



**MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION**

CHARLES DEESE, DISTRICT 3, CHAIRMAN  
JAMES BARNETT, DISTRICT 4, VICE-CHAIRMAN  
TAMECCA NEELY, DISTRICT 2  
, DISTRICT 5  
SHEILA HINSON, DISTRICT 6  
ROSA SANBURY, DISTRICT 1  
BEN LEVINE, DISTRICT 7  
CLERK: JENNIFER BRYAN

**MINUTES**  
**Lancaster County Planning Commission**  
**May 18, 2021 6:00 p.m.**

**1. ROLL CALL:** Quorum is present (Four Commissioners)

**Commissioners Present:**

Tamecca Neely                      Ben Levine  
Sheila Hinson                  Charles Keith Deese

**Absent:**                  James Barnett                  Rosa Sansbury

Commissioner Matt Jones resigned as of May 10, 2021; is replacement has yet to be nominated for District 5.

**Staff Present:**

Rox Burhans                      Katie See                      Clerk: Jennifer Bryan  
Ashley Davis                      Robert Tefft

The following press were notified of the meeting by email in accordance with the Freedom of Information Act: The Lancaster News, Kershaw News Era, The Rock Hill Herald, The Fort Mill Times, Cable News 2, Channel 9, and the local Government Channel. The agenda was also posted in the lobby of the County Administration Building for the required length of time, and was published on the County website.

Chairman Deese called the meeting to order at 6:00 p.m.

**2. APPROVE AGENDA**

Chairman Deese called for a motion to approve the Agenda.

Motion to Approve by Sheila Hinson; 2<sup>nd</sup> by Ben Levine

**Called vote:** 4-0. **MOTION APPROVED** unanimously.

**3. CITIZEN'S COMMENTS** [See Attachment: Sign-In Sheet for Item 3]

[This item was addressed before approval of agenda.]

Chairman Deese opened the floor to comments from the public.

**1. Ricky Cope, Pastor at Trinity Baptist Church:**

In support of agenda item 5e: RZ2020-3013. The applicant plans to use the parcel as a cemetery.

**2. Brock Veal, Pastor at Trinity Baptist Church:**

In support of agenda item 5e: RZ2020-3013.

Chairman Deese closed the floor to general public comments.

#### 4. APPROVE MINUTES

##### a. April 1, 2021 Workshop Minutes

Chairman Deese called for a motion to approve April 1, 2021 Workshop Minutes as written. Motion to Approve by B. Levine; 2<sup>nd</sup> by T. Neely.

Called vote: 4-0. **MOTION APPROVED** unanimously

##### b. April 20, 2021 Regular Meeting

Chairman Deese called for a motion to approve April 20, 2021 Regular Minutes as written. Motion to Approve by B. Levine; 2<sup>nd</sup> by S. Hinson.

Called vote: 4-0. **MOTION APPROVED** unanimously.

#### 5. PUBLIC ITEMS

##### a. Lancaster County School District Impact Fee Study

[Item continued from April 20, 2021 Planning Commission Meeting]

Presentation: **Jennifer White**, LCSD Chief Financial Officer

See attached PowerPoint presentation.

Additional comments by **Melvin Stroble, Sr.**, LCSD Board of Trustees

Questions from Commissioners:

**Chairman Deese** asked about current inventory of property for new schools.

**J. White** answered that IL school district has no inventory of undeveloped property for new school sites.

**B. Levine** stated that the added information in this presentation is helpful, especially knowing that schools are at 125%-150% capacity. **Levine** asked how Fort Mill's recent school impact fee process affected LCSD's strategy. **J. White** answered that they did delay their own process to see the outcome of Fort Mill's fees.

**B. Levine** asked about offset credits and fees currently assessed, and if homes in areas that are under development agreements and PDDs will be affected. **Counsel J. DuBose** responded that rooftop fees currently assessed will be credited against impact fee if the development falls within Indian Land school area. **B. Levine** stated that his question was to clarify that not all new construction would be subject to impact fees, if they are already subject to previous DAs or PDDs. **J. White** and **M. Stroble** noted that to their knowledge rooftop fees are not currently directed to schools.

Presentation: **Melvin Stroble, Sr.**, LCSD Board of Trustees

See attached slideshow, Impact Fees: Myth vs. Fact.

Questions from Commissioners:

**Chairman Deese** asked what amount LCSD anticipates will be raised in the first year if impact fees are instituted? **Stroble** responded that LCSD has requested statistics on development from Lancaster County to determine this, but has not received the data.

**Chairman Deese** expressed concern over rising costs of land and raw materials, and how these would impact small developers with an added burden of impact fees. **Stroble** responded that the school system is subject to the same rising costs, and that without targeted impact fees, all county taxpayers will end up paying for Indian Land schools, which would be inequitable.

Public Hearing : [See Sign-in sheets] no public comments offered

Chairman Deese stated that the Impact Fee proposal required further consideration, particularly in light of not having all commissioners present. Called for a motion to defer vote to the June 15, 2021 Planning Commission meeting.

Motion to defer vote by B. Levine; 2<sup>nd</sup> S. Hinson.

Called vote: 4-0. **Motion approved** unanimously. Item is deferred to June 15, 2021 for vote.

**b. RZ-2020-2973 Pedcor Investments, LLC**

Application by Pedcor Investments, LLC to rezone a 33.10-acre parcel located at 9425 Charlotte Highway (TM# 0008-00-077.0) from General Business (GB) to Mixed Use (MX) District, to develop a 216-unit workforce housing apartment development. This application is associated with the companion Master Development Plan MX-2020-2973 and the Development Agreement DA-2020-2973.

Staff Presentation: Katie See, Senior Planner, presented the application consistent with the staff report. Staff Recommendation: Denial.

Questions to staff:

**T. Neely** asked for clarification regarding current zoning and usage. **K. See** responded that the present Future Land Use and Comprehensive Plan is very general, it does not address the changes that have occurred recently in the development of the area, and does not allow any transition to surrounding Low Density Residential areas.

Applicant Presentation: **Mike Byron**, VP of Development  
[See attached PowerPoint presentation: Hawthorn Apartments]  
Developer also owns and will manage the site once developed.  
Section 42 Housing, for people with annual incomes up to \$49,000.

Questions from Commissioners:

**B. Levine** asked for clarification about road layout, lack of through access to Possum Hollow Road. **M. Byron** and **Matt Edwards**, engineer with Kimley-Horn responded that multiple streams on site affected the layout and made through-access difficult.

**Chairman Deese** commented that future water main access to Possum Hollow Road might be affected. **M. Byron** and **Matt Edwards** responded that they have been in discussions with Lancaster County Water and Sewer regarding future access across the property.

Public Hearing: (See attachment: Sign-in Sheets for Item 5b) No comments offered.  
Chairman Deese closed Public hearing and called for a motion on **5b: RZ-2020-2973**.

Motion to approve by B. Levine; 2<sup>nd</sup> by S. Hinson.

Discussion:

**B. Levine** expressed concern that this rezoning would deplete General Business district in an area experiencing a lot of commercial growth. Does not support.

Called vote:    Neely: For                      Hinson: Against  
                         Levine: Against                      Deese: Against

Vote 1-3. **MOTION IS DENIED.**

Chairman Deese stated the item will go to County Council for consideration, and applicants will be notified of time and date.

**c. MX-2020-2973 Pedcor Investments LLC**

Application by Pedcor Investments, LLC to approve a Master Development Plan and Preliminary Plat for a proposed 216-unit workforce housing apartment development, currently known as **Hawthorn Apartments**, located on approximately 33.10 acres of land at 9425 Charlotte Highway (TM# 0008-00-077.0) This application is associated with the companion Rezoning Application RZ-2020-2973 and the Development Agreement DA-2020-2973.

**d. DA-2020-2973 Pedcor Investments LLC**

Application by Pedcor Investments, LLC to approve a Development Agreement with Lancaster County in accordance with the Unified Development Ordinance Section 9.2.18 for a proposed 216-unit workforce housing apartment development, located on approximately 33.10 acres of land at 9425 Charlotte Highway (TM# 0008-00-077.0). This application is associated with the companion Zoning Map Amendment Application RZ-2020-2973 and the Master Development Plan MX-2020-2973.

Staff Presentation: Katie See, Senior Planner, presented the conjoined MX and DA applications consistent with the staff report. Offered clarification of discussion about through-access: the plan as presented would require modification to current RFATS, which shows collector road through this property. The plan does not allow for more than one housing type. Although nominally consistent with current comprehensive plan, it does not meet changing needs of development.

Staff Recommendation: Denial.

Questions to staff: no further questions.

Comment from applicant(s): no further comments

Questions from Commissioners: no further questions



Chairman Deese closed Public hearing and called for a motion on **5c: MX-2020-2973**

Vote 1-3. **MOTION IS DENIED**

Vote 1-3. **MOTION IS DENIED.**

<https://vimeo.com/user2432243/review/548919048/46b83de812>

Public Hearing: (See attachment: Sign-in Sheet for Item 5e) No additional comments.  
Chairman Deese closed Public hearing and called for a motion on **5e: RZ-2020-3013**

Motion to approve by B. Levine; 2<sup>nd</sup> by S. Hinson.

Discussion: **B. Levine** commented that based on intended use, rezoning is appropriate and necessary. **T. Neely** recommended that the applicants combine their parcels to avoid any future difficulties.

**Chairman Deese** entered written comments into record [see attachment: emails in support of item 5e: Trinity Baptist Church]

Called vote:    Neely: For                      Hinson: For  
                         Levine: For                      Deese: Against

Vote 3-1. **MOTION IS APPROVED.**

Chairman Deese stated the item will go to County Council for consideration, and applicants will be notified of time and date.

**f. RZ-2021-0650 Evans Road**

Application by Fred and Suzanne Mangano to rezone a 1.203-acre portion of a parcel located on Evans Road (TM# 0087-00-095.08) from Low Density Residential (LDR) to Manufactured Home (MH) District.

Staff Presentation: Robert Tefft, Senior Planner, presented the applications consistent with the staff report. Staff Recommendation: Denial, inconsistent with Medium Density Residential and Land Use category. Questions to Staff: none

Comments from Applicant: **Fred Mangano** (1845 Evans Road)  
Clarified location of parcel and structure to be moved. Moving an existing MBH to another lot, not adding one.

Questions from Commissioners: further clarification of location.

Public Hearing: (See attachment: Sign-in Sheet for Item 5f) No further public comments from Mr. Mangano. Chairman Deese closed Public hearing and called for a motion on item **5f: RZ-2021-0650**.

Motion to approve by S. Hinson; 2<sup>nd</sup> by B. Levine.

Discussion:

**B. Levine** commented that the rezoning request by same applicants at adjacent location in 2019 raised concerns from neighbors about allowing the mobile home adjacent to an area that prohibited them. At the time, applicants stated it would be a one-time request, in order to care for a family member.

Called vote:    Neely: Against                      Hinson: For  
                         Levine: Against                      Deese: Against

Vote 3-1. **MOTION IS DENIED.**

Chairman Deese stated the item will go to County Council for consideration, and applicants will be notified of time and date.

**g. RZ-2021-0747: 1415, LLC**

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

Staff Presentation: Ashley Davis, Planner, presented the applications consistent with the staff report. Noted that amendment to preliminary plat would be required to fix setback incompatibility. Staff Recommendation: Approval.

Questions to Staff: none

Comments from Applicant: not present.

Public Hearing: (See attachment: Sign-in Sheet for Item 5g) no public comments.

Chairman Deese closed Public hearing and called for a motion on item

**5g: RZ-2021-0747**

Motion to approve by B. Levine; 2<sup>nd</sup> by S. Hinson.

Discussion: no comments.

Called vote: 4-0. **MOTION IS APPROVED** unanimously.

Chairman Deese stated the item will go to County Council for consideration, and applicants will be notified of time and date.

**h. CU-2021-0538 Jannat Nabiev**

Application by Jannat Nabiev for a conditional use permit to allow Vehicle Rental, Leasing and Sales as well as Major Maintenance and Repair, at 1449 Memorial Park Road (TM# 0082N-0B-011.00).

Staff Presentation: Ashley Davis, Planner, presented the applications consistent with the staff report. Engineer has provided a new layout to accommodate buffers. Staff has concerns about feasibility, but plan provided meets requirements.

Staff Recommendation: Approval with conditions: applicant provides proof that plan is feasible before the item goes to County Council; applicant must address all other outstanding TRC comments.

Questions to Staff:

**Chairman Deese** commented that size of lot raised concerns, and that applicant must demonstrate that the required buffering can be done.

Comments from Applicant:

1. **Liana Nabieva:** (Charlotte) daughter of owner: It is their father's dream to open his own shop. They are aware of the requirements and are working to fulfill them.
2. **Jannat Nabieva** (Charlotte) daughter of owner/applicant. Affirms previous comments, no additional.

Public Hearing: (See attachment: Sign-in Sheet for Item 5h) No additional public comments. Applicant representatives above were the only sign-ins.

Chairman Deese closed Public hearing and called for a motion on item

**5h: CU-2021-0538**

**Rox Burhans** added for clarity that Planning Department would ask for sectional drawing from engineer to assure that plan was workable.

Motion to approve with stated conditions by B. Levine (Proof provided to staff that buffering plan is feasible; and that all other TRC comments are answered);

2<sup>nd</sup> by S. Hinson. Discussion: No further discussion.

Called vote: 4-0. **MOTION IS APPROVED** unanimously.

Chairman Deese stated the item will go to County Council for consideration once conditions are met.

**i. SD-2020-2054 Provident Bayard, LLC**

Application by Provident Bayard, LLC for a major preliminary plat consisting of 325 single-family detached lots, as well as an Institutional zoning district parcel of approximately 2 acres (to be dedicated to Lancaster County), located at the intersection of Henry Harris & Shelley Mullis Roads. (TM#s 0013-00-055.06, 0013-00-055.00, 0013-00-055.01, 0013-00-056.01, 0013-00-055.02, 0013-00-055.05.) The project area is approximately 169.07 acres in size and is zoned Medium Density Residential (MDR) within the Cluster Subdivision Overlay. The project is referred to as **Wilson Creek**.

Staff Presentation: Katie See, Senior Planner, presented the applications consistent with the staff report. Staff Recommendation: Approval with conditions.

Questions to Staff:

**B. Levine** asked for clarification about the 2-acre parcel to be given to the County, whether that acreage was inclusive or exclusive of the area needed for traffic circle at adjacent intersection.

Questions from Commissioners

Commissioners **Deese** and **Levine** voiced concerns that the Carolina Thread Trail connection be routed primarily through natural areas and not development sidewalks.

Comments from Applicant: **Ken Holbrook** (Matthews, NC):

Responded that the precise configuration has not been defined for traffic roundabout but they are committed to a usable 2 acres for the County parcel per DA. Thread Trail configuration is not finalized but again, they are committed to using natural areas or sewer easement per staff recommendations and minimize use of sidewalks.

Public Hearing: (See attachment: Sign-in Sheet for Item 5i) No public comments.

Chairman Deese closed Public hearing and called for a motion on item

**5i: SD-2020-2054**

Motion to approve subject to conditions defined by staff: by B. Levine; 2<sup>nd</sup> by T. Neely.

Discussion: No further discussion.

Called vote: Neely: For Hinson: Against

Levine: For Deese: For

Vote 3-1. **MOTION IS APPROVED.**

This item is not subject to referral to County Council.

**j. UDO-TA-2021-0704 Restaurant Parking**

Application by Lancaster County to amend Unified Development Ordinance Section 7.2.4, Off-Street Parking and Loading Requirements, to modify minimum required parking spaces.

Staff Presentation: Robert Tefft, Senior Planner, presented the applications consistent with the staff report.

Questions to Staff: no questions.

Comments from Applicant: Staff represents County as applicant.

Public Hearing: [See attachment: Sign-in Sheet for Item 5j] No public comments.  
Chairman Deese closed Public hearing and called for a motion on item

**5j: UDO-TA-2021-0704**

Motion to approve by B. Levine; 2<sup>nd</sup> by S. Hinson.

Discussion: **B. Levine** extended the Commission's thanks to staff for their research.

Called vote: 4-0. **MOTION IS APPROVED** unanimously.

Chairman Deese stated the item will go to County Council for consideration

**6. NEW BUSINESS**

a. Overview of Next Month's Agenda

i. SD-2020-1750 Carolina Ventures1 LLC

Letter requesting postponement to June 15, 2021 meeting.

ii. Rox Burhans noted that the agenda for the next meeting included eight rezoning applications, one conditional use permit, and one preliminary plat, as well as the School Impact Fees vote.

b. Other

i. Update on CP-2020-3057 and RZ-2020-2887

Landsdown Corporation and Primo Holdings LLC have at this time withdrawn their applications in the above matters.

ii. Chairman Deese noted the resignation of Commissioner Matt Jones. County Council Chairman Harper will nominate a new Commissioner to fill the seat for District 5.

**7. ADJOURN**

Motion to Adjourn by B. Levine; By acclamation Meeting is adjourned.



## Citizens' Comments Sign In Sheet

### Item 3: General comments, or comments on matters not on tonight's agenda.

Council Chambers  
101 N. Main Street, Lancaster South Carolina  
***Tuesday, May 18, 2021***

Citizens are allowed 3 minutes per person to speak. Everyone speaking before Council will be required to do so in a civil manner. Council will not tolerate personal attacks on individual Council Members, County Staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county.

**PLEASE PRINT**

|    |                                        |
|----|----------------------------------------|
| 1. | <del>Jannat &amp; Lianna Nabieva</del> |
| 2. | Pastor Ricky D. Cope ✓                 |
| 3. | Pastor Brock UEA ✓                     |
| 4. |                                        |
| 5. |                                        |



## Public Comment Session Sign In Sheet

### Item 5a: LCSD School Impact Fee Study

TischlerBise study on proposed School Impact Fee for Indian Land schools

### Lancaster County Planning Commission

Council Chambers

101 N. Main Street, Lancaster South Carolina

**Tuesday, May 18, 2021**



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**PLEASE PRINT**

|    |                 |      |   |
|----|-----------------|------|---|
| 1. | Jennifer White  | LCSD | ✓ |
| 2. | Melvin Strobble | LCSD | ✓ |
| 3. |                 |      |   |
| 4. |                 |      |   |
| 5. |                 |      |   |



## Public Comment Session Sign In Sheet

### **Item 5b: RZ-2020-2973 Pedcor Investments**

Rezoning a 33.10-acre parcel (TM#0008-00-077.00) as part of MXU-2020-2973 Hawthorne Apartments. (see Items 5c and 5d)

### **Lancaster County Planning Commission**

Council Chambers  
101 N. Main Street, Lancaster South Carolina  
***Tuesday, May 18, 2021***

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## Public Comment Session Sign In Sheet

### **Item 5c: MX-2020-2973 Pedcor Investments**

Master Development Plan application for Hawthorne Apartments, a proposed 216-unit workforce housing apartment development, at 9425 Charlotte Highway (TM#0008-00-077.00). (See Items 5b and 5d)

### **Lancaster County Planning Commission**

Council Chambers

101 N. Main Street, Lancaster South Carolina

***Tuesday, May 18, 2021***

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## Public Comment Session Sign In Sheet

### **Item 5d: DA-2020-2973 Pedcor Investments**

Development Agreement for proposed Hawthorne Apartments, a proposed 216-unit workforce housing apartment development, at 9425 Charlotte Highway (TM#0008-00-077.00). (See Items 5b and 5c)

### **Lancaster County Planning Commission**

Council Chambers  
101 N. Main Street, Lancaster South Carolina  
***Tuesday, May 18, 2021***

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## Public Comment Session Sign In Sheet

### **Item 5e: RZ-2020-3013 Trinity Baptist Church**

Rezoning one-acre parcel (TM# 0025-00-034.13) next to church at 1519 Steel Hill Road.

### **Lancaster County Planning Commission**

Council Chambers  
101 N. Main Street, Lancaster South Carolina  
***Tuesday, May 18, 2021***

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## Public Comment Session Sign In Sheet

### **Item 5f: RZ-2021-0650 Evans Road (Mangano)**

Rezone 1.203-acre parcel on Evans Road (TM# 0087-00-095.08)

## Lancaster County Planning Commission

Council Chambers

101 N. Main Street, Lancaster South Carolina

***Tuesday, May 18, 2021***

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**PLEASE PRINT**

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|----------------------------|
| 1. <del>Fred Mangano</del> |
| 2.                         |
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| 5.                         |



## Public Comment Session Sign In Sheet

### **Item 5g: RZ-2021-0747 1415 LLC**

Rezone 5.3 acres (TM#0008-00-026.03) on north side of Edgewater Corporate Parkway.

### **Lancaster County Planning Commission**

Council Chambers  
101 N. Main Street, Lancaster South Carolina  
***Tuesday, May 18, 2021***

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## Public Comment Session Sign In Sheet

### Item 5h: CU-2021-0538 Jannat Nabiev

Conditional Use permit to allow Vehicle Rental, Leasing and Sales as well as Major Maintenance and Repair at 1449 Memorial Park Road (TM# 0082N-0B-011.00).

### Lancaster County Planning Commission

Council Chambers  
101 N. Main Street, Lancaster South Carolina  
**Tuesday, May 18, 2021**

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**PLEASE PRINT**

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|----|--------------------------------------------------------|
| 1. | Jannat Nabieva on behalf of applicant<br>Liana Nabieva |
| 2. |                                                        |
| 3. |                                                        |
| 4. |                                                        |



## Public Comment Session Sign In Sheet

### **Item 5i: SD-2020-2054 Provident Bayard, LLC**

Application for Major Preliminary Plat, proposed development of 325 single-family detached lots at intersection of Henry Harris & Shelley Mullis Roads. (TM#s 0013-00-055.06, 0013-00-055.00, 0013-00-055.01, 0013-00-056.01, 0013-00-056.02, 0013-00-055.05) approximately 169.07 acres.

### **Lancaster County Planning Commission**

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## Public Comment Session Sign In Sheet

### **Item 5j: UDO-TA-2021-0704 Restaurant Parking**

UDO-TA-2021-0704 Application by Lancaster County to amend Unified Development Ordinance Section 7.2.4, to modify the parking requirements for restaurants.

### **Lancaster County Planning Commission**

Council Chambers  
101 N. Main Street, Lancaster South Carolina  
***Tuesday, May 18, 2021***

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**PLEASE PRINT**



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# Lancaster County School District Impact Fee

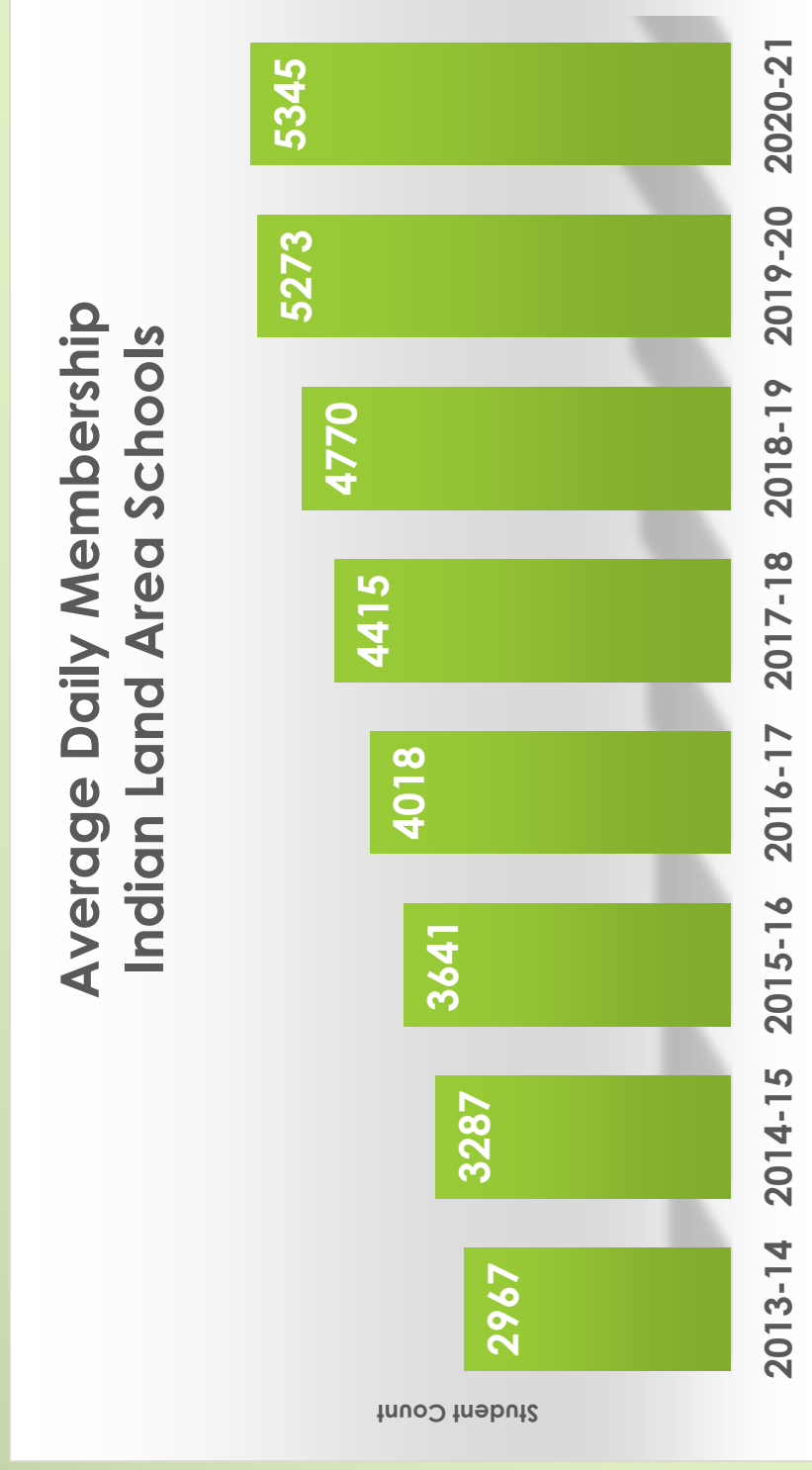
Proposal to Address Indian Land Area  
Student Needs

# Points to Consider:

- Why is it needed?
- Who is affected and who will benefit?
- What projects are included?
- What projects were excluded and why?
- Is there an impact on affordable housing?
- How has the impact fee affected construction in nearby areas?
- What happens if impact fees aren't passed?

# Why is the impact fee needed?

Growth in the Indian Land area has necessitated the expansion and addition of facilities to provide students' educational needs.



# Why is the impact fee needed?

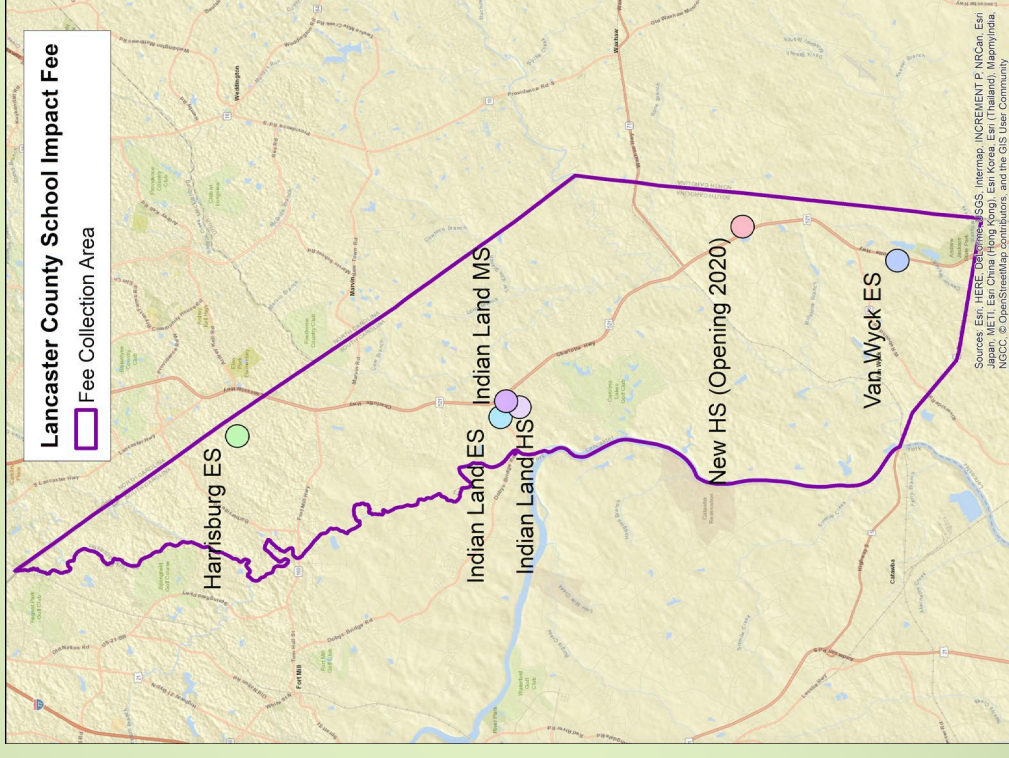
## Yearly Percentage Growth for Indian Land Area Schools





# Who is affected and who will benefit?

- Impact fee collections would only affect new construction in the Indian Land area
- Fees can only be used to address school building capacity needs in that attendance zone



# Who is affected and who will benefit?

- All Lancaster County residents will benefit since any future referendum bond amounts related to the Indian Land area would be reduced by the amount of the impact fee collections
- Capital project funds would be freed up to be used for facility needs in other areas of the school district, which is critical since many of those facilities are older school buildings





# What projects are included?

- Purchase of land for either a middle or elementary school - LCSD currently owns no land in the Indian Land area
- A building addition to increase capacity at Indian Land Middle School (the current Indian Land High School building)
- A building addition to increase capacity at Harrisburg Elementary School
- A building addition to increase capacity at Indian Land Elementary School

# What projects were excluded and why?

The following projects were recommended by Tischler Bise. The District chose to exclude these projects in order to reduce the amount of the calculated impact fee:

- Construction costs for the new middle or elementary school
- Land needs for additional high school capacity
- Building costs for additional high school capacity

# Is there an impact on affordable housing?

For an average home price of \$273,214 with 20% down payment, the monthly and annual principal, tax and interest payments are as follows, using a 30-year mortgage at 3.00% APR:

- Without the impact fee the monthly payment is \$1214, for an annual amount of \$14,568
- With the recommended impact fee the monthly payment is \$1240, for an annual payment of \$14,880
- This equates to a monthly cost difference of \$26 and an annual cost difference of \$312

# How has the impact fee affected construction in nearby areas?

- The Clover Town Administrator stated that she didn't see that the school impact fee has had any effect on new residential construction thus far. She also stated that she was not aware of any disproportionate burden on small builders.
- The Fort Mill Planning Director stated that she has not seen a slow down in construction due to the school impact fee. She is also not aware of any disproportionate burden of the impact fee on small builders versus the national companies.

# What happens if impact fees aren't passed?

- All Lancaster County taxpayers would end up paying for Indian Land area growth since any future referendum bond would need to include the projects listed earlier. Facility improvements in our older school facilities would be delayed since funds would need to be directed toward addressing student growth in the Indian Land area.
- Lancaster County School District is committed to serving students in all areas equitably and fairly, not just the students in our high-growth area. We believe that “growth should pay for growth.”



my  
Questions



# MYTH VS FACTS

## MYTH

The proposed Lancaster County School District (LCSD) impact fee is a tax that impacts all Lancaster County citizens.

## FACT

An impact fee is NOT a tax. It is a fee imposed on new construction only in LCSD Indian Land attendance zone at the time of permit. The fee is designed to allow *“Growth to pay for Growth”*.

LANCASTER  
COUNTY  
SCHOOL  
DISTRICT

||||| *Putting our  
children first*

# MYTH VS FACTS

## MYTH

The proposed impact fee will raise property taxes.

## FACT

While an increase in the impact fee could raise existing home values, current homeowners could possibly see a reduction in taxes paid through Debt Service Millage.

LANCASTER  
COUNTY  
SCHOOL  
DISTRICT

||||| *Putting our  
children first*

# MYTH VS FACTS

## MYTH

An impact fee will limit the affordability of homes.

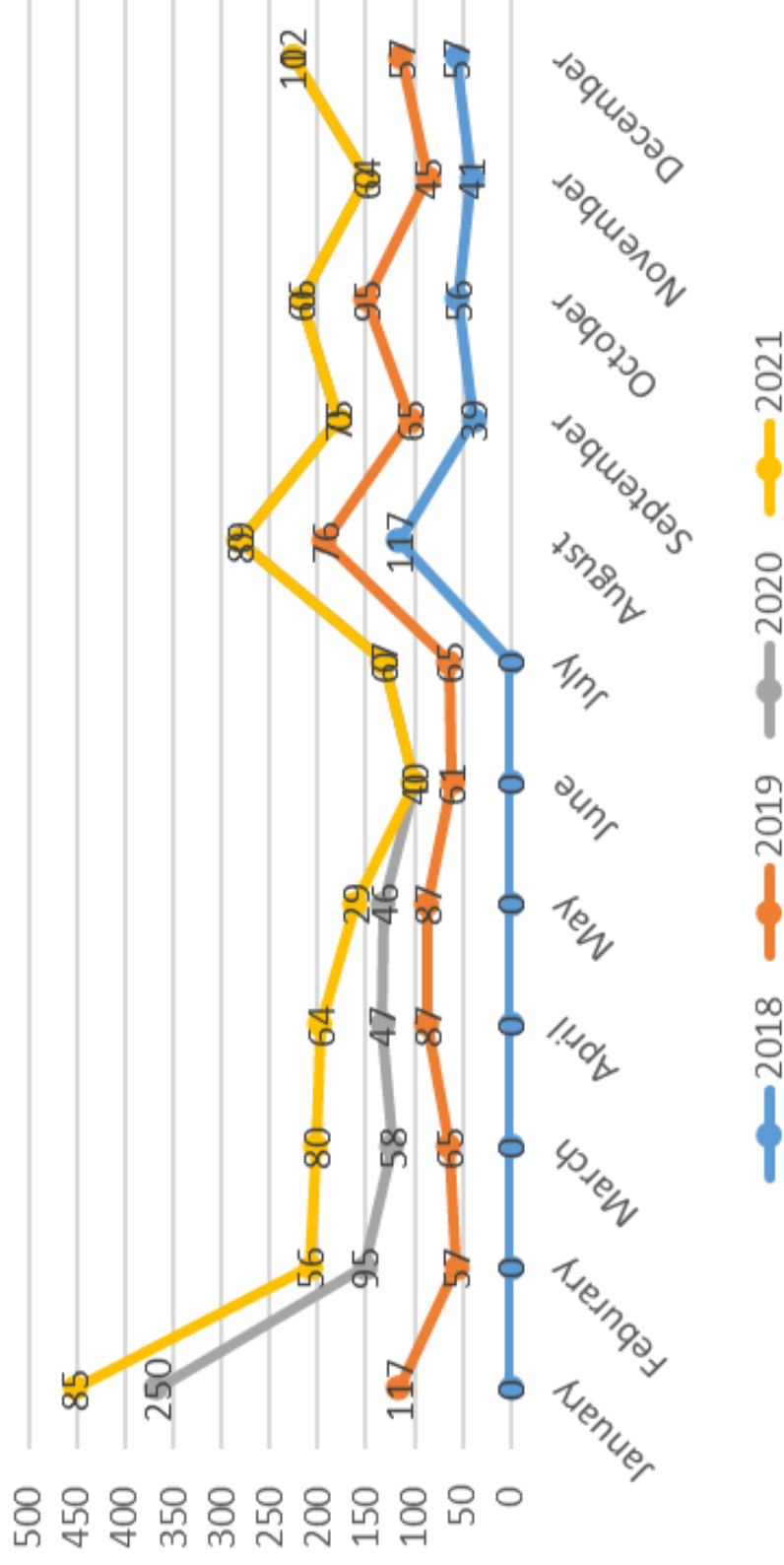
## FACT

The average new construction home price in the Indian Land area ranges from \$375,000 to \$427,000. Under the requirements of SC Development Impact Fee Act, the study concluded the proposed impact fee would not affect the affordability of housing in the Indian Land area.

LANCASTER  
COUNTY  
SCHOOL  
DISTRICT

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children first*

# Ft. Mill Building Permits Since Implementation of Impact Fees



## Yearly Totals

2018 (Aug – Dec) = 310

2019 = 877

2020 = 1009

2021 (Jan – May) = 314





# Hawthorn Hills Apartment Homes

Mike Byron – Vice President of Development, Pedcor



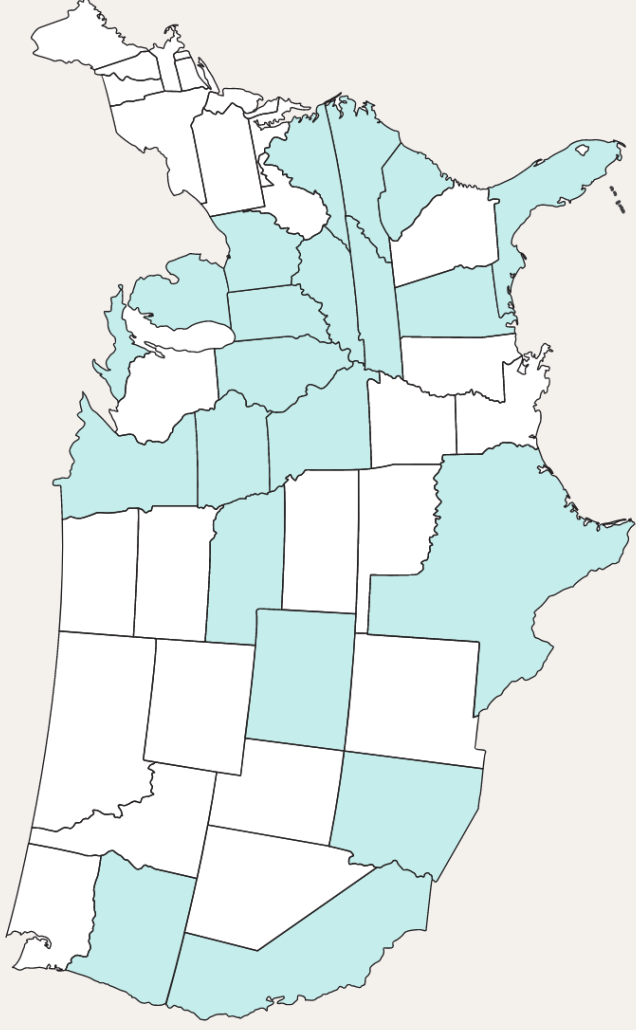
# About Pedcor

20  
STATES

34  
YEARS

154  
COMMUNITIES

26,989  
APARTMENT UNITS



We will be there  
every step of the way



SITE  
ACQUISITION



DESIGN



FINANCING



ASSET  
MANAGEMENT



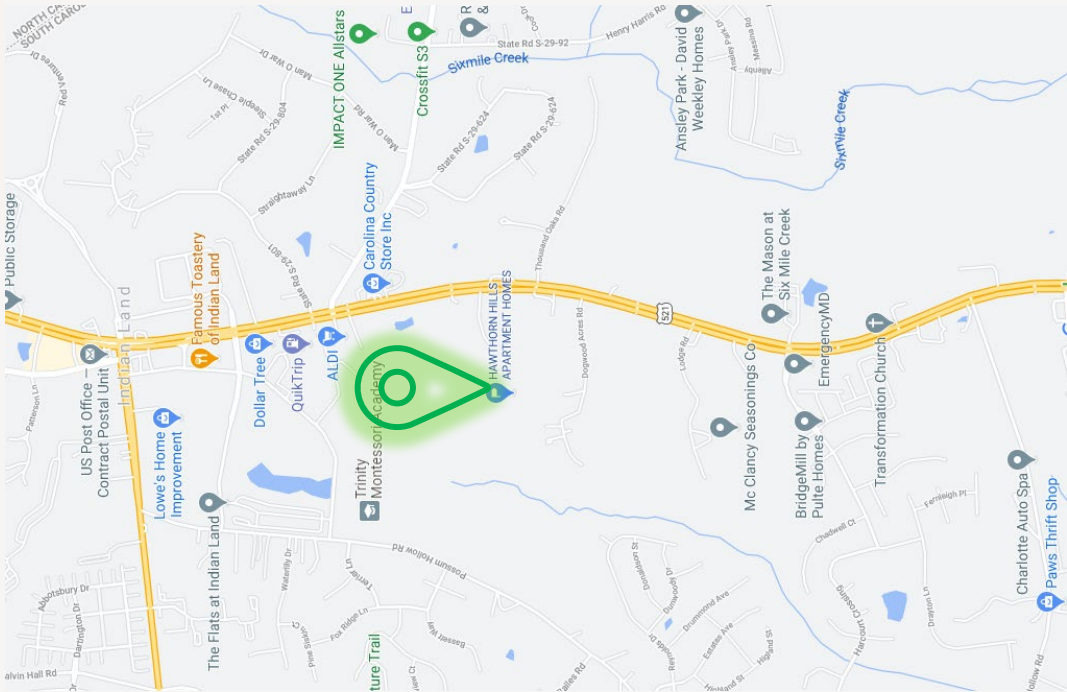
CONSTRUCTION



STRONGER  
COMMUNITY

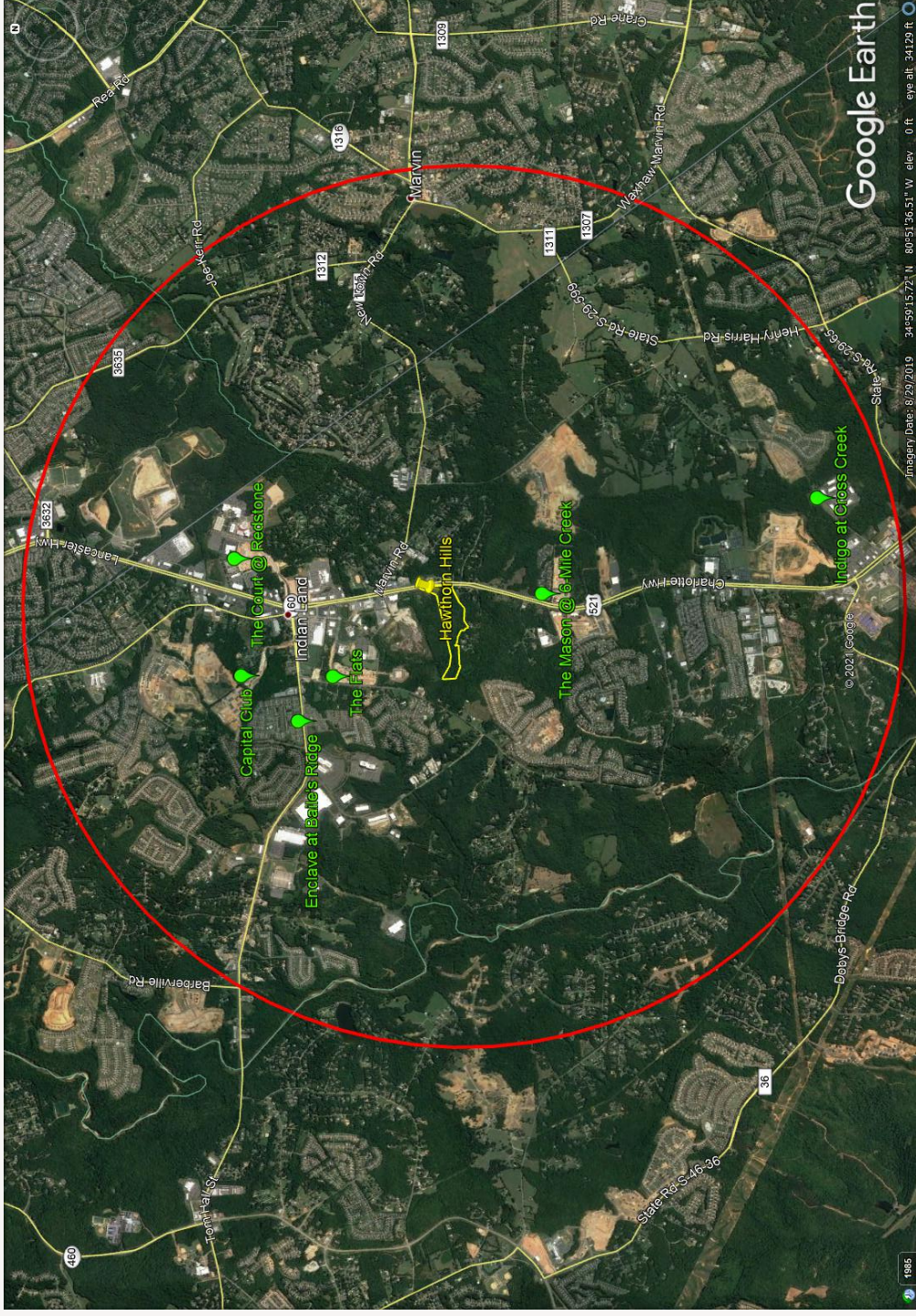


# Development Location





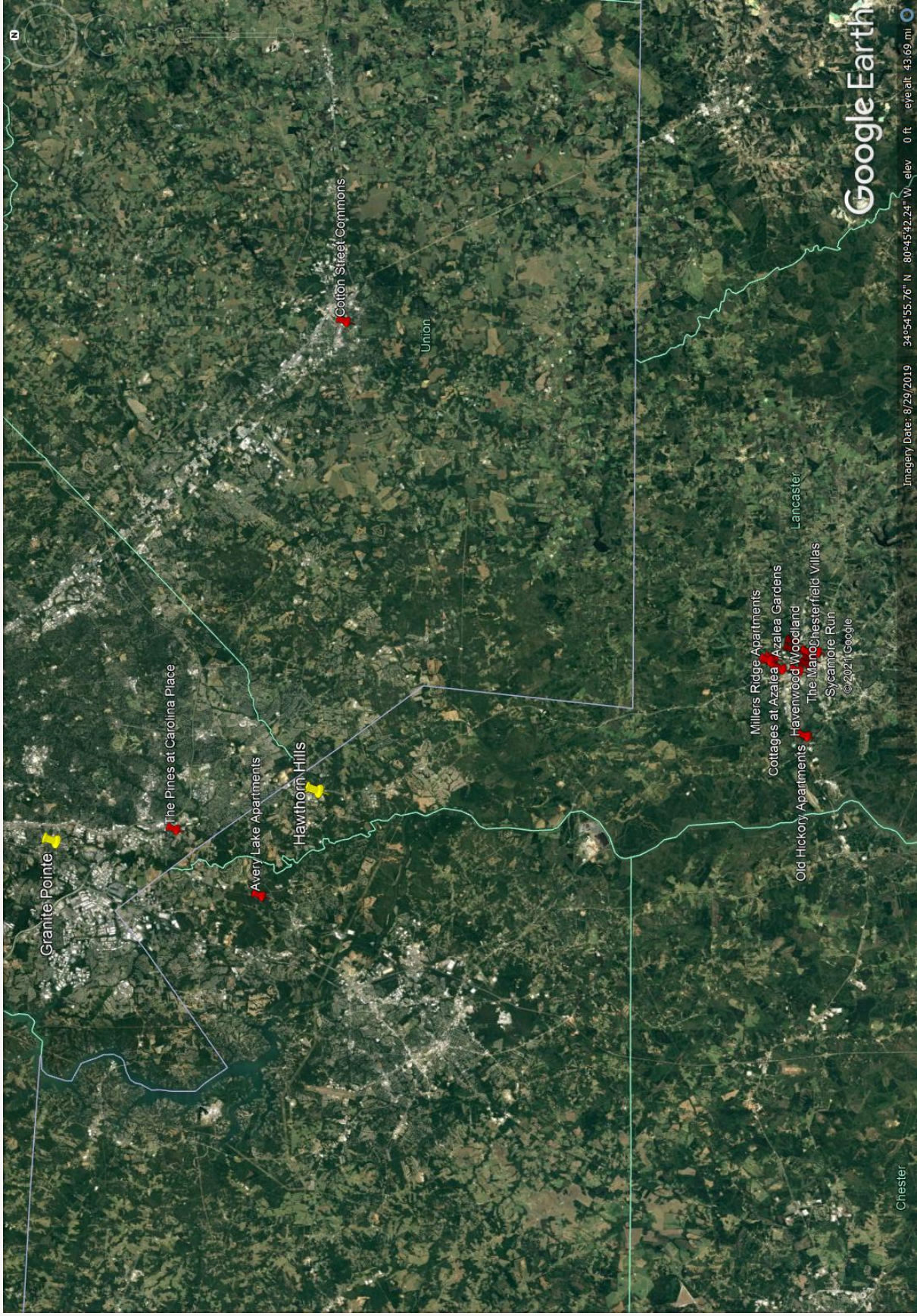
# Other Apartments within 2.5 Miles of Hawthorn Hills



- The Court at Redstone;
  - Capital Club at Indian Land;
  - Enclave at Baileys Ridge;
  - The Flats at Indian Land;
  - The Mason at 6-Mile Creek;
  - Indigo at Cross Creek
- Average Rent of the Six (6) Other Apartments in a 2.5-Mile Range of Hawthorn Hills:
- Average 1BR - \$1,246;  
Hawthorn Hills 1BR - \$730
- Average 2BR - \$1,568;  
Hawthorn Hills 2BR - \$869
- Average 3BR - \$1,944;  
Hawthorn Hills 3BR - \$996



# Tax Credit Apartments Near Hawthorn Hills





# Amenities Within 2.5 Miles of Hawthorn Hills

## Grocery Stores

- Aldi
- Lidl
- Walmart Supercenter
- Publix
- Harris Teeter

## Pharmacies

- Walmart Pharmacy
- Indian Land Pharmacy
- Publix Pharmacy

## Public Schools

- Indian Land Elementary School
- Indian Land Middle School
- Elon Park Elementary School
- Harrisburg Elementary School

## Shopping Centers and Big Box

### Retail Stores

- Lowe's Home Improvement
- Walmart Supercenter
- Redstone Shopping Center
- The Shoppes at Ardrey Kell
- Shoppes at 521
- Commons of Doby's Bridge

## Healthcare Centers

- Planned MUSC Hospital
- Ballantyne Medical Associates  
Walk-In Clinic
- Palmetto Medical Group – PMG  
Urgent Care
- Carolina Cardiology Associates
- The Surgery Center at Edgewater
- Mackey Family Practice
- The Children's Clinic
- Doctors Care – Urgent Care
- Planned MUSC Hospital

## Parks

- Bailes Ridge Nature Trail
- Elon Park and Recreation Center

## 31 Restaurants and Cafes

## 14 Churches

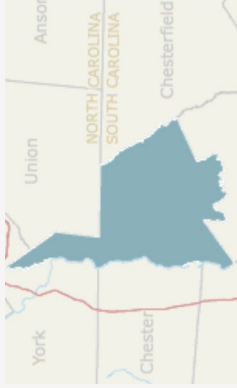
## 11 Gas Stations and Convenient Stores

# The Need for Affordable Housing in Lancaster County, SC

LOCAL NEWS

### How Charlotte's affordable housing crisis affects everyone

Charlotte city leaders estimate 55,000 people -- nearly three-quarters of Bank of America Stadium's capacity, don't have an affordable place to live.



### Full-time minimum wage workers cannot afford a 2-bedroom rental anywhere in the US

Alicia Adameczyk

@ALICIAADAMCZYK

Published Wed, Jun 26 2019-12:07 PM EDT • Updated Wed, Jun 26 2019-12:07 PM EDT

SHARE

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e

SOUTH CAROLINA

### Renters in SC struggle to afford rent, find affordable housing

BY LOUMAY ALESALI DECEMBER 3, 2019, 9:00 AM

The average renter in South Carolina can't afford a two-bedroom apartment without experiencing a severe cost burden, making the need for affordable housing substantial.

LOCAL

### Lancaster is fastest-growing county in SC

By Rachel Southmayd

rsouthmayd@heraldonline.com

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### Metro Charlotte's population rises again, these counties lead the surge

LOCAL

### In a year, York and Lancaster counties grew like almost nobody else in the country.

BY JOHN MARKS

MARCH 31, 2018 02:18 PM, UPDATED APRIL 01, 2018 03:39 PM

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# Rent Structure

| Unit Size | Rent Plus Utilities Charged to our Tenants<br>(Water & Sewer is included in Rent) |
|-----------|-----------------------------------------------------------------------------------|
| 1 Bedroom | \$730                                                                             |
| 2 Bedroom | \$869                                                                             |
| 3 Bedroom | \$996                                                                             |



| Tenant Income Target |
|----------------------|
| \$70,000             |
| \$60,000             |
| \$50,000             |
| \$40,000             |
| \$30,000             |
| \$20,000             |
| \$10,000             |
| \$0                  |

| Family Size | 2021 Income Limits |                             |
|-------------|--------------------|-----------------------------|
|             | 60% AMI            | Full-Time Hourly Equivalent |
| 1           | \$29,700           | \$14.28                     |
| 2           | \$33,900           | \$16.30                     |
| 3           | \$38,160           | \$18.35                     |
| 4           | \$42,360           | \$20.37                     |
| 5           | \$45,780           | \$22.01                     |
| 6           | \$49,140           | \$23.63                     |



Lancaster County, SC Employees' Annual Average Salary \$40,510 (govsalaries.com)



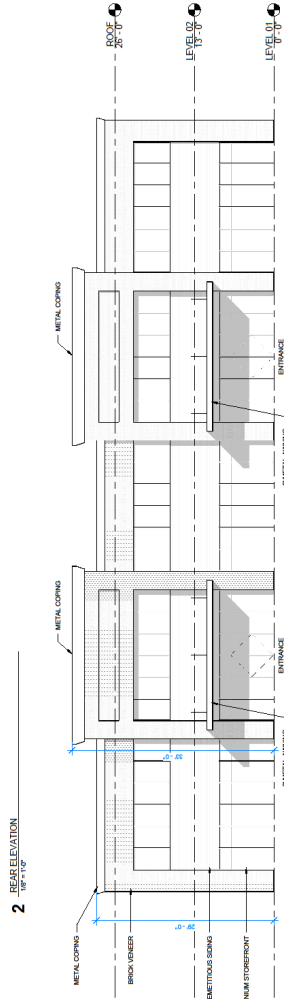
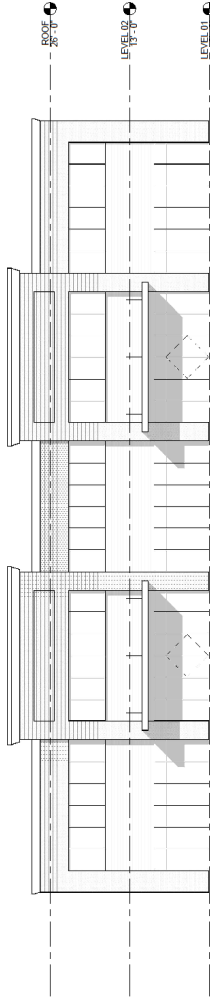
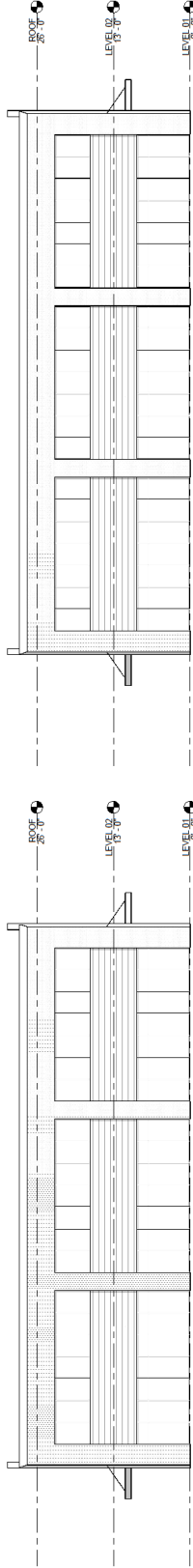


**HAWTHORN HILLS APARTMENT HOMES**

9425 Charlotte Highway, Fort Mill SC  
Illustrative Rendering | Prepared February 2021



# Medical Office Building Frontage



# Building Elevations

### ELEVATION LEGEND

UP FINE SING - COLOR 1  
 UP FINE SING - COLOR 2  
 UP FINE SING - COLOR 3  
 UP FINE SING - COLOR 4  
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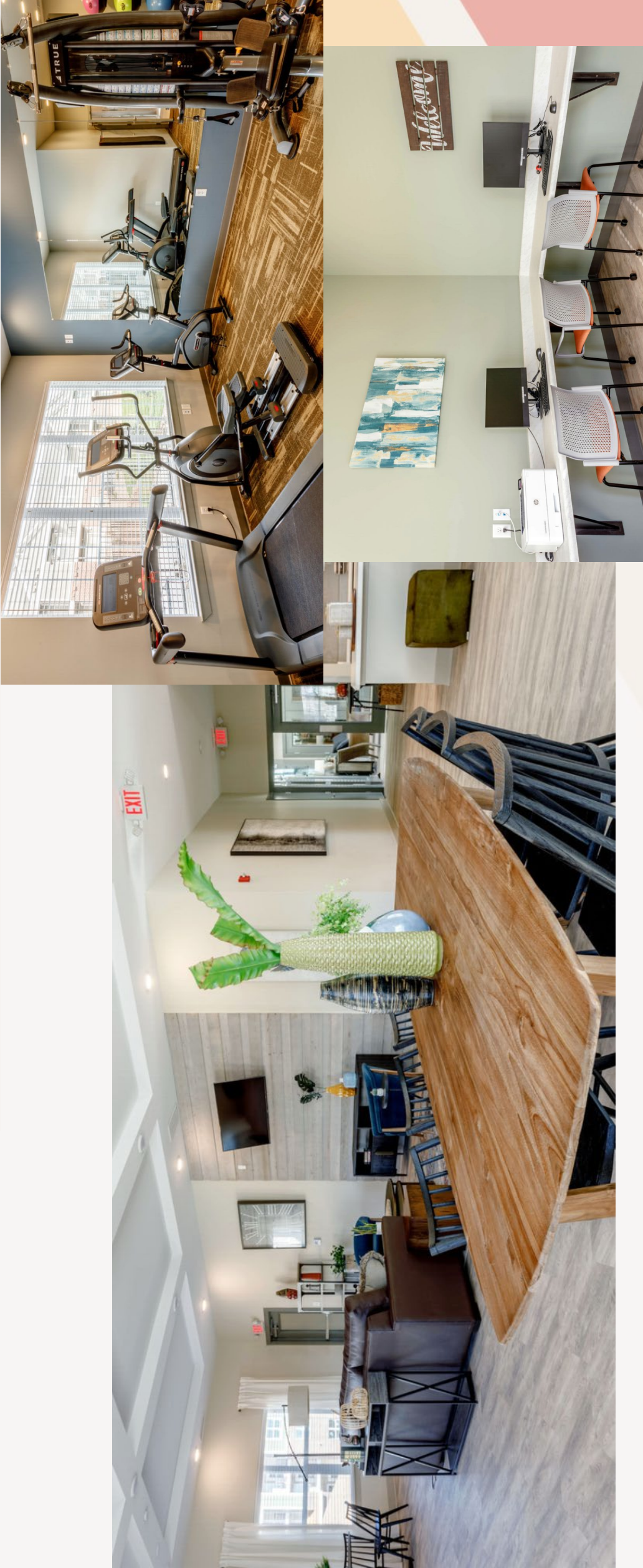


# Unit Features





# Clubhouse Amenities





# Development Proposal





# Development Proposal

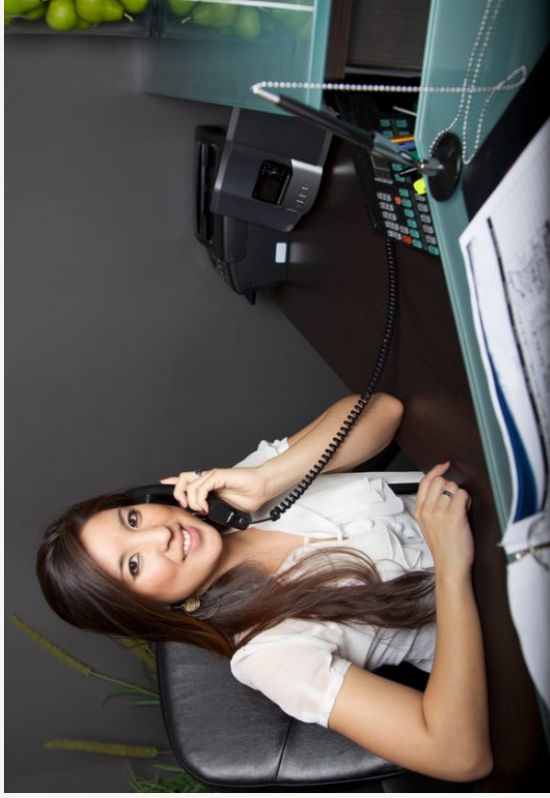




# Hawthorn Hills: Affordable Apartments!



# Who's Moving In?



Lancaster County Employees



Lancaster County School Teachers



# Who's Moving In?



## Grocery Store Employees



## Pharmacy Aides



# Who's Moving In?



Brickmasons and Blockmasons



Carpenters

# Who's Moving In?



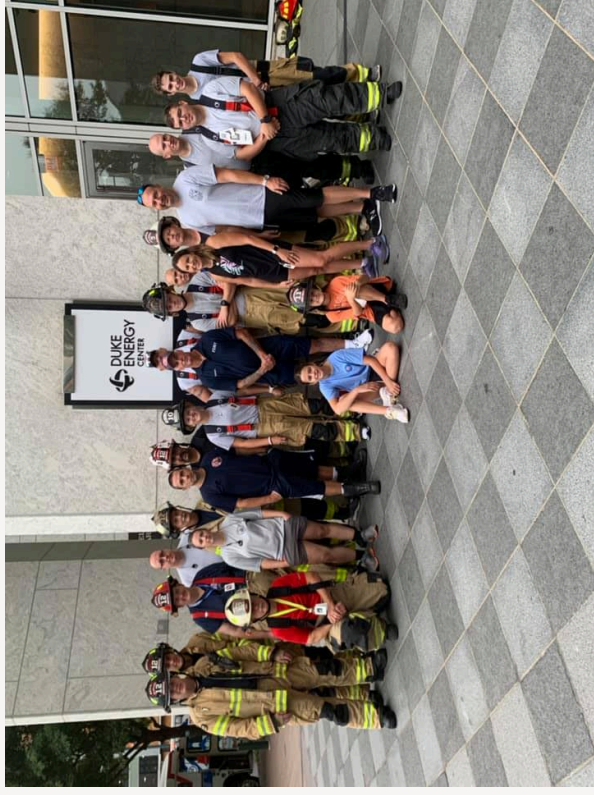
Veterinarian Technicians



Hairdressers, Hairstylists, Cosmetologists



# Who's Moving In?



Firefighters



Sheriff Deputies



# Who's Moving In?



Emergency Medical Technicians and  
Paramedics



Licensed Practical Nurses



# Pictures of Existing Pedcor Product















# Hawthorn Hills Apartment Homes

Mike Byron

Vice President of Development

Pedcor Companies

[mbyron@pedcor.net](mailto:mbyron@pedcor.net)

317-218-2702

[www.pedcorcompanies.com](http://www.pedcorcompanies.com)







Lynwood UMC demolished

Photo: Brian Melton/ The Lancaster News

**Jennifer Bryan**

---

**From:** Bobby/ Brenda Little <blittle23@gmail.com>  
**Sent:** Saturday, May 15, 2021 10:04 AM  
**To:** Rox Burhans; Jennifer Bryan; Katie See  
**Subject:** Trinity Baptist church rezoning

Say :

Dear planning commission I am writing you today because our Trinity Baptist church is under fire once again with the planning and zoning. We have a wonderful problem here at Trinity Baptist church and we really need our rezoning to go through. We have grown and we need to be rezoning so we can help people. Can't quit understand why you all always want us to jump through so many hoops. Pastor Cope is always in the know of our needs in vanwyck and the surrounding areas. And to meet our needs for the people is to be granted the rezoning we need.

## Jennifer Bryan

---

**From:** Christy Rodgers <christyrodgers32@aol.com>  
**Sent:** Saturday, May 15, 2021 10:24 AM  
**To:** Jennifer Bryan  
**Subject:** Trinity Baptist Church Rezoning



The System couldn't recognize this email as this is the first time you received an email from this sender  
christyrodgers32@aol.com

Dear planning commission I am writing you today because our Trinity Baptist church is under fire once again with the planning and zoning. We have a wonderful problem here at Trinity Baptist church and we really need our rezoning to go through. We have grown and we need to be rezoned so we can help people. Can't quit understand why you all always want us to jump through so many hoops. Pastor Cope is always in the know of our needs in vanwyck and the surrounding areas. To meet our needs for the people is to be granted the rezoning the desperately we need. Thank you for your time,

Christy Rodgers



## Jennifer Bryan

---

**From:** Brionna Rodgers <brionnarodgers1@gmail.com>  
**Sent:** Saturday, May 15, 2021 10:16 AM  
**To:** Katie See; Robert Tefft; Ashley Davis; Jennifer Bryan; Rox Burhans  
**Subject:** URGENT



The System couldn't recognize this email as this is the first time you received an email from this sender  
brionnarodgers1@gmail.com

Dear planning commission,

I am writing you today because our church, Trinity Baptist is under fire once again with the planning and zoning. We have a wonderful problem here at Trinity Baptist church and we really need our rezoning to go through. We have grown and we need to be rezoning so we can help people. Can't quiet understand why yall always want us to jump through so many hoops. Pastor Cope is always knows of our needs in vanwyck and the surrounding areas. And to meet our needs for the people is to be granted the rezoning we need. This rezoning will be life changing!