

Council Members

District 4: Larry Honeycutt, Chair

District 1: Terry Graham

District 3: Billy Mosteller

**County Attorney**

John K. DuBose III

Clerk to Council

Sherrie Simpson

February 11, 2020**3:00 PM****101 North Main Street
Lancaster, SC 29720**

**LANCASTER COUNTY
Infrastructure and Regulation Committee
Administration Office Conference Room, County Administration Building, 101 North Main
Street, Lancaster, SC 29720**

AGENDA

1. **Call to Order - Committee Chair Larry Honeycutt**
2. **Approval of the Agenda**
[deletions and additions of non-substantive matters]
3. **Citizens Comments**
4. **Approval of Minutes**
 - a. Approval of Minutes from the January 14, 2020 Infrastructure And Regulation (I & R) Committee Regular Meeting
5. **Discussion/Action Items**
 - a. Update from the Trail Advisory Committee - Rox Burhans
 - b. Potential Development Agreement Projects - Rox Burhans
 - c. Land Water and Conservation Fund Park Conversions - Hal Hiott
 - d. Zoning Enforcement Issue/Litter Officer - Larry Honeycutt
6. **Adjournment**

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

www.mylancastersc.org

Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Sherrie Simpson/Clerk to Council

Department: County Clerk

Date Requested to be on Agenda: 2/11/2020

Issue for Consideration:

Approve or amend the minutes from the January 14, 2020 Infrastructure and Regulation (I & R) Committee regular meeting.

Points to Consider:

The minutes from the January 14, 2020 I & R Committee meeting are attached for the Committee's review and approval.

Funding and Liability Factors:

N/A

Options:

The Committee can approve or amend the minutes.

Recommendation:

Approve the minutes as written.

ATTACHMENTS:

Description	Upload Date	Type
Draft Minutes from the 1-14-2020 Infrastructure and Regulation (I & R) Committee Regular Meeting	2/4/2020	Backup Material

Council Members

District 4: Larry Honeycutt, Chair
District 1: Terry Graham
District 3: Billy Mosteller



County Attorney
John K. DuBose III

Clerk to Council
Sherrie Simpson

January 14, 2020

4:30 PM

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

**LANCASTER COUNTY
Infrastructure and Regulation Committee
Administration Office Conference Room, County Administration Building, 101 North Main
Street, Lancaster, SC 29720**

MINUTES

DRAFT

Committee Members present at the Infrastructure and Regulation (I & R) Committee regular meeting were Larry Honeycutt, Terry Graham and Billy Mosteller. Also present at the meeting were Council Member Steve Harper, County Administrator Steve Willis, County Attorney John DuBose (via Conference Call), Deputy County Administrator Alison Alexander, Clerk to Council Sherrie Simpson, Development Services Director Rox Burhans, Economic Development Director Jamie Gilbert, Public Works Director Jeff Catoe, various Department Heads, various staff and citizens. A quorum of the Lancaster County I & R Committee was present for the meeting.

The following press were notified of the meeting by e-mail in accordance with the Freedom of Information Act: *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 for the required length of time.

Call to Order - Committee Chair Larry Honeycutt

Committee Chair Larry Honeycutt called the Infrastructure and Regulation (I & R) Committee meeting to order at approximately 4:30 p.m.

Approval of the Agenda

Billy Mosteller moved to approve the agenda. The motion was seconded by Terry Graham. There was no further discussion. The motion to approve the agenda passed by unanimous vote of 3-0.

Citizens Comments

Janine Gross, Indian Land, SC, spoke regarding equipment for the Animal Shelter.

Meta Smith, Indian Land, SC, spoke regarding equipment for the Animal Shelter.

Charles Deese, Lancaster, SC, asked if there was a dollar figure on the costs for the equipment and Steve Willis noted that Furnishings, Fixtures & Equipment for the Animal Shelter was on the agenda to be discussed.

Approval of Minutes

Terry Graham moved to approve the minutes from the November 14, 2019 and the December 10, 2019 Infrastructure and Regulation (I &R) Committee regular meetings. The motion was seconded by Billy Mosteller. The motion to approve the I & R Committee meeting minutes from November 14, 2019 and December 10, 2019 passed by unanimous vote of 3-0.

Discussion/Action Items

- a. Draft Ordinance for Lancaster Air Rail Park Road Construction and Site Work Funding - Jamie Gilbert

Draft Ordinance Title: An Ordinance Authorizing Funds For Roadway Improvements At The Air Rail Park And Funds For Site Improvements At The Air Rail Park In Connection With And In Furtherance Of Economic Development Efforts And Amending Ordinance 2019-1642, Relating To The Appropriation Of Funds And Approval Of A Detailed Budget For Lancaster County For The Fiscal Year Beginning July 1, 2019 And Ending June 30, 2020 (FY 2019-2020), To Further Provide For Revenues And Expenditures During The Fiscal Year, And To Provide For Matters Related Thereto.

Jamie Gilbert explained that the Economic Development Department needed to have better industrial real estate product in order to attract new businesses. He explained that he would like for the County to provide infrastructure for a speculation building at the Air Rail Park. He explained that he has some grant money for the project, but needed the County to commit to help on the road extension, which is a County owned road, and help with site work. He explained that the County Attorney drafted an Ordinance for the County to commit to road improvements in the amount of five hundred thousand dollars (\$500,000.00) and site work improvements in the amount of five hundred thousand dollars (\$500,000.00) but that he would like the draft Ordinance to be changed to an inducement resolution that would basically have the same information. He noted that the sources of funding would be determined by Council.

John DuBose explained that the road aspect of the project could possibly be funded by the Capital Project Sales Tax. He explained that a resolution would only state the intent of Council to fund the project, not provide for the actual funding sources. He recommended converting the draft Ordinance to a resolution and he noted that the resolution would have substantially the same information. Billy Mosteller noted that all of the buildings in the County were full and so the County needed more buildings.

Billy Mosteller moved to change the Ordinance to a Resolution and forward the Resolution to full Council for discussion with a positive recommendation from the I & R Committee. The motion was seconded by Terry Graham.

Steve Willis noted that the money for the project would come out of fund balance until Council identified other funding sources.

The motion to change the Ordinance to a Resolution and forward it to full Council with a positive recommendation from the I & R Committee passed by unanimous vote of 3-0.

- b. Discussion on the Randall Moore Property (Road) and Roads Update - Larry Honeycutt/Jeff Catoe

Jeff Catoe explained that Mr. Moore was at the meeting regarding the road running through his development [*the road is Carolina Creek Drive*], which is an older road that has a plat stamped "private road;" however, he noted that Mr. Moore would like the County to take the road into the County road system, which has been closed by Ordinance.

Randall Moore, Lancaster, SC, spoke regarding the road running through the housing development that he built. He said he developed the neighborhood through which the road runs. He explained that the neighborhood was

built in 2006 and he was told that once the neighborhood was eighty percent (80%) built, that then the private road would revert to a County road and that the County would take it. He noted that the statement was never put in writing.

John DuBose explained that barring written documentation, the road would be considered private. He further explained that the County was bound by the Ordinance closing the County road system. He noted that the road would have had to have had a formal conveyance. He also noted that he could review the road's documentation if it is provided.

Randall Moore explained that the surveyor told him he had to record the road as a private road until the neighborhood was eighty percent (80%) built out and that then he could re-deed it to the County; however, that never happened.

Larry Honeycutt asked him to bring his paperwork regarding the road to the County.

Jeff Catoe explained that he found the documentation making Old Georgetown Road a County road. He explained that Denton Hill Road is recorded as a private drive and that there is no deed to the road that makes it a County road even though the County used to work the road.

Steve Willis explained that the County could decide to amend the Ordinance closing the County road system just to accept Collector Roads and John DuBose explained that the County could use the Rock Hill Fort Mill Area Transportation Study (RFATS) Collector Road Study as a guide.

c. Discussion of Potential Future Development Agreements - Rox Burhans

Rox Burhans explained that the Planning Department has a couple of projects coming forward that want to go "off menu" from the Unified Development Ordinance requirements. He noted that since the I & R Committee would be the Committee that would review the development agreements, he wanted to inquire as to what point the Committee wanted to be involved. He also asked if the Committee had any priorities regarding Development Agreements that should not be touched. He noted that one project wanted to waive the alley requirement and the other did not want to meet the public road standards. Terry Graham asked who comes up with the fee for the development agreements and Rox Burhans explained that the department that would ask for the fees still needed to be ironed out and that the information would be presented to I & R as a check and balance. The Committee determined that projects needed to conform to the County's road specifications. The Committee discussed the involvement of the Planning Commission regarding development agreements. After discussion with the Committee, Rox Burhans explained that he would check back in with the Committee at an early stage.

d. Major Home Occupations in Rural Areas - Rox Burhans/Billy Mosteller

Rox Burhans explained that there is a need for a text amendment that deals with home occupations in rural areas. The County actually discovered the need through a case involving Code Enforcement. He said the text amendment is not completely scoped out yet but that it would allow service businesses from homes in rural settings with certain limitations. Billy Mosteller explained that the amendment would help small businesses who could have their equipment stolen if it was left off the home's property. The Committee discussed whether the amendment should be tied to the property's zoning, performance standards or go through the special exception process. The Committee asked that the amendment be developed and brought back before the Committee.

Terry Graham moved to prepare the text amendment and then move the amendment forward to full Council for consideration with a positive recommendation from the I & R Committee. The motion was seconded by Billy Mosteller. The motion passed by unanimous vote of 3-0.

e. Council on Aging Lease - Steve Willis/Hal Hiott

Billy Mosteller recused himself from the discussion on the Council on Aging Lease and his Statement of Recusal is attached as Schedule A to the written minutes in the Clerk to Council's Office. He left the Committee meeting at approximately 5:22 p.m.

Steve Willis explained that the Council on Aging had a twenty (20) year lease with the Parks and Recreation Department for space in Indian Land. He noted that the lease runs through 2022 and he discussed whether that lease should continue since the Parks and Recreation Department is cramped for space. Steve Willis noted that he wanted to give the Council on Aging plenty of notice so they can make other arrangements for space. The Committee agreed for the County Administrator to contact the Council on Aging and let them know that the lease might not continue beyond 2022 and that they should explore other options for space.

Billy Mosteller re-joined the meeting at approximately 5:27 p.m.

f. 95% Cost Estimate on Fleet Maintenance Facility - Steve Willis/Jeff Catoe/Kelvin Alexander

Steve Willis suggested that he wanted to put the brakes on the Fleet Maintenance facility project because the County was exploring utilizing space on Kershaw Camden Highway.

Billy Mosteller moved that the Fleet Maintenance project be put on hold until the County has explored options at the Lancaster County Water and Sewer District site. The motion was seconded by Terry Graham. The motion passed by unanimous vote of 3-0.

g. Furnishings Fixtures & Equipment - Animal Shelter - Steve Willis

Steve Willis explained that he asked Kelvin Alexander to prepare a list of furnishings, fixtures and equipment costs for the Animal Shelter so that groups or businesses can donate those items. He noted that commercial washer and dryer hook-ups had been ordered and that cat cages had also been ordered so as not to delay the opening of the Animal Shelter. Terry Graham asked for the number of cat cages that were ordered for the new Animal Shelter and Steve Willis indicated that Kelvin Alexander would get him that number. Steve Willis explained that Trap/Neuter/Return is working.

Dr. Deborah Cureton asked if the extra money collected for the Capital Project Sales Tax could be used to add back in the items that were cut from the libraries and Steve Willis indicated that the County is in the process of preparing an ordinance for Council to consider that would add the items back into the library budget that were previously cut.

Adjournment

Terry Graham moved to adjourn the I & R Committee regular meeting. The motion was seconded by Billy Mosteller. The motion to adjourn passed by unanimous vote of 3-0. There being no further business, the I & R Committee meeting adjourned at approximately 5:35 p.m.

Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Rox Burhans, Development Services Director

Department: Planning

Date Requested to be on Agenda: 2/11/2020

Issue for Consideration:

Update regarding progress made at the Carolina Thread Trail (CTT) Advisory Committee involving formation of a Lancaster County subchapter of the CTT organization that would be involved in helping organize fundraising, volunteer activities, and trail promotion within the community.

Points to Consider:

Would the Lancaster County Council be interested in helping support the formation and operation of a CTT subchapter.

Funding and Liability Factors:

Options:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Draft of Proposal for CTT Affiliate Chapters	2/6/2020	Backup Material

DRAFT

CTT Affiliate Chapters

Name: XYZ Chapter of the Carolina Thread Trail

Purpose: Support the Carolina Thread Trail

Geography: Town, County or region

Duties of Chapter:

Operate as Subcommittee of CTT Board

- Provide advocacy, fundraising (proceeds split between Lancaster projects (70%) and operations of CTT (30%)), monitoring, light maintenance and reporting of heavy maintenance needs or other items and issues

Appointments

- Each of CTT Board and municipality appoint 3 members
- Subcommittee may appoint up to 15 additional at-large members
- CTT reps – appointed by CTT Board
- Government reps – staff and/or citizens appointed by the governmental entity that will own and maintain segments of the CTT
- Chair elected by the members of the Subcommittee
- All members will be subject to background checks

Term of office – up to two three year terms

Reporting – provide quarterly reports to the CTT Board

Duties of CTT staff:

Support for meetings and questions

Guidance regarding best practices, Board priorities, past practices and future plans

Duties of CTT Board: Appointment of Subcommittee members

Oversight of Subcommittee

Receive and act upon reports of the Subcommittee

Provide overall strategy for the CTT and all Subcommittees of the Board

Role of County or Municipality:

Appointment of Subcommittee members

Own and maintain CTT trail segments in its jurisdiction

Provide an ex officio member for the Subcommittee who is well versed in the operations of the County or Municipality

Attachment: CTT Bylaws

Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Rox Burhans, Development Services Director

Department: Planning

Date Requested to be on Agenda: 2/11/2020

Issue for Consideration:

Review of three potential land development projects that will require Development Agreements to facilitate. Discussion will be focused on potential items that will require a deviation from County ordinances and Council's desire to support the deviations. A discussion of any priorities Council may have in the development of these projects will also occur. This is a continuation from the January I & R Committee meeting.

Points to Consider:

What is the County Council's willingness to support deviations from the UDO standards. What priorities do the County Council want reflected within future development projects.

Funding and Liability Factors:

Options:

Recommendation:

Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Hal Hiott/Parks and Recreation

Department: Parks and Recreation

Date Requested to be on Agenda: 2/11/2020

Issue for Consideration:

To approve conversion of five parks that have LWCF restrictions into New Regional Park Property.

Woodland Hills Tennis Courts

Country Club Drive Park

Laurie Brice Park

Dixie Baseball Concession

Flat Creek Park

Points to Consider:

These parks were developed with LWCF grant dollars back in the mid-70's. With the LWCF restrictions on these properties, we are limited to what can be modified within the park. The reason behind converting these properties into new acquisition is due to the fact that they no longer meet the recreational needs for that community and they are under utilized.

Funding and Liability Factors:

These conversions will require yellow book appraisals on the existing parks as well as the potential new park/land acquisition at the cost of the County. Once those are submitted to SC PRT, the County will be charged a review fee for each yellow book appraisal.

Options:

Convert these park properties into one regional park or leave as is and the LWCF restrictions will remain for the life of the park.

Recommendation:

Recommendation would be to complete the conversion process on the parks/properties listed above into the new park acquisition. If there is positive recommendation from this committee, then its recommended to take before full council for approval.

ATTACHMENTS:

Description	Upload Date	Type
Laurie Brice Park	1/30/2020	Exhibit
Woodland Hills Tennis Courts	1/30/2020	Exhibit
Country Club Park	1/30/2020	Exhibit
Flat Creek Park	1/30/2020	Exhibit
Dixie Baseball Concession Building	1/30/2020	Exhibit





SUTTLE RD

BRENDAL DR

COURTSIDE DR

1197

1139

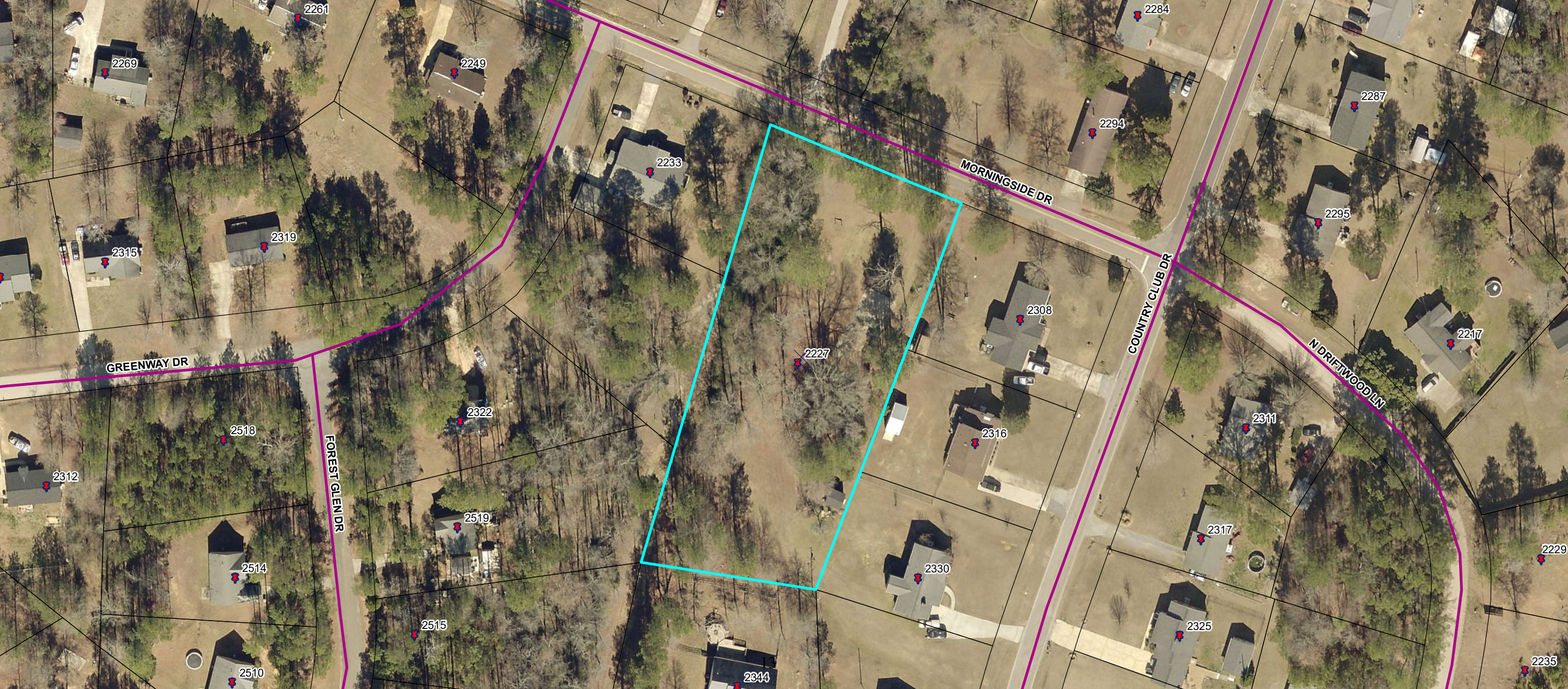
1121

1158

2841

2853

2839



GREENWAY DR

FOREST GLEN DR

MORNINGSIDE DR

COUNTRY CLUB DR

N DRIFTWOOD LN

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2261
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3350

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3500

3457

3433

3411

1411

KENNINGTON RD

ROLL IN

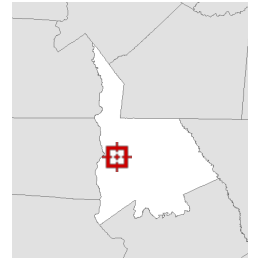
LEE DEES RD

GOLD MINE HWY

BOSEWAY



Overview



Legend

- Parcels
- Roads
- Railroad

Parcel ID 0082D-0F-002.02
Class Code Exempt
Taxing District County
 Lancaster
Land Size 0.23 ACRES
 (Note: Not to be used on legal documents)

Owner LANCASTER COUNTY
 PO BOX 1809
 LANCASTER, SC 29721
Physical Address ROBERTS DRIVE
Assessed Value

Last 2 Sales			
Date	Price	Reason	Qual
8/28/1987	\$2000	n/a	U
n/a	0	n/a	n/a

Date created: 1/30/2020

Last Data Uploaded: 1/30/2020 1:08:35 AM

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