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

County Administrator
Dennis Marstall

County Attorney
John K. DuBose III

Clerk to Council
Sherrie Simpson

April 11, 2022 | **6:00 PM** | **101 North Main Street, Lancaster, SC 29720**

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

AMENDED AGENDA

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

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

   a. Recognition of County Employees that serve in their Professional Organizations - Dennis Marstall, County Administrator
   - Showcase of County Employees as part of April's National County Government month, with the 2022 Theme of **Cou*nties THRIVE***

   b. Proclamation Proclaiming April as Child Abuse Prevention Month - Presented to Sharon Novinger, Executive Director of Lancaster County Partners for Youth, and Rodney Hamright, Site Coordinator with the Lancaster County School District

   c. Update on the Lancaster County Regional Park - Presented by Andrew Pack, Woolpert Design Firm

6. **Citizens Comments**

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

7. Consent Agenda

[Items listed under the Consent Agenda have previously been discussed by Council and approved unanimously. As such, these items are normally voted on as a group through a single vote rather than with a Council vote for each individual item. However, any Council member may remove any item on the Consent Agenda for individual discussion and vote]

a. Approval of Minutes from the March 16, 2022 County Council Committee Of The Whole Meeting

b. Approval of Minutes from the March 28, 2022 County Council Regular Meeting

c. 3rd Reading of Ordinance 2022-1798 regarding Approval of an Easement Grant to Lancaster County Water and Sewer District for the Indian Land Recreation Center

Ordinance Title: An Ordinance To Approve An Easement Grant To Lancaster County Water And Sewer District Upon Real Property Owned By Lancaster County Bearing Tax Parcel Number 0013-00-047.01 And To Authorize County Officials To Take Such Actions As Are Necessary To Effectuate The Grant Of The Easement And To Effectuate The Purposes Of This Ordinance. ***- Passed 7-0 at the March 14, 2022 County Council Meeting. Passed 7-0 at the March 28, 2022 County Council Meeting. - John DuBose***

d. 3rd Reading of Ordinance 2022-1800 regarding Approval of an Easement Grant to Duke Energy Carolinas, LLC for the Indian Land Soccer Complex

Ordinance Title: An Ordinance To Approve An Easement Grant To Duke Energy Carolinas, LLC Upon Real Property Owned By Lancaster County And Located On Harrisburg Road Bearing Tax Parcel Number 0005-00-077.00 And To Authorize County Officials To Take Such Actions As Are Necessary To Effectuate The Grant Of The Easements And To Effectuate The Purposes Of This Ordinance. ***- Passed 6-1 at the March 14, 2022 County Council Meeting (Allen Blackmon Opposed). Passed 7-0 at the March 28, 2022 County Council Meeting. - John DuBose***

8. Non-Consent Agenda

a. Public Hearing and Resolution 1195-R2022 regarding Approval of the Master Development Plan Submission for a Proposed Mixed-Use Development known as "The Lodges At Indian Land"

Resolution Title: A Resolution To Approve The Master Development Plan Submission Of NWR Development LLC, For A Proposed Mixed-Use Development Known As "The Lodges At Indian Land" Consisting Of 261 Multifamily Units And Located On Approximately 38.88 Acres, More Or Less, Currently Zoned Mixed-Use District (MX) And Located On The North Side Of Fort Mill Highway, Approximately 225 Feet East Of Rosemont Drive. ***- Planning Department Case Number: MX-2020-2051. The Planning Commission recommended approval by a vote of 4-0 and staff recommended approval of the project also, subject to conditions. - Rox Burhans***

b. Public Hearing and 3rd Reading of Ordinance 2022-1801 regarding Authorization of Acquisition of Real Property for the New County Detention Center

Ordinance Title: An Ordinance Authorizing The Acquisition Of Approximately Sixty-Four (64) Acres Of Real Property Located On Pageland Highway For The Construction Of A New County Detention Center And To Authorize County Officials To Take Such Actions As Are Necessary To Effectuate The Purchase Of The Real Property And The Purposes Of This Ordinance. ***- Passed 6-1 at the March 14, 2022 County Council Meeting (Allen Blackmon Opposed). Passed 7-0 at the March 28, 2022 County Council Meeting. - Dennis Marstall/John DuBose***

9. Discussion and Action Items

a. Approval of Appointment to the Health and Wellness Commission

- Kylie Craig to the Health Wellness Commission as the Council on Aging representative to fill an unexpired term that will end on 06/30/2025

b. Development Impact Fee Study for the Remaining Parts of Lancaster County - Dennis Marstall

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

11. **Miscellaneous Reports and Correspondence**

12. **Citizens Comments**

    [If Council delays until end of meeting]

13. **Executive Session**

    [motions from Members may follow]

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

    1. Discussion of Proposed Contractual Matter. SC Code 30-4-70(a)(2).

14. **Adjournment**

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

Meetings are live streamed and can be found by using the following link: https://mylancastersc.org/government/lancaster_county_council/County_Council_Meetings.php

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Dennis Marstall / Administration
Department: Administration
Date Requested to be on Agenda: 4/11/2022

Issue for Consideration:
April is National County Government month and the 2022 Theme is ***Counties THRIVE***. At each meeting in April, the County Administrator will be recognizing how our employees in Lancaster County are thriving.

Points to Consider:
During this meeting, the County Administrator will recognize County employees who serve in their professional organization, in some capacity.

As a leading organization, employees are encouraged to be involved with their professional organizations to hone their leadership skills and to stay current on issues in their profession, as well as learn innovative ways to improve and enhance service delivery for the citizens of Lancaster County. Many County employees have risen to the challenge to be involved in their professional organizations to hone their leadership skills and help Lancaster County be on the leading edge of service delivery.

Their involvement in professional boards and organizations enhances their own skillset as well as solidifies Lancaster County's reputation as a leading organization.

Funding and Liability Factors:
This is for employee recognition purposes only.

Council Options:
This item is for recognition and information purposes only for Council and citizens.

Recommendation:
N/A

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Charlene McGriff/ County Council District 2
Department: Administration
Date Requested to be on Agenda: 4/11/2022

Issue for Consideration:
The South Carolina Children's Trust is requesting proclamations from every County in South Carolina where they have Strengthening Families programs.

Points to Consider:
The following County agencies are also requesting that April be named as Child Abuse Prevention month: Lancaster County Department of Social Services, Lancaster County School District and Lancaster County Partners for Youth.

Funding and Liability Factors:
There are no funding and liability factors regarding this Proclamation.

Council Options:
N/A

Recommendation:
N/A

ATTACHMENTS:

Description	Upload Date	Type
Child Abuse Prevention Month Proclamation	4/5/2022	Backup Material

Lancaster County

South Carolina

Proclamation

WHEREAS, South Carolina's future prosperity and quality of life depend on the healthy development of the more than 1.1 million children residing in the diverse communities across our state; and

WHEREAS, preventing child abuse and neglect must be a priority that requires individuals, families, child-serving organizations, schools, faith-based groups, businesses, government agencies, and civic leaders to support the physical, emotional, social, and educational well-being of all children; and

WHEREAS, child abuse is a serious public health issue with wide-ranging societal consequences, as data show the link between the abuse and neglect of children and a wide range of costly medical, emotional, psychological, and behavioral issues into adulthood; and

WHEREAS, parents and caregivers who have a support system of family and friends, know where to find public resources, and understand how to remain resilient in challenging times are best equipped to provide safe, nurturing environments for their children; and

WHEREAS, statewide and community prevention programs serve as proven and effective ways to reduce child abuse and neglect no matter the geographic region, race or ethnicity, or economic status; and

WHEREAS, in fiscal year 2020-2021, there were 8,944 founded Child Protective Services (CPS) investigations with 15,980 children in South Carolina.

NOW THEREFORE, I, Steve Harper, County Council Chairman of Lancaster County in the great State of South Carolina, do hereby proclaim, April 2022, as

Child Abuse Prevention Month

Throughout Lancaster County and encourage all South Carolinians to dedicate themselves to protecting the quality of life for every child.

_____

Steve Harper
Council Chairman
County of Lancaster

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Dennis Marstall / Administration and Hal Hiott / Parks and Recreation
Department: Administration
Date Requested to be on Agenda: 4/11/2022

Issue for Consideration:
To receive an introductory presentation from the Design Firm, Woolpert, selected for the County's Regional Park design. During their presentation, they will be providing Council with a brief overview of their Company and of the Regional Park project. They will also provide a task timeline.

Points to Consider:
Woolpert is an architecture, engineering, geospatial (AEG) and strategic consulting firm.

The presentation will include an update on the park planning to date.

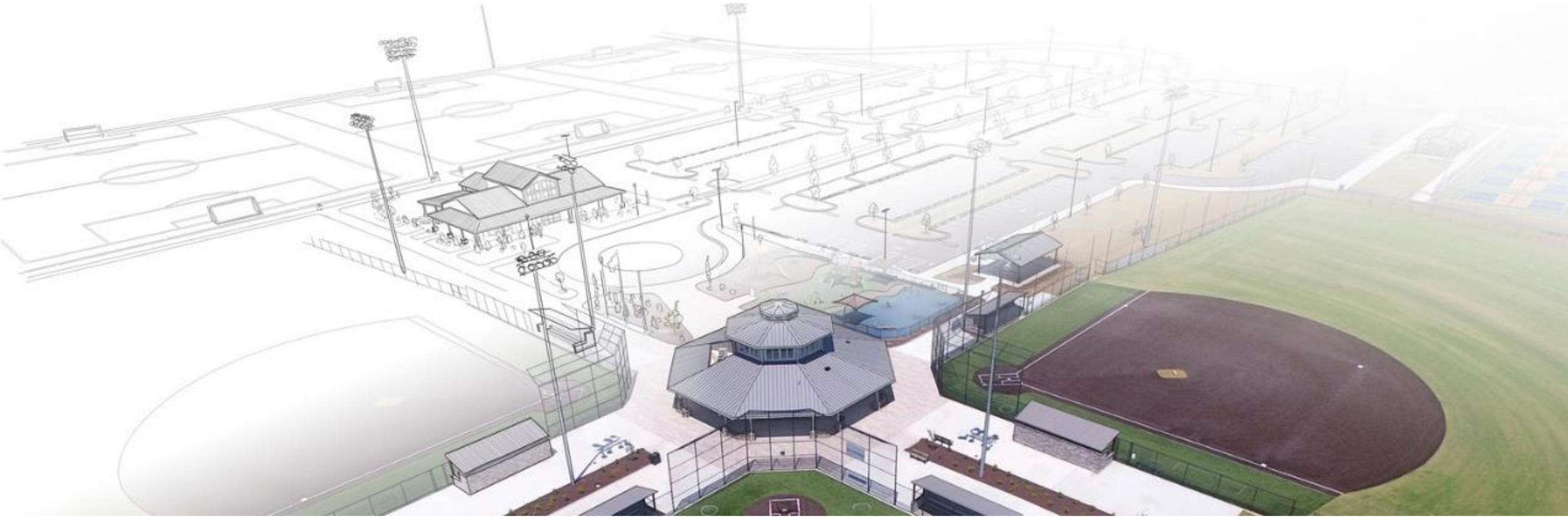
Funding and Liability Factors:
The Regional Park has been approved as part of the County's Capital Improvement Plan.

Council Options:
This item is for information only for Council and citizens.

Recommendation:
Receive input from Council on the park planning process and timeline to date.

ATTACHMENTS:

Description	Upload Date	Type
Power Point Presentation for the Regional Park	4/6/2022	Presentation



Master Plan & Plan Development Briefing

“New” Parks and Recreation Regional Park

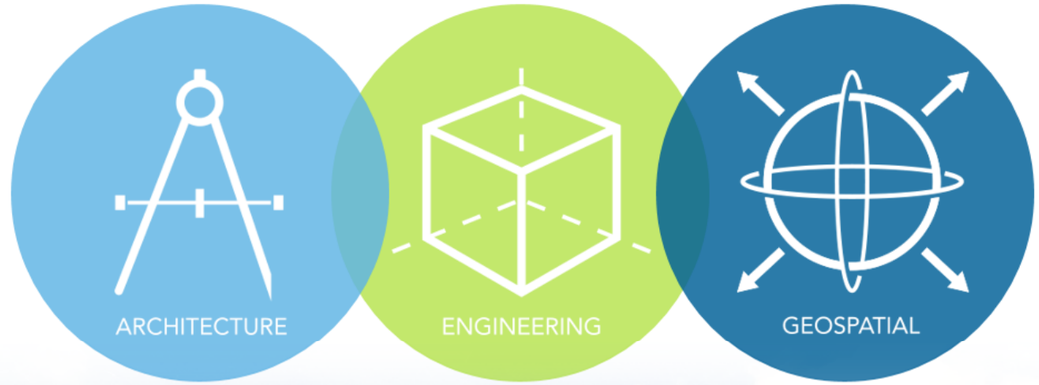
Lancaster County, South Carolina

April 11, 2022

WOOLPERT

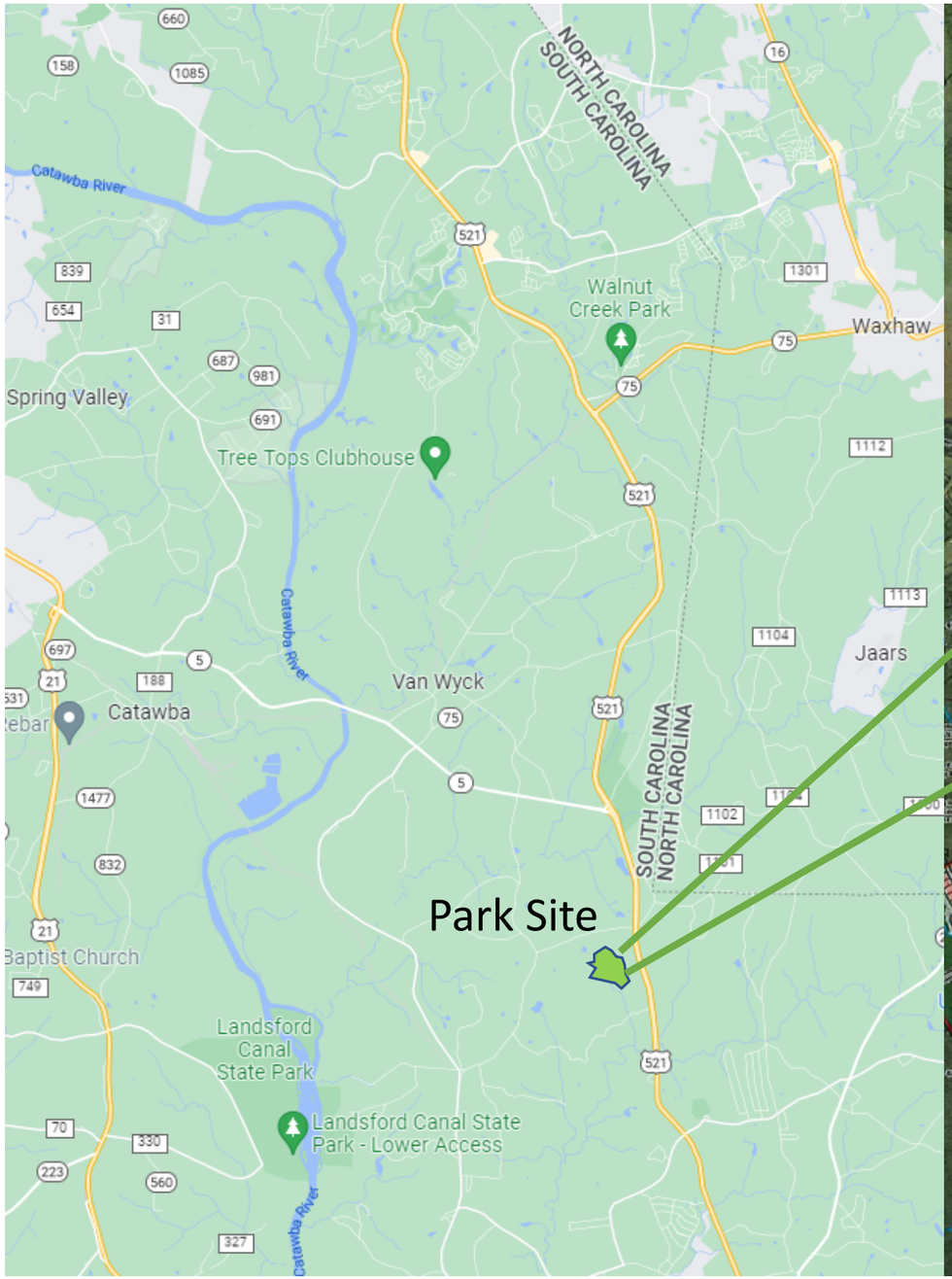
Woolpert

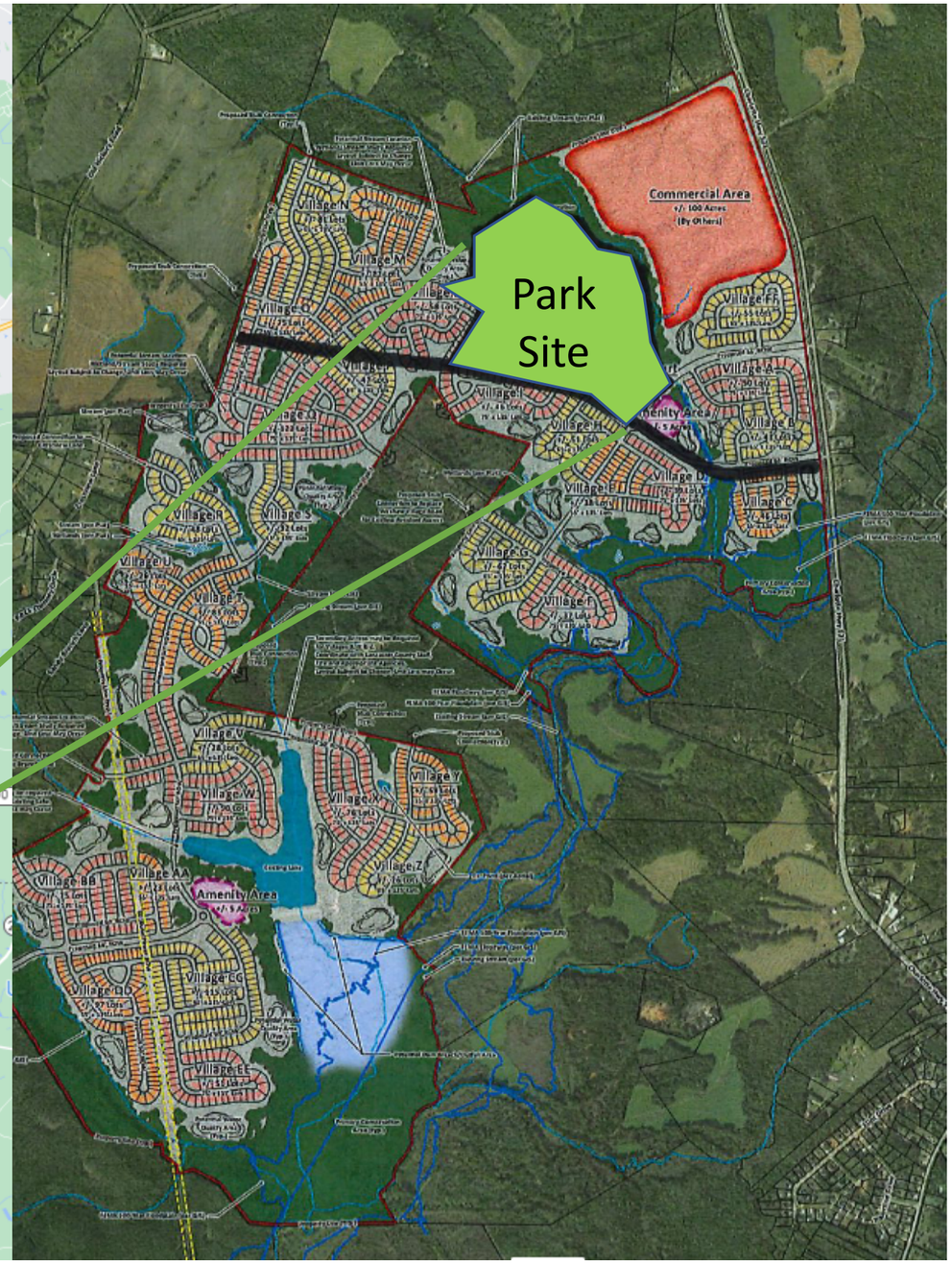
- Designers & Park Planners for **110 +** years and in Carolinas for over **40** years
- Award Winning, Full Service **Architectural, Engineering and Geospatial** Firm (AEG)
- Focus on **park, leisure and athletic design** of high quality facilities & complexes regionally and throughout the southeast
- We are **experienced, active professionals**!



WOOLPERT

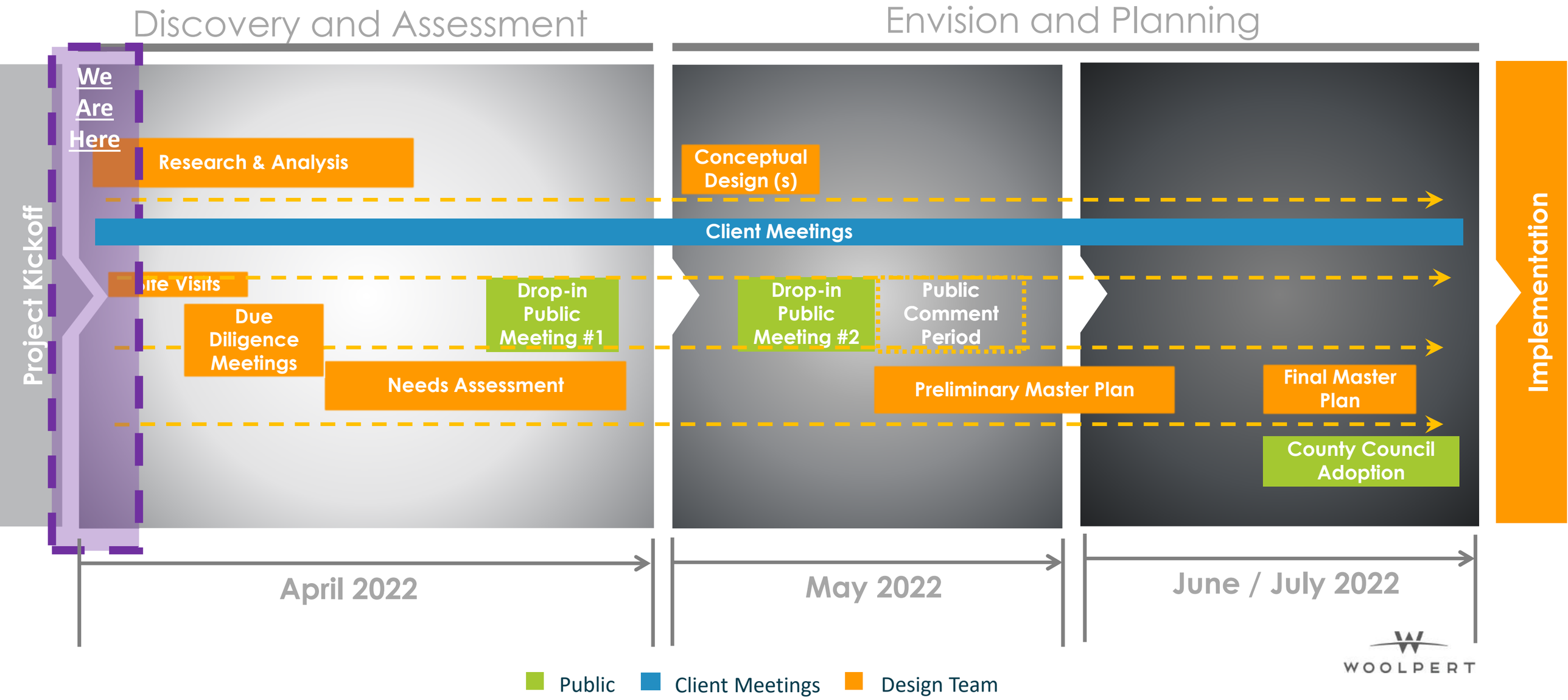
Location Maps



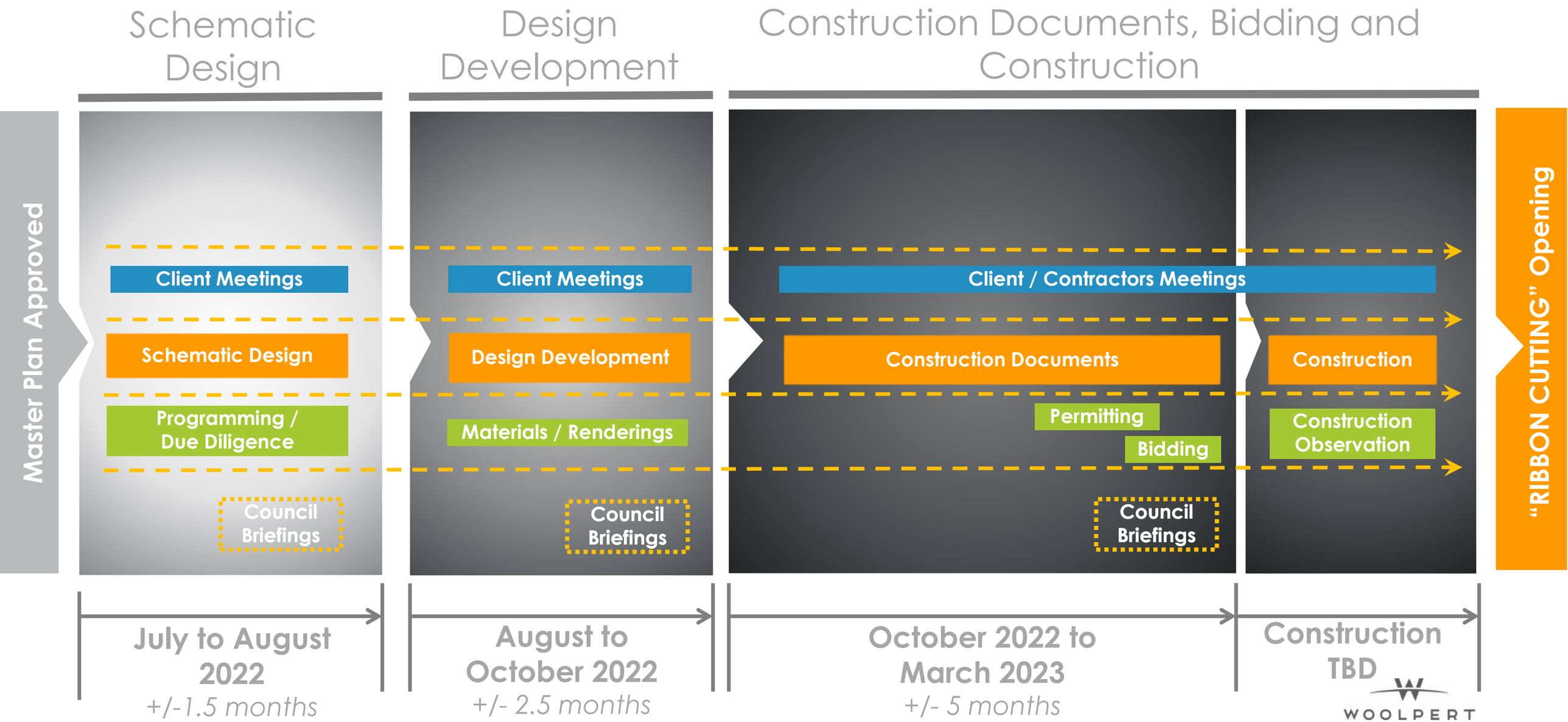


WOOLPERT

REGIONAL PARK MASTER PLAN PROCESS



REGIONAL PARK PLAN DEVELOPMENT PROCESS



schedule is subject to change

“New” Parks and Recreation Regional Park

Questions

WOOLPERT

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Sherrie Simpson / Clerk to Council
Department: County Clerk
Date Requested to be on Agenda: 4/11/2022

Issue for Consideration:
Approve or amend the minutes from the March 16, 2022 Budget Workshop and Committee Of The Whole meeting.

Points to Consider:
The draft minutes from the March 16, 2022 Budget Workshop and Committee Of The Whole meeting are attached for Council's review and consideration.

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

Council Options:
Council can approve or amend the minutes.

Recommendation:
Approve the minutes as written.

ATTACHMENTS:

Description	Upload Date	Type
Draft Minutes from the 3-16-2022 Budget Workshop and Committee of the Whole Meeting	4/6/2022	Backup Material

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

County Administrator
Dennis Marstall

County Attorney
John K. DuBose III

Clerk to Council
Sherrie Simpson

March 16, 2022 | **1:00 PM** | **101 North Main Street, Lancaster, SC 29720**

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

MINUTES

DRAFT

Council Members Present: Allen Blackmon *[who entered the meeting late at approximately 4:09 p.m. during the Fleet Operations Department presentation]*, Brian Carnes, Terry Graham, Steve Harper, Larry Honeycutt *who left the meeting early at approximately 5:54 p.m.]* Charlene McGriff *[who entered the meeting late at approximately 1:37 p.m. during the Parks and Recreation Department presentation.],* and Billy Mosteller.

Council Members Absent: Two Council Members (Allen Blackmon and Charlene McGriff) joined the meeting late after it was already in progress and one Council Member (Larry Honeycutt) left the meeting early.

Staff Members/Others present: Dennis Marstall, County Administrator; Sherrie Simpson, Clerk to Council; Jeff Catoe, Public Services Director; Veronica Thompson, Financial Services Director; Kimberly Belk, Budget Director; and various Department Heads and staff that joined and then left the meeting at various times throughout the meeting; the press; and citizens.

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

Call to Order - Chairman Steve Harper

Chairman Steve Harper called the regular meeting of County Council to order at approximately 1:00 p.m.

Welcome and Recognition - Chairman Steve Harper

Chairman Steve Harper welcomed everyone to the meeting.

Pledge of Allegiance and Invocation - Council Member Larry Honeycutt

Larry Honeycutt led the Pledge of Allegiance to the American Flag and delivered the Invocation.

Approval of Agenda

Brian Carnes moved to approve the agenda. Seconded by Billy Mosteller. Motion Passed 5-0.; Absent: Blackmon, McGriff

Citizens Comments

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

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

Discussion and Action Items

Dennis Marstall stated that a portion of this meeting would be dedicated to a budget workshop. He noted that some items were presented during the Council Retreat on January 21, 2022, but that the information had been updated for Council. Mr. Marstall highlighted his approach to the budget process. He explained that he viewed the budget document as: 1) a spending plan; 2) a communications plan; and 3) a prioritization plan. He noted that he was looking forward to feedback from Council during the next budget workshops.

DRAFT

Fiscal Year 2023 Department Budget Request Presentations - Kim Belk

Dennis Marstall explained that the County had already moved to a $12.00 per hour minimum pay and that he wanted Council to know that his priority this budget year was implementation of the classification and compensation plan. He further explained that the Department requests that they would hear today had not yet been filtered by County staff, but that they would be evaluated before being added to his final budget. He stated that each Department had two slides to present, which would provide Council with a high level view of the overall requests for the upcoming budget year. He noted that the first slide from each Department highlighted their growth and that the second slide outlined their budget request(s) for the upcoming fiscal year. He explained that he viewed the budget document as a prioritization plan, a communications plan and a spending plan. He noted that Council had an updated Power Point presentation *[which was updated from the one in the agenda packet]* at their seats and that updated Power Point is attached as Schedule A to the written minutes in the Clerk to Council's office.

Kim Belk reviewed the Budget Goals and Flow of Growth chart included in the updated power point presentation that is attached as Schedule A to the written minutes in the Clerk to Council's office. Next, each Department head or staff member presented two slides, with the first slide being a review of their department's growth impact data and each Department's growth impact data information can be found in the updated Power Point presentation that is attached as Schedule A to the written minutes in the Clerk to Council's office. They then made their budget request(s) for the upcoming fiscal year and those requests are as follows:

The first Departmental presentation was from Ryan Whitaker of Risk Management. He explained that he was not requesting any additional funds in his budget but that he was asking to keep $15,000.00 in Special Projects again this year, which would be used for an online database and for personal protective equipment (PPE).

Next, Lisa Robinson from Human Resources explained that her Department was asking for a Human Resource Specialist, an increase to upgrade NEOGOV Insight and Onboarding and an increase to upgrade TextMyGov.

Next, Kim Belk explained that the Procurement Director, Cathy McDaniel, was absent and that she would be presenting for her. She further explained that the Procurement Department did not have any new requests for the upcoming budget year.

Next, Jim Kiley from GIS explained that he was requesting an increase in operating expenses so that he could

obtain a contract with the South Carolina State aerial photography and so he could update the Pictometry Flight 2024 contract.

Next, Hal Hiott with Parks and Recreation explained that they were adding several new facilities to their Department and so they needed staff to run those facilities. Charlene McGriff entered the Committee of the Whole meeting during this presentation at approximately 1:37 p.m. Hal Hiott explained that his Department was requesting the following additional staff: two full time athletic program supervisors, one full time athletic park superintendent for Indian Land, two recreation center supervisors, eight part time facility coordinators, one full time custodian and receptionist for the Indian Land Recreation Center, one full time recreation program supervisor for the Indian Land Recreation Center, and three full time park maintenance crew workers. He noted that the amounts of money for the personnel requests included both the salary and equipment for the position. He also explained that the Department was asking for an increase in operating expenses due to inflation and for an increase in capital expenses for equipment replacement, for field lighting and fencing, and for renovations of the old Indian Land EMS station. Council and staff discussed the Regional Park and potential renovations for the old EMS station at the Indian Land Recreation Center.

Next, Scott Hernandez explained that the Information Technology (IT) Department's contract with VC3 would end in May of 2023. He further explained that his requests for personnel would be so that the County could start bringing those contracted employees in house. He noted that he was requesting a Cybersecurity Administrator, a Server Administrator, a Junior Server Administrator, a Junior Network Administrator and an IT Helper. He explained that he was also asking for an increase in his operating budget for training, software, maintenance and support for cybersecurity initiatives from the prior year and for software and training budget increases and for renewal of contracts and support. He also noted that the Department was requesting an increase in the operating budget due to 6 IT related Department Projects that effect 5 other County Departments. He asked that the capital budget remain the same in order to maintain the annual computer lifecycle plan. Dennis Marstall provided Council with a handout of the proposed Information Technology Organization Chart 2022 and that Chart is attached as Schedule B to the written minutes in the Clerk to Council's office. Dennis Marstall explained to Council that the orange colored positions on the chart were already County funded positions and the yellow colored positions on the chart were new positions, some of which may not be fully funded until 2023.

Next, Jennifer Page with the Delinquent Tax/Records/Passports Department explained that their office had been able to streamline their operations, which would result in a $15,000.00 savings. She noted that she was requesting that those proposed cuts be used for a reclassification of a current position which would result in a promotion for a current staff member in her office. She further explained that she was requesting a new full time Records Specialist I position, but that she would be using the revenue increase from processing passports to pay for the position.

Next, Brad Carnes with the Assessor's Office explained that his goal was to fully implement the qPublic website so that all citizen data would be available on line. He explained that his overall budget was dropping because the upcoming year was not a reassessment year and so his Department would not have the need for excess supplies that would typically be needed to support that project. However, he noted that he was asking to keep an additional $8,904.00 in operating costs due to an increase in the annual service contract for the Patriot Software Contract and the qPublic Website Contract. However, he noted that the qPublic Website Contract increase would also include enhanced website functionality that would provide online applications and GIS layers.

Next, Brittany Grant, Register of Deeds, explained the importance of accuracy in the Register of Deeds Office. Therefore, she explained that, she was requesting a new position for a Deputy Register of Deeds, which would need to include furniture and equipment. She also explained that she was asking for an increase in operating expenses due to a software contract renewal that would upgrade the server for the Register of Deeds office.

Next, Auditor Suzette Murphy discussed the importance of employee compensation and the need to bring employees up to their minimum salaries based on the classification and compensation study. She explained that she did not have any new budget requests for the year beyond supporting the implementation of the compensation study. She did note that the Auditor's office would eventually need more room because, per State law, they cannot digitize the Homestead applications.

DRAFT

Next, Treasurer Carrie Helms explained that she was asking for an increase in her personnel budget and she explained that the requested, additional $17,354.00 would be used to reclassify a staff position for a salary increase and to bring the Treasurer's salary up to the minimum. She also explained that the Treasurer's Department had one volunteer that helped them during real estate season.

Next, Veronica Thompson, Chief Financial Officer, explained that the Finance Department was not making any new budget requests for the upcoming year. She reviewed the duties of the Finance Department.

Next, Sheriff Barry Faile, explained that the call volume for the Sheriff's Department had increased. He explained that, for the Sheriff's Department, he was requesting additional funds for the career ladder in order to stay competitive with other agencies and for the following additional personnel: 4 patrol deputies, 2 investigators, a Public Information Officer, and an Administrative Assistant. He also noted that he had a grant decrease for the Victim's Advocate position so he was asking the County to pick up that $12,816.00 in salary costs. He explained that he was requesting increases in operating costs for a one time purchase of Crime Scene Investigation equipment, for advanced training, for replacement of SWAT and crowd control equipment, and for special projects for the parking lot, carpet and paint. He further explained that he was requesting an increase in his capital budget in order to replace 43 vehicles and to build an evidence storage warehouse.

For the Detention Center, Sheriff Faile explained that he was requesting additional funds for the career ladder in order to stay competitive with private industry and for the following additional personnel: 4 Officers and a Maintenance Technician. He explained that he was requesting $15,000.00 in additional operating funds for contractual services for painting and that he was requesting $275,789.00 in additional capital funds for windows and doors that were currently in disrepair. Sheriff Faile explained that he was providing Council with 9 pages of handouts to justify his requests and those handouts are attached as Schedule C to the written minutes in the Clerk to Council's office.

Next, Darren Player explained that the Fire Commission was requesting additional funds in their operating and capital budgets due to an increased need for personal protective equipment (PPE), for pricing increases for vehicle maintenance, for pricing increases for general maintenance and contractual services, for renewal increases for annual accidental death/disability, for a requested $1,000.00 availability per station and for a request for an additional F-550 pickup, which would be a truck replacement.

DRAFT

For Fire Rescue, Darren Player explained that a forty percent increase in funds was being requested and that the request was tied to the Fitch Fire Study, which recommended increased teams of firefighters. He explained that he was requesting an additional 3 teams of 2 firefighters and Pick Up Trucks for the 3 new teams. He further explained that he was requesting additional funds for a F-8 vehicle replacement and for training, uniforms and equipment increases. He noted that he was also requesting additional funds for salary increases for the 3 county-funded firefighter positions at the City of Lancaster.

For Emergency Management, Darren Player explained that this Department was asking for a one and a half percent increase in their budget for a part time planner, for increases in training, travel and dues, for increases in daily supplies, for increases in uniform costs, for an increase in the UPS maintenance Agreement and for an increase in contractual services.

Next, Monica Graham delivered the EMS Department presentation in Director Clay Catoe's absence. She explained that EMS was asking for the additional following personnel: an Operations Coordinator and a Paramedic - Instructor for the new High School EMT Program. She also explained that the Department was asking for $82,094.00 for recruitment and retention of staff and she noted that they supported the implementation of the classification and compensation study. She stated that the Department was asking for increases in their operating and capital budgets for two new EMS ambulances, a logistics van and for increases in medical supplies usage and costs.

Next, Karla Deese explained that the Coroner's Office was asking for increases in their operating and capital budgets for two trucks, for a radio for a new hire, for laptops for all Deputy Coroners so they can work in the

field, for mandated training, for supplies increases and for stretcher battery replacements.

Next, Robert Purser explained that the overall budget request for the 911 Tariff Fund decreased. However, he noted that he was asking for operating costs of $16,800.00 for the SEGRA Circuit monthly billing and for $80,000.00 to remain in the special projects budget for the upcoming fiscal year.

For Public Safety Communications, Robert Purser explained that he was requesting an increase in the capital budget in the amount of $335,000.00. He explained that the request was for a Call Center Upgrade for furniture and flooring replacement. He explained that the telecommunications job was very high stress and that sometimes they needed a place to decompress. He noted that the old furniture could be used by the school telecommunications class and that that class was going to help them with recruitment. Robert Purser explained that their Department supported better and increased starting pay for employees because that would help them with recruitment. Council and staff discussed the critical need for updated and nice furniture for the employees at Public Safety Communications. They also discussed that the high school was starting a telecommunications class at the vocational school soon.

Council took a break in the meeting, which began at approximately 3:28 p.m. The meeting resumed at approximately 3:40 p.m.

The next Departmental presentation was given by Jeff Hammond, Clerk of Court. He explained that he was asking for an additional $9,200.00 in the Clerk of Court's operating budget in order to provide the Solicitor and Public Defender with a dedicated internet circuit, which would be an increase in the utility line item. He explained that he was also asking for $179,451.00 in the capital budget for a family court audio / visual upgrade.

Next, Kim Belk explained that the Magistrates could not be in attendance at the meeting and so she would be presenting on their behalf. She noted that their Department was asking for $25,268.00 in salary adjustments in order to provide pay equality among the magistrates.

Next, Interim Probate Judge Mary Rathel explained that her overall budget request was actually decreasing due to a decrease in a software maintenance service agreement. She explained that she was not making any new budget requests for the upcoming year because she wanted to take time to review what the Department needed and to assess how the Department might be able to improve services. She and Council discussed whether there was a backlog at the Probate Court and she explained that there was.

Next, Paul Moses, Airport Manager, explained that the Airport was requesting a full time Assistant Airport Manager. He further explained that the Airport was asking to increase their operating budget by $30,000.00 for miscellaneous repairs that may be needed on the underground storage tanks. He also noted that the Airport was requesting $1,101,610.00 in their capital budget to purchase a Ground Power Unit (GPU), a zero turn mower and to purchase/implement an above ground fuel farm since the current underground equipment was antiquated. Paul Moses and Council discussed how the GPU would generate revenue and they discussed the positive and negative aspects of underground versus above ground fuel tanks.

Next, Alan Williams, the Animal Shelter Director, explained that this year was the first year that the Animal Shelter had been in their new building and that the year had been a learning experience for staff. He stated that his Department was asking for a $5,000.00 increase for medical supplies due to increased costs for medicine and they were asking for a dual axle trailer to haul animal food, which they buy in bulk in Pageland at a reduced cost. Larry Honeycutt asked what the County could do about animal cruelty and Alan Williams explained that abuse and cruelty would be handled through the Animal Control Department and that the Animal Shelter just worked to help any animals that were brought in to the shelter.

Next, Brandon Elliott, Director of Fleet Operations, explained that his biggest request was for vehicle replacement, but that the Department also needed a new passenger tire machine and a geotab tracking system to use in tracking vehicles' locations and speed. Kim Belk discussed the vehicle replacement schedule for the County. She noted that EMS, Fire and the Sheriff have their own replacement schedules. Allen Blackmon entered the meeting during this Department discussion at approximately 4:09 p.m.

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Next, Daniel Hammond, Director of Building Maintenance, explained that he was not asking for any changes to his Department's budget and was just asking that it remain the same for the upcoming budget year. Steve Harper asked if he agreed with funding a maintenance person at the Detention Center and he said that he did.

Next, Jeff Catoe, the Public Works Director, explained that, for the Roads and Bridges Department, he was requesting an additional grounds crew employee for 30 hours per week. He further explained that Roads and Bridges was requesting an increase in their operations budget for increases in contractual services for road maintenance for full depth asphalt patching and for stone usage increases. He also noted that the Department was requesting an increase in their capital budget in order to purchase the following equipment: 3 new dump trucks, a grapple loader, a compact tractor and a backhoe. He explained that the equipment would be used during ice storms but also for everyday projects.

Next, Jeff Catoe explained that the County did not have a landfill. He stated that the consultant had started on the Solid Waste Assessment and would be reporting to Council regarding those results later in the year. He noted that the Solid Waste Department was requesting additional funds for overtime, which they feel is necessary due to trend data. He also explained that the Department was requesting an additional $220,000.00 in the operating/contractual budget for increased debris grinding due to the Department of Health and Environmental Control (DHEC) permit volume, for site improvements for paving and for buildings, and for fencing at the Indian Land site due to thefts. He also stated that the Department was requesting $266,000.00 in the capital budget to purchase the following equipment: 3 refuse cans/containers and a new roll off truck. Council and staff discussed the County Transportation Committee's budget. Allen Blackmon asked about the increase in tonage for solid waste and whether the County was getting extra tonage from North Carolina. Jeff Catoe explained that the Solid Waste Assessment study should answer that question.

Next, Robin Ghent with Veterans Affairs explained that their Department was requesting an increase in the personnel budget in order to bring the Deputy up to their minimum salary, to change the job classification of the Administrative Assistant to Benefits Counselor and to give the Director a raise after 16 years of service. She also explained that the Department was requesting a $150.00 increase in their operating budget for the upcoming year due to the increased cost for insurance for the Veterans Day Parade.

Next, April Williams, Library Director, explained that the Library was not requesting any new funding for the upcoming year and thanked Council for their support with the upgrades for all 3 libraries during the Capital Project Sales Tax process. She also noted that the Library offers free Notary services.

Next, Jamie Gilbert with the Economic Development Department explained that his Department was actually going to decrease their budget for the upcoming year by $13,000.00 due to a reduction in general supplies, food, advertising, printing, equipment and postage. Council and Jamie Gilbert discussed the lack of product in the County for economic development and he explained that the two things that Council could do to support his department would be to assist with water and sewer infrastructure along the Highway 9 corridor and to find additional light industrial land in Indian Land.

Next, Mary Ann Hudson with Registration and Elections explained that their Department's requests were in response to early voting implications. She explained that they were requesting additional funds to hire staff for early voting, but she explained that the State would reimburse the County for $13,000.00 of these costs. She further explained that they were requesting the following additional funding in their budget: (1) $140,000.00 in their capital budget to purchase additional voting machines; and (2) $7,130.00 in operating costs for increases in supplies and maintenance on the new machines.

Next, Scott Edgar with Stormwater/Engineering and Environmental Services explained that their Department was requesting another Stormwater Inspector. He also noted that DHEC was expanding the stormwater service area for the County. He further explained that the Stormwater Department was requesting an increase in both their operating and capital budgets for the following items: a new three-quarter ton truck, public outreach supplies, rent for a larger building, new office upfit and bridge upsizing for Henry Harris Road. He explained that some of the requests were due to the lease being up soon for their office in Indian Land.

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Next, Darren Robinson with the Building Department explained that their Department was requesting additional funding for personnel for job reclassifications, pay compaction issues, a promotion and for merit increases. He also explained that they wanted to increase the fee schedule for the following fees: (1) to take the fee for the $6,000.00 Mechanical Gas Pack Change-Out from $37.00 to $55.00; (2) to take the fee for the $1,000.00 200 AMP Electrical Service Upgrade from $20.00 to $30.00; (3) to take the fee for the $3,500.00 Replace Entire House Water Pipe Plumbing for $25.00 to $35.00; and (4) to add a new fee for "High Impact" building inspections for only the Commercial R-2 (Multi-family Apartments) and I (Institutional) classified occupancies, which they propose would be a 5% additional fee amount to affected Building permit fees. He explained that the first three fees had not been changed since 1994 and that the new fee was due to the heavy burden on the inspection staff for those high impact inspections. Finally, he noted that the Building Department has provided better services to citizens now than in the last 5 years.

And lastly, Rox Burhans, Development Services Director, explained that the Planning and Zoning Department was requesting additional funding in personnel for reclassification and salary adjustments and for the following additional personnel: for a Compliance Officer or similar position, for an Assistant Director and for summer interns. He explained that they had inventoried the nuisance violations in the County and found that these violations generate a lot of work for staff to resolve. Council and Rox Burhans discussed issues for recruiting staff. Rox Burhans explained that the Department was also requesting an additional $155,000.00 in their operating budget for a possible increase in demolition/nuisance abatement, an increase for transportation support and a grant match for a possible cross-state trail design.

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Capital Improvement Plan Discussion - Kim Belk

Kim Belk provided a review of the Capital Improvement Plan, which she did via the updated power point presentation attached as Schedule A to the written minutes in the Clerk to Council's office. She noted that the Departments' had submitted requests for 43 capital projects for the upcoming budget, which included vehicles, equipment, building construction/renovations, facility upgrades and infrastructure, among other items. She reviewed the various possible funding sources.

Council and staff discussed the County's vehicle replacement policy. Dennis Marstall reviewed the handout entitled "Sheriff Vehicle Replacement Information" with Council and that handout is attached as Schedule D to the written minutes in the Clerk to Council's office. Council and staff discussed whether there was really a need to replace the requested 43 vehicles at the Sheriff's office based on the vehicle replacement information provided.

Council and staff discussed whether it would be better to lease cars or buy cars. It was suggested that the County needed to update its vehicle policy.

Larry Honeycutt left the meeting during this discussion at approximately 5:54 p.m. and did not return for the duration of the meeting.

Council and staff discussed potential bond issuances for vehicles and the need for a master plan for public works.

Council requested a copy of the County's last credit report, which will be provided to them by Dennis Marstall, County Administrator.

Council and staff discussed the roof slope on the newly proposed Airport Terminal and Allen Blackmon suggested that the design needed to be fixed via a change order.

Kim Belk reviewed the next steps in the budget process, which is that staff will continue reviewing and analyzing the budget requests. She noted that the operating budget would be spotlighted at the April 13, 2022 Committee of the Whole meeting and that the Administrator's Recommended Budget would be presented to Council at a

meeting on April 28, 2022. She explained that the 1st Reading of the budget ordinance would take place at the regular Council meeting on May 9, 2022. Dennis Marstall explained that he was looking for feedback from Council regarding whether they wanted to fund requests via a millage increase, out of general fund or via bonds, or a combination. He further noted that he would like to see some funds appropriated for annual performance merit increases. He explained that since the County had no agreement with the hospital that he would look to discontinue hospital security, which would free up a previous line item expenditure in the overall budget. He suggested that the County needed to move from a post mill mentality to one of a community of high growth.

Potential Ordinance Related to County Departments - Dennis Marstall

Dennis Marstall briefly reviewed the proposed ordinance related to county departments. He explained that he was looking at 2 layers of management for his second in command: an Assistant and, later on, a Deputy.

He explained the previously reviewed and proposed organizational chart for the Information Technology Department and that chart is attached as Schedule B to the written minutes in the Clerk to Council's office.

He also provided Council with a proposed "Lancaster County Administrator's Office" organizational chart and that chart is attached as Schedule E to the written minutes in the Clerk to Council's office. He explained that the positions in orange were the existing positions and the positions in yellow were going to be newly requested positions. He explained that he would be bringing the County Attorney position in house and would request a new paralegal position.

He further explained that the ordinance would clean up the organizational structure in the County Code. Billy Mosteller asked that the Administrator coordinate with Darren Player regarding the Emergency Management Department.

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Citizen Comments

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

Adjournment

Charlene McGriff moved to adjourn the meeting. Seconded by Billy Mosteller. The motion to adjourn the Budget Workshop and Committee of the Whole meeting Passed 6-0.; Absent: Honeycutt. There being no further business, the meeting adjourned at approximately 6:14 p.m.

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: 4/11/2022

Issue for Consideration:
Approve or amend the minutes from the March 28, 2022 County Council regular meeting.

Points to Consider:
The draft minutes from the March 28, 2022 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.

Council Options:
Council can approve or amend the minutes.

Recommendation:
Approve the minutes as written.

ATTACHMENTS:

Description	Upload Date	Type
Draft Minutes from the 3-28-2022 County Council Regular Meeting	4/7/2022	Backup Material

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

County Administrator
Dennis Marstall

County Attorney
John K. DuBose III

Clerk to Council
Sherrie Simpson

March 28, 2022 | **6:00 PM** | **101 North Main Street, Lancaster, SC 29720**

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

MINUTES

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

Staff Members/Others present: Dennis Marstall, County Administrator; John DuBose, County Attorney; Sherrie Simpson, Clerk to Council; Rox Burhans, Development Services Director; Veronica Thompson, Financial Services Director; Jamie Gilbert, Economic Development Director; Jeff Catoe, Public Services Director; Sheriff Barry Faile; Clay Catoe, EMS Director; Darren Player, Fire Rescue/Emergency Management Director; April Williams, Library Director; Paul Moses, Airport Manager; Mandy Catoe, Keep Lancaster County Beautiful Committee, Staff Coordinator; Ken Holt, Holt Consulting; the press; 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 regular meeting of County Council to order at approximately 6:00 p.m.

Welcome and Recognition - Chairman Steve Harper

Chairman Steve Harper welcomed everyone to the meeting.

Pledge of Allegiance and Invocation - Council Member Charlene McGriff

Charlene McGriff led the Pledge of Allegiance to the American Flag and delivered the Invocation.

Approval of the Agenda

Charlene McGriff moved to approve the agenda. Seconded by Larry Honeycutt. Motion Passed 7-0.

Special Presentations

Mandy Catoe, Staff Coordinator with Keep Lancaster County Beautiful, stated that on Saturday, March 19th, one hundred and fifty (150) volunteers moved approximately three hundred and seventy-five (375) bags of litter from Lancaster County road sides in two (2) hours. Ms. Catoe stated they are planning another cleanup in June.

Citizens Comments

Steve Harper stated there were two (2) individuals signed up to speak at Citizen Comments if a motion is made to reconsider the rezoning of the project between Bent Creek and Walnut Creek. Mr. Harper stated that no motion had been made at this point, but that until the meeting is over, there is always a possibility the motion could be made. Mr. Harper noted that if the motion was made, these two individuals would be given three (3) minutes to speak.

Clare McConaughay, Indian Land, SC, spoke in support of the County budget, specifically the evidence storage facility at the Sheriff's Office and salaries. Ms. McConaughay also noted that the minutes from the March 14, 2022 County Council meeting need to reflect that the Library does *not* currently allow non-profit organizations to use the Library after hours, but that the plan is to allow non-profit organizations this option, at their discretion, once the security upgrades have been made.

Consent Agenda

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

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a. **Approval of Minutes from the March 11, 2022 County Council Bus Tour and Special Meeting**

b. **Approval of Minutes from the March 14, 2022 County Council Regular Meeting**

c. **2nd Reading of Ordinance 2022-1798 regarding Approval of an Easement Grant to Lancaster County Water and Sewer District for the Indian Land Recreation Center**

Ordinance Title: An Ordinance To Approve An Easement Grant To Lancaster County Water And Sewer District Upon Real Property Owned By Lancaster County Bearing Tax Parcel Number 0013-00-047.01 And To Authorize County Officials To Take Such Actions As Are Necessary To Effectuate The Grant Of The Easement And To Effectuate The Purposes Of This Ordinance.

Non-Consent Agenda

Resolution 1187-R2022 regarding Authorization of Funding for Sheriff's Office Evidence Storage Facility

Resolution Title: A Resolution Authorizing American Rescue Plan Act (ARPA) Funding For An Evidence Storage Facility For The Lancaster County Sheriff's Office

Charlene McGriff moved to approve. Seconded by Larry Honeycutt.

Dennis Marstall stated the County has committed $10 million of the $19 million being received under the America Rescue Plan Act (ARPA). The next item requested for Council's agenda was the Sheriff's Office evidence storage facility. Mr. Marstall noted this facility would be a 7,000 square foot facility, which would be adjacent to the existing evidence facility but located on the new parcel of land being purchased.

The Motion to Approve Resolution 1187-R2022 Passed 7-0. Ayes: Carnes, Graham, Harper, Honeycutt, McGriff, Mosteller, Blackmon; Nayes: None

3rd Reading of Ordinance 2022-1796 regarding Utilization of Excess Capital Project Sales Tax Collections from the First Reimposed Capital Project Sales Tax Pursuant to the State Budget Proviso

Ordinance Title: An Ordinance To Specifying The Purposes For Which Excess Capital Project Sales Tax Collections From The First Reimposed Capital Project Sales Tax Will Be Utilized Pursuant To State Budget Proviso And The Capital Project Sales Tax Act.

Allen Blackmon moved to approve. Seconded by Charlene McGriff.

Dennis Marstall stated the approving ordinance was to complete the library projects for approximately $259,000; the Highway 9 pedestrian connections around the University of South Carolina Lancaster for approximately $1 million; phase 2 of the Lindsay Pettus Greenway for approximately $1.5 million; and the list of 22 county / state maintained roads for approximately $9 million. Mr. Marstall stated that the total for the Proviso projects would be $11.7 million of the $24 million. Mr. Marstall noted that all other funds would go to the Detention Center. Billy Mosteller, Charlene McGriff, and Terry Graham stated that while they intended to support the Ordinance, they do not support Cleveland Street being included on the list of roads to be repaved with this ordinance due to the fact that Cleveland Street was listed in Capital Project Sales Tax 3 (CPST #3).

The third reading of Ordinance 2022-1796 Passed 7-0. Ayes: Carnes, Graham, Harper, Honeycutt, McGriff, Mosteller, Blackmon; Nayes: None

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Public Hearing and 2nd Reading of Ordinance 2022-1800 regarding Approval of an Easement Grant to Duke Energy Carolinas, LLC for the Indian Land Soccer Complex

Ordinance Title: An Ordinance To Approve An Easement Grant To Duke Energy Carolinas, LLC Upon Real Property Owned By Lancaster County And Located On Harrisburg Road Bearing Tax Parcel Number 0005-00-077.00 And To Authorize County Officials To Take Such Actions As Are Necessary To Effectuate The Grant Of The Easements And To Effectuate The Purposes Of This Ordinance.

John DuBose stated this was an easement grant to Duke Energy Carolinas, LLC to provide electrical service infrastructure to the Indian Land Soccer Complex. He explained that Duke would be moving an existing pole and on-ground transformer. He noted that there was no exhibit because this easement was going to be a blanket easement for utilities. He further explained that Duke Energy was agreeable if the County wanted to survey the actual easement area to be set forth but that the County would be responsible for paying for the survey. He stated the easement would be to service the soccer complex and that utilities favor these blanket easements because it allows for future improvements without having to get another easement grant. He noted that the rough location of the easement area was attached in the agenda package. Allen Blackmon stated his concern was the Ordinance was vague with future access to the property. He noted that it would be cleaner if the location of the easement was detailed.

Steve Harper opened the Public Hearing for Ordinance 2022-1800 at approximately 6:28 p.m.
He noted that no one signed up to speak at the Public Hearing for the Ordinance.
There were approximately 20 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 6:28 p.m.

Terry Graham moved to approve. Seconded by Larry Honeycutt.

The 2nd Reading of Ordinance 2022-1800 Passed 7-0. Ayes: Carnes, Graham, Harper, Honeycutt, McGriff, Mosteller, Blackmon; Nayes: None

2nd Reading of Ordinance 2022-1801 regarding Authorization of Acquisition of Real Property for the New County Detention Center

Ordinance Title: An Ordinance Authorizing The Acquisition Of Approximately Sixty-Four (64) Acres Of Real Property Located On Pageland Highway For The Construction Of A New County Detention Center And To Authorize County Officials To Take Such Actions As Are Necessary To Effectuate The Purchase Of The Real Property And The Purposes Of This Ordinance.

Terry Graham moved to approve. Seconded by Billy Mosteller.

Dennis Marstall stated this Ordinance would approve the purchase of approximately 64 acres of rural property for a new Lancaster County Detention Center. He noted the Detention Center was the first project on Capital Sales Tax Project #3. He stated the subject property was located at 1666 Pageland Highway and was adjacent to the Lancaster County Sheriff's Office.

The 2nd Reading of Ordinance 2022-1801 Passed 7-0. Ayes: Carnes, Graham, Harper, Honeycutt, McGriff, Mosteller, Blackmon; Nayes: None

1st Reading of Ordinance 2022-1799 regarding Amending the County Code Related to Certain Departments

Ordinance Title: An Ordinance To Amend The Lancaster County Code Related To Certain Departments To Provide Lancaster County Increased Flexibility In The Organizational Structure Of Lancaster County Government

Charlene McGriff moved to approve. Seconded by Larry Honeycutt.

Dennis Marstall stated over time Lancaster County has done ordinances that stipulated or outlined different functions of certain staff related to functions they perform. These ordinances have been reviewed and need to be updated more in line with the current standards. He noted there are ten (10) County departments where updates are needed. There were discussions about changing Emergency Preparedness to Emergency Management and also possibly separating Emergency Management from Fire Rescue; there were questions regarding a Deputy County Administrator versus an Assistant County Administrator and having one position or two positions; there were questions about Procurement and their authority; and questions about engaging an Attorney for a period that would not exceed six (6) months.

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Allen Blackmon moved to amend and postpone action on this item until further discussion can be had at the April Committee of the Whole meeting. Seconded by Billy Mosteller.

Larry Honeycutt noted that if this ordinance was passed, this Council would be binding future Councils down the road to allow staff to set salaries without the consent of Council.

Motion to Amend Passed 7-0.

Steve Harper requested that Council members email comments and changes as soon as possible so they will be considered.

Discussion and Action Items

Presentation regarding the Roof Design and Drainage for the New Airport Terminal - Ken Holt, Holt Consulting, LLC

Dennis Marstall stated there were concerns raised at previous meetings regarding the roofing and drainage design of the proposed Airport Project. Ken Holt, Holt Consulting, introduced his architectural partner, Grady Woods with Woods Dendy Architects, PLLC, who would address those concerns with Council. He provided an overview of the design to Council and that overview is attached as Schedule A to the written minutes in the Clerk To Council's office.

There was discussion on the different types of roof designs regarding a range of slopes, warranties on roofs, drainage issues, and overflow.

Allen Blackmon moved to request a redesign by the architect for Council's consideration. Seconded by Brian Carnes. Motion for redesign failed 3 to 4. Ayes: Blackmon, Carnes, Harper; Nayes: Honeycutt, McGriff, Mosteller, Graham

Development Impact Fee Study for the Remaining Parts of Lancaster County - Dennis Marstall

Dennis Marstall stated in February 2020, Lancaster County engaged Tischler Bise to perform a development Impact Fee study and in April 2021, the Council adopted the Capital Improvement Plan (CIP) and Impact Fee for new developments from Highway 5 to the northern border of the County in the panhandle. He explained that this was where funds were collected from new constructions at the time the building permit was issued. He stated the fees were a one-time payment for new development that was a proportionate share of the capital cost of infrastructure. At that time, he explained that Council decided not to charge impact fees county-wide, based upon the assumption there would not be significant growth in the southern part of the County below Highway 5. He stated the Ordinance was adopted by Council for a certain defined area and the fee was established. He suggested that, based upon the growing developments throughout Mecklenburg County, Council might want to think about how the County could get ahead of development and utilize the new development to pay for some of the upcoming capital needs from the Sheriff, Parks & Recreation, Fire Rescue/Emergency Management and other county services. He stated the question presented tonight for Council was if they would like to engage in another study to consider what a capital program would look like for the remainder of Lancaster County currently not covered by the impact fees. He stated this request was for a study only and would come back to Council for review. He stated the last study cost approximately $76,000 and he estimated the cost for this study would be approximately $60,000. He noted that the study could be paid for with funds from the Comprehensive Plan Study excess funds.

There was discussion about development agreements instead of impact fees because constituents would be opposed to impact fees. John DuBose stated a study would identify the needs in the service area and whether it would be feasible. He also stated the impact fees would be different in the different areas of Lancaster County.

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

After more discussion, Terry Graham moved to Amend the motion to authorize the County Administrator to get a proposal for the impact fee study for the remaining parts of Lancaster County. Seconded by Charlene McGriff. Motion Passed 7-0.

Status of items tabled, recommitted, deferred or held

There were no tabled, recommitted, deferred or held items to discuss during the Council meeting.

Miscellaneous Reports and Correspondence

There were no Miscellaneous Reports and Correspondence to discuss during the Council meeting.

Citizens Comments

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

Executive Session

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

1. ***Discussion of Proposed Contractual Matter. SC Code 30-4-70(a)(2).***

Charlene McGriff moved to go into Executive Session. Seconded by Allen Blackmon. Motion Passed 7-0. At approximately 7:42 p.m., Council went into Executive Session to discuss the following items: (1) Discussion of a proposed contractual matter, pursuant to South Carolina Code 30-4-70(a)(2).

Council came out of Executive Session and Steve Harper called the Council meeting back to order at approximately 8:34 p.m. Larry Honeycutt moved to come out of Executive Session. Seconded by Billy Mosteller. Motion Passed 7-0.

Upon returning to open session, John DuBose noted, for the record, that during Executive Session, Council had discussed a proposed contractual matter. He also noted that, during Executive Session, no decisions were made and no votes were taken.

Brian Carnes moved that Council authorize the County Administrator to retain a consulting firm to analyze economic incentives provided by Lancaster County compared to competing jurisdictions. Seconded by Allen Blackmon. Motion Passed 7-0.

Adjournment

Larry Honeycutt moved to adjourn. Seconded by Billy Mosteller. Motion Passed 7-0.

The meeting adjourned at approximately 8:34 p.m.

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Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2022-1798
Contact Person / Sponsor: Dennis Marstall / Administration and John DuBose / County Attorney
Department: Attorney
Date Requested to be on Agenda: 4/11/2022

Issue for Consideration:
Whether to grant a water and sewer easement to Lancaster County Water and Sewer District (LCWSD) for the provision of water and sewer services to the Indian Land Recreation Center

Points to Consider:
The Indian Land Recreation Center is being renovated and improved and adjacent property owned by E&B of Indian Land, LLC (E&B) is being developed with both projects requiring improvements to the water and sewer utilities serving each project. By Ordinance 2021-1718 Lancaster County Council approved a reciprocal easement agreement with E&B that, among other things, allowed for construction and installation of water and sewer infrastructure.

LCWSD, as owner and operator of the infrastructure now requires an easement grant from Lancaster County for the water and sewer infrastructure serving Indian Land Recreation Center.

The form of the easement agreement with LCWSD is attached as Exhibit 1 to the Ordinance.

Funding and Liability Factors:
Not applicable.

Council Options:
Approve or disapprove of the Ordinance granting an easement to LCWSD.

Recommendation:
Approve the Ordinance.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2022-1798	2/23/2022	Ordinance
Exhibit 1 to Ordinance 2022-1798, Easement Agreement	2/23/2022	Exhibit
Exhibit B to Easement Agreement	2/23/2022	Exhibit

STATE OF SOUTH CAROLINA)
) **ORDINANCE NO. 2022 - 1798**
COUNTY OF LANCASTER)

AN ORDINANCE

TO APPROVE AN EASEMENT GRANT TO LANCASTER COUNTY WATER AND SEWER DISTRICT UPON REAL PROPERTY OWNED BY LANCASTER COUNTY BEARING TAX PARCEL NUMBER 0013-00-047.01 AND TO AUTHORIZE COUNTY OFFICIALS TO TAKE SUCH ACTIONS AS ARE NECESSARY TO EFFECTUATE THE GRANT OF THE EASEMENT AND TO EFFECTUATE THE PURPOSES OF THIS ORDINANCE.

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

Section 1. Findings and determinations.

Council finds and determines that:

(1) Lancaster County (the "County") owns land at tax parcel number 0013-00-047.01 (the "subject property") containing the Indian Land Recreation Center.

(2) The subject property is being renovated by Lancaster County and an adjacent property owned by E&B of Indian Land LLC (tax parcel number 0013-00-048.04) is being developed. Both projects require infrastructure installation for water and sewer services and upgrades and easement grants to Lancaster County Water and Sewer District (LCWSD) are required.

(4) The water and sewer easement upon the subject property will encumber 7,541 sq. feet (0.173 acres). The sewer easement is attached hereto and incorporated herein by reference as Exhibit 1. Exhibit A to the aforesaid sewer easement is the plat showing the precise location of the sewer easement.

(5) County staff have confirmed that the easement grant will not adversely impact utilization of the subject property for a recreation center.

(6) The easement grant is in furtherance of providing for the public health and safety of the citizens of Lancaster County as the easement is necessary and desirable for the provision

of water and sewer services by LCWSD to Lancaster County for the Indian Land Recreation Center.

(7) It is the purpose of this ordinance to approve the easement grant from County to LCWSD.

Section 2. Approval of right-of-way easement.

Council authorizes and approves the grant of an easement (the "Easement") to LCWSD for the construction maintenance and repair of a variable width water and sewer easement upon Tax Map No. 0013-00-047.01 as described in Section 1. The form of the Easement is attached to this ordinance as Exhibit 1 and all terms, provisions and conditions of the Easement are incorporated herein by reference as if the Easement were set out in this ordinance in its entirety.

The County Administrator is authorized to execute and deliver the Easement on behalf of the County. By adoption of this ordinance, Council approves the Easement and all of its terms, provisions and conditions. The Easement is to be in substantially the form as attached to this ordinance and hereby approved, or with such minor changes therein as shall be approved by the officials of the County executing the Easement, their execution thereof to constitute conclusive evidence of their approval of any and all changes or revisions therein from the form of the Easement attached to this ordinance.

Section 3. Authority to act.

The Council Chair, the Clerk to Council, the County Administrator, and County Attorney each are authorized to take such actions and to execute such documents as may be necessary to effectuate the purposes of this ordinance.

Section 4. Severability.

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

Section 5. Conflicting provisions.

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

Section 6. Effective date.

This ordinance is effective upon third reading.

AND IT IS SO ORDAINED, this _____ day of _____, 2022.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading:	March 14, 2022
Second Reading:	March 28, 2022
Third Reading:	April 11, 2022
Public Hearing:	March 14, 2022

Approved as to form:

_____
John DuBose, County Attorney

<u>Exhibit 1</u> to Ordinance No. 2022 - 1798

Form of Sewer Easement
Lancaster County to Lancaster County Water and Sewer District

Tax Map No. 0013-00-047.01

STATE OF SOUTH CAROLINA)
) **EASEMENT AGREEMENT**
COUNTY OF LANCASTER)

THIS EASEMENT AGREEMENT (this "Easement") is made and entered into this ___ day of _____, 2022, by and between **Lancaster County Water and Sewer District,** a special purpose district created under the laws of the state of South Carolina, with an address of 1400 Pageland Hwy, Lancaster, South Carolina, 29720 ("Grantee"), and **Lancaster County**, with an address of 101 North Main Street, Lancaster, South Carolina 29770 ("Grantor").

RECITALS:

A. Grantor is the owner of that certain +/- 2.62 acre parcel of land located at 8288 Charlotte Highway, Indian Land, South Carolina, more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Servient Estate").

B. Grantee is a special purpose district which intends to accept for dedication water and sewer lines that transverse a portion of the Servient Estate and connect to other infrastructure of Grantee.

C. Grantor has agreed to grant and convey to Grantee, for the benefit of the Grantee, certain easement rights as set forth below in the Easement.

NOW, THEREFORE, for and in consideration of the provision of water and sewer service, the mutual covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby covenant and agree as follows:

1. Grant of Easement. Grantor hereby grants, bargains, sells and conveys to Grantee, its successors and assigns forever, a perpetual, non-exclusive appurtenant easement over, through, under and across the Easement Area (defined below) for the purpose of laying, constructing, installing, inspecting, operating, using, maintaining, repairing, removing, enlarging, and/or reconstructing the water line and sewer line and related facilities, including, without limitation, pipes, fixtures, equipment, meters, pumps, connections and other personal property (collectively, "Facilities") for the conveyance and transfer of water and collection of sewer, as may be reasonably necessary, appropriate or desirable for Grantee's use of the water and sewer lines, TOGETHER WITH (i) a perpetual, non-exclusive appurtenant easement and right for access, ingress, and egress over and across the Easement Area for Grantee's exercise of the easement rights herein conveyed; and (ii) a perpetual, non-exclusive appurtenant easement and right to clear and keep the Easement Area free of trees, structures, buildings, fixtures, wells, septic tanks, underground storage tanks, garbage, or any type of personal property which may interfere in any way with or endanger the water and sewer lines, the Facilities or Grantee's rights under this Easement provided, however, Grantor may pave over the Easement Area in connection with the construction of a parking lot, roadway or driveway (if such paving does not interfere with the rights given to Grantee hereunder).

The "Easement Area" is that certain strip of land shown as "WATER AND SEWER EASEMENT (WIDTH VARIES) 8,032 SQ. FT. 0.184 ACRES" on that certain plat of survey by Mark Smith, SC PLS L-23574 of Burton Engineering Associates, Inc., dated February 2, 2022, and entitled "WATER AND SEWER EASEMENT EXHIBIT" (the "Plat"), with the metes and bounds thereof shown on the Plat, a copy of which is attached hereto as **Exhibit B**. Nothing herein is designed or intended to give Grantee any right, property or interest in or to the storm drainage easements or infrastructure depicted on the Plat.

2. Covenants and Certifications of Grantor. Grantor hereby covenants to Grantee that (i) it is lawfully seized and presently possessed of both the Servient Estate and the Easement Area, (ii) it has a good and lawful right to convey the rights granted to Grantee under this Easement, (iii) both the Servient Estate and the Easement Area are free from encumbrances except for encumbrances and restrictions of record and such other matters as are set forth in this Easement Agreement, (iv) Grantor does hereby bind the Grantor and the Grantor's successors and assigns to warrant and forever defend all and singular the Servient Estate and the Easement Area unto Grantee, and Grantee's successors and assigns, against Grantor and Grantor's successors lawfully claiming, or to claim the same, or any part thereof, but against no others, and (v) Grantor has not done or suffered anything whereby the Servient Estate and the Easement Area have been encumbered by Grantor, except as disclosed in this Easement Agreement.

3. Reservation by Grantor. Subject to the rights of Grantee hereunder, Grantor reserves the right to use the Easement Area for any purposes not inconsistent with or detrimental to Grantee's rights under this Easement; provided, however, no buildings or similar structures may be constructed on or within the Easement Area.

4. Covenants and Duties of Grantee. Grantee agrees to: 1) restore all areas within the Easement Area that are disturbed as a result of construction or maintenance activities to a manageable condition, including grading such areas to a smooth surface free of ruts, with uniform slope to prevent ponding, but such restoration shall not be required to result in adequate compaction for paving or require repair and / or replacement of areas that may be paved after installation of water line and sewer line and other related facilities; and 2) comply with all applicable federal, state and other governmental laws and regulations regarding wetlands, hazardous materials, endangered species, navigable streams, and potential burial and other archaeological sites (collectively, the "Applicable Laws") in the installation and maintenance of the water line and sewer line.

5. Miscellaneous.

(a) Binding Effect. The rights granted herein shall be non-exclusive and shall run with title to the Servient Estate, and shall be binding upon and inure to the benefit of and be enforceable by the heirs, legal representatives, successors and assigns of Grantor and Grantee.

(b) Remedies; Attorneys' Fees. If either Grantor or Grantee breaches any of its obligations under this Easement, the non-breaching party will have available to it all remedies

available at law or equity, including the right to recover reasonable costs and expenses of suit, including, without limitation, reasonable attorneys' fees.

(c) Severability. The invalidity of any one of the covenants, agreements, conditions or provisions of this Easement or any portion thereof shall not affect the remaining portions thereof and this Easement shall be construed as if such covenant, agreement, condition or provision had not been inserted herein.

(d) Entire Agreement. This Easement constitutes the entire agreement and understanding between Grantor and Grantee relating to the subject matter hereof and may not be amended, waived or discharged, except by instrument in writing executed by the party against which enforcement of such amendment, waiver or discharge is sought.

(e) Authority. Each party hereto represents and warrants to the other parties that the execution of this Easement and any other documents required or necessary to be executed pursuant to the provisions hereof are valid, binding obligations and are enforceable in accordance with their terms.

[signature pages follow]

IN WITNESS WHEREOF, Grantor has caused this Easement to be executed and delivered by its respective undersigned officer(s) and/or representative(s), he/she being duly authorized, effective as of the date first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

LANCASTER COUNTY

_____
Witness #1

By: _____
Dennis Marstall
Lancaster County Administrator

_____
Witness #2

State of South Carolina
County of Lancaster

ACKNOWLEDGEMENT

On this _____ day of _____, 2022, before me personally appeared Lancaster County, by Dennis Marstall, its County Administrator, who provided satisfactory evidence of his/her identification to be the person whose name is subscribed to this instrument and s/he acknowledged that s/he executed the foregoing instrument by his/her signature here.

_____
Dennis Marstall

Sworn to (or affirmed) and subscribed before me this the _____ day of _____, 2022.

_____
Official Signature of Notary

(Official Seal)

_____, Notary Public
Notary's printed or typed name

_____ County, South Carolina
My commission expires: _____

IN WITNESS WHEREOF, Grantee has caused this Easement to be executed and delivered by its respective undersigned officer(s) and/or representative(s), he/she being duly authorized, effective as of the date first above written

Signed, sealed and delivered
in the presence of:

GRANTEE:

LANCASTER COUNTY WATER AND SEWER DISTRICT

_____
Witness #1

By:_____
Bradley H. Bucy, Manager

_____
Witness #2

State of South Carolina
County of Lancaster

ACKNOWLEDGEMENT

On this _____ day of _____, 20____, before me personally appeared Bradley H. Bucy, who provided satisfactory evidence of his/her identification to be the person whose name is subscribed to this instrument and s/he acknowledged that s/he executed the foregoing instrument by his/her signature here.

_____
Bradley H. Bucy

Sworn to (or affirmed) and subscribed before me this the _____ day of _____, 20_____.

_____
Official Signature of Notary

(Official Seal)

_____, Notary Public
Notary's printed or typed name

Lancaster County, South Carolina
My commission expires: _____

EXHIBIT A

Description/Depiction of the Servient Estate

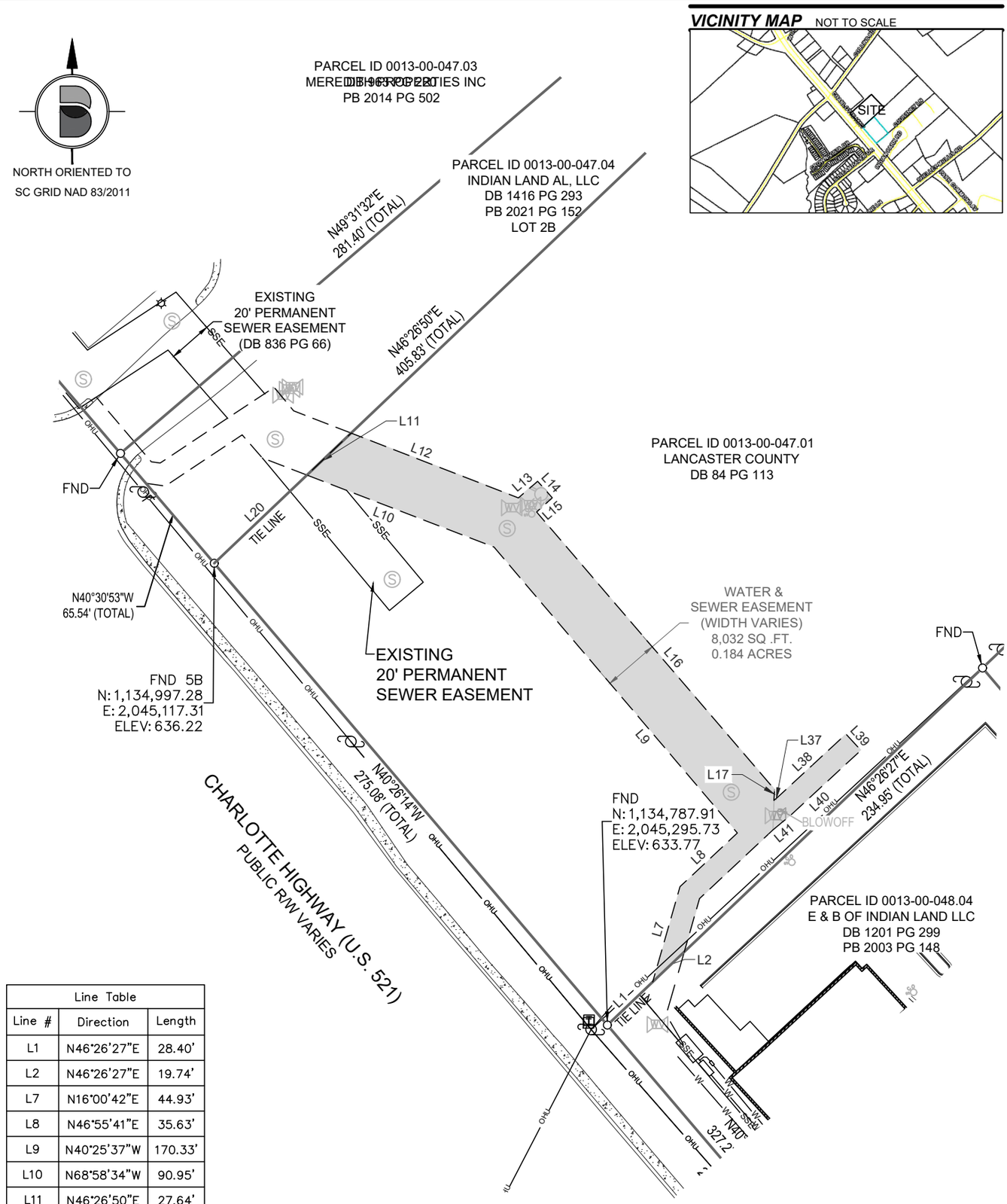
All that certain piece, parcel, or lot of land, with improvements thereon, situate, lying, and being in the Indian Land Community, Lancaster, South Carolina, and more particularly being bounded and described as follows: West by U.S. Highway 521, for a distance of 275'; South by property now or formerly of Lancaster County for a distance of 424.03'; East by property now or formerly of Lancaster County School District Board of Trustees for a distance of 274.63'; and North by property now or formerly of Lancaster County School District Board of Trustees for a distance of 405.85'. The above-described property is more particularly shown and described as Parcel "B' on a plat prepared for Lancaster County Board of Education by William Charles Hendley, Jr., RLS, dated April 24, 2000, and recorded as Plat # 2000-351, in the Office of the Clerk of Court/ROD for Lancaster County. Reference to said plat is made for a more accurate description.

Derivation:
Being that same property conveyed to Lancaster County by deed of Lancaster County School District dated June 2, 2000 and recorded in the Office of the Clerk of Court/ROD for Lancaster County on June 6, 2000, in Deed Book 84 at page 113.

TMS No. 0013-00-047.01

Exhibit B attached hereto

Description/Depiction of Easement Area



Line Table		
Line #	Direction	Length
L1	N46°26'27"E	28.40'
L2	N46°26'27"E	19.74'
L7	N16°00'42"E	44.93'
L8	N46°55'41"E	35.63'
L9	N40°25'37"W	170.33'
L10	N68°58'34"W	90.95'
L11	N46°26'50"E	27.64'
L12	S68°50'34"E	81.42'
L13	N49°15'57"E	11.53'
L14	S41°41'05"E	10.00'
L15	S48°02'05"W	9.61'
L16	S40°38'31"E	165.79'
L17	S02°31'41"W	4.96'
L20	N46°26'50"E	58.05'
L37	S50°04'16"W	2.02'
L38	S47°16'35"W	42.36'
L39	N42°38'52"W	10.00'
L40	N47°16'35"E	42.59'
L41	N50°09'27"E	11.39'

EXHIBIT B

0 30 60 120

(IN FEET)

1 inch = 60 ft.

BURTON ENGINEERING ASSOCIATES, P.C. ENGINEERS AND LAND SURVEYORS C-1157

SOUTH CAROLINA PROFESSIONAL SEAL L-23574 LAND SURVEYOR MARK SMITH

2/2/2022

BURTON ENGINEERING

5950 FAIRVIEW RD STE 100
CHARLOTTE NC 28210
(T) 704.553.8881
burtonengineering.com

PROJECT NUMBER
021.888.005

DATE
1/10/2022

WATER & SEWER EASEMENT EXHIBIT

OWNER: LANCASTER COUNTY
INDIAN LAND, LANCASTER COUNTY, SOUTH CAROLINA

DAVID E LOOPER AND COMPANY, INC

PO BOX 3224
HICKORY, NC 28602

SHEET 1 OF 1

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 2022-1800
Contact Person / Sponsor: John DuBose- County Attorney
Department: Attorney
Date Requested to be on Agenda: 4/11/2022

Issue for Consideration:
Whether to grant an easement to Duke Energy Carolinas, LLC ("Duke Energy") for the purpose of providing electrical service to soccer complex improvements located on Lancaster County property bearing tax parcel number 0005-00-077.00 near Harrisburg Road.

Points to Consider:
The easement grant will allow Duke Energy to provide appropriate electrical power infrastructure to the county owned real property.

The easement agreement is Exhibit A to Ordinance 2022-1800 and is included in the agenda package.

Funding and Liability Factors:
Not applicable.

Council Options:
Approve or disapprove the ordinance.

Recommendation:
Approve the easement grant.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2022-1800	3/4/2022	Ordinance
Exhibit A to Ordinance 2022-1800	3/7/2022	Exhibit
General location map of easement	3/4/2022	Backup Material

STATE OF SOUTH CAROLINA)
) **ORDINANCE NO. 2022 - 1800**
COUNTY OF LANCASTER)

AN ORDINANCE

TO APPROVE AN EASEMENT GRANT TO DUKE ENERGY CAROLINAS, LLC UPON REAL PROPERTY OWNED BY LANCASTER COUNTY AND LOCATED ON HARRISBURG ROAD BEARING TAX PARCEL NUMBER 0005-00-077.00 AND TO AUTHORIZE COUNTY OFFICIALS TO TAKE SUCH ACTIONS AS ARE NECESSARY TO EFFECTUATE THE GRANT OF THE EASEMENTS AND TO EFFECTUATE THE PURPOSES OF THIS ORDINANCE.

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

Section 1. Findings and determinations.

Council finds and determines that:

(1) Lancaster County (the "County") owns land at tax parcel number 0005-00-077.00.

(2) To provide appropriate power infrastructure to the County's real property, Duke Energy Carolinas, LLC ("Duke Energy") wishes to install underground facilities on the parcel, allowing Duke Energy to provide the transmission and distribution of electrical energy for the purpose related to the operation of the electric facilities and for communication purposes of Incumbent Local Exchange Carriers ("Facilities").

(3) Duke Energy requires a strip of land twenty feet (20') in uniform width, lying equidistant on both sides of a centerline, which centerline shall be established by the center of the Facilities as installed, along with an area ten feet (10') wide on all sides of the foundation of any of Duke Energy's enclosure/transformer, vault and/or manhole.

(4) The County desires to grant utility easements rights over a portion of the County property so Duke Energy may construct and maintain underground electrical facilities.

(5) The easement grant is in the best interest of the County and is in furtherance of the development and improvement of a county asset, the new soccer complex on Harrisburg Road.

(5) It is the purpose of this ordinance to approve the easement grant from the County to Duke Energy.

Section 2. Approval of right-of-way easements.

Council authorizes and approves the grant of the easements to Duke Energy for the construction, management, and maintenance of an underground electrical facility over and upon Tax Map No. 0005-00-077.00 as described in Section 1.

The form of the Easement instrument is attached to this ordinance as Exhibit A and all terms, provisions and conditions of the easements are incorporated herein by reference as if the easements were set out in this ordinance in its entirety. The County Administrator is authorized to execute and deliver the Easement instrument on behalf of the County. By adoption of this ordinance, Council approves the easement instrument and all its terms, provisions and conditions. The easement instrument is to be in substantially the form as attached to this ordinance and hereby approved, or with such minor changes therein as shall be approved by the officials of the County executing the easement instrument, their execution thereof to constitute conclusive evidence of their approval of any and all changes or revisions therein from the form of the Easement instrument attached to this ordinance.

Section 3. Authority to act.

The Council Chair, the Clerk to Council, the County Administrator, and County Attorney each are authorized to take such actions and to execute such documents as may be necessary to effectuate the purposes of this ordinance.

Section 4. Severability.

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

Section 5. Conflicting provisions.

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

Section 6. Effective date.

This ordinance is effective upon third reading.

SIGNATURES FOLLOW ON NEXT PAGE.

AND IT IS SO ORDAINED, this _____ day of _____, 2022.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading:	March 14, 2022
Second Reading:	March 28, 2022
Public Hearing:	March 28, 2022
Third Reading:	April 11, 2022

Approved as to form:

_____
John DuBose, County Attorney

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

<u>Exhibit A</u> to Ordinance No. 2022-1800

Duke Energy Right of Way -10167 Harrisburg Road Easement Agreement
Lancaster County to Duke Energy Carolinas, LLC

Tax Map No. 0005-00-077.00

See attached.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

Prepared by: Duke Energy Carolinas, LLC
Return to: Duke Energy Carolinas, LLC
Attn: Elliott Wallace
6325 Wilkinson Blvd.
Charlotte, NC 28214

Parcel # 0005-00-077.00

EASEMENT

State of South Carolina

County of Lancaster

THIS EASEMENT ("**Easement**") is made this ____ day of _____ 20____, from **LANCASTER COUNTY,** a South Carolina body politic and corporate, and a political subdivision of the State of South Carolina ("**Grantor**", whether one or more), to **DUKE ENERGY CAROLINAS, LLC**, a North Carolina limited liability company ("**Grantee**").

Grantor, for and in consideration of the sum of One and 00/100 Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto Grantee a perpetual and non-exclusive easement, to construct, reconstruct, operate, patrol, maintain, repair, replace, relocate, add to, modify, and remove electric and communication lines including, but not limited to, all necessary supporting structures, and all other appurtenant apparatus and equipment for the transmission and distribution of electrical energy, and for technological purposes related to the operation of the electric facilities and for the communication purposes of Incumbent Local Exchange Carriers (collectively, "**Facilities**"). Grantor is the owner of that certain property described in that instrument recorded in Deed Book 1368, Page 134, Lancaster County Register of Deeds ("**Property**"). The Facilities shall be underground, except as needed on or above the ground to support the underground Facilities, and located in, upon, along, under, through, and across a portion of the Property within an easement area described as follows: A strip of land twenty feet (20') in uniform width, lying equidistant on both sides of a centerline, which centerline shall be established by the center of the Facilities as installed, along with an area ten feet (10') wide on all sides of the foundation of any Grantee enclosure/transformer, vault and/or manhole, (hereinafter referred to as the "Easement Area").

The rights granted herein include, but are not limited to, the following:

1. Grantee shall have the right of ingress and egress over the Easement Area, Property, and any adjoining lands now owned or hereinafter acquired by Grantor (using lanes, driveways, and adjoining public roads where practical as determined by Grantee).
2. Grantee shall have the right to trim, cut down, and remove from the Easement Area, at any time or times and using safe and generally accepted arboricultural practices, trees, limbs, undergrowth, other vegetation, and obstructions.

3. Grantee shall have the right to trim, cut down, and remove from the Property, at any time or times and using safe and generally accepted arboricultural practices, dead, diseased, weak, dying, or leaning trees or limbs, which, in the opinion of Grantee, might fall upon the Easement Area or interfere with the safe and reliable operation of the Facilities.
4. Grantee shall have the right to relocate the Facilities and Easement Area on the Property to conform to any future highway or street relocation, widening, or alterations.
5. Grantor shall not place, or permit the placement of, any structures, improvements, facilities, or obstructions, within or adjacent to the Easement Area, which may interfere with the exercise of the rights granted herein to Grantee. Grantee shall have the right to remove any such structure, improvement, facility, or obstruction at the expense of Grantor.
6. Excluding the removal of vegetation, structures, improvements, facilities, and obstructions as provided herein, Grantee shall promptly repair or cause to be repaired any physical damage to the surface area of the Easement Area and Property resulting from the exercise of the rights granted herein to Grantee. Such repair shall be to a condition which is reasonably close to the condition prior to the damage, and shall only be to the extent such damage was caused by Grantee or its contractors or employees.
7. The rights granted in this Easement include the right to install Facilities wherever needed on the Property to serve future development on the Property and neighboring lands. Portions of the Facilities may be installed immediately, and other portions may be installed in the future as the need develops. Facilities installed in the future shall be installed at locations mutually agreeable to the parties hereto if they are to be located outside of the Easement Area. Upon any future installations of Facilities at mutually agreed locations, the Easement Area shall be deemed to include such future locations at the widths defined in this Easement.
8. All other rights and privileges reasonably necessary, in Grantee's sole discretion, for the safe, reliable, and efficient installation, operation, and maintenance of the Facilities.

The terms Grantor and Grantee shall include the respective heirs, successors, and assigns of Grantor and Grantee. The failure of Grantee to exercise or continue to exercise or enforce any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter at any time, or from time to time, to exercise any and all such rights.

TO HAVE AND TO HOLD said rights, privilege, and easement unto Grantee, its successors, licensees, and assigns, forever. Grantor warrants and covenants that Grantor has the full right and authority to convey to Grantee this perpetual Easement, and that Grantee shall have quiet and peaceful possession, use and enjoyment of the same.

IN WITNESS WHEREOF, Grantor has signed this Easement under seal effective this ____ day of _____, 20_____.

Witnesses:

LANCASTER COUNTY
a South Carolina body politic and corporate, and a political subdivision of the State of South Carolina

_____ (SEAL)
DENNIS E. MARSTALL, County Administrator

_____
(Witness #1)

_____
(Witness #2)

STATE OF _____

COUNTY OF _____

I, _____, a Notary Public of _____ County, State of _____, certify that DENNIS E. MARSTALL, as County Administrator of LANCASTER COUNTY, a South Carolina body politic and corporate, and a political subdivision of the State of South Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing EASEMENT.

Witness my hand and notarial seal, this ____ day of _____, 20_____.

(Notary Seal)

Notary Public: _____

Commission expires: _____

For Grantee's Internal Use:
Work Order #: 41069140

Install 3 phase through customer installed conduit form existing primary pole to new pad mount transformer location.
0005-00-018.00
0005H-0C-001.01
0005H-0C-005.00
1030
0005H-0C-004.00
0005-00-077.00
10167
0005H-0C-045.00
1029
1024
0005H-0C-046.00
1018
0005H-0C-003.00
0005H-0C-047.00
0005H-0C-002.00
0005H-0C-048.00
1009
0005H-0C-001.00
1006
GLEN LAUREL DR
CALVIN HALL RD
100 ft
0005H-0B-017.00
5026
KARRIKER CT
5022
0005H-0B-018.00
0005H-0B-019.00
0005H-0B-020.00
5010
0005H-0B-021.00
0005H-0A-047.00
0005-00-076.00
10121
Parcel ID 0005-00-077.00
Class Code Exempt
Taxing District County
Indian Land
Land Size 10.03 ACRES
(Note: Not to be used on legal documents)
Owner LANCASTER COUNTY
PO BOX 1809
LANCASTER, SC 29721
Physical Address 10167 HARRISBURG ROAD
Assessed Value
Last 2 Sales
Date Price Reason Qual
9/17/2020 $5 QUIT CLAIM Q
3/20/2017 $5 SOLD DOES NOT MATCH APPRAISAL RECORD Q

Agenda Item Summary

Ordinance # / Resolution #: Resolution 1195-R2022 / Planning Case Number: MX-2020-2051
Contact Person / Sponsor: Robert Tefft / Planning
Department: Planning
Date Requested to be on Agenda: 4/11/2022

Issue for Consideration:
Application by NR Property Owners LLC to approve a Master Development Plan and Preliminary Plat for approximately 38.88 acres of land located at the north side of Fort Mill Highway, approximately 325 feet east of Rosemont Drive (TM#s 0006-00-086.00, 0006-00-087.00, 0006-00-087.03, and 0006-00-087.04) for a 261-unit multi-family development.

Points to Consider:
Master Development Plan
The subject parcels were previously approved by County Council on January 25, 2021 via Resolution No. 1137-R2021 to be developed as 217 multi-family dwellings consisting of 80 Townhouse, 63 Cottage Court, and 74 Garden Apartment units at a density of 5.6 dwelling units per acre. The property owner/applicant is now proposing to develop the site in a virtually identical manner, but with 261 multi-family dwellings consisting of 80 Townhouse, 63 Cottage Court, and 118 Garden Apartments at a density of 6.71 dwelling units per acre.
The current development proposal continues to meet the required Findings of Fact set forth in UDO Section 9.2.9.B.9.
Deviations
UDO Section 3.6.9.C requires a minimum ground floor elevation of two feet for the Cottage Court building type. The applicant has requested a deviation from this requirement pursuant to the maximum allowable deviation as set forth in UDO Section 3.12.1.B.2 – a reduction of one-foot. The applicant has provided that following justification for this deviation as part of the application:

> *Petitioner also requests to modify the requirement that the finished floor elevation must be a minimum of 24" above the finished grade. This height creates a challenge for compliance with the Americans with Disabilities Act because lengthy segments of access ramps are required to maintain the maximum slope required by the ADA. Also, the buildings will better respond to the existing topography if the minimum height to finished grade is lowered to 12".*

Staff does not have any concerns with the proposed modification, which the UDO allows to be requested.

Funding and Liability Factors:
N/A

Council Options:
To approve or disapprove the Master Development Plan.

Recommendation:
Planning Commission voted 4-0 to recommend approval of the Master Development Plan, subject to conditions, and to approve the Preliminary Plat. There was no one from the public in attendance to speak in favor or opposition to the item.

Staff recommends approval of the Master Development Plan, subject to the following conditions:

1. That flow data is submitted to the Lancaster County Water and Sewer District (LCWSD) to fully ascertain what infrastructure may need to be upsized/modified commensurate with this project;
2. That the recommended transportation improvements outlined in the Traffic Impact Analysis prepared by Kimley-Horn and Associates dated December 16, 2019 shall be required to be constructed by the applicant prior to the issuance of any Certificates of Occupancy associated with this project;
3. That any and all outstanding Technical Review Committee (TRC)/Evolve comments are addressed;
4. That all applicable requirements of the Unified Development Ordinance (UDO) are met.

ATTACHMENTS:

Description	Upload Date	Type
Resolution 1195-R2022	4/4/2022	Resolution
Staff Report	3/8/2022	Planning Staff Report
Ex 1: Application	3/8/2022	Exhibit
Ex 2: Location / Zoning Map	3/8/2022	Exhibit
Ex 3: Master Development Plan	3/21/2022	Exhibit
Ex 3: Master Development Plan	3/8/2022	Exhibit
Public Hearing Notice for Resolution 1195-R2022 (Planning Department Case Number: MX-2020-2051)	3/17/2022	Public Hearing Notices

STATE OF SOUTH CAROLINA (
(
COUNTY OF LANCASTER (

RESOLUTION NO. 1195-R2022

A RESOLUTION

TO APPROVE THE MASTER DEVELOPMENT PLAN SUBMISSION OF NWR DEVELOPMENT LLC, FOR A PROPOSED MIXED-USE DEVELOPMENT KNOWN AS "THE LODGES AT INDIAN LAND" CONSISTING OF 261 MULTIFAMILY UNITS AND LOCATED ON APPROXIMATELY 38.88 ACRES, MORE OR LESS, CURRENTLY ZONED MIXED-USE DISTRICT (MX) AND LOCATED ON THE NORTH SIDE OF FORT MILL HIGHWAY, APPROXIMATELY 225 FEET EAST OF ROSEMONT DRIVE.

WHEREAS, the subject parcels (TMS #s 0006-00-086.00, 0006-00-087.00, 0006-00-087.03 and 0006-00-087.04) were previously approved by County Council on January 25, 2021 via Resolution No. 1137-R2021 to be developed as 217 multi-family dwellings consisting of 80 Townhouse, 63 Cottage Court, and 74 Garden Apartment units at a density of 5.6 dwelling units per acre.

WHEREAS, the property owner/applicant is now proposing to develop the site in a virtually identical manner, but with 261 multi-family dwellings consisting of 80 Townhouse, 63 Cottage Court, and 118 Garden Apartments at a density of 6.71 dwelling units per acre.

WHEREAS, UDO Section 3.6.9.C requires a minimum ground floor elevation of two feet for the Cottage Court building type. The applicant has requested a deviation from this requirement pursuant to the maximum allowable deviation as set forth in UDO Section 3.12.1.B.2 – a reduction of one-foot. The applicant has provided that following justification for this deviation as part of the application:

> *Petitioner also requests to modify the requirement that the finished floor elevation must be a minimum of 24" above the finished grade. This height creates a challenge for compliance with the Americans with Disabilities Act because lengthy segments of access ramps are required to maintain the maximum slope required by the ADA. Also, the buildings will better respond to the existing topography if the minimum height to finished grade is lowered to 12"*

WHEREAS, the Council of Lancaster County believes that the deviation allowed by UDO Section 3.12.1.B.2 is a reasonable and necessary deviation based on the factual information submitted by the applicant.

WHEREAS, on March 15, 2022, the Lancaster County Planning Commission held a public hearing on the proposed Master Development Plan and, by a unanimous vote (4-0) recommended approval of the Master Development Plan subject to the following conditions of approval:

1) That the project engineer submits flow data to the LCWSD Engineering Department to better understand what infrastructure would need to be upsized/modified; and
2) That the recommended transportation improvements outlined in the Traffic Impact Analysis prepared by Kimley-Horn and Associates dated December 16, 2019, shall be required to be constructed by the applicant prior to the issuance of any Certificates of Occupancy associated with this project; and
3) That all outstanding TRC/Evolve comments are addressed; and
4) That all applicable requirements of the UDO, except as otherwise explicitly modified herein, are met.

WHEREAS, in accordance with Unified Development Ordinance a Mixed-Use Master Plan is to be reviewed and approved with finality by Lancaster County Council.

WHEREAS, The Future Land Use Map identifies these properties as Neighborhood Mixed Use. The proposed Master Development Plan will result in development that is consistent with the Neighborhood Mixed-Use Future Land Use Category, as well as the land use considerations set forth in the Walkable Neighborhood Community Type. Accordingly, the Master Development Plan is consistent with the Comprehensive Plan.

WHEREAS, the Master Development Plan, subject to the conditions contained herein, satisfies each of the requirements contained in the Unified Development Ordinance ("UDO") for a Master Development Plan is Section 9.2.9.B.9

NOW, THEREFORE, upon review and consideration of the Land Design Master Plan Preliminary Plat and supporting documentation, it is resolved that:

The Master Development Plan is approved subject to the following conditions of approval:

1) That the project engineer submits flow data to the LCWSD Engineering Department to better understand what infrastructure would need to be upsized/modified; and
2) That the recommended transportation improvements outlined in the Traffic Impact Analysis prepared by Kimley-Horn and Associates dated December 16, 2019, shall be required to be constructed by the applicant prior to the issuance of any Certificates of Occupancy associated with this project; and
3) That all outstanding TRC/Evolve comments are addressed; and
4) That all applicable requirements of the UDO, except as otherwise explicitly modified herein, are met.
5) The requested minimum ground floor height deviation is approved pursuant to UDO Section 3.12.1.B.2.

<Remainder of page intentionally blank>

AND IT IS SO RESOLVED

Dated this _____ day of _____, 2022.

LANCASTER, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

Approved as to form:

_____
John DuBose, County Attorney

PROPOSAL: Request to approve a Master Development Plan and Preliminary Plat for a proposed 261-unit multi-family development.

PROPERTY LOCATION: North side of Fort Mill Highway, approximately 325 feet east of Rosemont Drive (TM#'s 0006-00-086.00, 0006-00-087.00, 0006-00-087.03 and 0006-00-087.04)

CURRENT ZONING: Mixed Use (MX) District

OWNER / APPLICANT: NR Lodges Property Owner, LLC

COUNCIL DISTRICT: District 7, Brian Carnes

OVERVIEW:

Site Information

The 38.88-acre site consists of four parcels zoned Mixed Use (MX) District. The parcels, which are on the north side of Fort Mill Highway (approximately 325 feet east of Rosemont Drive), are currently vacant except for a few single-family detached dwellings.

Proposal

The subject parcels were previously approved by County Council on January 25, 2021 via Resolution No. 1137-R2021 to be developed with 217 multi-family dwellings consisting of 80 Townhouse, 63 Cottage Court, and 74 Garden Apartment units at a density of 5.6 dwelling units per acre. The property owner/applicant is now proposing to develop the site in a virtually identical manner, but with 261 multi-family dwellings consisting of 80 Townhouse, 63 Cottage Court, and 118 Garden Apartments at a density of 6.71 dwelling units per acre.

In addition, the property owner/applicant is now requesting a deviation from Unified Development Ordinance (UDO) Section 3.6 to reduce the minimum required ground floor elevation of the Cottage Court units from 2 feet to 1-foot, pursuant to UDO Section 3.12.1.B.2.

Summary of Adjacent Zoning and Uses

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	PDD	Single-Family
South	Lancaster County	LI	Manufacturing
East	Lancaster County	MDR / PDD / GB	Single-Family
West	Lancaster County	PDD / GB	Single-Family / Vacant / Retail

ANALYSIS & FINDINGS:

Development Standards

Pursuant to UDO Section 3.5, required parking shall be provided within mixed-use districts by building type, and shall be as per UDO Chapter 7. UDO Section 7.2.4.A requires that parking shall be provided for multi-family (i.e. Garden Apartment) and Townhouse units at a rate of 1.5 per dwelling unit, and for single-

family (i.e. Cottage Court) at a rate of 1.0 per dwelling unit. The following table outlines these requirements, as well as the amount of required and proposed parking for each building type.

Building Type	Minimum Parking Rate	Number of Units	Required Parking Spaces	Proposed Parking Spaces
Single-Family (*Cottage Court*)	1.0 per unit	63	63	126
Multi-Family (*Garden Apt*)	1.5 per unit	118	177	160
Townhouse	1.5 per unit	80	120	160
Total		**271**	**360**	**446**

While the overall total number of proposed parking spaces exceeds the number of required parking spaces, the proposed number of parking spaces per building type show that the parking requirement for this development proposal will not be met as there will be an inadequate amount of parking provided for the Garden Apartments.

It should be noted that the overages that would appear to be provided for the Cottage Court and Townhouse components of the project cannot be counted toward meeting the shortfall in parking for the Garden Apartments as these parking spaces will be located within the driveways, carports, and garages associated with Cottage Court and Townhouse units.

There are two possible solutions to this parking issue – either provide for an additional 17 parking spaces in the area of the proposed Garden Apartments, or reduce the total number of Garden Apartments from 118 to 106.

Deviations

Pursuant to UDO Section 3.12.1.A, during the Site Plan Review process, the Technical Review Committee is authorized to recommend approval of deviations to certain provisions of the UDO, where, due to special conditions, strict enforcement would be physically impractical.

UDO Section 3.6.9.C requires a minimum ground floor elevation of two feet for the Cottage Court building type. The applicant has requested a deviation from this requirement pursuant to the maximum allowable deviation as set forth in UDO Section 3.12.1.B.2 – a reduction of one-foot. The applicant has provided that following justification for this deviation as part of the application:

> *Petitioner also requests to modify the requirement that the finished floor elevation must be a minimum of 24" above the finished grade. This height creates a challenge for compliance with the Americans with Disabilities Act because lengthy segments of access ramps are required to maintain the maximum slope required by the ADA. Also, the buildings will better respond to the existing topography if the minimum height to finished grade is lowered to 12".*

Neither the Planning Department staff, nor any of the other members of the TRC have any objections to the requested deviation.

Mixed-Use District/Master Development Plan

Pursuant to UDO Section 9.2.9.B.8, the Planning Commission shall hold a public hearing on Master Development Plan proposals. Further, pursuant to UDO Section 9.2.9.B.9, the Planning Commission may approve, deny or approve with conditions the application for a Master Development Plan; however no Master Development Plan shall be approved unless the following "findings of fact" can be made:

a. Consistency with Comprehensive Plan*. All mixed use development shall be designed, constructed and maintained in conformance with the applicable guidelines and standards established by the Lancaster County Comprehensive Plan.*

The Future Land Use Category of the subject properties is Neighborhood Mixed-Use, which corresponds to the Community Type of Walkable Neighborhood. The adopted Comprehensive Plan states that the 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 Neighborhood: Land Use Considerations		
Church	Condominium/Apartment	Community Park / Pocket Park
Government Building	Natural Area	Neighborhood Commercial
Professional Office	Restaurant	School
Single-Family Attached Home (Townhome/Duplex)	Single-Family Detached Home	

The proposed Master Development Plan would result in development that is consistent with the Neighborhood Mixed-Use Future Land Use Category, as well as the land use considerations set forth for the Walkable Neighborhood Community Type. Accordingly, staff finds that the Master Development Plan is consistent with the adopted Comprehensive Plan.

b. Integration with Transportation System*. Mixed use developments shall be designed to integrate into the adjacent transportation system relative to:*

i. Pedestrian connections to ensure accessibility to current or future transit service, if applicable;
ii. Connectivity to existing and future roadways, sidewalks and pathways;
iii. Complete streets roadway design that accommodates multiple transportation modes;
iv. Strategic locations of parking lots and structures;
v. Compatibility with the regional transportation system of arterials and collectors; and
vi. Access management to provide internal connections between uses and prohibit individual driveway access to perimeter roads.

The proposed Master Development Plan will have a both vehicular and pedestrian connections onto Fort Mill Highway, as well as Wedgewood Lane (which, in turn, connects to Rosemont Drive). The proposed streets have been designed consistent with the requirements of the UDO and have made use of an existing street stub out (Wedgewood Lane); however no viable opportunities exist to provide additional stub outs from the subject property. Staff finds that the proposed Master Development Plan is consistent with the required "finding of fact."

Traffic Impact Analysis:
In addition to the above, it should be noted that a Traffic Impact Analysis (TIA) was originally conducted for the subject property by Kimley-Horn on December 16, 2019 (attached) based upon a wholly different project configuration (453 dwelling units). Among several improvements

recommended by the TIA was the addition of a 150-foot northbound right-turn lane at the intersection of SC 160 and Old Bailes Road. This turn lane was recommended to be reduced to 100 feet based upon a technical memorandum (attached) that was subsequently prepared on September 4, 2020 to amend the findings of the TIA as the project had been changed resulting in a substantial reduction to 217 dwelling units.

With this development proposal, and increase in the number of dwelling units to 261, it is the position of the applicants' professional engineer, as well as County staff, that this right-turn lane be reinstated to its previously required length of 150 feet. This reinstatement, as well as all other requirements of the TIA prepared on December 16, 2019, shall be provided for as a part of this project, and is attached as a condition of approval.

c. Impact on Infrastructure*. The development is staged in a manner that allows for and facilitates the timely provision of public utilities, facilities and services.*

The Lancaster County Water and Sewer District (LCWSD) previously reviewed the Master Development Plan and commented that there is a high probability downstream sewer infrastructure would need to be upsized in order to handle the additional flow this development would generate, and requested that flow data be submitted. Accordingly, compliance with all requirements of the LCWSD has been made a condition of approval.

d. Compatibility of Uses and Structures*. The mixed use development is planned so land uses and densities create an appropriate transition to existing or planned uses and densities on adjoining properties.*

The surrounding uses to the north, east and west are primarily single-family detached dwellings. The proposed residential uses along the perimeter of the Master Development Plan: Townhouse and Cottage Court building types, are compatible with these single-family detached dwellings. The more intense aspect of the proposed development, the Garden Apartments, are located at the center of the property and would be buffered by the Townhouse and Cottage Court buildings from the surrounding single-family detached dwellings. Staff finds that the proposed Master Development Plan is consistent with the required "finding of fact."

e. General Site Design*: The following characteristics shall be incorporated into the mixed-use development:*

i. *Pedestrian accessibility/concentration of development (critical mass) in a compact, walkable area.*

- *Uses are concentrated to promote convenient pedestrian access. Large projects concentrate uses in multiple nodes, each preferably within a quarter-mile diameter.*
- *Pedestrian circulation is clearly defined and connects all uses.*
- *Bicycle and pedestrian access are provided to adjacent developments.*
- *Sidewalks are provided on each side of rights-of-way or private streets throughout the development.*
- *Strip commercial development characterized by single story uncoordinated, unconnected buildings with large street frontage parking lots is specifically prohibited. Strip malls with uncoordinated, unconnected out parcels are prohibited. All structures are fully integrated into the mixed use project through common design themes (including, but not limited to, lighting, benches, landscaping, other decorative features but not necessarily building design),*

integration with a variety of uses, nonlinear arrangement, common spaces, pedestrian walkways, vehicular access connections and other features.

ii. *Plazas, courtyards and other common areas are provided for public gathering and interaction. Amenities, such as benches, planters, lighting, fountains, art and landscaping that further the design theme of the project and encourage interaction shall be provided.*

iii. *Mixed use projects require special attention to building design because of the relationship of land uses in close proximity. Functional integration of residential and commercial uses shall be considered during design of mixed use projects. The following standards are intended to guide development of mixed-use projects:*

- *The mixed use development shall be designed and developed to provide an appropriate interrelationship between the various uses and structures within the development through the use of complementary materials, unified streetscape treatment, buffering, connectivity for vehicular and pedestrian movement, building orientation, parking location and height transition.*
- *Residential and commercial uses may be located within the same or adjoining structures, provided applicable health and safety regulations are followed.*
- *Structures shall provide architectural relief and interest, with emphasis at building entrances and along sidewalks, to promote and enhance a comfortable pedestrian scale and orientation. Structures shall have consistent scale and massing to create a unified project. Compatibility with the immediate context is required. However, gradual transitions in scale and massing are permitted.*
    - *Blank walls shall be avoided by including ground floor windows, recesses, extensions and breaks in roof elevation.*
    - *Design shall provide differentiation between ground level spaces and upper stories. For example, bays or balconies for upper levels, and awnings, canopies or other similar treatments for lower levels can provide differentiation. Variation in building materials, trim, paint, ornamentation, windows, or other features such as public art, may also be used.*
    - *Design shall ensure privacy in residential sectors through effective window placement, soundproofing, landscape screening or orientation of outdoor living areas (e.g., balconies, porches and patios). Opposite facing windows at close distances should be offset vertically or horizontally, or employ appropriate materials (e.g., glazed or tinted) to protect privacy.*

As discussed previously with regard to required "findings of fact" b and d, staff believes that the proposed Master Development Plan will meet the provisions noted in paragraphs i and iii, above. Further, it is the inherent nature of the Cottage Court design that common areas are provided, and that holds true with this project. In addition to those common areas, an amenity area consisting of the leasing/amenity building, swimming pool, and open space is proposed at the northwest corner of Evergreen Lodge Lane and Columbia Circle. It should also be noted that an internal trail system will be provided along the east side of the development on the east side of the property connecting Cavallo Point Circle to Stone Moss Drive. Staff finds that the proposed Master Development Plan is consistent with the required "finding of fact."

f. *Housing diversity shall be required within the district - At least two (2) different residential types (attached, detached, multiple family, or two family) with a range of prices and sizes shall be*

incorporated into the development. Single-family lot sizes shall be varied to provide a mixture of lot sizes.

As previously noted the Master Development Plan consists of 80 Townhouse, 63 Cottage Court, and 118 Garden Apartments – all of which will be available for rent. Staff finds that the proposed Master Development Plan is consistent with the required "finding of fact."

g. *Permitted flexibility in lot sizes, setbacks, street widths and landscaping shall result in a more livable development, preservation of natural features and creation of open space consistent with the policies of the comprehensive plan and this ordinance.*

No flexibility of this kind has been requested as part of this Master Development Plan.

h. *Mixed-use developments shall not be gated and shall be interconnected to surrounding developments. Mixed-use projects shall be designed as an integral part of the surrounding community and not as an isolated development.*

The proposed Master Development Plan does not propose to gate or otherwise limit access to the property. As previously noted, the development will connect to the existing street stub out for Wedgewood Lane; however no viable opportunities exist to provide additional stub outs from the subject property. Staff finds that the proposed Master Development Plan is consistent with the required "finding of fact."

COMMUNITY MEETINGS:

The applicant has scheduled a community meeting for this iteration of the development proposal to be held Monday, March 14, 2022 at 6:00 p.m., at the Pleasant Hill UMC (238 Fort Mill Hwy). Any comments expressed at this meeting will be provided to the Planning Commission at the Commissions' meeting.

With the prior iteration of the project, the applicant held two community meetings: the first on Tuesday, September 8, 2020, and second on Thursday, October 29, 2020. Both meetings were held at Pleasant Hill UMC. In general, there was not a great deal of concern noted by surrounding property owners with regard to the project. There was discussion regarding the provisions of a pedestrian connection between the proposed development and the adjacent commercial development to the southwest; however this was subsequently examined by the applicant, and such a connection was determined to be infeasible.

PHOTOS OF PROJECT AREA:

Looking north toward subject property from Fort Mill Highway

Looking north toward subject property from Fort Mill Highway

Looking north toward subject property from Fort Mill Highway

Looking east toward subject property from Wedgewood Lane stub-out

STAFF RECOMMENDATION:

Staff recommends **approval** of the Master Development Plan and Preliminary Plat for a proposed 261-unit multi-family development, pursuant to the following findings of fact, and subject to the following conditions of approval:

Findings of Fact:

1. That the subject property consists of 38.88 acres of land located on the north side of Fort Mill Highway, approximately 325 feet east of Rosemont Drive;
2. That the subject parcels consist of TM #'s 0006-00-086.00, 0006-00-087.00, 0006-00-087.03, and 0006-00-087.04;
3. That the subject parcels have a Future Land Use Category of Neighborhood Mixed Use with a Community Type of Walkable Neighborhood;
4. That the subject parcels are currently zoned Mixed Use (MX) District;
5. That the subject parcels are associated with a previous approval by County Council on January 25, 2021 via Resolution No. 1137-R2021 to be developed with 217 multi-family dwellings consisting of 80

Townhouse, 63 Cottage Court, and 74 Garden Apartment units at a density of 5.6 dwelling units per acre;

6. That the current development proposal is to develop the site with 261 multi-family dwellings consisting of 80 Townhouse, 63 Cottage Court, and 118 Garden Apartments at a density of 6.71 dwelling units per acre; and
7. That the current development proposal includes a request for a deviation from UDO Section 3.6 to reduce the minimum required ground floor elevation of the Cottage Court units from 2 feet to 1-foot, pursuant to UDO Section 3.12.1.B.2.

Conditions of Approval:

1. That the Master Development Plan is revised so as to provide for an additional 17 parking spaces in the area of the proposed Garden Apartments, or that the total number of Garden Apartments is reduced from 118 to 106;
2. That flow data is submitted to the LCWSD to fully ascertain what infrastructure may need to be upsized/modified commensurate with this project;
3. That the recommended transportation improvements outlined in the Traffic Impact Analysis prepared by Kimley-Horn and Associated dated December 16, 2019 shall be required to be constructed by the applicant prior to the issuance of any Certificates of Occupancy associated with this project;
4. That any and all outstanding TRC/Evolve comments are addressed;
5. That all applicable requirements of the UDO are met.

ATTACHMENTS:

1. Application
2. Location Map/ Zoning Map
3. Master Development Plan

STAFF CONTACT:

Robert G. Tefft, Senior Planner
rtefft@lancastersc.net | 803-416-9394

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

MASTER DEVELOPMENT PRELIMINARY PLAT

MIXED-USE DISTRICT

APPLICATIONANDAPPROVALPROCESS:

1. Know what needs to be shown on the plan.
   a. Plans must be reviewed by Lancaster County to ensure they meet the design standards in the UDO.
   b. Check the UDO for minimum lot width, lot area, building setback, and landscape buffer width requirements.
2. Submit the following.
   ☐ Five (5) paper copies of Master Development Preliminary Plat and Supporting Data.
   ☐ One (1) PDF copy of Master Development Preliminary Plat and Supporting Data.
3. After the plan is approved:
   a. You will be notified by email or phone.
   b. Pick up the approved plan from the Planning Department.

PROJECT INFORMATION

Project Address/Location: 664, 680, and 688 Fort Mill Highway, near the intersection of Fort Mill Hwy (160) and Rosemont Dr.

Tax Map ID/Parcel No.: 0006-00-086.00 0006-00-087.00 0006-00-087.03 0006-00-087.04

Project Description: The Lodges at Indian Land

Applicant Name: Kevin Murphy, NR Lodges Property Owner LLC

Address: 558 E. Stonewall St., Suite 120, Charlotte, NC 28202

Phone: 704-910-7565 Fax: _____ Email: kevin.murphy@nwravin.com

Property Owner Name: Kevin Murphy, NR Lodges Property Owner LLC

Address: 558 E. Stonewall St., Suite 120, Charlotte, NC 28202

Phone: 704-910-7565 Fax: _____ Email: kevin.murphy@nwravin.com

Other Project Contacts: _____

Name: Jacob Bachman, Bolton & Menk Southeast, LLC.

Address: 200 South Tryon St., Suite 200, Charlotte, NC 28202

Phone: 704-971-4513 Fax: _____ Email: jbachman@colejeneststone.com

l. Location of all existing surface water drainage facilities

3. Proposed Development
   a. Location and dimensions of all proposed buildings
   b. Location of all proposed drives (including dimensions and radii), acceleration/deceleration lanes, sidewalks, walls, fences, signs, exterior lighting, curbing, parking areas (including dimensions of a typical parking space and the total number of spaces to be provided), and unloading areas
   c. Recreation areas, common use areas, dedicated open space and areas to be conveyed for public USE?
   d. Floodplain areas and basement and finished floor elevations of all buildings
   e. Landscape plan (showing location of proposed materials, size and type)
   f. Layout and typical dimensions of proposed parcels and lots
   g. Number of proposed dwelling units (by type)
   h. Number and location of affordable dwelling units
   i. All deed restrictions or covenants
   j. Brief narrative description of the project including proposed use, existing floor area (square feet), size of proposed expansion (square feet), and any change in the number of parking spaces
   k. Lighting plan
4. Engineering
   a. Location and size of proposed utilities, including connections to sewer and water supply systems
   b. Location and type of all proposed surface water drainage facilities
   c. Grading plan at no more than two foot contour intervals[1]
   d. Proposed streets (including pavement width, materials, and easement or right-of-way dimensions)
5. Building Details
   a. Typical elevation views of all sides of each building type
   b. Gross and net floor area
   c. Elevation views of building additions
   d. Building height
   e. Building materials
6. Additional Information

   Any other information required by the Planning Director or Planning Commission to demonstrate compliance with other applicable provisions of this ordinance including, but not limited to, traffic impact analysis, environmental impact assessment and market feasibility studies.

Location Map

Case Numbers: MX-020-2051

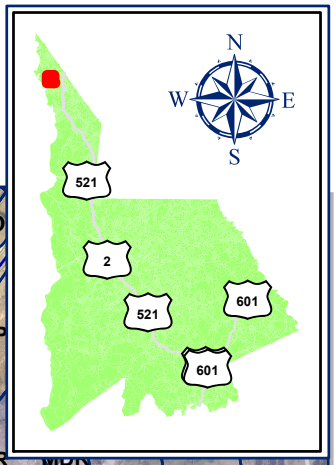
Proposal: Master Development Plan for a proposed 217-unit apartment development located on approximately 38.88 acres of land.

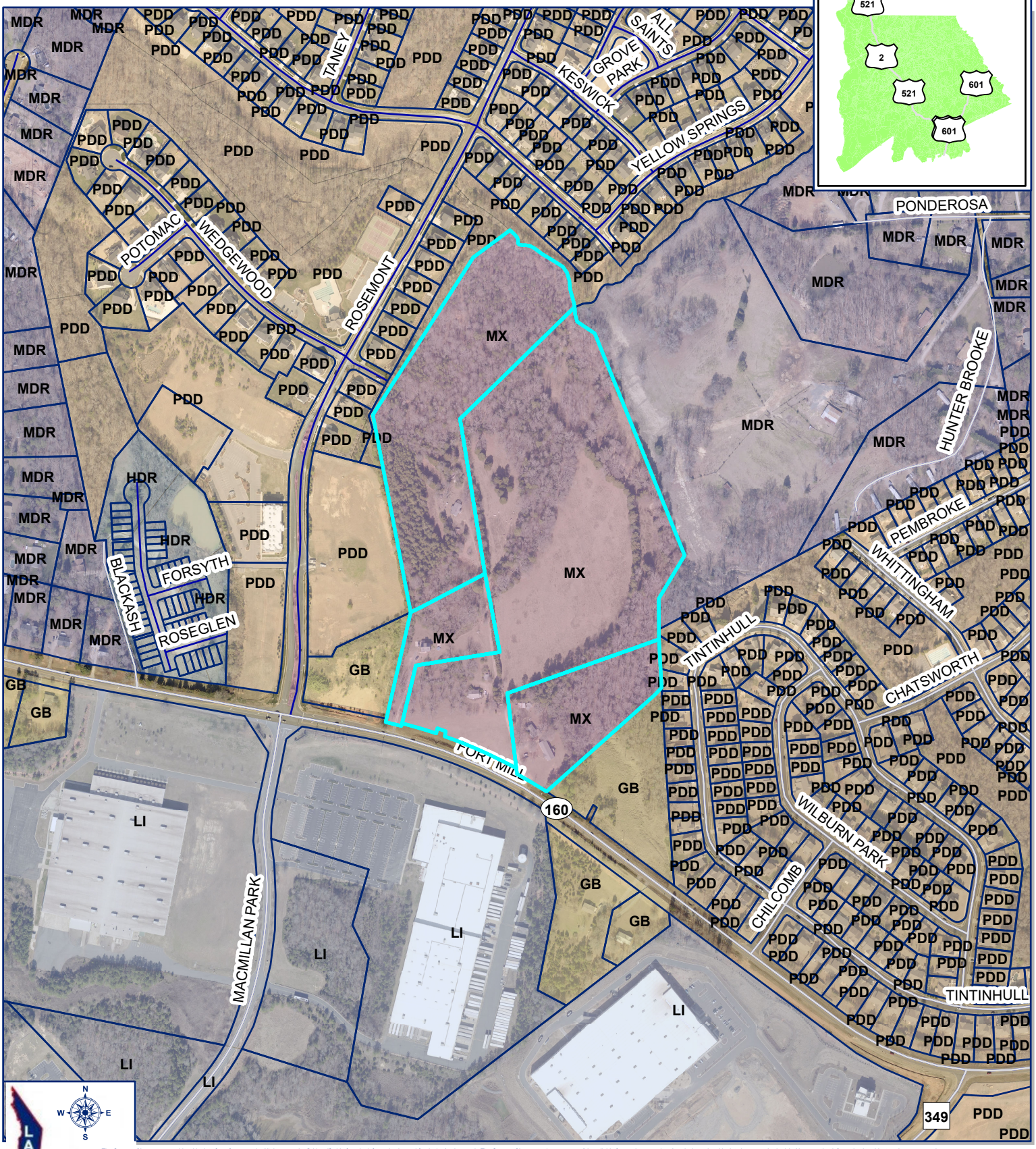
Tax Map #'s: 0006-00-086.00, 0006-00-087.00, 0006-00-087.03 and 0006-00-087.04

Applicant: NWR Development, LLC

Map Date: November 24, 2020

Map Created by: RT





The County of Lancaster provides this data for reference only. All data must be field verified before the information is used for design/project work. The County of Lancaster is not responsible or liable for any inaccuracies. Any design using this data is at users' sole risk. Also note that information is subject to change at any time.

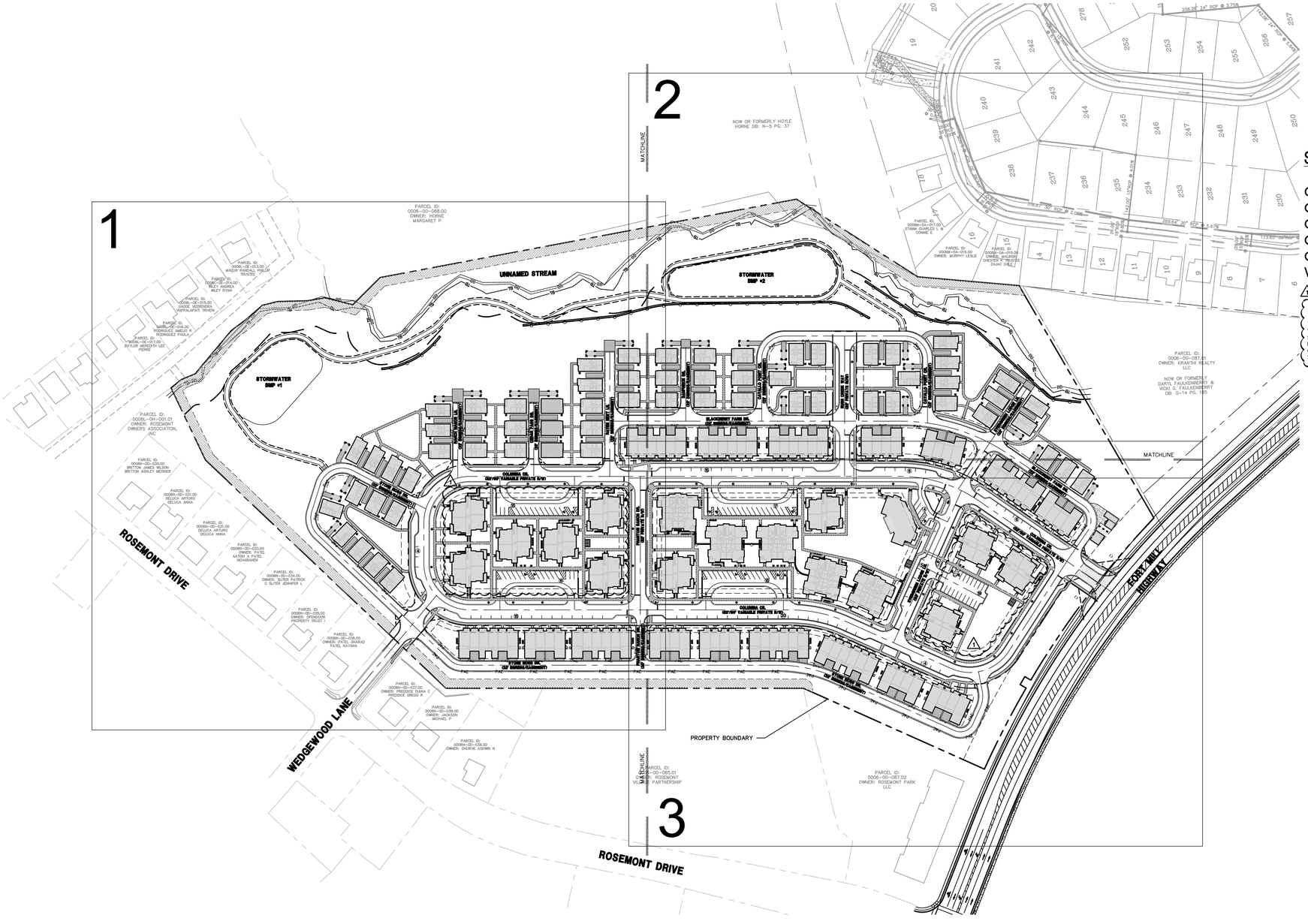
0 0.025 0.05 0.1 0.15 0.2 Miles

0 165 330 660 990 1,320 Feet

LODGES AT INDIAN LAND

680 FORT MILL HIGHWAY INDIAN LAND, SC 29707

MASTER DEVELOPMENT PLAN

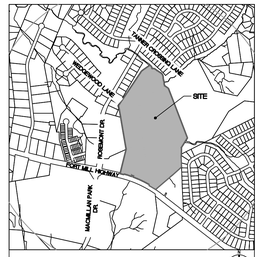


SHEET INDEX

C-000	OVERALL PROJECT PLAN
C-100	EXISTING CONDITIONS
C-200-202	PRELIMINARY PLAT
C-300-302	CONCEPTUAL GRADING AND UTILITY PLAN
C-400-401	BUILDING DETAILS
V-100	ALTA SURVEY

PROJECT NARRATIVE

THE PROPOSED MIXED-USE MASTER DEVELOPMENT PLAN IN LANCASTER COUNTY WOULD ACCOMMODATE A MIX OF SINGLE-FAMILY DETACHED (COTTAGE) HOMES, SINGLE-FAMILY ATTACHED (TOWNHOME) DWELLING UNITS, AND MULTI-FAMILY DWELLING UNITS, FOR A TOTAL OF APPROXIMATELY TWO HUNDRED AND SIXTY ONE (261) DWELLING UNITS ON THE SITE. THERE ARE CURRENTLY 446 PARKING SPACES PROPOSED WITH THIS PLAN.



SURVEY DISCLAIMER

ALTA SURVEY PLAT ISSUE DATE JULY 1, 2020. PROVIDED BY R. JOE HARRIS & ASSOCIATES, INC. 1186 STONECREST BLVD TEGA CAY, SC PHONE: 803-802-1799

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LANCASTER WATER AND SEWER DISTRICT SPECIFICATIONS.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

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NORTHWOOD RAVIN, LLC

558 E STONEWALL STREET
SUITE 120
CHARLOTTE, NC 28202

SGA | NarmourWright DESIGN

LODGES AT INDIAN LAND

680 FORT MILL HIGHWAY
INDIAN LAND, SC 29707

OVERALL PROJECT PLAN

Project No.
4727

Issued
07/26/21

PRELIMINARY
NOT FOR CONSTRUCTION

Revised
1 01/28/21 – MASTER PLAN REVISION

SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION
BOLTON & MENK SOUTHEAST, LLC
No. 6475

STATE OF SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 1345
01/28/22

SCALE: 1"=100'
0 50' 100' 200'

C-000

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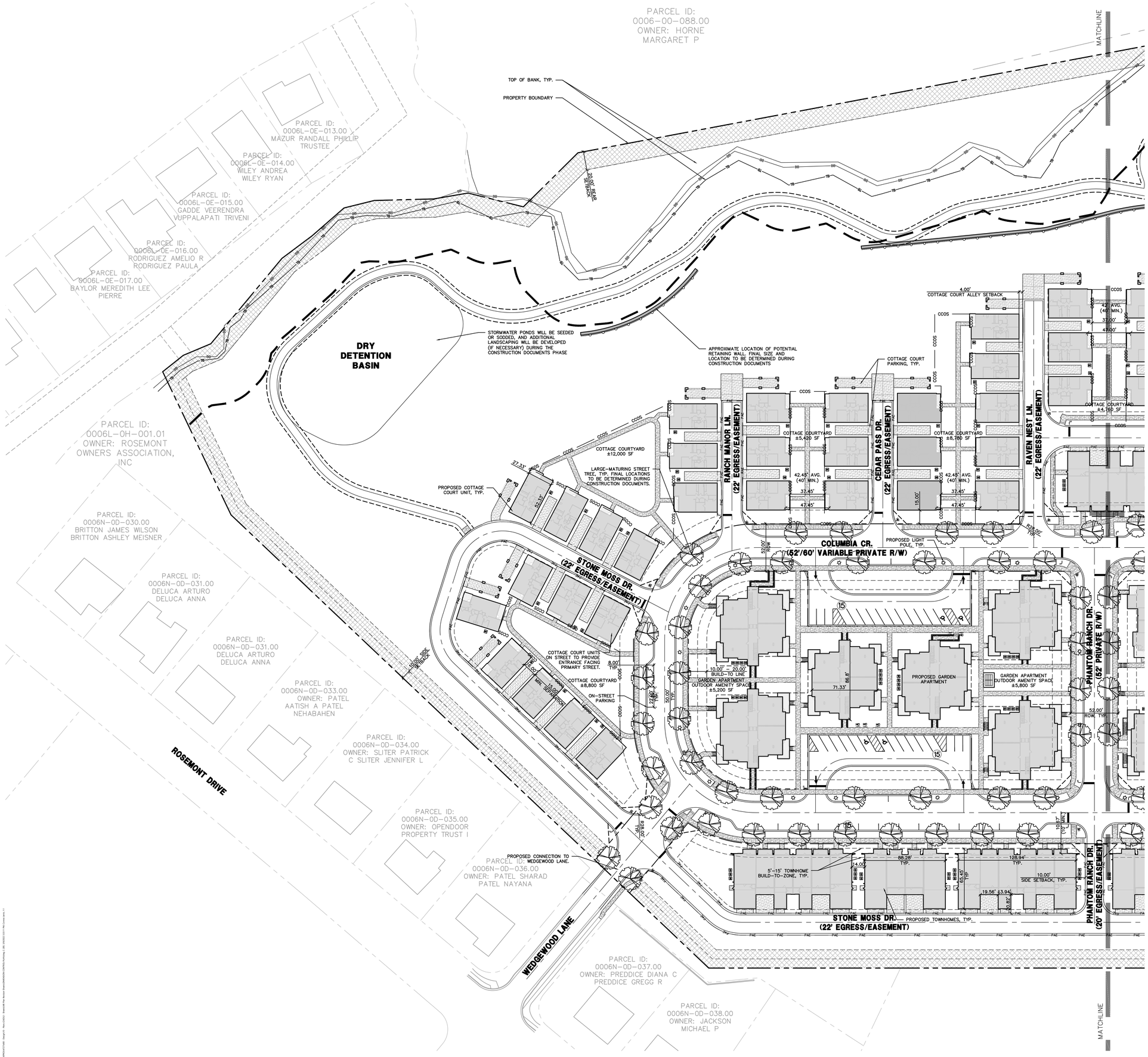

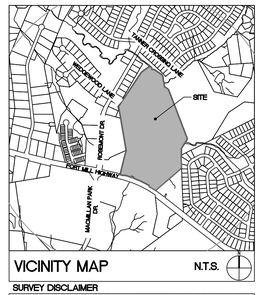

SURVEY DISCLAIMER

ALTA SURVEY PLAT ISSUE DATE JULY 1, 2020. PROVIDED BY R. JOE HARRIS & ASSOCIATES, INC. 1186 STONECREST BLVD TEGA CAY, SC PHONE: 803-802-1799

LEGEND

SYMBOL	
	CONCRETE SIDEWALK
	PROPOSED 2'-0" ROLLED CURB
	PROPOSED 1'-6" STANDARD CURB & GUTTER
	PROPOSED WING RAMP
	PROPOSED DIRECTIONAL ACCESSIBLE RAMP

DEVELOPMENT SUMMARY

DEVELOPER:	NR LODGES PROPERTY OWNER, LLC.
SITE ACREAGE:	38.88 ACRES
TAX PARCELS:	0006-00-086.00; 0006-00-087.00 0006-00-087.04; 0006-00-087.03
FEMA FLOOD PANEL NUMBER:	45057C0020E
EXISTING ZONING:	MIXED-USE (MX)
EXISTING USE:	RESIDENTIAL/VACANT
PROPOSED USE/UNITS:	TOWNHOMES (80 UNITS) COTTAGE COURTS (63 UNITS) GARDEN APARTMENTS (118 UNITS) 261 TOTAL UNITS
PROPOSED DENSITY:	6.71 D.U.A.
MAX. BUILDING HT:	TOWNHOMES: 3 STORIES/45' COTTAGE COURTS: 2 STORIES/40' GARDEN APARTMENTS: 3 STORIES/45'
PROJECT PERIMETER SETBACKS:	FRONT SETBACK: 25' SIDE SETBACK: 10' REAR SETBACK: 20'
FRONT SETBACK (BUILD TO ZONE):	TOWNHOMES: 5' TO 15' COTTAGE COURTS: 10' TO 20' GARDEN APARTMENTS: 10' TO 20'
REAR SETBACK (BUILD TO ZONE):	TOWNHOMES: 20' OR 4' COTTAGE COURTS: 10' OR 4' GARDEN APARTMENTS: 20'
BUILDING SEPARATION:	TOWNHOMES: 10' COTTAGE COURTS: 16' GARDEN APARTMENTS: 20'
CONNECTIVITY INDEX:	12 SEGMENTS/8 NODES = 1.50

PARKING SUMMARY:

PARKING REQUIRED:		
TOWNHOMES:	@1.5 SPACES/UNIT	120 SPACES
COTTAGE COURTS:	@1.0 SPACES/UNIT	63 SPACES
GARDEN APARTMENT:	@1.5 SPACES/UNIT	177 SPACES
TOTAL REQUIRED:		360 SPACES
PARKING PROVIDED:		
TOWNHOMES – 2.0 SPACES AT EACH UNIT (160 SPACES)		
COTTAGE COURTS – 2.0 SPACES AT EACH UNIT (126 SPACES)		
GARDEN APARTMENT – ON-STREET AND OFF-STREET LOT (178 SPACES)		
TOTAL PROVIDED:		464 SPACES*

*ON-STREET PARKING: 92 SPACES

SEE SHEET C-201 FOR PRELIMINARY PLAT NOTES

South Carolina 811 Call Before You Dig

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3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LANCASTER WATER AND SEWER DISTRICT SPECIFICATIONS.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

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SUITE 120
CHARLOTTE, NC 28202

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LODGES AT INDIAN LAND

680 FORT MILL HIGHWAY
INDIAN LAND, SC 29707

PRELIMINARY PLAT

Project No.
4727

Issued
07/26/21

Revised
1 01/28/21 – MASTER PLAN REVISION

SOUTH CAROLINA INC. CERTIFICATE OF AUTHORIZATION BOLTON & MENK SOUTHEAST, LLC No. 6475

STATE OF SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1345 03/09/22

SCALE: 1"=40'
0 20' 40' 80'

C-200

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STAKING AND MATERIALS NOTES

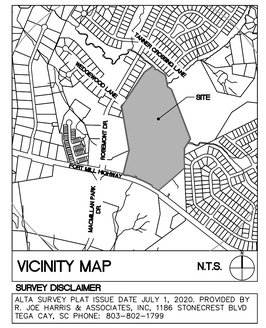
1. ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL ESTABLISH AND VERIFY POINT OF BEGINNING (P.O.B.) AND STAKE SITE AS INDICATED ON CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY COLEJENEST & STONE, P.A. IMMEDIATELY OF ANY DISCREPANCIES.
3. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL BACK OF CURB RADII ARE 25' UNLESS OTHERWISE NOTED.
5. ALL DETAILS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
6. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
7. NO OBSTRUCTION OF PUBLIC R/W OR SIDEWALK WILL BE ALLOWED. NO PARKING IS ALLOWED OVER PUBLIC SIDEWALKS.
8. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
9. STOP SIGNS SHALL BE R1-1, 30"X30".
10. NO DEMOLITION LANDFILLS ALLOWED ON SITE.
11. THE APPROXIMATE COMPLETION TIME OF CONSTRUCTION IS OCTOBER 2023.
12. IN ORDER TO ASSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
13. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
14. HIGH DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE LAND DEVELOPMENT INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE LAND DEVELOPMENT INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
15. THE DEVELOPER SHALL MAINTAIN EACH DRAINAGE CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
16. NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE LANCASTER COUNTY PUBLIC WORKS DEPARTMENT BEFORE INSTALLATION, (803-286-3607).
17. ALL ROAD IMPROVEMENTS AT FORT MILL HIGHWAY ARE TO BE COORDINATED WITH THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION. COMPLETION OF IMPROVEMENTS SHALL BE REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
18. PARKING SPACE DIMENSIONS ARE FOLLOWS:
    STANDARD PARKING SPACE W/ C&G = 18.5'L (TO FOC) X 9'W.
    STANDARD PARKING SPACE W/OUT C&G = 19' L X 9' W.
19. ROADS ARE TO BE PROPOSED FOR ACCEPTANCE INTO THE LANCASTER COUNTY ROADWAY SYSTEM OR ARE TO BE PRIVATE ROADS MAINTAINED BY THE DEVELOPER OR DEVELOPER'S DESIGNEE; §154.030(B)(5)(e).
20. INDIVIDUAL LOT IRRIGATION SYSTEMS ARE NOT PERMITTED WITHIN THE ROAD RIGHT-OF-WAY; §154.030(B)(6)(j).
21. THE DEVELOPER, INDIVIDUAL LOT OWNER, OR THEIR REPRESENTATIVE SHALL NOT PIPE OR FILL IN ROADSIDE DITCHES NOR DISCHARGE LOT OR ROOF DRAINAGE SYSTEMS INTO ROADSIDE DITCHES, ENCLOSED ROAD DRAINAGE SYSTEMS, OR ROAD RIGHT-OF-WAY WITHOUT SUBMITTING A ROAD ENCROACHMENT PERMIT TO THE LANCASTER COUNTY PUBLIC WORKS DEPARTMENT FOR APPROVAL; §154.033(B)(16)(g).
22. THE DEVELOPER OR HIS DESIGNEE IS RESPONSIBLE FOR KEEPING ALL SIGHT DISTANCE EASEMENTS CLEAR OF ALL SIGNS, VEGETATION, AND OTHER OBJECTS THAT MAY BLOCK DRIVERS' LINE OF SIGHT; §154.065, (APPENDIX 10).
23. ALL ROADS AND ALLEYS TO BE PRIVATE ROW AND NOT TO BE MAINTAINED BY LANCASTER COUNTY.
24. ALL ROADS AND ALLEYS TO BE POSTED WITH 20 MPH SPEED LIMIT SIGNS.

LANCASTER COUNTY NOTES

1. ALL STREETS TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LANCASTER COUNTY UNIFIED DEVELOPMENT ORDINANCE IRRESPECTIVE OF FINAL OWNERSHIP AND MAINTENANCE.
2. RIGHT OF WAYS ASSOCIATED WITH PROPOSED STREETS WILL BE PUBLIC AND BE OWNED, OPERATED, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. LANCASTER COUNTY RESERVES THE RIGHT OF ACCESS TO THESE RIGHT OF WAYS IN THE EVENT EMERGENCY MAINTENANCE IS REQUIRED TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THE GENERAL PUBLIC.
3. ACCESS/EGRESS EASEMENTS TO REMAIN PRIVATE AND OWNED OPERATED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. LANCASTER COUNTY ASSUMES NO RESPONSIBILITY FOR THE ON-GOING OPERATION OR MAINTENANCE OF THESE PRIVATE EASEMENTS.
4. COTTAGE COURT STORY HEIGHT, GROUND FLOOR ELEVATION SHALL BE (MIN.) 1' IN LIEU OF 2' - PER BUILDING TYPE DEVELOPMENT STANDARDS (SECTION 3.6).

PRELIMINARY PLAT NOTES:

1. THE DEVELOPMENT AND USES DEPICTED ON THE PRELIMINARY PLAT ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE LAYOUT, LOCATION, AND SIZES AS WELL AS THE INTERNAL DRIVES, ALLEYS, AMENITY AREAS, AND PARKING AREAS MUST MEET THE TERMS OF THE ORDINANCE, BUT ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE NEXT STAGES OF DESIGN. ANY MINOR ALTERATION OR MODIFICATION WILL BE SUBMITTED AND APPROVED ADMINISTRATIVELY BY LANCASTER COUNTY.
2. THE LOCATION, DIMENSIONS, MATERIALS AND FORM OF ALL BUILDINGS ON THE SITE, MUST MEET THE TERMS OF THE ORDINANCE, BUT ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE NEXT STAGES OF DESIGN. ANY MINOR ALTERATION OR MODIFICATION WILL BE SUBMITTED AND APPROVED ADMINISTRATIVELY BY LANCASTER COUNTY.
3. CENTRAUIZED MAIL KIOSKS TO BE PROVIDED FOR USPS MAIL DELIVERY. FINAL LOCATION OF MAIL KIOSKS TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE AND SHALL BE PURSUANT TO APPROVAL BY POST MASTER.
4. FLOODPLAIN INFORMATION OBTAINED FROM FEMA FIRM MAP NUMBER 45057C0020E EFFECTIVE DATE OF STUDY MAY 16, 2017.
5. ALLEYS MEANT FOR EMERGENCY ACCESS USE WILL BE 20' WIDE INSTEAD OF THE 19' WIDE ALLEYS REQUIRED BY THE UDO.
6. 25' X 25' SIGHT TRIANGLES ARE SHOWN FOR ALL STREET-TO-STREET INTERSECTIONS. 15' X 15' SIGHT TRIANGLES ARE SHOWN FOR ALL ALLEY-TO-STREET INTERSECTIONS.
7. THE BUILD-TO-ZONE (BTZ) APPLIES TO THE PROPOSED STREET RIGHT-OF-WAY AND OPEN SPACES.
8. STORMWATER MANAGEMENT BASINS ARE SCHEMATIC IN NATURE. FINAL SIZE AND LOCATION TO BE IDENTIFIED DURING THE DESIGN PROCESS.
9. ALL TRANSPORTATION IMPROVEMENTS, IF REQUIRED, SHOULD BE COMPLETED PER THE FINAL TRAFFIC IMPACT ANALYSIS.
12. DEVELOPER OR HOMEBUILDER MAINTAINS RIGHT TO BUILD DECORATIVE WALL OR FENCE IN FRONT YARD OF TOWNHOMES.
14. ANY SIGNIFICANT VARIATION FROM THE MASTER PLAN AS APPROVED, INCLUDING ARCHITECTURAL DESIGN, WILL REQUIRE THE APPLICANT TO AMEND THE MASTER PLAN.



VICINITY MAP N.T.S.

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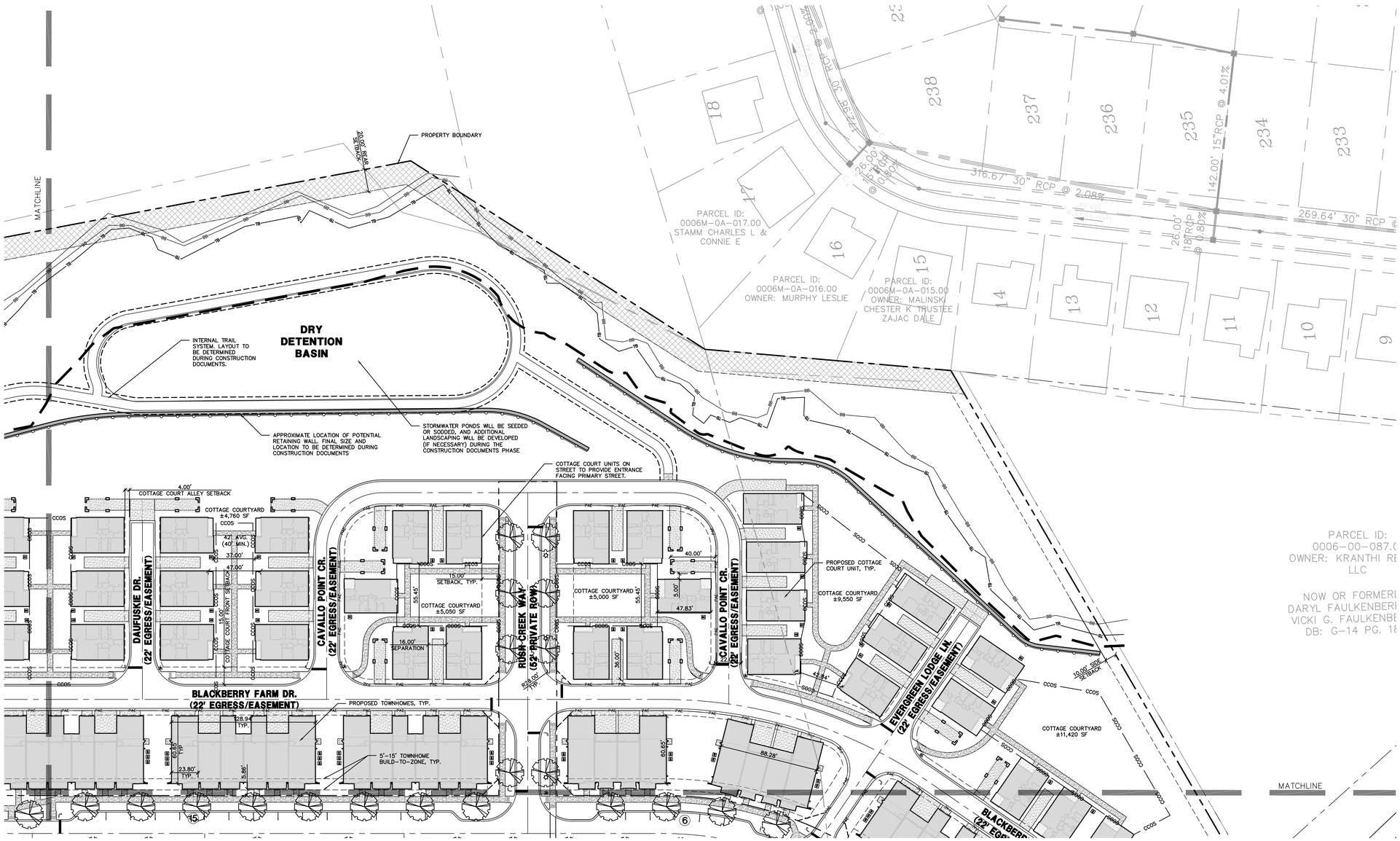

LEGEND

SYMBOL	
	CONCRETE SIDEWALK
	PROPOSED 2'-0" ROLLED CURB
	PROPOSED 1'-6" STANDARD CURB & GUTTER
	PROPOSED WING RAMP
	PROPOSED DIRECTIONAL ACCESSIBLE RAMP
	PROPOSED USPS APPROVED MAIL KIOSK
	PROPOSED STREET LIGHTING
	LIGHT DUTY CONCRETE DRIVEWAY
	HEAVY DUTY CONCRETE
	PROPOSED BUFFER/SCREENING
	PROPOSED REINFORCED TURF
	PROPOSED FIRE HYDRANT
SDE	STORM DRAINAGE EASEMENT
LCPUE	LANCASTER COUNTY PUBLIC UTILITY EASEMENT
CCDS	COURTYARD COMMON OPEN SPACE
PAE	PUBLIC ACCESS EASEMENT

South Carolina 811 Dig Safe. Call Before You Dig.

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LODGES AT INDIAN LAND

680 FORT MILL HIGHWAY
INDIAN LAND, SC 29707

PRELIMINARY PLAT

Project No.
4727

Issued
07/26/21

Revised
⚠1 01/28/21 – MASTER PLAN REVISION

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION — BOLTON & MENK SOUTHEAST, LLC No. 6475

STATE OF SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 1345 — 03/09/22

SCALE: 1"=40'
0 20' 40' 80'

C-201

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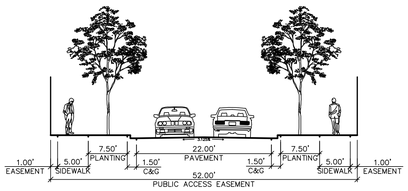
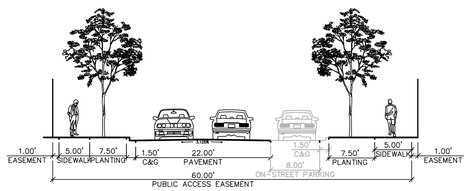
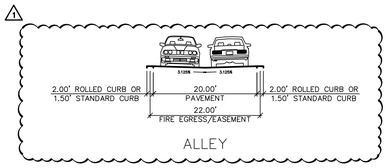


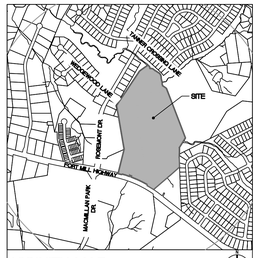
52' ROW – MODIFIED LOCAL URBAN



60' ROW – MODIFIED LOCAL URBAN
WITH ON–STREET PARKING



ALLEY



VICINITY MAP N.T.S.

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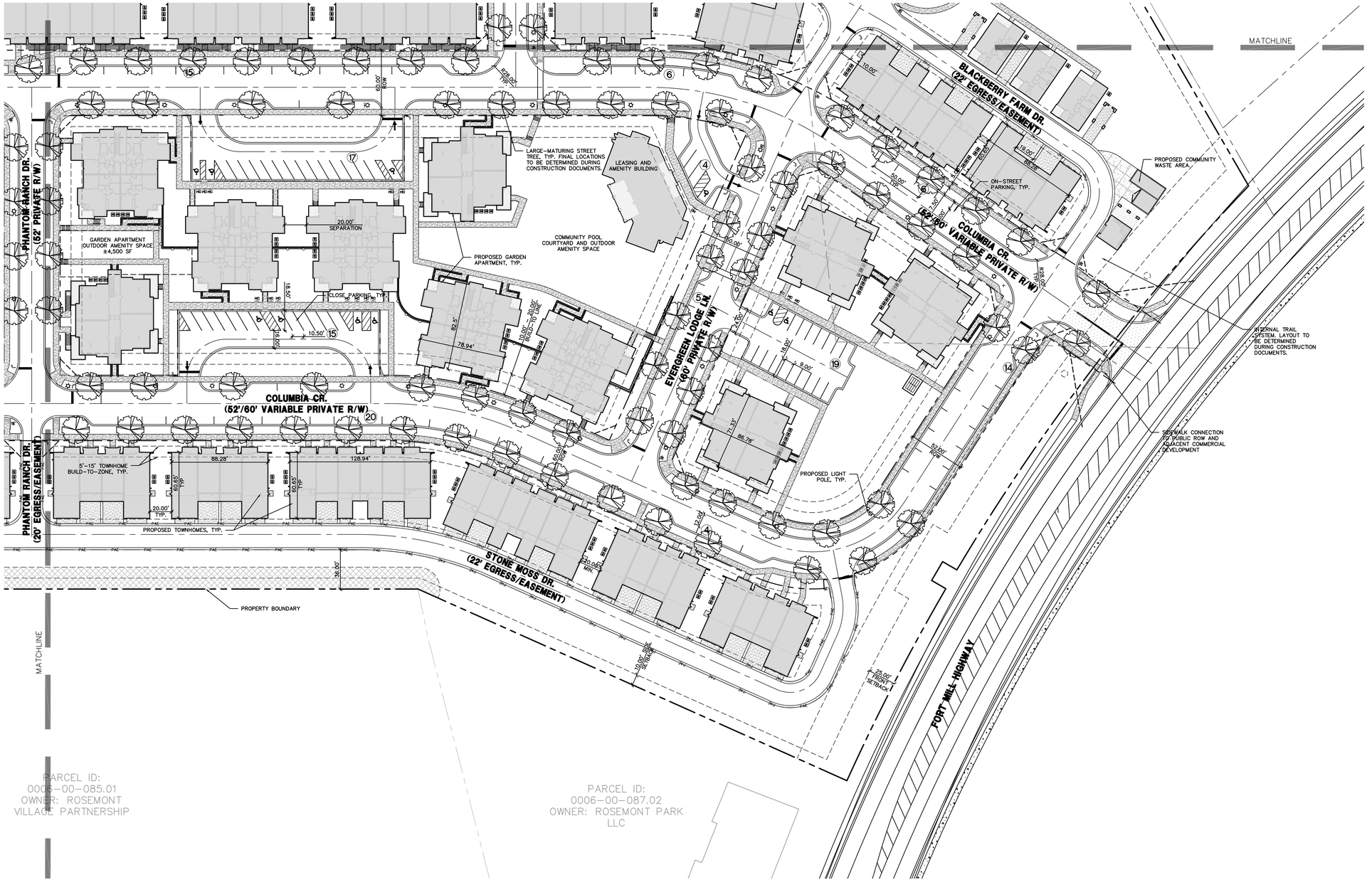

LEGEND

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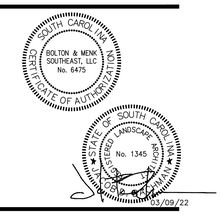

SCALE: 1"=40'
0 20' 40' 80'

C-202

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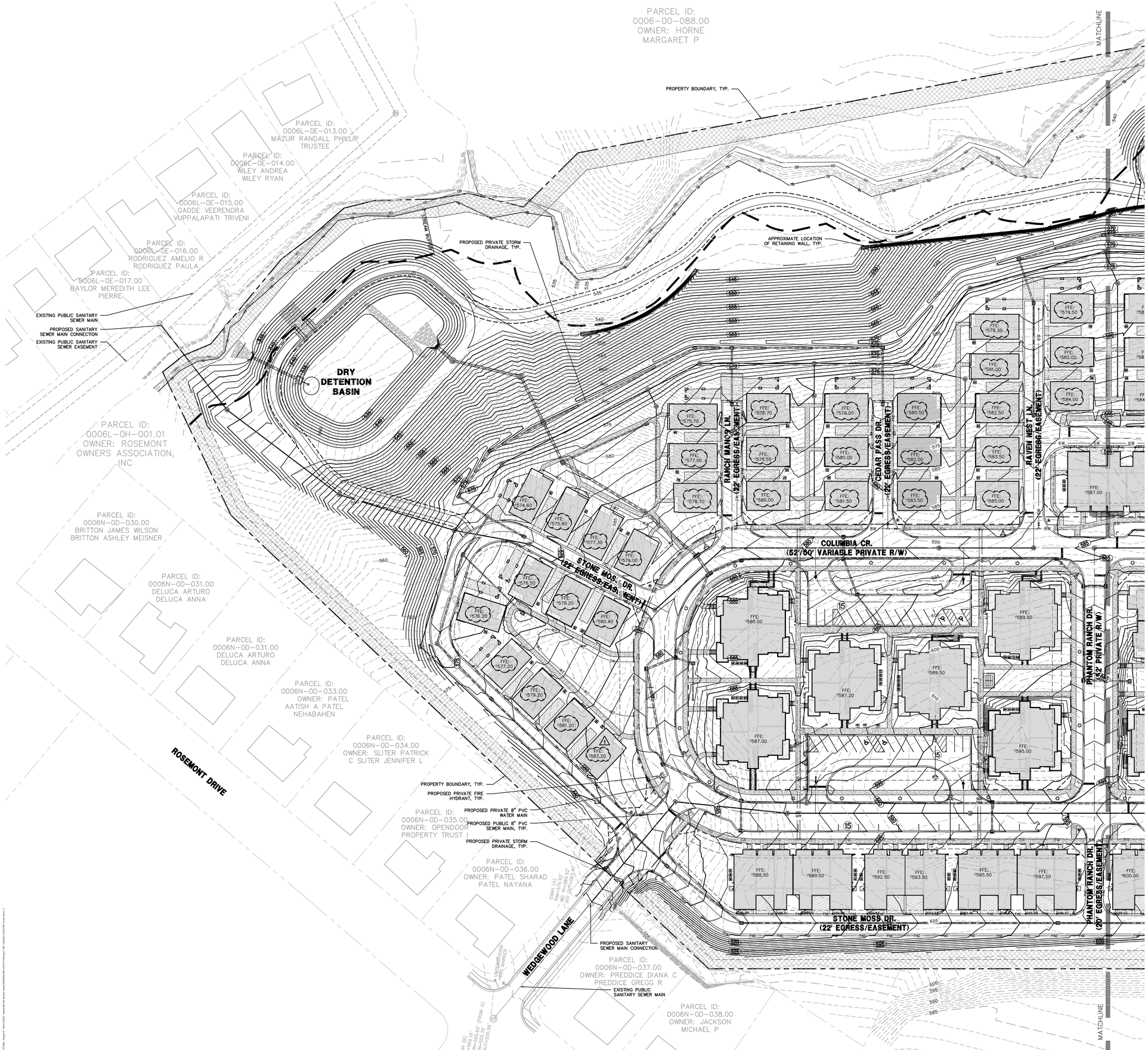

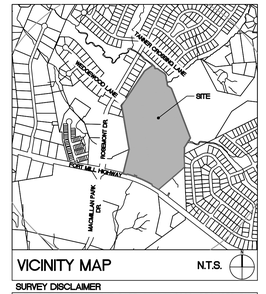

VICINITY MAP N.T.S.

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LEGEND

SYMBOL	
	PROPOSED CONTOUR
100	PROPOSED INDEX CONTOUR
100.00	PROPOSED SPOT ELEVATION
HP	PROPOSED HIGH POINT
	PROPOSED DRAINAGE SWALE
	PROPOSED STORM DRAINAGE
CI	PROPOSED CURB INLET
DI	PROPOSED DROP INLET
MH	PROPOSED MANHOLE
	PROPOSED GRAVEL AND RIPRAP APRON
HW	PROPOSED HEAD WALL
FES	FLARED END SECTION

REFER TO SHEETS C-301 AND C-302 FOR GRADING, DRAINAGE AND UTILITY NOTES

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CONCEPTUAL GRADING AND UTILITY PLAN

Project No.
4727

Issued
07/26/21

PRELIMINARY
NOT FOR CONSTRUCTION

Revised
1 01/28/21 – MASTER PLAN REVISION

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
BOLTON & MENK SOUTHEAST, LLC No. 6475

SOUTH CAROLINA PROFESSIONAL ENGINEER
SCOTT A. SHELTON 30001
01/28/22

SCALE: 1"=40'
0 20' 40' 80'

C-300

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GRADING AND EARTHWORK NOTES

1. CONTRACTOR SHALL CONTACT INSPECTOR 48 HOURS BEFORE CONSTRUCTION.
2. REFER TO EROSION CONTROL PLAN FOR CONSTRUCTION SEQUENCE REQUIREMENTS.
3. ON-SITE BURIAL PITS REQUIRE A PERMIT.
4. ANY GRADING BEYOND THE DENUDED LIMITS INDICATED ON THE CONSTRUCTION DOCUMENTS IS A VIOLATION OF EROSION CONTROL ORDINANCES AND IS SUBJECT TO A FINE.
5. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF EROSION CONTROL ORDINANCES AND IS SUBJECT TO A FINE.
6. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ON ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNER(S).
7. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
8. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
9. LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS.
10. ALL ELEVATIONS ARE IN REFERENCE TO THE SITE BENCHMARK. CONTRACTOR SHALL VERIFY THE BENCHMARK PRIOR TO GROUND BREAKING.
11. THE PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN WITHIN ROADWAYS, PARKING LOTS, AND SIDEWALK AREAS REFLECT FINISHED ELEVATIONS INCLUDING PAVEMENT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
12. GRADES SHALL BE ESTABLISHED TO PROVIDE A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. GRADING SHALL COMPLY WITH COMPACTION REQUIREMENTS AND GRADE CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED. WHERE NO SPOT GRADES ARE INDICATED, THE GRADE SHALL BE ESTABLISHED BASED ON INTERPOLATION OF THE ELEVATIONS BETWEEN ADJACENT SPOT GRADES WHILE MAINTAINING APPROPRIATE TRANSITION AT STRUCTURES AND PAVING, AND UNINTERRUPTED DRAINAGE FLOW INTO INLETS.
13. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE SUCH THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW GRADED AREAS TO NEW OR EXISTING DRAINAGE INLETS, OR SHEET OVERLAND.
14. ALL SIDEWALKS, STOOPS, TERRACES AND OTHER PAVED AREAS SHALL SLOPE AWAY FROM BUILDING(S) AT 2.0% MAXIMUM.
15. COLEJENEST AND STONE, P.A., HAS NOT PERFORMED ANY GEOTECHNICAL EVALUATIONS OF THE SUBJECT PROPERTY AND HAS NOT MADE ANY DETERMINATIONS AS TO THE SUITABILITY OF SITE SOILS FOR USE AS FILL BENEATH PROPOSED BUILDINGS, DRIVEWAYS, PARKING AREAS, OR FOR OTHER USES. ALL EARTHWORK SHALL BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A QUALIFIED GEOTECHNICAL ENGINEER WHO SHALL BE RETAINED BY THE OWNER.
16. ALL FILL SHALL BE PLACED IN MAXIMUM 8-INCH LIFTS AND COMPACTED. ALL FILL WITHIN LIMITS OF BUILDING AND PAVEMENT AREAS SHALL BE COMPACTED TO 100% OF MAXIMUM STANDARD PROCTOR DENSITY WITHIN THE TOP 12 INCHES AND A MINIMUM 95% OF MAXIMUM STANDARD PROCTOR DENSITY BELOW 12-INCH DEPTH. FILL WITHIN LANDSCAPED AREAS SHALL BE COMPACTED TO MINIMUM 90% OF MAXIMUM STANDARD PROCTOR DENSITY. MAXIMUM STANDARD PROCTOR DENSITIES SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D 698. REFER TO GEOTECHNICAL ENGINEER'S REPORT FOR ADDITIONAL EARTHWORK SPECIFICATIONS AND REQUIREMENTS.
17. FOR SLOPE CONSTRUCTION 3:1 AND STEEPER AND EXCEEDING 5 FEET IN VERTICAL HEIGHT, THE CONTRACTOR SHALL COORDINATE WITH A GEOTECHNICAL ENGINEER ON THE SUITABILITY OF SOILS PLANNED FOR THESE SLOPES AND FOLLOW RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER FOR SLOPE CONSTRUCTION. ALL SUCH SLOPES SHALL BE TRACKED TOP TO BOTTOM AND STABILIZED WITH A ROLLED EROSION CONTROL BLANKET CONSISTING OF POLYPROPYLENE NETTING AND A STRAW/COCONUT FIBER MATRIX, STAKED TO MANUFACTURER'S RECOMMENDATIONS. TOP SOIL PLACEMENT ON SLOPES SHALL BE INSTALLED IN A BENCHED PATTERN.
18. ALL PROJECT SUBGRADE SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER. IF THE GEOTECHNICAL ENGINEER DETERMINES THAT UNSATISFACTORY SOIL IS PRESENT, THE UNSATISFACTORY MATERIAL SHALL BE REMOVED AND REPLACED WITH COMPACTED BACKFILL. SUCH ADDITIONAL AUTHORIZED EXCAVATION SHALL BE PAID FOR ACCORDING TO THE CONTRACT PROVISIONS FOR UNIT PRICES.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL FILL AND BACKFILL MATERIAL WITHIN 3 PERCENT OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D 698. SOIL MATERIAL THAT EXCEEDS THE OPTIMUM MOISTURE CONTENT BY 3 PERCENT OR MORE, AND IS TOO WET TO COMPACT TO THE SPECIFIED DRY UNIT WEIGHT, SHALL BE SCARIFIED AND AIR DRIED, LIME STABILIZED, OR REMOVED AND REPLACED.
20. CONTRACTOR SHALL PROVIDE ALL DEWATERING MEASURES NECESSARY, INCLUDING WELL POINTS, SUMP PUMPS, TEMPORARY SHORING, ETC., TO ENSURE COMPLETION OF STABLE EXCAVATION AND BACKFILL OPERATIONS. GROUNDWATER SHALL BE MAINTAINED A MINIMUM OF 2 FT. BELOW THE BOTTOM OF ALL EXCAVATIONS.
21. CONTRACTOR SHALL CONSULT WITH THE GEOTECHNICAL ENGINEER AND PROVIDE ANY AND ALL SHORING DETERMINED TO BE NECESSARY TO PROTECT EXISTING BUILDING FOUNDATIONS OR OTHER ADJACENT IMPROVEMENTS.
22. OWNER SHALL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY CONTROL TESTING. TESTING AGENCY SHALL TEST COMPACTION OF SOILS IN PLACE ACCORDING TO ASTM D2922 AND ASTM D2937, AS APPLICABLE. TEST SHALL BE PERFORMED AT EACH COMPACTED BACKFILL LAYER AT A RATE OF NOT LESS THAN ONE TEST FOR EACH 2500 SF OF FILL AREA OR ONE TEST PER EACH 100 LF OF WALL OR TRENCH LENGTH.
23. ALL GRADED OR DISTURBED AREAS BEYOND THE LIMITS OF PAVING, SIDEWALKS, BUILDINGS, ETC., THAT ARE NOT OTHERWISE LANDSCAPED PER THE LANDSCAPING PLAN, SHALL BE STABILIZED WITH A NEW LAWN SEEDED IN ACCORDANCE WITH THE SEEDING SPECIFICATION. CONTRACTOR SHALL MAINTAIN SEEDED AREAS UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
24. THE NEED FOR EMBANKMENT ARMORING AND/OR BARRIERS ALONG THE STREAM BANK ARE TO BE DETERMINED ON A CASE-BY-CASE BASIS IN THE FIELD DURING CONSTRUCTION BY THE DESIGN ENGINEER AND COUNTY ENGINEER.

RETAINING WALL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RETAINING THE SERVICES OF A QUALIFIED ENGINEER TO COMPLETE THE DESIGN AND PERMITTING OF ALL PROPOSED SEGMENTAL CONCRETE BLOCK RETAINING WALLS SHOWN ON THE DRAWINGS. THE DESIGN OF ALL RETAINING WALLS IS TO BE CONDUCTED IN ACCORDANCE WITH THE SOUTH CAROLINA STATE BUILDING CODE, SECTION 1807. DETAILED RETAINING WALL DESIGN DRAWINGS, SEALED BY A SOUTH CAROLINA LICENSED ENGINEER, SHALL BE SUBMITTED TO THE LOCAL PLAN REVIEW AUTHORITY PRIOR TO CONSTRUCTION. A SOUTH CAROLINA LICENSED ENGINEER MUST PERFORM CONSTRUCTION OBSERVATION, VERIFYING IN A SEALED LETTER TO THE LOCAL INSPECTION AUTHORITY THAT THE RETAINING WALLS WERE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED ENGINEERED DRAWINGS, IN COMPLIANCE WITH SECTION 1704 OF THE SOUTH CAROLINA STATE BUILDING CODE.
2. BOTTOM OF WALL ELEVATIONS (BW) REFERENCE THE BOTTOM OF WALL AT FINISHED GRADE, TYPICAL IN ALL AREAS. REFER TO WALL STRUCTURAL PLANS BY OTHERS FOR TOP AND BOTTOM OF FOOTING ELEVATIONS.
3. ALL RETAINING WALLS GREATER THAN 4 FT (RESIDENTIAL) OR 5 FT (COMMERCIAL) IN HEIGHT REQUIRE A BUILDING PERMIT PRIOR TO CONSTRUCTION.
4. OWNERSHIP AND MAINTENANCE OF ALL PROPOSED RETAINING WALLS INDICATED ON THESE PLANS SHALL BE PERFORMED BY THE OWNER, IT'S HEIRS OR DESIGNEES IN PERPETUITY.

FLOODPLAIN DEVELOPMENT NOTES

1. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED FROM FEMA FLOOD INSURANCE RATE MAP PANEL 4505700020E, DATED 5/16/2017.

PROFESSIONAL'S CERTIFICATION:

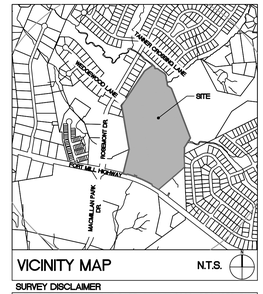
I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

R. TODD FISHER, PE.
NAME

PROJECT MANAGER
TITLE

XX/XX/20
DATE

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030071 R. TODD FISHER XX/XX/20



VICINITY MAP N.T.S.

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LODGES AT INDIAN LAND

680 FORT MILL HIGHWAY
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Project No.
4727

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07/26/21

PRELIMINARY
NOT FOR CONSTRUCTION

Revised
1 01/28/21 – MASTER PLAN REVISION

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION BOLTON & MENK SOUTHEAST, LLC No. 6475

SOUTH CAROLINA PROFESSIONAL ENGINEER SEAL 30200 BRAD BOLTON 01/28/22

SCALE: 1"=40'
0 20' 40' 80'

C-301

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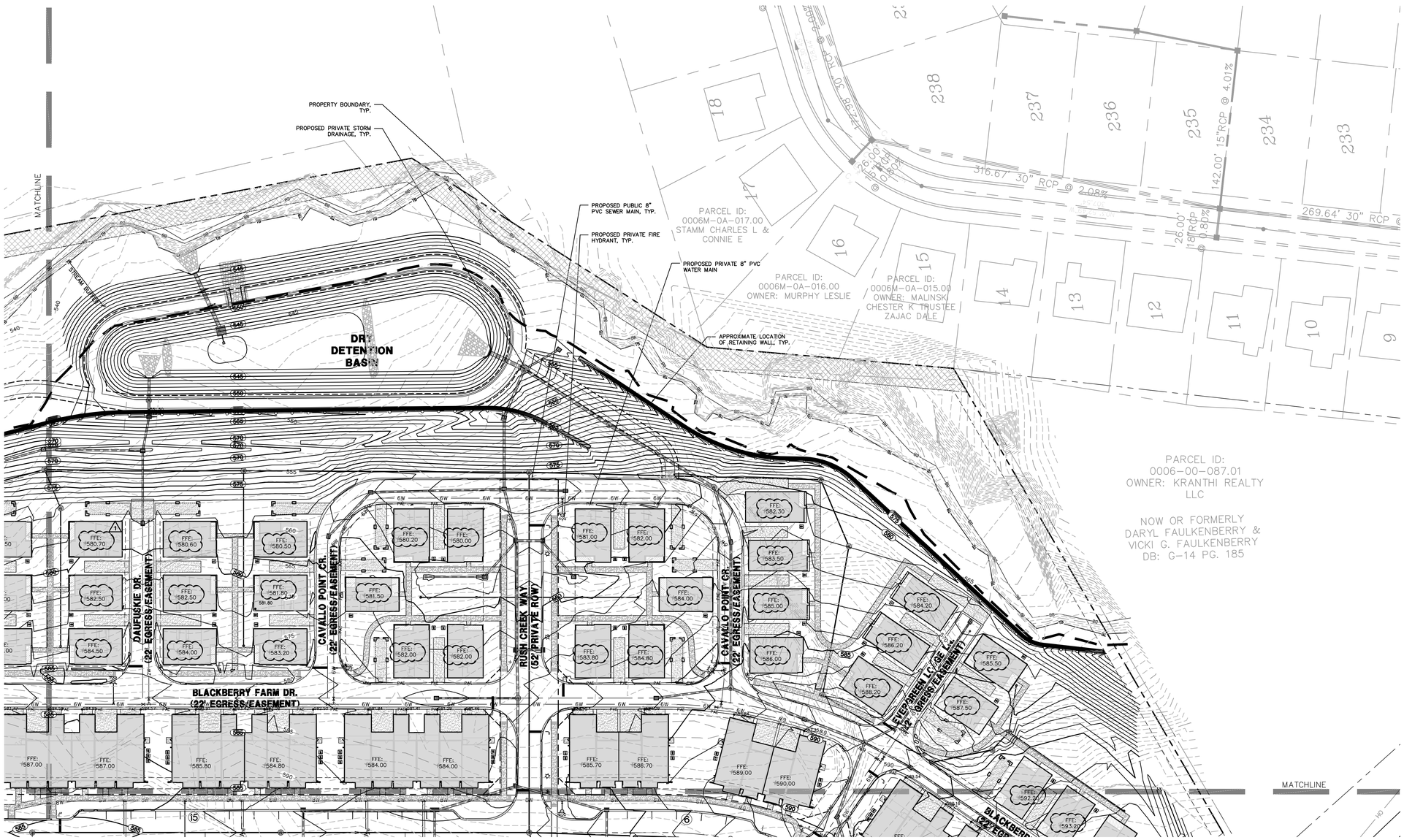

LEGEND

SYMBOL	
	PROPOSED CONTOUR
100	PROPOSED INDEX CONTOUR
100.00	PROPOSED SPOT ELEVATION
HP	PROPOSED HIGH POINT
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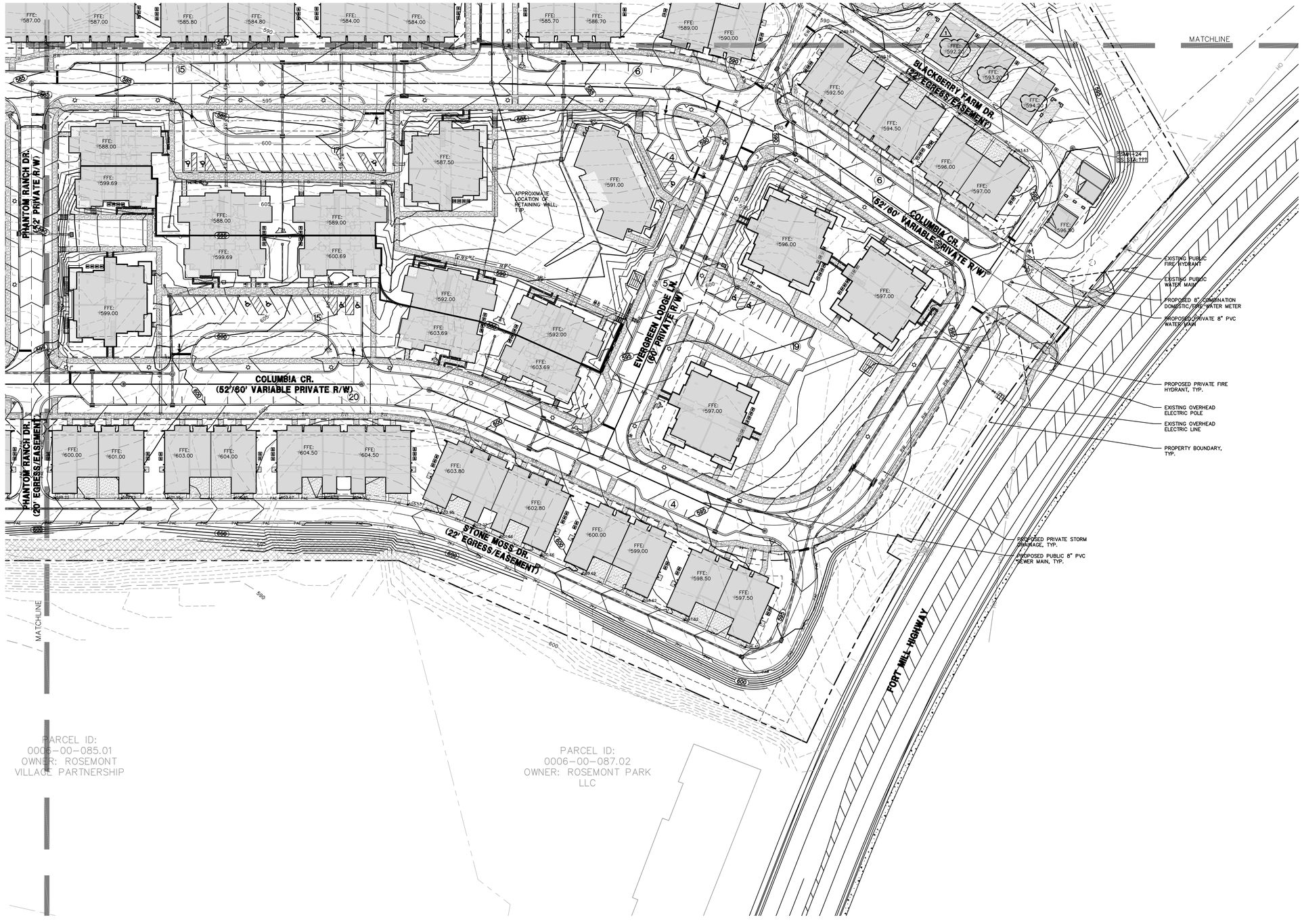
	PROPOSED STORM DRAINAGE
CI	PROPOSED CURB INLET
DI	PROPOSED DROP INLET
MH	PROPOSED MANHOLE
	PROPOSED GRAVEL AND RIPRAP APRON
HW	PROPOSED HEAD WALL
FES	FLARED END SECTION

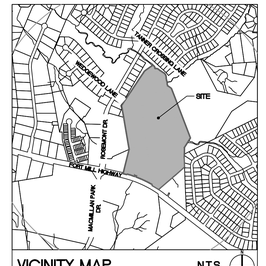
South Carolina 811 Call 811 Before You Dig

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LANCASTER WATER AND SEWER DISTRICT SPECIFICATIONS.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

LANCASTER COUNTY WATER AND SEWER DISTRICT WATER GENERAL NOTES

1. THESE NOTES ARE NOT INCLUSIVE OF ALL WATER & SEWER SPECIFICATIONS; PLEASE REFER TO LANCASTER COUNTY WATER AND SEWER STANDARD WATER & SEWER SPECIFICATIONS FOR DETAILED INFORMATION. ALL OF THE FOLLOWING IS AT CONTRACTOR'S EXPENSE ALONG WITH ANY OTHER REQUIRED INFRASTRUCTURE AS DETERMINED BY LANCASTER COUNTY WATER AND SEWER DISTRICT (LCWSD).
2. FOR ADDITIONAL INFORMATION ON MOST RECENT LCWASD WATER SPECIFICATIONS AND/OR DEVELOPER POLICY, PLEASE VISIT OUR WEB SITE WWW.LCWASD.ORG OR CONTACT LCWASD WATER SUPERINTENDENT OR INSPECTOR.
3. CONSTRUCTION OF WATER SYSTEMS SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS AND THE STANDARD SPECIFICATIONS OF THE LANCASTER COUNTY WATER & SEWER DISTRICT. ALL MATERIAL SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE LANCASTER COUNTY WATER & SEWER DISTRICT.
4. SANITARY SEWER MAINS AND WATER MAINS SHALL BE LAID AT LEAST 10' (TEN FEET) APART. IF SITE CONDITIONS PRECLUDE THIS HORIZONTAL SEPARATION, THEN THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH WITH AT LEAST 18' VERTICAL SEPARATION.
5. WHERE WATER MAINS CROSS OVER SANITARY SEWER MAINS, A MINIMUM VERTICAL SEPARATION OF 18" SHALL BE MAINTAINED.
6. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONTACTING ALL APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING THE SIZE AND LOCATION OF ALL DRAINAGE PIPES AND/OR STRUCTURES, OR OTHER UNDERGROUND UTILITIES, AFFECTED BY INSTALLATION OF THE WATER.
8. EACH LOT SHALL BE SERVED BY AN INDIVIDUAL ¾" WATER SERVICE, LOCATED APPROXIMATELY ON LOT LINES. THE WATER SERVICE LINE SHALL BE LOCATED SUCH THAT THE WATER METER IS NOT LOCATED WITHIN THE DRIVEWAY. WATER METERS WILL NOT BE SET IF WATER METER BOXES, VALVE BOXES OR THEIR APPURTENANCES ARE DAMAGED OR IMPROPERLY POSITIONED. WATER METER BOXES SHALL BE AS APPROVED BY LANCASTER COUNTY WATER & SEWER DISTRICT AND SHALL BE INSTALLED PER THE STANDARD DETAIL.
9. DISTRICT APPROVED 12GA STRANDED COATED TRACER WIRE SHALL BE INSTALLED ON ALL WATER MAINS AND SERVICE CONNECTIONS. THE WIRE SHALL EXTEND INTO AND TO THE TOP OF THE METER OR VALVE BOX AT ALL LOCATIONS WITHOUT EXCEPTION.
10. THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS OF THE WATER AND SANITARY SEWER IMPROVEMENTS SPECIFIED IN THESE PLANS UPON COMPLETION OF THE RESPECTIVE PHASES OF WORK.
11. THE CONTRACTOR SHALL AT ALL TIMES PROVIDE AND MAINTAIN AMPLE MEANS AND EQUIPMENT WITH WHICH TO REMOVE AND PROPERLY DISPOSE OF ANY AND ALL WATER ENTERING THE EXCAVATION OR OTHER PARTS OF THE WORK, AND KEEP ALL EXCAVATIONS DRY UNTIL SUCH TIME AS PIPE LAYING AND GRADING IS COMPLETED AND STRUCTURES AROUND THE PIPE IN UN-BACKFILLED TRENCHES OR OVER MASONRY TO BE BUILT ARE COMPLETED. NO WATER SHALL BE ALLOWED TO RISE UNTIL THE CONCRETE OR MORTAR HAS SET (24 HOURS MIN.). ALL WATER PUMPED OR DRAINED FROM THE WORK SHALL BE DISPOSED OF IN SUCH A MANNER AS TO PREVENT SILTATION AND/OR EROSION TO ADJACENT PROPERTY OR OTHER CONSTRUCTION.
12. TREES ARE NOT TO BE PLANTED OVER WATER MAINS, SEWER MAINS OR WITHIN THEIR EASEMENTS.
13. NO PROPOSED OR FUTURE SIDEWALKS SHALL BE INSTALLED OVER ANY WATER MAIN WITHIN THE PROJECT UNLESS APPROVED BY THE DISTRICT. WATER METERS AND SEWER SERVICE CONNECTIONS SHALL BE LOCATED OUTSIDE OF ANY SIDEWALK.
14. THE CONTRACTOR IS PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED ALSO LANCASTER COUNTY WATER AND SEWER DISTRICT.
15. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.
16. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.
17. WATER LINES UNDER ROADS WILL HAVE CONNECTIONS STUBBED OUT BEFORE ROAD IS SURFACED.
18. FIRE HYDRANTS SHALL HAVE A CLEAR SPACE OF 3 FEET FROM ANY PERMANENT STRUCTURES. HYDRANTS SHALL BE ORDERED FROM THE MANUFACTURER COLOR CODED TO MEET THE REQUIREMENTS OF THE LCWSD'S HYDRANT FLOW GUIDELINES.
19. REFER TO LANCASTER COUNTY WATER AND SEWER SPECIFICATIONS AND LANCASTER COUNTY WATER AND SEWER DISTRICT DEVELOPER POLICY FOR ADDITIONAL REQUIREMENTS.
20. UTILITY EASEMENTS ARE PROVIDED TO LANCASTER COUNTY WATER AND SEWER DISTRICT. ALL WATER METERS SHALL BE PLACED WITHIN THIS EASEMENT AND NOT IN THE SIDEWALK REGARDLESS OF HOW SHOWN ON THE PLAN. AT FIRE HYDRANTS THE EASEMENT SHALL BE 10 FEET IN ALL DIRECTIONS MEASURED FROM THE CENTER OF THE HYDRANT PER LANCASTER COUNTY WATER AND SEWER DISTRICT STANDARD DETAILS REGARDLESS OF HOW SHOWN ON THIS PLAN.
21. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING WATER AND SEWER MATERIALS APPROVAL LIST TO ENGINEER AND LANCASTER COUNTY WATER AND SEWER DISTRICT PRIOR TO PRE-CONSTRUCTION MEETING.
22. CONTRACTOR TO CONTACT LANCASTER COUNTY WATER AND SEWER INSPECTOR, JOHN HUDSON (803) 804-1452 AND/OR JASON GAINER (803) 320-2138, 48 HOURS PRIOR TO STARTING CONSTRUCTION AND PUPS (PALMETTO UTILITY PROTECTIONS SERVICE:1-888-721-7877 FOR ASSISTANCE IN LOCATING ANY EXISTING WATER AND SEWER LINES.
23. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION AND PROTECTION OF EXISTING ABOVE AND BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS, LINES, OR INDIVIDUAL SERVICES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER.
24. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL LOCAL, STATE AND FEDERAL CONSTRUCTION SAFETY REGULATIONS ARE FOLLOWED DURING THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
25. EXACT LOCATIONS OF WATER SERVICE CONNECTIONS, MANHOLES, VALVES, AND ALL OTHER APPURTENANCES ARE REQUIRED FOR AS-BUILT RECORDS AS WELL AS DISTANCES FROM DOWNSTREAM MANHOLES TO ANY TEES, WYES, OR STUB-OUTS, AND THE DISTANCE OF THE SEWER SERVICE LINE STUBBED OFF OF MAIN.
26. MINIMUM COVER OF 36 INCHES IS REQUIRED FOR WATER MAINS.
27. DUCTILE IRON PIPE IS REQUIRED FOR WATER MAINS IF THE FOLLOWING CONDITIONS OCCUR:
    - LESS THAN 12 INCH CLEARANCE FROM STORM DRAINS, GAS MAINS, TELEPHONE DUCT BANKS AND UNDERGROUND CABLES.
    - LESS THAT 18 INCH VERTICAL CLEARANCE FOR WATER LINE INSTALLED ABOVE SEWER LINE.
    - WATER LINE CROSSING UNDER SEWER LINE.
    - LESS THAN 10 FEET HORIZONTAL SEPARATION FOR WATER PARALLEL TO SEWER LINE.
28. SIZE AND LOCATION OF EXISTING WATER AND SEWER LINES IS TO BE VERIFIED BY THE CONTRACTOR.
29. CONTRACTOR SHALL COORDINATE THE PROPOSED WATER AND SEWER LINE WORK WITH LANCASTER COUNTY WATER AND SEWER DISTRICT.
30. MATERIAL AND WORKMANSHIP REQUIREMENTS TO BE IN ACCORDANCE WITH LANCASTER COUNTY WATER AND SEWER POLICIES, PROCEDURES, STANDARDS, AND SPECIFICATIONS.
31. CONTRACTOR SHALL REPAIR ALL FENCES, MAILBOXES, OR SIMILAR STRUCTURES OWNED BY OTHERS WHICH ARE DISTURBED DURING CONSTRUCTION.
32. ANY EXISTING WATER OR SEWER INFRASTRUCTURE THAT WILL BE LOCATED UNDER PAVEMENT WITHIN SCDOT'S RIGHT-OF-WAY, AS A RESULT OF ANY ROAD IMPROVEMENTS ASSOCIATED WITH A DEVELOPMENT MUST BE RELOCATED AT THE DEVELOPER'S EXPENSE. LANCASTER COUNTY WATER AND SEWER SHALL APPROVE THE RELOCATION PLAN PRIOR TO IMPLEMENTATION.





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ALTA SURVEY PLAT ISSUE DATE JULY 1, 2020. PROVIDED BY R. JOE HARRIS & ASSOCIATES, INC. 1186 STONECREST BLVD TEGA CAY, SC PHONE: 803-802-1799

LEGEND

SYMBOL	
	PROPOSED CONTOUR
100	PROPOSED INDEX CONTOUR
100.00	PROPOSED SPOT ELEVATION
HP	PROPOSED HIGH POINT
	PROPOSED DRAINAGE SWALE
	PROPOSED STORM DRAINAGE
CI	PROPOSED CURB INLET
DI	PROPOSED DROP INLET
MH	PROPOSED MANHOLE
GRAVEL RIPRAP	PROPOSED GRAVEL AND RIPRAP APRON
HW	PROPOSED HEAD WALL
FES	FLARED END SECTION

South Carolina 811 — Call Before You Dig

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⚠1 01/28/21 – MASTER PLAN REVISION

SOUTH CAROLINA — CERTIFICATE OF AUTHORIZATION — BOLTON & MENK SOUTHEAST, LLC No. 6475

NORTH CAROLINA — PROFESSIONAL ENGINEER — No. 36027

01/28/22

SCALE: 1"=40'
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C-302

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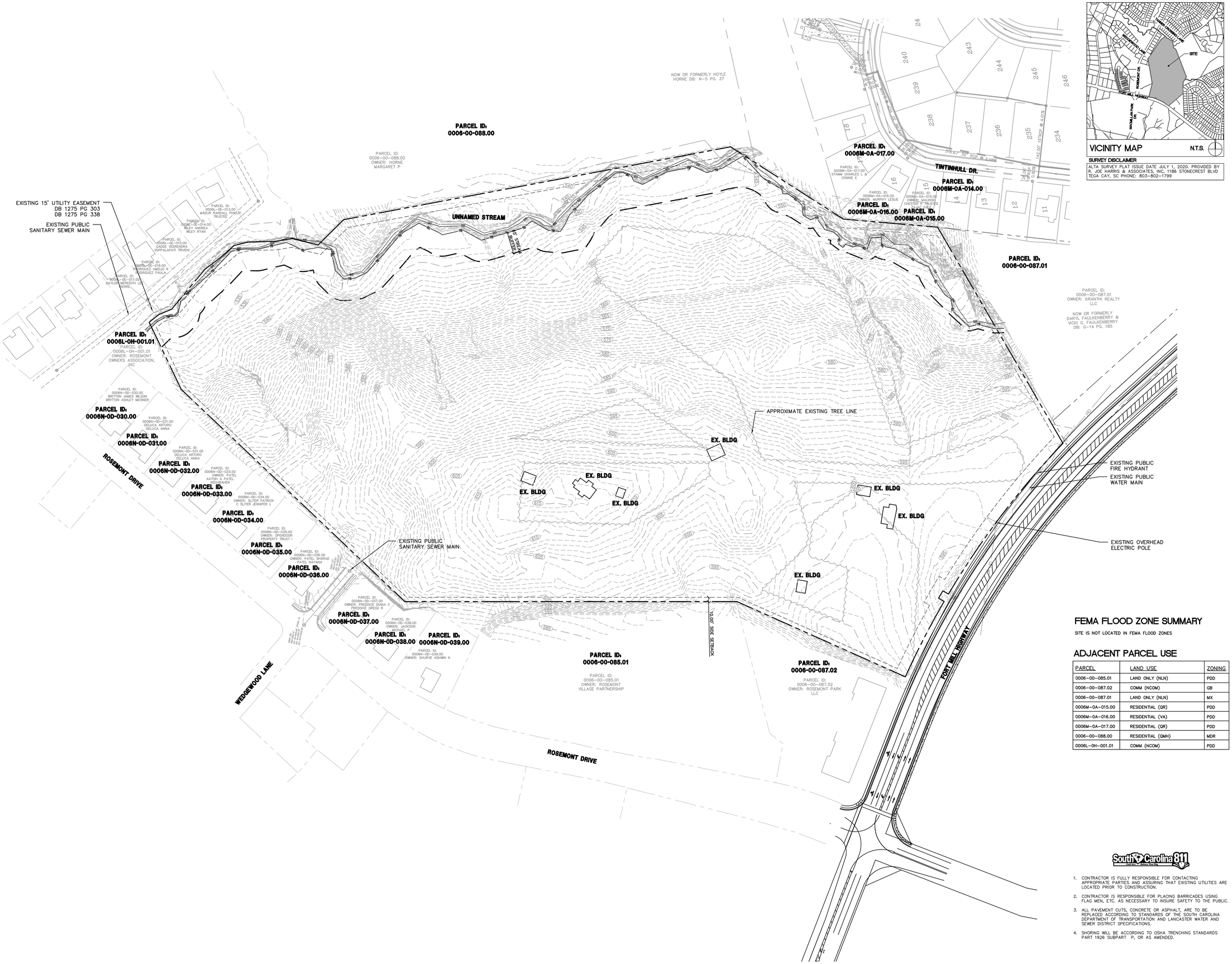

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FEMA FLOOD ZONE SUMMARY

SITE IS NOT LOCATED IN FEMA FLOOD ZONES

ADJACENT PARCEL USE

PARCEL	LAND USE	ZONING
0006-00-085.01	LAND ONLY (NLN)	PDD
0006-00-087.02	COMM (NCOM)	GB
0006-00-087.01	LAND ONLY (NLN)	MX
0006M-0A-015.00	RESIDENTIAL (QR)	PDD
0006M-0A-016.00	RESIDENTIAL (VA)	PDD
0006M-0A-017.00	RESIDENTIAL (QR)	PDD
0006-00-088.00	RESIDENTIAL (QMH)	MDR
0006L-0H-001.01	COMM (NCOM)	PDD

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NORTHWOOD RAVIN, LLC

558 E STONEWALL STREET
SUITE 120
CHARLOTTE, NC 28202

SGA | NarmourWright DESIGN

LODGES AT INDIAN LAND

680 FORT MILL HIGHWAY
INDIAN LAND, SC 29707

EXISTING CONDITIONS

Project No.
4727

Issued
07/26/21

PRELIMINARY
NOT FOR CONSTRUCTION

Revised
1 01/28/21 – MASTER PLAN REVISION

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
BOLTON & MENK SOUTHEAST, LLC
No. 8475

REGISTERED LANDSCAPE ARCHITECT
STATE OF SOUTH CAROLINA
No. 1345
01/28/22

SCALE: 1"=80'
0 40' 80' 160'

C-100

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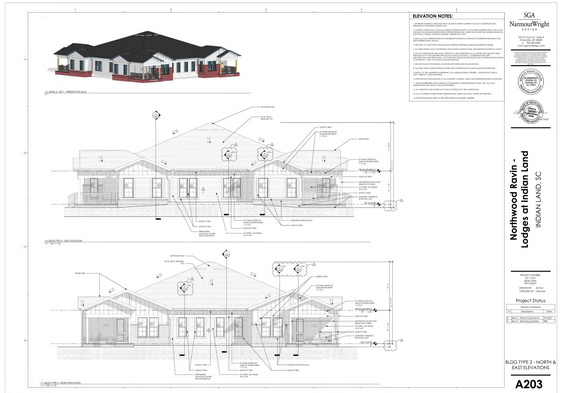
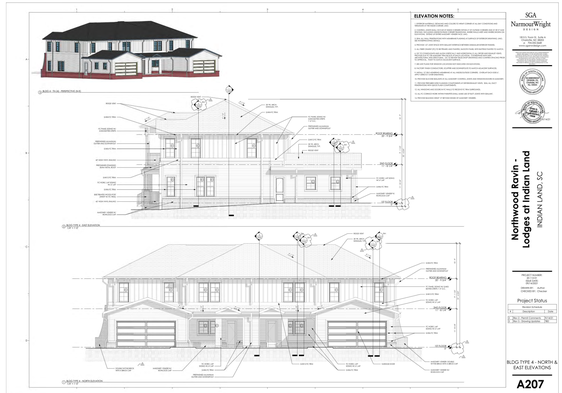
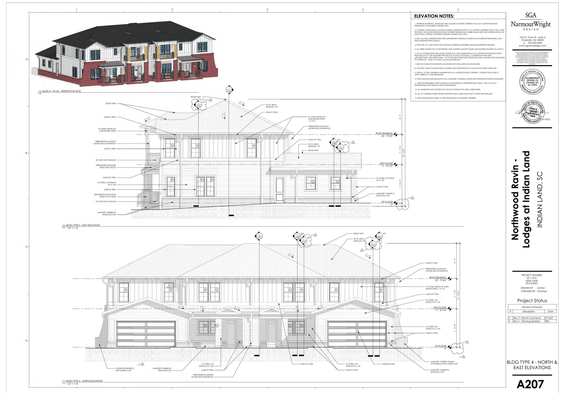


4-PLEX - NORTH AND EAST N.T.S. 20



TOWNHOUSE (4) - NORTH AND EAST ELEVATIONS N.T.S. 12



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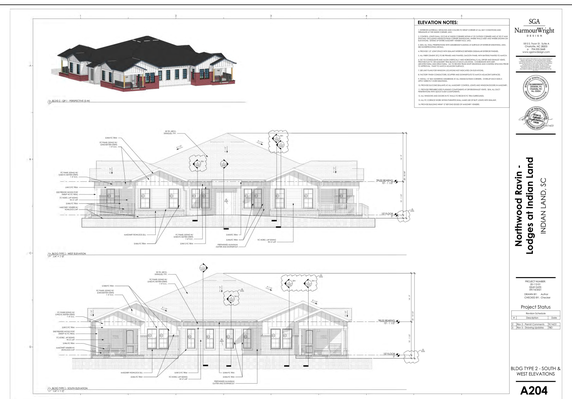
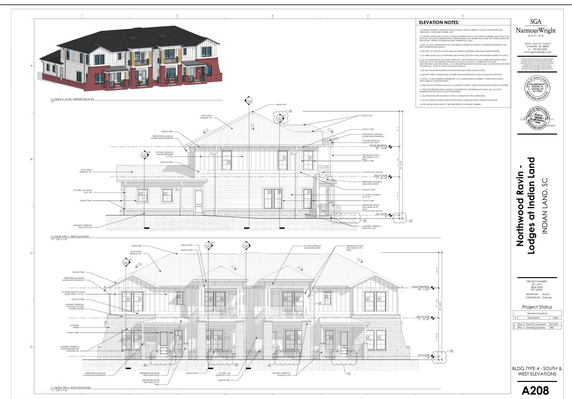
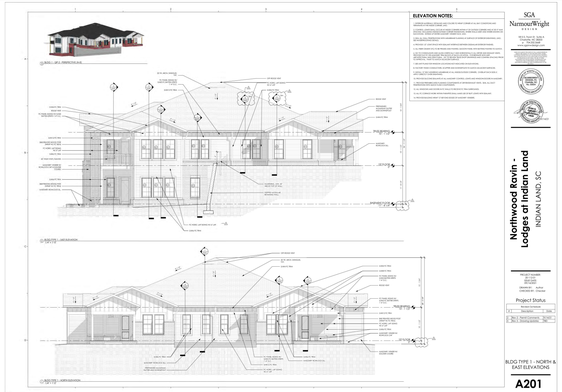


4-PLEX - SOUTH AND WEST N.T.S. 19

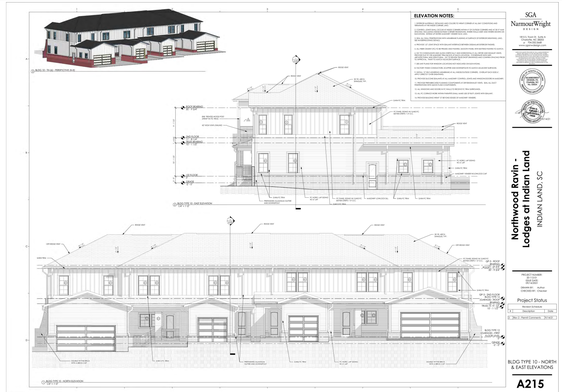
TOWNHOUSE (4) - SOUTH AND WEST ELEVATIONS N.T.S. 11



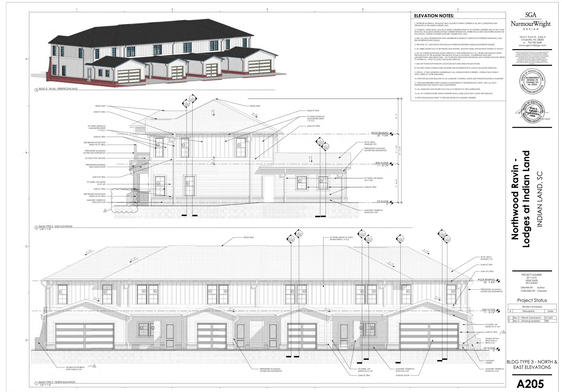
TOWNHOUSE (4) - SOUTH AND WEST N.T.S. 3



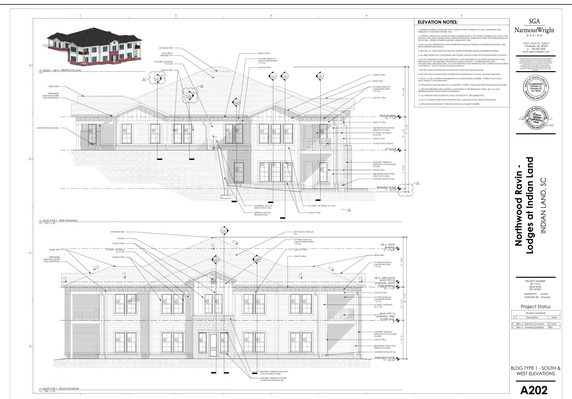
6-PLEX - NORTH AND EAST N.T.S. 18



TOWNHOUSE (6) - NORTH AND EAST ELEVATIONS N.T.S. 10



TOWNHOUSE (6) - NORTH AND EAST N.T.S. 2



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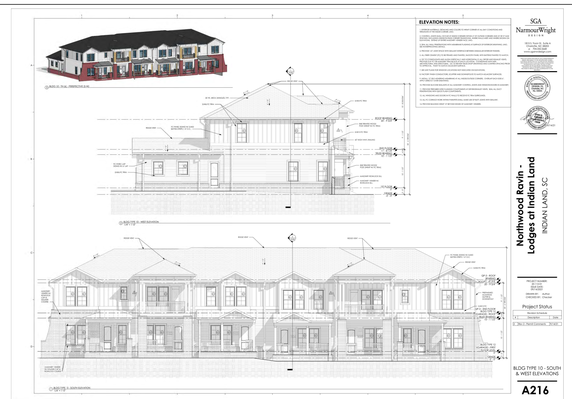

TOWNHOUSE (6) - SOUTH AND WEST ELEVATIONS N.T.S. 9

TOWNHOUSE (6) - SOUTH AND WEST N.T.S. 1

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
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BOLTON & MENK SOUTHEAST, LLC No. 6475
CERTIFICATE OF AUTHORIZATION

C-400

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- N.T.S. 20

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- N.T.S. 19

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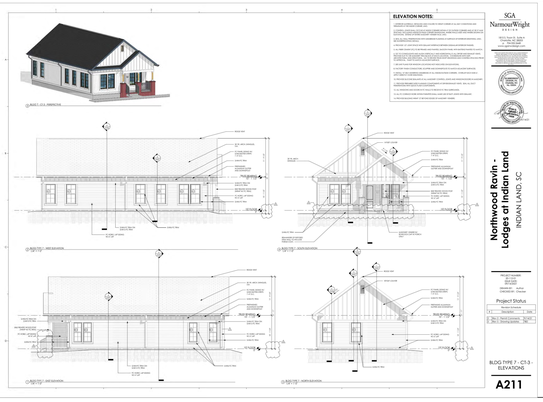
- N.T.S. 11



COTTAGE COURT 3 N.T.S. 3

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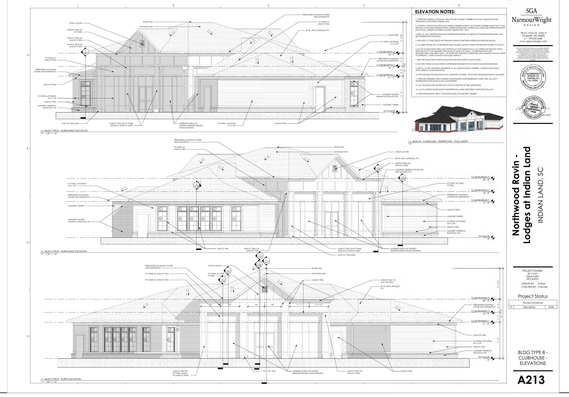
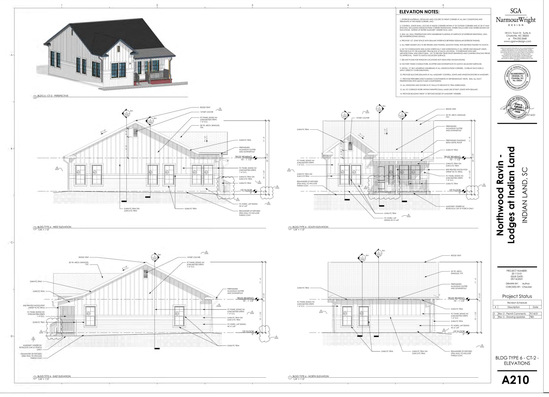


CLUBHOUSE - POOL ENTRY VIEWS N.T.S. 10



COTTAGE COURT 2 N.T.S. 2

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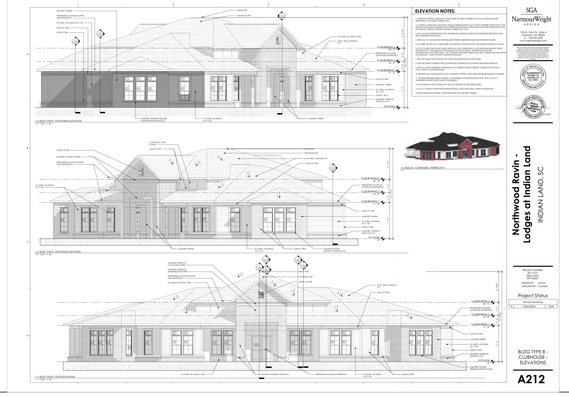
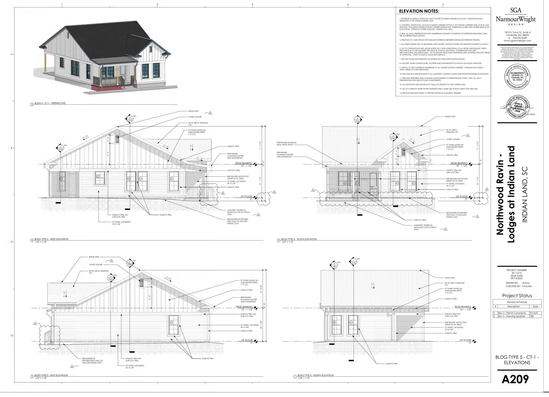
- N.T.S. 17



CLUBHOUSE - MAIN ENTRY VIEWS N.T.S. 9



COTTAGE COURT 1 N.T.S. 1

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BOLTON & MENK SOUTHEAST, LLC
No. 6475
CERTIFICATE OF AUTHORIZATION

C-401

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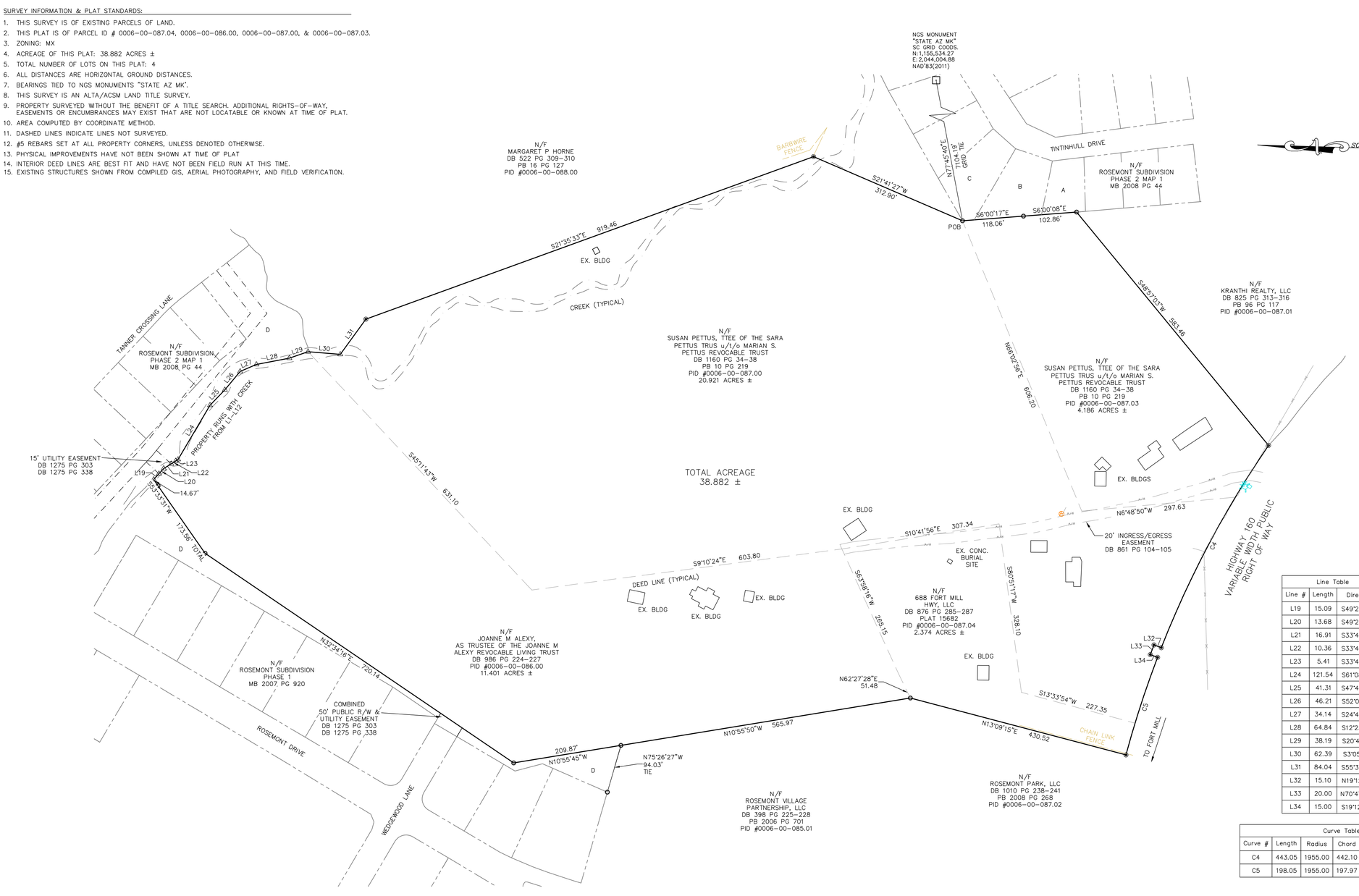
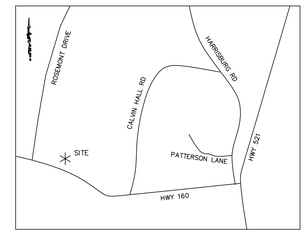
SURVEY INFORMATION & PLAT STANDARDS:

1. THIS SURVEY IS OF EXISTING PARCELS OF LAND.
2. THIS PLAT IS OF PARCEL ID # 0006-00-087.04, 0006-00-086.00, 0006-00-087.00, & 0006-00-087.03.
3. ZONING: MX
4. ACREAGE OF THIS PLAT: 38.882 ACRES ±
5. TOTAL NUMBER OF LOTS ON THIS PLAT: 4
6. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
7. BEARINGS TIED TO NGS MONUMENTS "STATE AZ MK'.
8. THIS SURVEY IS AN ALTA/ACSM LAND TITLE SURVEY.
9. PROPERTY SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH. ADDITIONAL RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES MAY EXIST THAT ARE NOT LOCATABLE OR KNOWN AT TIME OF PLAT.
10. AREA COMPUTED BY COORDINATE METHOD.
11. DASHED LINES INDICATE LINES NOT SURVEYED.
12. #5 REBARS SET AT ALL PROPERTY CORNERS, UNLESS DENOTED OTHERWISE.
13. PHYSICAL IMPROVEMENTS HAVE NOT BEEN SHOWN AT TIME OF PLAT
14. INTERIOR DEED LINES ARE BEST FIT AND HAVE NOT BEEN FIELD RUN AT THIS TIME.
15. EXISTING STRUCTURES SHOWN FROM COMPILED GIS, AERIAL PHOTOGRAPHY, AND FIELD VERIFICATION.





VICINITY MAP – N.T.S.

Line Table		
Line #	Length	Direction
L19	15.09	S49°27'03"E
L20	13.68	S49°27'03"E
L21	16.91	S33°43'37"E
L22	10.36	S33°43'37"E
L23	5.41	S33°43'37"E
L24	121.54	S61°08'54"E
L25	41.31	S47°46'52"E
L26	46.21	S52°01'44"E
L27	34.14	S24°48'55"E
L28	64.84	S12°23'57"E
L29	38.19	S20°41'16"E
L30	62.39	S3°05'19"W
L31	84.04	S55°39'46"E
L32	15.10	N19°12'34"E
L33	20.00	N70°47'26"W
L34	15.00	S19°12'34"W

Curve Table					
Curve #	Length	Radius	Chord	Bearing	Delta
C4	443.05	1955.00	442.10	N63°42'44"W	12°59'05"
C5	198.05	1955.00	197.97	N73°41'34"W	5°48'16"

CHICAGO TITLE INSURANCE COMPANY
ISSUED BY:CHICAGO TITLE INSURANCE COMPANY
ALTA COMMITMENT# 994.1612/12866.2151
COMMITMENT DATE: JULY 07, 2020
ALTA LOAN POLICY (2006)
PROPOSED INSURED:
TBD, LLC

SCHEDULE B – SECTION II
EXCEPTIONS FROM COVERAGE
FILE NO.:994.1612/12866.2151

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HERETO BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. {MAY BE DELETED UPON THE UPDATE AT DATE AND TIME OF RECORDING.} **(NOT A MATTER OF SURVEY)**
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. {MAY BE DELETED UPON RECEIPT OF FORM 3049.} **(NOT A MATTER OF SURVEY)**
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. {MAY BE DELETED UPON RECEIPT OF CURRENT SURVEY.} **(AS SHOWN)**
4. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. {MAY BE DELETED UPON RECEIPT OF CURRENT SURVEY.} **(AS SHOWN)**
5. ANY LIEN OR RIGHT TO LIEN, FOR SERVICES, LABOR OR MATERIALS HERETOFORE FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. {MAY BE DELETED UPON RECEIPT OF FORM 3049.} **(DOES NOT AFFECT)**
6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. {MAY BE DELETED UPON RECEIPT OF FORM 3049.} **(NOT A MATTER OF SURVEY)**
7. TAXES AND ASSESSMENTS FOR THE YEAR 2020, AND SUBSEQUENT YEARS, WHICH ARE A LIEN BUT ARE NOT YET DUE AND PAYABLE. **(NOT A MATTER OF SURVEY)**
8. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER UNRECORDED LEASES. **(NOT A MATTER OF SURVEY)**
9. NO INSURANCE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE CONTAINED IN THE PROPERTY DESCRIBED HEREIN. **(NOT A MATTER OF SURVEY)**
10. PLAT OF SURVEY PREPARED FOR _____ BY _____ DATED _____ (THE "SURVEY"), DISCLOSES THE FOLLOWING, TOGETHER WITH ANY APPROPRIATE EASEMENTS: {A NEW AND CURRENT SURVEY READ WILL BE COMPLETED UPON RECEIPT OF A NEW SURVEY.}
    A) TBD
    B) MATTERS AS SHOWN ON THAT UNRECORDED RECOMBINATION PLAT, INDIAN LAND TOWNSHIP, LANCASTER COUNTY, SC SURVEYED FOR THE LODGES AT INDIAN LAND, LLC BY R. JOE HARRIS & ASSOCIATES, INC., DATED OCTOBER 9, 2019, AS PROJECT NO. 3033, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
        I. RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATERS OF THE CREEK CROSSING OR ADJOINING THE LAND, AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION. **(CREEK SHOWN)**
11. EASEMENT TO DUKE POWER COMPANY RECORDED MAY 8, 1985 IN BOOK F-6 AT PAGE 1943, AFORESAID RECORDS. **(BLANKET IN NATURE, UNABLE TO PLOT)**
12. EASEMENT AGREEMENT (UTILITY INSTALLATION AND ACCESS) DATED DECEMBER 3, 2019 BY AND BETWEEN ROSEMOND OWNER'S ASSOCIATION, INC., SUSAN R. PETTUS, TRUSTEE OF THE SARA PETTUS TRUST U/T/O MARIAN S. PETTUS REVOCABLE TRUST DATED FEBRUARY 10, 2011 AND JOANNE M. ALEXY, AS TRUSTEE OF THE JOANNE M. ALEXY REVOCABLE TRUST DATED JULY 19, 2016 AND RECORDED OCTOBER 10, 2019 IN BOOK 1275 AT PAGE 303, AS ASSIGNED TO THE LODGES AT INDIAN LAND, LLC BY ASSIGNMENT AND ASSUMPTION OF EASEMENT AGREEMENT DATED OCTOBER 10, 2019 AND RECORDED OCTOBER 10, 2019 IN BOOK 1275 AT PAGE 338, AFORESAID RECORDS. **(AS SHOWN)**
13. RIGHT OF WAY DEED TO ROBERT T. ALEXY DATED MARCH 24, 2015 AND RECORDED APRIL 1, 2015 IN BOOK 861 AT PAGE 104, AFORESAID RECORDS. **(AS SHOWN)**

ADJOINER LIST

A) N/F
CHESTER K
MALINSKI, TRUSTEE
DB 935 PG 319-323
PB 2003 PG 543
PID 0006M-0A-015.00

B) N/F
LESLIE MURPHY
DB 944 PG 34-36
PB 2003 PG 388
PID 0006M-0A-016.00

C) N/F
CHARLES L &
CONNIE E STAMM
DB 221 PG 214
PB 2003 PG 733
PID 0006M-0A-017.00

D) N/F
ROSEMONT OWNERS
ASSOCIATION, INC.
DB 1140 PG 117-121
PB 2013 PG 710
PID 0006L-0H-001.01

LEGAL DESCRIPTION

BEING THOSE CERTAIN PARCELS OF LAND, LYING IN THE COUNTY OF LANCASTER, SOUTH CAROLINA, AND BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCING AT NGS MON 'STATE AZ MK', HAVING SC GEODETIC COORDINATES OF NORTH=1,155,534.27' AND EAST=2,044,004.88', THENCE S77°45'40"W FOR A DISTANCE OF 7,104.19' TO A #5 REBAR FOUND, SAID POINT BEING THE POINT OF BEGINNING, POB

THENCE, FROM THE POB, S06°00'17"E FOR A DISTANCE OF 118.06' TO A #5 REBAR FOUND, THENCE S06°00'08"E FOR A DISTANCE OF 102.86' TO A #5 REBAR FOUND, THENCE S48°57'03"W FOR A DISTANCE OF 583.46' TO A #5 REBAR SET ON THE R/W OF SC HWY 160 (VARIABLE WIDTH PUBLIC R/W) SAID POINT ALSO BEING ON THE BEGINNING OF A NON-TANGENTIAL CURVE, THENCE FOLLOWING SAID R/W THE FOLLOWING 5 CALLS 1) WITH SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 12°59'05", HAVING A RADIUS OF 1955.00', AND WHOSE LONG CHORD BEARS N63°42'44"W FOR A DISTANCE OF 442.106 FEET TO #5 REBAR SET 2)N19°12'34"E FOR A DISTANCE OF 15.10' TO A #5 REBAR SET 3)N70°47'26"W FOR A DISTANCE OF 20.00' TO A #5 REBAR SET 4)S19°12'34"W FOR A DISTANCE OF 15.00' TO A #5 REBAR SET ON THE BEGINNING OF A NON-TANGENTIAL CURVE 5)WTH SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 05°48'16", HAVING A RADIUS OF 1955.00', AND WHOSE LONG CHORD BEARS N73°41'34"W FOR A DISTANCE OF 197.97' TO A #5 REBAR SET, THENCE, LEAVING SAID R/W, N13°09'15"E FOR A DISTANCE OF 430.52' TO A #5 REBAR FOUND, THENCE N10°55'50"W FOR A DISTANCE OF 565.97' TO A #5 REBAR FOUND, THENCE N10°55'45"W FOR A DISTANCE OF 209.87' TO A #5 REBAR FOUND, N32°34'16"E FOR A DISTANCE OF 720.14' TO A #5 REBAR FOUND, THENCE N53°33'31"E FOR A DISTANCE OF 173.56' TO A POINT IN THE CENTER OF A CREEK, PASSING A #5 REBAR FOUND AT 158.89', THENCE WITH SAID CREEK, THE FOLLOWING 12 CALLS 1)S49°27'03"E FOR A DISTANCE OF 15.09' TO A POINT 2)S49°27'03"E FOR A DISTANCE OF 13.68' TO A POINT 3)S33°43'37"E FOR A DISTANCE OF 16.91'TO A POINT 4)S33°43'37"E FOR A DISTANCE OF 10.36' TO A POINT 5)S33°43'37"E FOR A DISTANCE OF 5.41' TO A POINT 6)S61°08'54"E FOR A DISTANCE OF 121.54' TO A POINT 7)S47°46'52"E FOR A DISTANCE OF 41.31' TO A POINT 8)S52°01'44"E FOR A DISTANCE OF 46.21' TO A POINT 9)S24°48'55"E FOR A DISTANCE OF 34.14' TO A POINT 10)S12°23'57"E FOR A DISTANCE OF 64.84' TO A POINT 11)S20°41'16"E FOR A DISTANCE OF 38.19' TO A POINT 12)S03°05'19"W FOR A DISTANCE OF 62.39' TO A POINT, THENCE LEAVING SAID CREEK, S55°39'46"E FOR A DISTANCE OF 84.04' TO A # 5 REBAR SET, THENCE S21°35'33"E FOR A DISTANCE OF 919.46' TO A #5 REBAR SET AT A BARB WIRE FENCE CORNER, THENCE S21°41'28"W FOR A DISTANCE OF 312.90' TO THE POB, CONTAINING 38.882 ACRES, MORE OR LESS.

14529
REGISTRATION #

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR LANCASTER COUNTY, SOUTH CAROLINA, COMMUNITY PANEL NUMBERS 45057C0020E; DATED MAY 16, 2017, AND HEREBY CERTIFY THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

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

REVIEW ONLY

KENNETH M. GREEN, RLS #14529

SOUTH CAROLINA
R. JOE HARRIS & ASSOCIATES, INC. No. C02262
CERTIFICATE OF AUTHORITY

THIS IS TO CERTIFY TO NWR DEVELOPMENT, LLC THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS:1,2,3,4,11,13, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 1, 2020.

KENNETH M. GREEN, RLS #14529
DATE OF MAP 07-01-2020

GRAPHIC SCALE
-100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

LEGEND:
- ◉ – IRON PIN SET (#5 REBAR)
- ○ – IRON PIN FOUND (#5 REBAR)
- △ – CALCULATED POINT
- ⊡ – NGS MONUMENT
- N/F – NOW OR FORMERLY
- ⓣ – EX. TELEPHONE PEDESTAL
- – EX. POWER POLE
- WM □ – EX. WATER METER
- – EX. FIRE HYDRANT

REFERENCES:
PLAT 15682
PLAT BOOK 10 PAGE 219
DEED BOOK 1160 PAGE 34-38
DEED BOOK 876 PAGE 285-287
DEED BOOK 986 PAGE 224-227
ADJOINING DEEDS AND PLATS AS SHOWN

ALTA SURVEY PLAT
INDIAN LAND TOWNSHIP
LANCASTER COUNTY, SOUTH CAROLINA
TAX PARCEL ID #
#0006-00-087.04, 0006-00-086.00,
#0006-00-087.00, & 0006-00-087.03

SURVEYED & MAPPED FOR:
THE LODGES AT INDIAN LAND LLC
6626-C GORDON ROAD
WILMINGTON NC, 28411

R. Joe Harris & Associates, Inc.
Engineering & Land Surveying
1186 STONECREST BLVD, TEGA CAY, SC
Phone: (803) 802-1799

RJH

DATE	7-1-20
PROJECT #	4126
DWG FILE #	4126
DWG SCALE	1" = 100'
PREPARED BY	DC/BPL
CHECKED BY	K. GREEN
SHEET	1
OF	1

The Lancaster News

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

PUBLIC HEARING NOTICE

For the purpose of obtaining oral and written comments from the public regarding the following matters, the Lancaster County Planning Commission and County Council will conduct public hearings on Tuesday, March 15, 2022, and Monday, April 11, respectively. The public hearings will take place at 6:00 PM at the Lancaster County Administrative Building located at 101 N. Main Street, Lancaster, SC.

1. RZ-2021-2559: Application by CSH Charlotte Highway ACT, LLC to rezone 3.63 acres (TM # 0008-00-069.07) located at 7829 Charlotte Highway, adjacent to Parcel # 0008-00-067.00, from Low Density Residential (LDR) to General Business/Highway Corridor Overlay (GB/HCO) to facilitate development of an Age 55+ Independent Living project.

2. RZ-2021-2975: Application by Llewellyn Development LLC to rezone 3 parcels totaling approximately 37.9 acres (TM#s 0003-00-043.00, 0003-00-043.02, & 0003-00-044.00) located at 10695, 10681 & 10749 Harrisburg Road, from Low Density Residential (LDR) to Medium Density Residential (MDR) District for the purpose of developing a single-family residential neighborhood.

3. RZ-2022-0175: Application by Gabriel Jon Hardy to rezone approximately 38.92 acres located at the northwest corner of intersection of Hwy 9 and Catoe Road (TM# 0069-00-071.00) from Low Density Residential (LDR) to Medium Density Residential (MDR) District.

4. MX-2020-2051: Application by NR Lodges Property Owner, LLC to approve a Master Development Plan and Preliminary Plat for a 261-unit multi-family development on approximately 38.88 acres of land located at the north side of Fort Mill Highway approximately 325 feet east of Rosemont Drive (TM#s 0006-00-086.00, 0006-00-087.00, 0006-00-087.03, and 0006-00-087.04).

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 February 26th 2022.

SWORN to before me this 28th day of February, 2022

Ashley Johnson

Notary Public for South Carolina
My Commission Expires: 01/20/2027

Ashley L Johnson NOTARY PUBLIC SOUTH CAROLINA

Newspaper Rep Signature

CAROLINA GATEWAY

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

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e published in the Carolina
Gateway in Lancaster County, South Carolina, in accordance with law
on March 2nd 2022.

SWORN to before me this 2nd day of March, 2022

Ashley L Johnson

Notary Public for South Carolina
My Commission Expires: 01/20/2027

Newspaper Rep Signature

Kristi Ross

Ashley L Johnson NOTARY PUBLIC SOUTH CAROLINA

Agenda Item Summary

Ordinance # / Resolution #: Ordinance 20022-1801
Contact Person / Sponsor: Dennis Marstall/Administration and John DuBose/County Attorney
Department: Administration
Date Requested to be on Agenda: 4/11/2022

Issue for Consideration:
Whether to purchase approximately sixty four (64) acres of real property for the new Lancaster County Detention Center.

The subject property is located at 1666 Pageland Highway and is adjacent to the Lancaster County Sheriff's Office.

Points to Consider:
The Detention Center is the first project authorized by voters in a November 3, 2020 referendum and by County Council's passage of the second re-imposed Capital Project Sales Tax by Ordinance 2020-1673.

Lancaster County staff, Lancaster County Sheriff's Office staff, and Magistrate's Office staff have identified certain real property consisting of approximately 64.806 acres in total, comprised of Tax Map 0068-00-045.00 (less and except 1.136 acres +/- at 1666 Pageland Highway), Tax Map 0068L-0F-016.00, Tax Map 0068L-0F-015.00, Tax Map 0068L-0F-013.00, and Tax Map 0068L-0F-011.00 (collectively the "subject property"), and located along Pageland Highway as a suitable site for a new Lancaster County Detention Center. A plat of the subject property is attached as Exhibit 1 to the Ordinance.

County staff has negotiated a purchase for the subject property of One Million Eight Hundred Sixteen Thousand Eight Hundred Fifty Dollars ($1,816,850).

Pursuant to Lancaster County Code Section 2-300.4. County Council must be provided an appraisal for the subject property. The real property was appraised by a third-party appraiser on November 11, 2021, and returned a value of the subject property at Two Million Five Hundred Sixty-Five Dollars ($2,560,000).

Due Diligence has occurred and there are no adverse conditions or encumbrances upon the subject property that will prevent the subject property from being utilized as the site of the new Lancaster County Detention Center.

Pursuant to Lancaster County Code Section 2-300.4 County Council must be provided a phase one environmental assessment prior to the acquisition of real property. Certain parcels of the subject property front South Carolina Highway 9- Pageland Highway, further identified as Tax Map 0068L-0F-011.00/ 0068L-0F -013.00/ 0068L-0F -015.00/ and 0068L-0F -016.00 (the "access parcels"), are being acquired to provide driveway access to South Carolina Highway 9 and no occupied county structures are intended to be located on any of these parcels. The existing residential structures located on the access parcels will be demolished and the land cleared to provide for vehicular access purposes. The proposed ordinance contains a finding of fact that there is no need to spend county funds to perform a phase one environmental assessment on the access Parcels and provides a waiver of the requirement for the phase one environmental assessment for the Access Parcels as set forth Lancaster County Code Section 2-300.4.

The subject property parcels are currently zoned either Light Industrial (LI) or General Business (GB) and the Lancaster County staff involved in the development of the new Lancaster County Detention Center have consulted with the staff of the Lancaster County Planning Department – Development Services Division regarding the proper zoning for the facility and Lancaster County planners have advised that the suitable zoning classification for the facility, being government owned, is Institutional (INS). There are several government owned tracts already zoned INS adjacent to this property.

Seller is retaining approximately 1.136 acres of Tax Map 0068-00-045.00 identified as tract "TR 2" on a plat of the subject property attached to the ordinance and this agenda (Exhibit 1). The retained property is zoned Light Industrial (LI). Seller is retaining the acreage to continue operation of their existing business. To prevent a non-conformity, Lancaster County staff have agreed to retain the Light Industrial zoning designation of approximately one acre of the subject property that is identified as tract "TR 2A" on the plat of the subject property.

Funding and Liability Factors:
A funding source must be identified and provided. The detention center is the project of first priority in the second re-imposed Capital Projects Sales Tax (Ordinance 2020-1673). The second re-imposed Capital Projects Sales Tax commences on May 1, 2022.

The purchase and sale agreement for the subject property set a closing date of April 26, 2022.

Council Options:
Approve or disapprove of the property acquisition.

Recommendation:
N/A

ATTACHMENTS:

Description	Upload Date	Type
Ordinance 2022-1801	3/9/2022	Ordinance
Exhibit 1 to Ordinance 2022-1801	3/7/2022	Exhibit
Notice of Public Hearing for Ordinance 2022-1801	3/29/2022	Public Hearing Notices

STATE OF SOUTH CAROLINA)
) **ORDINANCE NO. 2022 -1801**
COUNTY OF LANCASTER)

AN ORDINANCE

AUTHORIZING THE ACQUISITION OF APPROXIMATELY SIXTY-FOUR (64) ACRES OF REAL PROPERTY LOCATED ON PAGELAND HIGHWAY FOR THE CONSTRUCTION OF A NEW COUNTY DETENTION CENTER AND TO AUTHORIZE COUNTY OFFICIALS TO TAKE SUCH ACTIONS AS ARE NECESSARY TO EFFECTUATE THE PURCHASE OF THE REAL PROPERTY AND THE PURPOSES OF THIS ORDINANCE.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

1) Counties are authorized by the Capital Project Sales Tax Act, codified as Sections 4-10-300 to -380, Code of Laws of South Carolina 1976, as amended (the "Enabling Act"), subject to approval by a majority of the votes cast in a referendum, to impose or reimpose countywide a one percent sales and use tax for the purpose of generating funds to pay for certain capital improvements; and

2) Pursuant to Ordinance No. 2020-1673 duly enacted by the Council on July 22, 2020, and a successful referendum held on November 3, 2020, the County re-imposed the one percent sales and use tax within the County for seven years commencing May 1, 2022 (the "Second Reimposed Tax"); and

3) Ordinance 2020-1673 and the referendum identified the project of first priority as a portion of the cost of acquiring, constructing, and equipping a new Lancaster County Detention Center including a Magistrate's Office and land acquisition; and

4) Lancaster County staff, Lancaster County Sheriff's Office staff, and Magistrate's Office staff have identified certain real property consisting of approximately 64.806 acres in total, comprised of Tax Map 0068-00-045.00 (less and except 1.136 acres +/- at 1666 Pageland Highway), Tax Map 0068L-0F-016.00, Tax Map 0068L-0F-015.00, Tax Map 0068L-0F-013.00, and Tax Map 0068L-0F-011.00 (collectively the "subject property"), and located along Pageland Highway as a suitable site for a new Lancaster

County Detention Center. A plat of the subject property is attached hereto and incorporated herein by reference as Exhibit 1 to the Ordinance; and

5) County staff negotiated purchase of the subject property at One Million Eight Hundred Sixteen Thousand Eight Hundred Fifty Dollars ($1,816,850); and

(6) Pursuant to Lancaster County Code Section 2-300.4. County Council must be provided an appraisal for the subject property. The real property was appraised by a third-party appraiser on November 11, 2021, and returned a value of the subject property at Two Million Five Hundred Sixty-Five Dollars ($2,560,000); and

(7) Due Diligence has occurred and there are no adverse conditions or encumbrances upon the subject property that will prevent the subject property from being utilized as the site of the new Lancaster County Detention Center; and

(8) Pursuant to Lancaster County Code Section 2-300.4 County Council must be provided a phase one environmental assessment prior to the acquisition of real property; and

(9) Certain parcels of the subject property front South Carolina Highway 9- Pageland Highway, further identified as Tax Map 0068L-0F-011.00/ 0068L-0F -013.00/ 0068L-0F -015.00/ and 0068L-0F -016.00 (the "access parcels"), are being acquired to provide driveway access to South Carolina Highway 9 and no occupied county structures are intended to be located on any of these parcels; and

(10) The existing residential structures located on the access parcels will be demolished and the land cleared to provide for vehicular access purposes so there is no need to spend county funds to perform a phase one environmental assessment on the access Parcels and County Council hereby waives the requirement for the phase one environmental assessment for the Access Parcels as set forth Lancaster County Code Section 2-300.4; and

(11) The subject property parcels are currently zoned either Light Industrial (LI) or General Business (GB) and the Lancaster County staff involved in the development of the new Lancaster County Detention Center have consulted with the staff of the Lancaster County Planning Department – Development Services Division regarding the proper zoning for such a facility; and

(12) Lancaster County planners have advised that the suitable zoning classification for such a facility, being government owned, is Institutional (INS) and there are several government owned tracts already zoned INS adjacent to this property: and

(13) Seller is retaining approximately 1.136 acres of Tax Map 0068-00-045.00 identified as tract "TR 2" on a plat of the subject property attached hereto and incorporated herein by reference as Exhibit 1 and that retained property is zoned Light Industrial (LI). Seller is retaining the acreage to continue operation of their existing business. To prevent a non-conformity, Lancaster County has agreed to

retain the Light Industrial zoning designation of approximately one acre of the subject property that is identified as tract "TR 2A" on the plat of the subject property.

(14) The purchase price for the subject property and all other necessary and incidental fees and costs associated with the acquisition of the subject property for the new Lancaster County Detention Center, an approved second reimposed Capital Project Sales Tax project, shall be paid for with excess funds collected from the first reimposed Capital Project Sales Tax pursuant to S.C. Code 4-10-340(c)(2)

(15) Council has studied the options and considered the recommendations of Lancaster County staff associated with the new Lancaster County Detention Center project and, accordingly, Council has concluded that it is prudent and wise to acquire the subject property as the site of the new Lancaster County Detention Center.

Section 2. Approval of property acquisition.

Council authorizes and approves the acquisition of the subject property described in this ordinance upon the terms and conditions stated in this ordinance.

The County Administrator is authorized and directed to execute and deliver all documents necessary to effectuate purchase of the subject property. The County Admisntrator is further authorized and directed to submit a rezoning application(s), pursuant to the terms and conditions set forth in Section 1 of this Ordinance, to effectuate the use of the subject property for its intended purpose as a new Lancaster County Detention Center.

Section 3. Authority to act.

The Council Chair, the Clerk to Council, the County Administrator, and County Attorney each are authorized to take such actions and to execute such documents as may be necessary to effectuate the purposes of this ordinance.

Section 4. Severability.

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

Section 5. Conflicting provisions.

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

Section 6. Effective date.

This ordinance is effective upon third reading.

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2022.

LANCASTER COUNTY, SOUTH CAROLINA

_____
Steve Harper, Chair, County Council

_____
Billy Mosteller, Secretary, County Council

ATTEST:

_____
Sherrie Simpson, Clerk to Council

First Reading:	March 14, 2022
Second Reading:	March 28, 2022
Third Reading:	April 11, 2022
Public Hearing:	April 11, 2022

Approved as to form:

_____
John DuBose, County Attorney

PROPERTY OWNERS:

1. LOTS 26-28
MARY LOIS LOYD ESTATE
1514 PAGE LAND HWY.
DEED BOOK V-4 PAGE 116
PLAT BOOK 2 PAGE 147
TAX PARCEL - 0068L-0F-021.00
ZONED - GB

2. LOTS 29-32
JOHN CLARK CARNES
1554 PAGE LAND HWY.
DEED BOOK 1086 PAGE 89
PLAT BOOK 2 PAGE 147
TAX PARCEL - 0068L-0F-019.00
ZONED - GB

3. LOTS 33-36
JOHN CLARK CARNES
PAGELAND HWY.
DEED BOOK 1008 PAGE 89
PLAT BOOK 2 PAGE 147
TAX PARCEL - 0068L-0F-018.00
ZONED - GB

4. LOTS 37-41
JOHN CLARK CARNES
1570 PAGELAND HWY.
DEED BOOK 1089 PAGE 89
PLAT BOOK 2 PAGE 147 LOTS 37-41
TAX PARCEL - 0068L-0F-17.00
ZONED - GB

5. LOTS 42-44
ROSS CONSTRUCTION INC.
1578 PAGELAND HWY.
DEED BOOK F-6 PAGE 383
PLAT BOOK 2 PAGE 147
TAX PARCEL - 0068L-0F-016.00
ZONED GB

6. LOTS 45-47
SOUTH ROSS MORTGAGE LLC
1586 PAGELAND HWY.
DEED BOOK 371 PAGE 134
PLAT BOOK 2 PAGE 147 LOTS 45-47
TAX PARCEL - 0068L-0F-015.00
ZONED - GB

7. LOTS 48-52
SOUTH ROSS PROPERTIES LLC
1592 PAGELAND HEY.
DEED BOOK 397 PAGE 348
PLAT BOOK 2 PAGE 147 LOTS 48-52
TAX PARCEL - 0068L-0F-013.00

8. LOTS 53-58
GLORIA R. CAUTHEN
1604 PAGE LAND HWY.
DEED BOOK 1481 PAGE 77
PLAT BOOK 2 PAGE 147 LOTS 53-58
TAX PARCEL - 0068L-0F-011.00
ZONED - GB

9. LOTS 59-60
CINDY C. KNIGHT
PAGE LAND HWY.
DEED BOOK 230 PAGE 39
PLAT BOOK 2 PAGE 147 LOTS 59-61
TAX PARCEL - 0068L-0F-010.00
ZONED - GB

10. LOTS 61-70
FRANCISO ESCAMILLA
1620 PAGELAND HWY.
DEED BOOK 1008 PAGE 119
PLAT BOOK 2 PAGE 147 LOTS 62-70
TAX PARCEL - 0068L-0F-009.00
ZONED - GB

11. LOTS 72-76
TIMOTHY J & GINGER S. TRUJILLO
1644 PAGELAND HWY.
DEED BOOK T-14 PAGE 110
PLAT 97-131
TAX PARCEL - 0068L-0F-007.00
ZONED - GB

12. LOTS 77-80
MARY M. S. TRUJILLO
1650 PAGELAND HWY.
DEED BOOK B-6 PAGE 2765
PLAT BOOK 2 PAGE 147 LOTS 77-80
TAX PARCEL - 0068L-0F-006.00
ZONED GB

13. JESSICA D. BLACKMON
1678 PAGELAND HWY.
DEED BOOK 1414 PAGE 268
PLAT BOOK 2 PAGE 242
TAX PARCEL - 0068L-0F-004.00
ZONED - GB

NOTES:

- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD.

-THERE WERE NO WETLAND MARKERS OBSERVED IN THE FIELD

-THERE WAS NO EVIDENCE OF ANY EARTH MOVING WORK OBSERVED

-THERE WERE NO ENCROACHMENTS OR PROJECTIONS ON THIS PROPERTY AT THIS TIME.

- ZONING REQUIREMENTS : LI (LIGHT INDUSTRAIL)
FRONT SETBACK 40'.
SECONDARY STREET 35',
SIDE SETBACK 35',
REAR SETBACK 35'

- THIS PROPERTY HAS DIRECT PHYSCIAL ACCESS TO PAGELAND HWY., STATE ROAD NUMBER 9. A 100' PUBLIC RIGHT OF WAY, AND OLD DIXIE ROAD, STATE ROAD NUMBER S29-70, A 66' PUBLIC RIGHT OF WAY.

THISC PARCEL DOES NOT FALL WITHIN THE McWHIRTER AIRFIELD OVERLAY DISTRICT.

UTILITY SERVICES

(PUPS) PALMETTO UTILITY PROTECTION SERVICE
TEL. (888)-721-7877

LANCASTER COUNTY NATURAL GAS AUTHORITY
1010 KERSHAW CAMDEN HWY.
LANCASTER, S.C. 29720
TEL. (8030-285-2045

LANCASTER COUNTY WATER & SEWER DISTRICT
1403 KERSHAW CAMDEN HWY.
LANCASTER, S.C. 29720
TEL. (803)-285-6919

COMPORIUM COMMUNICATIONS
703 NORTH WHITE STREET
LANCASTER, S.C. 29720
TEL. (803) 283-9011

DUKE ENERGY
CRAIG MANOR ROAD
LANCASTER, S.C.
TEL. (803) 581-4127
(800) 922-0983

TRANSPORTATION AGENCIES

SOUTH CAROLINA DEPT. OF TRANSPORTATION
DISTRICT ENGINEERING OFFICE
1232 J.A. COCHRAN BYPASS
CHESTER, S.C. 29706
TEL. (803)-377-4155

GOVERNMENTAL AGENCIES

LANCASTER COUNTY BUILDING AND ZONING DEPT.
101 NORTH MAIN STREET
LANCASTER, S.C.29720
TEL. (803)-285-1969

LANCASTER COUNTY PLANNING AND ZONING OFFICE
101 NORTH MAIN STREET
LANCASTER, S.C.29720
TEL. (803)-285-6005

LANCASTER TAX ASSESSOR'S OFFICE
101 NORTH MAIN STREET
LANCASTER, S.C.29720
TEL. (803)- 285-6964

LANCASTER COUNTY REGISTER OF DEEDS OFFICE
101 NORTH MAIN STREET
LANCASTER, S.C.29720
TEL. (803)-416-9440

LANCASTER COUNTY E-911 ADDRESSING OFFICE
101 NORTH MAIN STREET
LANCASTER, S.C. 29720
TEL. (803)-285-4488

LANCASTER COUNTY ECONOMIC DEVELOPMENT OFFICE
210 WEST GAY STREET
LANCASTER, S.C. 29720
TEL. (803)-285-9471

NOTE: This lot does not lie within any designated flood area and there are no encroachments or projections other than as shown on this plat. See Flood Insurance Map 4501020 0090B Dated 01/06/83

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

DRAWN BY: JCC/RKB	DATE: 02/25/2022
CHECKED BY: JCC	TAX PARCEL 0068-00-045.00
JOB NO.: 22-02-3	SHEET 1 OF 1

CONTROL POINTS #5 REBAR CAPPED

HV-104 N1051840.1177 E 2079338.5825 ELEV. 525.31	HV-101 N1052217.0538 E 2078508.4634 ELEV. 509.56
HV-107 N1051782.9938 E 2079776.5756 ELEV.521.58	HV-105 N1051567.7710 E 2078577.3045 ELEV.480.34
HV-110 N1052165.9757 E 2080009.6484 ELEV. 529.27	HV-106 N1050915.7816 E 2079099.7386 ELEV. 488.83
HV-103 N1052372.2944 E 2079650.0448 ELEV. 536.17	HV-109 N1050898.3805 E 2080382.1192 ELEV. 504.98
HV-102 N 1052344.8037 E 2079097.2046 ELEV. 517.74	HV-108 N 1051286.0629 E 2080782.1528 ELEV. 519.70

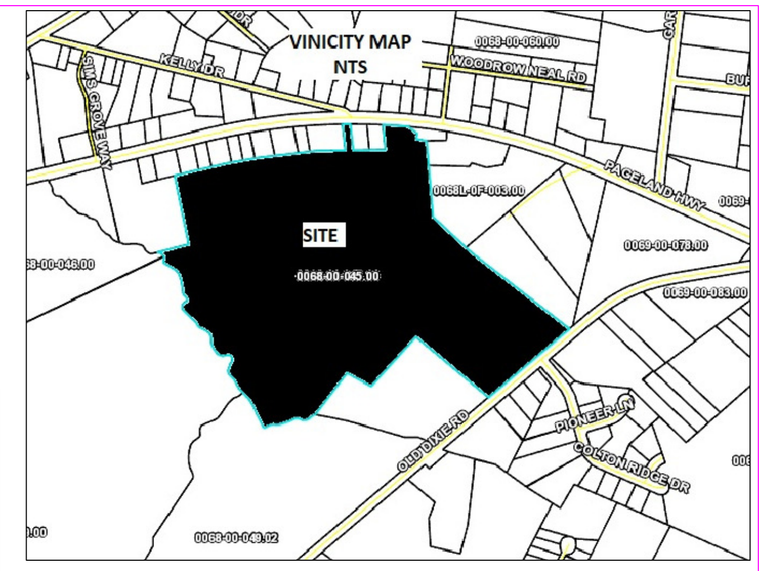
TREE TABLE

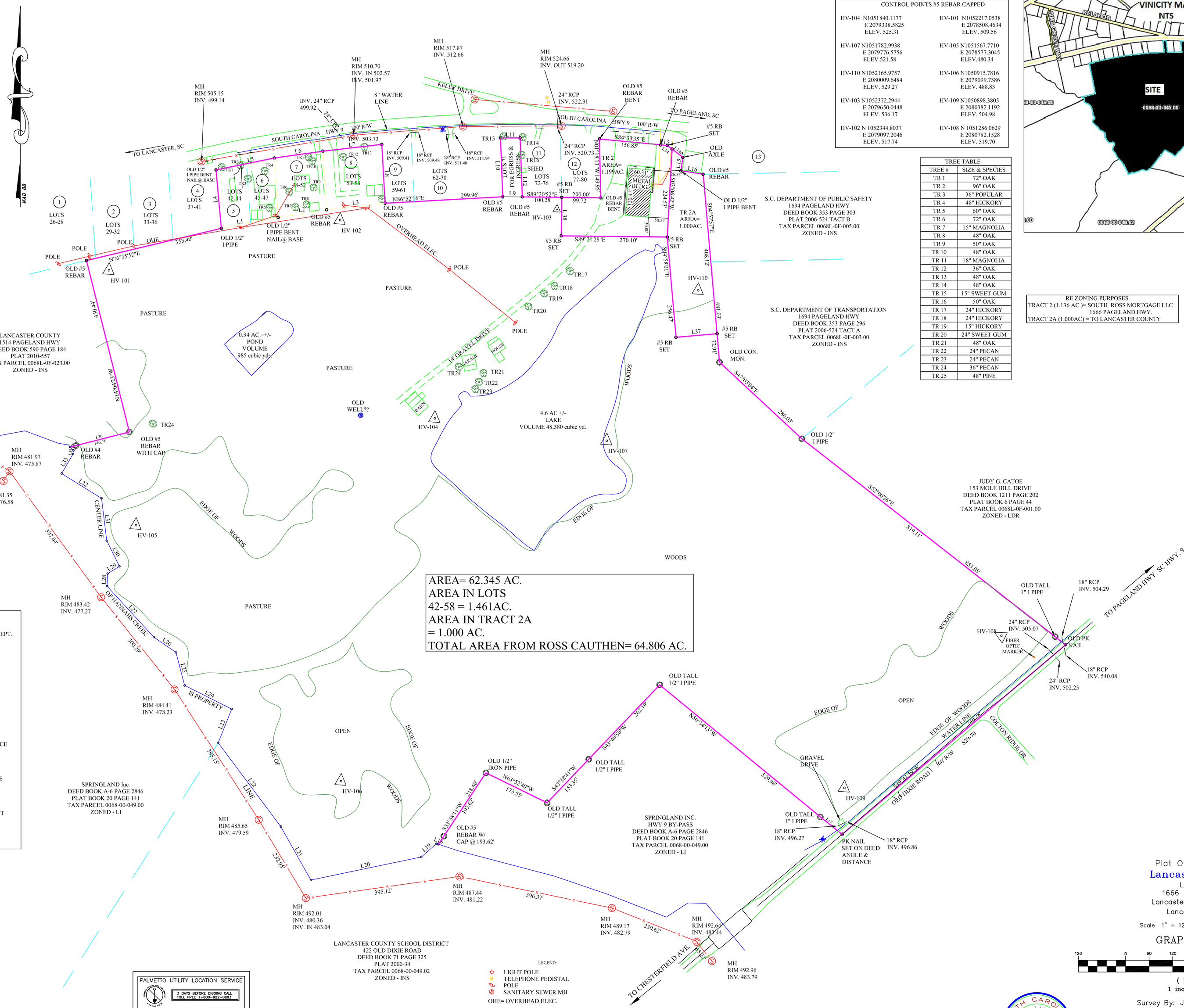
TREE #	SIZE & SPECIES
TR 1	72" OAK
TR 2	96" OAK
TR 3	36" POPULAR
TR 4	48" HICKORY
TR 5	60" OAK
TR 6	72" OAK
TR 7	15" MAGNOLIA
TR 8	48" OAK
TR 9	50" OAK
TR 10	48" OAK
TR 11	18" MAGNOLIA
TR 12	36" OAK
TR 13	48" OAK
TR 14	48" OAK
TR 15	15" SWEET GUM
TR 16	50" OAK
TR 17	24" HICKORY
TR 18	24" HICKORY
TR 19	15" HICKORY
TR 20	24" SWEET GUM
TR 21	48" OAK
TR 22	24" PECAN
TR 23	24" PECAN
TR 24	36" PECAN
TR 25	48" PINE

LINE TABLE

LINE	LENGTH	BEARING
L1	147.41	N79°10'51"E
L2	125.01	N80°59'15"E
L3	149.93	N83°37'06"E
L4	149.45	N05°12'08"W
L5	151.77	N78°31'11"E
L6	124.57	N81°54'28"E
L7	151.28	N83°27'32"E
L8	150.13	S03°13'33"E
L9	50.02	S89°47'24"E
L10	150.24	N02°11'59"W
L11	50.01	S89°50'06"E
L12	150.28	S02°12'18"E
L13	16.74	S84°17'34"E
L14	15.16	S52°36'33"E
L14A	34.94	S52°36'33"E
L15	34.43	S08°28'11"W
L16	57.37	S81°13'46"E
L17	71.00	N51°28'55"W
L18	5.01	N71°57'30"W
L19	51.44	S48°59'32"W
L20	287.58	S78°12'52"W
L21	155.87	N29°16'55"W
L22	266.55	N36°46'46"W
L23	92.66	N21°37'39"E
L24	133.91	S63°21'35"E
L25	86.98	N14°47'29"W
L26	68.42	N55°22'28"W
L27	176.38	N42°30'29"W
L28	32.00	N02°45'55"E
L29	35.17	N58°19'24"E
L30	72.95	N26°18'03"W
L31	108.71	N06°57'13"W
L32	119.67	N58°07'16"W
L33	57.38	N30°10'39"E
L34	9.10	N04°50'56"E
L35	11.77	N41°07'13"W
L36	155.48	N75°44'56"E
L37	105.10	S85°02'03"W
L38	98.15	S00°39'08"W

RE ZONING PURPOSES
TRACT 2 (1.136 AC.)= SOUTH ROSS MORTGAGE LLC
1666 PAGELAND HWY.
TRACT 2A (1.000AC) = TO LANCASTER COUNTY




SITE
0068-00-045.00
SOUTH CAROLINA HWY 9 100' R/W
TO LANCASTER, SC
TO PAGELAND, SC
KELLY DRIVE
MH RIM 505.15 INV. 499.14
MH RIM 510.70 INV. IN 502.57 INV. 501.97
MH RIM 517.87 INV. 512.66
MH RIM 524.66 INV. OUT 519.20
INV. 24" RCP 499.92
8" WATER LINE
24" RCP INV. 522.31
OLD #5 REBAR BENT
OLD #5 REBAR
#5 RB SET
OLD AXLE
OLD 1/2" I PIPE BENT NAIL@ BASE
OLD 1/2" I PIPE
OLD #5 REBAR
HV-102
HV-103
HV-101
HV-104
HV-105
HV-106
HV-107
HV-108
HV-109
HV-110
LOTS 26-28
LOTS 29-32
LOTS 33-36
LOTS 37-41
LOTS 42-44
LOTS 45-47
LOTS 53-58
LOTS 59-61
LOTS 62-70
LOTS 72-76
LOTS 77-80
SHED
TR 2 AREA= 1.199AC.
TR 2A AREA= 1.000AC.
60.31' METAL BLDG.
OVERHEAD ELEC.
POLE
PASTURE
OLD WELL??
0.34 AC.+/- POND VOLUME 985 cubic yds
4.6 AC +/- LAKE VOLUME 48,380 cubic yd.
14' GRAVEL DRIVE
BARN
WOODS
EDGE OF WOODS
LANCASTER COUNTY 1514 PAGELAND HWY DEED BOOK 590 PAGE 184 PLAT 2010-557 TAX PARCEL 0068L-0F-023.00 ZONED - INS
S.C. DEPARTMENT OF PUBLIC SAFETY 1694 PAGELAND HWY DEED BOOK 353 PAGE 503 PLAT 2006-524 TACT B TAX PARCEL 0068L-0F-005.00 ZONED - INS
S.C. DEPARTMENT OF TRANSPORTATION 1694 PAGELAND HWY DEED BOOK 353 PAGE 296 PLAT 2006-524 TACT A TAX PARCEL 0068L-0F-003.00 ZONED - INS
JUDY G. CATOE 153 MOLE HILL DRIVE DEED BOOK 1211 PAGE 202 PLAT BOOK 6 PAGE 44 TAX PARCEL 0068L-0F-001.00 ZONED - LDR
SPRINGLAND Inc. DEED BOOK A-6 PAGE 2846 PLAT BOOK 20 PAGE 141 TAX PARCEL 0068-00-049.00 ZONED - LI
SPRINGLAND INC. HWY 9 BY-PASS DEED BOOK A-6 PAGE 2846 PLAT BOOK 20 PAGE 141 TAX PARCEL 0068-00-049.00 ZONED - LI
LANCASTER COUNTY SCHOOL DISTRICT 422 OLD DIXIE ROAD DEED BOOK 71 PAGE 325 PLAT 2000-34 TAX PARCEL 0068-00-049.02 ZONED - INS
MH RIM 481.30 INV. 474.51
MH RIM 481.97 INV. 475.87
MH RIM 481.35 INV. 476.58
MH RIM 483.42 INV. 477.27
MH RIM 484.41 INV. 478.23
MH RIM 485.65 INV. 479.59
MH RIM 492.01 INV. 480.36 INV. IN 483.04
MH RIM 487.44 INV. 481.22
MH RIM 489.17 INV. 482.79
MH RIM 492.64 INV. 483.44
MH RIM 492.96 INV. 483.79
OLD #4 REBAR
OLD #5 REBAR WITH CAP
OLD 1/2" IRON PIPE
OLD #5 REBAR W/ CAP @ 193.62'
OLD TALL 1/2" I PIPE
OLD TALL 1" I PIPE
PK NAIL SET ON DEED ANGLE & DISTANCE
18" RCP INV. 496.86
18" RCP INV. 496.27
24" RCP INV. 505.07
18" RCP INV. 504.29
24" RCP INV. 502.25
18" RCP INV. 540.08
FIBER OPTIC MARKER
OLD PK NAIL
GRAVEL DRIVE
EDGE OF WATER LINE
COLTON RIDGE DR.
OLD DIXIE ROAD) 66' R/W
TO PAGELAND HWY. SC HWY. 9
TO CHESTERFIELD AVE.
OFF HANNIS CREEK
IS PROPERTY
CENTER LINE
EDGE OF
OPEN
N76°35'52"E 353.40'
S89°21'28"E 270.10'
S84°13'15"E 156.85'
S84°57'57"E 224.53'
S54°36'42"W 229.98'
S52°00'04"E 286.03'
S52°00'26"E 879.11'
S85°02'03"W 851.05'
S00°39'08"W 98.15'
N40°45'04"W 396.28'
N41°07'13"W 397.04'
S00°39'08"W 300.39'
S37°38'13"W 395.15'
S37°38'13"W 219.60'
N63°52'40"W 173.55'
S43°38'41"W 153.35'
S43°40'50"W 262.10'
N50°14'13"W 529.98'
S37°38'13"W 232.95'
S00°39'08"W 395.12'
S00°39'08"W 396.37'
S00°39'08"W 230.62'
S00°39'08"W 45.41'
S00°39'08"W 77.71'
S00°39'08"W 48.30'
S00°39'08"W 48.18'
S00°39'08"W 294.47'
S00°39'08"W 50.22'
S00°39'08"W 50.07'
S00°39'08"W 50.00'
S00°39'08"W 99.72'
S00°39'08"W 200.00'
S00°39'08"W 100.28'
S00°39'08"W 299.96'
S00°39'08"W 299.96'
S00°39'08"W 299.96

The Lancaster News

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

NOTICE OF PUBLIC HEARING
Lancaster County Council

A public hearing has been scheduled by the Lancaster County Council for Monday, April 11, 2022, at 6:00 p.m. in the Lancaster County Council Chambers, second floor, County Administration Building, 101 North Main Street, Lancaster, South Carolina, or at such other location in or around the complex posted at the main entrance. The purpose of the public hearing is to receive public comment on Ordinance No. 2022-1801, an ordinance titled **"AN ORDINANCE AUTHORIZING THE ACQUISITION OF APPROXIMATELY SIXTY-FOUR (64) ACRES OF REAL PROPERTY LOCATED ON PAGELAND HIGHWAY FOR THE CONSTRUCTION OF A NEW COUNTY DETENTION CENTER AND TO AUTHORIZE COUNTY OFFICIALS TO TAKE SUCH ACTIONS AS ARE NECESSARY TO EFFECTUATE THE PURCHASE OF THE REAL PROPERTY AND THE PURPOSES OF THIS ORDINANCE."** Public comments may be made in person at the hearing or submitted in written format to be provided to County Council at the public hearing. Comments made in person or in writing should be limited to three (3) minutes in duration if read aloud. Written comments may be submitted either by online submission by selecting the "public hearing comments" quick link located on the county website homepage (https://www.mylancastersc.org/), by email to ssimpson@lancastersc.net, or by mail addressed to Clerk to Council at Post Office Box 1809, Lancaster, SC 29721 with the Ordinance number or other appropriate identifier clearly referenced in the communication. At the public hearing and any adjournment of it, all interested persons may be heard either in person or by their designee or by submission of written comments.

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 March 23rd 2022.

SWORN to before me this 23rd day of March, 2022

Ashley 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 #: N/A
Contact Person / Sponsor: Sherrie Simpson/Clerk to Council
Department: Administration
Date Requested to be on Agenda: 4/11/2022

Issue for Consideration:
Whether to appoint Kylie Craig to the Health and Wellness Commission. She currently serves as the District 7 representative but would like to move to the Council on Aging representative since she has recently become the Executive Director of that Agency and the previous person serving in that capacity, Ellen Belk, is no longer on the Council on Aging Board.

Points to Consider:
Ordinance 244 states that the Health and Wellness Commission shall consist of 17 members appointed by County Council as follows:
(1) Each Council member shall recommend 1 member to represent ...[their] district; however, residency in the ...district is not required.
(2) Four members shall be appointed by County Council at-large.
(3) County Council will consider representation from business and industry, the clergy, city and town governments, and interested citizens.
(4) One member shall be appointed by the County Council to represent each of the following 6 institutions: Lancaster County Department of Social Services, Lancaster County School District - Student Health Services, Lancaster County School District - Comprehensive Health Education Curriculum, MUSC Health Lancaster Medical Center, University of South Carolina at Lancaster and Lancaster County Council on Aging.

Kylie Craig's application is attached for Council's review and consideration.

Funding and Liability Factors:
N/A

Council Options:
Approve or deny the appointment.

Recommendation:
Approve the appointment.

ATTACHMENTS:

Description	Upload Date	Type
Application from Kylie Craig for the Health and Wellness Commission	3/31/2022	Backup Material

LANCASTER COUNTY BOARDS & COMMISSIONS
APPLICATION FOR SERVICE

Name Kylie E. Craig *County Council District* Lancaster County Council on Aging Rep.

Mailing Address _____ *City/Zip* Lancaster, SC 29720

Street Address _____ *Registered Voter yes* X *no* ___

Tel. Number (home) _____ *(work)* _____ *(other)* _____

Email: KCraig@lancasterCOA.org

Occupation Executive Director *Place of employment* Lancaster County Council on Aging

Address 309 S. Plantation Rd. Lancaster, SC 29720 *Normal working hours* 8a-5p

(most meetings are scheduled after 6:00 pm - lack of attendance can be reason for replacement on a commission)

Name of Board or Commission in which you are interested

1st choice Health and Wellness Commission *2nd choice* _____

3rd choice _____

Reason for interest

- Executive Director of Lancaster County Council on Aging
- would like to be up to date with health initiatives
- offer support through Lancaster County Council on Aging

Why do you feel you are qualified to serve on these boards? In addition, note education, areas of expertise, skills & interests. (continue on separate sheet if needed)

I have a Bachelors degree in Exercise Physiology and a Masters degree in Gerontology. I also hold several Dementia education and trainer certificates.

Do you presently serve any State, County or Municipal Boards? yes *If yes, list* Lancaster County Health + Wellness Commission

Have you ever served on a county board? yes *If yes, list* Lancaster County Health + Wellness commission.

Additional pertinent information

Applicant's signature Kylie E. Craig *Date* 8/30/2022

Receipt of application does not guarantee an appointment - Applicants will be notified of appointments by mail.

Return completed application to Sherrie Simpson, Lancaster County Council Office, P.O. Box 1809, Lancaster, SC 29721
Form Revised 1-20-17

Agenda Item Summary

Ordinance # / Resolution #: N/A
Contact Person / Sponsor: Dennis Marstall, County Administrator
Department: Finance
Date Requested to be on Agenda: 4/11/2022

Issue for Consideration:
Authorize the County Administrator to enter into a consulting contract with TischlerBise for an Impact Fee Study for the remaining parts of the county not currently assessed an impact fee.

Points to Consider:
In February of 2020, the County engaged the firm of TischlerBise to perform a Development Impact Fee Study.

In April 2021 County Council adopted a Capital Improvement Plan and Impact Fee for new development in the County generally from Highway 5 to the northern border of the County.

Development Impact fees in South Carolina (section 6-1-910) are collected from new construction at the time the building permit is issued. The fees are one-time payments for new development's proportionate share of the capital costs of infrastructure.

Development impact fees may only be used for capital improvements or debt service for growth-related infrastructure. Under SC law, fees may not be used for operations, maintenance, replacement of infrastructure, or correcting existing deficiencies.

At that time, the County Council did not study capital improvements, nor a cost model, for impact fees for the general southern part of the county due to perceived limited growth in that area of the County.

Development interest is now spreading County-wide, including in the southern end of the County. Understanding the impact future development will have on the County's infrastructure, and the fact it could take six months to a year to develop a capital improvement plan for the southern part of the County and evaluate an impact fee amount, County Council is being asked to consider initiating a new impact fee study.

At the last Council meeting, Council asked the County Administrator to get a scope and cost estimate for a proposed impact fee study.

Funding and Liability Factors:
TischlerBise conducted the County's last impact fee study and has a base knowledge and data to expand the original study they completed in 2021.

TischlerBise has provided County Administration with a project overview and fee proposal, including data collection with updated demographics, interviews with staff and key information holders, plus population and job growth since previous impact fee study, as well as updated facility inventory, capital plans for the areas, and updated public safety calls for service data.

The project can begin in May and conclude in August for a cost of $56,050.

Council Options:
Authorize an impact fee study for $56,050 in areas of the county not currently in an impact fee area to determine future growth areas and capital projects and identify potential fee amount.

Decide not to do a study at this point in time.

Recommendation:
Authorize an impact fee study in the amount of $56,050 in areas of the County not currently covered by an impact fee to help staff identify capital needs in the future growth areas of the county and determine what a potential impact fee amount could potentially be.

ATTACHMENTS:

Description	Upload Date	Type
Requested Information from Tischler-Bise	4/6/2022	Executive Summary

TischlerBise
FISCAL | ECONOMIC | PLANNING
4701 Sangamore Road | Suite S240
Bethesda, MD 20816
301.320.6900 | www.tischlerbise.com

MEMORANDUM

TO: Dennis Marstall, Lancaster County, SC
Kimberly Belk, Lancaster County, SC

FROM: Colin McAweeney, TischlerBise
Carson Bise, AICP, TischlerBise

DATE: April 6, 2022

RE: Greater Lancaster & Southern Lancaster Development Impact Fee Study

We are pleased to respond to Lancaster County's request to conduct a development impact fee study for the areas not included in the 2021 development impact fee study. Growth in the panhandle of the county has expedited development in other areas of Lancaster County necessitating the impact fee program to be expand as well. Our existing relationship with Lancaster County will offer a quicker data gathering period and an understanding of the nuances in the County's capital needs. The following memo provides a brief summary of data collection, methodologies, public education, and study cost & timeline. A more detailed scope of work will be submitted if the County Council chooses to move forward with the study.

PROJECT INITIATION / DATA ACQUISITION

TischlerBise will meet with County staff to review and discuss project goals and expectations related to the project, review (and revise if necessary) the project schedule, request data and documentation related to new proposed development, and discuss County staff's role in the project. Although TischlerBise has an extensive catalog of information from the 2021 study, demographics will need to be updated and interviews will be focused on capital needs in Greater Lancaster and Southern Lancaster. Example of preliminary data needs: population and job growth since previous impact fee study, updated facility inventory, capital plans for the areas, and updated public safety calls for service data.

Meetings:

- One (1) on-site visit to meet with County project management team/County staff as appropriate.
- Optional: During this visit, TischlerBise would recommend a work session with County Council to discuss intricacies of development impact fees.

PREPARE LAND USE ASSUMPTIONS AND DEVELOPMENT PROJECTIONS

TischlerBise will supplement its current county projections with data regarding growth throughout the county and specifically in the Greater Lancaster and Southern Lancaster. The purpose is to understand the current demographics of those areas as it relates to growth and development and determine the likely development future for the area in terms on new population and employment over the next 10-20 years.

Deliverables:

- TischlerBise will prepare a technical memorandum discussing the recommended land use factors and projections.

DETERMINE CAPITAL FACILITY NEEDS/SERVICE LEVELS/METHODOLOGIES

Identify Facilities/Costs Eligible for Impact Fee Funding. As an essential part of the nexus analysis, TischlerBise will evaluate the impact of development on the need for additional facilities, by type, and identify costs eligible for impact fee funding.

Identify Appropriate Level of Service (LOS) Standards. In some cases, levels of service may be consistent with the 2021 development impact fee study; however, it is important to consider geographic and characteristic differences between the panhandle and other areas of the county.

Identify Appropriate Methodologies. Similar to level of service calculations, there may be similarities between the panhandle, Greater Lancaster, Southern Lancaster. However, demand for services and capital planning is a function of location and demographic characteristics, all of which have a role in impact fee calculations.

Meetings:

- One (1) to two (2) meetings with County staff to discuss capital facility needs and levels of service. This will also be an opportunity to conducted a work session with the County Council.

Deliverables:

- "Storyboard" presentation on fee categories.
- Results integrated into Draft/Final Impact Fee Reports.

PUBLIC OUTREACH

South Carolina enabling legislation requires development impact fees to be presented to the County's Planning Commission. The Commission will assist in the development and review of land use assumptions, capital improvement plans, and impact fees. This allows interested parties to understand assumptions and raise questions about the technical demographic, cost, revenue, credit and other data and supporting documentation that is being used in the calculation of impact fees. It will be an opportunity for these interested parties to understand the soundness and the reasonableness of the technical impact fee methodology. TischlerBise will also participate in other advisory committees and/or public outreach.

Meetings:

Two (2) meetings with Planning Commission.

PROPOSED CONSULTANT COST FOR IMPACT FEE STUDY

The table below summarizes our estimated consultant costs for the tasks reflected in our proposed scope of work and updates. This proposal is fixed fee and includes all project expenses. TischlerBise typically invoices on a monthly basis based on the percentage complete for each task.

PROPOSED FEE SCHEDULE FOR LANCASTER COUNTY, SOUTH CAROLINA				
Project Team Member:	**Bise**	**McAweeney**	**Total**	
Job Title:	**Project Manager**	**Project Analyst**	**Hours**	**Cost**
Hourly Rate*	**$210**	**$190**		
Project Initiation / Data Acquisition	8	8	16	$3,200
Prepare Land Use Assumptions and Development Projections	4	28	32	$6,160
EMS Impact Fee Calculation	14	41	55	$10,730
Parks Impact Fee Calculation	14	41	55	$10,730
Law Enforcement Impact Fee Calculation	14	34	48	$9,400
Fire Impact Fee Calculation	14	51	65	$12,630
Pubic Outreach	8	8	16	$3,200
Subtotal:	***76***	***211***	***287***	***$56,050***

* Hourly rates are inclusive of all costs.

PROPOSED SCHEDULE FOR IMPACT FEE STUDY

TischlerBise anticipates the study completing over four months. The following schedule is based on a project kick-off during the beginning of May, 2022. Delays and adjustments in schedule will reflect a later final report.

IMPACT FEE PROJECT SCHEDULE FOR LANCASTER COUNTY, SOUTH CAROLINA		
Tasks	**Anticipated Dates**	**Meetings/Deliverables**
Project Initiation/Data Acquisition	May, 2022	Data Request Memorandum
Prepare Land Use Assumptions and Development Projections	May - June, 2022	Technical Memorandum Outlining Recommended Land Use Assumptions
Determine Capital Facility Needs/Service Levels/Methodologies	June - July, 2022	"Storyboard" Presentation on Fee Options
Prepare Impact Report/Public Presentations	July - August, 2022	Draft and Final Impact Fee Report