0030-00-002.00), for a phase of the larger Riverchase development, consisting of 251 single-family homes, minimum lot size one acre.

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

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

I hereby certify that on the above notice published in The Lancaster News, a general circulation in Lancaster County, South Carolina, in accordance with law on April 29th 2023.

SWORN to before me this 1st day of May, 2023

Notary Public for South Carolina
My Commission Expires: 01/20/2027

Newspaper Rep Signature

CAROLINA GATEWAY

980 N Woodland Drive
PO Box 640
Lancaster, SC 29721
803-339-6862

PUBLIC HEARING NOTICE

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e published in the Carolina
na, in accordance with law

on May 3rd 2023.

SWORN to before me this 3rd day of May, 2023

Ashley L Johnson

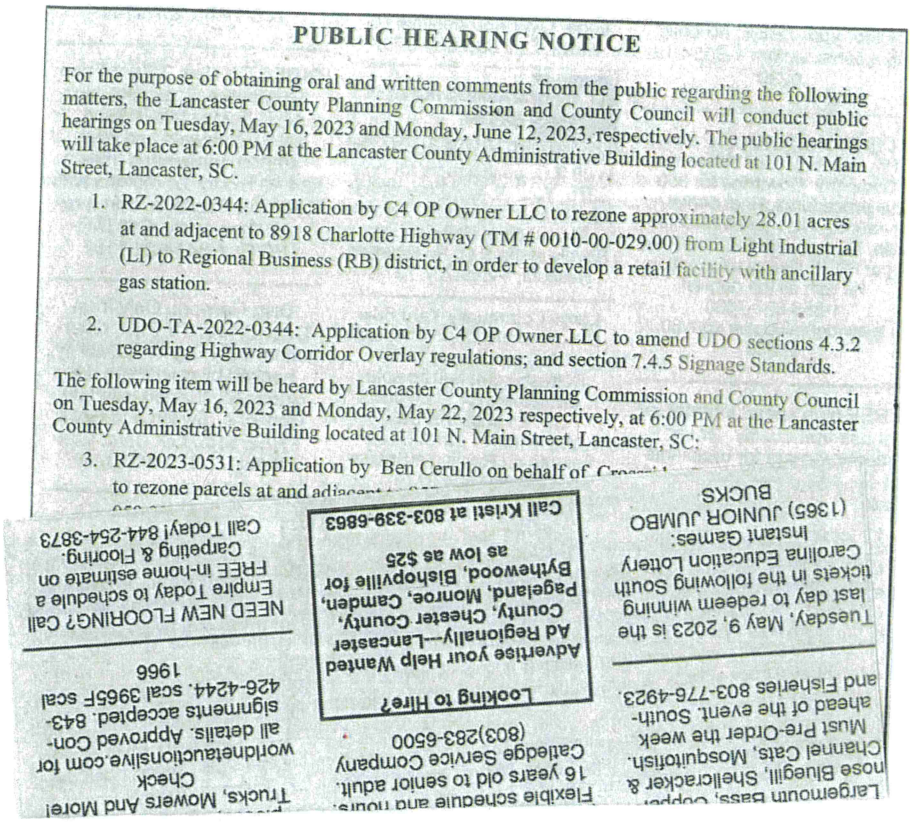
Notary Public for South Carolina
My Commission Expires: 01/20/2027

Newspaper Rep Signature

NOTARY PUBLIC SOUTH CAROLINA

CAROLINA GATEWAY

980 N Woodland Drive
PO Box 640
Lancaster, SC 29721
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3. RZ-2023-0531: Application by Ben Cerullo on behalf of [illegible] to rezone parcels at and adjacent [illegible]

I hereby certify that on the above notice published in the Carolina Gateway in Lancaster County, South Carolina, in accordance with law on May 3rd 2023.

SWORN to before me this 3rd day of May, 2023

Ashley L Johnson

Notary Public for South Carolina
My Commission Expires: 01/20/2027

Newspaper Rep Signature

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2023-1849
Contact Person / Sponsor: Dennis Marstall / Administration and Kim Belk / Finance
Department: Finance
Date Requested to be on Agenda: 6/12/2023

Council Action Requested:
The County Operating and Capital Budget for fiscal year 2023-2024.

The following are the proposed millage rates:

	Fiscal Year 2023	Proposed First Reading FY2024
Operating	**84.30**	**88.60**
Debt	9.60	6.90
Court	3.60	3.80
Capital	4.80	5.30
USCL	4.60	4.60
Total	**106.9**	**109.2**

Mil Value:
FY2022-2023: $455,297
FY2022-2023: $480,515

Points to Consider:
As discussed at first reading, Council held a workshop meeting on May 31 to hear additional information on the budget. During that presentation, there were several potential amendment items discussed including additional pay changes for public safety departments, an added fee for the Coroner's Office, and transitioning a part-time position to full-time for the Coroner's Office. In order to include any of these items, Council will have to amend the budget at second reading for inclusion. If Council chooses to amend for all the compensation and position adjustments discussed, the total tax implication is an estimated 1.80 mil increase.

Council heard the initial presentation of the budget at the Committee of the Whole meeting on May 3. The updated recommended budget is balanced and totals $131,585,828 with a 4.3 mil increase in the general fund, a .5 mil increase in the capital improvement fund, a .2 mil increase in the court security fund and a 2.7 mil decrease in debt service.

The overall millage increase is proposed at 2.3 mils.

The budget is being presented at first reading with some adjustments including the following in the general fund:

- $1,6 million increase for 6.5% across the board increase for all employees
- $290,000 for adjustments to address additional pay concerns in specific departments
- $495,000 for 6 new positions
- Inclusion of a 6% pay adjustment for all staff in the Solicitor & Public Defender's Office $116,752
- $14,600 change in estimated cost to finalize the access control in the Administration Building
- Decrease of building permit revenue projections of $300,000
- Inclusion of the RIA grant match at $1.25 million
- $5,000 increase for external auditor (based on bids received after initial presentation)
- Changes to the fund balance utilization list which overall did not increase or decrease the budget, but swapped out the gym floor replacements for Recreation with higher prioritized projects like lighting replacements/additions at various

facilities and upgrades at Walnut Creek. In addition, the roads inventory was added for public works.

In the attachments you can find the detail budget pages. In addition, the 6 funds that were not available at the May 3 meeting are included in the detailed pages and all are balanced. These include the Van Wyck Fire District, the Indian Land Fire District Fund, the Pleasant Valley Fire District Fund, Capital Project Sales Tax 2 and 3 Funds as well as the Debt Service Fund.

Indian Land Fire and Pleasant Valley Fire are only budgeted for 3 months due to discussed merger in which they will need to be brought under one fund upon Council decision. A budget amendment will be necessary pending Council's future discussions.

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.

Recommendation:
Approve the budget for FY 2024.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2023-1849	6/8/2023	Ordinance
Exhibit A: Schedule of Fees	5/18/2023	Exhibit
FY2024 Administrator's Recommended Budget Detail General Fund Expenditures	5/19/2023	Presentation
FY2024 Administrator's Recommended Budget Detail General Fund Revenue	5/19/2023	Presentation
FY2024 Administrator's Recommended Budget Detail Other Funds	5/18/2023	Presentation

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ORDINANCE NO. 2023-1849

AN ORDINANCE

TO APPROPRIATE FUNDS AND APPROVE A DETAILED BUDGET FOR LANCASTER COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2023 AND ENDING JUNE 30, 2024 (FY 2023-24); TO SET MILLAGE RATES FOR THE LEVY OF AD VALOREM TAXES; TO APPROVE A SCHEDULE OF TAXES, FEES AND CHARGES FOR FY 2023-24; 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, 2023 and ending June 30, 2024 ("FY 2023-24"):

APPROPRIATIONS	AMOUNT
Airport Fund	376,738
Capital Improvement Fund	2,956,695
Capital Project Sales Tax 2 Fund	2,500,000
County Debt Fund	4,511,750
County Transportation Committee Fund	12,000,000
Court Mandated Security Fund	2,031,014
E-911 Fund	1,613,960
General Fund	84,663,323
Hospitality Tax Fund	1,900,000
Indian Land Fire Protection District Fund	350,810
Local Accommodations Tax Fund	120,000
Pleasant Valley Fire Protection District Fund	380,293
Victims Services Fund	47,000
State Accommodations Tax Fund	224,250
Stormwater Fund	2,752,975
Van Wyck Fire Protection District Fund	155,520
Capital Project Sales Tax 3 Fund	15,001,500

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 2023-24 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.

5. Holiday supplements 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 are actively working with Lancaster County for at least three months and who have a start date on or before July 1, 2023 will be eligible to receive a supplement in the amount of $500. All permanent, part-time employees who are actively working with Lancaster County with a start date on or before July 1, 2023 will receive a supplement in the amount of $250.

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	88.6
Capital Improvement Fund	5.30
County Debt	6.90
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	3.80

The millage imposed pursuant to this subsection is imposed to address funding needs arising from the 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 2023-24, 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 2023-24.

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 26th day of June, 2023

Ordinance No. 2023-1849

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

1st reading:	May 22, 2023
2nd reading:	June 12, 2023
3rd reading:	June 26, 2023
Public Hearing:	June 26, 2023

Approved as to form:

_____
County Attorney

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COUNTY OF LANCASTER, SC - SCHEDULE OF TAXES, FEES AND CHARGES
FISCAL YEAR: 2023-2024 ATTACHMENT TO ORDINANCE NO: 2023-1849

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. Residential Use~~ Residential Decks	~~No Fee. *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.~~ $25.00 per square foot
	~~Minimum $25.00 Building Permits fee required for one-story detached accessory structures which are deemed valued at $3,275.00 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 or 120 sq. ft. for commercial~~ Building Permit	Three fourths of one percent (0.0075) of estimated value. Valuation shall be determined by the National Building Valuation Data and Modifiers dated April 15, 1994 and thereafter by the updated revisions. Minimum $25.00 permit fee
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 107 of the International Building Code or by the building official and a plan review thereof, a plan review fee shall be equal to one-tenth (1/10) of the building permit fee as set forth above.
Resubmittal Fee*	A plan re-review 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

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

4.02

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

4.03

Gas Permit Fees		
Minimum Permit Fee		$30.00
Inspection Fees	Gas piping at one location - $7.50 for 1-4 plus $1.00 each additional outlet Burners/furnaces/incinerators - $7.50 for 1 plus $1.00 each additional unit Boilers/heating/air conditioning - $7.50 for 1 plus $1.00 each additional unit Vented wall furnaces/water heaters - $7.50 for 1 plus $1.00 each additional	
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		$30.00
Valuation of $1,000 or Greater	$30 plus $5 per thousand or fraction thereof	
Inspection Fees		
Inspection - Heating/ventilating/ductwork/AC and refrigeration systems		
- First $1,000 or fraction thereof of valuation		$30.00
- Each additional $1,000 or fraction thereof of valuation		$5.00
Inspection - Repair/alterations/additions to an existing system		
- First $1,000 or fraction thereof of valuation		$15.00
- Each additional $1,000 or fraction thereof of valuation		$5.00
Inspection - Boilers (based on BTU input / 1 KJ = 1.055 BTU / 1 BHp = 33,475 BTU)		
- 33,000 to 165,000 BTU		$15.00
- 165,001 to 330,000 BTU		$20.00
- 330,001 to 1,165,000 BTU		$25.00
- 1,165,001 to 3,300,000 BTU		$35.00
- 3,300,001 or more		$45.00
1st Re-inspection		$50.00
2nd Re-inspection		$100.00

3rd/ Subsequent Re-inspections *(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		$20.00
Minimum Permit Fee		$25.00
Valuation From/To		**Fee Amount**
$0	$1,000	$25.00
$1,001	$5,000	$35.00
$5,001	Or More	$35.00 for the first $5,000.00, plus $4.00 for each additional thousand or fraction thereof
1st Re-inspection		$50.00
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
Inspections for Commercial R-2 & I Occupancy Types	Per Instance	5% addition to affected Building permit fees

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~~ $150.00
Coroner's Reports		~~$75.00~~ $100.00
Photographs		$2.00
Toxicology Reports		~~$100.00~~ $150.00

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	
Pleasant Valley Fire District & Indian Land Fire District Equivalent Residential Unit fee	$175.00
Van Wyck Fire District 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

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
Rezoning applications-Flex District*	
Base Fee (all sites)**	$650.00 plus applicable per acre fee
Sites greater than 5 acres in size	$25.00 per acre (or fraction therof)
Approved Flex District Modification Fee (unless major modification requiring new application and full fee)	$650.00
Text amendment & Future Land Use Map Amendment Fee	$435.00
Conditional Use Permit	$325.00

*Does not include TIA review fee (if applicable)

**No per acre fee for sites 5 acres or less in size and maximum fee $2,500

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	Per Instance	$100.00
Floodplain Development - FEMA LOMA, SFR w/ local review	Per FEMA app	$250.00
Floodplain Development - LOMA, multiple lots MT-EZ application	Per FEMA app	$500.00
Floodplain Development - CLOMR and LOMR: MT-1 application package	Per FEMA app	$1,500.00
Floodplain Development - PMR: MT-2 application package	Per FEMA app	$1,000.00

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)*	$75.00
Marriage license - out of state *(includes $20.00 state fee)*	$90.00
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**
Youth Basketball	5 to 15	~~$80.00~~ $75.00
Dixie Softball	7 to 18	~~$95.00~~ $75.00
Cheerleading	7 to 15	~~$50.00~~ $75.00
Youth Baseball	6 to 12	~~$95.00~~ $75.00
Youth Soccer	5 to 15	~~$80.00~~ $75.00
Instr. ~~Soccer~~ Sports	~~4~~ 3 to 5	~~$70.00~~ $60.00
Flag Football	7 to 15	$75.00
Tackle Football	7 to 12	~~$100.00~~ $75.00
Girls Volleyball	8 to 13	~~$70.00~~ $75.00
Swim Team	5 to 18	~~$85.00~~ $75.00
~~T-Ball/Swing League/Sweetees~~	~~4 to 5~~	~~$70.00~~

17.02

Participant Fees-Adult Sports			
Sport	**Ages**	**Unit**	**Amount**
Adult/Senoir League	18 & up/55 & up	Per Individual	~~$50.00~~ $75.00
Basketball	18 & up	Per Individual	~~$50.00~~ $75.00
Softball	18 & up	Per Individual	~~$50.00~~ $75.00
Volleyball	18 & up	Per Individual	~~$50.00~~ $75.00
Kickball	18 & up	Per Individual	~~$50.00~~ $75.00
Soccer	18 & up	Per Individual	~~$50.00~~ $75.00

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	$12.00
After School Attendance Fee (add'l child)	Per Day Per Child	$10.00
After School Attendance Fee (half day)	Per Day Per Child	$13.00
After School Attendance Fee (all day)	Per Day Per Child	$14.00
After School Attendance Fee (all day, add'l child)	Per Day Per Child	$12.00
After School Attendance Fee (half day, add'l child)	Per Day Per Child	$11.00
Summer Day Camp Registration Fee	Individual	$25.00
Summer Day Camp Attendance Fee	Per Day Per Child	$19.00
Summer Day Camp Attendance Fee (add'l child)	Per Day Per Child	$11.00
Field Trip Fees (optional)	Varies	

17.04

Swimming Pool Fees			
Activity	**Ages**	**Unit**	**Amount**
Swim Lessons	3 to 18	Per Person Per Lesson	$50.00
Nursery/Camp Daily fee	4 to 12	Per Individual	$2.00
Public Swim Daily Fee	All Ages	Per Person	$3.00
Mid-Season Pass (7/6/22)	All Ages	Per Person	$40.00
Single Season Pass	All Ages	Per Person	$75.00
Group Mid-Season Pass (7/6/22)	All Ages	Per Family*	$85.00
Family Weekly Pass	All Ages	Per Family*	$75.00
Family Season Pass	All Ages	Per Family*	$150.00
Pool Party (0-25 People)	All Ages	Per Hour	$60.00
Pool Party (26-50 People)	All Ages	Per Hour	$80.00
Pool Party (51-75 People)	All Ages	Per Hour	$125.00
Pool Party (76-100 People)	All Ages	Per Hour	$150.00

*Maximum of 5 per family

17.05

Facility Rental		
All Sites	**Unit**	**Amount**
Gym (Regular Rental)	4 Hours	$300.00
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
Open Basketball	Entry Fee/Per Class/Per Occurrence	$3.00
Open Pickleball	Entry Fee/Per Class/Per Occurrence	$3.00
Activities/Fitness	Entry Fee/Per Class/Per Occurrence	$3.00
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
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 Team Per field	$30.00
Field Practice (Non-LCPR teams) with lights	Per hour Per Team Per field	$40.00
Turf Field Practice	Per hour Per Team Per Field	$50.00
Court Practice (Non-LCPR teams)	Per hour Per Team Per court	$40.00
Tournament Field Rental (11:30pm curfew)	Per field Per day	~~250~~ $350

*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
Sponsorship Fee - Movie in the Park	Each Occurrence	$600.00
Extra Sponsor Banner	Each	$100.00
Additional Team Sponsor	Each	$300.00
8x10 Team/Sponsor Picture/Plaque	Each	$30.00
Food Truck - Local Athletics	Each Occurrence	$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	$40.00

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	$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

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	$75.00
Temporary Use	Per Instance	$100.00
Special Exception	Per Instance	$400.00
Food Truck	Per Instance	$150.00
Demolition fee - any building or structure less than 5000 SF GFA	Per Instance	$50.00
Demolition Fee - any building or structure 5000 SF GFA or greater	Per Instance	$100.00
Moving fee - any non mobile home building or structure	Per Instance	$50.00
Sign Permit - Permanent	Per Application	$100.00
Sign Permit - Temporary	Per Application	$50.00

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%
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	In accordance with SC FOIA, the fee for the search, retrieval, or redaction of records shall be posted online and shall not exceed the prorated hourly salary of the lowest paid employee with the necessary skill and training to perform the request.
Private ambulance service - franchise application fee	Per Instance	$100.00

26.03 **Impact Fees-County**

The development impact fees established by Ordinance 2021-1722 (the "Fire Development Impact Fee"), Ordinance 2021-1723 (the "EMS Development Impact Fee"), Ordinance No. 2021-1724 (the "Sheriff Development Impact Fee"), and Ordinance 2021-1725 (the "Parks and Recreation Development Impact Fee"), collectively the "County Impact Fee Ordinances", are hereby updated, adjusted and amended, pursuant to the terms of the County Impact Fee Ordinances. Section V of the County Impact Fees Ordinances provides that the development impact fees shall be adjusted annually to reflect the effects of inflation on the costs for facilities set forth in the Development Impact Fee Study and updated CIP dated July 19, 2021. The fee schedule shall be adjusted using the Construction Cost Index calculated by the Engineering 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. The Construction Cost Index calculated for the period of May 2021 to May 2022 results in an eight and a half percent (8.5%) increase in the County Impact Fee Ordinances. Therefore, pursuant to the terms of the County Impact Fee Ordinances, those fees are adjusted, updated and amended as set forth in the following schedules.

Item	Unit	Amount
Fire Impact Fees		
Greater Panhandle Service Area-Residential		
Single Family Detached	Per housing unit	~~$1,004.00~~ $1,025.00
Single Family Attached	Per housing unit	~~$852.00~~ $870.00
Multifamily	Per housing unit	~~$713.00~~ $728.00
Pleasant Valley Fire District-Residential		
Single Family Detached	Per housing unit	~~$824.00~~ $841.00
Single Family Attached	Per housing unit	~~$699.00~~ $714.00
Multifamily	Per housing unit	~~$585.00~~ $597.00
Greater Panhandle Service Area-Nonresidential		
Retail	Per 1,000 square feet	~~$1604.00~~ $1,638.00
Office	Per 1,000 square feet	~~$545.00~~ $556.00
Industrial	Per 1,000 square feet	~~$277.00~~ $283.00
Warehouse	Per 1,000 square feet	~~$98.00~~ $100.00
Healthcare	Per 1,000 square feet	~~$599.00~~ $612.00
Institutional	Per 1,000 square feet	~~$1,090.00~~ $1,114.00
Pleasant Valley Fire District-Nonresidential		
Retail	Per 1,000 square feet	~~$1,479.00~~ $1,511.00
Office	Per 1,000 square feet	~~$502.00~~ $513.00
Industrial	Per 1,000 square feet	~~$256.00~~ $262.00
Warehouse	Per 1,000 square feet	~~$90.00~~ $92.00
Healthcare	Per 1,000 square feet	~~$552.00~~ $564.00
Institutional	Per 1,000 square feet	~~$1,006.00~~ $1,027.00
EMS Impact Fees		
Residential		
Single Family Detached	Per housing unit	~~$123.00~~ $125.00
Single Family Attached	Per housing unit	~~$104.00~~ $106.00
Multifamily	Per housing unit	~~$88.00~~ $90.00
Nonresidential		
Retail	Per 1,000 square feet	~~$109.00~~ $111.00
Office	Per 1,000 square feet	~~$37.00~~ $38.00
Industrial	Per 1,000 square feet	~~$18.00~~ $19.00
Warehouse	Per 1,000 square feet	$7.00
Healthcare	Per 1,000 square feet	~~$41.00~~ $42.00
Institutional	Per 1,000 square feet	~~$74.00~~ $75.00
Sheriff Impact Fees		
Residential		

Single Family Detached	Per housing unit	~~$131.00~~ $134.00
Single Family Attached	Per housing unit	~~$112.00~~ $114.00
Multifamily	Per housing unit	~~$93.00~~ $95.00
Nonresidential		
Retail	Per 1,000 square feet	~~$203.00~~ $207.00
Office	Per 1,000 square feet	~~$68.00~~ $70.00
Industrial	Per 1,000 square feet	$35.00
Warehouse	Per 1,000 square feet	$12.00
Healthcare	Per 1,000 square feet	~~$76.00~~ $78.00
Institutional	Per 1,000 square feet	~~$138.00~~ $141.00
Parks & Recreation Impact Fees		
Residential		
Single Family Detached	Per housing unit	~~$851.00~~ $869.00
Single Family Attached	Per housing unit	~~$723.00~~ $738.00
Multifamily	Per housing unit	~~$604.00~~ $617.00

26.04

Impact Fees-School District

The development impact fee established by Ordinance 2021-1761 (the "School Development Impact Fee"), is hereby adjusted, updated and amended, pursuant to the terms of Ordinance 2021-1761. Section 5(c) of the School Development Impact Fee provides that the development impact fees shall be adjusted annually to reflect the effects of inflation on the costs for facilities set forth in the updated Development Impact Fee Study and updated CIP dated November 24, 2021. The fee schedule shall be adjusted using the Construction Cost Index calculated by the Engineering 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. The Construction Cost Index calculated for the period of May 2021 to May 2022 results in an eight and a half percent (8.5%) increase in the School Development Impact Fee. Therefore, pursuant to the terms of Ordinance 2021-1761, the School Development Impact Fee is adjusted, updated and amended as set forth in the following schedules.

Item	Unit	Amount
School District Impact Fees		
Residential		
Single Family	Per housing unit	~~$8,899.00~~ $9,091.00
Multifamily	Per housing unit	~~$9,441.00~~ $9,644.00

Lancaster County
South Carolina

General Fund Expenditures

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Fund: 10 General Fund								
Department: 005 Non-Departmental								
10-7-005-510-20 Unempl Comp Exp	1,121.00	30,000.00			100	30,000.00	30,000.00	
10-7-005-520-00 Workers Comp Volunteers	34,604.00	120,000.00			100	70,000.00	70,000.00	
10-7-005-520-40 Cnt - Retirement Match		6,000.00			100	6,000.00	6,000.00	
10-7-005-520-45 Retiree Insurance Increase in number of retirees eligible to receive	160,928.00	165,000.00	132,743.00		20	185,000.00	185,000.00	
10-7-005-593-00 Maintenance-Service Agreement	4,676.00	10,000.00	4,230.00		58	10,000.00	10,000.00	
10-7-005-604-01 Audit	65,240.00	70,000.00	50,400.00		28	75,000.00	75,000.00	
10-7-005-625-04 Da-Med Ind Fund	178,675.00	178,675.00	166,572.00		7	178,675.00	178,675.00	
10-7-005-650-00 Insurance-General Estimated 10% Increase	1,301,742.00	1,541,425.00	1,522,968.00		1	1,695,567.00	1,695,567.00	
10-7-005-781-00 Miscellaneous Expense	2,528.00	9,475.00			100	9,475.00	9,475.00	
Total	**$1,749,514.00**	**$2,130,575.00**	**$1,876,913.00**			**$2,259,717.00**	**$2,259,717.00**	
Department: 007 Cnty Economic Dev. Dept.								

	2021 - 2022	2022 - 2023	5/19/2023	2022 - 2023		2023 - 2024		
Account	**Actual ($)**	**Budget ($)**	**Actual ($)**	**Estimate**	**%Remaining**	**Requested**	**Recommended**	**Approved**
10-7-007-500-00	173,892.00	234,185.00	122,938.00		48	349,505.00	263,974.00	
Wages & Salaries Full Time								
Recommended: None--all associated requests removed Requested: $85,000 Deputy Director								
10-7-007-500-05	33.00							
Salaries- Overtime								
10-7-007-500-10	3,977.00	1,000.00	15,105.00		-1,411	1,000.00	1,000.00	
Wages & Salaries Parttime								
10-7-007-510-00	13,792.00	17,930.00	10,440.00		42	26,740.00	20,195.00	
Fica-Employers Contrib.								
Requested: Related to new position								
10-7-007-510-05	30,015.00	41,155.00	21,588.00		48	64,870.00	48,995.00	
Sc Ret Employers Contrib								
Requested: Related to new position								
10-7-007-510-15	7,606.00	21,600.00	8,632.00		60	46,708.00	31,260.00	
Health/Life Ins Employers								
Requested: Related to new position								
10-7-007-510-25	3,588.00	4,285.00	3,353.00		22	4,575.00	4,070.00	
Workers Compensation								
Requested: Related to new position								
10-7-007-530-00	74,341.00	75,000.00	35,634.00		52	110,000.00	110,000.00	
Travel, Training, Dues								
Recommended: All Requested: Transfer $35,000 from Contractual to move Charlotte Regional Alliance funding to proper account								
10-7-007-540-00	1,821.00	4,000.00	823.00		79	4,000.00	4,000.00	
Supplies- General								

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-007-541-00	153.00	500.00			100	500.00	500.00	
Supplies Postage								
10-7-007-543-01	1,643.00	2,000.00	565.00		72	2,000.00	2,000.00	
Supplies - Food								
10-7-007-551-00	260.00	1,000.00			100	3,400.00	1,000.00	
Equipment- General								
Recommended: None Requested: $2,400 for computer for new position								
10-7-007-571-00	3,624.00	5,500.00	1,902.00		65	3,375.00	2,500.00	
Utilities-Telephone								
Recommended: None Requested: $875 for both cell and office phones								
10-7-007-590-00	590.00	1,000.00			100	2,000.00	2,000.00	
Maintenance - Vehicles								
Recommended: All Requested: $2,000 to accommodate likely repairs on aging vehicles								
10-7-007-590-05	2,171.00	3,000.00	1,926.00		36	3,000.00	3,000.00	
Gasoline								
10-7-007-600-00	51,506.00	60,085.00	67,607.00		-13	25,085.00	25,085.00	
Contractual Services(Cs)								
Recommended: All Requested: Transfer $35,000 Charlotte Regional Alliance funding to Travel, Training, and Dues								
10-7-007-605-00		1,000.00			100	2,000.00	1,000.00	
Cs - Printing								
Recommended: None Requested: $1,000 increase related to producing more print advertising and marketing materials								
10-7-007-670-00	6,949.00	7,000.00	8,026.00		-15	10,000.00	7,000.00	
Advertising								
Recommended: None Requested: $3,000 increase to implement more highly targeted social media ads and to produce more print materials								
10-7-007-690-00			458.00					
Special Projects								

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-007-750-00 Lease- Copiers	2,987.00	4,000.00	2,184.00		45	3,000.00	3,000.00	
10-7-007-786-25 Donations Exp - Industry Apprecia...	1,653.00							
Total	**$380,601.00**	**$484,240.00**	**$301,181.00**			**$661,758.00**	**$530,579.00**	
Department: 011 County Council								
10-7-011-500-00 Wages & Salaries Full Time	53,903.00	101,710.00	87,801.00		14	103,745.00	107,720.00	
10-7-011-500-05 Salaries - Overtime			606.00					
10-7-011-500-10 Wages & Salaries Part-Time	89,746.00	103,500.00	78,646.00		24	103,500.00	103,500.00	
10-7-011-510-00 Fica-Employers Contrib.	9,792.00	15,700.00	12,017.00		23	15,120.00	15,625.00	
10-7-011-510-05 Sc Ret Employers Contrib	23,715.00	36,035.00	30,171.00		16	36,685.00	37,905.00	
10-7-011-510-15 Health/Life Ins Employers	43,925.00	57,195.00	44,289.00		23	72,025.00	72,025.00	
10-7-011-510-25 Workers Compensation	2,401.00	3,495.00	2,232.00		36	3,280.00	3,300.00	
10-7-011-530-00 Travel, Training, Dues	23,954.00	45,000.00	34,593.00		23	45,000.00	45,000.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-011-540-00	7,551.00	7,500.00	6,674.00		11	7,500.00	7,500.00	
Supplies-General								
10-7-011-543-01	7,922.00	6,000.00	4,814.00		20	8,000.00	8,000.00	
Supplies-Food								
Recommended: All; Requested: Increase $2,000								
10-7-011-551-00	9,220.00		502.00					
Equipment-General								
10-7-011-560-00		180,400.00	145,550.00		19			
Equipment - Capitalized								
Recommended: None; Requested: 25,000 for additional NOVUS Agenda component for video feed and Council electronic voting								
Removed one-time funding for roof replacement								
10-7-011-571-00	17,142.00	19,500.00	12,947.00		34	17,000.00	17,000.00	
Utilities-Telephone								
10-7-011-600-00	985,352.00	100,000.00	61,263.00		39	100,000.00	100,000.00	
Contractual Services (Cs)								
10-7-011-604-00	17,150.00	121,710.00	122,210.00		0	115,000.00	55,000.00	
Professional Services								
Recommended: Strategic Planning software; Requested: 55k for strategic planning implementation software, 60 k for ERP needs assessment								
Removed one-time funding for carry forward and strategic plan								
10-7-011-670-00	8,591.00	10,000.00	3,560.00		64	10,000.00	10,000.00	
Advertising								
10-7-011-690-00	3,933.00	3,514,650.00	10,561.00		100	3,514,650.00	3,694,650.00	
Special Projects								
Carry forward Airport Terminal, $75,000 for Airport Master Plan, $75,000 ERP Assessment, $30,000 USCL Pickle Ball Courts								

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-011-691-01 Sp - Promotions Transfer $11,000 to Communications & Marketing	11,525.00	18,000.00	5,633.00		69	7,000.00	7,000.00	
10-7-011-760-00 Cnt - Grants Match Recommended: $1,250,000 added for RIA grant match Reduce to $150,000; Removed one-time funding for air rail park grant	1,173,992.00	598,415.00	-10.00		100	280,000.00	1,400,000.00	
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	7,544.00	10,000.00	7,683.00		23	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	992.00		1,021.00					
Total	**$2,549,426.00**	**$5,000,810.00**	**$723,839.00**			**$4,500,505.00**	**$5,746,225.00**	
Department: 012 Council Transfers								
10-9-012-950-20 Transfer-Airport	109,130.00	198,088.00	198,088.00			207,738.00	207,738.00	
Total	**$109,130.00**	**$198,088.00**	**$198,088.00**			**$207,738.00**	**$207,738.00**	
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	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-014-625-03						17,590.00		
Da-Olde English District								
Recommended: None; Requested: $17,590 for advertising								
10-7-014-625-06	26,023.00	27,000.00	18,932.00		30	27,000.00	27,000.00	
Da - Clemson Extension								
Requested: Remain same as FY23								
10-7-014-625-08	1,412.00	1,400.00	66.00		95	1,400.00	1,400.00	
Da-Health & Wellness Comm.								
10-7-014-625-11	1,838.00	2,250.00	2,364.00		-5	2,250.00	2,250.00	
Da-Community Relations								
10-7-014-625-13			420.00					
Da-Probation & Parole								
10-7-014-625-14	371,048.00	419,372.00	314,529.00		25	609,003.00	445,895.00	
Da-Public Defender								
Recommended: 6% across the board increase $26,523; Requested: Increase in career ladder								
10-7-014-625-17	113,370.00	115,231.00	115,231.00			141,866.00	122,866.00	
Da-Lancaster Soil & Water								
Recommended: $7,635 COLA, insurance; Requested: $26,635 increase for COLA, intern, insurance and tort liability increase								
10-7-014-625-22	58,147.00	58,147.00	58,147.00			58,147.00	58,147.00	
Da-Catawba Rpc								
10-7-014-625-23	20,000.00	25,000.00	20,000.00		20	25,000.00	25,000.00	
Da-Delegation Disbursement								
10-7-014-625-29		750.00			100	750.00	750.00	
Da - Hwy Patrol Dues								

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-014-625-31 Da-L.C. Council On Aging Recommended: None; Requested: $35,000 increase		40,000.00	40,000.00			75,000.00	40,000.00	
10-7-014-625-35 Da-Historic Commission Recommended: None; Requested: $1,960 for intern, $1,000 for speacialty archival supplies	5,476.00	6,050.00	1,629.00		73	9,010.00	6,050.00	
10-7-014-625-38 Da-Sixth Judicial Circuit Recommended: 6% across the board $82,594; Requested: $178,220 increase to career ladder	757,900.00	943,580.00	943,580.00			1,121,800.00	1,026,174.00	
10-7-014-625-50 Da- Keystone Substance Abuse	10,000.00	10,000.00			100	10,000.00	10,000.00	
Total	**$1,378,255.00**	**$1,661,821.00**	**$1,527,939.00**			**$2,111,857.00**	**$1,778,573.00**	
Department: 019 Marketing & Communication								
10-7-019-500-00 Wages & Salaries Full Time		177,100.00	93,113.00		47	206,500.00	214,595.00	
10-7-019-500-05 Salaries- Overtime			567.00			3,000.00	3,000.00	
10-7-019-510-00 Fica-Employers Contrib.		15,535.00	6,861.00		56	16,025.00	16,645.00	
10-7-019-510-05 Sc Ret Employers Contrib		35,665.00	16,450.00		54	38,885.00	40,385.00	
10-7-019-510-15 Health/Life Ins Employers		41,065.00	10,390.00		75	31,460.00	31,460.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-019-510-25 Workers Compensation		2,870.00	268.00		91	2,975.00	3,160.00	
10-7-019-530-00 Travel, Training, Dues		4,000.00	1,270.00		68	6,500.00	6,500.00	
10-7-019-540-00 Supplies-General		3,000.00	2,850.00		5	3,000.00	3,000.00	
10-7-019-551-00 Equipment-General Remove one-time funding		24,370.00	12,012.00		51	7,000.00	7,000.00	
10-7-019-571-00 Utilities-Telephone		2,500.00	906.00		64	2,500.00	2,500.00	
10-7-019-593-00 Maintenance-Service Agree		12,000.00	241.00		98	15,000.00	15,000.00	
10-7-019-600-00 Contractual Services(Cs) Requested: reduce based on planned projects next year		53,000.00	1,426.00		97	30,000.00	30,000.00	
10-7-019-670-00 Advertising		10,000.00	97.00		99	10,000.00	10,000.00	
10-7-019-690-00 Special Projects $7,000 consolidated & Uniform branding		8,000.00	2,945.00		63	7,000.00	7,000.00	
10-7-019-691-01 Sp - Promotions Requested: $5,000 for promotional items; Additional $3,000 to take on employee engagement events Transfer $11,000 from Council for employee engagement events, Christmas lunch, ribbon cuttings						24,000.00	24,000.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-019-750-00 Lease-Copiers		4,000.00			100	4,200.00	4,200.00	
Total		**$393,105.00**	**$149,396.00**			**$408,045.00**	**$418,445.00**	
Department: 020 Procurement								
10-7-020-500-00 Wages & Salaries Full Time	144,411.00	148,615.00	132,219.00		11	156,610.00	166,790.00	
10-7-020-510-00 Fica-Employers Contrib.	10,471.00	11,370.00	9,888.00		13	11,980.00	12,760.00	
10-7-020-510-05 Sc Ret Employers Contrib	23,792.00	26,100.00	23,980.00		8	29,070.00	30,955.00	
10-7-020-510-15 Health/Life Ins Employers	26,609.00	31,035.00	25,946.00		16	33,885.00	33,885.00	
10-7-020-510-25 Workers Compensation	392.00	2,335.00	374.00		84	2,600.00	2,770.00	
10-7-020-530-00 Travel, Training, Dues	4,627.00	5,100.00	8,296.00		-63	5,100.00	5,100.00	
10-7-020-540-00 Supplies-General Requested: Transfer $1,000 from Telephone budget	7,674.00	1,500.00	1,543.00		-3	2,500.00	2,500.00	
10-7-020-571-00 Utilities-Telephone Requested: Transfer $1,000 to General Supplies due to consistent savings	2,524.00	3,000.00	1,183.00		61	2,000.00	2,000.00	
10-7-020-670-00 Advertising		500.00			100	500.00	500.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-020-750-00 Lease- Copiers	2,809.00	3,000.00	18.00		99	1,000.00	1,000.00	
Total	**$223,309.00**	**$232,555.00**	**$203,447.00**			**$245,245.00**	**$258,260.00**	
Department: 021 Administrator								
10-7-021-500-00 Wages & Salaries Full Time	421,018.00	565,870.00	465,740.00		18	509,970.00	553,570.00	
Recommended: None Requested: $4583 one month of ICMA Fellow--full cost of position will need to be budgeted in subsequent year at $55,000								
10-7-021-500-05 Salaries - Overtime	2,073.00	4,000.00	2,607.00		35	4,000.00	4,000.00	
10-7-021-500-06 Ot-Hist Courthouse Events	5,201.00	7,000.00	19,399.00		-177	7,000.00	7,000.00	
10-7-021-500-10 Wages & Salaries Part-Time	7,600.00	18,600.00	12,152.00		35	18,600.00	18,600.00	
10-7-021-510-00 Fica-Employers Contrib.	31,351.00	45,550.00	37,516.00		18	41,280.00	43,440.00	
10-7-021-510-05 Sc Ret Employers Contrib	70,793.00	103,550.00	92,920.00		10	99,475.00	104,725.00	
10-7-021-510-10 S.C. Police Ret Employer			-98.00					
10-7-021-510-15 Health/Life Ins Employers	38,802.00	65,975.00	42,295.00		36	53,850.00	52,800.00	
10-7-021-510-25 Workers Compensation	9,990.00	19,084.00	13,177.00		31	18,940.00	20,120.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-021-520-15 Other Payroll Exp.	5,539.00		7,435.00					
10-7-021-530-00 Travel, Training, Dues Requested: $3500 for Leadership Team retreat for planning and teambuilding	38,849.00	51,500.00	16,762.00		67	55,000.00	51,500.00	
10-7-021-540-00 Supplies-General	9,199.00	10,200.00	7,762.00		24	10,200.00	10,200.00	
10-7-021-549-05 Supplies - Welcome Center	1,951.00	4,000.00			100	4,000.00	4,000.00	
10-7-021-551-00 Equipment-General Recommended: All Requested: $20,000 furniture for Admin. Renovation	17,850.00	3,000.00	2,419.00		19	23,000.00	23,000.00	
10-7-021-600-00 Contractual Services (Cs)	9,147.00	27,000.00	21,080.00		22	27,000.00	27,000.00	
10-7-021-604-10 Ps - Medical	93,525.00	137,000.00	121,500.00		11	137,000.00	137,000.00	
10-7-021-690-00 Special Projects	8,026.00	83,750.00	16,076.00		81	8,750.00	8,750.00	
10-7-021-750-00 Lease- Copiers	6,609.00	8,000.00	7,665.00		4	5,000.00	5,000.00	
Total	**$777,523.00**	**$1,154,079.00**	**$886,407.00**			**$1,023,065.00**	**$1,070,705.00**	
Department: 022 Legal Team								
10-7-022-500-00 Wages & Salaries Full Time		168,600.00	44,654.00		74	208,600.00	185,310.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Recommended: None Requested: $40,000 for 1/2 year Assistant County Attorney								
10-7-022-510-00		12,900.00	3,376.00		74	15,960.00	14,175.00	
Fica-Employers Contrib.								
Requested: Related to new position								
10-7-022-510-05		29,600.00	7,841.00		74	37,025.00	34,395.00	
Sc Ret Employers Contrib								
Requested: Related to new position								
10-7-022-510-15		27,600.00			100	35,100.00	21,595.00	
Health/Life Ins Employers								
Requested: Related to new position								
10-7-022-510-25		4,070.00	1,118.00		73	4,205.00	4,515.00	
Workers Compensation								
Requested: Related to new position								
10-7-022-530-00		5,000.00	603.00		88	5,000.00	5,000.00	
Travel, Training, Dues								
10-7-022-540-00		1,500.00	117.00		92	2,000.00	1,500.00	
Supplies-General								
Recommended: None Requested: $500								
10-7-022-551-00		10,400.00	3,026.00		71	2,400.00		
Equipment-General								
Requested: $2,400 for laptop for new position								
10-7-022-571-00	401.00	1,750.00	667.00		62	2,675.00	1,800.00	
Utilities-Telephone								
Recommended: None Requested: $875 for cell phone for new position								
10-7-022-593-00						10,900.00	4,500.00	
Maintenance-Service Agreement								

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Recommended: FOIA Software Requested: $10,900 total; $4,500 for 1/2 portion of FOIA Software (5% increase annually) with other 1/2 portion in Sheriff budget; $4,000 Westlaw annual subscription; $2,400 case management software								
10-7-022-604-04 Ps-Legal/General	558,167.00	200,000.00	289,523.00		-45	200,000.00	200,000.00	
Requested: Reduce $25,000 due to savings related to onboarding of new County Attorney; $25,000 Transfer from HR Contractual related to labor attorney; OVERALL REMAIN FLAT AT 200K								
10-7-022-750-00 Lease- Copiers	891.00	2,000.00	81.00		96	2,000.00	2,000.00	
Total	**$559,459.00**	**$463,420.00**	**$351,006.00**			**$525,865.00**	**$474,790.00**	
Department: 023 Finance								
10-7-023-500-00 Wages & Salaries Full Time	446,877.00	536,500.00	419,789.00		22	610,070.00	582,265.00	
Recommended: 6.5% county-wide adjustment & $8,017 to address additional pay concerns Requested: Budget Analyst $65,000; Promotion of Current Staff ($5517)								
10-7-023-500-05 Salaries- Ot	148.00	1,250.00	825.00		34	1,250.00	1,250.00	
10-7-023-500-10 Wages & Salaries Part-Time	6,083.00	29,050.00	16,305.00		44	29,050.00	29,050.00	
10-7-023-510-00 Fica-Employers Contrib.	32,824.00	41,140.00	33,363.00		19	46,765.00	46,860.00	
10-7-023-510-05 Sc Ret Employers Contrib	72,867.00	94,420.00	79,812.00		15	113,435.00	108,300.00	
10-7-023-510-15 Health/Life Ins Employers	38,164.00	50,920.00	39,457.00		23	84,005.00	67,940.00	
10-7-023-510-25 Workers Compensation	1,215.00	1,920.00	1,242.00		35	2,180.00	2,080.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-023-530-00	5,318.00	11,360.00	6,471.00		43	13,860.00	11,360.00	
Travel, Training, Dues								
Recommended: None Requested: $2500 requested position								
10-7-023-540-00	9,093.00	12,500.00	5,626.00		55	13,000.00	12,500.00	
Supplies-General								
Recommended: None Requested: $500 requested position								
10-7-023-551-00	10,499.00	5,000.00			100	3,900.00		
Equipment-General								
Requested: furniture and equipment for requested position								
10-7-023-560-00		5,500.00			100	5,500.00	5,500.00	
Equipment - Capitalized								
10-7-023-571-00	3,225.00	4,000.00	2,076.00		48	3,300.00	3,000.00	
Utilities-Telephone								
Recommended: None Requested: $300 for requested position								
10-7-023-593-00	10,895.00	27,250.00	22,185.00		19	27,250.00	27,250.00	
Maintenance-Service Agree.								
10-7-023-600-00	8,267.00		22,388.00			72,250.00	47,250.00	
Contractual Services(Cs)								
Recommended: $20,000 for Debtbook Requested: Debtbook to streamline debt schedules and lease information as part of GASB requirements including newest GASB 97 $20,000; Grant Management System to help manage an increased number of grants in recent years which are currently tracked in excel $25,000								
10-7-023-605-00		1,500.00			100			
Cs - Printing								
10-7-023-670-00	1,453.00	2,500.00	896.00		64	2,500.00	2,500.00	
Advertising								

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-023-750-00 Lease- Copiers	5,327.00	5,500.00	4,385.00		20	3,500.00	3,500.00	
Total	**$652,255.00**	**$830,310.00**	**$654,820.00**			**$1,031,815.00**	**$950,605.00**	
Department: 024 Hr								
10-7-024-500-00 Wages & Salaries Full Time 6.5% county-wide adjustment & $2,500 to address additional pay concerns	208,808.00	233,850.00	181,867.00		22	233,850.00	248,500.00	
10-7-024-500-05 Salaries- Overtime	787.00	400.00	527.00		-32	400.00	400.00	
10-7-024-500-10 Wages & Salaries Parttime	1,193.00							
10-7-024-510-00 Fica-Employers Contrib.	37,034.00	41,635.00	36,485.00		12	45,345.00	49,400.00	
10-7-024-510-05 Sc Ret Employers Contrib	34,583.00	41,135.00	32,473.00		21	43,195.00	46,200.00	
10-7-024-510-15 Health/Life Ins Employers	31,359.00	48,675.00	12,616.00		74	28,245.00	28,245.00	
10-7-024-510-25 Workers Compensation	12,205.00	14,485.00	12,439.00		14	15,945.00	17,360.00	
10-7-024-520-10 Employee Merit Pool Recommended: All Requested: $250 one-time bonus for part-time employees; Open up Christmas Bonus to all permanent part-time employees without a minimum hours worked	283,750.00	310,000.00	294,200.00		5	396,750.00	396,750.00	
10-7-024-530-00 Travel, Training, Dues	740.00	4,650.00	7,984.00		-72	45,000.00	5,000.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Recommended: None Requested: $40k for moving expenses for potential new hires								
10-7-024-540-00 Supplies-General	6,077.00	6,000.00	9,755.00		-63	6,000.00	6,000.00	
10-7-024-571-00 Utilities-Telephone	2,740.00	3,000.00	1,841.00		39	2,500.00	2,500.00	
10-7-024-600-00 Contractual Services (Cs)	42,876.00	66,215.00	81,660.00		-23	45,715.00	45,715.00	
Recommended: All Requested: $4,490 annual fees and $1,225 one-time for smart fusion Employee self service annual subscription (will need to move with smartfusion contract if funded)								
Transfer: $25,000 to legal for consolidated legal services; Retain $40,000 for NEOGOV recurring, background checks, and First Sun EAP								
10-7-024-670-00 Advertising	2,328.00	11,000.00	4,408.00		60	11,000.00	11,000.00	
10-7-024-690-00 Special Projects	15,541.00	70,000.00	41,114.00		41	70,000.00	70,000.00	
10-7-024-750-00 Lease- Copiers	4,877.00	6,000.00	4,896.00		18	4,000.00	4,000.00	
Total	**$684,898.00**	**$857,045.00**	**$722,265.00**			**$947,945.00**	**$931,070.00**	
Department: 025 Risk Management								
10-7-025-500-00 Wages & Salaries Full Time	63,223.00	66,220.00	56,911.00		14	66,849.00	71,195.00	
10-7-025-510-00 Fica-Employers Contrib.	4,531.00	5,120.00	4,261.00		17	5,170.00	5,500.00	
10-7-025-510-05 Sc Ret Employers Contrib	10,432.00	11,755.00	10,359.00		12	12,540.00	13,345.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-025-510-15 Health/Life Ins Employers	12,433.00	13,790.00	11,662.00		15	15,405.00	15,405.00	
10-7-025-510-25 Workers Compensation	1,524.00	2,115.00	1,433.00		32	2,140.00	2,275.00	
10-7-025-530-00 Travel, Training, Dues	5,579.00	6,000.00	4,525.00		25	6,000.00	6,000.00	
10-7-025-540-00 Supplies-General	2,037.00	2,000.00	1,533.00		23	2,000.00	2,000.00	
10-7-025-571-00 Utilities-Telephone	711.00	1,000.00	1,133.00		-13	1,500.00	1,500.00	
10-7-025-593-00 Maintenance-Service Agree. Software funds transferred from Special Projects						2,700.00	2,700.00	
10-7-025-690-00 Special Projects Transfer software funds to appropriate line item ($2,700) Recommended: All Requested: $7500 for the safety committee and an additional $2500 to continue providing PPE	17,261.00	15,000.00	7,478.00		50	25,000.00	22,300.00	
Total	**$117,731.00**	**$123,000.00**	**$99,295.00**			**$139,304.00**	**$142,220.00**	
Department: 026 Mis								
10-7-026-500-00 Wages & Salaries Full Time Recommended: None Requested: Data Analyst ($84,000); Programmer ($80,000) Base Budget: Full year pay for 2 added during FY24 Full year pay for 4 positions budgeted in FY23 (2 budgeted half year and 2 budgeted for June only) Transfer GIS Position	338,506.00	672,330.00	500,604.00		26	1,306,904.00	1,219,965.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-026-500-05	2,339.00	2,250.00	2,134.00		5	3,750.00	3,750.00	
Salaries- Overtime								
Recommended: All Requested: $1,500 increase								
10-7-026-500-10	6,635.00		733.00			1,000.00	1,000.00	
Wages & Salaries Part-Time								
Recommended: None Requested: Part-time intern $1,000								
10-7-026-510-00	25,432.00	51,430.00	38,789.00		25	100,150.00	93,615.00	
Fica-Employers Contrib.								
10-7-026-510-05	55,312.00	118,060.00	90,228.00		24	242,979.00	227,125.00	
Sc Ret Employers Contrib								
10-7-026-510-15	28,333.00	79,975.00	39,982.00		50	169,800.00	138,900.00	
Health/Life Ins Employers								
10-7-026-510-25	2,446.00	8,500.00	1,862.00		78	13,307.00	13,385.00	
Workers Compensation								
10-7-026-530-00	17,679.00	36,300.00	30,307.00		17	68,800.00	40,300.00	
Travel, Training, Dues								
Recommended: None except transfer Requested: $28,000 for additional employees added in FY23, conferences/certifications and GIS; $4500 for requested positions								
Transfer $4,000 from GIS for department merger								
10-7-026-540-00	5,312.00	5,000.00	3,559.00		29	10,000.00	10,000.00	
Supplies-General								
Transfer $5,000 from GIS for department merger								
10-7-026-541-00						1,000.00	100.00	
Supplies - Postage								
Recomended: None except transfer Requested: Postage increase								
Transfer $100 from GIS for department merger								

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-026-542-00	1,070.00	1,000.00	259.00		74	2,000.00	2,000.00	
Supplies - Clothing								
Recommended: All Requested: Increase $1,000 for additional employees								
10-7-026-550-00	28,429.00	38,515.00	30,400.00		21	113,115.00	88,515.00	
Msa-Dp Hw Mtn								
Recommended: Restore prior funding Requested: $24,600 Library Server Upgrade: $50,000 as budget was cut in FY23 due to ARPA funds being used								
10-7-026-551-00	4,478.00	21,800.00	17,649.00		19	8,800.00		
Equipment-General								
Recommended: None Requested: $8,800 for requested positions Removed one-time funding for positions added in FY23								
10-7-026-560-00	219,926.00	220,000.00	158,676.00		28	220,000.00	220,000.00	
Equipment - Capitalized								
Recommended: All Requested: $220,000 workstation replacement								
10-7-026-571-00	272,749.00	275,700.00	197,907.00		28	278,150.00	276,700.00	
Utilities-Telephone								
Recommended: None Requested: $1450 requested positions Transfer $1,000 from GIS for department merger								
10-7-026-590-05	55.00							
Gasoline								
10-7-026-593-00						101,300.00	101,300.00	
Maintenance Service Agreement								
Recommended: All Requested: Burglar Alarm monitoring/replacements/testing $21,900; $75,000 for maintenance of access control and camera; $4,400 annual monitoring for Rec alarm system if project funded								
10-7-026-600-00	675,604.00	601,555.00	650,189.00		-8	282,270.00	282,270.00	
Contractual Services (Cs)								
Remove $400,000 for removal of VC3 Contract Transfer $80,715 from GIS for department merger (ASK ABOUT PICTOMETRY CONTINUATION)								

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-026-605-02	505,575.00	738,000.00	675,313.00		8	1,296,950.00	1,213,631.00	
Msa-Dp Sw Mtn								
Recommended: $93,100 Dept specific software implementation; $17,650 for annual increases: $68,000 for cybersecurity detection & response; $30,000 for IT Glue; $6200 for modem support; $30,000 for cellbright phone software; $36,400 for Email Security Gateway; $51,000 for antivirus renewal; $58,000 for Info Tech; $21,000 for Procurement software; $64,280 for Fleetio								
Requested: 324,250 total requested-- $17,650 for annual increases; $68,000 for cybersecurity detection & response; $30,000 for IT Glue; $6200 for modem support; $30,000 for cellbright phone software; $36,400 for Email Security Gateway; $51,000 for antivirus renewal; $58,000 for Info Tech; $6,000 for state aerial; $21,000 for Procurement software; $109,000 for annually Fleetio/Geotab-Fleet software; $17,500 one-time and $30,000 annually for Just Appraised-customer care portal for Assessor; A/I Indexing $32,000 one-time and $10,000 annually for ROD; $13,200 for Sheriff's Office Inmate Website $23,000 for City Works for Stormwater;								
10-7-026-690-00	87,647.00	156,861.00	155,418.00		1	478,950.00	184,550.00	
Special Projects								
Recommended: $141,550 Rec. Alarm System; $43,000 for access control Requested: $28,400 to finish access control at the Admin. Building; $109,000 for Fleetio/Geotab-Fleet software; $141,550 Rec. Alarm System; Technical Assistance and future projects $200,000;								
10-7-026-750-00	2,246.00	3,000.00	1,821.00		39	3,000.00	3,000.00	
Lease- Copiers								
Total	**$2,279,773.00**	**$3,030,276.00**	**$2,595,830.00**			**$4,702,225.00**	**$4,120,106.00**	
Department: 027 Gis								
10-7-027-500-00	77,263.00	80,925.00	68,898.00		15			
Wages & Salaries Fulltime								
Department merged with IT, transferred funding								
10-7-027-510-00	5,604.00	6,255.00	5,206.00		17			
Fica-Employers Contrib								
Department merged with IT, transferred funding								
10-7-027-510-05	12,749.00	14,350.00	12,545.00		13			
Sc Ret Employers Contrib								
Department merged with IT, transferred funding								
10-7-027-510-15	8,053.00	8,940.00	7,531.00		16			
Health/Life Ins Employers								

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-027-510-25 Workers Compensation	210.00	1,000.00	196.00		80			
10-7-027-530-00 Travel, Training, Dues Department merged with IT, transferred funding		4,000.00	4,000.00					
10-7-027-540-00 Supplies - General Department merged with IT, transferred funding	116.00	5,000.00	2,182.00		56			
10-7-027-541-00 Supplies-Postage Department merged with IT, transferred funding		100.00			100			
10-7-027-571-00 Utilities-Telephone Department merged with IT, transferred funding	909.00	1,000.00	939.00		6			
10-7-027-600-00 Contractual Services(Cs) Department merged with IT, transferred funding	75,275.00	80,715.00	76,133.00		6			
Total	**$180,179.00**	**$202,285.00**	**$177,630.00**					
Department: 029 Zoning								
10-7-029-500-00 Wages & Salaries Full Time	-7,596.00							
10-7-029-510-25 Workers Compensation	-43.00							
10-7-029-540-00 Supplies-General	864.00		934.00					

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-029-571-00 Utilities-Telephone	110.00							
10-7-029-590-00 Maintenance-Vehicles			-1,032.00					
10-7-029-750-00 Lease- Copiers	155.00		179.00					
Total	**-$6,510.00**		**$81.00**					
Department: 031 Building								
10-7-031-500-00 Wages & Salaries Full Time	665,614.00	849,515.00	586,686.00		31	870,685.00	909,810.00	
Recommended: 6.5% across the board & $2807 address additional pay concerns Requested: $21,170 for various increases related to compaction, certifications, and retention								
10-7-031-500-05 Salaries - Overtime	433.00	2,000.00	611.00		69	2,000.00	2,000.00	
10-7-031-500-10 Wages & Salaries Parttime		15,000.00			100	15,000.00	15,000.00	
10-7-031-510-00 Fica-Employers Contrib.	48,051.00	65,140.00	44,276.00		32	66,960.00	69,750.00	
Requested: Related to proposed increases								
10-7-031-510-05 Sc Ret Employers Contrib	110,125.00	149,525.00	107,065.00		28	162,445.00	169,260.00	
Requested: Related to proposed increases								
10-7-031-510-15 Health/Life Ins Employers	102,609.00	139,690.00	87,974.00		37	141,660.00	141,660.00	

	2021 - 2022	2022 - 2023	5/19/2023	2022 - 2023		2023 - 2024		
Account	**Actual ($)**	**Budget ($)**	**Actual ($)**	**Estimate**	**%Remaining**	**Requested**	**Recommended**	**Approved**
10-7-031-510-25 Workers Compensation Requested: Related to proposed increases	14,051.00	23,195.00	13,030.00		44	23,995.00	24,690.00	
10-7-031-530-00 Travel, Training, Dues	13,975.00	23,500.00	16,750.00		29	23,500.00	23,500.00	
10-7-031-540-00 Supplies-General	8,828.00	13,000.00	7,027.00		46	13,000.00	13,000.00	
10-7-031-551-00 Equipment-General	525.00	6,400.00			100	6,400.00	6,400.00	
10-7-031-571-00 Utilities-Telephone	15,894.00	16,500.00	12,664.00		23	16,700.00	16,700.00	
10-7-031-590-00 Maintenance-Vehicles	-2,065.00		-1,776.00					
10-7-031-600-00 Contractual Services (Cs)	87,674.00	200,000.00	175,000.00		13	200,000.00	200,000.00	
10-7-031-613-00 Demolition Expense	6,000.00							
10-7-031-670-00 Advertising		250.00			100	250.00	250.00	
10-7-031-750-00 Lease- Copiers	2,590.00	5,000.00	2,415.00		52	2,500.00	2,500.00	
Total	**$1,074,304.00**	**$1,508,715.00**	**$1,051,722.00**			**$1,545,095.00**	**$1,594,520.00**	

Department: 032 Planning/Zoning

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-032-500-00 Wages & Salaries Full Time	535,321.00	844,135.00	437,862.00		48	825,325.00	878,875.00	
10-7-032-500-05 Salaries - Overtime	1,990.00	6,500.00	890.00		86	6,500.00	6,500.00	
10-7-032-510-00 Fica-Employers Contrib.	37,112.00	64,921.00	33,317.00		49	63,485.00	67,580.00	
10-7-032-510-05 Sc Ret Employers Contrib	87,618.00	149,020.00	80,006.00		46	154,015.00	163,954.00	
10-7-032-510-15 Health/Life Ins Employers	67,878.00	131,280.00	45,996.00		65	130,225.00	130,225.00	
10-7-032-510-25 Workers Compensation	8,777.00	17,276.00	6,442.00		63	16,775.00	17,865.00	
10-7-032-530-00 Travel, Training, Dues	3,940.00	13,750.00	3,095.00		77	13,750.00	13,750.00	
10-7-032-540-00 Supplies-General	4,735.00	11,915.00	-5,253.00		144	11,915.00	11,915.00	
10-7-032-541-00 Supplies-Postage Recommended: None Requested: Increase due to anticipated mailings	691.00	4,000.00	776.00		81	8,000.00	4,000.00	
10-7-032-543-01 Supplies-Food	1,956.00	3,750.00	1,506.00		60	3,750.00	3,750.00	
10-7-032-551-00 Equipment-General	76.00	1,000.00			100	1,000.00	1,000.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-032-560-00						40,000.00		
Equipment - Capitalized								
Recommended: None Requested: $40,000 for vehicle related to Code Enforcement Officer position								
10-7-032-571-00	6,071.00	8,000.00	5,348.00		33	8,000.00	8,000.00	
Utilities-Telephone								
10-7-032-593-00						1,800.00		
Maintenance-Service Agree								
Recommended: None Requested: $1,800 for In Design software								
10-7-032-600-00	21,179.00	107,500.00	108,870.00		-1	65,000.00	65,000.00	
Contractual Services (Cs)								
Remove carry forward and reduce to FY22 amount								
10-7-032-600-15	41,874.00	100,000.00	25,000.00		75	100,000.00	100,000.00	
Cs-Traffic Impact Analyses								
10-7-032-613-00		100,000.00	6,037.00		94	100,000.00	100,000.00	
Demolition Expense								
10-7-032-670-00	4,433.00	18,000.00	7,745.00		57	18,000.00	18,000.00	
Advertising								
10-7-032-690-00	106,325.00	637,193.00	432,320.00		32	300,000.00	150,000.00	
Special Projects								
Recommended: $150,000 for special area planning Remove carry forwards, $300,000 for special area/corridor planning								
10-7-032-750-00	6,847.00	16,500.00	7,860.00		52	5,000.00	5,000.00	
Lease- Copiers								
Total	**$936,823.00**	**$2,234,740.00**	**$1,197,817.00**			**$1,872,540.00**	**$1,745,414.00**	

Department: 041 Assessor

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-041-500-00 Wages & Salaries Full Time 6.5% County-wide increases & $3260 to address additional pay concerns	590,038.00	654,370.00	499,342.00		24	652,985.00	698,260.00	
10-7-041-500-05 Salaries - Overtime		2,000.00			100	2,000.00	2,000.00	
10-7-041-510-00 Fica-Employers Contrib.	42,825.00	50,215.00	38,003.00		24	50,105.00	53,570.00	
10-7-041-510-05 Sc Ret Employers Contrib	97,072.00	115,260.00	90,694.00		21	121,565.00	129,970.00	
10-7-041-510-15 Health/Life Ins Employers	76,404.00	95,845.00	58,293.00		39	100,800.00	100,800.00	
10-7-041-510-25 Workers Compensation	10,128.00	13,610.00	8,427.00		38	13,900.00	14,800.00	
10-7-041-530-00 Travel, Training, Dues	13,853.00	23,000.00	8,959.00		61	23,000.00	23,000.00	
10-7-041-540-00 Supplies-General	3,354.00	4,500.00	3,132.00		30	4,500.00	4,500.00	
10-7-041-541-00 Supplies-Postage	5,444.00	2,500.00	1,966.00		21	2,500.00	2,500.00	
10-7-041-551-00 Equipment-General	1,139.00							
10-7-041-571-00 Utilities-Telephone	4,761.00	5,500.00	3,911.00		29	5,500.00	5,500.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-041-593-00 Maintenance-Service Agree.	40,006.00	50,465.00	49,435.00		2	51,365.00	51,365.00	
Recommended: All Requested: $900 annual Patriot CAMA software increase								
10-7-041-600-00 Contractual Services (Cs)	32,899.00	9,000.00	4,746.00		47	9,385.00	9,385.00	
Recommended: All Requested: $385 to cover annual maintenance increase for qPublic website								
10-7-041-605-00 Cs-Printing	291.00	2,500.00	1,296.00		48	2,500.00	2,500.00	
10-7-041-670-00 Advertising	58.00	200.00	58.00		71	200.00	200.00	
10-7-041-690-00 Special Projects	27,526.00							
10-7-041-750-00 Lease- Copiers	22,376.00	22,000.00	14,859.00		32	22,000.00	22,000.00	
Total	**$968,174.00**	**$1,050,965.00**	**$783,121.00**			**$1,062,305.00**	**$1,120,350.00**	
Department: 043 Auditor								
10-7-043-500-00 Wages & Salaries Full Time	241,082.00	253,570.00	205,913.00		19	306,580.00	287,180.00	
Recommended: 6.5% county-wide adjustments & $11,853 to address additional pay concerns Requested: Raise salaries to minimum pay and performance raises								
10-7-043-500-05 Salaries- Ot		500.00			100	500.00	500.00	
10-7-043-500-10 Wages & Salaries Parttime			2,547.00					

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-043-510-00 Fica-Employers Contrib. Requested: Related to pay increases	17,533.00	19,435.00	16,046.00		17	23,495.00	22,005.00	
10-7-043-510-05 Sc Ret Employers Contrib Requested: Related to increases	39,632.00	44,615.00	37,578.00		16	54,455.00	53,395.00	
10-7-043-510-15 Health/Life Ins Employers	35,356.00	40,400.00	30,405.00		25	43,060.00	43,060.00	
10-7-043-510-25 Workers Compensation Requested: Related to increases	653.00	905.00	593.00		34	1,090.00	1,069.00	
10-7-043-530-00 Travel, Training, Dues	4,218.00	4,500.00	3,074.00		32	4,500.00	4,500.00	
10-7-043-540-00 Supplies-General	11,262.00	11,000.00	5,458.00		50	11,000.00	11,000.00	
10-7-043-551-00 Equipment-General	1,750.00	2,500.00			100	2,500.00	2,500.00	
10-7-043-571-00 Utilities-Telephone	2,961.00	3,000.00	2,325.00		22	3,000.00	3,000.00	
10-7-043-600-00 Contractual Services (Cs) Recommended: None Requested: $5,000 to be able to hire external help when needed						5,000.00		
10-7-043-670-00 Advertising	418.00	3,500.00	683.00		80	3,500.00	3,500.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-043-690-00 Special Projects						51,000.00		
Recommended: None Requested: $50,00 File room for Homestead files, $1,000 to establish employee appreciation funds								
10-7-043-750-00 Lease- Copiers	3,628.00	5,000.00	3,123.00		38	5,000.00	5,000.00	
Total	**$358,493.00**	**$388,925.00**	**$307,745.00**			**$514,680.00**	**$436,709.00**	
Department: 044 Treasurer								
10-7-044-500-00 Wages & Salaries Full Time	278,932.00	287,105.00	250,701.00		13	295,865.00	314,825.00	
Recommended: 6.5% county-wide increase & $4,092 to address additional pay concerns Requsted: $3,000 to reclassify a Clerk I position to Clerk II								
10-7-044-500-05 Salaries - Overtime	1,336.00	3,000.00	561.00		81	3,000.00	3,000.00	
10-7-044-500-10 Wages & Salaries Part-Time						5,760.00	5,760.00	
Recommended: All Requested: $5,760 for PT Temp help Oct-Jan								
10-7-044-510-00 Fica-Employers Contrib.	20,534.00	22,080.00	17,811.00		19	23,215.00	24,200.00	
Requested: Related to positions								
10-7-044-510-05 Sc Ret Employers Contrib	46,131.00	50,680.00	45,729.00		10	56,325.00	58,710.00	
Requested: Relasted to reclassification								
10-7-044-510-15 Health/Life Ins Employers	40,467.00	43,995.00	44,650.00		-1	60,010.00	60,010.00	
10-7-044-510-25 Workers Compensation	759.00	1,030.00	713.00		31	1,085.00	1,130.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Requested: Related to positions								
10-7-044-530-00 Travel, Training, Dues	1,775.00	3,500.00	350.00		90	3,500.00	3,500.00	
10-7-044-540-00 Supplies-General	10,965.00	11,500.00	4,926.00		57	11,500.00	11,500.00	
10-7-044-541-00 Supplies-Postage	7,117.00	13,000.00	6,888.00		47	13,000.00	13,000.00	
10-7-044-571-00 Utilities-Telephone	2,335.00	2,500.00	1,590.00		36	2,500.00	2,500.00	
10-7-044-605-00 Cs-Printing	60,439.00	92,000.00	96,819.00		-5	92,000.00	92,000.00	
10-7-044-670-00 Advertising	400.00	700.00	170.00		76	700.00	700.00	
10-7-044-750-00 Lease- Copiers	2,246.00	3,000.00	5,689.00		-90	6,500.00	6,500.00	
10-7-044-781-20 Bank Charges	33,054.00	100.00			100	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	-2,682.00		1,441	200.00	200.00	
Total	**$506,634.00**	**$534,890.00**	**$474,059.00**			**$575,760.00**	**$598,135.00**	

Department: 045 Delinquent Tax

	2021 - 2022	2022 - 2023	5/19/2023	2022 - 2023		2023 - 2024		
Account	**Actual ($)**	**Budget ($)**	**Actual ($)**	**Estimate**	**%Remaining**	**Requested**	**Recommended**	**Approved**
10-7-045-500-00 Wages & Salaries Full Time Recommended: All; Requested: Records Specialist ($30k)	193,278.00	201,940.00	172,844.00		14	232,100.00	244,895.00	
10-7-045-500-05 Salaries - Overtime	67.00	500.00	68.00		86	500.00	500.00	
10-7-045-500-10 Wages & Salaries Part-Time Recommended: None Requested: Part-time records specialist I	1,018.00	400.00			100	21,460.00	400.00	
10-7-045-510-00 Fica-Employers Contrib.	13,638.00	15,520.00	12,770.00		18	19,450.00	20,415.00	
10-7-045-510-05 Sc Ret Employers Contrib	31,899.00	35,620.00	31,479.00		12	47,160.00	49,530.00	
10-7-045-510-15 Health/Life Ins Employers	43,770.00	48,630.00	38,732.00		20	65,975.00	50,040.00	
10-7-045-510-25 Workers Compensation	542.00	725.00	491.00		32	1,150.00	1,195.00	
10-7-045-530-00 Travel, Training, Dues	2,154.00	4,000.00	2,010.00		50	4,000.00	4,000.00	
10-7-045-540-00 Supplies-General	3,166.00	6,000.00	2,814.00		53	6,000.00	6,000.00	
10-7-045-541-00 Supplies-Postage	29,913.00	51,000.00	10,202.00		80	51,000.00	51,000.00	
10-7-045-551-00 Equipment-General	2,765.00	5,000.00	3,734.00		25	5,000.00	5,000.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-045-571-00 Utilities-Telephone	1,477.00	2,500.00	1,182.00		53	2,500.00	2,500.00	
10-7-045-600-00 Contractual Services(Cs)	13,951.00	27,500.00	26,235.00		5	27,500.00	27,500.00	
10-7-045-604-00 Professional Services	1,549.00	12,500.00	3,092.00		75	12,500.00	12,500.00	
10-7-045-605-00 Cs - Printing	2,428.00	1,000.00			100	1,000.00	1,000.00	
10-7-045-670-00 Advertising	21,967.00	30,000.00	20,300.00		32	30,000.00	30,000.00	
10-7-045-680-00 Fee Reimbursement	26.00	600.00	29.00		95	600.00	600.00	
10-7-045-750-00 Lease- Copiers	2,368.00	3,350.00	5,557.00		-66	4,000.00	4,000.00	
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			100	120.00	120.00	
Total	**$366,076.00**	**$447,205.00**	**$331,639.00**			**$532,315.00**	**$511,495.00**	
Department: 051 Registration & Elect								
10-7-051-500-00 Wages & Salaries Full Time 6.5% county-wide increases & additional $3,332 to address additional pay concerns	166,605.00	188,975.00	142,260.00		25	188,975.00	202,975.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-051-500-05 Salaries- Overtime	658.00	3,000.00	1,128.00		62	3,000.00	3,000.00	
10-7-051-500-10 Wages & Salaries Part-Time Recommended: Increase Requested: $310,000 for additional pay for poll workers and added early voting locations	85,651.00	161,710.00	108,326.00		33	280,300.00	280,300.00	
10-7-051-510-00 Fica-Employers Contrib.	13,789.00	27,060.00	13,640.00		50	36,000.00	37,180.00	
10-7-051-510-05 Sc Ret Employers Contrib	29,959.00	47,900.00	29,617.00		38	68,780.00	89,580.00	
10-7-051-510-10 S.C. Police Ret Employer	162.00		172.00					
10-7-051-510-15 Health/Life Ins Employers	31,796.00	39,940.00	28,509.00		29	31,580.00	31,580.00	
10-7-051-510-25 Workers Compensation	966.00	1,260.00	889.00		29	1,680.00	1,720.00	
10-7-051-530-00 Travel, Training, Dues	13,046.00	18,375.00	13,512.00		26	18,375.00	18,375.00	
10-7-051-540-00 Supplies-General Recommended: All Requested: $10,000 increase related to ballot cards, machine tape and paper, flash drives, signage, and curbside bells	23,613.00	19,000.00	13,238.00		30	29,000.00	29,000.00	
10-7-051-541-00 Supplies- Postage	3,902.00	7,000.00	5,778.00		17	7,000.00	7,000.00	
10-7-051-551-00 Equipment-General	24,087.00	22,900.00			100	22,900.00	22,900.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-051-560-00	9,854.00	140,040.00			100			
Equipment - Capitalized								
Remove carry-forward of one-time funds								
10-7-051-571-00	4,430.00	5,500.00	2,687.00		51	4,500.00	4,500.00	
Utilities-Telephone								
10-7-051-593-00	49,444.00	53,615.00	60,010.00		-12	72,810.00	63,810.00	
Maintenance-Service Agreement								
Recommended: $10,195 for maintenance increases Requested: $19,195 total; $9,000 for poll worker management system (5k one time and 4k recurring); $10,195 for maintenance cost increases for machines								
10-7-051-600-00	13,057.00	14,360.00	8,366.00		42	14,360.00	14,360.00	
Contractual Services (Cs)								
10-7-051-605-00	3,573.00	15,000.00	7,719.00		49	15,000.00	15,000.00	
Cs-Printing								
10-7-051-670-00	3,869.00	6,800.00	1,470.00		78	6,800.00	6,800.00	
Advertising								
10-7-051-690-00	103,894.00							
Special Projects								
10-7-051-750-00	4,609.00	4,500.00	4,403.00		2	5,500.00	5,500.00	
Lease- Copiers								
Total	**$586,964.00**	**$776,935.00**	**$441,724.00**			**$806,560.00**	**$833,580.00**	
Department: 060 Register Of Deeds								
10-7-060-500-00	206,254.00	215,900.00	194,810.00		10	279,865.00	235,920.00	
Wages & Salaries Full Time								
Recommended: None Requested: Deputy ROD $58,305								

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-060-500-05 Salaries- Ot		1,000.00			100	1,000.00	1,000.00	
10-7-060-500-10 Wages & Salaries Parttime		1,000.00			100	1,000.00	1,000.00	
10-7-060-510-00 Fica-Employers Contrib.	14,729.00	16,670.00	14,448.00		13	21,565.00	18,200.00	
10-7-060-510-05 Sc Ret Employers Contrib	34,030.00	38,265.00	35,401.00		7	52,315.00	44,160.00	
10-7-060-510-15 Health/Life Ins Employers	38,798.00	56,780.00	31,854.00		44	62,770.00	47,110.00	
10-7-060-510-25 Workers Compensation	561.00	780.00	554.00		29	1,005.00	850.00	
10-7-060-530-00 Travel, Training, Dues Requested: $2,000 for two annual conferences to allow 2 employees to attend instead of only one	5,777.00	4,800.00	1,705.00		64	6,800.00	6,800.00	
10-7-060-540-00 Supplies-General	1,403.00	5,000.00	1,432.00		71	5,000.00	5,000.00	
10-7-060-541-00 Supplies Postage	3,536.00	3,000.00	73.00		98	3,000.00	3,000.00	
10-7-060-551-00 Equipment-General Recommended: None Requested: $4,400 for requested position	810.00	2,500.00			100	6,900.00	2,500.00	
10-7-060-571-00 Utilities-Telephone Recommended: none Requested: $300 for requested position	2,220.00	3,500.00	1,664.00		52	2,800.00	2,500.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-060-600-00 Contractual Services (Cs)	67,489.00	83,460.00	56,272.00		33	83,460.00	83,460.00	
10-7-060-750-00 Lease- Copiers	6,045.00	6,000.00	1,746.00		71	4,000.00	4,000.00	
10-7-060-782-00 Over/Short		250.00			100	250.00	250.00	
Total	**$381,652.00**	**$438,905.00**	**$339,959.00**			**$531,730.00**	**$455,750.00**	
Department: 061 Circuit Court								
10-7-061-500-05 Salaries Overtime	405.00		27.00					
10-7-061-500-10 Wages & Salaries Parttime	35,639.00	29,470.00	19,710.00		33	29,470.00	29,470.00	
10-7-061-510-00 Fica-Employers Contrib	2,779.00	2,190.00	1,612.00		26	2,190.00	2,190.00	
10-7-061-510-05 Sc Ret Employers Contrib	1,476.00		1,009.00					
10-7-061-510-10 S.C. Police Ret Employer	5,273.00	5,505.00	2,894.00		47	6,075.00	6,075.00	
10-7-061-510-25 Workers Compensation	380.00	1,140.00	235.00		79	1,140.00	1,140.00	
10-7-061-540-00 Supplies-General	2,169.00	3,000.00	3,053.00		-2	3,000.00	3,000.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-061-571-00 Utilities-Telephone	7,946.00	15,700.00	4,691.00		70	7,000.00	7,000.00	
10-7-061-600-00 Contractual Services(Cs)	8,000.00	5,000.00			100	5,000.00	5,000.00	
10-7-061-780-05 Pdc-Jurors	27,830.00	35,000.00	16,680.00		52	35,000.00	35,000.00	
Total	**$91,897.00**	**$97,005.00**	**$49,911.00**			**$88,875.00**	**$88,875.00**	
Department: 063 Clerk Of Court								
10-7-063-500-00 Wages & Salaries Full Time	244,610.00	271,350.00	231,751.00		15	271,350.00	275,170.00	
10-7-063-500-05 Salaries Overtime	57.00	500.00			100	500.00	500.00	
10-7-063-510-00 Fica-Employers Contrib.	17,771.00	19,765.00	17,665.00		11	19,765.00	21,090.00	
10-7-063-510-05 Sc Ret Employers Contrib	40,308.00	45,365.00	41,450.00		9	47,675.00	51,165.00	
10-7-063-510-10 Sc Police Ret Employers Co	935.00		4,187.00					
10-7-063-510-15 Health/Life Ins Employers	49,158.00	55,035.00	40,145.00		27	49,935.00	49,935.00	
10-7-063-510-25 Workers Compensation	4,723.00	6,250.00	4,796.00		23	6,250.00	6,660.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-063-530-00 Travel, Training, Dues	3,403.00	2,100.00	1,344.00		36	2,100.00	2,100.00	
10-7-063-540-00 Supplies-General	6,993.00	6,300.00	3,488.00		45	6,300.00	6,300.00	
10-7-063-541-00 Supplies Postage	5,132.00	5,000.00	3,491.00		30	5,000.00	5,000.00	
10-7-063-542-00 Supplies - Clothing	275.00	1,000.00			100	1,000.00	1,000.00	
10-7-063-551-00 Equipment-General		2,000.00			100	2,000.00	2,000.00	
10-7-063-560-00 Equipment - Capitalized	99,864.00	180,000.00	187,858.00		-4	676,740.00	475,000.00	
Recommended: $250,000 for Courtroom B, $225,000 for boiler replacement Requested: $676,740 total; $440,075 for A/V upgrades to courtrooms B&C: $225,000 for Boiler replacement; $8,600 for replacement of time stamp clocks; $3,065 for replacement of rear entrance canopy								
10-7-063-571-00 Utilities-Telephone	8,525.00	11,000.00	7,314.00		34	9,600.00	9,600.00	
10-7-063-593-00 Maintenance-Service Agree.		500.00			100	500.00	500.00	
10-7-063-600-00 Contractual Services (Cs)	4,455.00	1,500.00	6,954.00		-364	1,500.00	1,500.00	
10-7-063-750-00 Lease- Copiers	3,549.00	2,000.00	4,088.00		-104	3,000.00	3,000.00	
10-7-063-781-27 Bonds - Surety		500.00			100	500.00	500.00	
Total	**$489,758.00**	**$610,165.00**	**$554,531.00**			**$1,103,715.00**	**$911,020.00**	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Department: 064 Family Court								
10-7-064-500-00 Wages & Salaries Full Time	180,294.00	221,935.00	187,325.00		16	221,935.00	236,350.00	
10-7-064-500-05 Salaries Overtime	6.00	500.00			100	500.00	500.00	
10-7-064-500-10 Salaries- Part Time	17,142.00	13,650.00	13,180.00		3	13,650.00	13,650.00	
10-7-064-510-00 Fica-Employers Contrib.	17,319.00	18,010.00	15,092.00		16	18,010.00	19,115.00	
10-7-064-510-05 Sc Ret Employers Contrib	35,121.00	39,060.00	34,288.00		12	41,285.00	43,960.00	
10-7-064-510-10 S.C. Police Ret Employer		2,630.00	1,206.00		54	2,800.00	2,800.00	
10-7-064-510-15 Health/Life Ins Employers	36,807.00	40,875.00	31,056.00		24	38,620.00	38,620.00	
10-7-064-510-25 Workers Compensation	854.00	995.00	915.00		8	995.00	1,050.00	
10-7-064-530-00 Travel, Training, Dues	950.00	2,100.00	300.00		86	2,100.00	2,100.00	
10-7-064-540-00 Supplies-General	4,850.00	10,000.00	4,546.00		55	10,000.00	10,000.00	
10-7-064-541-00 Supplies Postage	1,647.00	15,000.00	995.00		93	15,000.00	15,000.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-064-571-00 Utilities-Telephone	2,945.00	5,500.00	1,958.00		64	2,600.00	2,600.00	
10-7-064-593-00 Maintenance-Service Agree.		500.00			100	500.00	500.00	
10-7-064-690-12 Sp-Dss Incentive	44,764.00	47,032.00	370.00		99	47,032.00	47,032.00	
10-7-064-750-00 Lease- Copiers	3,576.00	2,500.00	2,405.00		4	2,000.00	2,000.00	
Total	**$346,275.00**	**$420,287.00**	**$293,636.00**			**$417,027.00**	**$435,277.00**	
Department: 068 Coroner								
10-7-068-500-00 Wages & Salaries Full Time Recommended: None Requested: $58,868 for FT Deputy Coroner	316,285.00	383,045.00	337,464.00		12	441,915.00	412,345.00	
10-7-068-500-05 Salaries Overtime	12,223.00		6,855.00					
10-7-068-500-10 Wages & Salaries Parttime Recommended: Increase to $16/hr	113,632.00	78,000.00	80,222.00		-3	78,000.00	89,170.00	
10-7-068-510-00 Fica-Employers Contrib. Requested: Related to new position	32,800.00	32,745.00	33,116.00		-1	37,245.00	38,520.00	
10-7-068-510-05 Sc Ret Employers Contrib	12,922.00	31,460.00	16,001.00		49	38,750.00	36,190.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-068-510-10 S.C. Police Ret Employer Requested: Related to new position	49,907.00	50,375.00	55,675.00		-11	62,880.00	65,535.00	
10-7-068-510-15 Health/Life Ins Employers Requested: Related to new position	30,815.00	45,660.00	24,463.00		46	60,785.00	60,785.00	
10-7-068-510-25 Workers Compensation Requested: Related to new position	19,830.00	26,470.00	20,466.00		23	28,710.00	30,230.00	
10-7-068-530-00 Travel, Training, Dues	7,332.00	12,500.00	8,213.00		34	12,500.00	12,500.00	
10-7-068-540-00 Supplies-General	9,906.00	13,500.00	11,787.00		13	13,500.00	13,500.00	
10-7-068-542-00 Supplies - Clothing	9,122.00	11,000.00	5,870.00		47	11,000.00	11,000.00	
10-7-068-551-00 Equipment-General Recommended: None Requested: $8,490 total; $2,400 for laptop related to new position; $3,840 for weapons and ammunition; $2,250 for bullet proof vests	4,025.00	11,000.00	6,487.00		41	19,490.00	11,000.00	
10-7-068-560-00 Equipment - Capitalized Recommended: None Requested: $71,800 total; $60,000 for transport truck; $7,520 to upfit two trucks with camper shells; $780 for hardware related to noxious gasses; $3,500 for Emergency Response lights for newest truck						71,800.00		
10-7-068-571-00 Utilities-Telephone Recommended: None Requested: $575 for cell phone for new position	14,309.00	8,500.00	10,298.00		-21	13,775.00	13,200.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-068-590-00	9,725.00	5,500.00	7,707.00		-40	10,000.00	10,000.00	
Maintenance - Vehicles								
Recommended: Increase due to higher costs; Requested: $1,500 related to new position								
10-7-068-590-05	20,430.00	20,000.00	15,222.00		24	21,000.00	20,000.00	
Gasoline								
Requested: $1,000 related to new position								
10-7-068-593-00						4,650.00	2,250.00	
Maintenance Service Agree.								
Recommended: $2,250 case management Requested: $4,650 total; $2,400 for LexusNexus software; $2,250 for case management upgrade due to age of current system and uneligible for tech support								
10-7-068-600-00	6,199.00	11,000.00	8,362.00		24	11,000.00	11,000.00	
Contractual Services (Cs)								
10-7-068-604-00	1,179.00	3,500.00	106.00		97	3,500.00	3,500.00	
Professional Services								
10-7-068-604-10	335,402.00	220,000.00	216,594.00		2	220,000.00	220,000.00	
Ps-Medical								
10-7-068-750-00	3,267.00	3,000.00	3,006.00		0	3,000.00	3,000.00	
Lease- Copiers								
10-7-068-781-27		500.00			100	500.00	500.00	
Bonds - Surety								
10-7-068-786-00	2,347.00		3,556.00					
Donations Expenditures								
Total	**$1,011,657.00**	**$967,755.00**	**$871,470.00**			**$1,164,000.00**	**$1,064,225.00**	

Department: 069 Probate Court

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-069-500-00	306,592.00	348,395.00	299,198.00		14	348,395.00	390,480.00	
Wages & Salaries Full Time								
Recommended: 6.5% across the board increase & $777 to address additional pay concerns								
10-7-069-500-05	116.00	350.00	395.00		-13	350.00	350.00	
Salaries - Overtime								
10-7-069-500-10	40,063.00	54,750.00	42,304.00		23	62,750.00	62,750.00	
Wages & Salaries Part-Time								
Recommended: All Requested: $8,000 transferred from Contractual Services to supplement PT Judge's hours								
10-7-069-510-00	25,251.00	31,375.00	25,710.00		18	31,375.00	32,405.00	
Fica-Employers Contrib.								
10-7-069-510-05	42,709.00	43,510.00	46,676.00		-7	46,520.00	46,685.00	
Sc Ret Employers Contrib								
10-7-069-510-10	9,405.00	17,635.00	8,745.00		50	18,500.00	19,710.00	
Sc Police Ret Employers Co								
10-7-069-510-15	46,686.00	46,050.00	43,980.00		4	46,050.00	46,050.00	
Health/Life Ins Employers								
10-7-069-510-25	1,766.00	1,465.00	1,440.00		2	1,465.00	1,510.00	
Workers Compensation								
10-7-069-530-00	8,802.00	17,000.00	12,453.00		27	17,000.00	17,000.00	
Travel, Training, Dues								
10-7-069-540-00	14,344.00	15,500.00	14,648.00		5	15,500.00	15,500.00	
Supplies-General								
10-7-069-551-00	235.00	4,000.00	4,016.00		0	4,000.00	4,000.00	
Equipment-General								

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-069-571-00 Utilities-Telephone	4,467.00	4,500.00	3,549.00		21	4,800.00	4,800.00	
10-7-069-593-00 Maintenance-Service Agree.	3,725.00	7,000.00	6,125.00		13	7,000.00	7,000.00	
10-7-069-600-00 Contractual Services (Cs) Requested: $8,000 transferred to PT wages to supplement PT Judge hours; $3,000 transferred to Advertising for required newspaper advertisments	3,233.00	17,000.00	2,370.00		86	6,000.00	6,000.00	
10-7-069-670-00 Advertising Recommended: All Requested: $3,000 transferred from Contractual Services for required newspaper advertisments		250.00	53.00		79	3,250.00	3,250.00	
10-7-069-750-00 Lease- Copiers	6,987.00	6,000.00	6,287.00		-5	5,000.00	5,000.00	
10-7-069-781-26 Bonds Expense	669.00	700.00	446.00		36	700.00	700.00	
Total	**$515,050.00**	**$615,480.00**	**$518,395.00**			**$618,655.00**	**$663,190.00**	
Department: 070 Mag-Countywide								
10-7-070-500-00 Wages & Salaries Full Time Recommended: County-wide raises & $31,880 to address additional pay concerns Requested: $26,530 for salary adjustments for two judges	723,741.00	736,380.00	641,317.00		13	762,910.00	838,965.00	
10-7-070-500-05 Salaries Overtime	1,979.00	14,000.00	2,361.00		83	14,000.00	14,000.00	
10-7-070-510-00 Fica-Employers Contrib. Requested: Related to judges salary adjustments	53,124.00	57,405.00	48,778.00		15	59,435.00	62,660.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-070-510-05 Sc Ret Employers Contrib	38,350.00	50,620.00	34,024.00		33	51,755.00	48,645.00	
10-7-070-510-10 Sc Police Ret Employers Co Requested: Related to judges salary adjustments	94,673.00	78,320.00	95,781.00		-22	83,955.00	118,305.00	
10-7-070-510-15 Health/Life Ins Employers	80,066.00	93,405.00	88,902.00		5	135,010.00	135,010.00	
10-7-070-510-25 Workers Compensation Requested: Related to judges salary adjustments	13,103.00	17,700.00	12,527.00		29	17,790.00	19,215.00	
10-7-070-530-00 Travel, Training, Dues	6,692.00	7,800.00	7,953.00		-2	7,800.00	7,800.00	
10-7-070-540-00 Supplies-General	19,486.00	19,000.00	16,076.00		15	19,000.00	19,000.00	
10-7-070-542-00 Supplies - Clothing	1,984.00	3,600.00	1,680.00		53	3,600.00	3,600.00	
10-7-070-570-00 Utilities-General	14,416.00	16,500.00	9,960.00		40	16,500.00	16,500.00	
10-7-070-571-00 Utilities-Telephone	1,778.00	3,000.00	1,850.00		38	2,500.00	2,500.00	
10-7-070-590-00 Maintenance-Vehicles	3,587.00	3,000.00	2,464.00		18	3,000.00	3,000.00	
10-7-070-590-05 Gasoline Recommended: Increase due to vehicle switches requiring diesel fuel	8,982.00	8,800.00	10,283.00		-17	8,800.00	12,000.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-070-593-00 Maintenance-Service Agree.	90.00	6,500.00			100	6,500.00	6,500.00	
10-7-070-750-00 Lease- Copiers	5,696.00	6,600.00	4,754.00		28	6,000.00	6,000.00	
10-7-070-780-05 Pdc-Jurors	3,540.00	8,500.00	3,435.00		60	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	**$1,073,749.00**	**$1,134,130.00**	**$984,607.00**			**$1,210,055.00**	**$1,325,200.00**	
Department: 110 Sheriff								
10-7-110-500-00 Wages & Salaries Full Time	5,990,968.00	6,926,390.00	6,137,961.00		11	8,236,740.00	7,563,385.00	
Recommended: 6.5% across the board increase, 2 Deputies; Requested: $865,849 career ladder increase for sworn personnel (15% increase to remain in line with State increases); $220,000 for 4 patrol deputies; $138,000 for 2 investigators; $51,500 for PIO; $35,000 for Admin Asst.								
10-7-110-500-05 Salaries - Overtime	174,808.00	198,000.00	201,677.00		-2	198,000.00	198,000.00	
10-7-110-500-10 Wages & Salaries Part-Time	26,010.00	39,500.00	12,686.00		68	39,500.00	39,500.00	
10-7-110-510-00 Fica-Employers Contrib.	451,603.00	547,175.00	480,066.00		12	581,180.00	596,765.00	
Recommended: Related to across the board increase; Requested: Related to requested positions								
10-7-110-510-05 Sc Ret Employers Contrib	154,736.00	163,715.00	162,804.00		1	178,390.00	187,130.00	
Recommended: Related to across the board increase; Requested: Related to new positions								

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-110-510-10	994,369.00	1,268,335.00	1,133,694.00		11	1,344,195.00	1,442,755.00	
Sc Police Ret Employers Co								
Recommended: Related to across the board increase; Requested: Related to new positions								
10-7-110-510-15	851,171.00	972,175.00	770,144.00		21	1,093,175.00	1,068,505.00	
Health/Life Ins Employers								
Recommended: None; Requested: Related to new positions								
10-7-110-510-25	162,890.00	220,945.00	177,878.00		19	236,650.00	263,670.00	
Workers Compensation								
Recommended: Related to across the board increase; Requested: Related to new positions								
10-7-110-530-00	71,832.00	78,790.00	65,155.00		17	103,790.00	77,540.00	
Travel, Training, Dues								
Recommended: None; Requested: $25,000 to cover increased supply costs and trainings for requested positions								
Remove carry forward								
10-7-110-540-00	22,289.00	30,000.00	13,030.00		57	30,000.00	30,000.00	
Supplies-General								
10-7-110-540-10	6.00	1,000.00	15.00		99	1,000.00	1,000.00	
Supplies-Sex Off Registry								
10-7-110-542-00	47,042.00	68,679.00	47,770.00		30	68,679.00	69,930.00	
Supplies-Clothing								
Recommended: Unforms for Deputies; Remove carry forward								
10-7-110-551-00	25,046.00	36,240.00	10,783.00		70	36,240.00	54,240.00	
Equipment-General								
Recommended: $18,000 non-recurring equipment purchase for deputies								
10-7-110-551-30	12,091.00	57,357.00	20,677.00		64	57,357.00	43,000.00	
Communications								
Remove carry forward								

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-110-551-45 Protective Clothing	16,538.00	18,170.00	18,170.00			18,170.00	18,170.00	
10-7-110-551-65 Law Enforcement Remove carry forward	79,273.00	162,237.00	97,432.00		40	162,237.00	126,470.00	
10-7-110-560-00 Equipment - Capitalized	-1.00					1,875,000.00	425,000.00	
Recommended: $150,000 for generator replacement; 5 vehicles here (275,000) and 10 in fund 11 Requested: $20,000 Replacement of protective equipment for SWAT and Crowd Control teams ; $1,705,000 for vehicle replacements; $150,000 for crime scene/evidence building generator replacement								
10-7-110-571-00 Utilities-Telephone Recommended: Cell phones related to deputies	122,276.00	131,990.00	113,142.00		14	148,000.00	149,150.00	
10-7-110-581-00 Rent-Building Recommended: All; Requested: $4,370 increase to cover IL Substation rent	36,896.00	34,778.00	34,836.00		0	39,148.00	39,148.00	
10-7-110-590-00 Maintenance-Vehicles Recommended: Increase due to higher costs	226,715.00	200,000.00	191,108.00		4	230,000.00	230,000.00	
10-7-110-590-05 Gasoline	416,552.00	350,000.00	364,396.00		-4	350,000.00	350,000.00	
10-7-110-593-00 Maintenance-Service Agree. Recommended: Body camera/in car camera annual fee related to deputies; Requested: $57,185 for various software programs to increase efficiency	189,430.00	193,440.00	188,975.00		2	250,625.00	195,205.00	
10-7-110-600-00 Contractual Services (Cs)	105,892.00	100,000.00	94,488.00		6	100,000.00	100,000.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-110-604-04 Ps Legal	59,583.00	55,000.00	55,000.00			55,000.00	55,000.00	
10-7-110-670-00 Advertising	1,895.00	2,000.00	505.00		75	2,000.00	2,000.00	
10-7-110-690-00 Special Projects	100.00					70,000.00		
Recommended: None; Requested: $70,000 total; $20,000 for repaint and repair of main campus parking lot; $50,000 for repainting and recarpeting of high traffic areas of the main Sheriff's office								
10-7-110-690-03 Sp-Crime Prevention	2,664.00	3,000.00	1,508.00		50	3,000.00	3,000.00	
10-7-110-750-00 Lease- Copiers	27,430.00	35,000.00	24,887.00		29	25,000.00	25,000.00	
10-7-110-781-26 Bonds Expense	300.00	1,000.00	300.00		70	1,000.00	1,000.00	
10-7-110-786-00 Donations Exp. Remove carry forward	28,276.00	2,500.00	19,549.00		-682	2,500.00		
Total	**$10,298,680.00**	**$11,897,416.00**	**$10,438,636.00**			**$15,536,576.00**	**$13,354,563.00**	
Department: 111 Sher:Drug Asset Forf								
10-7-111-783-00 Drug Forfeit Expenditures	60,798.00		5,195.00					
Total	**$60,798.00**		**$5,195.00**					
Department: 117 Sheriff Dpt- Town Of Kers								

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-117-500-00 Wages & Salaries Full Time 6.5% across the board increase	366,749.00	429,110.00	371,522.00		13	429,110.00	473,550.00	
10-7-117-500-05 Salaries- Overtime	4,378.00	10,000.00	7,560.00		24	10,000.00	10,000.00	
10-7-117-510-00 Fica-Employers Contrib Related to across the board increase	27,072.00	33,592.00	30,641.00		9	33,592.00	36,990.00	
10-7-117-510-05 Sc Ret Employers Contrib			-3,352.00					
10-7-117-510-10 Sc Police Ret Employers Cont Related to across the board increase	71,049.00	88,875.00	82,878.00		7	88,875.00	102,705.00	
10-7-117-510-15 Health/Life Ins Employers	50,896.00	65,334.00	47,810.00		27	65,334.00	83,180.00	
10-7-117-510-25 Workers Compensation Related to across the board increase	11,207.00	17,000.00	12,040.00		29	17,000.00	19,240.00	
10-7-117-530-00 Travel, Training, Dues	680.00	2,500.00	1,333.00		47	2,500.00	2,500.00	
10-7-117-540-00 Supplies- General	416.00	1,000.00	600.00		40	1,000.00	1,000.00	
10-7-117-542-00 Supplies- Clothing	1,529.00	3,500.00	2,815.00		20	3,500.00	3,500.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-117-551-30 Communications		2,500.00	1,848.00		26	2,500.00	2,500.00	
10-7-117-551-65 Law Enforcement	3,920.00	6,000.00	430.00		93	6,000.00	6,000.00	
10-7-117-590-00 Maintenance- Vehicles	17,401.00	25,000.00	12,505.00		50	25,000.00	25,000.00	
10-7-117-590-05 Gasoline	67,502.00	50,000.00	50,276.00		-1	50,000.00	50,000.00	
Total	**$622,799.00**	**$734,411.00**	**$618,906.00**			**$734,411.00**	**$816,165.00**	
Department: 120 Detention Center								
10-7-120-500-00 Wages & Salaries Full Time Recommended: 6.5% across the board increase; Requested: $233,261 for career ladder increase; $207,000 for four corrections officers	1,393,195.00	1,710,382.00	1,424,122.00		17	2,150,645.00	1,878,205.00	
10-7-120-500-05 Salaries - Overtime	69,926.00	50,000.00	71,997.00		-44	50,000.00	50,000.00	
10-7-120-500-10 Wages & Salaries Part-Time Requested: $26,915 related to participate in appreticeship program with York Tech						26,915.00	26,915.00	
10-7-120-510-00 Fica-Employers Contrib. Recommended: Related to across the board increase; Requested: Related to new positions	106,294.00	134,669.00	114,794.00		15	152,565.00	147,510.00	
10-7-120-510-10 Sc Police Ret Employers Co Recommended: Related to across the board increase; Requested: Related to new positions	278,034.00	358,195.00	311,746.00		13	402,165.00	409,550.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-120-510-15	198,348.00	230,035.00	165,536.00		28	245,160.00	247,385.00	
Health/Life Ins Employers								
Recommended: None; Requested: Related to new positions								
10-7-120-510-25	43,419.00	69,055.00	46,291.00		33	77,960.00	73,390.00	
Workers Compensation								
Recommended: Related to across the board increase; Requested: Related to new positions								
10-7-120-520-25	6,908.00	10,000.00	3,861.00		61	10,000.00	10,000.00	
Personnel Disease Prev.								
10-7-120-530-00	4,814.00	12,100.00	8,886.00		27	12,100.00	12,100.00	
Travel, Training, Dues								
10-7-120-540-00	19,100.00	18,000.00	20,204.00		-12	18,000.00	18,000.00	
Supplies-General								
10-7-120-540-15	33,106.00	104,125.00	73,418.00		29	104,125.00	40,000.00	
Supplies-Inmate (Comm. Commission...								
Removed budget amendment for body scanner replacement								
10-7-120-542-00	10,002.00	11,000.00	3,701.00		66	11,000.00	11,000.00	
Supplies-Clothing								
10-7-120-543-00	1,676.00	3,000.00	2,770.00		8	3,000.00	3,000.00	
Supplies-Laundry								
10-7-120-543-05	274,977.00	287,440.00	292,797.00		-2	287,440.00	332,440.00	
Supplies-Food/Beverage								
Recommended: Increase to cover current shortfall and future increases								
10-7-120-543-15	12,044.00	15,000.00	7,799.00		48	15,000.00	15,000.00	
Supplies-Board/Lodging								

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-120-551-00 Equipment-General	5,089.00	10,100.00	3,938.00		61	10,100.00	10,100.00	
10-7-120-551-65 Equipment-Law Enforcement	8,919.00	10,300.00	6,666.00		35	10,300.00	10,300.00	
10-7-120-560-00 Equipment - Capitalized	100,974.00					54,620.00	25,435.00	
Recommended: LiveScan replacement to reach end of life 11/23; Requested: $54,620 total; $25,435 for replacement of LiveScan fingerprint system; $ 11,000 for P-Cell door modification; $18,185 for netting to cover the entire rec yard								
10-7-120-571-00 Utilities-Phone	5,945.00	5,500.00	5,350.00		3	7,000.00	7,000.00	
10-7-120-593-00 Maintenance-Service Agree.	20,000.00							
10-7-120-600-00 Contractual Services	95,643.00	6,000.00	76,125.00		-1,169	21,945.00	21,945.00	
Recommended: All; Requested: $15,945 total; $700 increase for required maintenance and inspections for the body scanner; $15,245 to cover cost of a contract with Johnson Controls to service and maintain the facility control board								
10-7-120-604-10 Ps-Medical	252,127.00	400,000.00	395,808.00		1	400,000.00	400,000.00	
10-7-120-750-00 Lease- Copiers	6,749.00	8,000.00	6,497.00		19	6,500.00	6,500.00	
10-7-120-781-50 Dys Service Contract	41,300.00	13,000.00	100,000.00		-669	13,000.00	13,000.00	
Total	**$2,988,589.00**	**$3,465,901.00**	**$3,142,306.00**			**$4,089,540.00**	**$3,768,775.00**	

Department: 121 School Resource Officers

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-121-500-00 Wages & Salaries Fulltime 6.5% across the board increase	384,210.00	476,492.00	362,446.00		24	476,492.00	490,015.00	
10-7-121-500-05 Salaries- Overtime	148.00	1,000.00			100	1,000.00	1,000.00	
10-7-121-500-10 Wages & Salaries Part Time	35,581.00	22,500.00	39,049.00		-74	22,500.00	22,500.00	
10-7-121-510-00 Fica-Employers Contrib Related to across the board increase	30,328.00	39,360.00	30,183.00		23	39,360.00	40,395.00	
10-7-121-510-10 S.C. Police Ret Employer Related to across the board increase	80,156.00	104,130.00	83,934.00		19	104,130.00	112,150.00	
10-7-121-510-15 Health/Life Ins Employers	65,239.00	71,310.00	61,712.00		13	71,310.00	108,700.00	
10-7-121-510-25 Workers Compensation Related to across the board increase	12,684.00	18,000.00	12,626.00		30	18,000.00	18,520.00	
10-7-121-571-00 Utilities Telephone	682.00		2,014.00			3,000.00	3,000.00	
10-7-121-590-00 Maintenance - Vehicles Recommended: Increase due to higher costs	7,737.00	4,000.00	4,717.00		-18	5,500.00	5,500.00	
10-7-121-590-05 Gasoline	15,418.00	15,000.00	9,018.00		40	15,000.00	15,000.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Total	**$632,183.00**	**$751,792.00**	**$605,699.00**			**$756,292.00**	**$816,780.00**	
Department: 130 Pub Safety Communications								
10-7-130-500-00 Wages & Salaries Fulltime 6.5% across the board increase	1,062,360.00	1,291,260.00	979,069.00		24	1,271,790.00	1,354,455.00	
10-7-130-500-05 Salaries Overtime	167,329.00	115,000.00	151,123.00		-31	115,000.00	115,000.00	
10-7-130-500-10 Wages & Salaries Parttime		67,000.00			100	67,000.00	67,000.00	
10-7-130-510-00 Fica-Employers Contrib Related to across the board increase	89,428.00	112,705.00	86,486.00		23	111,215.00	117,540.00	
10-7-130-510-05 Sc Ret Employers Contrib Related to across the board increase	175,277.00	225,900.00	185,935.00		18	249,545.00	263,455.00	
10-7-130-510-10 S.C. Police Ret Employer Related to across the board increase	31,026.00	51,645.00	21,571.00		58	37,695.00	39,335.00	
10-7-130-510-15 Health/Life Ins Employers	167,496.00	224,170.00	130,152.00		42	237,155.00	245,155.00	
10-7-130-510-25 Workers Compensation Related to across the board increase	4,671.00	12,110.00	4,558.00		62	11,230.00	11,760.00	
10-7-130-530-00 Travel, Training, Dues	5,026.00	15,000.00	9,897.00		34	15,000.00	15,000.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-130-540-00 Supplies - General	9,361.00	17,100.00	12,654.00		26	17,100.00	17,100.00	
10-7-130-540-05 Supplies-Radios Remove carry forward	9,384.00	56,290.00	48,310.00		14	56,290.00	43,000.00	
10-7-130-542-00 Supplies - Clothing	9,277.00	13,500.00	5,191.00		62	13,500.00	13,500.00	
10-7-130-551-00 Equipment-General Remove one-time funding	54,038.00	88,048.00	87,822.00		0	80,000.00	80,000.00	
10-7-130-560-00 Equipment - Capitalized Recommended: All; Requested: $310,000 for dispatch console replacement and flooring inside the call center (current setup is 10 years old) Remove one-time funding	1,010,283.00	69,945.00	39,634.00		43	310,000.00	310,000.00	
10-7-130-571-00 Utilities-Telephone	2,496.00	3,500.00	2,261.00		35	3,500.00	3,500.00	
10-7-130-590-00 Maintenance - Vehicles	2,230.00	3,000.00	709.00		76	3,000.00	3,000.00	
10-7-130-590-05 Gasoline	5,405.00	5,000.00	4,740.00		5	5,000.00	5,000.00	
10-7-130-591-00 Maintenance - General	5,986.00	57,000.00	5,051.00		91	57,000.00	57,000.00	
10-7-130-593-00 Maintenance-Service Agree Recommended: All; Requested: $96,330 for service contract increase for Motorola 7500 radio consoles	32,064.00	134,730.00	33,611.00		75	231,060.00	231,060.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-130-600-00 Contractual Services(Cs)	245,351.00	246,000.00	251,627.00		-2	358,000.00	358,000.00	
Recommended: All; Requested: $112,000 for increase in annual contract from Palmetto 800--prepaid air time has expired								
10-7-130-750-00 Lease- Copiers	3,726.00	5,000.00	3,105.00		38	3,500.00	3,500.00	
10-7-130-786-00 Donations Exp.	607.00		398.00					
Total	**$3,092,821.00**	**$2,813,903.00**	**$2,063,904.00**			**$3,253,580.00**	**$3,353,360.00**	
Department: 140 Emergency Management								
10-7-140-500-00 Wages & Salaries Full Time	211,894.00	214,910.00	184,115.00		14	214,910.00	236,100.00	
6.5% across the board increase & $7,330 to address additional pay concerns								
10-7-140-500-05 Salaries - Overtime	5,501.00	3,500.00	2,989.00		15	3,500.00	3,500.00	
10-7-140-500-10 Wages & Salaries Parttime		4,000.00			100	8,000.00	8,000.00	
Recommended: all ; Requested: $4,000 for PT Planner pay increase								
10-7-140-510-00 Fica-Employers Contrib.	16,027.00	16,975.00	14,313.00		16	16,975.00	18,945.00	
Related to across the board increase								
10-7-140-510-10 S.C. Police Ret Employer	41,681.00	44,915.00	39,208.00		13	44,915.00	52,590.00	
Related to across the board increase								
10-7-140-510-15 Health/Life Ins Employers	10,939.00	23,335.00	9,904.00		58	23,335.00	25,020.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-140-510-25	11,097.00	14,860.00	9,978.00		33	14,860.00	16,465.00	
Workers Compensation								
Related to across the board increase								
10-7-140-530-00	4,081.00	6,000.00	4,471.00		25	8,000.00	6,000.00	
Travel, Training, Dues								
Recommended: All; Requested: $2,000 due to rising costs associated with conferences and travel								
10-7-140-540-00	1,479.00	3,500.00	969.00		72	6,500.00	3,500.00	
Supplies-General								
Recommended: None; Requested: $3,000 total: $1,000 due to increases in costs; $2,000 for CERT program management (asking for a new line item, TBD)								
10-7-140-542-00	139.00	2,500.00	1,685.00		33	2,500.00	2,500.00	
Supplies- Clothing								
10-7-140-551-00						2,000.00		
Equipment-General								
Recommended: None; Requested: $2,000 to facilitate purchase of equipment when EM and Fire Rescue officially become separate agencies								
10-7-140-570-00	23,732.00	25,000.00	19,672.00		21	26,000.00	26,000.00	
Utilities-General								
10-7-140-571-00	38,754.00	40,310.00	30,021.00		26	40,310.00	40,310.00	
Utilities-Telephone								
10-7-140-593-00	2,052.00	12,000.00	10,134.00		16	14,000.00	14,000.00	
Maintenance-Service Agree								
Recommended: All; Requested: $2,000 Building UPS Annual Maintenance increase along with increase for All Traffic Cloud								
10-7-140-600-00	8,302.00	10,000.00	750.00		92	12,000.00	10,000.00	
Contractual Services								
Recommended: None; $2,000 increase for the addition of a new satellite communications link for the MOC								
10-7-140-690-02	1,694.00	25,000.00	7,282.00		71	25,000.00		
Sp-Nucl. Planning								

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Remove due to being considered a donation going forward rather than a budgeted line item								
10-7-140-690-15 Sp-Fema Covid-19	3,100.00							
Total	**$380,472.00**	**$446,805.00**	**$335,491.00**			**$462,805.00**	**$462,930.00**	
Department: 141 Fire Service								
10-7-141-530-00 Travel, Training, Dues	44,330.00	49,500.00	44,633.00		10	49,500.00	49,500.00	
10-7-141-540-00 Supplies-General	33,294.00	34,000.00	26,958.00		21	37,000.00	35,000.00	
Recommended: $1,000 related to two firefighters; Requested: $3,000 related to the teams of firefighters								
10-7-141-542-00 Supplies-Clothing			171.00					
10-7-141-551-00 Equipment-General	163,457.00	163,000.00	171,005.00		-5	263,000.00	163,000.00	
Recommended: None; Requested: $100,000 for member outfitting increase (5k per station for 20 stations to be allotted by Commission)								
10-7-141-551-45 Equipment-Prot. Clothing	55,005.00	55,000.00	28,404.00		48	55,000.00	55,000.00	
10-7-141-560-00 Equipment - Capitalized	39,999.00	40,000.00	40,000.00			255,820.00	108,900.00	
Recommended: $58,900 for lifting struts: 2 sets of rescue equipment; Requested: $215,820; $31,920 Body Armor Vests; $58,900 Rescue Lifting Strut (1 per FD); $125,000 for 5 sets of rescue equipment upgrades/replacements								
10-7-141-570-00 Utilities-General	158,719.00	176,000.00	124,759.00		29	176,000.00	176,000.00	
10-7-141-590-00 Maintenance-Vehicles	202,388.00	213,000.00	247,731.00		-16	263,000.00	263,000.00	
$50,000 due to increase in fleet size, continued cost of replacing tires between 5-7 years old, and pump work on several engines								

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-141-590-05 Gasoline	123,621.00	85,000.00	72,395.00		15	85,000.00	85,000.00	
10-7-141-591-00 Maintenance-General	42,868.00	45,000.00	23,204.00		48	45,000.00	45,000.00	
10-7-141-593-00 Maintenance-Service Agree. Recommended: All; $26,920 for First Due Records Management System annual renewal maintenance/access						26,920.00	26,920.00	
10-7-141-600-00 Contractual Services (Cs) Recommended: None; Requested: $66,500 for hose testing in all fire departments (max 10k feet per station); $30,000 testing and service of rescue tools	48,485.00	56,000.00	33,425.00		40	152,500.00	56,000.00	
10-7-141-650-00 Insurance-General	57,134.00	65,000.00	43,270.00		33	65,000.00	65,000.00	
10-7-141-690-00 Special Projects	132,484.00	156,399.00	132,803.00		15	134,249.00	134,249.00	
10-7-141-691-01 Sp - Promotions	27,765.00	38,000.00	26,602.00		30	38,000.00	38,000.00	
10-7-141-750-00 Lease- Copiers	1,013.00		2,025.00			5,500.00	5,500.00	
10-7-141-760-00 Matching Funds Remove carry forward Recommended: None; Requested: $19,000 for matching funds increase (1k per station)	25,254.00	41,129.00	35,196.00		14	60,129.00	38,000.00	
Total	**$1,155,816.00**	**$1,217,028.00**	**$1,052,581.00**			**$1,711,618.00**	**$1,344,069.00**	

Department: 142 Town Of Kershaw- Fire

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-142-500-00 Wages & Salaries Fulltime 6.5% across the board increase & 13,312 to addresss additional pay concerns	67,383.00	88,540.00	71,588.00		19	102,045.00	102,045.00	
10-7-142-500-05 Salaries Overtime	7,003.00	6,000.00	11,265.00		-88	6,000.00	6,000.00	
10-7-142-500-10 Wages & Salaries Parttime	16,292.00	15,000.00	6,433.00		57	15,000.00	15,000.00	
10-7-142-510-00 Fica-Employers Contrib Related to across the board increase	6,581.00	8,380.00	6,732.00		20	8,395.00	8,395.00	
10-7-142-510-05 Sc Ret Employers Contrib	20.00							
10-7-142-510-10 S.C. Police Ret Employer Related to across the board increase	16,442.00	22,170.00	17,713.00		20	23,310.00	23,310.00	
10-7-142-510-15 Health/Life Ins Employers	15,228.00	14,030.00	16,563.00		-18	14,030.00	21,590.00	
10-7-142-510-25 Workers Compensation Related to across the board increase	4,549.00	7,380.00	4,601.00		38	7,395.00	7,395.00	
10-7-142-542-00 Supplies - Clothing	2,998.00	3,000.00	1,230.00		59	3,000.00	3,000.00	
10-7-142-551-00 Equipment-General	1,500.00	1,500.00			100	1,500.00	1,500.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-142-551-45 Protective Clothing	2,000.00	2,000.00			100	2,000.00	2,000.00	
10-7-142-571-00 Utilities-Telephone	381.00	700.00	427.00		39	700.00	700.00	
Total	**$140,377.00**	**$168,700.00**	**$136,552.00**			**$183,375.00**	**$190,935.00**	
Department: 144 Lanc. County Firefighters								
10-7-144-500-00 Wages & Salaries Fulltime Recommended: 6.5% across the board increase & $36,484 to address additional pay concerns, 2 firefighters; Requested: $240,000 for three teams of two firefighters	972,850.00	1,057,135.00	835,887.00		21	1,297,135.00	1,190,305.00	
10-7-144-500-05 Salaries Overtime	121,028.00	70,000.00	127,993.00		-83	70,000.00	70,000.00	
10-7-144-500-10 Wages & Salaries Parttime	59,287.00	50,000.00	54,817.00		-10	50,000.00	50,000.00	
10-7-144-510-00 Fica-Employers Contrib Recommended: Related to across the board increase and positions; Requetsed: Related to firefighter teams	88,665.00	90,435.00	82,561.00		9	108,795.00	100,620.00	
10-7-144-510-05 Sc Ret Employers Contrib Related to across the board increase	12,914.00	12,595.00	15,680.00		-24	12,595.00	15,180.00	
10-7-144-510-10 S.C. Police Ret Employer Recommended: Related to across the board increase and positions; Requested: Related to teams of firefighters	212,143.00	224,745.00	201,803.00		10	275,720.00	262,000.00	
10-7-144-510-15 Health/Life Ins Employers Recommended: None; Requested: Related to teams of firefighters	152,015.00	184,010.00	125,502.00		32	274,760.00	149,035.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-144-510-25	56,253.00	75,175.00	51,944.00		31	90,645.00	83,935.00	
Workers Compensation								
Recommended: Related to across the board increase and positions; Requested: Related to teams of firefighters								
10-7-144-530-00	7,787.00	16,100.00	9,062.00		44	29,100.00	19,100.00	
Travel, Training, Dues								
Recommended: $3,000 related to two firefighters; Requested: 13,000 total; $9,000 related to the teams of firefighters; $4,000 due to increased costs related to hotels and specialized classes								
10-7-144-542-00	19,053.00	25,500.00	16,576.00		35	44,500.00	28,500.00	
Supplies - Clothing								
Recommended: $3,000 related to the two firefighters; Requested: $19,000 total; $9,000 related to the teams of firefighters; $10,000 increase due to the transition of employees and increased uniform wear								
10-7-144-551-00	45,718.00	29,150.00	2,354.00		92	112,550.00	53,900.00	
Equipment-General								
Remove carry forward Recommended: $20,100 equipment related to the two firefighters $4,800 for position related computers; Requested: $83,400 total; $63,000 equipment related to the teams of firefighters; $14,400 for IPADS and Toughbooks for the teams of firefighters; $6,000 overall/general increase due to rising costs								
10-7-144-560-00	25,684.00	110,316.00	110,316.00		0	300,000.00	100,000.00	
Equipment - Capitalized								
Recommended: $100,000 for F-350 for two firefighters; Requested: $300,000 for three F-350s for each team of firefighters								
10-7-144-590-00	514.00	2,394.00	2,394.00			9,000.00		
Maintenance - Vehicles								
Recommended: None; Requested: $9,000 Related to teams of firefighters								
10-7-144-590-05	19,506.00	18,000.00	51,460.00		-186	30,000.00	30,000.00	
Gasoline								
Recommended: Increase due to costs; Requested: 6,000 related to teams of firefighters								
10-7-144-640-00	183,400.00	203,790.00	60,875.00		70	243,790.00	243,790.00	
Lanc City Fire & Rescue								
Recommended: All; Requested: $40,000 increase to account for any raises the City decides to implement (this is only a guess)								

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-144-690-00 Special Projects	150,880.00	274,530.00	151,148.00		45	274,530.00	274,530.00	
Total	**$2,127,697.00**	**$2,443,875.00**	**$1,900,372.00**			**$3,223,120.00**	**$2,670,895.00**	
Department: 153 Lancaster Ems								
10-7-153-500-00 Wages & Salaries Full Time 6.5% across the board increase & $981 to address additional pay concerns	2,906,118.00	3,155,810.00	2,623,064.00		17	3,155,810.00	3,266,290.00	
10-7-153-500-05 Salaries - Overtime	1,432,938.00	1,478,120.00	1,191,946.00		19	1,478,120.00	1,478,120.00	
10-7-153-500-10 Wages & Salaries Part-Time Recommended: Increase to cover changes made in FY23 Requested: Raise all PT medic salaries to $20/hr, AEMT to $16/hour and EMT to $14	238,226.00	150,000.00	166,165.00		-11	230,000.00	230,000.00	
10-7-153-510-00 Fica-Employers Contrib. Related to across the board increase	336,225.00	365,590.00	305,899.00		16	365,590.00	374,040.00	
10-7-153-510-05 Sc Ret Employers Contrib Related to across the board increase	722,463.00	839,180.00	705,025.00		16	878,235.00	907,475.00	
10-7-153-510-10 Sc Police Ret Employers Co	7.00	5,000.00	872.00		83	5,000.00	5,000.00	
10-7-153-510-15 Health/Life Ins Employers	523,768.00	647,187.00	420,690.00		35	655,180.00	696,690.00	
10-7-153-510-25 Workers Compensation Related to across the board increase	325,494.00	475,175.00	297,153.00		37	489,005.00	507,460.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-153-520-25 Personnel Disease Prev.	32,887.00	45,700.00	42,517.00		7	45,700.00	45,700.00	
10-7-153-530-00 Travel, Training, Dues	67,775.00	72,050.00	61,849.00		14	72,050.00	72,050.00	
10-7-153-540-00 Supplies-General	56,015.00	51,000.00	44,472.00		13	51,000.00	51,000.00	
10-7-153-541-00 Supplies- Postage	13,356.00	13,500.00	8,939.00		34	13,500.00	13,500.00	
10-7-153-541-10 Supplies-Medical	276,177.00	305,000.00	269,490.00		12	305,000.00	305,000.00	
10-7-153-542-00 Supplies-Clothing	62,514.00	57,800.00	54,658.00		5	57,800.00	57,800.00	
10-7-153-543-00 Supplies-Laundry	665.00	3,000.00	2,641.00		12	3,000.00	3,000.00	
10-7-153-551-00 Equipment-General Recommended: None; Requested: $65,000 for body armor for full-tim and part-time staff	30,367.00	34,500.00	29,908.00		13	99,500.00	34,500.00	
10-7-153-551-30 Communications	13,807.00		224.00					
10-7-153-560-00 Equipment - Capitalized Recommended: QRVs to be purchased out of fleet's capital fund money; Requested: $120,000 for QRVs Remove carry forward	20,366.00	54,269.00	49,125.00		9	160,000.00	40,000.00	
10-7-153-570-00 Utilities-General	66,088.00	77,000.00	61,795.00		20	84,500.00	84,500.00	

	2021 - 2022	2022 - 2023	5/19/2023	2022 - 2023		2023 - 2024		
Account	**Actual ($)**	**Budget ($)**	**Actual ($)**	**Estimate**	**%Remaining**	**Requested**	**Recommended**	**Approved**
10-7-153-571-00 Utilities-Telephone	75,019.00	87,000.00	60,366.00		31	80,000.00	80,000.00	
10-7-153-590-00 Maintenance-Vehicles Recommended: Increase due to higher costs	153,872.00	135,000.00	131,051.00		3	155,000.00	155,000.00	
10-7-153-590-05 Gasoline Recommended: Increase due to higher costs	168,839.00	143,000.00	153,678.00		-7	150,000.00	150,000.00	
10-7-153-591-00 Maintenance-General Recommended: None; Requested: $15,000 for repairs to ouside of EMS stations, EMS 3 sign replacement, pressure washing and new paint	22,729.00	19,000.00	6,216.00		67	34,000.00	19,000.00	
10-7-153-593-00 Maintenance-Service Agree.	52,454.00	50,000.00	34,906.00		30	50,000.00	50,000.00	
10-7-153-600-00 Contractual Services (Cs) Recommended: None; Requested: $90,000 for contract paramedics ($15k per employee for 2 year period); $145,000 for Quality Assurance Review Company to improve error rates	181,992.00	85,000.00	50,958.00		40	320,000.00	85,000.00	
10-7-153-650-01 Insurance- Other	6,034.00	6,500.00	6,376.00		2	6,500.00	6,500.00	
10-7-153-670-00 Advertising	2,644.00	1,500.00	1,982.00		-32	1,500.00	1,500.00	
10-7-153-690-00 Special Projects	3,752.00							
10-7-153-750-00 Lease- Copiers	6,027.00	5,000.00	5,139.00		-3	5,500.00	5,500.00	
Total	**$7,798,618.00**	**$8,361,881.00**	**$6,787,104.00**			**$8,951,490.00**	**$8,724,625.00**	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Department: 202 Road Maintenance								
10-7-202-500-00 Wages & Salaries Full Time	1,121,432.00	1,222,940.00	928,594.00		24	1,359,940.00	1,295,346.00	
Recommended: 6.5% across the board increase; Requested: $137,000 total; $85,000 for Facilities Mgr; $52,000 for (2) Grounds Workers								
10-7-202-500-05 Salaries - Overtime	14,247.00	15,000.00	17,166.00		-14	15,000.00	15,000.00	
10-7-202-500-10 Wages & Salaries Part-Time	21,995.00	23,800.00	21,377.00		10	23,800.00	23,800.00	
10-7-202-510-00 Fica-Employers Contrib.	84,076.00	97,210.00	73,971.00		24	107,690.00	102,065.00	
Recommended: Related to across the board increase; Requested: Related to new positions								
10-7-202-510-05 Sc Ret Employers Contrib	189,488.00	223,140.00	175,007.00		22	248,565.00	247,615.00	
Recommended: Related to across the board increase; Requested: Related to new positions								
10-7-202-510-15 Health/Life Ins Employers	179,637.00	270,010.00	129,821.00		52	315,385.00	203,350.00	
Recommended: None; Requested: Related to new positions								
10-7-202-510-25 Workers Compensation	66,665.00	98,820.00	57,457.00		42	104,035.00	100,560.00	
Recommended: Related to across the board increase; Requested: Related to new positions								
10-7-202-520-25 Personnel Disease			265.00					
10-7-202-530-00 Travel, Training, Dues		5,000.00	-500.00		110	5,000.00	5,000.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-202-540-00 Supplies-General	24,485.00	30,500.00	14,252.00		53	30,500.00	30,500.00	
10-7-202-542-00 Supplies-Clothing	11,498.00	19,000.00	20,303.00		-7	19,000.00	19,000.00	
10-7-202-544-00 Supplies-Construction Pipe	25,638.00	75,000.00	105,013.00		-40	75,000.00	75,000.00	
10-7-202-544-05 Supplies-Sign Making Increase to refelct increase in road fee revenue	25,857.00	132,000.00	10,228.00		92	232,000.00	232,000.00	
10-7-202-544-10 Supplies-Stone	361,050.00	450,000.00	421,780.00		6	450,000.00	450,000.00	
10-7-202-544-20 Supplies-Asphalt/Topsoil	44,780.00	65,000.00	35,468.00		45	65,000.00	65,000.00	
10-7-202-548-00 Supplies-Hand Tools	1,715.00	5,000.00	3,514.00		30	5,000.00	5,000.00	
10-7-202-551-00 Equipment-General	5,410.00	2,500.00	7,865.00		-215	2,500.00	2,500.00	
10-7-202-560-00 Equipment - Capitalized Remove carry forward		25,384.00	9,798.00		61	20,000.00	20,000.00	
10-7-202-570-00 Utilities-General	15,564.00	9,500.00	12,879.00		-36	17,120.00	17,120.00	
10-7-202-571-00 Utilities-Telephone	9,904.00	15,000.00	8,339.00		44	11,000.00	11,000.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-202-582-00 Rent-Equipment		5,000.00			100	5,000.00	5,000.00	
10-7-202-590-00 Maintenance-Vehicles	160,233.00	220,000.00	177,890.00		19	220,000.00	220,000.00	
10-7-202-590-05 Gasoline Recommended: Increase due to higher costs	154,242.00	150,000.00	168,699.00		-12	160,000.00	160,000.00	
10-7-202-591-00 Maintenance-General	367.00	500.00	282.00		44	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) Increase to reflect increase in road fee revenue; Remove one-time funding	554,796.00	1,397,000.00	3,488.00		100	657,000.00	657,000.00	
10-7-202-604-00 Professional Services Recommended: None; Requested: $50,000 due to increases in traffic calming requests	15,932.00	90,000.00	2,300.00		97	140,000.00	90,000.00	
10-7-202-690-00 Special Projects Recommended: $100,000 road inventory; $400,000 Plyler Mill Road grant match; Requested: $100,000 Road Inventory; $400,000 grant match						500,000.00	500,000.00	
10-7-202-750-00 Lease- Copiers	2,057.00	2,200.00	1,788.00		19	2,000.00	2,000.00	
Total	**$3,091,068.00**	**$4,652,504.00**	**$2,407,044.00**			**$4,794,035.00**	**$4,557,356.00**	

Department: 210 Fleet Maintenance

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-210-500-00 Wages & Salaries Full Time 6.5% across the board increase	332,253.00	378,245.00	283,799.00		25	378,245.00	405,725.00	
10-7-210-500-05 Salaries - Overtime	4,620.00	5,000.00	3,393.00		32	5,000.00	5,000.00	
10-7-210-510-00 Fica-Employers Contrib. Related to across the board increase	24,310.00	29,320.00	21,713.00		26	29,320.00	31,420.00	
10-7-210-510-05 Sc Ret Employers Contrib Related to across the board increase	55,719.00	67,300.00	52,167.00		22	67,300.00	76,230.00	
10-7-210-510-15 Health/Life Ins Employers	57,082.00	62,865.00	42,075.00		33	62,865.00	80,750.00	
10-7-210-510-25 Workers Compensation Related to across the board increase	12,467.00	18,610.00	10,640.00		43	18,610.00	18,270.00	
10-7-210-530-00 Travel, Training, Dues Recommended: None; Requested: $1,500 increase due to rising costs	2,964.00	5,500.00	4,985.00		9	7,000.00	5,500.00	
10-7-210-540-00 Supplies-General	10,638.00	10,300.00	9,118.00		11	10,300.00	10,300.00	
10-7-210-542-00 Supplies-Clothing	5,635.00	7,500.00	4,852.00		35	7,500.00	7,500.00	
10-7-210-548-00 Supplies-Hand Tools Recommended: None; Requested: $2,000 due to rising costs	20,266.00	18,900.00	19,818.00		-5	20,900.00	18,900.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-210-551-00 Equipment- General	14,073.00	15,200.00	16,502.00		-9	15,200.00	15,200.00	
10-7-210-560-00 Equipment - Capitalized Remove one-time funding for passenger tire machine Recommended: Purchase lift from current year savings; Requested: $25,580 to replace old rotary lift in shop		20,000.00	18,758.00		6	25,580.00		
10-7-210-570-00 Utilities-General	14,351.00	14,000.00	12,949.00		8	17,100.00	17,100.00	
10-7-210-571-00 Utilities-Telephone	7,339.00	7,500.00	5,311.00		29	7,100.00	7,100.00	
10-7-210-590-00 Maintenance-Vehicles Recommended: Increase due to higher costs	46,254.00	45,000.00	61,533.00		-37	65,000.00	65,000.00	
10-7-210-590-05 Gasoline	106,446.00	80,000.00	58,284.00		27	80,000.00	80,000.00	
10-7-210-593-00 Maintenance- Service Agreement	28,987.00	25,000.00	19,260.00		23	25,000.00	25,000.00	
10-7-210-750-00 Lease- Copiers	1,948.00	2,000.00	1,592.00		20	2,000.00	2,000.00	
Total	**$745,352.00**	**$812,240.00**	**$646,749.00**			**$844,020.00**	**$870,995.00**	
Department: 251 Building Maintenance								
10-7-251-500-00 Wages & Salaries Full Time Recommended: 6.5% across the board increase; Requested: $57,601 total: $25,906 for Maintenance Aid; $31,695 for Admin Asst	282,161.00	336,035.00	226,450.00		33	393,635.00	359,880.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-251-500-05	10,619.00	10,000.00	4,112.00		59	10,000.00	10,000.00	
Salaries - Overtime								
10-7-251-500-10	-373.00							
Wages & Salaries Part-Time								
10-7-251-510-00	20,927.00	26,475.00	17,152.00		35	30,880.00	28,295.00	
Fica-Employers Contrib.								
Recommended: Related to across the board increase; Requested: Related to new positions								
10-7-251-510-05	47,116.00	60,765.00	40,739.00		33	71,455.00	68,650.00	
Sc Ret Employers Contrib								
Recommended: Related to across the board increase; Requested: Related to new positions								
10-7-251-510-15	59,420.00	82,350.00	51,792.00		37	112,600.00	76,925.00	
Health/Life Ins Employers								
Recommended: None; Requested: Related to new positions								
10-7-251-510-25	11,618.00	18,345.00	9,721.00		47	20,535.00	19,610.00	
Workers Compensation								
Recommended: Related to across the board increase; Requested: Related to new positions								
10-7-251-530-00		4,350.00			100	4,350.00	4,350.00	
Travel, Training, Dues								
10-7-251-540-00	113.00	600.00	279.00		54	600.00	600.00	
Supplies-General								
10-7-251-542-00	3,411.00	4,500.00	1,848.00		59	4,500.00	4,500.00	
Supplies-Clothing								
10-7-251-545-00	14,492.00	20,000.00	17,758.00		11	20,000.00	20,000.00	
Supplies-Custodial								

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-251-551-00 Equipment-General	2,915.00	5,000.00	4,073.00		19	5,000.00	5,000.00	
10-7-251-560-00 Equipment - Capitalized		19,980.00	19,980.00			44,715.00		
Remove funding related to FY23 budget transfer; Recommended: Purchase trailer in FY23 Budget; Requested: $24,735 for a hydraulic drop deck trailer to store and transport skylift								
10-7-251-570-00 Utilities-General	808,302.00	770,000.00	610,500.00		21	810,000.00	810,000.00	
10-7-251-571-00 Utilities-Phones	17,333.00	17,500.00	14,029.00		20	18,500.00	18,500.00	
10-7-251-590-00 Maintenance-Vehicles	6,090.00	7,000.00	3,330.00		52	7,000.00	7,000.00	
10-7-251-590-05 Gasoline	14,478.00	20,000.00	11,398.00		43	20,000.00	20,000.00	
10-7-251-591-00 Maintenance-General	109.00							
10-7-251-593-00 Maintenance-Service Agreements	184,830.00	136,000.00	164,313.00		-21	136,000.00	136,000.00	
10-7-251-594-00 Maintenance-Bldg & Grounds	124,799.00	140,000.00	145,574.00		-4	140,000.00	140,000.00	
10-7-251-600-00 Contractual Services (Cs)	332,859.00	165,000.00	150,773.00		9	165,000.00	165,000.00	
10-7-251-690-00 Special Projects	132,277.00	159,269.00	53,505.00		66	159,269.00	175,000.00	
Remove carry forward and return funding removed via transfer during FY23								

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-251-781-73 Licenses/Permits/Fees		250.00			100	250.00	250.00	
Total	**$2,073,496.00**	**$2,003,419.00**	**$1,547,326.00**			**$2,174,289.00**	**$2,069,560.00**	
Department: 310 Landfill-Solid Waste								
10-7-310-500-10 Wages & Salaries Parttime	12,968.00	15,900.00	10,601.00		33	15,900.00	15,975.00	
10-7-310-510-00 Fica-Employers Contrib.	984.00	1,205.00	441.00		63	1,205.00	1,225.00	
10-7-310-510-15 Health/Life Ins Employers		5,305.00			100	5,305.00	5,305.00	
10-7-310-510-25 Workers Compensation	522.00	835.00	230.00		72	835.00	845.00	
10-7-310-600-00 Contractual Services (Cs)	20,698.00	34,505.00			100	34,505.00	34,505.00	
Total	**$35,172.00**	**$57,750.00**	**$11,272.00**			**$57,750.00**	**$57,855.00**	
Department: 312 Solid Waste Collect								
10-7-312-500-00 Wages & Salaries Full Time Recommended: 6.5% across the board increase; Requested: FT Site Attendant	447,860.00	574,330.00	446,804.00		22	600,330.00	609,470.00	
10-7-312-500-05 Salaries - Overtime	51,274.00	30,000.00	31,546.00		-5	30,000.00	30,000.00	
10-7-312-500-10 Wages & Salaries Part-Time	353,772.00	363,225.00	415,292.00		-14	363,225.00	363,225.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-312-510-00	63,209.00	73,485.00	69,075.00		6	75,475.00	76,170.00	
Fica-Employers Contrib.								
Recommended: Related to across the board increase; Requested: Related to new position								
10-7-312-510-05	90,156.00	168,675.00	98,356.00		42	173,500.00	184,800.00	
Sc Ret Employers Contrib								
Recommended: Related to across the board increase; Requested: Related to new position								
10-7-312-510-10	3,110.00		1,227.00					
S.C. Police Ret Employer								
10-7-312-510-15	74,342.00	130,505.00	73,980.00		43	145,630.00	142,855.00	
Health/Life Ins Employers								
Requested: None; Requested: Related to new position								
10-7-312-510-25	52,113.00	98,745.00	55,165.00		44	99,735.00	100,565.00	
Workers Compensation								
Recommended: Related to across the board increase; Requested: Related to new position								
10-7-312-530-00	414.00	750.00	941.00		-26	1,250.00	750.00	
Travel, Training, Dues								
Recommended: None; Requested: $500 increase to cover costs								
10-7-312-540-00	12,182.00	5,000.00	6,637.00		-33	12,000.00	5,000.00	
Supplies-General								
Recommended: None; Requested: $7,000 increase due to rising costs and KLCB start up grant for supplies expiring								
10-7-312-542-00	7,131.00	7,200.00	7,583.00		-5	7,200.00	7,200.00	
Supplies-Clothing								
10-7-312-551-00	1,463.00	3,000.00	1,317.00		56	3,000.00	3,000.00	
Equipment-General								
10-7-312-560-00	51,121.00							
Equipment - Capitalized								

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-312-570-00 Utilities-General	28,491.00	28,000.00	25,032.00		11	33,220.00	33,220.00	
10-7-312-571-00 Utilities-Telephone	18,705.00	15,380.00	16,462.00		-7	21,500.00	21,500.00	
10-7-312-580-00 Rent-Land	5,317.00	10,000.00	5,103.00		49	10,000.00	10,000.00	
10-7-312-590-00 Maintenance-Vehicles	80,873.00	85,000.00	69,483.00		18	85,000.00	85,000.00	
10-7-312-590-05 Gasoline	112,236.00	93,000.00	90,373.00		3	93,000.00	93,000.00	
10-7-312-591-00 Maintenance-General	387.00	1,000.00	688.00		31	1,000.00	1,000.00	
10-7-312-600-00 Contractual Services (Cs)	87,353.00	175,000.00	83,182.00		52	175,000.00	175,000.00	
10-7-312-612-00 Cs - Disposal Contract	1,485,046.00	1,699,500.00	1,457,259.00		14	1,699,500.00	1,699,500.00	
10-7-312-670-00 Advertising	2,623.00	3,000.00	1,231.00		59	3,000.00	3,000.00	
10-7-312-690-00 Special Projects	70,211.00	109,875.00	111,193.00		-1	300,000.00	300,000.00	
Remove carry forward Recommended: $100,000 for Phase 3. $200,000 for convenience site purchase/update; Requested: $100,000 Solid Waste Study Phase 3;$200,000 for convenience site purchase/update								
Total	**$3,099,389.00**	**$3,674,670.00**	**$3,067,929.00**			**$3,932,565.00**	**$3,944,255.00**	

Department: 318 Animal Shelter

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-318-500-00 Wages & Salaries Full Time 6.5% across the board increase	201,443.00	222,325.00	177,144.00		20	222,325.00	245,575.00	
10-7-318-500-05 Salaries - Overtime	6,755.00	8,000.00	2,388.00		70	8,000.00	8,000.00	
10-7-318-500-10 Wages & Salaries Part-Time			93.00					
10-7-318-510-00 Fica-Employers Contrib.	15,193.00	17,505.00	13,977.00		20	17,505.00	19,285.00	
10-7-318-510-05 Sc Ret Employers Contrib Related to across the board increase	34,267.00	40,185.00	32,465.00		19	40,185.00	46,785.00	
10-7-318-510-10 Sc Police Ret Employers Co			476.00					
10-7-318-510-15 Health/Life Ins Employers	29,510.00	48,310.00	27,423.00		43	48,310.00	36,780.00	
10-7-318-510-25 Workers Compensation Related to across the board increase	3,862.00	5,575.00	3,541.00		36	5,575.00	6,160.00	
10-7-318-530-00 Travel, Training, Dues	731.00	3,500.00	572.00		84	3,500.00	3,500.00	
10-7-318-540-00 Supplies-General	14,646.00	17,500.00	12,581.00		28	17,500.00	17,500.00	
10-7-318-541-10 Supplies-Medical	39,248.00	36,000.00	29,051.00		19	36,000.00	36,000.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-318-542-00 Supplies-Clothing	2,484.00	2,600.00	2,233.00		14	2,600.00	2,600.00	
10-7-318-547-00 Supplies-Animal Food	4,705.00	5,000.00	1,468.00		71	5,000.00	5,000.00	
10-7-318-551-00 Equipment-General		2,400.00			100	2,400.00	2,400.00	
10-7-318-560-00 Equipment - Capitalized Recommended: $75,000 Sally Port; Requested: $100,000 Sally port/Building						100,000.00	75,000.00	
10-7-318-570-00 Utilities-General	43,552.00	46,600.00	40,733.00		13	54,000.00	54,000.00	
10-7-318-571-00 Utilities-Telephone	5,068.00	8,760.00	4,294.00		51	5,600.00	5,600.00	
10-7-318-590-00 Maintenance-Vehicles	1,621.00	2,500.00	512.00		80	2,500.00	2,500.00	
10-7-318-590-05 Gasoline	1,454.00	3,000.00	1,133.00		62	3,000.00	3,000.00	
10-7-318-600-00 Contractual Services (Cs)	61,269.00	107,000.00	75,426.00		30	107,000.00	107,000.00	
10-7-318-750-00 Lease- Copiers	760.00		2,056.00			1,000.00	1,000.00	
Total	**$466,568.00**	**$576,760.00**	**$427,566.00**			**$682,000.00**	**$677,685.00**	

Department: 330 Health Services

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-330-540-00 Supplies-General		3,700.00			100	3,700.00	3,700.00	
10-7-330-570-00 Utilities-General	7,720.00	42,000.00	4,586.00		89	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)	25,476.00	39,000.00	21,637.00		45	39,000.00	39,000.00	
Total	**$33,196.00**	**$85,040.00**	**$26,223.00**			**$85,040.00**	**$85,040.00**	
Department: 601 Dept. Of Social Services								
10-7-601-570-00 Utilities-General	54,363.00	63,000.00	44,304.00		30	63,000.00	63,000.00	
10-7-601-600-00 Contractual Services (Cs)	16,337.00	34,489.00	24,263.00		30	34,489.00	34,489.00	
Total	**$70,700.00**	**$97,489.00**	**$68,567.00**			**$97,489.00**	**$97,489.00**	
Department: 602 D.S.S. Family Indep								
10-7-602-570-00 Utilities-General	7,595.00	10,350.00	9,262.00		11	12,500.00	12,500.00	
10-7-602-581-00 Rent-Building	50,400.00	45,000.00	49,980.00		-11	45,000.00	45,000.00	
10-7-602-600-00 Contractual Services(Cs)	4,223.00	4,300.00	3,198.00		26	4,300.00	4,300.00	
Total	**$62,218.00**	**$59,650.00**	**$62,440.00**			**$61,800.00**	**$61,800.00**	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Department: 610 Veterans Affairs								
10-7-610-500-00 Wages & Salaries Full Time Recommended: 6.5% across the board increase & $9,556 to address addition pay concerns; Requested: $30,275 for receptionist; $40,785 for Benefits Counselor	136,871.00	142,665.00	122,197.00		14	213,725.00	164,650.00	
10-7-610-500-05 Salaries Overtime Requested: Related to new positions	959.00	1,000.00	771.00		23	2,000.00	2,000.00	
10-7-610-500-10 Wages & Salaries Parttime	14,444.00	16,830.00	15,893.00		6	16,830.00	16,830.00	
10-7-610-510-00 Fica-Employers Contrib. Recommended: Related to across the board increase; Requested: Related to new positions	10,877.00	10,990.00	10,439.00		5	16,505.00	12,675.00	
10-7-610-510-05 Sc Ret Employers Contrib Recommended: Related to across the board increase; Requested: Related to new positions	22,742.00	25,095.00	22,378.00		11	38,470.00	30,745.00	
10-7-610-510-15 Health/Life Ins Employers Recommended: None; Requested: related to new positions	21,647.00	23,290.00	19,491.00		16	53,540.00	25,460.00	
10-7-610-510-25 Workers Compensation Recommended: Related to across the board increase; Requested: Related to new positions	413.00	515.00	394.00		24	760.00	590.00	
10-7-610-530-00 Travel, Training, Dues Requested: $1,000 increase; increase $2,000 for requested positons	11,378.00	11,000.00	6,198.00		44	14,000.00	11,000.00	
10-7-610-540-00 Supplies-General	3,772.00	5,000.00	5,049.00		-1	8,000.00	5,000.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Requested: Increase $2,000; $1000 for requested positions								
10-7-610-551-00 Equipment-General						4,400.00		
Recommended: All Requested: Equipment for new position								
10-7-610-571-00 Utilities-Telephone	5,560.00	6,000.00	4,074.00		32	6,300.00	6,000.00	
Requested: Increase for requested positions								
10-7-610-593-00 Maintenance-Service Agreement	3,505.00	3,500.00	3,344.00		4	3,500.00	3,500.00	
10-7-610-600-00 Contractual Services (Cs)	158.00	1,200.00			100	1,700.00	1,200.00	
Requested: $500 increase								
10-7-610-650-01 Insurance- Other	1,378.00	750.00	689.00		8	750.00	750.00	
10-7-610-690-00 Special Projects	4,302.00	4,600.00	5,076.00		-10	5,000.00	5,000.00	
Recommended: All; Reequested: Increase of $400								
10-7-610-750-00 Lease- Copiers	2,272.00	2,500.00	2,060.00		18	2,500.00	2,500.00	
Total	**$240,278.00**	**$254,935.00**	**$218,053.00**			**$387,980.00**	**$287,900.00**	
Department: 801 Recreation-Operation								
10-7-801-500-00 Wages & Salaries Full Time	797,920.00	1,017,280.00	762,058.00		25	1,183,385.00	1,132,935.00	
Recommended: 6.5% across the board increase, Scheduling Coordinator; & $24,386 to address additional pay concerns Requested: Rec. Center Managers at AJ and Buford ($31,965 each); Increase crew worker pay to $16/hr ($57,000); Scheduling Coordinator ($31,965);								

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-801-500-05 Salaries - Overtime Requested: $5,000 for crew worker increase	2,637.00	11,000.00	4,395.00		60	16,000.00	16,000.00	
10-7-801-500-10 Wages & Salaries Part-Time Recommended: None Requested: Rec. Associates at Harrisburg and Heath Springs ($8438 each); Pool Manager ($25,000)	66,499.00	184,920.00	47,919.00		74	226,795.00	184,920.00	
10-7-801-500-15 Wages & Sal. P/T - Other	26,936.00	35,000.00	20,124.00		43	35,000.00	35,000.00	
10-7-801-510-00 Fica-Employers Contrib. Related to across the board increase	65,449.00	92,150.00	64,357.00		30	92,150.00	100,815.00	
10-7-801-510-05 Sc Ret Employers Contrib Related to across the board increase	134,120.00	190,450.00	141,974.00		25	190,450.00	244,595.00	
10-7-801-510-15 Health/Life Ins Employers	98,867.00	163,700.00	86,876.00		47	163,700.00	149,170.00	
10-7-801-510-25 Workers Compensation Related to across the board increase	32,150.00	47,600.00	30,330.00		36	47,600.00	59,290.00	
10-7-801-530-00 Travel, Training, Dues Return funding moved via budget transfer Recommended: None; Requested: $8000	13,550.00	21,175.00	17,456.00		18	29,175.00	24,000.00	
10-7-801-540-00 Supplies-General	80,609.00	69,750.00	58,011.00		17	69,750.00	69,750.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-801-546-00	43,857.00	48,500.00	36,633.00		24	56,000.00	48,500.00	
Supplies-Materials/Bldg.								
Recommended: None; Requested: $7,500								
10-7-801-551-00		4,400.00	4,528.00		-3	12,600.00	2,400.00	
Equipment - General								
Recommended: $2,400 for laptop related to recommended position; Requested: $3,000 for general equipment; $9600 for requested positions Removed one-time funding for new positions								
10-7-801-560-00	53,099.00	50,000.00	33,548.00		33	182,000.00	182,000.00	
Equipment - Capitalized								
Recommended: All; Requested: 2 14 passendger buses Removed one-time funding for new vehicle								
10-7-801-570-00	243,588.00	322,000.00	237,610.00		26	324,300.00	322,000.00	
Utilities-General								
Recommended: Cell phone for recommended position; Requested: $2300 requested positions								
10-7-801-590-00	19,893.00	16,000.00	13,788.00		14	28,000.00	28,000.00	
Maintenance-Vehicles								
Recommended: All; Requested: $12,000 for bus request								
10-7-801-590-05	46,027.00	43,700.00	43,217.00		1	51,700.00	49,700.00	
Gasoline								
Recommended: Buses; Requested: $2,000 for gas for requested positions; $6,000 for buses								
10-7-801-591-00	33,953.00	34,000.00	32,014.00		6	34,000.00	34,000.00	
Maintenance-General								
10-7-801-594-00	14,237.00	20,750.00	14,615.00		30	20,750.00	20,750.00	
Building Renovations								
10-7-801-594-05	11,591.00	11,000.00	21,518.00		-96	23,000.00	11,000.00	
Maint-Building Cleaning								
Recommended: None; Requested: $12,000 for cleaning								

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-801-595-00 Maintenance-Parks	31,217.00	40,000.00	27,000.00		33	45,000.00	40,000.00	
Recommended: None; Requested: $5,000 increase								
10-7-801-600-00 Contractual Services		24,800.00	23,180.00		7	29,800.00	24,800.00	
Recommended: none; Requested: $5000 increase								
10-7-801-670-00 Advertising	2,139.00	4,750.00	36.00		99	8,250.00	4,750.00	
Recommended: None; Requested: $3,500 incrase								
10-7-801-690-00 Special Projects		100,000.00	19,983.00		80	840,000.00	290,000.00	
Recommended: $135,000 to upgrade and add automated control system at ILRC, $48,000 for scoreboards at Buford, $17,000 for upgrades at Walnut Creek, $90,000 for rec center lights; Walnut Creek lights moved to capital fund Requested: $90,000 for upgraded lighting systems at Springdale, Buford and AJ; $500,000 for Walnut Creek Lights; $250,000 for campsite development; Removed one-time funding for fencing/signage								
10-7-801-750-00 Lease- Copiers	8,004.00	10,825.00	8,025.00		26	11,000.00	11,000.00	
Total	**$1,826,342.00**	**$2,563,750.00**	**$1,749,195.00**			**$3,720,405.00**	**$3,085,375.00**	
Department: 815 Recreation,Programs								
10-7-815-500-05 Salaries- Overtime	1,937.00		2,717.00					
10-7-815-500-10 Wages & Salaries Part-Time	354,222.00	517,210.00	512,268.00		1	517,210.00	517,210.00	
10-7-815-510-00 Fica-Employers Contrib.	25,852.00	39,565.00	42,057.00		-6	39,565.00	39,565.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-815-510-05 Sc Ret Employers Contrib	5,638.00	12,000.00	7,400.00		38	12,000.00	12,000.00	
10-7-815-510-10 S.C. Police Ret Employer			98.00					
10-7-815-510-25 Workers Compensation	11,941.00	21,155.00	19,029.00		10	21,155.00	21,155.00	
10-7-815-600-00 Contractual Services(Cs)	161,738.00	221,368.00	157,022.00		29	221,368.00	221,368.00	
10-7-815-700-00 Swimming Pools	38,373.00	50,000.00	48,589.00		3	50,000.00	50,000.00	
10-7-815-700-05 Insurance-Participants		200.00			100	200.00	200.00	
10-7-815-700-10 Farmers Market	17.00	100.00			100	100.00	100.00	
10-7-815-700-15 Special Events/Promotions Requested: $1200 increase	5,558.00	5,800.00	4,201.00		28	7,000.00	7,000.00	
10-7-815-700-20 Concessions	4,493.00	8,000.00	5,927.00		26	8,000.00	8,000.00	
10-7-815-700-26 Baseball - Youth Requested: 1500 increase	18,804.00	21,800.00	7,172.00		67	23,300.00	23,300.00	
10-7-815-700-30 Softball- Adult	5,197.00	3,800.00	265.00		93	3,800.00	3,800.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-815-700-32 Basketball Requested: $7,500 increase	27,008.00	34,170.00	45,292.00		-33	41,670.00	41,670.00	
10-7-815-700-36 Cheerleading	2,948.00	3,500.00	2,554.00		27	3,500.00	3,500.00	
10-7-815-700-39 Football - Youth	22,777.00	28,800.00	17,922.00		38	28,800.00	28,800.00	
10-7-815-700-40 Soccer	58,971.00	53,800.00	32,351.00		40	53,800.00	53,800.00	
10-7-815-700-42 Volleyball Requested: increase $2500	8,001.00	11,026.00	10,913.00		1	13,530.00	13,530.00	
10-7-815-700-44 Kickball - Adult	290.00	1,600.00			100	1,600.00	1,600.00	
10-7-815-700-47 Asp/Sdc Requested: $3,500 increase	85,794.00	118,510.00	98,363.00		17	122,010.00	122,010.00	
10-7-815-700-48 Dixie Softball Requested: $2500 incrase	32,175.00	21,618.00	9,136.00		58	24,120.00	24,120.00	
10-7-815-700-51 Swim Team	5,361.00	5,500.00	249.00		95	5,500.00	5,500.00	
10-7-815-700-55 Program Exp. Recreation	134.00							

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-815-700-56 Senior Services Requested: Decrease		8,800.00	2,910.00		67			
10-7-815-700-57 Leisure Services Requested: $10,000 increase		1,000.00	1,600.00		-60	11,000.00	11,000.00	
Total	**$877,229.00**	**$1,189,322.00**	**$1,028,035.00**			**$1,209,228.00**	**$1,209,228.00**	
Department: 840 Library								
10-7-840-500-00 Wages & Salaries Fulltime 6.5% across the board increase	537,979.00	580,900.00	485,633.00		16	580,900.00	618,400.00	
10-7-840-500-05 Salaries Overtime	153.00	500.00	292.00		42	500.00	500.00	
10-7-840-500-10 Wages & Salaries Parttime	108,680.00	103,000.00	84,087.00		18	103,000.00	103,000.00	
10-7-840-510-00 Fica-Employers Contrib Related to across the board increase	46,957.00	52,355.00	43,139.00		18	52,355.00	55,225.00	
10-7-840-510-05 Sc Ret Employers Contrib Related to across the board increase	89,877.00	120,180.00	89,740.00		25	120,180.00	133,985.00	
10-7-840-510-15 Health/Life Ins Employers	96,794.00	104,655.00	90,780.00		13	104,655.00	111,825.00	
10-7-840-510-25 Workers Compensation	3,821.00	4,410.00	2,747.00		38	4,410.00	4,495.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Related to across the board increase								
10-7-840-530-00 Travel, Training, Dues	3,576.00	24,000.00	22,970.00		4	24,000.00	24,000.00	
10-7-840-540-00 Supplies - General	23,483.00	19,620.00	12,881.00		34	19,620.00	19,620.00	
10-7-840-541-05 Supplies-Books	62,068.00	89,095.00	54,802.00		38	89,095.00	89,095.00	
10-7-840-541-07 Supplies - Outreach	2,062.00		162.00					
10-7-840-541-08 Supplies - Av Materials	6,861.00	6,000.00	4,485.00		25	6,000.00	6,000.00	
10-7-840-541-09 Supplies - Sclends	26,007.00	38,800.00	27,580.00		29	38,800.00	38,800.00	
10-7-840-541-11 Supplies - Cloud Library 40k transfered from Special Projects so both HOOPLA and digital library services are housed in this account 10k of state aid transferred from 781-45 to support increase in digital users 10k of state aid transferred from 781-46 to support increase in digital users	18,483.00	18,000.00	18,000.00			18,000.00	78,000.00	
10-7-840-541-12 Supplies-Books Dw Friends	9,127.00		6,799.00					
10-7-840-570-00 Utilities - General Lancaster	50,456.00	60,000.00	49,617.00		17	70,000.00	70,000.00	
10-7-840-571-00 Telephone - Lancaster	13,794.00	13,300.00	10,892.00		18	14,300.00	14,300.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
10-7-840-590-00 Maintenance - Vehicles	475.00	3,000.00	353.00		88	3,000.00	3,000.00	
10-7-840-590-05 Gasoline	1,071.00	3,000.00	816.00		73	3,000.00	3,000.00	
10-7-840-594-00 Building Maint. Lancaster Recommended: All; Requested: 23,000 to due to increases in maintenance costs and to accurately budget this account based on current contract costs	48,298.00	32,000.00	50,997.00		-59	55,000.00	55,000.00	
10-7-840-600-05 F.O.D.W. Book Sales Commission	404.00		318.00					
10-7-840-690-00 Special Projects Transfer 40k to Cloud Library account which will now house both HOOPLA and digital library services	51,236.00	45,020.00	55,815.00		-24	45,020.00	5,020.00	
10-7-840-750-00 Lease- Copiers	3,584.00		9,202.00			10,000.00	10,000.00	
10-7-840-781-00 Miscellaneous Expense	5,452.00	3,500.00	868.00		75	3,500.00	3,500.00	
10-7-840-781-40 Childrens Serv Lanc & Ker	2,748.00	2,500.00	1,735.00		31	2,500.00	2,500.00	
10-7-840-781-41 Childrens Serv Del Webb	2,771.00	2,500.00	1,683.00		33	2,500.00	2,500.00	
10-7-840-781-45 Teen Prog. Lanc & Kershaw Transfer 10k of state aid money to Cloud Library account to support increase in digital users	653.00	19,450.00	11,283.00		42	19,450.00	9,450.00	
10-7-840-781-46 Teen Prog. Del Webb	1,251.00	19,200.00	6,470.00		66	19,200.00	9,200.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/19/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Transfer 10k of state aid money to Cloud Library account to support increase in digital users								
10-7-840-781-80 Summer Reading Lanc&Kersh	5,205.00	6,000.00	6,844.00		-14	6,000.00	6,000.00	
10-7-840-781-81 Summer Reading Del Webb	6,379.00	6,500.00	6,990.00		-8	6,500.00	6,500.00	
10-7-840-782-00 Over/Short			-70.00					
10-7-840-786-00 Donations Expense	1,932.00		643.00					
Total	**$1,231,637.00**	**$1,377,485.00**	**$1,158,553.00**			**$1,421,485.00**	**$1,482,915.00**	
Report Total Expenditure	**$63,494,544.00**	**$77,694,437.00**	**$58,174,171.00**			**$89,179,289.00**	**$84,663,323.00**	

Lancaster County
South Carolina

General Fund Revenue

	2021 - 2022	2022 - 2023	5/18/2023	2022 - 2023		2023 - 2024		
	Actual ($)	**Budget** ($)	**Actual** ($)	**Estimate**	**%Remaining**	**Requested**	**Recommended**	**Approved**
400 Current Property Taxes	$32,897,386.00	$35,402,515.00	$35,511,895.00		-0.31	$39,329,306.00	$39,329,306.00	
410 Delinquent Property Taxes	$663,288.00	$896,500.00	$690,445.00		22.98	$746,500.00	$746,500.00	
417 Property Taxes-State Reim	$2,326,256.00	$2,215,226.00	$2,567,763.00		-15.91	$2,278,617.00	$2,278,617.00	
418 Property Taxes-Lost Rev	$11,274,918.00	$10,820,979.00	$8,249,170.00		23.77	$11,995,577.00	$11,995,577.00	
419 Multi County Filot	$21,370.00	$20,000.00	$17,259.00		13.71	$20,000.00	$20,000.00	
422 Other Taxes	$3,460,173.00	$3,175,475.00	$3,275,485.00		-3.15	$3,280,488.00	$3,280,488.00	
434 Intergovernmental- State	$3,985,318.00	$4,078,375.00	$3,344,952.00		17.98	$4,078,375.00	$4,078,375.00	
435 State Aid to Library	$172,505.00	$236,250.00	$216,250.00		8.47	$236,250.00	$236,250.00	
436 Intergovernmental- Local	$1,612,472.00	$1,958,258.00	$1,290,093.00		34.12	$2,048,685.00	$2,048,685.00	
437 Intergovernmental-Federal	$50,113.00							
439 Other Government Rev.	$6,307.00		$4,906.00					
440 License- Miscellaneous	$58,980.00							
441 License- Franchise	$767,658.00	$609,278.00	$514,419.00		15.57	$604,002.00	$604,002.00	
442 Lic & Permits- Bldg	$7,386,591.00	$4,444,800.00	$3,138,509.00		29.39	$4,144,800.00	$4,144,800.00	
444 Lic & Permits- Planning	$165,159.00	$137,500.00	$115,681.00		15.87	$137,500.00	$137,500.00	
446 Lic & Permits- Rod	$2,581,304.00	$1,401,420.00	$1,812,320.00		-29.32	$1,401,420.00	$1,401,420.00	
448 Lic & Permits- Coroner	$12,050.00	$8,000.00	$9,795.00		-22.44	$8,000.00	$8,000.00	
450 Chgs. For Svcs.- Public W	$141,598.00	$82,000.00	$110,061.00		-34.22	$82,000.00	$82,000.00	
451 Program Rev. Recreation	$883,244.00	$1,235,000.00	$951,118.00		22.99	$1,000,000.00	$1,000,000.00	
455 Chgs. For Svcs.- Fees	$245,475.00	$287,500.00	$207,134.00		27.95	$287,500.00	$287,500.00	
456 Chgs. For Svcs.- Copies	$11,842.00	$10,500.00	$9,222.00		12.17	$10,500.00	$10,500.00	

457 Chgs. For Svcs.- Other	$39,479.00	$28,200.00	$37,002.00	-31.21	$28,200.00	$28,200.00
458 Chgs. For Svcs.- Ems	$3,192,337.00	$2,800,000.00	$2,933,421.00	-4.77	$2,800,000.00	$2,800,000.00
459 Chgs. For Svcs.- Misc	$86,861.00	$70,000.00	$67,473.00	3.61	$70,000.00	$70,000.00
461 Fines & Fees- Courts	$697,776.00	$651,000.00	$562,218.00	13.64	$651,000.00	$651,000.00
463 Fines & Fees- Druf Forf	$21,816.00					
464 Fines & Fees- Other	$8,120.00	$10,000.00	$7,710.00	22.90	$10,000.00	$10,000.00
466 Fines & Fees- Other	$8,355.00	$15,000.00	$7,275.00	51.50	$15,000.00	$15,000.00
467 Fines & Fees- Other	$33,063.00	$43,000.00	$49,561.00	-15.26	$43,000.00	$43,000.00
468 Fees- Bank	$35,060.00	$68,525.00	$35,307.00	48.48	$68,525.00	$68,525.00
470 Contribution & Donations	$58,546.00	$25,000.00	$76,375.00	-205.50		
471 Contributions & Donations Library	$12,206.00	$7,500.00	$6,807.00	9.24	$7,500.00	$7,500.00
480 Interest Income	$138,676.00	$110,000.00	$963,360.00	-775.78	$500,000.00	$500,000.00
490 Other Income	$1,134,736.00	$212,680.00	$144,254.00	32.17	$212,680.00	$212,680.00
491 Other Income	$70,556.00	$104,125.00	$82,136.00	21.12	$104,125.00	$104,125.00
801 Transfer In	$32,546.00	$32,750.00		100.00	$32,750.00	$32,750.00
810 Ofs Fund Balance		$6,497,081.00		100.00	$8,431,023.00	$8,431,023.00
820 Sale Of Capital Assets	$16,591.00					
10 General Fund	$74,310,731.00	$77,694,437.00	$67,009,376.00	13.75	$84,663,323.00	$84,663,323.00
Report Totals	**$74,310,731.00**	**$77,694,437.00**	**$67,009,376.00**		**$84,663,323.00**	**$84,663,323.00**

Lancaster County
South Carolina

Capital Improvement Fund

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Fund: 11 Capital Improvement Fund								
Department: 011 County Council								
Revenue								
11-4-011-400-00 Cur. Ad Valorem Tax - Equip Fund	1,916,949.00	1,967,815.00	2,079,984.00		-6	2,359,695.00	2,359,695.00	
11-4-011-400-05 Vehicle Tax - Equip. Fund	270,035.00	213,600.00	247,391.00		-16	290,500.00	290,500.00	
11-4-011-400-10 Mobile Home Taxes			15.00					
11-4-011-400-15 Rollback Taxes - Current	18,856.00	500.00	15,069.00		-2,914	500.00	500.00	
11-4-011-400-20 Penalties - Current Taxes	3,344.00	3,500.00	2,896.00		17	3,500.00	3,500.00	
11-4-011-400-75 Fee In Lieu Of Tx-Current	131,259.00	75,000.00	134,675.00		-80	125,000.00	125,000.00	
11-4-011-410-00 Delinq. Tax - Equip. Fund	36,612.00	45,000.00	37,264.00		17	45,000.00	45,000.00	
11-4-011-410-02 Fee In Lieu Of Tx-Delinqu	1,368.00		4,991.00					
11-4-011-410-05 Rollback Tax - Delinq	2,102.00		112.00					
11-4-011-410-10 Penalties - Delinq Tax	7,310.00	8,000.00	6,090.00		24	8,000.00	8,000.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
11-4-011-417-00 State Reimb-Homestead Tax	105,477.00	80,000.00	109,032.00		-36	110,000.00	110,000.00	
11-4-011-417-15 State Reimb-Manuf Exempt	4,320.00	2,500.00	17,545.00		-602	10,000.00	10,000.00	
11-4-011-417-16 Manuf Exempt Fil - State	6,028.00	4,500.00	6,464.00		-44	4,500.00	4,500.00	
11-4-011-419-00 Multi-County Pk Fee-In-Lieu 1% Ta...	1,200.00		1,268.00					
11-4-011-490-45 Insurance Claims			13,125.00					
Total Revenue	**$2,504,860.00**	**$2,400,415.00**	**$2,675,921.00**			**$2,956,695.00**	**$2,956,695.00**	
Total Expenditure								
Net	**$2,504,860.00**	**$2,400,415.00**	**$2,675,921.00**			**$2,956,695.00**	**$2,956,695.00**	
Department: 110 Sheriff								
Expenditure								
11-7-110-560-00 Equipment - Capitalized Recommended: 10 Requested: 31 Vehicles for replacement Removed one-time carry forward for open PO	525,022.00	735,496.00	718,601.00		2	1,705,000.00	550,000.00	
Total Revenue								
Total Expenditure	**$525,022.00**	**$735,496.00**	**$718,601.00**			**$1,705,000.00**	**$550,000.00**	
Net	**-$525,022.00**	**-$735,496.00**	**-$718,601.00**			**-$1,705,000.00**	**-$550,000.00**	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Department: 141 Fire Service								
Expenditure								
11-7-141-560-00	19,974.00	187,628.00	103,656.00		45	109,000.00	109,000.00	
Equipment - Capitalized								
Recommended: All Requested: $25,000 increase to continue brush truck program Removed one-time carry forward								
Total Revenue								
Total Expenditure	**$19,974.00**	**$187,628.00**	**$103,656.00**			**$109,000.00**	**$109,000.00**	
Net	**-$19,974.00**	**-$187,628.00**	**-$103,656.00**			**-$109,000.00**	**-$109,000.00**	
Department: 153 Lancaster Ems								
Expenditure								
11-7-153-560-00	609,626.00	700,000.00	693,316.00		1	800,000.00	800,000.00	
Equipment - Capitalized								
Recommended: All Requested. Additional funding for 2 replacements due to cost increases								
Total Revenue								
Total Expenditure	**$609,626.00**	**$700,000.00**	**$693,316.00**			**$800,000.00**	**$800,000.00**	
Net	**-$609,626.00**	**-$700,000.00**	**-$693,316.00**			**-$800,000.00**	**-$800,000.00**	
Department: 202 Road Maintenance								
Expenditure								
11-7-202-560-00	535,974.00	546,135.00	341,892.00		37	463,100.00	220,100.00	
Equipment - Capitalized								

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Recommended: Backhoe; Dump Truck Trade; Bush hog attachment; Zero Turn Mowers and leaf vacuum								
Requested: $463,100 total: $243,000 Grapple Loading Truck; $178,000 Rubber Tire Backhoe; $8,000 for dump truck trade in; $5,000 for bush hog attachment; $24,000 for replacement of (2) Zero Turn mowers; $5,100 leaf vacuum								
Total Revenue								
Total Expenditure	**$535,974.00**	**$546,135.00**	**$341,892.00**			**$463,100.00**	**$220,100.00**	
Net	**-$535,974.00**	**-$546,135.00**	**-$341,892.00**			**-$463,100.00**	**-$220,100.00**	
Department: 210 Fleet Maintenance								
Expenditure								
11-7-210-560-00	240,614.00	519,343.00	420,278.00		19	655,595.00	655,595.00	
Equipment - Capitalized								
Requested: $655,595 to replace 11 vehicles								
Total Revenue								
Total Expenditure	**$240,614.00**	**$519,343.00**	**$420,278.00**			**$655,595.00**	**$655,595.00**	
Net	**-$240,614.00**	**-$519,343.00**	**-$420,278.00**			**-$655,595.00**	**-$655,595.00**	
Department: 312 Solid Waste Collect								
Expenditure								
11-7-312-560-00	180,500.00	435,500.00	364,387.00		16	299,000.00	97,000.00	
Equipment - Capitalized								
Recommended: Trade-ins and can replacement Requested: $299,000 total; $17,000 for (2) refuse truck trades; $202,000 for new refuse truck; $80,000 can replacement								
Total Revenue								
Total Expenditure	**$180,500.00**	**$435,500.00**	**$364,387.00**			**$299,000.00**	**$97,000.00**	
Net	**-$180,500.00**	**-$435,500.00**	**-$364,387.00**			**-$299,000.00**	**-$97,000.00**	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Department: 801 Recreation-Operation								
Expenditure								
11-7-801-560-00	38,507.00	74,625.00	26,664.00		64	565,000.00	525,000.00	
Equipment - Capitalized								
Recommended: Continue equipment replacement at $65,000 and lighting at $460,000 Requested: Continue ongoing equipment replacement; $500,000 lighting at Walnut Creek								
Total Revenue								
Total Expenditure	**$38,507.00**	**$74,625.00**	**$26,664.00**			**$565,000.00**	**$525,000.00**	
Net	**-$38,507.00**	**-$74,625.00**	**-$26,664.00**			**-$565,000.00**	**-$525,000.00**	
Department: 999 Lease								
Revenue								
11-8-999-810-03		798,312.00			100			
Fb Assigned-Encumbrances								
Total Revenue		**$798,312.00**						
Total Expenditure								
Net		**$798,312.00**						

Lancaster County
South Carolina

Court Security Fund

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Fund: 12 Court Mandated Security								
Department: 011 County Council								
Revenue								
12-4-011-400-00 Ad Valorem Taxes - Current	1,437,702.00	1,457,176.00	1,559,984.00		-7	1,626,514.00	1,626,514.00	
12-4-011-400-05 Vehicle Taxes - County	203,630.00	165,000.00	195,182.00		-18	205,000.00	205,000.00	
12-4-011-400-10 Mobile Home Taxes			11.00					
12-4-011-400-15 Rollback Taxes - Current	14,292.00	1,000.00	11,441.00		-1,044	1,000.00	1,000.00	
12-4-011-400-20 Penalties - Current Taxes	2,507.00	2,500.00	2,174.00		13	2,500.00	2,500.00	
12-4-011-400-75 Fee In Lieu Of Tx-Current	98,444.00	65,000.00	101,006.00		-55	75,000.00	75,000.00	
12-4-011-410-00 Ad Valorem Tax - Delinquent	27,553.00	35,000.00	27,945.00		20	35,000.00	35,000.00	
12-4-011-410-02 Fee In Lieu Of Tx-Delinqu	1,033.00		3,743.00					
12-4-011-410-05 Rollback Tax - Delinq	1,584.00		85.00					
12-4-011-410-10 Penalties - Delinq Tax	5,514.00	6,000.00	4,570.00		24	6,000.00	6,000.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
12-4-011-417-00 State Reimb-Homestead Tax	79,123.00	80,000.00	81,773.00		-2	75,000.00	75,000.00	
12-4-011-417-15 State Reimb-Manuf Exempt	3,240.00	2,000.00	13,159.00		-558	2,000.00	2,000.00	
12-4-011-417-16 Manuf Exempt Fil - State	4,521.00	2,000.00	4,848.00		-142	2,000.00	2,000.00	
12-4-011-419-00 Multi-County Pk Fee-In-Lieu 1% Ta	912.00	1,000.00	737.00		26	1,000.00	1,000.00	
Total Revenue	**$1,880,055.00**	**$1,816,676.00**	**$2,006,658.00**			**$2,031,014.00**	**$2,031,014.00**	
Total Expenditure								
Net	**$1,880,055.00**	**$1,816,676.00**	**$2,006,658.00**			**$2,031,014.00**	**$2,031,014.00**	
Department: 110 Sheriff								
Expenditure								
12-7-110-500-00 Wages & Salaries Fulltime Recommended: 6.5% across the board increase; Requested: $164,595 career ladder increase for sworn personnel (15% increase in line with State proposal)	937,562.00	1,085,120.00	983,136.00		9	1,249,715.00	1,220,650.00	
12-7-110-500-05 Salaries - Overtime	18,149.00	20,000.00	18,290.00		9	20,000.00	20,000.00	
12-7-110-510-00 Fica-Employers Contrib Related to across the board increase	69,083.00	84,925.00	75,369.00		11	84,925.00	95,290.00	
12-7-110-510-05 Sc Ret Employers Contrib	8,159.00		6,467.00					

	2021 - 2022	2022 - 2023	5/18/2023	2022 - 2023		2023 - 2024		
Account	**Actual** ($)	**Budget** ($)	**Actual** ($)	**Estimate**	**%Remaining**	**Requested**	**Recommended**	**Approved**
12-7-110-510-10 S.C. Police Ret Employer Related to across the board increase	173,556.00	224,690.00	199,680.00		11	224,690.00	267,134.00	
12-7-110-510-15 Health/Life Ins Employers	145,102.00	170,007.00	133,892.00		21	170,007.00	177,770.00	
12-7-110-510-25 Workers Compensation Related to across the board increase	28,835.00	39,029.00	31,321.00		20	39,029.00	49,265.00	
12-7-110-530-00 Travel, Training, Dues	6,506.00	12,000.00	3,885.00		68	12,000.00	12,000.00	
12-7-110-540-00 Supplies - General	1,708.00	5,000.00	424.00		92	5,000.00	5,000.00	
12-7-110-542-00 Supplies - Clothing	1,663.00	7,080.00	1,298.00		82	7,080.00	7,080.00	
12-7-110-551-30 Equipment-Communications	3,043.00	10,000.00	3,039.00		70	10,000.00	10,000.00	
12-7-110-551-45 Protective Clothing Remove carry forward	2,164.00	2,835.00	1,046.00		63	2,835.00	2,500.00	
12-7-110-551-65 Equipment-Law Enforcement	9,822.00	8,325.00	1,537.00		82	8,325.00	8,325.00	
12-7-110-560-00 Equipment - Capitalized Remove funding related to FY23 budget transfer	6,248.00	73,000.00	72,381.00		1	73,000.00	35,500.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
12-7-110-590-00 Maintenance - Vehicles Recommended: Increase due to higher costs	31,013.00	10,000.00	28,239.00		-182	18,000.00	18,000.00	
12-7-110-590-05 Gasoline	50,879.00	40,000.00	48,649.00		-22	40,000.00	40,000.00	
12-7-110-593-00 Maintenance-Service Agree	3,891.00	10,000.00	5,916.00		41	10,000.00	10,000.00	
12-7-110-600-00 Contractual Services(Cs) Return money related to FY23 budget transfer	41,657.00	15,000.00	2,493.00		83	15,000.00	52,500.00	
12-7-110-781-73 Licesnses/Permits/Fees			101.00					
Revenue								
12-8-110-810-03 Fb Assigned-Encumbrances		335.00			100			
Total Revenue		**$335.00**						
Total Expenditure	**$1,539,040.00**	**$1,817,011.00**	**$1,617,163.00**			**$1,989,606.00**	**$2,031,014.00**	
Net	**-$1,539,040.00**	**-$1,816,676.00**	**-$1,617,163.00**			**-$1,989,606.00**	**-$2,031,014.00**	

Lancaster County
South Carolina

Victims Fund

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Fund: 13 Victims Services Fund								
Department: 116 Victims Assistance								
Revenue								
13-4-116-462-05 Assess - Crime Victims	27,375.00	20,000.00	23,834.00		-19	20,000.00	20,000.00	
13-4-116-462-15 Conviction Surcharge	28,607.00	20,000.00	25,252.00		-26	20,000.00	20,000.00	
13-4-116-462-35 Victims-Other Entity Collections		7,000.00			100	7,000.00	7,000.00	
Expenditure								
13-7-116-500-00 Wages & Salaries Full Time		23,750.00			100	23,750.00	23,750.00	
13-7-116-500-05 Salaries-Overtime	137.00	500.00			100	500.00	500.00	
13-7-116-510-00 Fica-Employers Contrib	10.00	1,815.00			100	1,815.00	1,815.00	
13-7-116-510-05 Sc Ret Employers Contrib	23.00	5,630.00			100	5,630.00	5,630.00	
13-7-116-510-15 Health/Life Ins Employers		9,705.00			100	9,705.00	9,705.00	
13-7-116-510-25 Workers Compensation	418.00	1,100.00			100	1,100.00	1,100.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
13-7-116-530-00 Travel, Training, Dues	179.00	1,000.00	205.00		80	1,000.00	1,000.00	
13-7-116-540-00 Supplies-General		500.00	4.00		99	500.00	500.00	
13-7-116-590-00 Maintenance - Vehicles	925.00	1,000.00	92.00		91	1,000.00	1,000.00	
13-7-116-590-05 Gasoline	1,743.00	2,000.00	523.00		74	2,000.00	2,000.00	
Total Revenue	**$55,982.00**	**$47,000.00**	**$49,086.00**			**$47,000.00**	**$47,000.00**	
Total Expenditure	**$3,435.00**	**$47,000.00**	**$824.00**			**$47,000.00**	**$47,000.00**	
Net	**$52,547.00**		**$48,262.00**					

Lancaster County
South Carolina

911 Fund

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Fund: 15 E-911 Fund								
Department: 034 E-911								
Revenue								
15-4-034-423-00 E-911 Tariff	233,479.00	170,000.00	84,881.00		50	172,085.00	172,085.00	
15-4-034-423-05 E-911 Cmrs Surcharge	175,173.00	160,000.00	59,168.00		63	160,000.00	160,000.00	
15-4-034-435-05 State - E911Cost Reimb	104,790.00	410,040.00	363,141.00		11	885,437.00	885,437.00	
15-4-034-480-05 Interest Income	1,523.00		898.00					
Expenditure								
15-7-034-500-00 Wages & Salaries Full Time	44,219.00	76,100.00	40,932.00		46	50,100.00	51,715.00	
15-7-034-500-05 Salaries- Overtime	169.00	1,000.00	354.00		65	1,000.00	1,000.00	
15-7-034-510-00 Fica-Employers Contribution	3,259.00	5,900.00	3,188.00		46	3,910.00	4,035.00	
15-7-034-510-05 Sc Ret Employers Contribution		12,770.00			100			
15-7-034-510-10 S.C. Police Ret Employer	8,458.00		8,676.00			10,500.00	10,845.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
15-7-034-510-15 Health/Life Ins Employers	5,273.00	10,680.00	4,757.00		55	6,190.00	6,190.00	
15-7-034-510-25 Workers Compensation	120.00	1,370.00	117.00		91	1,370.00	1,370.00	
15-7-034-530-00 Travel, Training, & Dues	3,600.00	19,000.00	3,762.00		80	19,000.00	19,000.00	
15-7-034-540-00 Supplies-General	2,390.00	9,500.00	3,363.00		65	9,500.00	9,500.00	
15-7-034-551-00 Equipment- General	4,164.00	6,000.00			100	6,000.00	6,000.00	
15-7-034-560-00 Equipment - Capitalized Recommended: All Requested: 911 Server replacement at main site and secondary site						916,585.00	916,585.00	
15-7-034-571-00 Utilities- Telephone	19,652.00	20,000.00	14,440.00		28	20,000.00	20,000.00	
15-7-034-582-00 E-911 Trunk Lines		62,000.00			100	62,000.00	62,000.00	
15-7-034-590-00 Maintenance- Vehicles	284.00	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: $20,000 increase for AIS upgrade to recording system and will need to be done every 2 years to support radio consoles	222,553.00	203,000.00	147,047.00		28	223,000.00	223,000.00	

	2021 - 2022	2022 - 2023	5/18/2023	2022 - 2023		2023 - 2024		
Account	**Actual** ($)	**Budget** ($)	**Actual** ($)	**Estimate**	**%Remaining**	**Requested**	**Recommended**	**Approved**
15-7-034-600-00 Contractual Services(Cs)	171,284.00	228,220.00	196,150.00		14	228,220.00	228,220.00	
15-7-034-670-00 Advertising		1,000.00	1,170.00		-17	1,000.00	1,000.00	
15-7-034-690-00 Special Projects	48,168.00	80,000.00	647.00		99	50,000.00	50,000.00	
Recommended: All Requested. Fund call center refurbishment-possible reimbursement								
Revenue								
15-8-034-810-01 Fund Balance-Reserved						396,438.00	396,438.00	
Total Revenue	**$514,965.00**	**$740,040.00**	**$508,088.00**			**$1,613,960.00**	**$1,613,960.00**	
Total Expenditure	**$533,593.00**	**$740,040.00**	**$424,603.00**			**$1,611,875.00**	**$1,613,960.00**	
Net	**-$18,628.00**		**$83,485.00**			**$2,085.00**		

Lancaster County
South Carolina

Hospitality Tax Fund

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Fund: 17 Hospitality Tax Fund								
Department: 011 County Council								
Revenue								
17-4-011-425-00 Local Hospitality Tax Rev	2,035,305.00	1,700,000.00	1,368,897.00		19	1,900,000.00	1,900,000.00	
17-4-011-480-05 Interest Income	6,352.00		3,980.00					
Expenditure								
17-7-011-600-00 Contractual Services(Cs)	1,800.00	48,050.00	48,050.00					
17-7-011-781-20 Bank Echeck Fees	1,280.00		1,048.00					
Revenue								
17-8-011-810-04 Fund Balance-Unassigned		48,050.00			100			
Expenditure								
17-9-011-961-00 Fund Balance-Undesignated		1,700,000.00			100	1,900,000.00	1,900,000.00	
Total Revenue	**$2,041,657.00**	**$1,748,050.00**	**$1,372,877.00**			**$1,900,000.00**	**$1,900,000.00**	
Total Expenditure	**$3,080.00**	**$1,748,050.00**	**$49,098.00**			**$1,900,000.00**	**$1,900,000.00**	
Net	**$2,038,577.00**		**$1,323,779.00**					

Lancaster County
South Carolina

State Accommodations Tax Fund

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Fund: 18 State Accommodations Tax Fund								
Department: 011 County Council								
Revenue								
18-4-011-434-20 State Accommodations Tax	175,919.00	150,000.00	10,672.00		93	150,000.00	150,000.00	
18-4-011-480-05 Interest Income	85.00		82.00					
Expenditure								
18-7-011-690-00 Special Projects	65,601.00	225,250.00	1,000.00		100	194,500.00	194,500.00	
Revenue								
18-8-011-810-01 Fund Balance-Reserved		105,000.00			100	74,250.00	74,250.00	
Expenditure								
18-9-011-950-05 Transfer To Other Fd	32,546.00	29,750.00			100	29,750.00	29,750.00	
Total Revenue	**$176,004.00**	**$255,000.00**	**$10,754.00**			**$224,250.00**	**$224,250.00**	
Total Expenditure	**$98,147.00**	**$255,000.00**	**$1,000.00**			**$224,250.00**	**$224,250.00**	
Net	**$77,857.00**		**$9,754.00**					

Lancaster County
South Carolina

Stormwater Fund

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Fund: 19 Stormwater Fund								
Department: 203 Stormwater								
Revenue								
19-4-203-450-80 Stormwater Plan Review Fee	100,040.00	55,500.00	40,100.00		28	55,500.00	55,500.00	
19-4-203-454-50 Stormwater Fee	1,515,540.00	1,583,485.00	1,586,035.00		0	1,583,485.00	1,583,485.00	
19-4-203-460-25 Penalty - Stormwater Fee	6,557.00		7,108.00					
19-4-203-480-05 Interest Income	2,694.00		1,815.00					
Expenditure								
19-7-203-500-00 Wages & Salaries Full Time	461,141.00	530,300.00	440,268.00		17	639,000.00	565,500.00	
Recommended: 6.5% across the board increase & $4000 to address additional pay concerns; Requested: $48,700 for COLA requested for all staff; $60,000 for a Soil Scientist								
19-7-203-500-05 Salaries - Overtime	1,738.00	6,000.00	178.00		97	7,000.00	6,000.00	
Recommended: None Requested: Related to new positions								
19-7-203-510-00 Fica-Employers Contrib.	33,535.00	40,950.00	33,374.00		19	49,415.00	43,645.00	
Recommended: Related to across the board increase; Requested: Related to COLA and new position								
19-7-203-510-05 Sc Ret Employers Contrib	76,389.00	94,000.00	79,934.00		15	113,445.00	105,885.00	
Recommended: Related to across the board increase; Requested: Related to COLA and requested position								

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
19-7-203-510-15	51,773.00	68,325.00	46,185.00		32	77,380.00	61,920.00	
Health/Life Ins Employers								
Recommended: soil scientist. Requested: Related to new position								
19-7-203-510-25	10,034.00	15,175.00	9,708.00		36	18,865.00	16,400.00	
Workers Compensation								
Recommended: Related to across the board increase; Requested: Related to COLA and requested position								
19-7-203-530-00	15,111.00	15,000.00	5,716.00		62	30,000.00	30,000.00	
Travel, Training, Dues								
Recommended: All Requested: $15,000 for additional opportunities for current staff along with requested position								
19-7-203-540-00	4,699.00	6,000.00	4,525.00		25	6,000.00	6,000.00	
Supplies-General								
19-7-203-541-00	88.00	500.00	53.00		90	500.00	500.00	
Supplies-Postage								
19-7-203-542-00	2,839.00	3,000.00	3,794.00		-26	3,000.00	3,000.00	
Supplies - Clothing								
19-7-203-551-00	3,218.00	30,000.00	3,431.00		89	26,000.00	26,000.00	
Equipment- General								
19-7-203-560-00		55,000.00	50,440.00		8	130,000.00	65,000.00	
Equipment - Capitalized								
Recommended one truck replacement Requested: $130,000 for two 3/4 ton 4x4 trucks (one related to new position and one to replace a current 1/2 ton truck)								
19-7-203-571-00	4,735.00	5,875.00	4,355.00		26	5,875.00	5,875.00	
Utilities-Telephone								
19-7-203-581-00	59,948.00	115,000.00	72,021.00		37	75,000.00	75,000.00	
Rent-Building								
Reduce due to not moving to new space								

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
19-7-203-590-00	5,685.00	12,000.00	6,388.00		47	13,250.00	13,250.00	
Maintenance-Vehicles								
Recommended: All Requested. Increase due to new vehicles and increased maintenance costs								
19-7-203-590-05	13,007.00	11,000.00	11,208.00		-2	15,000.00	15,000.00	
Gasoline								
Recommended: all Requested. Increase due to still elevated costs of diesel								
19-7-203-593-00	2,849.00	9,000.00	2,640.00		71	14,000.00	9,000.00	
Maintenance-Service Agree								
Recommended: None Requested: $5,000 for specialty software related to new position								
19-7-203-600-00	38,084.00	400,000.00	37,280.00		91	400,000.00	240,000.00	
Contractual Services(Cs)								
Remove one-time funding related to potential new office upfit								
19-7-203-605-00		1,000.00	56.00		94	1,000.00	1,000.00	
Cs-Printing								
19-7-203-690-00	76,534.00	1,595,729.00	165,711.00		90	1,433,000.00	1,433,000.00	
Special Projects								
Recommended: carry forward Black Horse Run $743k; $500k Henry Harris upsizing; $190,000 for emergency repairs/CCTV								
19-7-203-691-01	23,124.00	25,000.00	7,998.00		68	25,000.00	25,000.00	
Sp - Promotions								
19-7-203-750-00	3,495.00	3,000.00	2,913.00		3	3,000.00	3,000.00	
Lease- Copiers								
19-7-203-781-73	2,000.00	3,000.00	2,000.00		33	3,000.00	3,000.00	
Licesnses/Permits/Fees								
Revenue								

	2021 - 2022	2022 - 2023	5/18/2023	2022 - 2023		2023 - 2024		
Account	**Actual** ($)	**Budget** ($)	**Actual** ($)	**Estimate**	**%Remaining**	**Requested**	**Recommended**	**Approved**
19-8-203-810-01 Fund Balance - Reserved		1,405,869.00			100	1,113,990.00	1,113,990.00	
Total Revenue	**$1,624,831.00**	**$3,044,854.00**	**$1,635,058.00**			**$2,752,975.00**	**$2,752,975.00**	
Total Expenditure	**$890,026.00**	**$3,044,854.00**	**$990,176.00**			**$3,088,730.00**	**$2,752,975.00**	
Net	**$734,805.00**		**$644,882.00**			**-$335,755.00**		

Lancaster County
South Carolina

County Transportation Commission Fund

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Fund: 20 Lanc Cty Transp Comm Fund								
Department: 206 Cty Transport Comm								
Revenue								
20-4-206-434-30 State C Funds-Rd. Impr.	3,047,987.00	6,903,000.00	6,535,299.00		5	10,200,000.00	10,200,000.00	
20-4-206-480-05 Interest Income	1,994.00		3,248.00					
20-4-206-490-35 Other Income			2,415.00					
Expenditure								
20-7-206-600-00 Contractual Services (Cs)		150,000.00			100	400,000.00	400,000.00	
20-7-206-600-02 Cs-County Paving	91,611.00	350,000.00	601,184.00		-72	2,000,000.00	2,000,000.00	
20-7-206-600-03 Cs-State	1,455,926.00	7,432,301.00	8,825,770.00		-19	9,600,000.00	9,600,000.00	
Revenue								
20-8-206-810-03 Fb Assigned-Encumbrances		32,301.00			100			
20-8-206-810-04 Fund Balance-Unassigned		997,000.00			100	1,800,000.00	1,800,000.00	
Total Revenue	**$3,049,981.00**	**$7,932,301.00**	**$6,540,962.00**			**$12,000,000.00**	**$12,000,000.00**	

	2021 - 2022	2022 - 2023	5/18/2023	2022 - 2023		2023 - 2024		
Account	**Actual** ($)	**Budget** ($)	**Actual** ($)	**Estimate**	**%Remaining**	**Requested**	**Recommended**	**Approved**
Total Expenditure	**$1,547,537.00**	**$7,932,301.00**	**$9,426,954.00**			**$12,000,000.00**	**$12,000,000.00**	
Net	**$1,502,444.00**		**-$2,885,992.00**					

Lancaster County
South Carolina

Indian Land Fire Fund

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Fund: 22 Indian Land Fire Prot. District								
Department: 917 Indian Land Fire District								
Revenue								
22-4-917-453-00 Fire District Fee	949,275.00	978,750.00	1,000,935.00		-2			
22-4-917-460-00 Penalty - Fire Fee	2,701.00		2,880.00					
22-4-917-470-00 Donations	300.00		300.00					
22-4-917-480-05 Interest Income	514.00		212.00					
Expenditure								
22-7-917-500-00 Wages & Salaries Fulltime Recommended: 6.5% across the board and $74,215 for additional adjustments, prorated for 3 months	482,702.00	563,757.00	411,769.00		27	563,757.00	167,820.00	
22-7-917-500-05 Salaries-Overtime Prorated for 3 months	97,856.00	70,000.00	101,669.00		-45	70,000.00	17,500.00	
22-7-917-500-10 Wages & Salaries Parttime Prorated for 3 months	51,677.00	30,000.00	70,725.00		-136	30,000.00	7,500.00	
22-7-917-510-00 Fica-Employers Contrib Prorated for 3 months	45,459.00	50,765.00	44,448.00		12	50,765.00	14,750.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
22-7-917-510-05 Sc Ret Employers Contrib	39.00		125.00					
22-7-917-510-10 S C Police Ret Employer Prorated for 3 months	112,825.00	134,310.00	105,961.00		21	134,310.00	40,955.00	
22-7-917-510-15 Health/Life Ins Employers Prorated for 3 months	86,571.00	118,680.00	72,878.00		39	118,680.00	41,920.00	
22-7-917-510-25 Workers Compensation Prorated for 3 months	30,640.00	44,720.00	29,490.00		34	44,720.00	12,995.00	
22-7-917-530-00 Travel . Training. Dues Prorated 3 months	20,872.00	30,000.00	7,118.00		76	30,000.00	7,500.00	
22-7-917-540-00 Supplies - General Prorated 3 months	16,258.00	10,000.00	10,247.00		-2	10,000.00	2,500.00	
22-7-917-542-00 Supplies - Clothing Prorated 3 months	13,304.00	15,000.00	10,578.00		29	15,000.00	3,750.00	
22-7-917-551-00 Equipment-General Prorated 3 months	18,224.00	20,000.00	15,630.00		22	20,000.00	5,000.00	
22-7-917-551-30 Communications Prorated 3 months	4,381.00	4,000.00	1,304.00		67	4,000.00	1,000.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
22-7-917-560-00 Equipment - Capitalized Prorated 3 months		10,000.00			100	10,000.00	2,500.00	
22-7-917-570-00 Utilities - General Prorated 3 months	1,183.00	6,000.00	1,353.00		77	6,000.00	1,500.00	
22-7-917-571-00 Utilities-Telephone Prorated 3 months	10,995.00	8,000.00	9,911.00		-24	8,000.00	2,000.00	
22-7-917-590-00 Maintenance - Vehicles Prorated 3 months	1,795.00	7,500.00	1,075.00		86	7,500.00	1,875.00	
22-7-917-590-05 Gasoline Prorated 3 months	4,884.00	6,000.00	3,128.00		48	6,000.00	1,500.00	
22-7-917-591-00 Maintenance - General Prorated 3 months	6,727.00	5,500.00	2,411.00		56	5,500.00	1,375.00	
22-7-917-593-00 Maintenance-Service Agree Prorated 3 months	10,263.00	10,000.00	10,079.00		-1	10,000.00	2,500.00	
22-7-917-600-00 Contractual Services(Cs) Prorated 3 months	603.00	1,000.00	423.00		58	1,000.00	250.00	
22-7-917-650-00 Insurance - General Prorated 3 months	10,450.00	10,000.00	10,313.00		-3	10,000.00	2,500.00	

	2021 - 2022	2022 - 2023	5/18/2023	2022 - 2023		2023 - 2024		
Account	**Actual** ($)	**Budget** ($)	**Actual** ($)	**Estimate**	**%Remaining**	**Requested**	**Recommended**	**Approved**
22-7-917-690-00 Special Projects Prorated 3 months	43,315.00	46,475.00	44,162.00		5	46,475.00	11,620.00	
Revenue								
22-8-917-810-05 Fund Balance - Committed		222,957.00			100	350,810.00	350,810.00	
Total Revenue	**$952,790.00**	**$1,201,707.00**	**$1,004,327.00**			**$350,810.00**	**$350,810.00**	
Total Expenditure	**$1,071,023.00**	**$1,201,707.00**	**$964,797.00**			**$1,201,707.00**	**$350,810.00**	
Net	**-$118,233.00**		**$39,530.00**			**-$850,897.00**		

Lancaster County
South Carolina

Local Accommodations Tax Fund

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Fund: 29 Local Accommodations Tax Fund								
Department: 011 County Council								
Revenue								
29-4-011-421-00 Local Accom. Tax Revenue	164,248.00	120,000.00	93,044.00		22	120,000.00	120,000.00	
29-4-011-480-05 Interest Income	521.00		353.00					
Expenditure								
29-7-011-540-00 Supplies - General		4,000.00			100			
29-7-011-600-00 Contractual Services(Cs)	7,650.00	12,000.00			100	12,000.00	12,000.00	
29-7-011-690-00 Special Projects	37,028.00	109,877.00	31,877.00		71	92,000.00	92,000.00	
29-7-011-781-20 Bank Echeck Fees	93.00		105.00					
Revenue								
29-8-011-810-01 Fund Balance-Reserved		21,877.00			100			
Total Revenue	**$164,769.00**	**$141,877.00**	**$93,397.00**			**$120,000.00**	**$120,000.00**	
Total Expenditure	**$44,771.00**	**$125,877.00**	**$31,982.00**			**$104,000.00**	**$104,000.00**	
Net	**$119,998.00**	**$16,000.00**	**$61,415.00**			**$16,000.00**	**$16,000.00**	

	2021 - 2022	2022 - 2023	5/18/2023	2022 - 2023		2023 - 2024		
Account	**Actual** ($)	**Budget** ($)	**Actual** ($)	**Estimate**	**%Remaining**	**Requested**	**Recommended**	**Approved**
Department: 014 Direct Assistance								
Expenditure								
29-7-014-625-56 Da- Lancaster Performing Arts		16,000.00			100	16,000.00	16,000.00	
Total Revenue								
Total Expenditure		**$16,000.00**				**$16,000.00**	**$16,000.00**	
Net		**-$16,000.00**				**-$16,000.00**	**-$16,000.00**	

Lancaster County
South Carolina

Debt Fund

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Fund: 30 Debt Service Fund								
Department: 016 County Debt								
Revenue								
30-4-016-400-00 Ad Valorem Taxes - Current	3,393,868.00	3,974,019.00	4,159,066.00		-5	2,902,502.00	2,902,502.00	
30-4-016-400-05 Vehicle Taxes - County	442,528.00	235,000.00	461,434.00		-96	352,000.00	352,000.00	
30-4-016-400-10 Mobile Home Taxes			27.00					
30-4-016-400-15 Rollback Tax - Current	33,624.00	10,000.00	26,082.00		-161	10,000.00	10,000.00	
30-4-016-400-20 Penalties - Current Taxes	5,923.00	5,000.00	5,791.00		-16	5,000.00	5,000.00	
30-4-016-400-75 Fee In Lieu Of Tx-Current	232,437.00	150,000.00	269,349.00		-80	200,000.00	200,000.00	
30-4-016-410-00 Ad Valorem Tax-Delinquent	61,657.00	105,000.00	71,755.00		32	105,000.00	105,000.00	
30-4-016-410-02 Fee In Lieu Of Tx-Delinqu	2,255.00		9,599.00					
30-4-016-410-05 Rollback Tax - Delinquent	3,783.00		205.00					
30-4-016-410-10 Penalties - Delinquent Tax	12,249.00	12,000.00	11,579.00		4	12,000.00	12,000.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
30-4-016-417-00 Homestead Tax-State Reimb	186,370.00	165,000.00	217,718.00		-32	200,000.00	200,000.00	
30-4-016-417-05 Inventory Tax-State Reimb.	11,716.00	11,716.00	8,787.00		25	11,716.00	11,716.00	
30-4-016-417-15 State Reimb-Manuf Exempt	7,650.00	9,500.00	35,090.00		-269	9,500.00	9,500.00	
30-4-016-417-16 Manuf Expempt Fil - State	10,675.00	1,000.00	12,927.00		-1,193	1,000.00	1,000.00	
30-4-016-417-20 Motor Carrier Irp	1,687.00		1,364.00					
30-4-016-419-00 Multi-County Pk Fee-In-Lieu 1% Ta	2,700.00	2,000.00	1,680.00		16	2,000.00	2,000.00	
30-4-016-480-05 Interest Income	1,679.00	2,515.00	1,269.00		50	2,515.00	2,515.00	
Expenditure								
30-7-016-770-00 Ds Principal - General	4,065,000.00	3,760,000.00	3,760,000.00			3,445,000.00	3,445,000.00	
30-7-016-770-05 Ds Fees	3,306.00	5,000.00	5,999.00		-20	5,000.00	5,000.00	
30-7-016-770-10 Ds Interest - General	1,079,270.00	1,217,750.00	1,216,884.00		0	1,061,750.00	1,061,750.00	
Revenue								

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
30-8-016-801-04 Trf From Capital Projects Fd (44)	579,742.00							
30-8-016-810-05 Fund Balance - Committed		300,000.00			100	698,517.00	698,517.00	
Total Revenue	**$4,990,543.00**	**$4,982,750.00**	**$5,293,722.00**			**$4,511,750.00**	**$4,511,750.00**	
Total Expenditure	**$5,147,576.00**	**$4,982,750.00**	**$4,982,883.00**			**$4,511,750.00**	**$4,511,750.00**	
Net	**-$157,033.00**		**$310,839.00**					
Department: 862								
Expenditure								
30-7-862-770-00 Ds Principal - General		1,000,000.00			100			
30-7-862-770-10 Ds Interest - General		1,221,657.00			100			
Revenue								
30-8-862-801-03 Transfer From Cpst 3 (62)		2,221,657.00			100			
Total Revenue		**$2,221,657.00**						
Total Expenditure		**$2,221,657.00**						
Net								
Department: 892 2015A Go Bond (Cpst 2)								
Expenditure								

	2021 - 2022	2022 - 2023	5/18/2023	2022 - 2023		2023 - 2024		
Account	**Actual** ($)	**Budget** ($)	**Actual** ($)	**Estimate**	**%Remaining**	**Requested**	**Recommended**	**Approved**
30-7-892-770-00 Ds Principal - General	3,600,000.00							
30-7-892-770-10 Ds Interest - General	180,000.00							
Revenue								
30-8-892-801-03 Transfer From Cpst 2 (61)	3,780,000.00							
Total Revenue	**$3,780,000.00**							
Total Expenditure	**$3,780,000.00**							
Net								

Lancaster County
South Carolina

Airport Fund

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Fund: 47 Airport Fund								
Department: 215 Lanc Cty Airport								
Revenue								
47-4-215-436-10 Intergovernmental Revenue	10,404.00							
47-4-215-459-15 Sales- Fuel	159,647.00	116,000.00	76,015.00		34	116,000.00	116,000.00	
47-4-215-469-00 Airport Landing Fees	4,430.00		2,500.00					
47-4-215-480-05 Interest Income	377.00		83.00					
47-4-215-490-60 Rents - General	56,197.00	53,000.00	81,943.00		-55	53,000.00	53,000.00	
Expenditure								
47-7-215-500-00 Wages & Salaries Fulltime	46,266.00	93,000.00	47,459.00		49	124,200.00	106,500.00	
Recommended: 6.5% across the board increase & $7,455 to address addition pay concerns; Requested: $31,200 for FT Line Tech								
47-7-215-500-10 Wages & Salaries Parttime	23,368.00	11,500.00	10,403.00		10	33,460.00	11,500.00	
Recommended: None Requested: $21,960 for two PT seasonal bush hog operators								
47-7-215-510-00 Fica-Employers Contrib	5,275.00	9,745.00	4,661.00		52	14,115.00	9,025.00	
Recommended: Related to across the board increase; Requested: Related to new positions								

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
47-7-215-510-05 Sc Ret Employers Contrib	9,076.00	22,370.00	8,424.00		62	28,535.00	21,900.00	
Recommended: Related to across the board increase; Requested: Related to new positions								
47-7-215-510-15 Health/Life Ins Employers	378.00	13,790.00	315.00		98	28,915.00	15,445.00	
Recommended: None; Requested: Related to new position								
47-7-215-510-25 Workers Compensation	1,002.00	1,950.00	342.00		82	4,130.00	920.00	
Recommended: Related to across the board increase; Requested: Related to new positions								
47-7-215-530-00 Travel, Training, Dues	250.00	3,000.00	250.00		92	3,000.00	3,000.00	
47-7-215-540-00 Supplies-General	1,589.00	1,000.00	945.00		6	1,000.00	1,000.00	
47-7-215-560-00 Equipment - Capitalized		11,610.00	11,610.00			1,080,000.00		
Recommended: None; Requested: $80,000 for GPU, $1,000,000 to replace underground storage tanks with DHEC approved above ground tanks								
47-7-215-570-00 Utilities-General	48,228.00	42,025.00	37,271.00		11	49,350.00	49,350.00	
47-7-215-571-00 Utilities-Telephone	1,796.00	3,000.00	1,849.00		38	3,000.00	3,000.00	
47-7-215-590-00 Maintenance - Vehicles	749.00	1,000.00	2,750.00		-175	2,000.00	2,000.00	
Recommended: $2,000 due to increased costs								
47-7-215-590-05 Gasoline	147,816.00	89,850.00	76,647.00		15	89,850.00	89,850.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
47-7-215-593-00 Maintenance-Service Agree.	1,505.00	5,298.00	1,425.00		73	5,298.00	5,298.00	
47-7-215-594-00 Maintenance-Bldg & Grounds	4,430.00	3,500.00	715.00		80	3,500.00	3,500.00	
47-7-215-600-00 Contractual Services (Cs)	3,876.00	5,000.00			100	5,000.00	5,000.00	
47-7-215-650-00 Insurance-General	16,850.00	16,000.00	16,850.00		-5	16,000.00	16,000.00	
47-7-215-670-00 Advertising	1,090.00	1,050.00	1,000.00		5	1,050.00	1,050.00	
47-7-215-730-00 Depreciation Expense	402,901.00							
47-7-215-750-00 Lease- Copiers	1,897.00	1,300.00	1,564.00		-20	1,300.00	1,300.00	
47-7-215-781-00 Miscellaneous Expense	9,765.00	30,000.00	10,292.00		66	30,000.00	30,000.00	
47-7-215-781-73 Licesnses/Permits/Fees		1,100.00	399.00		64	1,100.00	1,100.00	
Revenue								
47-8-215-801-01 Transfer From General Fund	109,130.00	198,088.00	198,088.00			207,738.00	207,738.00	
Total Revenue	**$340,185.00**	**$367,088.00**	**$358,629.00**			**$376,738.00**	**$376,738.00**	
Total Expenditure	**$728,107.00**	**$367,088.00**	**$235,171.00**			**$1,524,803.00**	**$376,738.00**	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Net	**-$387,922.00**		**$123,458.00**			**-$1,148,065.00**		
Department: 227 Airport-Apron Rehab Desig								
Revenue								
47-4-227-430-00 State Grants	6,348.00							
47-4-227-437-00 Federal Grant	207,772.00							
47-4-227-438-00 Cnt - Grants Match	156,545.00							
Expenditure								
47-7-227-600-00 Contractual Services(Cs)	3,850.00		559,690.00					
Total Revenue	**$370,665.00**							
Total Expenditure	**$3,850.00**		**$559,690.00**					
Net	**$366,815.00**		**-$559,690.00**					
Department: 228 Faa 3-45-0034-021-2020 Gr								
Revenue								
47-4-228-437-00 Federal Grant	85,716.00							
Expenditure								

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
47-7-228-600-00 Contractual Services(Cs)	-803.00		66,830.00					
Total Revenue	**$85,716.00**							
Total Expenditure	**-$803.00**		**$66,830.00**					
Net	**$86,519.00**		**-$66,830.00**					
Department: 232 Airfield Lighting Vault								
Expenditure								
47-7-232-600-00 Contractual Services(Cs)			95,170.00					
Total Revenue								
Total Expenditure			**$95,170.00**					
Net			**-$95,170.00**					
Department: 233 Airport Security Cameras								
Expenditure								
47-7-233-560-00 Equipment - Capitalized			34,404.00					
Total Revenue								
Total Expenditure			**$34,404.00**					
Net			**-$34,404.00**					

Lancaster County
South Carolina

Pleasant Valley Fire Fund

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Fund: 50 Pleasant Valley Fire Prot. District								
Department: 928 Pleasant Valley Fire Dist								
Revenue								
50-4-928-453-00 Fire District Fee	824,678.00	890,640.00	895,905.00		-1			
50-4-928-460-00 Penalty - Fire Fee	3,014.00	2,500.00	3,443.00		-38			
50-4-928-480-05 Interest Income	577.00		423.00					
Expenditure								
50-7-928-500-00 Wages & Salaries Full Time 6.5% across the board, prorated for 3 months; Includes full year of 1/2 Chief position added in FY23	119,202.00	162,420.00	108,641.00		33	162,420.00	49,160.00	
50-7-928-500-05 Salaries Overtime Prorated for 3 months	20,434.00	20,000.00	21,780.00		-9	20,000.00	5,000.00	
50-7-928-500-10 Wages & Salaries Parttime Prorated 3 months	269,018.00	275,000.00	222,964.00		19	275,000.00	68,750.00	
50-7-928-510-00 Fica-Employers Contrib Prorated 3 months	30,565.00	34,380.00	27,562.00		20	34,380.00	9,400.00	
50-7-928-510-05 Sc Ret Employers Contrib	1,287.00		2,037.00					

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
50-7-928-510-10 S C Police Ret Employer Prorated 3 months	67,138.00	88,535.00	62,937.00		29	88,535.00	25,045.00	
50-7-928-510-15 Health/Life Ins Employers Prorated 3 months	24,370.00	55,665.00	19,980.00		64	55,665.00	10,850.00	
50-7-928-510-25 Workers Compensation Prorated 3 months	20,625.00	27,765.00	18,773.00		32	27,765.00	7,635.00	
50-7-928-530-00 Travel Prorated 3 months	6,493.00	8,000.00	4,082.00		49	8,000.00	2,000.00	
50-7-928-540-00 Supplies - General Prorated 3 months	6,631.00	6,500.00	6,246.00		4	6,500.00	1,625.00	
50-7-928-542-00 Supplies - Clothing Prorated 3 months	2,902.00	4,000.00	1,811.00		55	4,000.00	1,000.00	
50-7-928-551-00 Equipment-General Prorated 3 months	20,334.00	20,000.00	2,499.00		88	20,000.00	5,000.00	
50-7-928-570-00 Utilities - General Prorated 3 months	12,419.00	12,000.00	10,277.00		14	12,000.00	3,000.00	
50-7-928-590-00 Maintenance - Vehicles Prorated 3 months	2,096.00	2,000.00	813.00		59	2,000.00	500.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
50-7-928-590-05 Gasoline Prorated 3 months	2,137.00	2,500.00	1,804.00		28	2,500.00	625.00	
50-7-928-591-00 Maintenance - General Prorated 3 months	18,888.00	20,000.00	6,002.00		70	20,000.00	5,000.00	
50-7-928-600-00 Contractual Services(Cs) Prorated 3 months	1,714.00	3,000.00	1,971.00		34	3,000.00	750.00	
50-7-928-650-00 Insurance - General Prorated 3 months	1,093.00	2,000.00	3,138.00		-57	2,000.00	500.00	
50-7-928-690-00 Special Projects Prorated 3 months	33,035.00	41,953.00	30,793.00		27	41,953.00	10,490.00	
50-7-928-760-00 Matching Funds Prorated 3 months	4,564.00	5,000.00			100	5,000.00	1,250.00	
Total Revenue	**$828,269.00**	**$893,140.00**	**$899,771.00**					
Total Expenditure	**$664,945.00**	**$790,718.00**	**$554,110.00**			**$790,718.00**	**$207,580.00**	
Net	**$163,324.00**	**$102,422.00**	**$345,661.00**			**-$790,718.00**	**-$207,580.00**	
Department: 930 Go Debt - Pleasant Valley								
Expenditure								

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
50-7-930-770-00 Ds Principal - General	130,000.00	131,000.00	135,000.00		-3	140,000.00	140,000.00	
50-7-930-770-10 Ds Interest - General	40,663.00	40,663.00	36,763.00		10	32,713.00	32,713.00	
Total Revenue								
Total Expenditure	**$170,663.00**	**$171,663.00**	**$171,763.00**			**$172,713.00**	**$172,713.00**	
Net	**-$170,663.00**	**-$171,663.00**	**-$171,763.00**			**-$172,713.00**	**-$172,713.00**	
Department: 931 Capital Project PI Valley								
Revenue								
50-8-931-810-04 Fund Balance-Undesignated		69,241.00			100	380,293.00	380,293.00	
Total Revenue		**$69,241.00**				**$380,293.00**	**$380,293.00**	
Total Expenditure								
Net		**$69,241.00**				**$380,293.00**	**$380,293.00**	

Lancaster County
South Carolina

Van Wyck Fire Fund

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Fund: 51 Van Wyck Fire Prot. District								
Department: 939 Van Wyck Fire District								
Revenue								
51-4-939-453-00 Fire District Fee	192,398.00	148,140.00	148,388.00		0	155,520.00	155,520.00	
51-4-939-460-00 Penalty - Fire Fee	192.00		593.00					
Expenditure								
51-7-939-500-00 Wages & Salaries Fulltime Recommended: Revised request to meet revenue and removed position request Requested: FT Staff person						75,000.00		
51-7-939-500-05 Salaries-Overtime Recommended: Revised request to meet revenue and removed position requests						12,000.00		
51-7-939-500-10 Wages & Salaries Parttime Recommended: Revised request to meet revenue and removed position requests						15,000.00		
51-7-939-510-00 Fica-Employers Contrib Recommended: Revised request to meet revenue and removed position requests						6,885.00		
51-7-939-510-10 S C Police Ret Employer Recommended: Revised request to meet revenue and removed position requests						19,115.00		

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
51-7-939-510-15 Health/Life Ins Employers Recommended: Revised request to meet revenue and removed position requests						15,125.00		
51-7-939-510-25 Workers Compensation Recommended: Revised request to meet revenue and removed position requests						5,935.00		
51-7-939-530-00 Travel, Training, Dues		100.00			100	2,000.00	2,000.00	
51-7-939-540-00 Supplies - General		400.00	405.00		-1	3,000.00	3,000.00	
51-7-939-542-00 Supplies - Clothing						2,000.00	2,000.00	
51-7-939-551-00 Equipment-General Requested: $2,000 equipment replacement, $4,000 for trailer for ATV		5,750.00	2,846.00		50	6,000.00	6,000.00	
51-7-939-551-45 Protective Clothing		2,200.00	2,071.00		6	10,640.00	10,640.00	
51-7-939-560-00 Equipment-Capitalized		18,000.00	16,716.00		7			
51-7-939-570-00 Utilities-General		1,890.00			100			
51-7-939-591-00 Maintenance - General			6,125.00			5,750.00	5,750.00	
51-7-939-593-00 Maintenance-Service Agree		4,475.00	400.00		91	400.00	400.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
51-7-939-690-00 Special Projects $4,000 Matching funds, $54,000 roof and seal floor			330.00			58,000.00	58,000.00	
51-9-939-961-00 Fund Balance Undesignated		115,325.00			100	67,730.00	67,730.00	
Total Revenue	**$192,590.00**	**$148,140.00**	**$148,981.00**			**$155,520.00**	**$155,520.00**	
Total Expenditure		**$148,140.00**	**$28,893.00**			**$304,580.00**	**$155,520.00**	
Net	**$192,590.00**		**$120,088.00**			**-$149,060.00**		

Lancaster County
South Carolina

Capital Project Sales Tax 2 Fund

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Fund: 61 Capital Project Sales Tax 2								
Department: 891 Capital Proj Sales Tax 2								
Revenue								
61-4-891-424-00 1% Rev Capital Projects Sales Tax	15,068,141.00	1,300,000.00			100			
61-4-891-480-05 Interest Income	86,738.00		487,772.00					
Expenditure								
61-7-891-600-00 Contractual Services(Cs)	20,414.00	500,000.00	534,961.00		-7			
61-7-891-600-02 Cs - County Paving	55,601.00	4,424,000.00	5,580,521.00		-26			
61-7-891-600-03 Cs - State Paving	1,999,788.00	5,105,216.00	4,010,887.00		21			
61-7-891-600-11 Library Improvements	205,900.00	68,849.00	68,849.00		0			
61-7-891-604-04 Ps - Legal / General		1,000.00			100			
61-7-891-625-60 Da - Usc-Lancaster		1,000,000.00			100	1,000,000.00	1,000,000.00	
61-7-891-690-00 Special Projects Lindsey Pettus		1,500,000.00			100	1,500,000.00	1,500,000.00	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Revenue								
61-8-891-810-04 Fund Balance-Undesignated		11,299,065.00			100	2,500,000.00	2,500,000.00	
Expenditure								
61-9-891-950-05 Transfer To Other Funds	3,780,000.00							
Total Revenue	**$15,154,879.00**	**$12,599,065.00**	**$487,772.00**			**$2,500,000.00**	**$2,500,000.00**	
Total Expenditure	**$6,061,703.00**	**$12,599,065.00**	**$10,195,218.00**			**$2,500,000.00**	**$2,500,000.00**	
Net	**$9,093,176.00**		**-$9,707,446.00**					

Lancaster County
South Carolina

Capital Project Sales Tax 3 Fund

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Fund: 62 Capital Project Sales Tax 3								
Department: 861 Capital Project Sales Tax								
Revenue								
62-4-861-424-00 1% Local Option Cap Proje		12,000,000.00	13,626,449.00		-14	15,000,000.00	15,000,000.00	
62-4-861-480-05 Interest Income		1,500.00			100	1,500.00	1,500.00	
Expenditure								
62-7-861-600-00 Contractual Services(Cs)		500,000.00			100	500,000.00	500,000.00	
62-7-861-600-02 Cs - County Paving		3,200,000.00			100	3,200,000.00	3,200,000.00	
62-7-861-600-03 Cs - State Paving		3,150,000.00			100	3,150,000.00	3,150,000.00	
62-7-861-740-30 Cp-Land/Bldg Acquisition	1,817,710.00							
62-7-861-740-60 Cp-Ems Building		1,800,000.00			100			
62-7-861-741-31 Cp- Detention Ctr/Magistr	221,765.00		4,428,660.00					
62-9-861-961-00 Fund Balance-Undesignated		1,129,843.00			100	8,151,500.00	8,151,500.00	
Total Revenue		**$12,001,500.00**	**$13,626,449.00**			**$15,001,500.00**	**$15,001,500.00**	

Account	2021 - 2022 Actual ($)	2022 - 2023 Budget ($)	5/18/2023 Actual ($)	2022 - 2023 Estimate	2022 - 2023 %Remaining	2023 - 2024 Requested	2023 - 2024 Recommended	2023 - 2024 Approved
Total Expenditure	**$2,039,475.00**	**$9,779,843.00**	**$4,428,660.00**			**$15,001,500.00**	**$15,001,500.00**	
Net	**-$2,039,475.00**	**$2,221,657.00**	**$9,197,789.00**					
Department: 862								
Expenditure								
62-9-862-950-05 Transfer To Other Funds		2,221,657.00			100			
Total Revenue								
Total Expenditure		**$2,221,657.00**						
Net		**-$2,221,657.00**						
Report Total Revenue	**$38,708,741.00**	**$53,409,148.00**	**$36,712,452.00**			**$46,922,505.00**	**$46,922,505.00**	
Report Total Expenditure	**$26,476,385.00**	**$53,409,148.00**	**$37,528,183.00**			**$51,585,927.00**	**$46,922,505.00**	
Report Total Net	**$12,232,356.00**		**-$815,731.00**			**-$4,663,422.00**		

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Dennis Marstall / Administration
Department: Administration
Date Requested to be on Agenda: 6/12/2023

Council Action Requested:
Adoption of the 2023 Lancaster County CDBG Prioritized Community Needs List.

Points to Consider:
Each year the County is asked to identify community needs to help focus and prioritize funding through the federal Community Development Block Grant (CDBG) program and other programs administered by Catawba Council of Governments

County Council heard this matter at meetings on March 13, 2023, and May 10, 2023, and made suggestions for additions and deletions to the list. The Catawba Regional Council of Governments has updated the list based on those recommendations and the updated list is attached.

The key addition or change would be to make American with Disabilities Act (ADA) improvements the top priority on the list, which could strengthen any CDBG grant application to address ADA upgrades that could be undertaken with the overall Barnett Building renovations planned with ARPA funds.

Funding and Liability Factors:
N/A

Recommendation:
Approve as presented via motion.

ATTACHMENTS:

Description	Upload Date	Type
Proposed and Updated Prioritized Community Needs List for 2023	6/5/2023	Backup Material

LANCASTER COUNTY, SC
PRIORITIZED COMMUNITY NEEDS

MAY 2023

Lancaster County held a Needs Assessment Public Hearing on Monday, March 13, 2023, followed by a special County Council meeting held on Wednesday, May 10, 2023. As a result, the following community needs were prioritized.

1. Upgrade Lancaster County buildings to include improvements to provide accessibility for disabled persons and energy improvements to reduce operating burdens and promote sustainability.
2. Demolish vacant, dilapidated structures in low and moderate income neighborhoods.
3. Upgrade Lancaster County parks and recreational facilities.
4. Activities to clear Brownfield areas.
5. Upgrade and extend water and sewer services in low and moderate income areas, including the Kings Circle area, the Kershaw Mill area, the Dobson School area, and the Emerald Estates area.
6. Construct permanent EMS and fire stations where needed to replace mobile and/or inadequate facilities.
7. Seek funding to better address services and activities for the homeless, including support for a homeless shelter in Lancaster County.
8. Undertake neighborhood revitalization activities in low and moderate income areas, including the Dobson School area, Kershaw Mill area, Erwin Farm area, and Emerald Estates area to include the following:
    - Clearance and clean-up
    - Infrastructure upgrades to include, but not limited to, transportation, sidewalks, transit, water, sewer, gas, electrical, and communications to include Internet/ wireless/ broadband.
    - Housing rehabilitation
    - Activities to increase affordable housing
    - Job training and educational opportunities
    - Socioeconomic assistance
    - Franchised curbside solid waste collection in target areas
9. Promote economic development and job creation activities through provision of infrastructure to potential and expanding businesses and industries and through the provision of Workforce Development Training to residents and industries through direct county grant match funding and provision of in-kind services.
10. Improve transportation between Lancaster's four municipalities, City of Lancaster, Town of Heath Springs, Town of Kershaw, and Town of Van Wyck, including highway (US 521) and rail (L&C Railway) modes of transportation.

LANCASTER COUNTY, SC
PRIORITIZED COMMUNITY NEEDS

11. Add turning lanes for the Heath Springs Elementary School and the Andrew Jackson Middle and High Schools.

12. Improve transportation between the City of Lancaster and the Chesterfield County line on SC 9 South, a segment of the South Carolina Department of Transportation Strategic Freight Network.

13. Locate recreational facilities and social service agencies in the northern panhandle of the county. This would put these services within closer proximity to the people who use them and eliminate the need for driving into the City of Lancaster.

14. Seek funding to address housing needs, to include rehabilitation, affordable housing and down payment and closing cost assistance.

15. Undertake activities to promote fair housing opportunities for all citizens.

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Sherrie Simpson/Clerk to Council
Department: County Clerk
Date Requested to be on Agenda: 6/12/2023

Council Action Requested:
Whether to appoint Charles E. Flynn, Kenneth W. Sims, Terrence E. Ward, and Matthew D. Harris to the Fire Commission as the fire department representatives. If appointed, they would be filling a four year term that would end on 06/30/2027.

Whether to reappoint Anna Henson to the Health and Wellness Commission as the School Health representative. If reappointed, she would be filling her first four year term that would expire on 06/30/2027.

Whether to reappoint Katey Power to the Health and Wellness Commission as the District 2 representative. If reappointed, she would be filling her second four year term that would expire on 06/30/2027.

Whether to reappoint Mark Strickland to the Keep Lancaster County Beautiful Board as the District 6 representative. If reappointed, he would be filling his second four year term that would expire on 06/30/2027.

Whether to appoint Jane Rinard to the Health and Wellness Commission as the District 6 representative to fill an unexpired term AND her first four year term. If appointed, her four year term would expire on 06/30/2027.

Whether to appoint Mattie M. Lowery to the Keep Lancaster County Beautiful Board as the District 2 representative. If reappointed, she would be filling her second four year term that would expire on 06/30/2027.

Whether to appoint Clare McConaughay to the Keep Lancaster County Beautiful Board as the District 7 representative. She currently serves as the District 1 representative. If appointed as the District 7 representative, she would be filling an unexpired term that would end on 06/30/2025.

Whether to appoint David Cox to the Construction Board of Appeals as the District 2 representative. If reappointed, he would be serving his fourth four year term that would expire on 06/30/2027. A reappointment to a fourth term requires a super majority vote of Council for approval.

Whether to appoint Cheri Plyler to the Health and Wellness Commission as an At Large representative. If reappointed, she would be serving her fourth four year term that would expire on 06/30/2027. A reappointment to a fourth term requires a super majority vote of Council for approval.

Whether to appoint Christopher Stevenson to the Health and Wellness Commission as an At Large representative to fill an unexpired term AND his first four year term. If appointed, his four year term would expire on 06/30/2027.

Whether to reappoint Kemesha Lowery to the Board of Zoning Appeals as the District 2 representative. If reappointed, she will be filling her second four year term that would expire on 06/30/2027.

Points to Consider:
The Fire Commission submitted the fire department representative names of Charles E. Flynn, Kenneth W. Sims, Terrence E. Ward, and Matthew D. Harris for Council's review and consideration. Anna Henson's, Katey Powell's, Mark Strickland's, Jane Rinard's, Mattie M. Lowery's, Clare McConaughay's, David Cox's, Cheri Plyler's, Christopher Stevenson's, and Kemesha Lowery's applications are attached for Council's review and consideration.

Funding and Liability Factors:
N/A

Recommendation:
Approve the appointments.

ATTACHMENTS:

Description	Upload Date	Type
Letter of Recommendation for Fire Commission Members for 2023-2027	6/2/2023	Letter
Application from Anna Henson as the School Health representative on the Health and Wellness Commission	6/5/2023	Backup Material
Application from Katey Powell as the District 2 representative on the Health and Wellness Commission	6/5/2023	Backup Material
Application from Mark Strickland as the District 6 representative for the Keep Lancaster County Beautiful Board	6/5/2023	Backup Material
Application from Jane Rinard as the District 6 representative on the Health and Wellness Commission	6/5/2023	Backup Material
Application from Mattie M. Lowery as the District 2 representative for the Keep Lancaster County Beautiful Board	6/6/2023	Backup Material
Application from Clare McConaughay as the District 7 representative for the Keep Lancaster County Beautiful Board	6/7/2023	Backup Material
Application from David Cox as the District 2 representative for the Construction Board of Appeals	6/7/2023	Backup Material
Application from Cheri Plyler as an At Large representative for the Health and Wellness Commission	6/7/2023	Backup Material
Application from Christopher Stevenson as an At Large representative for the Health and Wellness Commission	6/7/2023	Backup Material
Application from Kemesha Lowery as the District 2 representative for the Board of Zoning Appeals	6/8/2023	Backup Material

Lancaster County Fire Rescue

PO Box 1809
Lancaster, SC
29721

Business Phone
803-283-8888

Fax
803-283-6333

E-mail
LCFIRE@comporium.net

Proud and Progressive

Date: June 1, 2023

To: Sherrie Simpson, Clerk to Council

From: Darren C. Player, Director DCP

Subject: Fire Commission Members for 2023-2027

The Lancaster County Fire Commission respectfully submits four (4) new members, named below, for approval by the Lancaster County Council.

Antioch Fire Department
Charles E. Flynn
[redacted]

Flat Creek Fire Department
Kenneth W. Sims
[redacted]

Gooches Fire Department
Terrence E. Ward
[redacted]

Heath Springs Fire Department
Matthew D. Harris
[redacted]

If you have questions or need any additional information, please contact our office.

DCP/awm

LANCASTER COUNTY BOARDS & COMMISSIONS
APPLICATION FOR SERVICE

Name Anna Hanson *County Council District*

Mailing Address *City/Zip* Lancaster / 29720

Street Address _____ *Registered Voter yes* ✓ *no* ___

Tel. Number ~~*(home)*~~ _____ *(work)* _____ *(other)*

Email:

Occupation Mental Health Counsler *Place of employment* LCSD

Address 302 W. Dunlap St. *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 Health and Wellness *2nd choice*

3rd choice

Reason for interest - I am currently on the Health and Wellness Commission, filling a vacated position, For Lancaster County School District. It is my desire to continue serving the People of Lancaster County in this manner.

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 was born and raised in Lancaster County and have a desire to see it's people healthy and thriving. I have a Masters degree in Social Work as well as Over ten years of experience assisting Lancaster families

Do you presently serve any State, County or Municipal Boards? ✓ *If yes, list* _____

Health and Wellness Commission, Lancaster County First Steps

Have you ever served on a county board? ✓ *If yes, list* H&W Commission, LCFS

Additional pertinent information

Applicant's signature Anna Hanson *Date* 5-25-23

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 Katey Powell *County Council District*

Mailing Address *City/Zip* Lancaster, SC 29720

Street Address [redacted] *Registered Voter yes* ✓ *no* ___

Tel. Number (home) [redacted] ~~*(work)*~~ ___ ~~*(other)*~~

Email:

Occupation Chef *Place of employment* Chefs for Seniors

Address chefsforseniors.com *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 Health & Wellness *2nd choice*

3rd choice

Reason for interest

Serve a second 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)

- Passion in health & wellness for over 20 yrs.
- Health Coach (certified) - Member of Wholespire - Clemson Ext Rep
- Ran Teaching kitchen - Member of F.A.N. (USC) - Chef

Do you presently serve any State, County or Municipal Boards? Yes *If yes, list* H&W

Have you ever served on a county board? Yes *If yes, list* H&W

Additional pertinent information

Applicant's signature Katey Powell *Date* 5/15/23

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 Mark E. Strickland **County Council District** 6th

Mailing Address _____ **City/Zip** Lancaster/29720

Street Address _____ **Registered Voter** yes X no____

Tel. Number (home) _____ **(work)** _____ **(other)** _____

Email: _____

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 Serve on KLCB Board **2nd choice** _____

3rd choice _____

Reason for interest

To continue what has already been started, trying to bring more awareness to litter in our County. L

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** KLCB

Have you ever served on a county board? Yes **If yes, list** KLCB

Additional pertinent information

Applicant's signature _____ **Date** 6/5/23"

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 Jane Rinard **County Council District** 5

Mailing Address _____ **City/Zip** Lancaster 29720

Street Address _____ **Registered Voter yes** X **no**____

Tel. Number (home) _____ **(work)** _____ **(other)** _____

Email: _____

Occupation Health Insurance agent **Place of employment** Alpine Agency

Address 699 Lancaster Bypass E, Lancaster, SC 29720 **Normal working hours** 9-5 with flexibility

(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** Keep Lancaster Co Beautiful

3rd choice _____

Reason for interest
Interested in helping Lancaster County be a great place to live

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)
Yes,. I have been a resident since 1984. I live and work and own a smaill business in Lancaster. I sell health insurance and am very interested in the health of Lancaster County.

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 Jane Rinard **Date** 05/15/2023

Key: 2450f8b47d82d0a67ae264bd1c81d1d0

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 Mattie M. Lowery **County Council District** 2

Mailing Address _____ **City/Zip** 29720

Street Address _____ **Registered Voter yes** Y **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 Keep Lancaster County Beautiful **2nd choice** _____

3rd choice _____

Reason for interest
I enjoyed serving this year! Also we made a impact!

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'm passionate about the cause.

Do you presently serve any State, County or Municipal Boards? Yes **If yes, list** KLB

Have you ever served on a county board? Yes **If yes, list** KLB

Additional pertinent information
3/28/2023

Applicant's signature eSigned via SeamlessDocs.com Key: 249d8b47d83d0a97ae364bd1c91dd9e1 **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

LANCASTER COUNTY BOARDS & COMMISSIONS
APPLICATION FOR SERVICE

Name Clare McConaughay **County Council District** 1

Mailing Address _____ **City/Zip** Indian Land , 29707

Street Address _____ **Registered Voter yes** X **no**____

Tel. Number (home) _____ **(work)** _____ **(other)** _____

Email: _____

Occupation Retired **Place of employment** _____

Address _____ **Normal working hours** _____

(most meetings are scheduled after 6:00 pm - lack of attendance can be reason for replacement on a commission)

Name of Board or Commission in which you are interested

1st choice Keep Lancaster County Beautiful **2nd choice** _____

3rd choice _____

Reason for interest

My term in District 1 is expiring in June , and I am requesting changing to serve District 7 after redistricting changes. Both Councilman Graham and Carnes approve .

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 currently serve as Vice President of the Keep Lancaster County Beautiful board. I also continue to be in charge of Second Saturday monthly litter community cleanups in Indian Land, which we started in 2019 , and includes an annual workday at Deputy Roy Hardin Park in November each year . Currently serving on the county's UDO rewrite steering committee and 2040 plan , Indian Land Green board , Greater Indian Land Chamber of Commerce Captain, Indian Land Action Council Secretary, and Crossroads Lutheran Church council.

Do you presently serve any State, County or Municipal Boards? Yes **If yes, list** KLCB

Have you ever served on a county board? Yes **If yes, list** Previously served on library board

Additional pertinent information

Applicant's signature eSigned via SeamlessDocs.com Clarice McConaughay Key: 345d8b47d82d0a87ae264bd1c81dd6f1 **Date** 4/22/23

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 DAVID A COX *County Council District* _____

Mailing Address _____ *City/Zip* GREAT FALLS 29055

Street Address _____ *Registered Voter yes* ✓ *no* ___

Tel. Number (home) _____ *(work)* _____

Email: _____

Occupation Retired *Place of employment* Retired

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)

ZBA for City of Lancaster 27 years
HADC unlimited Contracting
Construction Manager

Do you presently serve any State, County or Municipal Boards? Yes *If yes, list* _____

Have you ever served on a county board? _____ *If yes, list* _____

Additional pertinent information

Applicant's signature _____ *Date* 5/6/2024

Receipt of application does not guarantee an appointment. Applicants will be notified of appointments by mail.

Return completed application to Sherrie Simpson, Lancaster County Council Office, P.O. Box 1809, Lancaster, SC 29721
Form Revised 1-20-17

LANCASTER COUNTY BOARDS & COMMISSIONS
APPLICATION FOR SERVICE

Name Cheri Plyler *County Council District* 3

Mailing Address _____ *City/Zip* Lancaster, SC 29720

Street Address _____ *Registered Voter* yes_X___ no_

Tel. Number (home) _____ *(work)* _____ *(other)* _____

Email _____

Occupation Director *Place of employment* Mid-Carolina AHEC, Inc.

Address 1824 Hwy # 9 Bypass West, Lancaster, SC 29720 *Normal working hours* 7:00am-5:00pm Mon-Thurs

(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- I have a desire to bring positive change with workforce development AND patient care to improve the quality of health of 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) I am a health professional with education and finance degrees. MBA with education and marketing minors. Mid-Carolina AHEC's mission/goal is to support improving the health of the citizens of SC. As the Director, I work with colleagues, universities and agencies statewide to support health professions education, community-based clinical experiences, continuing professional development and health careers exploration.

Do you presently serve any State, County or Municipal Boards? __Yes__ *If yes, list* Health & Wellness_

Have you ever served on a county board? __Yes_____ *If yes, list* Health & Wellness

Additional pertinent information

Applicant's signature Cheri Plyler *Date* 3/14/2023

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 Christopher Stevenson *County Council District* _____

Mailing Address _____ *City/Zip* Lancaster 29720

Street Address _____ *Registered Voter yes*____ *no*____

Tel. Number (home) _____ *(work)* _____ *(other)* _____

Email: _____

Occupation Correctional Officer (Cpl.) ***Place of employment*** Lancaster County Detention Center

Address 1941 Pageland Hwy ***Normal working hours*** 12 hr shift 2-2-3
(most meetings are scheduled after 6:00 pm - lack of attendance can be reason for replacement on a commission)

Name of Board or Commission in which you are interested

1st choice Health and Wellness Commission ***2nd choice*** _____

3rd choice _____

Reason for interest see separate paper

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 separate paper

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 Christopher Stevenson ***Date*** 5-3-23

Receipt of application does not guarantee an appointment. Applicants will be notified of appointments by mail.

Reason for interest:

To get a better understanding on how I can help my community and assist collaborating agencies of Lancaster County on how the Health and Wellness Commission can work with them. I also would like to bring more diversified ideas to this community.

I also have an interest in what causes a lot of our health issues that we face in everyday life, (chemical imbalance, drugs, personal life, alcohol, diet, etc.).

Why do you feel you are qualified to serve on these boards? In addition, note education, areas of expertise, skill and interests.

I currently work with the public in the capacity of work that I do., I communicate well with all people from different races, background, ethnicities, and financial statuses). I have an Associate in Criminal Justice and am pursuing my Bachelor's in Liberal Studies with a minor in psychology and sociology. I have attended Mental Health training to better understand the issues that present themselves in our community.

LANCASTER COUNTY BOARDS & COMMISSIONS
APPLICATION FOR SERVICE

Name Kemesha Lowery **County Council District** 2

Mailing Address _____ **City/Zip** Lancaster 29720

Street Address _____ **Registered Voter yes**____ **no**____

Tel. Number (home) _____ **(work)** _____ **(other)** _____

Email: _____

Occupation CAC Director/Forensic **Place of employment** Palmetto CASA/CAC

Address 106 North York Street **Normal working hours** M-TH 8am-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 Board of Zoning Appeal **2nd choice** _____

3rd choice _____

Reason for interest
My interest is to give back to my community.

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** Board of Appeals

Have you ever served on a county board? _____ **If yes, list** _____

Additional pertinent information

Applicant's signature eSigned via SeamlessDocs.com Kemesha Chantay Lowery Key: 342d8b47d82d0a87ae254b41c514d **Date** 06/07/2023

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