

Planning Commission Members

District 1: Rosa Sansbury
District 2: Tamecca Neely
District 3: Charles Deese, Chair
District 4: James Barnett, Vice-Chair
District 5: Matthew Jones
District 6: Sheila Hinson
District 7: Ben Levine

**County Attorney**

John K. DuBose III

Clerk to Planning Commission

Jennifer Bryan

Development Services Director

Rox Burhans

April 1, 2021

5:00 PM

**101 North Main Street
Lancaster, SC 29720**

**LANCASTER COUNTY PLANNING COMMISSION
County Council Chambers, County Administration
Building, 101 North Main Street, Lancaster, SC 29720**

WORKSHOP AGENDA

- 1. Call to Order Regular Meeting and Roll Call Vote- Charles Deese**
- 2. New Business**
 - a.** Bypass Renaming
Joint Meeting with the City of Lancaster to discuss the renaming of the 521 bypass.
 - b.** CP-2020-3057 Landsdown Corporation
Application by Landsdown Corporation to amend the future land use map from Rural Living to Special District-Industrial. The parcels are identified as TM # 0093-00-001.00 and 0092-00-017.01.
 - c.** RZ-2020-2887 Primo Holdings, LLC
Application by Landsdown Corporation to rezone approximately 370 acres along Taxahaw Road between Overbrook Road and Gold Mine Highway from Agricultural Residential to Mining. The parcels are identified as TM # 0093-00-001.00 and 0092-00-017.01.
 - d.** RZ-2021-0651 Michael & Ashley Green
Application by Michael and Ashley Green to rezone one acre of land located at 2343 Flat Creek Road (TM #0080-00-041.01) from Low Density Residential (LDR) to Rural Residential (RR). The intention is to locate a mobile home on the property.
 - e.** RZ-2021-0292, Sanchez Rodeo Arena
Application by Jose Luis Sanchez to rezone a 10-acre portion of the approximately 102.75-acre parcel identified as TM# 0080-00-045.00 from Rural Neighborhood (RN) District to Rural Business (RUB) District with the intent of establishing a rodeo arena and equestrian facility on the property.
 - f.** RZ-2021-0293, Sanchez Gas Station
Application by Jose Luis Sanchez to rezone a 5-acre portion of the approximately 102.75-acre parcel identified as TM# 0080-00-045.00 from Rural Neighborhood (RN) District to Rural Business (RUB) District with the intent of establishing a gas station on the property.
 - g.** RZ-2020-2740, Patterson Lane
Application by William Morris to rezone a 6.7 acre parcel located at 182 Patterson Lane (TM# 0005-00-091.02) from Neighborhood Business (NB) to Mixed Use (MX) District to align with the zoning of the surrounding properties so that they may be developed as multifamily residential. This application is associated with the companion Master Development Plan MXU-2020-2740 and

Development Agreement DA-2020-2740.

h. MXU-2020-2740, Patterson Lane

Application by William Morris to approve a Master Development Plan and Preliminary Plat for a proposed 352-unit apartment development, currently known as Patterson Lane MF, located on approximately 26.4 acres of land at the intersection of Patterson Lane and Harrisburg Road (TM #'s 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06 and 0005-00-096.00). This application is associated with the companion Zoning Map Amendment RZ-2020-2740 and Development Agreement DA-2020-2740.

i. DA-2020-2740, Patterson Lane

Application by William Morris to approve a Development Agreement with Lancaster County in accordance with Unified Development Ordinance Section 9.2.18 for a proposed 352-unit (13.4 dwelling units per acre), multifamily apartment development located on approximately 26.4 acres of land at the intersection of Patterson Lane and Harrisburg Road (TM #'s 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06 and 0005-00-096.00). This application is associated with the companion Zoning Map Amendment RZ-2020-2740 and Master Development Plan MXU-2020-2740.

j. SD-2020-2784 Lynwood Drive Subdivision

Application by True Homes LLC for a major preliminary plat consisting of 62 single-family detached lots on approximately 40.44 acres. The property to be developed is located on the east side of Lynwood Drive, approximately 0.35 miles north of the intersection of Lynwood Drive and Airport Road and is identified as TM # 0087-00-006.00. The property is zoned MDR.

k. RZ-2021-0478 Joyce Brooks

Request to rezone TM # 0006N-0B-010.00 from Medium Density Residential (MDR) to General Business (GB) District. The Subject Parcel is one acre in size.

l. UDO-TA-2021-0704, Restaurant Parking

Application by Lancaster County to amend Unified Development Ordinance Section 7.2.4, Off-Street Parking and Loading Requirements, to modify the parking requirement for restaurants.

m. Lancaster County School District Impact Fee Study

3. Adjourn

Agenda Item Summary

Ordinance # / Resolution #:

Contact Person / Sponsor:

Department: Planning

Date Requested to be on Agenda: 4/1/2021

Points to Consider:

220 Addresses affected with four separate road names:

Hwy 9 Byp W--117 Addresses Total

Hwy 9 Byp E--77 Addresses Total

Hwy 521 Byp S-- 22 Addresses Total

Chester Hwy-- 4 Addresses Total

Agenda Item Summary

Ordinance # / Resolution #: CP-2020-3057 Landsdown Corporation

Contact Person / Sponsor: Katie See/Senior Planner

Department: Planning

Date Requested to be on Agenda: 4/1/2021

Points to Consider:

The purpose of this request is to permit a granite rock quarry.

The purpose of this request is to be consistent with the applicant's rezoning request, RZ-2020-2887.

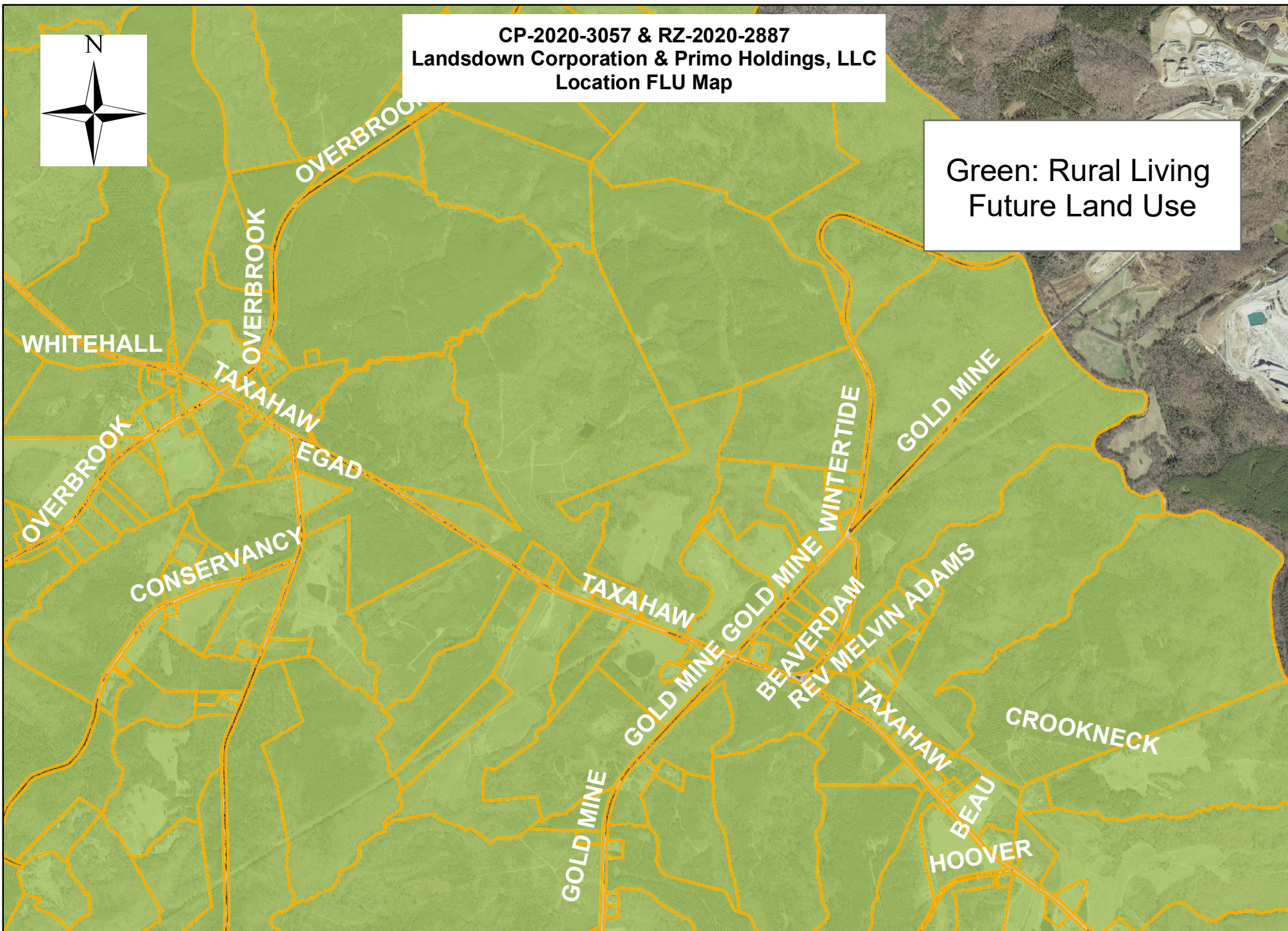
ATTACHMENTS:

Description	Upload Date	Type
FLU Map	3/29/2021	Exhibit



CP-2020-3057 & RZ-2020-2887
Landsdown Corporation & Primo Holdings, LLC
Location FLU Map

Green: Rural Living
Future Land Use



0 1,550 3,100 6,200 Feet

Agenda Item Summary

Ordinance # / Resolution #: RZ-2020-2887 Primo Holdings, LLC

Contact Person / Sponsor: Katie See/Senior Planner

Department: Planning

Date Requested to be on Agenda: 4/1/2021

Points to Consider:

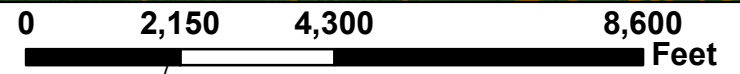
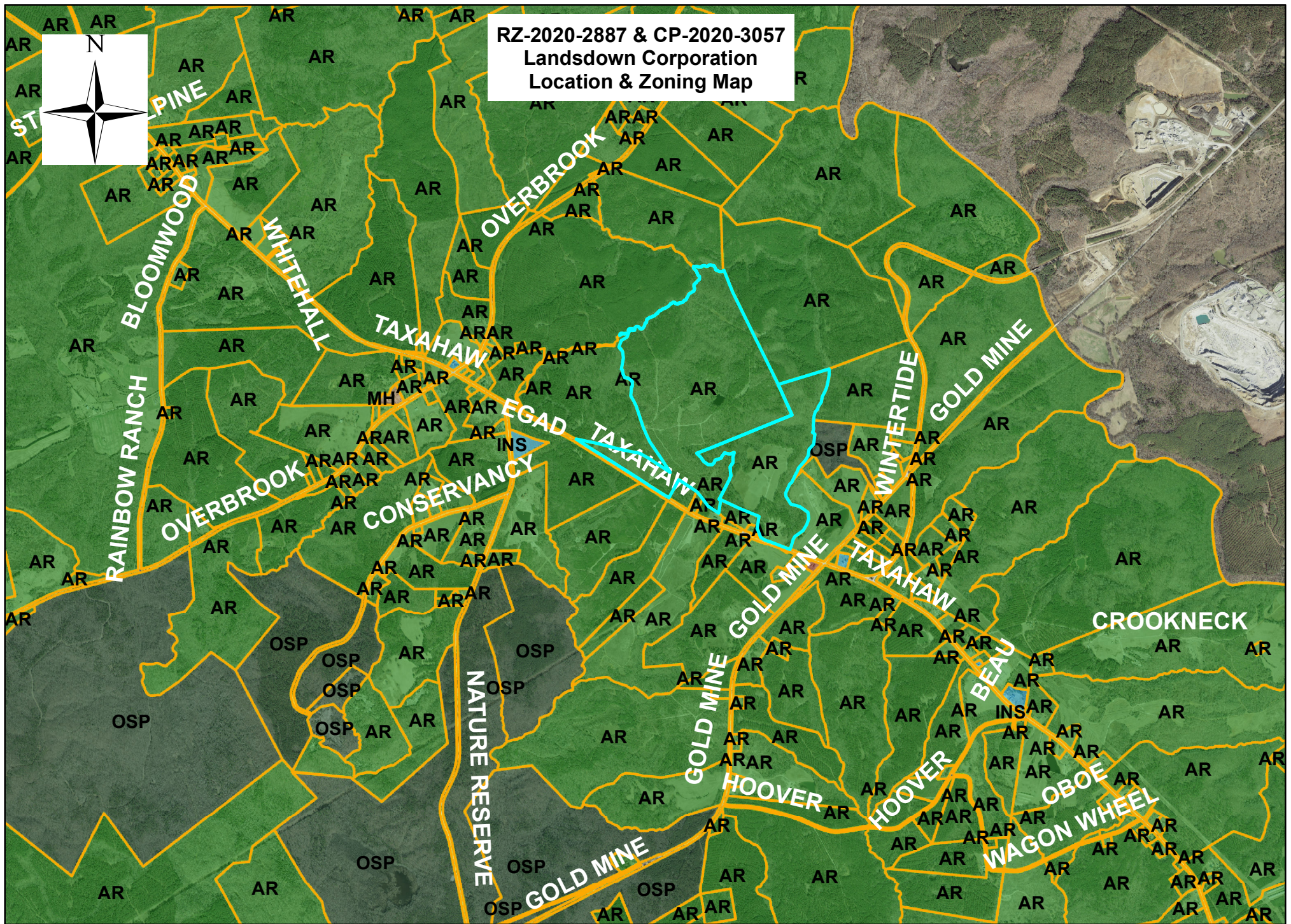
The purpose of this request is to permit a granite rock quarry.

See also CP-2020-3057.

ATTACHMENTS:

Description	Upload Date	Type
Zoning & Location Map	2/2/2021	Exhibit

RZ-2020-2887 & CP-2020-3057
Landsdown Corporation
Location & Zoning Map



Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-0651 Michael & Ashley Green

Contact Person / Sponsor: Katie See/Senior Planner

Department: Planning

Date Requested to be on Agenda: 4/1/2021

Points to Consider:

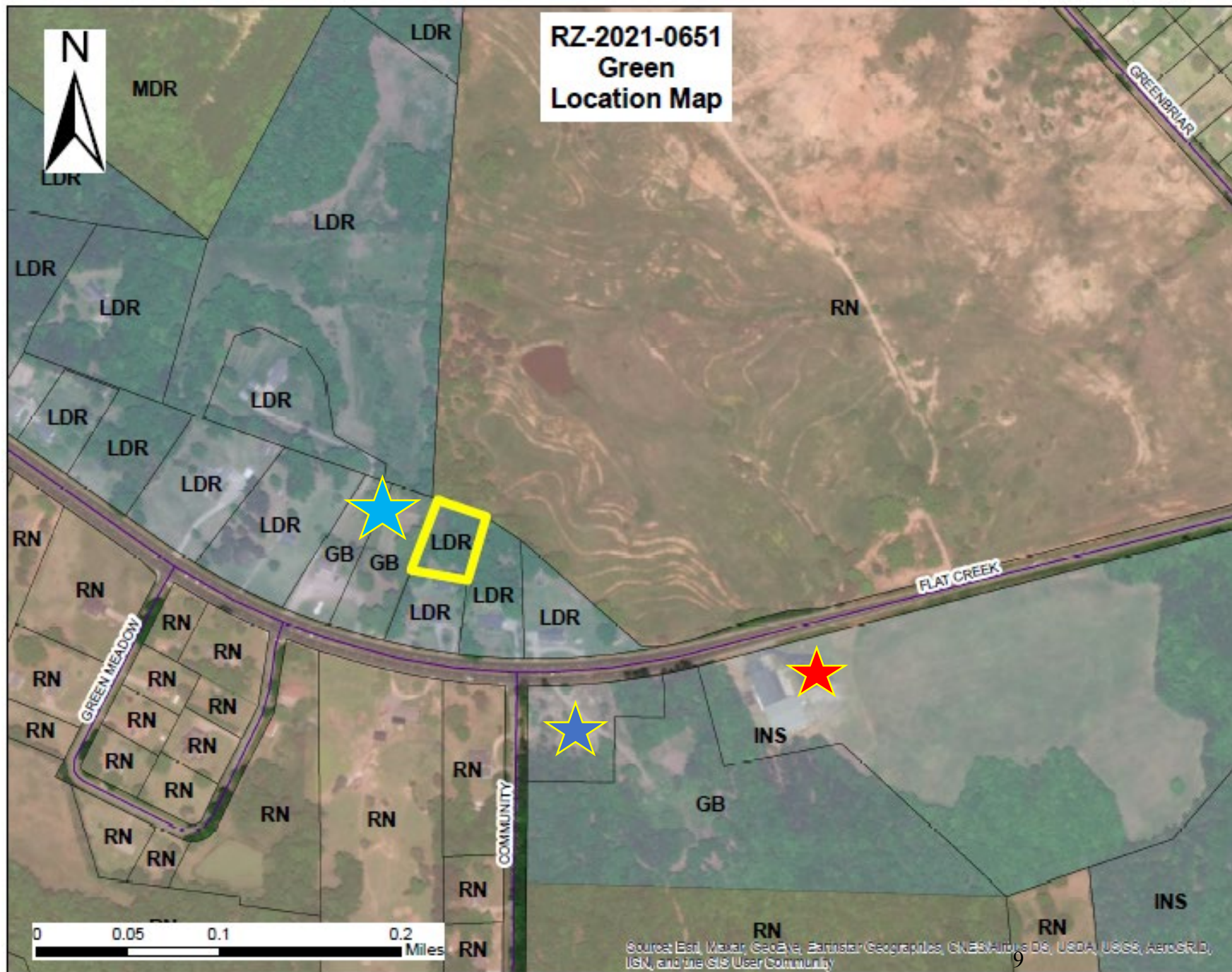
ATTACHMENTS:

Description	Upload Date	Type
Location Map	3/31/2021	Exhibit

Proposal:
Rezone property from
LDR to RR

Legend:

-  Subject Property
-  Dollar General
-  Destiny Bible Church
-  Tire Shop



Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-0292, Sanchez Rodeo Arena

Contact Person / Sponsor: Robert Tefft, Senior Planner

Department: Planning

Date Requested to be on Agenda: 4/1/2021

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	3/30/2021	Planning Staff Report
Location Map	3/30/2021	Exhibit

PROPOSAL: Request to rezone a 5-acre portion and a 10-acre portion of the approximately 102.75-acre parcel identified as TM# 0080-00-045.00 from Rural Neighborhood (RN) District to Rural Business (RUB) District.

PROPERTY LOCATION: Northwest corner of Flat Creek Road and Greenbriar Drive (TM# 0080-00-045.00)

CURRENT ZONING DISTRICT: Rural Neighborhood (RN) District

PROPOSED ZONING DISTRICT: Rural Business (RUB) District

APPLICANT: Jose Luis Sanchez

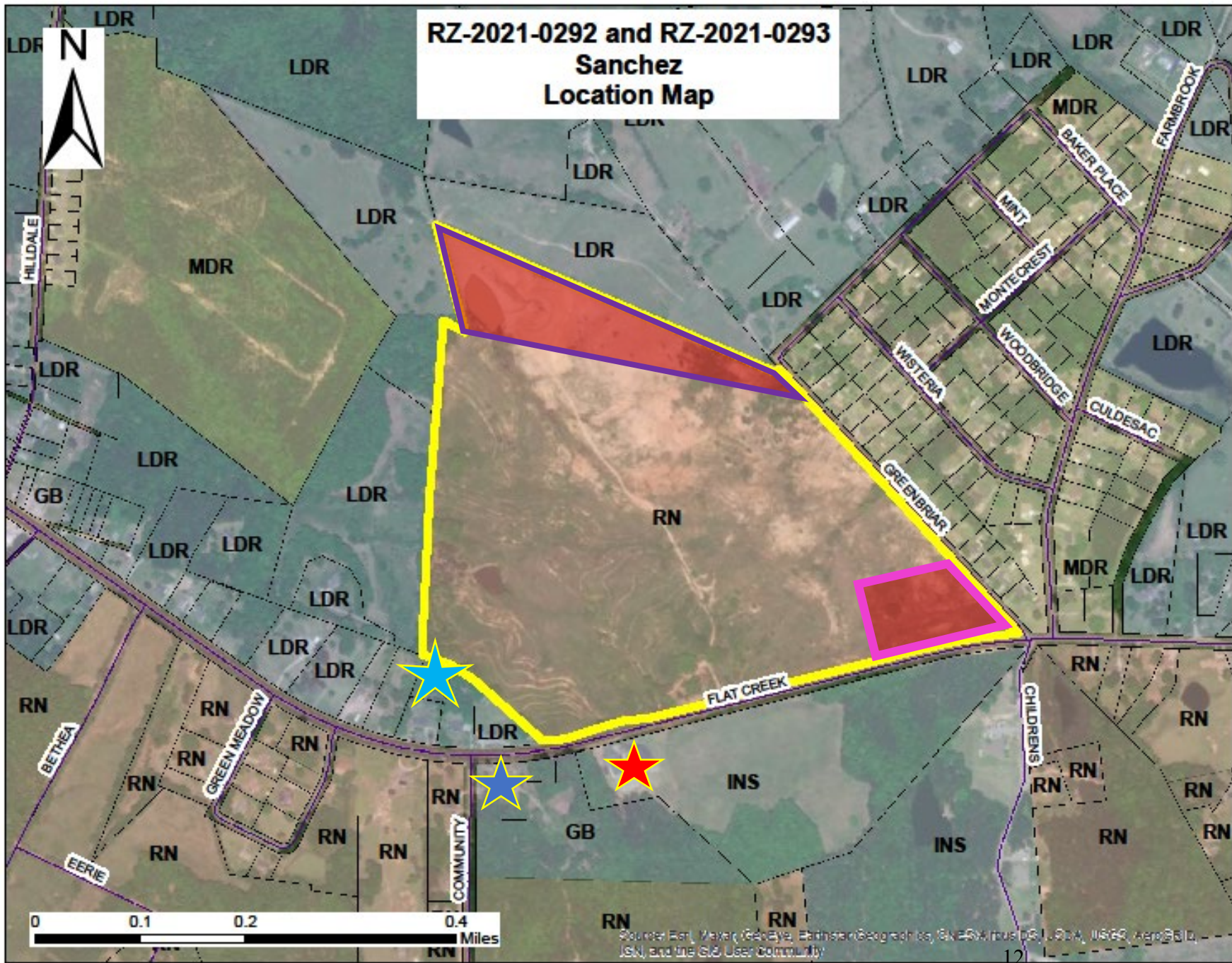
COUNCIL DISTRICT: District 3, Billy Mosteller

STAFF CONTACT:

Robert Tefft, Senior Planner

rtefft@lancastersc.net | 803-416-9394

RZ-2021-0292 and RZ-2021-0293
Sanchez
Location Map



Legend:

-  Subject Property
-  RZ-2021-0292:
Rodeo Arena
-  RZ-2021-0293:
Gas Station
-  Dollar General
-  Destiny Bible Church
-  Green Rezoning

Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-0293, Sanchez Gas Station

Contact Person / Sponsor: Robert Tefft, Senior Planner

Department: Planning

Date Requested to be on Agenda: 4/1/2021

Points to Consider:

Agenda Item Summary

Ordinance # / Resolution #: RZ-2020-2740, Patterson Lane

Contact Person / Sponsor: Robert Tefft, Senior Planner

Department: Planning

Date Requested to be on Agenda: 4/1/2021

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	3/30/2021	Planning Staff Report
Location Map	3/31/2021	Exhibit

PROPOSAL: Application to rezone a 6.7 acre parcel located at 182 Patterson Lane (TM# 0005-00-091.02) from Neighborhood Business (NB) to Mixed Use (MX) District to align with the zoning of the surrounding properties so that they may be developed as multifamily residential. This application is associated with the companion Master Development Plan MXU-2020-2740 and Development Agreement DA-2020-2740.

PROPERTY LOCATION: Southwest corner of Patterson Lane and Harrisburg Road (TM# 0005-00-091.02)

CURRENT ZONING DISTRICT: Neighborhood Business (NB) District

PROPOSED ZONING DISTRICT: Mixed Use (MX) District

APPLICANT: William Morris

COUNCIL DISTRICT: District 7, Brian Carnes

STAFF CONTACT:

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

Location Map

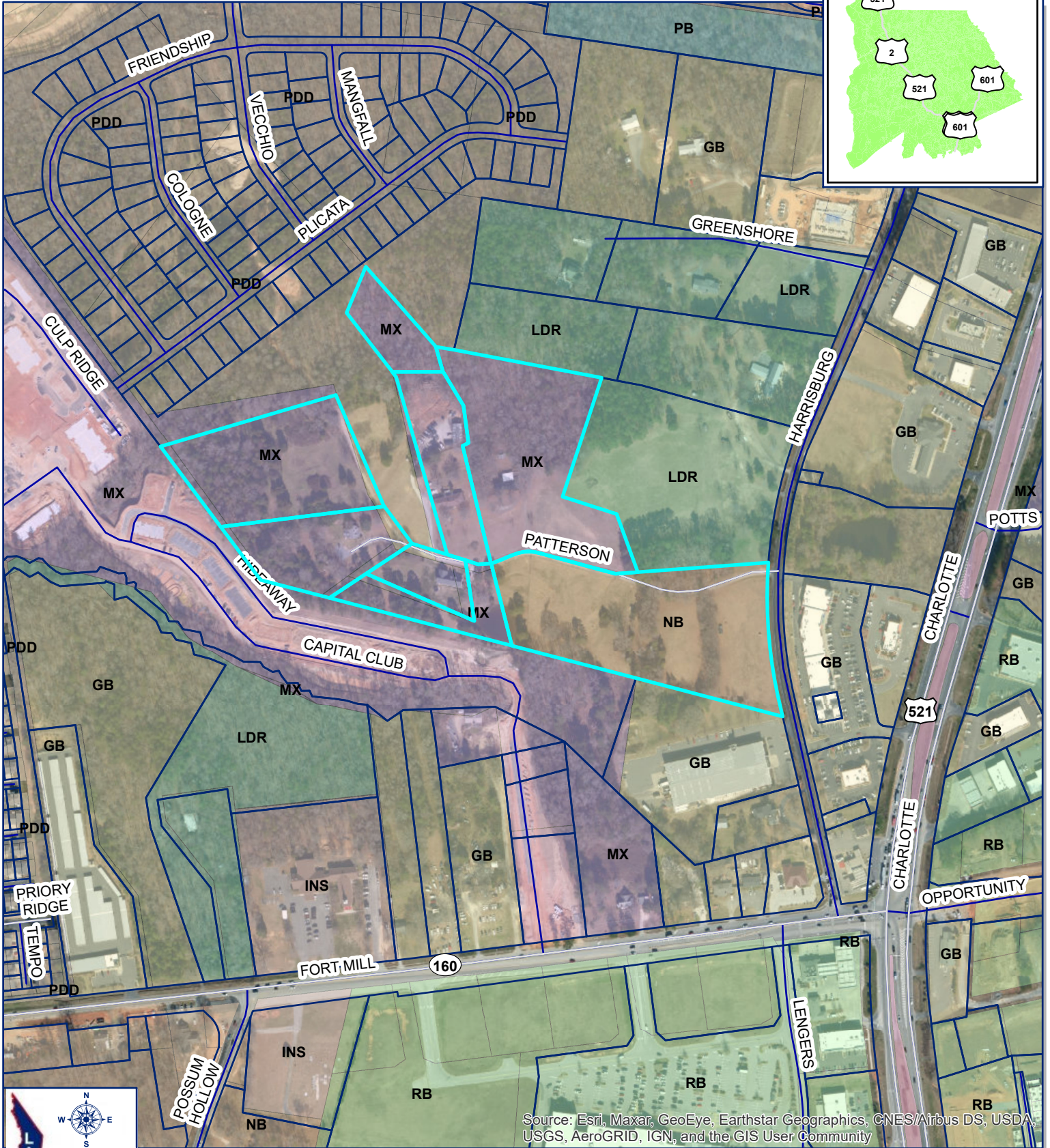
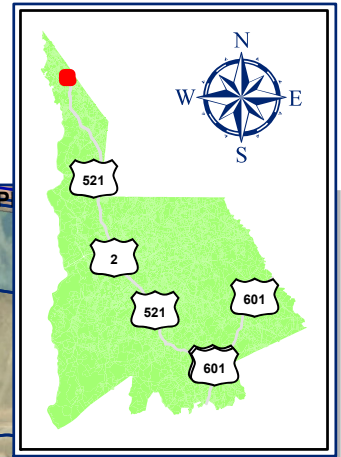
Map Date: March 31, 2021

Map Created by: RT

Case Number: RZ-2020-2740; MXU-2020-2740; DA-2020-2740

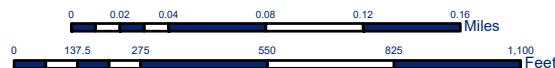
Proposal: Rezoning of one parcel from NB to MX; and a mixed use development for 352 multifamily residential units with associated development agreement.

TM#: 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06, 0005-00-096.00



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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.



Agenda Item Summary

Ordinance # / Resolution #: MXU-2020-2740, Patterson Lane

Contact Person / Sponsor: Robert Tefft, Senior Planner

Department: Planning

Date Requested to be on Agenda: 4/1/2021

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	3/30/2021	Planning Staff Report
Site Plan	3/31/2021	Exhibit

PROPOSAL:	Application by William Morris to approve a Master Development Plan for a proposed 352-unit apartment development, currently known as Patterson Lane MF, located on approximately 26.4 acres of land. This application is associated with the companion Zoning Map Amendment RZ-2020-2740 and Development Agreement DA-2020-2740.
PROPERTY LOCATION:	Intersection of Patterson Lane and Harrisburg Road (TM #'s 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06 and 0005-00-096.00).
CURRENT ZONING:	Mixed Use (MX) District
APPLICANT:	William Morris
COUNCIL DISTRICT:	District 7, Brian Carnes

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

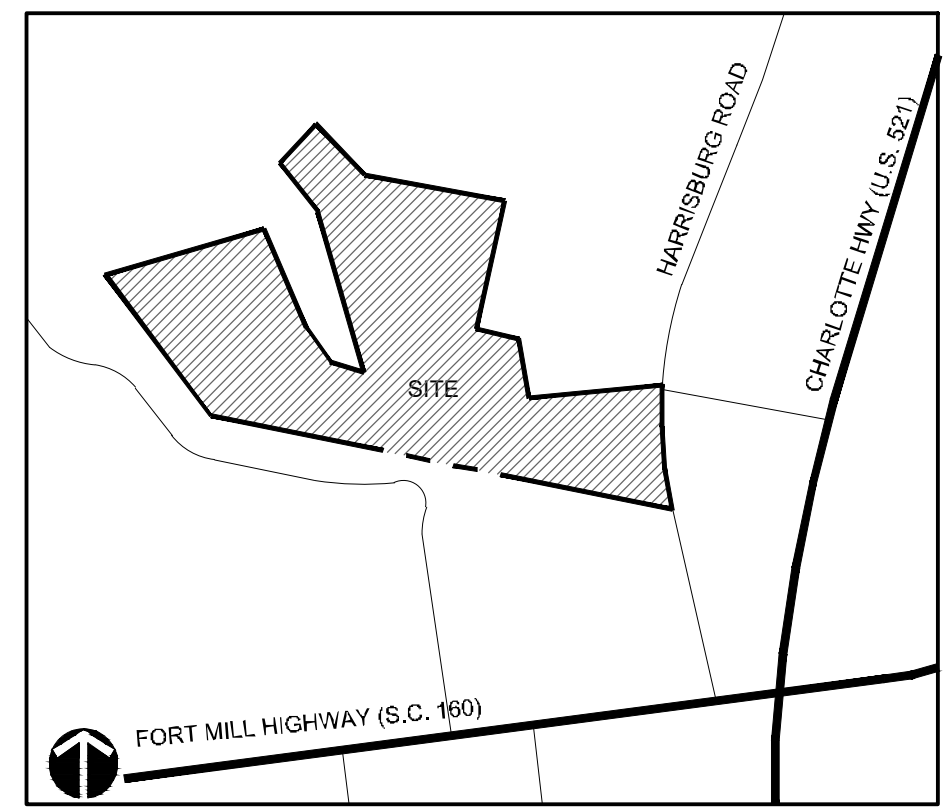
The diagram illustrates a 50-foot Right-of-Way (R.O.W.) for a street. It shows a cross-section with a 6-foot walk on the left, an 8-foot parking area, and two 11-foot travel lanes. On the right side, there are two 11-foot travel lanes, an 8-foot parking area, and a 6-foot walk. The total width is 50 feet. The diagram also shows trees and cars parked along the street.

Source: Code

N/F
0005-00-078.00
D.R. HORTON INC
DB 1035 Pg 187
PB 2017 Pg 19

N/F
0005-00-078.00
D.R. HORTON INC
DB 1035 Pg 187
PB 2017 Pg 19

N/F
0005-00-094.03
DOUGLAS J.W. ELMS
DB B006 Pg 2895



	BUILDING
	BUILD TO ZONE
	PROPERTY LINE
	SETBACK LINE
	BUILD TO ZONE LINE
	PROPOSED OPEN SPACE AREA

PARCEL NO. 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06, 0005-00-091.08, 0005-00-096.00

SITE AREA: 26.4 ACRES

DEVELOPER: ARLINGTON PROPERTIES

CURRENT USE: SINGLE FAMILY AGRICULTURE

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

PROPOSED GROSS FLOOR AREA: 491,153 SQ FT
(EXCLUDES GARAGES)

PROPOSED RESIDENTIAL UNITS: 352 UNITS

DENSITY: ±134.3 UNITS/ACRE

TOTAL PROPOSED PARKING
STANDARD SPACES: 526 SPACES
ON STREET SPACES: 98 SPACES

OPEN SPACE REQUIRED: 2.64 AC (10% OF SITE AREA)

OPEN SPACE PROVIDED: 5.46 AC (20% OF SITE AREA)
1.69 AC PROGRAMMED OPEN SPACE
3.77 AC OPEN SPACE/TREE SAVE

PER LANCASTER COUNTY, PROPERTY TO BE REPLANTED
FOLLOWING COUNTY APPROVAL.

BLDG. 1: APARTMENT BUILDING - 4 STORY (48 UNITS)
15,358 SQ FT

BLDG. 2: APARTMENT BUILDING - 3 STORY (24 UNITS)
12,436 SQ FT

BLDG. 3: APARTMENT BUILDING - 3 STORY (35 UNITS)
20,331 SQ FT

BLDG. 4: APARTMENT BUILDING - 3 STORY (45 UNITS)
20,331 SQ FT

BLDG. 5: APARTMENT COURT - 4 STORY (96 UNITS)
30,771 SQ FT

BLDG. 6: TOWNHOMES - 3 STORY WITH 1 STORY BEING GARAGES (3 UNITS)
2,932 SQ FT

BLDG. 7: TOWNHOMES - 3 STORY WITH 1 STORY BEING GARAGES (3 UNITS)
2,932 SQ FT

BLDG. 8: APARTMENT BUILDING - 4 STORY (48 UNITS)
15,358 SQ FT

BLDG. 9: APARTMENT BUILDING - 3 STORY (25 UNITS)
12,436 SQ FT

BLDG. 10: APARTMENT BUILDING - 3 STORY (25 UNITS)
12,436 SQ FT

APARTMENT BUILDING:	
PRIMARY STREET	10' MIN.
SIDE STREET	10' MIN.
SIDE INTERIOR	0' OR 5' MIN.
REAR	0' TO 5' MIN.
BUILD TO ZONE (BTZ)	10' MIN. - 45' MAX. PER AMENDMENT REQUEST
LOT WIDTH:	100' MIN.
LOT AREA:	12,500 SQ. FT.
% OF OUTDOOR AMENITY SPACE:	10% MIN.
APARTMENT COURT:	
PRIMARY STREET	10' MIN.
SIDE STREET	10' MIN.
SIDE INTERIOR	0' OR 5' MIN.
REAR	0' TO 5' MIN.
BUILD TO ZONE (BTZ)	10' MIN. - 45' MAX. PER AMENDMENT REQUEST
LOT WIDTH:	150' MIN.
LOT AREA:	30,000 SF MIN.
COURTYARD DIMENSIONS	
AREA	2,000 SF MIN.
% OF OUTDOOR AMENITY SPACE:	10% MIN.
WIDTH:	45' MIN.

SPACES REQUIRED

RESIDENTIAL: 1.5 SP PER 352 DU = 528 SPACES

TOTAL REQUIRED: 528 SPACES

SPACES PROVIDED

STANDARD SPACES: 527

ON STREET SPACES: 101

GARAGE SPACES: 38

TANDEM SPACES: 34

TOTAL SPACES PROVIDED: 700

ACCESSIBLE PARKING

ADA REQUIRED: 2% TOTAL PARKING PROVIDED (700 X 0.2) = 140 SPACES

ADA REQUIRED: X SPACES

ADA VAN REQUIRED: 1% TOTAL ADA REQUIRED = 24 SPACES

ADA VAN PROVIDED: X SPACES

ALL PARKING IS PROVIDED WITHIN THE 2ND OR 3RD LAYER PER THE REQUIREMENTS OF UDO SECTION 7.2.4A.

BIKE PARKING

SPACES REQUIRED

SHORT TERM REQUIRED: 1/20 UNITS = 18

LONG TERM REQUIRED: 1/5 UNITS = 71

SPACES PROVIDED

SHORT TERM PROVIDED: 18

LONG TERM PROVIDED: 72

N/F
0008-00-011.03
TYNDALL FAMILY ENTERPRISES LLC
DB 303 Pg 42
PB 2005 Pg 546

KEY MAP

SEAL

THESE DOCUMENTS ARE FOR DESIGN
REVIEW ONLY AND NOT INTENDED FOR
CONSTRUCTION, BIDDING, OR PERMIT
PURPOSE. THEY ARE PREPARED BY, OR
UNDER THE SUPERVISION OF:

XXXXX XXXXXXXX	###	3/23/2
ENGINEER	REG #	DATE

PROJECT _____

ARLINGTON PROPERTIES
PATTERSON LANE
INDIAN LAND, SC

LAND DESIGN PROJ# 1020198

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MASTER DEV. PLAN RESUR	03/23/2021

[illegible]

DESIGNED BY: DAW
DRAWN BY: SFC
CHECKED BY: DAW

SCALE NORTH

VERT: N/A
HORZ: 1" = 60'



OVERALL SITE PLAN

SHEET NUMBER

G3-00

Agenda Item Summary

Ordinance # / Resolution #: DA-2020-2740, Patterson Lane

Contact Person / Sponsor: Robert Tefft, Senior Planner

Department: Planning

Date Requested to be on Agenda: 4/1/2021

Points to Consider:

ATTACHMENTS:

Description

Staff Report

Upload Date

3/30/2021

Type

Planning Staff Report

PROPOSAL: Application by William Morris to approve a Development Agreement with Lancaster County in accordance with Unified Development Ordinance Section 9.2.18 for a proposed 352-unit (13.4 dwelling units per acre), multifamily apartment development located on approximately 26.4 acres of land at the intersection of Patterson Lane and Harrisburg Road (TM #'s 0005-00-091.01, 0005-00-091.02, 0005-00-091.04, 0005-00-091.05, 0005-00-091.06 and 0005-00-096.00). This application is associated with the companion Zoning Map Amendment RZ-2020-2740 and Master Development Plan MXU-2020-2740.

COUNCIL DISTRICT: District 7, Brian Carnes

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

Agenda Item Summary

Ordinance # / Resolution #: SD-2020-2784 Lynwood Drive Subdivision

Contact Person / Sponsor: Katie See/Senior Planner

Department: Planning

Date Requested to be on Agenda: 4/1/2021

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Location Map	3/31/2021	Exhibit

Proposal:

Preliminary Plat 62 Homes

Legend:



Subject Property



Citgo



Lynwood United
Methodist Church



Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-0478

Contact Person / Sponsor: Ashley Davis /Planning

Department: Planning

Date Requested to be on Agenda: 4/1/2021

Points to Consider:

Neighboring parcels are zoned GB and MDR. This parcel is just north of a used car dealership which takes access from Fort Mill Hwy. (Hwy 160), and just east of a Markham Landscape Products.

ATTACHMENTS:

Description	Upload Date	Type
Exhibit 1: Application	3/30/2021	Exhibit
Exhibit 2: Zoning Map	3/30/2021	Exhibit



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanasteresc.org

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- Deed and survey plat or boundary survey
- Fees associated with review

GENERAL INFORMATION

Property Address 923 Hamstead Circle
City Indian Land State SC Zip 29707 Tax Parcel ID 0006N-0B-010.00
Current Zoning MDR Current Use QMH
Proposed Zoning Commercial Total Acres 1
Project Description not sure yet

Surrounding Property Description adjacent to auto dealership and storage facility

CONTACT INFORMATION

Applicant Name Joyce D Brooks
Address 923 Hamstead Circle
City Indian Land State SC Zip 29707 Phone (803) 448-5625
Fax _____ Email _____
Property Owner Name Joyce D Brooks
Address 923 Hamstead Circle
City Indian Land State SC Zip 29707 Phone (803) 448-5625
Fax _____ Email _____

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

Joyce D. Brooks
Applicant

2/19/2021
Date

Joyce D. Brooks
Property Owner(s)

2/19/2021
Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. Submit Application

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

2. Planning Commission

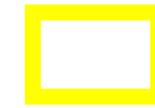
- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes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

3. County Council

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

Proposal:
Rezone property from
MDR to GB

Legend:



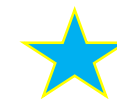
Subject Property



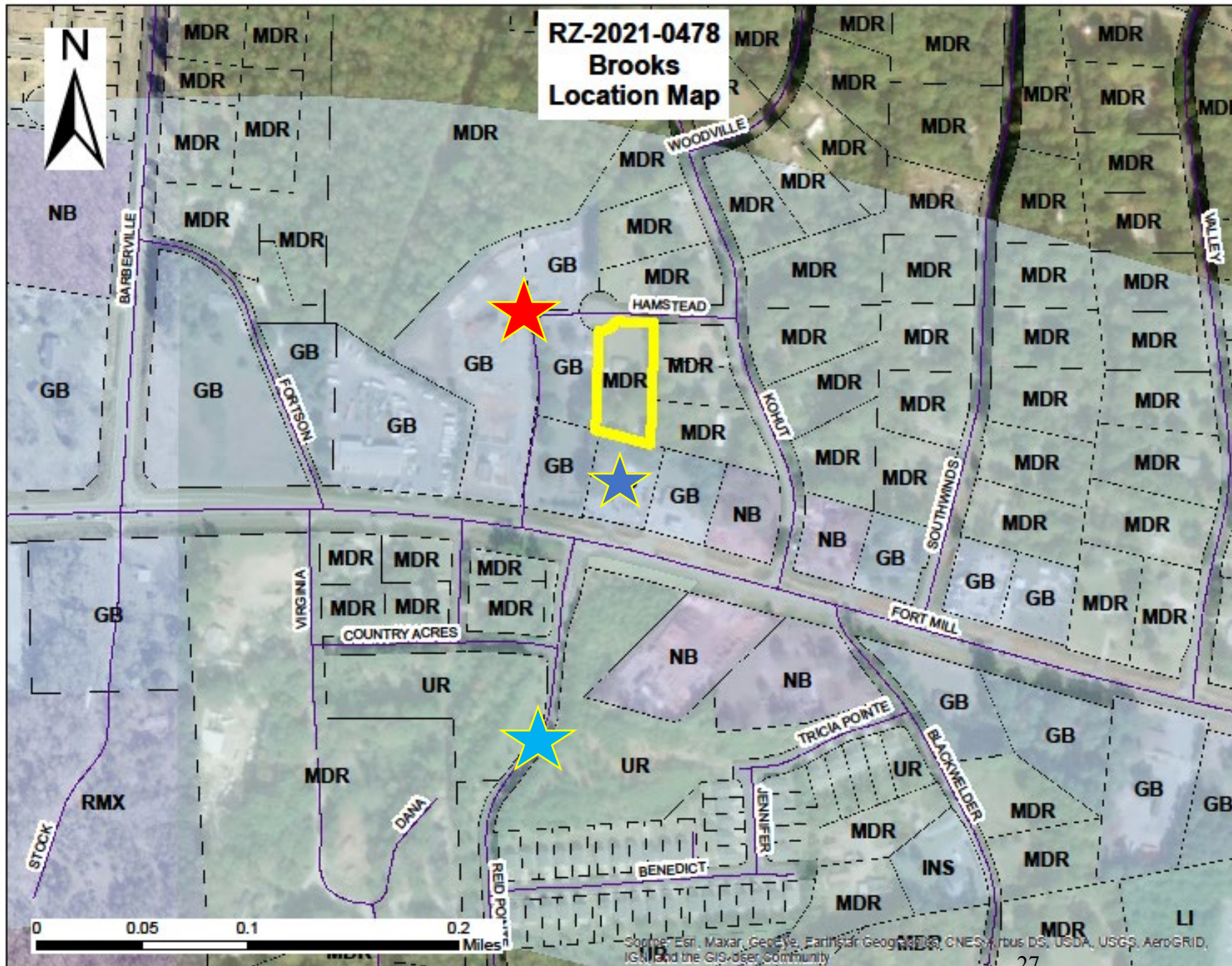
Best Deals Used Car
Sales



Markham Landscape
Products



Reid Pointe
Neighborhood



Agenda Item Summary

Ordinance # / Resolution #: UDO-TA-2021-0704, Restaurant Parking

Contact Person / Sponsor: Robert Tefft, Senior Planner

Department: Planning

Date Requested to be on Agenda: 4/1/2021

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	3/30/2021	Planning Staff Report

PROPOSAL: Amend Unified Development Ordinance Section 7.2.4, Off-Street Parking and Loading Requirements, to modify the parking requirement for restaurants.

APPLICABLE CHAPTER(S): Chapter 7

APPLICANT: Lancaster County

STAFF CONTACT:

Robert G. Tefft, Senior Planner
rtefft@lancastersc.net

Agenda Item Summary

Ordinance # / Resolution #: Lancaster County School District Impact Fee Study

Contact Person / Sponsor: LCSD

Department: Planning

Date Requested to be on Agenda: 4/1/2021

Points to Consider:

ATTACHMENTS:

Description	Upload Date	Type
Resolution 1143-R2021	3/31/2021	Exhibit
LCSD Impact Fee Study	3/31/2021	Exhibit

STATE OF SOUTH CAROLINA

)

COUNTY OF LANCASTER

)

)

RESOLUTION NO. 1143-R2021

A RESOLUTION

AUTHORIZING THE LANCASTER COUNTY PLANNING COMMISSION TO CONDUCT STUDIES AND RECOMMEND A CAPITAL IMPROVEMENT PLAN AND IMPACT FEE

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

WHEREAS, Lancaster County, a body politic and political subdivision of the State of South Carolina (County), has adopted a comprehensive plan, as provided in Chapter 29 of Title 6, South Carolina Code of Laws; and,

WHEREAS, as a Governmental Entity which has adopted a Comprehensive Plan, Lancaster County by and through its County Council is authorized by the South Carolina Development Impact Fee Act, S.C. Code Ann. Section 6-1-910, et. seq. (Act), to initiate a process whereby Lancaster County Planning Commission (Commission) may conduct studies and recommend an impact fee Ordinance, developed in accordance with the requirements of Title 6, Chapter 1, Article 9 (Development Impact Fees), South Carolina Code of Laws; and,

WHEREAS, the Lancaster County School District has conducted the required study for a proposed Impact Fee for the School District to be imposed in the Indian Land School Attendance Zone; and,

WHEREAS, the Lancaster County School District has adopted a Capital Improvement Plan developed in accordance with the requirements of Title 6, Chapter 1, Article 9 (Development Impact Fees), South Carolina Code of Laws; and

WHEREAS, the County finds that its geographic area, specifically the greater Lancaster County Panhandle area, has experienced and continues to experience rapid population growth and development which will continue or increase in the future; and

WHEREAS, the County continues to experience the effects of direct impacts of this growth to the public facilities throughout the County; and

WHEREAS, the population growth projections made by professional expert consultants indicate a need to accommodate 42,678 new residents and 18,046 housing units through 2030 in the greater Lancaster County Panhandle; and

WHEREAS, the costs associated with the land acquisition, construction, and equipping of public school facilities necessitated by that projected population growth are significant and expensive; and

WHEREAS, the County finds that it is fair and equitable for new residential development resulting from that projected population growth to fund, in whole or in part, as may be permitted by the Act, the cost of new public facilities whose need will result from such new residential development; and

WHEREAS, the County finds that the projected population growth requires consideration for an impact fee related to the public facilities and service areas within the County that may include, but not limited to, school buildings, school offices, school athletic facilities, associated parking areas, and any other facilities considered necessary for the residents of the State of South Carolina including the residents of Lancaster County.

NOW, THEREFORE, BE IT RESOLVED BY THE LANCASTER COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The Commission is hereby directed to conduct the required studies and recommend an impact fee ordinance in conformity with the South Carolina Development Impact Fee Act based upon the results of those studies;
2. The Lancaster County School Superintendent or his designee(s) shall act as liaison(s) between the Commission and Lancaster County Council and serve as the facilitator(s) with such School District designated consultants, and County personnel who may be tasked to assist in the performance of the statutory requirement incident to the generation of the Impact Fee including but not limited to, the performance of any required analysis and study; the generation of any required plans and reports; and, the structuring of the ultimate recommended Ordinance;
3. It is the intent of the Council that the Commission complete its assigned task with a recommendation to Council within four (4) months or as soon thereafter as practicable;
4. The County Administrator and all other appropriate officials and employees of the County are hereby authorized to execute, deliver, and receive any other agreements and documents, and perform such tasks, as may be required by the County or Commission in order to carry out, give effect to, and consummate the impact fee ordinance process authorized by this Resolution;
5. This Resolution shall be construed and interpreted in accordance with the laws of the State of South Carolina;
6. This Resolution shall become effective immediately upon approval by the Council;
7. The provisions of this Resolution are hereby declared to be severable and if any section, phrase, or provision shall for any reason be declared by a court of competent jurisdiction to be invalid

or unenforceable, that declaration shall not affect the validity of the remainder of the sections, phrases, and provisions hereunder; and

8. A copy of this Resolution shall be delivered to the Commission upon adoption.

AND IT IS SO RESOLVED

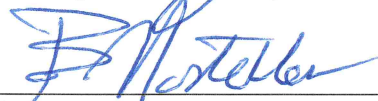
Dated this 8th day of MARCH, 2021.

LANCASTER COUNTY, SOUTH CAROLINA

(SEAL)

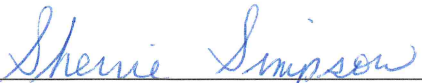


Steve Harper, Chair, County Council



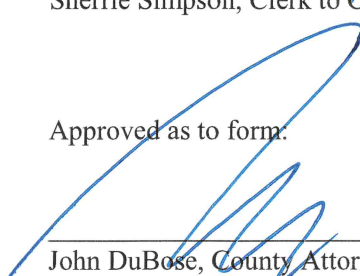
Billy Mosteller, Secretary, County Council

ATTEST:



Sherrie Simpson, Clerk to Council

Approved as to form:


John DuBose, County Attorney

School Development Impact Fee Study and Capital Improvement Plan

Prepared for:
Lancaster County School District

February 10, 2021



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EXECUTIVE SUMMARY

The Lancaster County School District retained TischlerBise to prepare a Capital Improvement Plan and Development Impact Fee Study. Development impact fees are one-time payments used to construct system improvements needed to accommodate new development. The District may use the development impact fees as either cash payments to fund future land purchases and K-8 school construction, or contribute toward principal payments for debt used to purchase land and/or construct additional K-8 school construction. A development impact fee represents new growth's proportionate share of capital facility needs. Development impact fees do have limitations, and should not be regarded as the total solution for infrastructure funding needs. Rather, they are one component of a comprehensive portfolio to ensure provision of adequate public facilities needed to serve new development. In contrast to general taxes, development impact fees may not be used for operations, maintenance, replacement of infrastructure, or correcting existing deficiencies.

LANCASTER COUNTY SCHOOL DISTRICT SCHOOL DEVELOPMENT IMPACT FEE OVERVIEW

The Lancaster County School District has seen significant residential growth in the Indian Land attendance area over the past several years and with it increased enrollment. This growth is expected to continue in the future. The Lancaster County School District school development impact fees are derived using a combination of the incremental expansion approach for schools to serve grades K-8 (a development impact fee for high schools is not recommended at this time). This approach determines current level-of-service standards for school buildings (i.e., elementary and middle schools) and land for school sites. Level-of-service standards are derived using 2020-2021 permanent capacity and are expressed as follows:

1. School buildings: Square feet per student by type of school
2. Land: Acres per student by type of school

A credit is included in the development impact fee to account for outstanding debt on existing and future school facilities. Further detail on the approach, levels of service, costs, and credits is provided in the body of this report.

SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT

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

Generally, a governmental entity must have an adopted comprehensive plan to enact development impact fees; however, certain provisions in State law allow counties, cities, and towns that have not adopted a comprehensive plan to impose development impact fees. Those jurisdictions must prepare a

capital improvements plan as well as prepare a development impact fee study that substantially complies with Section 6-1-960(B) of the Code of Laws of South Carolina.

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

Eligible costs may include design, acquisition, engineering, and financing attributable to those improvements recommended in the local capital improvements plan that qualify for development impact fee funding. Revenues collected by the county, city, or town may not be used for administrative or operating costs associated with imposing the development impact fee. All revenues from development impact fees must be maintained in an interest-bearing account prior to expenditure on recommended improvements. Monies must be returned to the owner of record of the property for which the development impact fee was collected if they are not spent within three years of the date they are scheduled to be encumbered in the local capital improvements plan. All refunds to private land owners must include the pro rata portion of interest earned while on deposit in the development impact fee account.

The Lancaster County School District is also responsible for preparing and publishing an annual report describing the amount of development impact fees collected, appropriated, and spent during the preceding year. Subsequent to adoption of a development impact fee ordinance, the Planning Commission will again be required to review and update the development impact fee study report, capital improvements plan, housing affordability analysis, and development impact fee ordinance. These updates must occur at least once every five years. Pursuant to State Law, the Lancaster County School District will not be empowered to recommend additional projects eligible for development impact fee funding or charge higher maximum allowable development impact fees until the development impact fee study and capital improvement plan have been updated.

CONCEPTUAL DEVELOPMENT IMPACT FEE CALCULATION

In contrast to project-level improvements, development impact fees fund growth-related infrastructure that will benefit multiple development projects, or the entire jurisdiction (referred to as system improvements). The first step is to determine an appropriate demand indicator for the particular type of infrastructure. The demand indicator measures the number of demand units for each unit of development. For example, an appropriate indicator of the demand for schools is population growth, and the increase in population can be estimated from the average number of students per housing unit. The second step in the development impact fee formula is to determine infrastructure units per demand unit, typically called level-of-service (LOS) standards. In keeping with the school example, a common LOS standard is square footage per student. The third step in the development impact fee formula is the cost

of various infrastructure units. To complete the school example, this part of the formula would establish the cost per square foot for school facility construction.

GENERAL METHODOLOGIES

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

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

Cost Recovery (Past Improvements)

The rationale for recoupment, often called cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new growth will benefit. This methodology is often used when there is substantial excess student capacity at a particular school level.

Incremental Expansion (Concurrent Improvements)

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

Plan-Based Fee (Future Improvements)

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

Credits

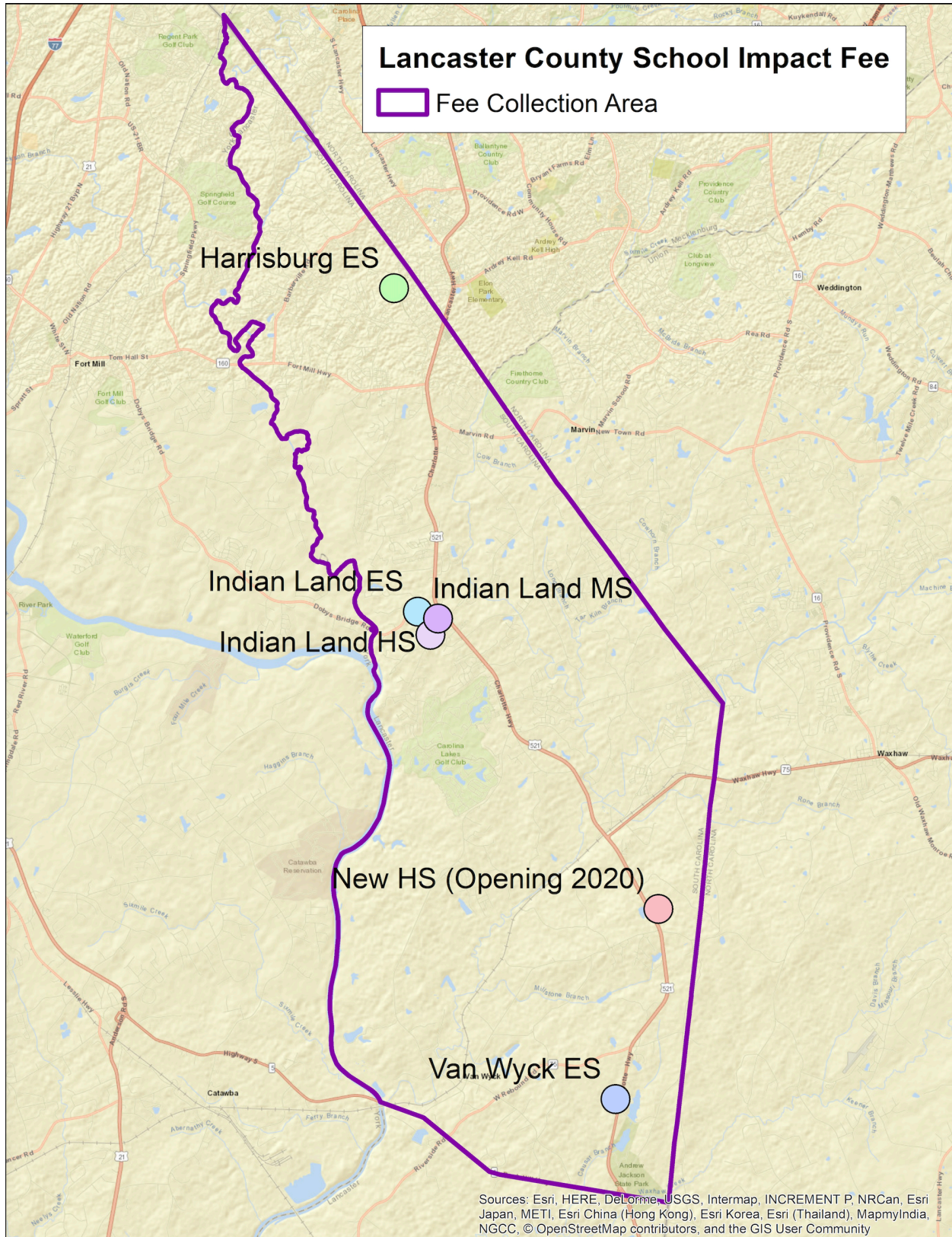
Regardless of the methodology, a consideration of “credits” is integral to the development of a legally defensible development impact fee methodology. There are two types of “credits” with specific characteristics, both of which should be addressed in development impact fee studies and ordinances.

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

SERVICE/BENEFIT AREA

Based on projected growth and available school capacity over the next ten years, TischlerBise is only recommending school development impact fees for the Indian Land school attendance area. There are no capacity needs projected in the school attendance areas elsewhere in Lancaster County over the next ten years. By only applying the school development impact fee to new growth in the Indian Land school attendance area, new residents in that attendance area will be certain that they are receiving a benefit from the fee. The service/benefit area is shown in Figure 1.

Figure 1. Map of Service/Benefit Area



PROPOSED DEVELOPMENT IMPACT FEE SCHEDULE

As documented in this report, the Lancaster County School District has complied with the South Carolina Development Impact Fee Act and applicable legal precedents. Development impact fees are proportionate and reasonably related to capital improvement demands of new development. Specific costs have been identified using local data and current dollars. This report documents the formulas and input variables used to calculate the school development impact fees. Development impact fee methodologies also identify the extent to which new development is entitled to various types of credits to avoid potential double payment of growth-related capital costs.

School development impact fees are applied only to residential development and are per housing unit, reflecting the proportionate demand by type of unit. The amounts shown are “maximum allowable” amounts based on the methodologies, levels of service, and costs for the capital improvements identified herein. The fees represent the highest amount feasible for each type of applicable development, which represent new growth’s fair share of the school capital costs detailed in this report. The District, through Lancaster County, can adopt amounts that are lower than the maximum amounts shown; however, a reduction in fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in the School District’s level of service.

Figure 2 provides the maximum allowable school development impact fees for the Lancaster County School District. As discussed previously, these fees are to be implemented for the Indian Land attendance area only. For a single family unit, the maximum allowable fee amount is \$8,202 per unit. For a multifamily unit, the maximum allowable development impact fee amount is \$8,701.

Figure 2: Maximum Allowable School Development impact Fees

Maximum School Impact Fees: Lancaster County School District	
	<i>K-8 Allowable Fee</i>
Single Family	\$8,202
Multifamily	\$8,701

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

STUDENT GENERATION RATES AND PROJECTED ENROLLMENT

This section of the Report discusses the student generation rates and enrollment projections used in the development impact fee calculations.

STUDENT ENROLLMENT PROJECTIONS

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

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

Districtwide Enrollment Projections

Enrollment projections are from the *Lancaster County School District 2018-2019 Membership Forecast Report*, developed by Numerix LLC, a Charleston based consulting firm. As shown in Figure 3, enrollment is 14,102 in the base year this Study was started (School Year 2019-2020). By the 2024-2025 school year, the Lancaster County School District is projected to have a total enrollment of 16,744, an increase of 2,642 students. Because a projection of students beyond 5 years is needed to determine debt service credits (discussed later in this Report), TischlerBise utilized a straight-line projection based on the average annual increase over years 1 through 10. Utilizing this approach, the 10-year increase in students is estimated at 5,283 and the 20-year increase is estimated at 10,573 students.

Figure 3: Lancaster County School District Enrollment Projections

	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2029-2030	2034-2035	2039-2040	10-Year Change	20-Year Change
	Base Yr	1	2	3	4	5	10	15	20		
Elementary	6,969	6,740	6,969	7,264	7,440	7,587	8,113	8,733	9,353	1,144	2,384
Middle	3,323	3,032	3,088	3,100	3,121	3,237	3,658	3,573	3,488	335	165
High	3,810	4,836	5,121	5,444	5,656	5,920	7,614	9,724	11,834	3,804	8,024
TOTAL	14,102	14,608	15,178	15,808	16,217	16,744	19,385	22,030	24,675	5,283	10,573

*Enrollment projections in years 1-10 based on LCSD Membership Forecast by Area Projections.

Years 11-20 are based on a straight-line projection using the average annual increases from years 1-10

Indian Land Attendance Area Enrollment Projections

As stated previously in the Executive Summary, TischlerBise is only recommending school development impact fees for the Indian Land school attendance area. Figure 4 shows the projected enrollment by school for the Indian Land attendance area. Similar to the Districtwide projections, these projections are from the *Lancaster County School District 2018-2019 Membership Forecast Report*, developed by Numerix LLC (Numerix). As shown in Figure 4, the school configurations in the Indian Land attendance area are different than the rest of the District (beginning in school year 2021-2022). For example, elementary schools in the Indian Land attendance area include grades K-4, whereas elementary schools in the other District attendance areas house grades K-5. A similar situation exists at the middle school level, where middle schools house grades 6-8 outside of the Indian Land attendance area, but Indian Land has two different schools, one housing grades 5-6 and the other housing grades 7-8.

Based on the enrollment projections from Numerix, enrollment at the K-4 level is projected to increase by 1,015 students over the next ten years, and 2,142 students over twenty years. At the grades 5-6 level, enrollment is projected to increase by 765 students over the next ten years, and 1,615 students over twenty years. At the grades 7-8 level, enrollment is projected to increase by 1,065 students over the next ten years, and 2,249 students over twenty years. Finally, high school enrollment is projected to increase by 1,870 students over the next ten years, and 3,947 students over twenty years.

Figure 4: Indian Land Attendance Area Enrollment Projections

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2030-2031	2035-2036	2040-2041	10-Year Change	20-Year Change
	1	2	3	4	5	10	15	20		
Harrisburg ES (K-4 in 2021-22)	954	998	1,024	1,050	1,059	1,153	1,264	1,374	199	420
Indian Land ES (K-4 in 2021-22)	1,140	1,264	1,345	1,408	1,430	1,564	1,800	2,035	424	895
Van Wyck ES (K-4 in 2021-22)	758	849	929	986	1,025	1,150	1,367	1,585	392	827
Indian Land MS (5-6 in 2021-22)	1,007	1,106	1,185	1,311	1,488	1,772	2,197	2,622	765	1,615
Indian Land HS (7-8 in 2021-22)	969	1,016	1,108	1,214	1,302	2,034	2,626	3,218	1,065	2,249
New HS (Opening 2021-22)	1,537	1,709	1,864	2,066	2,258	3,407	4,446	5,484	1,870	3,947
TOTAL	6,365	6,942	7,455	8,035	8,562	11,080	13,699	16,319	4,715	9,954

*Enrollment projections in years 1-10 based on LCSD Membership Forecast by Area Projections.

Years 11-20 are based on a straight-line projection using the average annual increases from years 1-10

STUDENT GENERATION RATES

Section 6-1-960(3) of the South Carolina Development Impact Fee Act requires:

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

Demand for additional school capacity will be generated by new residential development. To determine the level of this demand, student generation rates are used as the “service unit” for the school development impact fees. The term “student generation rate” refers to the number of non-charter, public school students per housing unit within the Lancaster County School District. Public school students are a subset of school-aged children, which includes students in private schools and home-schooled children. Student generation rates are important demographic factors that help account for variations in demand for school facilities by type of housing. Students per housing unit are held constant over the projection period since the development impact fees represent a “snapshot approach” of current levels of service and costs.

TischlerBise derived custom student generation rates for Lancaster County using demographic data from survey responses published by the U.S. Census Bureau in files known as Public Use Microdata Samples (PUMS) and 2017-2018 school year enrollment data from Lancaster County Schools. TischlerBise uses American Community Survey (ACS) 2013-2017 PUMS data – the most recent year available – to derive the number of students per housing unit by type of unit. PUMS data are only available for areas of roughly 100,000 persons, and Lancaster County is included in South Carolina Public Use Microdata Area (PUMA) 00700. This analysis calculates unadjusted student generation rates based on all public school students and housing units in PUMA 00700 and then adjusts these rates based on local enrollment and housing unit estimates for Lancaster County.

Student generation rates for the Lancaster County School District were developed by TischlerBise, based on data from the Public Use Microdata Sample (PUMS) for South Carolina and U.S. Census Bureau American Community Survey (ACS) data. Shown in Figure 5 below, the housing unit types that will be used in the development impact fee calculations are (1) Single Family, which includes single family attached (townhome) and manufactured (mobile) homes; and (2) Multifamily units.

Figure 5: Lancaster County School District Public School Students by Housing Unit Type

**Estimated Public School Students
by Housing Unit Type**

	<i>Housing Unit Type</i>		<i>Total</i>
	<i>Single-Family*</i>	<i>Multi-Family</i>	
Elementary School	5,528	438	5,966
Middle School	2,862	219	3,081
High School	4,211	287	4,498
	TOTAL		13,545

	<i>Housing Unit Type</i>		<i>Total</i>
	<i>Single-Family</i>	<i>Multi-Family</i>	
Housing Units	32,902	2,434	35,336

Source: TischlerBise estimates for Lancaster County using U.S. Census Bureau, 2017 ACS Public Use Microdata Sample for South Carolina PUMA 700 (calibrated to LCSD enrollment for 2016-2017 and 2013-2017 ACS housing unit estimate.)

*Includes detached and attached (i.e. townhouses), as well as manufactured homes

Next, using the totals above, student generation rates by housing unit type are calculated by dividing the number of students in each type of unit by the total number of housing units in the Lancaster County School District. Figure 4 indicates that a single family unit is estimated to generate a total of .364 students, with .179 in elementary grades, .084 in middle school grades, and .101 in high school grades. A multifamily unit is estimated to generate .372 students per unit.

Figure 6: Public School Students in Lancaster County School District by Housing Unit Type

	<i>Housing Unit Type</i>		<i>Weighted Average</i>
	<i>Single-Family*</i>	<i>Multi-Family</i>	
Elementary School	0.179	0.192	0.180
Middle School	0.084	0.087	0.085
High School	0.101	0.093	0.101
TOTAL	0.364	0.372	0.366

Source: TischlerBise estimates for Lancaster County using U.S. Census Bureau, 2017 ACS Public Use Microdata Sample for South Carolina PUMA 700 (calibrated to LCSD enrollment for 2016-2017 and 2013-2017 ACS housing unit estimate.)

*Includes detached and attached (i.e. townhouses), as well as manufactured homes

CAPITAL IMPROVEMENT PLAN

OVERVIEW OF CURRENT SCHOOL FUNDING ARRANGEMENTS

Section 6-1-960(8) of the South Carolina Development Impact Fee Act requires:

“identification of all sources and levels of funding available to the governmental entity for the financing of the system improvements.”

The construction of schools is largely the responsibility of each School District. In the case of the Lancaster County School District, the District is responsible for 100 percent of the funding to construct new school capacity. Historically, the District has funded new school construction through the issuance of bonds, backed by property tax revenue. South Carolina’s state constitution allows government entities to issue bonds to fund capital projects (construction of new schools and improvements to existing schools). In order to lessen the burden on existing residents and businesses within the District of funding growth-related school capacity needs in the Indian Land attendance area, the Lancaster County School District has decided to examine school development impact fees for the Indian Land attendance area.

SERVICE/BENEFIT AREA

Based on projected growth and available school capacity over the next ten years, TischlerBise is only recommending school development impact fees for the Indian Land school attendance area. There are no capacity needs projected in the school attendance areas elsewhere in Lancaster County over the next ten years. By only applying the school development impact fee to new growth in the Indian Land school attendance area, new residents in that attendance area will be certain that they are receiving a benefit from the fee.

BUILDING AND SITE LEVEL-OF-SERVICE STANDARDS

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

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

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

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

This section provides data on infrastructure standards for school buildings and sites on which the proposed development impact fees are based.

K-8 Schools

As discussed previously, TischlerBise is only recommending school development impact fees for the Indian Land school attendance area. Additionally, beginning in School Year 2021-2022, the school configurations for elementary and middle schools in the Indian Land attendance area will be different than elsewhere in the District, with elementary schools housing grades K-4 rather than K-5 and grades 5-6 and 7-8 being housed in separate schools. Therefore, rather than have separate elementary and middle school development impact fees, TischlerBise is recommending that these two school levels be combined for the development impact fee calculation, given the Indian Land attendance area-specific overlap of these grade levels.

The inventory and current levels of service for K-8 schools in the Indian Land attendance area are shown below in Figure 7. As indicated in Figure 7, K-8 school buildings in the Indian Land attendance area in School Year 2021-2022 will have a total of 633,106 square feet of building floor area on 192.62 acres. The projected enrollment in School Year 2021-2022 in these schools is 4,828 and permanent capacity is 5,493.

Levels of service are shown for buildings and land for elementary schools at the bottom of Figure 7. Levels of service are calculated by dividing the amount of infrastructure by total enrollment and capacity. (For example, 633,106 square feet of school building space is divided by a permanent capacity of 5,493 students to arrive at 115.26 square feet per student.) Since K-8 schools in the Indian Land attendance area will be operating under capacity, there are no existing deficiencies. Therefore, *the level-of-service standard on which the development impact fees are based is calculated using existing capacity* (shaded in Figure 7). This ensures new development is not charged for a higher level of service than what is currently provided.

Figure 7: Indian Land Attendance Area K-8 Schools

Facility	Building Sq Ft	Acreage	2021-22 Enrollment*	Permanent Capacity	Utilization
Harrisburg Elementary (K-4)	96,691	28.29	954	970	98%
Indian Land Elementary (K-4)	124,640	50.30	1,140	1,052	108%
Van Wyck Elementary (K-4)	96,685	36.49	758	1,170	65%
Indian Land Intermediate (5-6)	157,545	55.66	1,007	1,174	86%
Indian Land Middle School (7-8)	157,545	21.88	969	1,127	86%
TOTAL	633,106	192.62	4,828	5,493	88%

K-8 School Levels of Service	<i>Building SF</i>	<i>Land</i>
LOS per Student (current enrollment)	131.13	0.0399
LOS per Student (current capacity)	115.26	0.0351

Source: Lancaster County School District

*Projected enrollment from Lancaster County School District 2018-2019 Membership Forecast Report, developed by Numerix LLC

PLANNED CAPACITY PROJECTS

Section 6-1-960(9) of the South Carolina Development Impact Fee Act requires:

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

Figure 8 lists the capacity-related projects the Lancaster County School District, at a minimum, will pursue over the next ten years. It is anticipated that several additional projects will be identified over the next few years and the Development Impact Fee Study and Capital Improvement Plan will updated at that time.

Figure 8: Lancaster County School District Planned Capacity Projects

Facility	Timeframe
K-8 Land	SY25-26
Addition to Indian Land 7-8 School	SY26-27
Addition to Harrisburg Elementary	SY26-27
Addition to Indian Land Elementary	SY27-28

FUTURE CAPACITY PROJECTION

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

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

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

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

The Lancaster County School District’s permanent K-8 capacity in the Indian Land attendance area is 5,493 student seats. By school type, permanent capacity is as follows: elementary school (K-4) – 3,192; and middle school (grades 5-8) – 2,301. Based on the projected school year 2021-2022 enrollment, permanent capacity utilization will be 89% for elementary schools and 86% for middle schools.

As the School District’s student enrollment increases, new development will demand additional school infrastructure. As shown in Figure 9, **without additional student seats, Indian Land attendance area elementary schools will be at 121% of their permanent capacity** at the end of ten years.

Figure 9: Forecasted Elementary School Capacity Utilization

<i>Elementary</i>			
<i>School Year</i>	<i>Projected Enrollment</i>	<i>Total Student Stations</i>	<i>Utilization</i>
2021-2022	2,852	3,192	89%
2022-2023	3,111	3,192	97%
2023-2024	3,298	3,192	103%
2024-2025	3,444	3,192	108%
2025-2026	3,514	3,192	110%
2026-2027	3,548	3,192	111%
2027-2028	3,567	3,192	112%
2028-2029	3,663	3,192	115%
2029-2030	3,754	3,192	118%
2030-2031	3,867	3,192	121%

As shown in Figure 10, without additional student seats, Indian Land attendance area middle schools will be at 165% of their permanent capacity at the end of ten years.

Figure 10: Forecasted Middle School Capacity Utilization

<i>Middle (Grades 5-8)</i>			
<i>School Year</i>	<i>Projected Enrollment</i>	<i>Total Student Stations</i>	<i>Utilization</i>
2021-2022	1,976	2,301	86%
2022-2023	2,122	2,301	92%
2023-2024	2,293	2,301	100%
2024-2025	2,525	2,301	110%
2025-2026	2,790	2,301	121%
2026-2027	3,092	2,301	134%
2027-2028	3,382	2,301	147%
2028-2029	3,538	2,301	154%
2029-2030	3,603	2,301	157%
2030-2031	3,806	2,301	165%

SCHOOL DEVELOPMENT IMPACT FEE CALCULATION

METHODOLOGY

The Lancaster County School District school development impact fee methodology is based on current average public school student generation rates, level-of-service standards, and local costs. The school development impact fees use an incremental expansion approach, which documents the current level of service for public facilities in both quantitative and qualitative measures. The intent is to use development impact fee revenue to expand or provide additional facilities, as needed to accommodate new development, based on the current level of service and cost to provide capital improvements. All school levels are included in the fees. Costs for school buildings (including contents), and land for school sites are included in the fee. Finally, credits for future principal payments on existing and future debt are included.

CONSTRUCTION COSTS

The Lancaster County School District is responsible for 100 percent of new school construction costs in the District. The per square foot cost of \$343 utilized in this study is based on an Opinion of Probable Cost (OPC) for new K-8 school construction (dated February 9, 2021) prepared by Mechanical Engineering Consulting Associates, Inc. (MECA) for the Lancaster County School District.

Figure 11: K-8 School Construction Cost Assumptions

<i>Site</i>	<i>Cost</i>	<i>Square Feet</i>	<i>Cost/Per Sq. Ft.</i>
Elementary School #10 (Fort Mill)	\$42,278,388	125,000	\$338
Elementary School #8 (Clover)	\$39,719,403	115,000	\$345
Middle School #6 (Fort Mill)	\$53,646,800	155,000	\$346
Weighted Average Total	\$135,644,591	395,000	\$343

Source: Based on Opinion of Probable Cost prepared by MECA, Inc.

LAND COSTS

The Lancaster County School District anticipates the need to purchase land for future school sites to accommodate school capital needs brought about by new residential development in the Indian Land attendance area. School District staff provided acreage and sales price data for recent land purchases totaling approximately 165.18 acres at a cost of approximately \$7.52 million. As shown in Figure 12, the weighted average cost per acre used in this study is \$45,529 per acre. These parcels provide a representative sample reflective of *actual* land purchases by the District. In other words, it is a perfectly reasonable approximation of expected land costs and may actually be on the conservative side since two of the purchases were more than ten years ago. If anticipated land purchases were identified and made public as part of this study, it would likely have the effect of reducing the District's negotiating leverage and result in an even greater cost per acre assumption.

Figure 12: Land Cost Assumptions

<i>Site</i>	<i>Year</i>	<i>Original Cost</i>	<i>Acres</i>	<i>Total Cost Per Acre</i>
Van Wyck Elementary	2006	\$912,250	36.49	\$25,000
Land for New High School	2017	\$5,507,507	100.00	\$55,075
Land for New Elementary School	2012	\$1,100,662	28.69	\$38,364
		\$7,520,419	165.18	\$45,529

Source: Lancaster County School District

CREDITS/OFFSETS

Section 6-1-990(B)(3) of the South Carolina Development Impact Fee Act requires and analysis of:

“extent to which the new development contributes to the cost of system improvements”

Credits for Future Principal Payments on Existing School Capacity

Because the Lancaster County School District debt-financed recent school capacity expansions, a credit is included for future principal payments on outstanding debt. A credit is necessary since new residential units that will pay the development impact fee will also contribute to future principal payments on this remaining debt through property taxes. A credit is not necessary for interest payments because interest costs are not included in the development impact fee.

School District staff provided outstanding debt for Lancaster County School District. As shown in Figure 13, outstanding debt from school capacity expansion projects totals approximately \$193.1 million. Annual principal payments are divided by student enrollment in each year to determine a credit per student. For example, in the 2024-2025 school year, the total principal payment of \$6,645,000 is divided by projected enrollment of 16,744 for a payment per student of \$397. To account for the time value of money, annual payments per student are discounted using a net present value formula based on an average interest rate of 2.4%. The total net present value of future principal payments per student is \$7,749. This amount is subtracted from the gross capital cost per student to derive a net capital cost per student.

Figure 13: Credit for Future Principal Payments on Existing Debt

	School Year	Principal 2017 GO	Principal 2019A GO	TOTAL PRINCIPAL	Projected Enrollment	Total Credit per Student
1	2021-2022	\$4,065,000	\$100,000	\$4,165,000	15,178	\$274
2	2022-2023	\$1,845,000	\$2,335,000	\$4,180,000	15,808	\$264
3	2023-2024	\$2,170,000	\$3,935,000	\$6,105,000	16,217	\$376
4	2024-2025	\$2,505,000	\$4,140,000	\$6,645,000	16,744	\$397
5	2025-2026	\$2,865,000	\$4,125,000	\$6,990,000	17,247	\$405
6	2026-2027	\$8,785,000	\$4,130,000	\$12,915,000	17,712	\$729
7	2027-2028	\$9,185,000	\$4,345,000	\$13,530,000	18,244	\$742
8	2028-2029	\$9,560,000	\$4,570,000	\$14,130,000	18,821	\$751
9	2029-2030	\$9,950,000	\$6,910,000	\$16,860,000	19,385	\$870
10	2030-2031	\$10,360,000	\$7,190,000	\$17,550,000	19,914	\$881
11	2031-2032	\$10,740,000	\$7,485,000	\$18,225,000	20,443	\$892
12	2032-2033	\$11,135,000	\$5,800,000	\$16,935,000	20,972	\$808
13	2033-2034	\$11,590,000	\$6,040,000	\$17,630,000	21,501	\$820
14	2034-2035	\$12,065,000	\$6,250,000	\$18,315,000	22,030	\$831
15	2035-2036	\$12,555,000	\$6,445,000	\$19,000,000	22,559	\$842
Total		\$119,375,000	\$73,800,000	\$193,175,000		\$9,883

Discount Rate	2.7%
Net Present Value	\$7,749

Source: Lancaster County School District Cumulative Bond Payment Schedule

Credit for Existing and Future Debt Principal

The Lancaster County School District would need to issue debt through a bond referendum to fund future K-8 school construction. Because this referendum has not been proposed at the time of this Capital Improvement Plan and Development Impact Fee Study, TischlerBise has estimated what the principal payments would be on a bond issued in 2021 in the amount of anticipated school construction. To ensure that new development does not “double pay” through the development impact fee and again through future property tax payments, a credit is included for estimated principal payments on this future debt. A credit is not necessary for interest payments because interest costs are not included in the development impact fee.

As shown in Figure 14, projected future debt from school K-8 capacity expansion projects estimated at approximately \$53.6 million. Projected annual principal payments are divided by student enrollment in each year to determine a credit per student. For example, in the 2022-2023 school year, the total projected principal paid by the residential tax base (\$2,682,340) is divided by projected enrollment of 15,808 for a payment per student of \$170. To account for the time value of money, annual payments per student are discounted using a net present value formula based on the projected interest rate of 2.7%. The total net present value of future principal payments per student is \$2,196. This amount is subtracted from the gross capital cost per student to derive a net capital cost per student.

Figure 14: Credit for Principal Payments on Future Debt

<i>School Year</i>	<i>Principal Payments</i>	<i>Projected Enrollment</i>	<i>Total Credit per Student</i>
2020-2021	\$2,682,340	14,608	\$184
2021-2022	\$2,682,340	15,178	\$177
2022-2023	\$2,682,340	15,808	\$170
2023-2024	\$2,682,340	16,217	\$165
2024-2025	\$2,682,340	16,744	\$160
2025-2026	\$2,682,340	17,247	\$156
2026-2027	\$2,682,340	17,712	\$151
2027-2028	\$2,682,340	18,244	\$147
2028-2029	\$2,682,340	18,821	\$143
2029-2030	\$2,682,340	19,385	\$138
2030-2031	\$2,682,340	19,914	\$135
2031-2032	\$2,682,340	20,443	\$131
2032-2033	\$2,682,340	20,972	\$128
2033-2034	\$2,682,340	21,501	\$125
2034-2035	\$2,682,340	23,617	\$114
2035-2036	\$2,682,340	22,030	\$122
2036-2037	\$2,682,340	22,559	\$119
2037-2038	\$2,682,340	23,088	\$116
2038-2039	\$2,682,340	23,617	\$114
2039-2040	\$2,682,340	24,146	\$111
Total	\$53,646,800		\$2,804
Discount Rate			2.7%
Net Present Value			\$2,196

Source: TischlerBise, based on equal annual principal payments on the cost of future schools

Credit for Excess Revenue

In addition to credits for existing and future contributions to debt principal payments, TischlerBise also evaluated the extent to which new development may contribute to school capital facility construction through other revenue sources.

The current school funding structure in South Carolina, under Act 388, separates revenue streams for capital projects and general operations. The Lancaster County School District funds capital projects, such as new school construction, through its debt millage, which is currently set at 65 mills. A credit, intended to offset this annual contribution of debt millage for principal payments on existing and future debt, is discussed above.

General operational budgets are funded by tax on commercial and rental properties, whereas owner-occupied homes are exempt. The majority of homes within the District are owner-occupied and do not pay operating millage to the District. Therefore, a credit for additional revenue that contributes to the cost of system improvements is not required.

SCHOOL DEVELOPMENT IMPACT FEE INPUT VARIABLES

Factors used to derive the Lancaster County School District's school development impact fees are summarized in Figure 15. Development impact fees for schools are based on student generation rates (i.e., public school students per housing unit) and are only assessed on residential development. Level-of-service standards are based on current costs per student for school buildings and land, as described in the previous sections and summarized below.

The gross capital cost per student is the sum of the cost per student for each component. The calculation is as follows: \$39,533 [building construction] + \$1,597 [land] = \$41,130 gross capital cost per student.

The net local capital cost per student is the sum of the gross capital cost per student and the recommended revenue credits. Continuing from above, the calculation is as follows: \$41,130 [gross capital cost per student] - \$7,749 [credit for future payments on existing debt service principal] - \$2,196 [credit for future payments on future debt service principal] = \$31,185 net local capital cost per student.

Figure 15: School Development Impact Fee Input Variables

Public School Students per Housing Unit	
	(K-8)
Single Family	0.263
Multifamily	0.279

Current Level of Service Standards	
	K-8
Permanent Building Square Feet per Student	115.26
Cost per Square Foot	\$343
Total Building Construction Cost per Student Station	\$39,533
Acreage per Student	0.04
Land Cost per Acre	\$45,529
Land Cost per Student	\$1,597
Total Gross Capital Cost per Student	\$41,130
Credit for Future Debt Principal	(\$2,196)
Credit for Existing Debt Principal	(\$7,749)
Total Net Local Capital Cost per Student	\$31,185

MAXIMUM ALLOWABLE SCHOOL DEVELOPMENT IMPACT FEES

Figure 16 shows the schedule of maximum allowable development impact fees for the Indian Land attendance area of the Lancaster County School District. The fees are calculated by multiplying the student generation rate for each housing type by the net capital cost per student for each type of school. Each component is then added together to derive the total school development impact fee.

For a single family unit, the K-8 school development impact fee is calculated by multiplying the student generation rate of 0.263 by the net local capital cost per elementary student of \$31,185, which results in a fee of \$8,202 per single family unit. This is repeated for the multifamily housing type.

Figure 16: Maximum Allowable School Development Impact Fees

Maximum School Impact Fees: Lancaster County School District	
	<i>K-8 Allowable Fee</i>
Single Family	\$8,202
Multifamily	\$8,701