

## Council Members

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



**County Attorney**  
John K. DuBose III

**Clerk to Council**  
Sherrie Simpson

---

**September 23, 2019**

**6:00 PM**

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

---

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

## **AGENDA**

1. **Call to Order Regular Meeting - Chairman Steve Harper**
2. **Welcome and Recognition - Chairman Steve Harper**
3. **Pledge of Allegiance and Invocation - Allen Blackmon**
4. **Approval of the Agenda**  
*[deletion and additions of non-substantive matter]*
5. **Special Presentations**
  - a. Chamber-Led Community Branding Initiative - Presented by Dean Faile, Chamber of Commerce President, and Pamela Trimnal, Chamber of Commerce Vice Chair of Community Development
6. **Citizens Comments**  
*[Speakers are allowed approximately 3 minutes. If there are still people on the list who have not spoken at the end of thirty (30) minutes, Council may extend the citizen comments section or delay it until a later time in the agenda]*
7. **Consent Agenda**  
*[Items listed under the Consent Agenda have previously been discussed by Council and approved unanimously. As such, these items are normally voted on as a group through a single vote rather than with a Council vote for each individual item. However, any Council member may remove any item on the Consent Agenda for individual discussion and vote]*
  - a. Minutes from the September 9, 2019 County Council Regular Meeting
  - b. 3rd Reading of Ordinance 2019-1601 regarding Amending the UDO regarding Chapter 6.11 and 6.12  
Ordinance Title: An Ordinance To Amend Ordinance 2016-1442, The Unified Development Ordinance ("UDO"), Chapter 6.11, Street Names And House Numbers And Chapter 6.12, Uniform Addressing And Numbering. - **Planning Department Case Number: UDO-TA-19-004. Planning Commission recommended approval by a vote of 7-0. Passed 7-0 at the August 26, 2019 County Council Meeting. Passed 7-0 at the September 9, 2019 County Council Meeting. - Rox Burhans**

- c. 3rd Reading of Ordinance 2019-1604 regarding Establishing an Animal Shelter Advisory Board  
Ordinance Title: An Ordinance To Establish An Animal Shelter Advisory Board And To Set Forth The Duties And Responsibilities Of Those Persons And Organizations Associated Therewith. - ***(Favorable Recommendation - Infrastructure And Regulation Committee). Passed 7-0 at the August 26, 2019 County Council Meeting. Passed 7-0 at the September 9, 2019 County Council Meeting. - Steve Willis***

8. **Non-Consent Agenda**

- a. Public Hearing and 1st Reading of Ordinance 2019-1605 regarding Rezoning Property Owned By Windswept Farms, LLC (Applicant Wahaw Solar LLC)  
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County To Rezone A ± 47 Acre Tract Of Property Owned By Windswept Farms, LLC Located On Old Hickory Road, South Of Waxhaw Village Road, Lancaster, SC 29720 (TMS # 0045-00-017.02) From RN, Rural Neighborhood District To AR, Agricultural Neighborhood District. - ***Planning Department Case Number: RZ-019-0126 or RZ-019-020. Planning Commission recommended denial by a vote of 5-1. - Rox Burhans***
- b. Public Hearing and Discussion of Proposed Amenities at the Springs Park Boat Landing Site  
***(Favorable Recommendation; proposed funding of non-recurring costs to come out of Hospitality Fund and recurring costs to come out of General Fund - Administration Committee) (Unfavorable Recommendation - Infrastructure and Regulation Committee) - Steve Willis/Hal Hiott***
- c. Resolution 1066-R2019 regarding Approving the Annual Assessment Roll For Bond Area 2 Of The Walnut Creek Improvement District  
Resolution Title: Approving The Updated 2019 Assessment Roll For Bond Area 2 Of The Walnut Creek Improvement District, Lancaster County, South Carolina. - ***Veronica Thompson***
- d. Resolution 1067-R2019 regarding Approving the Annual Assessment Roll For Bond Area 3 Of The Walnut Creek Improvement District  
Resolution Title: Approving The Updated 2019 Assessment Roll For Bond Area 3 Of The Walnut Creek Improvement District, Lancaster County, South Carolina. - ***Veronica Thompson***
- e. Resolution 1069-R2019 regarding Authorizing Funding Salary And Fringe Benefits For an Assistant Solicitor Position Pending Adoption of a Budget Amendment Ordinance  
Resolution Title: A Resolution To Authorize County Staff To Fund The Salary And Fringe Benefits For An Assistant Solicitor Position Pending Adoption Of A Budget Amendment Ordinance; And Other Matters Related Thereto. - ***(Favorable Recommendation - Administration Committee) (Favorable Recommendation - Public Safety Committee) - Steve Willis***
- f. Public Hearing and 2nd Reading of Ordinance 2019-1606 regarding Rezoning Property Owned By Stacie and Dustin Catoe  
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County to Rezone A ± 1.144 Acre Tract Of Property Owned By Stacie and Dustin Catoe Located At The Intersection Of US Highway 521 And Baxter Kennington Road, Heath Springs, SC 29058 (TMS # 0143-00-027.02) From AR, Agricultural Residential District To RUB, Rural Business District. - ***Planning Department Case Number: RZ-019-0144 or RZ-019-021. Planning Commission recommended approval by a vote of 6-0. Passed 6-1 at the September 9, 2019 County Council Meeting (Larry Honeycutt opposed). - Rox Burhans***
- g. Public Hearing and 2nd Reading of Ordinance 2019-1607 regarding Amending the Unified Development Ordinance regarding Chapter 2.5, Uses Permitted, Chapter 5, Use Regulation and Chapter 10, Definitions  
Ordinance Title: An Ordinance To Amend Ordinance 2016-1442, The Unified Development Ordinance ("UDO"), Chapter 2.5, Uses Permitted, Chapter 5, Use Regulations And Chapter 10, Definitions In Order To Accommodate Operations, Maintenance, And Fleet Service Facilities. -



***Planning Department Case Number: UDO-TA-19-005. Planning Commission recommended approval by a vote of 6-0. Passed 7-0 at the September 9, 2019 County Council meeting. - Rox Burhans***

- h.** Public Hearing and 2nd Reading of Ordinance 2019-1609 regarding Amending the Unified Development Ordinance regarding Chapter 7.4.6 (C)

Ordinance Title: An Ordinance To Amend Ordinance 2016-1442, The Unified Development Ordinance (“UDO”), Chapter 7.4.6 (C) To Remove Messaging Restrictions On Permitted Electrically-Activated Changeable Signs When Used By Schools, Colleges Or Universities, Public Safety Stations, Worship Centers, Public Recreation Facilities, And Hospital Uses Within The NB, RMX, MX, And INS Zoning Districts. - ***Planning Department Case Number: UDO-TA-019-007. Planning Commission recommended approval by a vote of 6-0. Passed 7-0 at the September 9, 2019 County Council Meeting. - Rox Burhans***

- i.** 1st Reading of Ordinance 2019-1610 regarding Amending the County Code to Create the Position of Deputy County Administrator

Ordinance Title: An Ordinance To Adopt Section 2-82 In Article 3 Of Chapter 2 Of The Lancaster County Code Of Ordinances Related To The Position Of Deputy County Administrator, Assign Duties And Responsibilities, And To Provide For Matters Related Thereto. - ***(Favorable Recommendation - Administration Committee). - Steve Willis***

- j.** 1st Reading of Ordinance 2019-1611 regarding Amending the County Code Related To Residency Requirements

Ordinance Title: An Ordinance To Amend Section 2-132.1 Of The Lancaster County Code Related To Residency Requirements. - ***(Favorable Recommendation - Administration Committee). - Steve Willis***

**9. Discussion and Action Items**

- a.** Committee Reports

- 1. Infrastructure & Regulation (I & R) Committee - Committee Chair Larry Honeycutt
- 2. Public Safety Committee - Committee Chair Brian Carnes
- 3. Trail Advisory Committee - Committee Chair Brian Carnes
- 4. Administration Committee - Committee Chair Charlene McGriff

- b.** Appointment to the Health and Wellness Commission

- Appointment of Cheri C. Plyler to fill an At Large position for a 4 year term that will expire on 06/30/2023 (3rd Term - Requires a super majority vote of Council)

- c.** Appointment to the Historical Commission for District 3

- Appointment of Fred Catoe as the representative from District 3 for an unexpired term that will end on 06/30/2021

- d.** Information on Capital Project Sales Tax - Steve Willis/Brian Carnes

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

**11. Miscellaneous Reports and Correspondence**

- a.** Submission of SC Rural Infrastructure Authority Grant

**12. Citizens Comments**

***[If Council delays until end of meeting]***

13. Executive Session

14. Adjournment

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

## Agenda Item Summary

---

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Alison Alexander/Deputy County Administrator

Department: Administration

Date Requested to be on Agenda: 9/23/2019

### **Issue for Consideration:**

Earlier this year the Chamber began work on a branding program for the County and community at large, with the goal of creating a logo and associated colors and typography that would be recognizable as Lancaster County. The work product consists of the logo, a county brochure, and will include a style guide in the near future. Clerk to Council Sherrie Simpson and Public Relations Coordinator Katherine Hayes attended the planning meetings for the initiative.

### **Points to Consider:**

The County organization currently has a logo in use, but lacks a unified style guide or consistency in its use. A new, cleaner logo would be useful as we add and change digital and print communication and forms. The associated brochure is formatted in a way to allow more dynamic information to be updated more frequently as needed.

### **Funding and Liability Factors:**

The logo and associated style guide were produced at no cost to the County. We can incorporate into physical and digital items over time and the budget allows. For example, vehicle signage will not be re-done, but changed gradually as vehicles are replaced, and signage for new and renovated facilities will incorporate the new design. The County's website is in need of an update, and this provides an opportunity to coordinate the design with the branding re-design.

### **Council Options:**

n/a

### **Recommendation:**

Without objection, staff will move forward with implementing this initiative.

## Agenda Item Summary

---

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Sherrie Simpson/Clerk to Council

Department: County Clerk

Date Requested to be on Agenda: 9/23/2019

**Issue for Consideration:**

Approve or amend the minutes from the September 9, 2019 County Council regular meeting.

**Points to Consider:**

The draft minutes from the September 9, 2019 County Council regular meeting are attached for Council's review and approval.

**Funding and Liability Factors:**

N/A

**Council Options:**

Council can approve or amend the minutes.

**Recommendation:**

Approve the minutes as written.

**ATTACHMENTS:**

Description

Upload Date

Type

Draft Minutes from the 9-9-2019 County Council Regular Meeting

9/18/2019

Backup Material

**Council Members**

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



**County Attorney**  
John K. DuBose III

**Clerk to Council**  
Sherrie Simpson

---

**September 9, 2019**

**6:00 PM**

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

---

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

**MINUTES**

**DRAFT**

Council Members present at the regular meeting of County Council were Allen Blackmon, Brian Carnes, Terry Graham, Steve Harper, Larry Honeycutt, Charlene McGriff and Billy Mosteller. Also present at the meeting were County Administrator Steve Willis, Deputy County Administrator Alison Alexander, County Attorney John DuBose, Clerk to Council Sherrie Simpson, Deputy Clerk to Council Chelsea Gardner, Planning Director Rox Burhans, Chief Financial Officer Veronica Thompson, Budget Analyst Kim Belk, Fire/Emergency Services Director Darren Player, Procurement Director Cathy McDaniel, Stormwater Director Scott Edgar, Public Safety Communications Director Stephen Blackwelder, various Department Heads, various staff, various elected officials, presenters for Suncrest Real Estate & Land proposal, the press and spectators. A quorum of Lancaster County Council was present for the meeting.

The following press were notified of the meeting by e-mail in accordance with the Freedom of Information Act: *The Lancaster News*, *Kershaw News Era*, *The Rock Hill Herald*, Cable News 2, Channel 9 and the local Government channel. The agenda was posted in the lobby of the County Administration Building and also on the county website the required length of time.

**Call to Order Regular Meeting - Chairman Steve Harper**

Steve Harper called the regular meeting of County Council to order at approximately 6:00 p.m.

**Welcome and Recognition - Chairman Steve Harper**

Steve Harper welcomed everyone to the Council meeting.

**Pledge of Allegiance and Invocation - Billy Mosteller**

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

**Approval of the Agenda**

Charlene McGriff moved to approve the agenda. The motion was seconded Brian Carnes. There was no further discussion. Council approved the agenda by unanimous vote of 7-0.

## **Special Presentations**

Charlene McGriff presented the Deese family with a Proclamation declaring September 16, 2019 as Sally Deese Remembrance Day.

## **Citizens Comments**

Steve Harper announced that Wanda Rosa had signed up for Citizens Comments on line but that she was not in the audience at this time; however, he explained that he would allow her to speak at a later time during the meeting if and when she arrived.

## **Consent Agenda**

Billy Mosteller moved to approve Consent Agenda Item **7a.** and **7b.**, which are listed in the agenda packet and are the same as Items **a.** and **b.** listed below. The motion was seconded by Larry Honeycutt. There was no discussion regarding the approval of the Consent Agenda. Council approved Consent Agenda Items **a.** and **b.** below by unanimous vote of 7-0.

- a. **Minutes from the August 26, 2019 County Council Regular Meeting**
- b. **2nd Reading of Ordinance 2019-1604 regarding Establishing an Animal Shelter Advisory Board**

Ordinance Title: An Ordinance To Establish An Animal Shelter Advisory Board And To Set Forth The Duties And Responsibilities Of Those Persons And Organizations Associated Therewith.

## **Non-Consent Agenda**

### **Resolution 1061-R2019 regarding DSS Building CDBG Application**

Resolution Title: A Resolution Authorizing The Submittal Of A Community Development Block Grant Application, Committing To Providing Required Funding, And Committing To Providing Space For The South Carolina Department Of Social Services As Required By State Law.

Charlene McGriff moved to approve Resolution 1061-R2019. The motion was seconded by Brian Carnes. Steve Willis reviewed the Resolution with Council. Council approved Resolution 1061-R2019 by unanimous vote of 7-0.

### **Resolution 1062-R2019 regarding Approving the Annual Assessment Roll for the Edgewater Improvement District**

Resolution Title: Approving The Updated 2019 Assessment Roll For The Edgewater Improvement District, Lancaster County, South Carolina.

Brian Carnes moved to approve Resolution 1062-R2019. The motion was seconded by Larry Honeycutt. Veronica Thompson reviewed the annual approval process for the assessment rolls. Council approved Resolution 1062-R2019 by unanimous vote of 7-0.

### **Resolution 1063-R2019 regarding Approving the Annual Assessment Roll for the Edgewater II Improvement District**

Resolution Title: Approving The Updated 2019 Assessment Roll For The Edgewater II Improvement District,



Lancaster County, South Carolina.

Billy Mosteller moved to approve Resolution 1063-R2019. The motion was seconded by Allen Blackmon. There was no further discussion. Council approved Resolution 1063-R2019 by unanimous vote of 7-0.

**Resolution 1064-R2019 regarding Approving the Annual Assessment Roll for the Sun City Carolina Lakes Improvement District**

Resolution Title: Approving The Updated 2019 Assessment Roll For The Sun City Carolina Lakes Improvement District, Lancaster County, South Carolina.

Terry Graham moved to approve Resolution 1064-R2019. The motion was seconded by Charlene McGriff. There was no further discussion. Council approved Resolution 1064-R2019 by unanimous vote of 7-0.

**Resolution 1065-R2019 regarding Approving the Annual Assessment Roll For Bond Area 1 Of The Walnut Creek Improvement District**

Resolution Title: Approving The Updated 2019 Assessment Roll For Bond Area 1 Of The Walnut Creek Improvement District, Lancaster County, South Carolina.

Terry Graham moved to approve Resolution 1065-R2019. The motion was seconded by Larry Honeycutt. There was no further discussion. Council approved Resolution 1065-R2019 by unanimous vote of 7-0.

**Resolution 1068-R2019 regarding Debt Service Millage for the Reid Pointe Special Tax District**

Resolution Title: A Resolution Authorizing The Levy And Collection Of Debt Service Millage In The Reid Pointe Special Tax District.

Brian Carnes moved to approve Resolution 1068-R2019. The motion was seconded by Billy Mosteller. John DuBose reviewed the Resolution with Council. Council approved Resolution 1068-R2019 by unanimous vote of 7-0.

**3rd Reading of Ordinance 2019-1600 regarding Amending the UDO in Chapter 3, Mixed Use District, Section 5, Urban District Development Standards**

Ordinance Title: An Ordinance To Amend Ordinance 2016-1442 (Unified Development Ordinance "UDO") By Addition Of Wording To Chapter 3, Mixed Use District, Section 5, Urban District Development Standards To Allow A Twenty Percent Reduction In The Minimum Development Size Standard For Properties Currently Zoned With A Mixed Use Zoning Designation.

Charlene McGriff moved to approve the 3rd Reading of Ordinance 2019-1600. The motion was seconded by Terry Graham. Rox Burhans reviewed Ordinance 2019-1600 and its proposed change for 3rd Reading with Council.

Larry Honeycutt moved to amend Ordinance 2019-1600 to add the language listed as paragraph 4 on Exhibit 1 to the staff report that is contained in the agenda packet. He proposed that the insertion of the additional language occur as a new paragraph immediately after the current proposed addition in the draft ordinance. He explained that the language would be as follows: "Development Agreements shall be required for all mixed-use zoning district rezoning applications, as consistent with Section 9.2.18 of this UDO." The motion was seconded by Brian Carnes. There was no further discussion regarding the amendment. The motion to amend passed by unanimous vote of 7-0.

There was no further discussion regarding the Ordinance as amended. Council approved the 3rd Reading of Ordinance 2019-1600 as amended by unanimous vote of 7-0.

**Public Hearing and 3rd Reading of Ordinance 2019-1602 regarding Amending the Assessment Roll for**



### **Walnut Creek, Bond Area 3**

Ordinance Title: An Ordinance To Authorize Certain Modifications To The Walnut Creek Improvement District Assessment Roll For Bond Area 3, Including Its Rate And Method Of Apportionment Of Assessment A; And To Provide For Other Matter Relating Thereto.

John DuBose explained that nothing had changed for Ordinance 2019-1602 since the last meeting. Steve Willis noted, for the record, that no one had signed up for the Public Hearing for Ordinance 2019-1602.

Steve Harper opened the floor for the Public Hearing for the 3rd Reading of Ordinance 2019-1602 at approximately 6:21 p.m. There were approximately seventeen (17) citizens in attendance during the Public Hearing for Ordinance 2019-1602. No citizens signed up to speak for the Public Hearing nor came forward to speak when Steve Harper asked if anyone would like to speak regarding the Ordinance. Steve Harper closed the Public Hearing for the 3rd Reading of Ordinance 2019-1602 at approximately 6:21 p.m.

Terry Graham moved to approve the 3rd Reading of Ordinance 2019-1602. The motion was seconded by Brian Carnes. Council approved the 3rd Reading of Ordinance 2019-1602 by unanimous vote of 7-0.

### **Public Hearing and 3rd Reading of Ordinance 2019-1603 regarding Authorization of a Special Source Revenue Credit Agreement with Project Grain (Adornus Manufacturing, LLC, And, As Project Affiliate, Adornus Holdings, LLC)**

Ordinance Title: An Ordinance To Authorize The Execution And Delivery Of A Special Source Revenue Credit Agreement By And Among Lancaster County, Adornus Manufacturing, LLC, And, As Project Affiliate, Adornus Holdings, LLC, Providing For, Among Other Things, Special Source Revenue Credits.

Jamie Gilbert summarized Ordinance 2019-1603 for Council. John DuBose explained that the Ordinance attached in the agenda packet now included the company's name and had some non-substantive scrivener's errors corrected from the 1st and 2nd Readings of the Ordinance. Steve Willis noted, for the record, that no one had signed up to speak for the Public Hearing.

Steve Harper opened the floor for the Public Hearing for the 3rd Reading of Ordinance 2019-1603 at approximately 6:24 p.m. There were approximately seventeen (17) citizens in attendance during the Public Hearing for Ordinance 2019-1603. No citizens signed up to speak for the Public Hearing nor came forward to speak when Steve Harper asked if anyone wanted to speak regarding the Ordinance. Steve Harper closed the Public Hearing for the 3rd Reading of Ordinance 2019-1603 at approximately 6:24 p.m.

Charlene McGriff moved to approve the 3rd Reading of Ordinance 2019-1603. The motion was seconded by Brian Carnes.

Allen Blackmon moved to amend Ordinance 2019-1603 in the form of the ordinance attached to the agenda. John DuBose explained that the prior versions of the ordinance on first and second reading contained the code name for the industry and had a few minor non-substantive typographical errors that had to be fixed. Additionally, he noted that the Ordinance included in the packet specifically references ad valorem taxes for clarity versus a generic reference to taxes. The motion was seconded by Charlene McGriff. The motion to amend passed by unanimous vote of 7-0.

There was no further discussion. Council approved the 3rd Reading of Ordinance 2019-1603 as amended by unanimous vote of 7-0.

### **Public Hearing and 2nd Reading of Ordinance 2019-1601 regarding Amending the UDO regarding Chapter 6.11 and 6.12**

Ordinance Title: An Ordinance To Amend Ordinance 2016-1442, The Unified Development Ordinance ("UDO"), Chapter 6.11, Street Names And House Numbers And Chapter 6.12, Uniform Addressing And Numbering.

DRAFT

Rox Burhans reviewed Ordinance 2019-1601 with Council. Steve Willis noted, for the record, that no one signed up to speak for the Public Hearing.

Steve Harper opened the floor for the Public Hearing for the 2nd Reading of Ordinance 2019-1601 at approximately 6:29 p.m. There were approximately twenty-one (21) citizens in attendance during the Public Hearing for Ordinance 2019-1601. No citizens signed up to speak for the Public Hearing nor came forward to speak when Steve Harper asked if anyone wanted to speak regarding the Ordinance. Steve Harper closed the Public Hearing for the 2nd Reading of Ordinance 2019-1601 at approximately 6:29 p.m.

Brian Carnes moved to approve the 2nd Reading of Ordinance 2019-1601. The motion was seconded by Larry Honeycutt.

Brian Carnes explained that the County Addressing Coordinator had reached out to the Post Office and that the Post Office had incorrect information in their system regarding his road and that they have now updated and changed their information.

Council approved the 2nd Reading of Ordinance 2019-1601 by unanimous vote of 7-0.

### **1st Reading of Ordinance 2019-1606 regarding Rezoning Property Owned By Stacie and Dustin Catoe**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County to Rezone A ± 1.144 Acre Tract Of Property Owned By Stacie and Dustin Catoe Located At The Intersection Of US Highway 521 And Baxter Kennington Road, Heath Springs, SC 29058 (TMS # 0143-00-027.02) From AR, Agricultural Residential District To RUB, Rural Business District.

Charlene McGriff moved to approve the 1st Reading of Ordinance 2019-1606. The motion was seconded by Allen Blackmon.

Rox Burhans reviewed the Ordinance with Council. Terry Graham stated that he wanted the applicant to understand that they will still have to go through a conditional use requirement approval process after the rezoning is approved. Council asked to hear from the applicant. The applicant, Stacie Catoe, from Heath Springs, South Carolina, explained that they are aware of the property's boundaries and that they are working with a professional to obtain drawings/plans for the property and that they believe there is plenty of room for their needs.

The 1st Reading of Ordinance 2019-1606 passed by a vote of 6-1. Allen Blackmon, Brian Carnes, Steve Harper, Charlene McGriff, Billy Mosteller and Terry Graham voted in favor of approving the 1st Reading of Ordinance 2019-1606 and Larry Honeycutt opposed.

### **1st Reading of Ordinance 2019-1607 regarding Amending the Unified Development Ordinance regarding Chapter 2.5, Uses Permitted, Chapter 5, Use Regulation and Chapter 10, Definitions**

Ordinance Title: An Ordinance To Amend Ordinance 2016-1442, The Unified Development Ordinance ("UDO"), Chapter 2.5, Uses Permitted, Chapter 5, Use Regulations And Chapter 10, Definitions In Order To Accommodate Operations, Maintenance, And Fleet Service Facilities.

Charlene McGriff moved to approve the 1st Reading of Ordinance 2019-1607. The motion was seconded by Billy Mosteller. Rox Burhans reviewed the Ordinance with Council. After discussion about the Ordinance's potential impact on existing and new facilities, Council approved the 1st Reading of Ordinance 2019-1607 by unanimous vote of 7-0.

### **1st Reading of Ordinance 2019-1608 regarding Amending the Unified Development Ordinance regarding Chapter 2.4, District Development Standards**

Ordinance Title: An Ordinance To Amend Ordinance 2016-1442, The Unified Development Ordinance ("UDO"), Chapter 2.4, District Development Standards, To Increase The Allowed Height Of Buildings Within Light Industrial



And Heavy Industrial Zoning Districts.

Terry Graham moved to approve the 1st Reading of Ordinance 2019-1608. The motion was seconded by Allen Blackmon. Rox Burhans reviewed the Ordinance with Council. The 1st Reading of Ordinance 2019-1608 passed by unanimous vote of 7-0.

### **Citizens Comments**

Wanda Rosa, Lancaster, SC, spoke regarding Ordinance 2019-1609 and the need for her church to be able to display messages on their electronic sign.

### **1st Reading of Ordinance 2019-1609 regarding Amending the Unified Development Ordinance regarding Chapter 7.4.6 (C)**

Ordinance Title: An Ordinance To Amend Ordinance 2016-1442, The Unified Development Ordinance ("UDO"), Chapter 7.4.6 (C) To Remove Messaging Restrictions On Permitted Electrically-Activated Changeable Signs When Used By Schools, Colleges Or Universities, Public Safety Stations, Worship Centers, Public Recreation Facilities, And Hospital Uses Within The NB, RMX, MX, And INS Zoning Districts.

Terry Graham moved to approve the 1st Reading of Ordinance 2019-1609. The motion was seconded by Billy Mosteller.

Rox Burhans reviewed the Ordinance with Council. Terry Graham asked if the size of signs would be changing and Rox Burhans indicated that sign size is not changing, only the message restrictions on the signs.

Council approved the 1st Reading of Ordinance 2019-1609 by unanimous vote of 7-0.

### **Discussion and Action Items**

#### **Presentation regarding the Proposed Sugar Creek Improvement District Assessment Revenue Bond - Suncrest Real Estate & Land**

Sean Cooney, one of the Managing Partners for Suncrest Real Estate and Land, and his team provided a power point presentation, that was attached in the agenda packet, regarding the proposed Sugar Creek Master Planned Community and their request to engage with County staff regarding establishing a revenue bond Improvement District. Sean Cooney provided an overview of the Sugar Creek Master Planned Community and reviewed the proposed infrastructure improvements. He introduced his team that will be assisting with the proposed revenue bond project, which consisted of Nick Dodd and Joe Niggel from Piper Jaffray, Joe Lucas from Pope Flynn and Ben Johnson, attorney for Suncrest Real Estate and Land. Joe Niggel and Nick Dodd explained that Piper Jaffray would be the proposed underwriter for the project and they reviewed the investment market for these types of revenue bonds. Joe Lucas reviewed the South Carolina Statutory authority regarding Improvement Districts using the Residential Improvement District Act ("RID Act") and the process for establishing the Improvement District. Ben Johnson reviewed the project's infrastructure improvements and he explained that all the improvements will be made prior to any houses being built. Council and the team from Suncrest discussed the sequencing of the project and the risk to the County. Council voiced concerns regarding problems with Improvement Districts such as these, what happens to the development if there is a recession and whether the County should incentivize growth in a high growth area.

Charlene McGriff moved that the County not move forward with this project/proposal. John DuBose explained that the motion would mean that the matter would not be studied any further by County staff. The motion was seconded by Larry Honeycutt. After further discussion of proposed infrastructure improvements and the proposed project, Council elected to not move forward with discussions for an Improvement District by a vote of 4-3. Larry Honeycutt, Steve Harper, Charlene McGriff and Terry Graham voted in favor of the motion to not

move forward and Allen Blackmon, Brian Carnes and Billy Mosteller opposed.

## **Pending Projects Update - Steve Willis**

### New Construction Project Status Update

- Animal Shelter
- Fleet Maintenance Garage
- EMS Substation 4/9 - Old Bailes Road
- EMS HQ
- Recreation Bond Projects

### Renovation Project Overview

- Public Library System
- Barnett Medical Building
- Human Services Complex
- Recreation Bond

Steve Willis indicated that he had not received any questions from Council regarding the pending projects, but that if they had questions to please contact him.

## **Library Renovation Update - Steve Willis/Cathy McDaniel**

Steve Willis provided a handout entitled, "Lancaster County Library Renovations - Total Estimated Project Budget," which is attached as Schedule A to the written minutes in the Clerk to Council's office. Steve Willis reviewed the project budget with Council and explained that the County would be moving forward on value engineering for this project. Cathy McDaniel explained that the staff and the contractors have been working diligently to get the project below the approved budget. Steve Willis noted that the Library Board could do fundraising on furniture and fixtures to help with the project's budget. Steve Harper asked about the variability in the abatement bids and noted that staff needed to ensure that the low bidder was bonded. Allen Blackmon asked if the County had awarded the bid on the asbestos abatement and Cathy McDaniel indicated that they had awarded the bid. Allen Blackmon asked about using metal studs in the project and Cathy McDaniel indicated that the engineers have been consulted to make sure that any changes would be structurally sound.

Steve Willis asked if Council wanted the School District and Kershaw to have their pro rata share of taxes from the sale of the Wells Fargo building. Allen Blackmon asked that staff provide more detail on the money spent thus far on the project. Billy Mosteller asked whether Kershaw would be willing to give up the taxes from the sale of the building since they would be getting a new library.

Brian Carnes moved to go ahead and give the School District and the Town of Kershaw their pro rata share of taxes. The motion was seconded by Allen Blackmon.

Council discussed whether the Town of Kershaw should get a pro rata share of the taxes. Charlene McGriff asked if Council could proceed with a motion to divide the question. Terry Graham moved to divide the question and then withdrew the motion.

Council approved moving forward with giving the School District and the Town of Kershaw their pro rata share of taxes by unanimous vote of 7-0.

## **Appointments to the Health and Wellness Commission**

- Appointment of Lena S. Wallace to fill an At Large position, which will be for an unexpired term that will end on 06/30/2021
- Appointment of Lori Moseley for District 3 for a 4 year term ending on 06/30/2023 (3rd Term - requires a

- super majority vote of Council)
- Appointment of Cindi Blackmon for District 6 for a 4 year term ending on 06/30/2023 (1st Term)
  - Appointment of Lisa Roddey as the Hospital Representative, which will be for an unexpired term that will end on 06/30/2021

Charlene McGriff moved to approve the appointments of Lena S. Wallace to an At Large position, Lori Moseley as the District 3 representative, Cindi Blackmon as the District 6 representative and Lisa Roddey as the Hospital Representative to the Health and Wellness Commission. The motion was seconded by Larry Honeycutt. Council approved the appointments by unanimous vote of 7-0.

#### **Appointment to the Community Relations Commission**

- Michael Young as the Representative from the Town of Kershaw (1st Term) for a 4 year appointment that will expire on 06/30/2023

Charlene McGriff moved to approve the appointment of Michael Young to the Community Relations Commission as the Town of Kershaw representative. The motion was seconded by Brian Carnes. Council approved the appointment of Michael Young to the Community Relations Commission by unanimous vote of 7-0.

#### **Discussion of meeting time for the Council Capital Projects Workshop tentatively scheduled for September 30, 2019 - Steve Harper**

Council scheduled the Capital Projects Workshop for September 30, 2019 at 4:00 p.m. Steve Willis reviewed the process for appointing the Capital Project Sales Tax Commission. Steve Harper asked for an update on collections.

#### **Status of items tabled, recommitted, deferred or held**

There were no items to discuss that were tabled, recommitted, deferred or held.

#### **Miscellaneous Reports and Correspondence**

##### **a. DHEC Grant for EMS**

Steve Willis noted that the Department of Health and Environmental Control grant for EMS cut their local grant match from ten percent (10%) to five percent (5%), so the County will be able to double their purchase of Laryngoscopes for the same amount of money.

##### **b. Charter Communications - Upcoming Changes**

The Charter Communications update was not discussed during the Council meeting and was provided as information only for Council and citizens.

##### **c. Charter Communications - Upcoming Changes**

The Charter Communications update was not discussed during the Council meeting and was provided as information only for Council and citizens.

#### **Citizens Comments**

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



**DRAFT**

## **Executive Session**

One Item:

### ***1. Legal briefing and advice on potential and threatened legal claims. SC Code 30-4-70(a)(2).***

Allen Blackmon moved to go into Executive Session. The motion was seconded by Brian Carnes. The motion to go into Executive Session passed by unanimous vote of 7-0. Council went into Executive Session at approximately 8:16 p.m. to receive a legal briefing and advice on potential and threatened legal claims, pursuant to South Carolina Code 30-4-70(a)(2).

Brian Carnes moved to come out of Executive Session. The motion was seconded by Larry Honeycutt. The motion to come out of Executive Session passed by unanimous vote of 7-0. Council came out of Executive Session at approximately 8:58 p.m.

Upon returning to open session, John DuBose noted, for the record, that Council discussed two legal matters regarding threatened or pending litigation during Executive Session and that, during that session, no formal decisions were made and no votes were taken.

## **Adjournment**

Larry Honeycutt moved to adjourn the Council meeting. The motion was seconded by Charlene McGriff. The motion to adjourn passed by unanimous vote of 7-0. There being no further business, the regular meeting of Council adjourned at approximately 8:59 p.m.

## Agenda Item Summary

---

Ordinance # / Resolution #: Ordinance 2019-1601

Contact Person / Sponsor: Katie See/Planning

Department: Planning

Date Requested to be on Agenda: 9/23/2019

### **Issue for Consideration:**

This is a request to amend UDO Chapter 6.11, Street Names and House Numbers and Chapter 6.12, Uniform Addressing and Numbering. These sections establish the policies for ensuring a uniform process for assigning property address numbers.

### **Points to Consider:**

This text amendment proposes two parts:

Part 1: Adding clarity to the process when a 911 Address Permit is issued.

Part 2: Adding additional suffixes and definitions for road names in order to more accurately reflect the suffixes already in use.

### **Funding and Liability Factors:**

N/A

### **Council Options:**

To approve or deny this proposed text amendment.

### **Recommendation:**

Planning Commission voted unanimously to recommend approval of this request at their July 16, 2019 meeting.

### **ATTACHMENTS:**

Description	Upload Date	Type
Ordinance 2019-1601	9/3/2019	Ordinance
Staff Report	7/30/2019	Planning Staff Report
Ex 1: Proposed Text Change	7/30/2019	Exhibit
Ex 2: Application	7/30/2019	Exhibit



---

STATE OF SOUTH CAROLINA

(

ORDINANCE NO. 2019 - 1601

COUNTY OF LANCASTER

(

(

**AN ORDINANCE**

**TO AMEND ORDINANCE 2016-1442, THE UNIFIED DEVELOPMENT ORDINANCE (“UDO”), CHAPTER 6.11, STREET NAMES AND HOUSE NUMBERS AND CHAPTER 6.12, UNIFORM ADDRESSING AND NUMBERING.**

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

**Section 1. Findings and Determinations.**

The Council finds and determines that:

- (a) Lancaster County E-911 Addressing made application for text amendment of the Unified Development Ordinance (“UDO”) Chapter 6.11, Street Names and House Numbers and Chapter 6.12, Uniform Addressing and Numbering to add clarity to the process by which 911 Address Permits are issued and to add additional suffixes and definitions for road names in order to more accurately reflect suffixes that are already in use.
- (b) The requested amendments will help ensure that approved road names and addresses are placed on the County map in a timely manner to increase the efficiency of response times for first responders.
- (c) The requested amendments will ensure that the UDO includes suffixes and definitions for street types already in use throughout the County. The addition of more suffixes will provide the 911 database coordinator more options for naming streets and will make the UDO more consistent with industry definitions of the various street name suffixes.

**Section 2. Amendment of Ordinance 2016-1442**

Ordinance 2016-1442 (Unified Development Ordinance) Chapter 6.11, Street Names and House Numbers and Chapter 6.12, Uniform Addressing and Numbering is amended as follows:

~~Indicates Matter Stricken~~

Indicates New Matter

\* \* \*

**6.11.3 ROAD NAME STANDARDS**

**A. The following shall specify the designation of road names. The road related definitions listed below shall apply to the development of street names, house or building numbers, and other addressing purposes.**

1. Any road in excess of 1,000 feet in length shall be designated as: either "road," "street," "avenue" or "drive." The acceptable abbreviations for these suffixes are "Rd.," "St.," "Ave.," and "Dr."
  - a. Avenue (Ave): Avenues are often broad streets or roads; usually running perpendicular to streets. They serve as connectors between neighborhoods and area centers. As such, they are used both in residential and commercial areas. Avenues may also circulate around squares or neighborhood parks.
  - b. Boulevard (Blvd): A broad, often landscaped, thoroughfare; usually a main artery. A median is usually in the middle. They provide multi-lane access to commercial and mixed-use developments and carry regional traffic throughout the County.
  - c. Circle (Cir): A curving side street; usually a small residential street whose shape is circular.
  - d. Drive (Dr): A long, winding road that has its route shaped by its environment, like a nearby lake or mountain.
  - e. Highway (Hwy): A public way; a main direct road that joins cities or towns together.
  - f. Road (Rd): A thoroughfare that runs in any direction.
  - g. Street (St): A thoroughfare, especially in a city, town, or village, which is wider than an alley or lane and usually includes sidewalks. Usually runs perpendicular to avenues.
2. Any road less than 1,000 feet in length or any road that is cul-de-sac or any road that begins and ends on the same road shall be designated as: "court," "way," "place," "terrace" or "lane." The acceptable abbreviations for these are "Ct.," "Way," "Pl.," "Ter." and "Ln."
  - a. Alley (Aly): A narrow street; a thoroughfare through the middle of a block giving access to the rear of lots or buildings which are intended to provide indirect, limited access, but not accommodate through traffic. Utilities, either above ground or underground, and services such as garages, service doors, dumpsters, etc. may be located in alleyways to provide service connections to rear elevations.
  - b. Court (Ct): A wide alley with only one opening onto a street; a road or street that ends in a circle or loop usually referred to as a cul-de-sac.
  - c. Lane (Ln): Lanes are small traveled ways intended to provide direct access to the front of a limited number of single-family structures. Lanes are limited in the number of lots served. Generally, they are very short; often less than 400 feet. Items including, but not limited to, traffic carrying capacity, topography and connectivity, shall be a consideration when permitting a lane in lieu of a street.
  - d. Place (Pl): A small street or court; usually a small residential street or a narrow street in a commercial district.
  - e. Terrace (Ter): A type of shorter, narrower road that follows the top of a slope.

- f. Trail (Trl): A winding thoroughfare.
- g. Way (Wy): A small side street off of a road.

\* \* \*

## 6.12 UNIFORM ADDRESSING AND NUMBERING

\* \* \*

### 6.12.2 ASSIGNMENT OF NUMBERS

- C. All numbers shall be assigned by the Administrator on the basis of two 2 numbers for every ~~25~~ five feet of frontage along the street.

\* \* \*

- I. A 911 Address Permit must be completed for single point addresses or projects that are not reviewed by the Technical Review Committee. The following permitting process must be followed and paperwork documentation must be obtained and available to the 911 addressing coordinator before a 911 address can be issued. The following permitting process is required prior to the 911 address being issued:

1. Recorded plat and deed-
2. Zoning application-
3. Zoning permit-
4. Septic tank permit-
5. 911 addressing permit-

- J. Submitted plans that have been through the Technical Review Committee may be addressed upon approval, no 911 Address Permit is needed. The following items must be received in Addressing:

1. Approved plat or plans
2. Approval letter from Lancaster County Planning
3. CAD file, in State Plain, from Developer or Contractor

\* \* \*

## **Section 3.      Severability.**

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

**Section 4.      Conflicting Provisions.**

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

**Section 5.      Effective Date.**

This ordinance is effective upon Third Reading.

**AND IT IS SO ORDAINED**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**LANCASTER COUNTY, SOUTH CAROLINA**

\_\_\_\_\_  
Steve Harper, Chair, County Council

\_\_\_\_\_  
Larry Honeycutt, Secretary, County Council

ATTEST:

\_\_\_\_\_  
Sherrie Simpson, Clerk to Council

First Reading:            August 26, 2019  
Second Reading:        September 9, 2019  
Public Hearing:           September 9, 2019  
Third Reading:          September 23, 2019

**Proposal:** To clarify when a 911 address permit is issued.

**Applicable Chapter(s):** Chapter 6, Sections 11 and 12

**Applicant:** Lancaster County

---

### **Project Summary & Proposal**

Chapter 6, Sections 11 and 12 of the UDO establishes the policy to ensure a uniform process for assigning property address numbers. This includes how addresses are assigned, including the distance between structures, and where to locate numbers on structures. This proposed amendment was requested by the E-911 Addressing Department and was written in direct coordination with their staff.

This text amendment proposes two parts (See Exhibit 1):

Part 1: Adding clarity to the process when a 911 Address Permit is issued.

Part 2: Adding additional suffixes and definitions for road names in order to more accurately reflect the suffixes already in use.

---

### **Outline of Text Amendment**

The following chapter(s) of the UDO have been amended or created:

- *Chapter 6, Sections 11 and 12:* Clarification has been added to determine when 911 Address Permit is issued. Additional road name suffixes and definitions will more accurately reflect suffixes already in use throughout the County.

Based on staff's findings, we offer the modifications attached to the Draft Ordinance for the Board's consideration. For ease of reference, new text is referenced in red/underlined font and deletions are referenced in ~~striketrough~~ font. The proposed language is found in Exhibit 2.

---

### **Findings and Conclusions**

#### **Part 1: Adding Clarity to Issuing Addresses**

Adding clarity to when a 911 address is issued will ensure that approved road names and addresses are placed on the County map in a timely manner in order to ensure efficient response time for first responders.

## Part 2: Additional Street Name Suffixes and Definitions

The current UDO does not include some street name suffixes that are already in use throughout the County. Adding more suffixes (i.e. boulevard, lane, alley, etc.) will give the 911 database coordinator more options for naming streets. It will also result in making the UDO consistent with industry street name suffixes.

---

### **Planning Staff Recommendation**

Staff recommends **Approval** of the request.

---

### **Exhibits**

1. Application
2. Proposed Text Amendment

### **Staff Contact**

Katie See, Senior Planner

[ksee@lanastercountysc.net](mailto:ksee@lanastercountysc.net)

803-285-6005

\* \* \*

### 6.11.3 ROAD NAME STANDARDS

**A.** The following shall specify the designation of road names. The road related definitions listed below shall apply to the development of street names, house or building numbers, and other addressing purposes.

1. Any road in excess of 1,000 feet in length shall be designated as: ~~either "road," "street," "avenue" or "drive." The acceptable abbreviations for these suffixes are "Rd.," "St.," "Ave.," and "Dr."~~
  - a. Avenue (Ave): Avenues are often broad streets or roads; usually running perpendicular to streets. They serve as connectors between neighborhoods and area centers. As such, they are used both in residential and commercial areas. Avenues may also circulate around squares or neighborhood parks.
  - b. Boulevard (Blvd): A broad, often landscaped, thoroughfare; usually a main artery. A median is usually in the middle. They provide multi-lane access to commercial and mixed-use developments and carry regional traffic throughout the County.
  - c. Circle (Cir): A curving side street; usually a small residential street whose shape is circular.
  - d. Drive (Dr): A long, winding road that has its route shaped by its environment, like a nearby lake or mountain.
  - e. Highway (Hwy): A public way; a main direct road that joins cities or towns together.
  - f. Road (Rd): A thoroughfare that runs in any direction.
  - g. Street (St): A thoroughfare, especially in a city, town, or village, which is wider than an alley or lane and usually includes sidewalks. Usually runs perpendicular to avenues.
2. Any road less than 1,000 feet in length or any road that is cul-de-sac or any road that begins and ends on the same road shall be designated as: ~~"court," "way," "place," "terrace" or "lane." The acceptable abbreviations for these are "Ct.," "Way," "Pl.," "Ter." and "Ln."~~
  - a. Alley (Aly): A narrow street; a thoroughfare through the middle of a block giving access to the rear of lots or buildings which are intended to provide indirect, limited access, but not accommodate through traffic. Utilities, either above ground or underground, and services such as garages, service doors, dumpsters, etc. may be located in alleyways to provide service connections to rear elevations.
  - b. Court (Ct): A wide alley with only one opening onto a street; a road or street that ends in a circle or loop usually referred to as a cul-de-sac.
  - c. Lane (Ln): Lanes are small traveled ways intended to provide direct access to the front of a limited number of single-family structures. Lanes are limited in the number of lots served. Generally, they are very short; often less than 400 feet. Items including, but not limited to, traffic carrying capacity, topography and connectivity, shall be a consideration when permitting a lane in lieu of a street.



- d. Place (Pl): A small street or court; usually a small residential street or a narrow street in a commercial district.
- e. Terrace (Ter): A type of shorter, narrower road that follows the top of a slope.
- f. Trail (Trl): A winding thoroughfare.
- g. Way (Wy): A small side street off of a road.

\* \* \*

## 6.12 UNIFORM ADDRESSING AND NUMBERING

\* \* \*

### 6.12.2 ASSIGNMENT OF NUMBERS

- C. All numbers shall be assigned by the Administrator on the basis of two 2 numbers for every 25 five feet of frontage along the street.

\* \* \*

- I. A 911 Address Permit must be completed for single point addresses or projects that are not reviewed by the Technical Review Committee. The following ~~permitting process must be followed and paperwork~~ documentation must be obtained and available to the 911 addressing coordinator before a 911 address can be issued. ~~The following permitting process is required prior to the 911 address being issued:~~

1. Recorded plat and deed.
2. Zoning application.
3. Zoning permit.
4. Septic tank permit.
5. 911 addressing permit.

- J. Submitted plans that have been through the Technical Review Committee may be addressed upon approval, no 911 Address Permit is needed. The following items must be received in Addressing:

1. Approved plat or plans
2. Approval letter from Lancaster County Planning
3. CAD file, in State Plain, from Developer or Contractor

\* \* \*



Planning Department  
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721  
Phone: 803.285.6005, [planning@lanastercountysc.net](mailto:planning@lanastercountysc.net)  
[www.mylanastersc.org](http://www.mylanastersc.org)

## TEXT AMENDMENT APPLICATION

### SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant
- Fees associated with Application

### GENERAL INFORMATION

UDO Section(s) Proposed to be Amended 6.12.2 section I

Current Text I. The following permitting process must be followed and paperwork must be obtained and available to the 911 addressing coordinator before a 911 address can be issued.

The following permitting process is required prior to the 911 address being issued:

- |                            |                       |
|----------------------------|-----------------------|
| 1. Recorded plat and deed. | 2. Zoning application |
| 3. Zoning permit           | 4. Septic tank permit |
| 5. 911 addressing permit   |                       |

Proposed Text See attached

Description of Need for Proposed Text To clarify when a 911 Address Permit is needed.

☒ Additional pages attached for more information

### CONTACT INFORMATION

Applicant Name Sandra Burton, 911 Addresser

Address 1941 Pageland Hwy

City Lancaster State SC Zip 29720 Phone 803-416-9325

Fax 877-636-5284 Email addresser@lanc911.com

#### APPLICATION CERTIFICATIONS

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

Sandra Burton, 911 Addresser  
Applicant

June 3, 2019  
Date

\_\_\_\_\_  
Property Owner(s)

\_\_\_\_\_  
Date

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

#### LANCASTER COUNTY OFFICE USE ONLY

Application Number APP-1A-19-004 Date Received 5-30-19 Receipt Number —

Amount Paid n/a Check Number — Cash Amount —

Received By JB Planning Commission Meeting Date 7-16-19

#### SCHEDULE/PROCESS

##### 1. Submit Application

- The deadline for this application is at least 30 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.

##### 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.

- I. A 911 Address Permit must be completed for single point addresses or projects that are not reviewed by the Technical Review Committee. The following paperwork must be obtained and available to the 911 addressing coordinator before a 911 address can be issued. The following permitting process is required prior to the 911 address being issued:
  - 1. Recorded plat and deed
  - 2. Zoning application
  - 3. Zoning permit
  - 4. Septic tank permit
  - 5. 911 addressing permit
  
- J. Submitted plans that have been through the Technical Review Committee may be addressed upon approval, no 911 Address Permit is needed. The following items must be received in Addressing:
  - 1. Recorded/stamped plans
  - 2. Approval letter from Development Services/Zoning.
  - 3. CAD file, in State Plain, from the Developer/Contractor.

#### **Section 6.12.2 Assignment of Numbers:**

**C.** All numbers shall be assigned by the Administrator on the basis of 2 numbers for each 5 feet of frontage along the street. **(With townhomes only being 20 feet wide, the current 25 feet gives duplicate numbers.)**

- I. A 911 Address Permit must be completed for single point addresses or projects that are not reviewed by the Technical Review Committee. The following paperwork must be obtained and available to the 911 addressing coordinator before a 911 address can be issued. The following permitting process is required prior to the 911 address being issued:
  - 1. Recorded plat and deed
  - 2. Zoning application
  - 3. Zoning permit
  - 4. Septic tank permit
  - 5. 911 addressing permit
- J. Submitted plans that have been through the Technical Review Committee may be addressed upon approval, no 911 Address Permit is needed. The following items must be received in Addressing:
  - 1. Recorded/stamped plans
  - 2. Approval letter from Development Services/Zoning.
  - 3. CAD file, in State Plain, from the Developer/Contractor.

#### **Section 6.11.3 Road Name Standards**

**A.** add: Boulevard "Blvd", Highway "Hwy", Circle "Cir",

**B.** add: Alley "Aly" and Trail "Trl"

## Agenda Item Summary

---

Ordinance # / Resolution #: Ordinance 2019-1604  
Contact Person / Sponsor: Steve Willis/Administration  
Department: Administration  
Date Requested to be on Agenda: 9/23/2019

**Issue for Consideration:**

Establishment of an Advisory Board for the Animal Shelter.

**Points to Consider:**

The proposed advisory committee is modeled after the Economic Development Advisory Board.

The Board would have no operational or oversight responsibility for the Animal Shelter. That remains with the County staff and County Council.

Staff feels the Board would be a good resource to consider ideas that would enhance and improve our ability to have animals adopted and/ or rescued.

**Funding and Liability Factors:**

N/A

**Council Options:**

Approve or reject the ordinance.

**Recommendation:**

Staff and the I&R Committee recommend approval.

**ATTACHMENTS:**

Description	Upload Date	Type
Ordinance 2019-1604	8/22/2019	Ordinance

---

STATE OF SOUTH CAROLINA )

ORDINANCE NO.: 2019-1604

COUNTY OF LANCASTER )

**AN ORDINANCE**

**TO ESTABLISH AN ANIMAL SHELTER ADVISORY BOARD AND TO SET FORTH THE DUTIES AND RESPONSIBILITIES OF THOSE PERSONS AND ORGANIZATIONS ASSOCIATED THEREWITH.**

**WHEREAS**, it has been determined and it is recommended to the full County Council that an Advisory Board should be established and comprised of various persons and organizations of high integrity and community involvement and, importantly, those who are willing to volunteer their skills and experiences in advising the Lancaster County Animal Shelter in accomplishing its goals of improving care and outcomes for sheltered animals; and

**WHEREAS**, it appearing to the satisfaction of Council that a departmental Advisory Board is a suitable organizational structure by which to accomplish the aforesaid goal;

**NOW, THEREFORE**, by the power and authority granted to the Lancaster County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, it is ordained and enacted that:

**Section 1.** The Lancaster County Animal Shelter Advisory Board hereby is established;

**Section 2.** Board membership shall be comprised of at least one (1) representative from each of the following five (5) categories:

- 1) A local Veterinarian or Veterinary service representative
- 2) An animal care, animal food, or animal products industry representative
- 3) A representative from an animal rescue organization
- 4) An animal owner (canine) – hunting or working dogs
- 5) An animal owner (feline)



**Section 3.** All Board members must be appointed by County Council. Members serve at the will of Council and shall serve for four (4) year terms; provided that initially two members shall be appointed for two (2) year terms and three members shall be appointed for four (4) year terms. No individual representative shall serve for more than one consecutive term.

**Section 4.** The Board shall meet at the call of the Animal Shelter Director, but in no event shall the meetings be scheduled less than once every four (4) months. All meetings shall be public meetings and shall comply fully with the South Carolina's Freedom of Information statutes.

**Section 5.** The Board's responsibilities shall be to study, discuss, and make recommendations to the Animal Shelter Director and Public Services Division Director, and subsequently the County Administrator, on issues related to animal care ordinances, potential improvements to the Animal Shelter, and on fostering cooperation with the Animal Rescue community to further the goals of improving care and outcomes for sheltered animals.

The Board's responsibilities do not include the disposition of individual animal case nor are Board members expected to promote or to participate in fund raising activities.

**Section 6. Severability.** If any section, subsection or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected thereby.

**Section 7. Effective Date.** This ordinance is effective upon Third Reading.

*(The remainder of this page is intentionally blank)*

**AND IT IS SO ORDAINED**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**LANCASTER COUNTY, SOUTH CAROLINA**

---

Steve Harper, Chair, County Council

---

Larry Honeycutt, Secretary, County Council

Attest:

---

Sherrie Simpson, Clerk to Council

First Reading: August 26, 2019  
Second Reading: September 9, 2019  
Third Reading: September 23, 2019

## Agenda Item Summary

---

Ordinance # / Resolution #: Ordinance 2019-1605  
Contact Person / Sponsor: Ashley Davis / Planning  
Department: Planning  
Date Requested to be on Agenda: 9/23/2019

### **Issue for Consideration:**

This is a rezoning application for Waxhaw Solar, LLC to rezone a  $\pm$  47 acre property from RN, Rural Neighborhood District to AR, Agricultural Residential District. The purpose of the rezoning is to develop a solar farm on approximately 19 acres (RZ-019-0126). The property is located on Old Hickory Road, south of Waxhaw Village Road. (TMS# 0045-00-017.02)

### **Points to Consider:**

The property is currently zoned RN, Rural Neighborhood District. The Rural Neighborhood (RN) district is established to protect the residential character of communities and neighborhoods in the rural area at a density of 1.0 dwelling unit per acre. The district is intended to promote rural living, protect farmland, and to maintain the low density residential. (UDO section 2.3).

The requested Agricultural Residential (AR) district is established as a district in which the principle uses of the land are restricted due to lack of available utilities, unsuitable soil types, steep slopes, or for the protection of prime agricultural lands. (UDO section 2.3).

Prior to the Planning Commission meeting, the applicant held a community meeting at the Old Waxhaw Presbyterian Church to receive feedback on the proposal. Nearby residents and church members shared concerns related to impacts on property values, aesthetics, impacts to the historic church and cemetery, potential environmental impacts associated with solar farms, and similar concerns.

### **Funding and Liability Factors:**

N/A

### **Council Options:**

To approve or deny the rezoning request.

### **Recommendation:**

The Planning Commission voted to **Deny** the rezoning application of Waxhaw Solar, LLC by a vote of **5-1**. At the above referenced meeting, three citizens spoke against the rezoning while one spoke in favor of the rezoning.

### **ATTACHMENTS:**

Description	Upload Date	Type
Ordinance 2019-1605	8/30/2019	Ordinance
Planning Staff Report: Waxhaw Solar, LLC	8/21/2019	Planning Staff Report
Exhibit 1: Rezoning Application	8/21/2019	Exhibit
Exhibit 2: Location and Zoning Map	8/21/2019	Exhibit
Exhibit 3: Future Land Use Map	8/21/2019	Exhibit
Exhibit 4: UDO Section 5.11.4	8/21/2019	Exhibit

Exhibit 5: Concept Plan	8/21/2019	Exhibit
Exhibit 6: SC Department of Archives and History	8/21/2019	Exhibit
Letters of Opposition	8/21/2019	Letter
Public Hearing Notice for Ordinance 2019-1605 (Planning Department Case Number: RZ-019-020)	9/13/2019	Public Hearing Notices

---

STATE OF SOUTH CAROLINA

(

ORDINANCE NO. 2019-1605

COUNTY OF LANCASTER

(

(

**AN ORDINANCE**

**TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE A ± 47 ACRE TRACT OF PROPERTY OWNED BY WINDSWEPT FARMS, LLC LOCATED ON OLD HICKORY ROAD, SOUTH OF WAXHAW VILLAGE ROAD, LANCASTER, SC 29720 (TMS# 0045-00-017.02) FROM RN, RURAL NEIGHBORHOOD DISTRICT TO AR, AGRICULTURAL NEIGHBORHOOD DISTRICT.**

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

**Section 1. Findings and Determinations.**

The Council finds and determines that:

(a) Waxhaw Solar LLC applied to rezone a 47-acre parcel of property located on Old Hickory Road, south of Waxhaw Village Road, Lancaster, SC 29720 (TMS# 0045-00-017.02) from RN, Rural Neighborhood District to AR, Agricultural Neighborhood District. (RZ-019-0126)

(b) On August 20, 2019, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a vote of (5-1), recommended denial of the rezoning.

(c) The Future Land Use Map identifies this property as Rural Living based on the *Lancaster County Comprehensive Plan 2014-2024*. Parcels adjacent to the property are zoned RN, Rural Neighborhood and LDR, Low Density Residential District. The rezoning of the property to AR, Agricultural Neighborhood District is compatible with the Comprehensive Plan.

**Section 2. Rezoning.**

The Official Zoning Map is amended by changing the zoning district classification from RN, Rural Neighborhood District to AR, Agricultural Neighborhood District for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. 0045-00-017.02 (47 acres, more or less)

**Section 3. Severability.**

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

**Section 4.      Conflicting Provisions.**

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

**Section 5.      Effective Date.**

This ordinance is effective upon Third Reading.

**AND IT IS SO ORDAINED**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**LANCASTER COUNTY, SOUTH CAROLINA**

\_\_\_\_\_  
Steve Harper, Chair, County Council

\_\_\_\_\_  
Larry Honeycutt, Secretary, County Council

ATTEST:

\_\_\_\_\_  
Sherrie Simpson, Clerk to Council

First Reading:	September 23, 2019
Public Hearing:	September 23, 2019
Second Reading:	October 14, 2019
Third Reading:	October 28, 2019

**Proposal:** Request to rezone one parcel approximately 47-acres in size. The purpose of this rezoning is to develop a 17-acre solar farm.

**Property Location:** Old Hickory Road, South of Waxhaw Village Road. (TMS# 0045-00-017.02)

**Current Zoning District:** RN, Rural Neighborhood and McWhirter Field Aviation Overlay District (Zone F)

**Proposed Zoning District:** AR, Agricultural Residential (no change to overlay district)

**Applicant:** Waxhaw Solar, LLC

**Council District:** District 1, Terry Graham

---

## Overview

### Site Information:

*Site Description:* This parcel is currently vacant.

### Compatibility with Surrounding Area:

The current zoning for the surrounding area is Rural Neighborhood (RN) and Low Density Residential (LDR). Existing zoning for the subject property as well as surrounding properties can be seen in *Exhibit 3*. The proposed zoning of AR is generally consistent with the area. See table below for adjacent property zoning and use comparison.

### Summary of Surrounding Zoning and Uses:

Surrounding Property	Municipality	Zoning District	Use
North	Lancaster County	Low Density Residential (LDR)	Single-Family Residential
South	Lancaster County	Rural Neighborhood (RN)	Single-Family Residential and Farm Land
East	Lancaster County	Rural Neighborhood (RN)	Old Waxhaw Presbyterian Church
West	Lancaster County	Rural Neighborhood (RN)	Single-Family Residential and Farm Land

Recent Rezoning in Surrounding Area			
Case #	Description	Date	Outcome
RZ-019-002	Lennar Carolinas- From RN to MDR	2/19/2019	Approved

**Photos of Project Area:**

Looking at property from across Old Hickory Road from Old Waxhaw Presbyterian Church Driveway



Looking directly across from property – at Old Waxhaw Presbyterian Church





Looking south along Old Hickory Road



---

#### **Analysis & Findings:**

The property is currently zoned RN, Rural Neighborhood District on the Lancaster County Zoning Map. The zoning district of Rural Neighborhood (RN) *is established to protect the residential character of communities and neighborhoods in the rural area at a density of 1.0 dwelling unit per acre. The district is intended to promote rural living, protect farmland, and to maintain the low density residential.* (UDO section 2.3).

The requested Agricultural Residential (AR) *is established as a district in which the principle uses of the land are restricted due to lack of available utilities, unsuitable soil types, steep slopes, or for the protection of prime agricultural lands.* (UDO section 2.3).

#### **Development Requirements:**

Should this rezoning request be approved, the applicant would need to submit a request for a Conditional Use Permit (CUP) to develop a solar farm. This would require a public hearing before the Planning Commission and County Council. Details on development requirements for solar farms can be found in Section 5.11.4 of our UDO which has also been included as Exhibit 4.

**Comprehensive Plan Consistency & Conclusion:**

The future land use designation of this property is Rural Living, according to the 2024 Comprehensive Plan. The Comp Plan defines this Community Type as one which *includes a variety of residential types, from farmhouses, to large acreage rural family dwellings, to ecologically-minded “conservation subdivisions” whose aim is to preserve open landscape, and traditional buildings, often with a mixture of residential and commercial uses that populate crossroads in countryside locations.*

The requested Agricultural Residential District is consistent with the Rural Living future land use category.

**Public Feedback:**

Staff has received phone and email (see Exhibit 6) communications expressing concerns regarding a potential future solar farm in the area. The feedback has generally centered on the perception of solar farms as more of an industrial use that would not be compatible with the rural residential character of the area. Commenters generally expressed a belief that solar farm could negatively impact property values, create aesthetic impacts, and may also create environmental issues. For reference purposes, solar farms are only permitted in the AR zoning district.

The applicant has scheduled a community meeting to occur on Wednesday, August 14, 2019 at the Waxhaw Presbyterian Church. Some members of the church have expressed concerns with the proposed rezoning and the potential for impacts to the historic church and cemetery property. The applicant wishes to meet in order to share additional information and answer questions. Planning staff will attend this meeting and will provide a brief summary of the discussion via email.

---

---

**Attachments**

1. Rezoning Application
2. Location Map/ Zoning Map
3. Future Land Use Map
4. UDO Section 5.11.4
5. Concept Plan
6. Email Comment

**Staff Contact**

Ashley Davis, Planner  
[adavis@lanastercountysc.net](mailto:adavis@lanastercountysc.net)  
803-416-9433



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721  
Phone: 803.285.6005, [planning@lanastercountysc.net](mailto:planning@lanastercountysc.net)  
[www.mylanastersc.org](http://www.mylanastersc.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 Old Hickory Road

City Lancaster State SC Zip 29720 Tax Parcel ID 0045-0001702

Current Zoning RN Current Use Wooded Land

Proposed Zoning AR Total Acres 47 acres

Project Description Waxhaw Solar, LLC desires to rezone the subject property in order to develop and operate a 3 MW ground-mounted solar energy system or Solar Farm, as defined by Lancaster County UDO Section 5.11.4 (the "Project"). The Project, as currently contemplated will be located on approximately 19 acres of the property.

Surrounding Property Description The surrounding properties are primarily used for agricultural and residential purposes. Old Waxhaw Presbyterian Church is located across Old Hickory Road from the proposed Project. The northwestern portion of the subject property that is across the 50' stream buffer from the Project may be the subject of an additional CUP application at a later date.

**CONTACT INFORMATION**

Applicant Name Waxhaw Solar, LLC

Address 130 Roberts St

City Asheville State NC Zip 28801 Phone 704-376-2767

Fax \_\_\_\_\_ Email jwooten@pgrenewables.com

Property Owner Name Windswept Farms, LLC

Address 300 McGill Ave., Suite 200

City Concord State NC Zip 28027 Phone 704-608-3100

Fax \_\_\_\_\_ Email jbooth@forestcapital.net

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

  
Patty Wright (Jul 3, 2019)

Applicant

7/3/2019

Date

  
Property Owner(s) MAWMAHPT FARMS LLC

Date

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

#### LANCASTER COUNTY OFFICE USE ONLY

Application Number RZ-019-0126 Date Received 7-8-19 Receipt Number \_\_\_\_\_

Amount Paid \$250.00 Check Number 168 Cash Amount —

Received By JB Planning Commission Meeting Date 8-20-19

#### SCHEDULE/PROCESS 1. Submit Application

- The deadline for this application is at least 30 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.

#### 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.

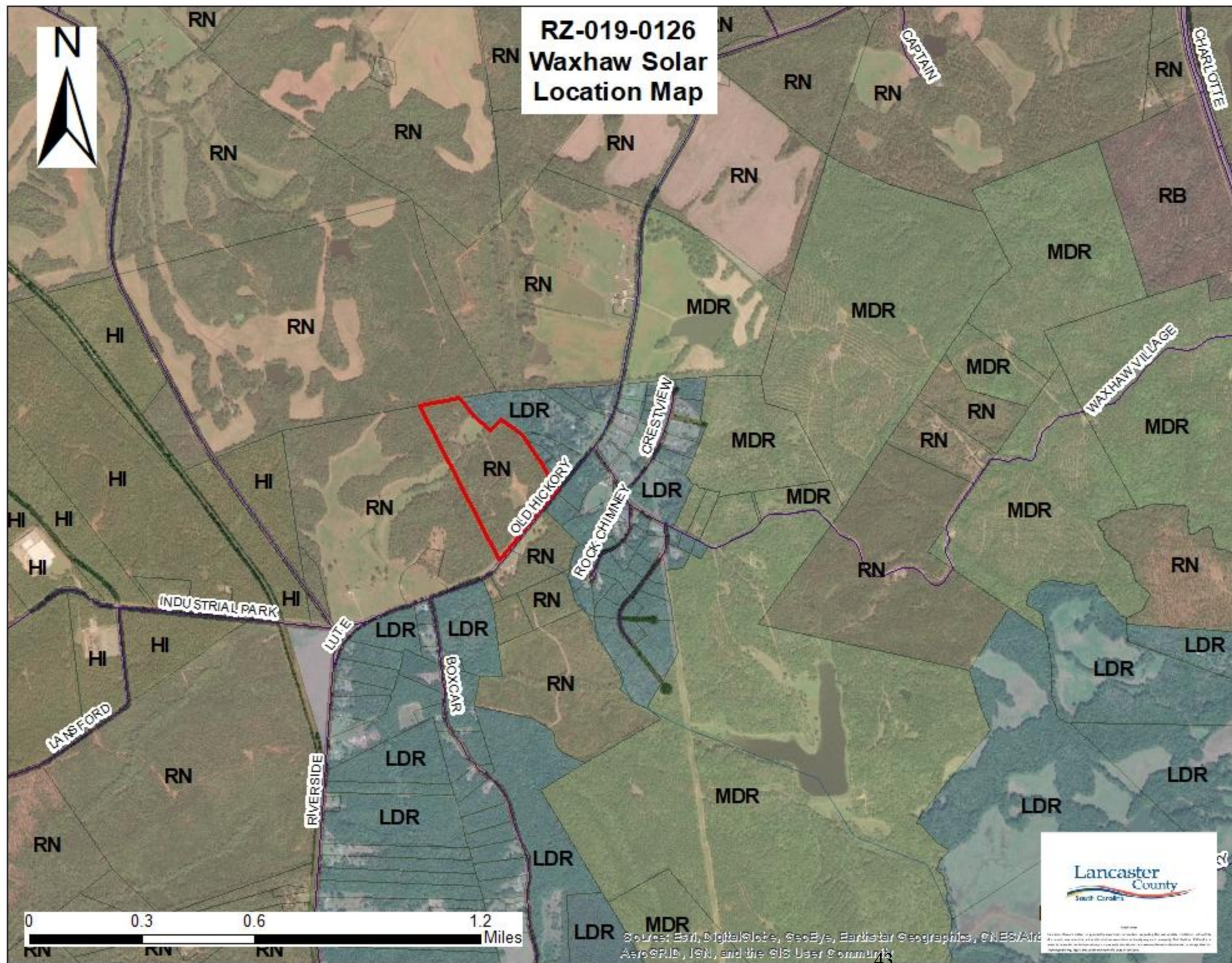
#### 3. County Council

- 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.





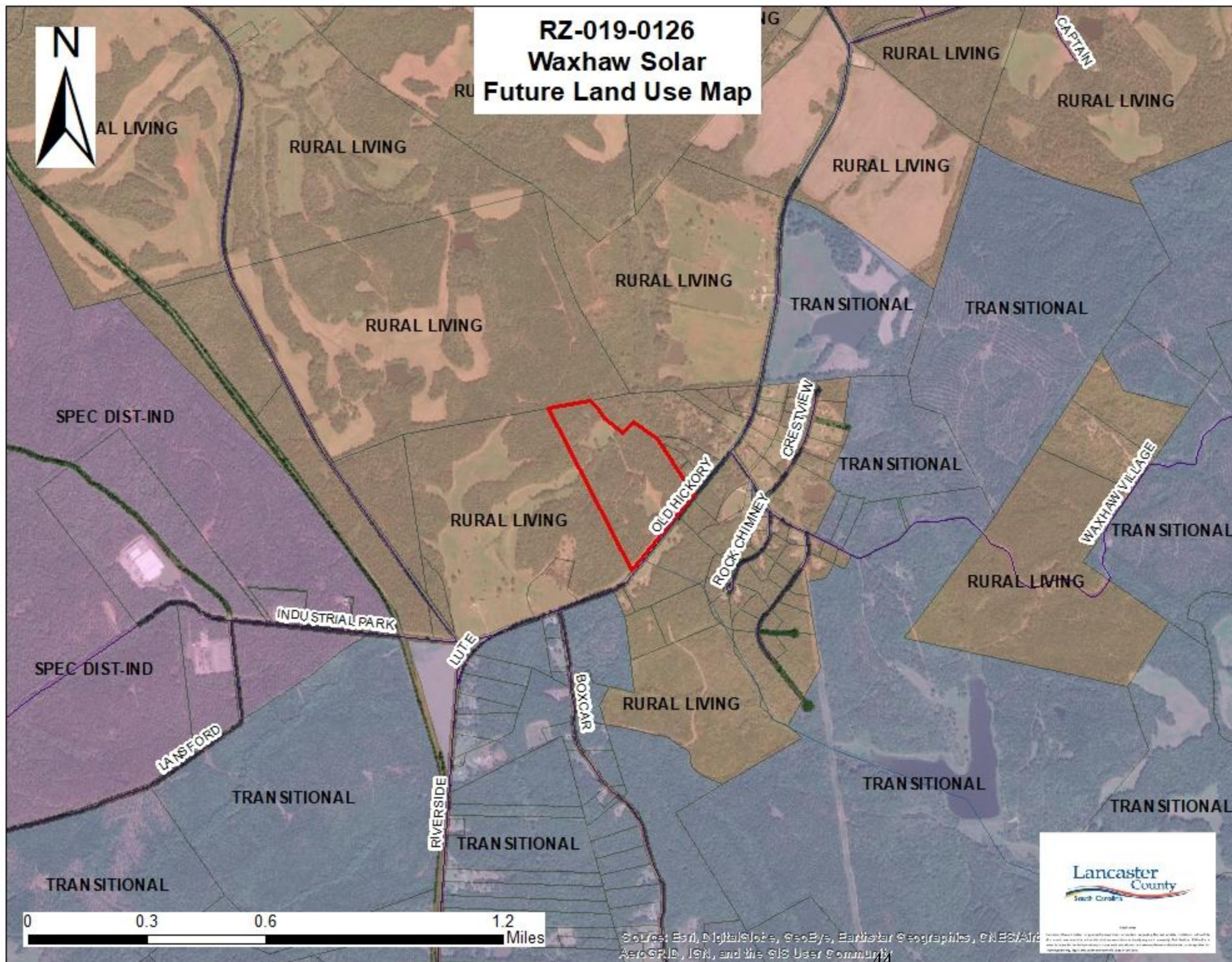
**RZ-019-0126**  
**Waxhaw Solar**  
**Location Map**



Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus, AeroGRID, IGN, and the GIS User Community



**RZ-019-0126**  
**Waxhaw Solar**  
**Future Land Use Map**



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus, GeoGRID, IGN, and the GIS User Community

1. Building-mounted solar energy systems may be mounted on principal and accessory structures.
2. All applicable setback regulations apply to building-mounted solar energy systems. Systems mounted on principal structures may encroach into interior side and rear setbacks in accordance with Chapter 1.
3. Only building-integrated and/or flush-mounted solar energy systems may be installed on street-facing building elevations.
4. Solar energy systems may not extend more than 3 feet above the applicable maximum building height limit for the subject building type or more than 5 feet above the highest point of the roofline, whichever is less.

**C. Ground-Mounted Solar Energy Systems**

1. In residential zoning districts, ground-mounted solar energy systems may not be located in a required street setback or street yard area.
2. Ground-mounted solar energy systems may be located within required interior side and rear setbacks.
3. Ground-mounted solar energy systems are subject to applicable accessory structure height and lot coverage regulations.

**5.11.4 SOLAR FARMS [AR] (Ord. No. 2018-1519, 7.16.18)**

- A. Applicability:** The purpose of this subsection is to provide standards for fixed-panel photovoltaic solar farms consisting of ground-mounted solar panels that capture energy from the sun and convert it to electricity. The provisions of this section are based on a ground-mounted photovoltaic facility using a construction technique and panels that support the flow of rainwater between each module and the growth of vegetation beneath the arrays, thereby limiting the impacts of stormwater runoff with minimal disturbance to the existing ground and grading of the site. Based on solar farm designs, the use is low intensity with minimal trip generation, low amounts of impervious cover, and low emission thus the use is compatible in rural agricultural areas and industrial uses.
- B. Setbacks/Height:** Solar farms shall be setback from adjacent street right-of-way at least 50 feet. In addition, solar power plant structures must be located at least 150 feet from all residential uses. Additional setbacks may be required to mitigate noise and glare impacts or to provide designated road or utility corridors, as identified in the review process. Structures shall not exceed 20 feet in height.
- C. Landscaping/Screening Requirements:** In addition to setbacks, screening shall be required by providing landscape within the buffer which achieves a minimum height of 10 feet within 3 years. The intent is to provide sufficient screening, through a combination of buffers, fencing, landscaping, and/or landscaped berms to obscure the solar equipment from exterior view from adjoining property owners and public right of ways.

A visually opaque screen shall be provided for any adjacent property that is residentially zoned or residential use. An opaque screen is intended to exclude a visual contact with the solar equipment from any protected property, street or public right of way. An opaque screen may be composed of a fence, landscaping, landscaped berm, or combination thereof. Natural areas as detailed below may also be used to meet screening requirements.

Natural areas: An existing vegetated area located on the same property as the solar farm; is within or includes the required buffer; and is of sufficient height, length, and depth and contains adequate and sufficient healthy vegetation to provide a visually opaque screen



where required. The Administrator may determine that further screening improvements shall not be required.

- D. Fencing:** A security fence shall be required at least 8 feet in height to secure the solar equipment unless a taller fence is needed in order to obscure the solar equipment from exterior view; the fence can be on top of the berm in order to achieve this goal. A chain link fence shall not be allowed unless it is screened from exterior view from adjoining property owners and public right of ways; screening may include plantings to create a "living fence", or to obscure the view of the fence. Breaks in fencing may be allowed or required to facilitate wildlife needs where natural features provide appropriate barriers to access by humans for security and safety purposes.
- E. Construction and Operation:** The design, construction, and operation of the facility shall minimize soil disturbance to the maximum extent possible and shall not substantially alter drainage from the site nor prohibit continued use of the site for wildlife passage.
- F. Application Requirements:**
1. A site plan shall denote the dimensions of the parcel, proposed solar farm location (arrangement of panels), distance from the proposed area to all property lines, and location of the driveway(s). No portion of the system area may encroach into the required setbacks and any buffer area(s).
  2. The site plan should also identify setbacks and any project boundary buffer(s), access routes, and proposed road improvements.
  3. The site plan should show any adjacent existing inhabitable structures and residentially zoned property or residential uses; existing utilities, pipelines, and transmission lines; proposed utility lines; utility and maintenance structures; existing topographic contours; proposed grading; areas of natural vegetation removal; revegetation areas and methods; existing and proposed drainage; erosion control; any floodplains or wetlands; and other relevant items identified by the Administrator or Planning Commission.
  4. Horizontal and vertical (elevation) to-scale drawings with dimensions must be submitted. The drawings must show the location of the system on the property.
  5. State and local Stormwater permits may be required based upon ground cover.
  6. All facilities shall be required to obtain all necessary permits from the South Carolina Department of Health and Environment Control and all applicable federal permits.
- G. Installation and Design**
1. Approved Solar Components – Electric solar energy system components must have a UL listing and must be designed with anti-reflective coating(s).
  2. Compliance with Building and Electrical Code – All solar farms shall meet all requirements of the International Building Code with South Carolina Amendments.
  3. Lighting – Lighting of the solar facility and accessory structures shall be limited to the minimum necessary and full cut-off lighting may be required when determined to be necessary to mitigate visual impacts.
  4. Glare - No facility shall produce glare that would constitute a nuisance to occupants of neighboring properties or person traveling neighboring roads.
  5. Noise - No noise shall be produced that exceeds 45 dBA, as measured at any existing neighboring residence.



6. Buffers and Landscaping – The facility must comply with Section 7.1.5 buffers and landscaping requirements.
7. Clearly visible warning signs shall be placed on the fence/facility perimeter to inform individuals of potential voltage hazards.

**H. Height Restrictions and FAA Hazard Review:** Compliance with any applicable McWhirter Field Aviation Overlay requirements and the ability to comply with FAA regulations pertaining to hazards to air navigation must be demonstrated.

**I. Decommissioning Plan:** The plan shall describe the decommissioning and final land reclamation plan to be followed after the anticipated useful life, or abandonment, or termination of the project, including evidence of proposed commitments with affected parties (County, any lessor, or property owner, etc.) that ensure proper final reclamation of the solar energy project. Among other things, revegetation and road repair activities should be addressed in the plan.

#### 5.11.5 WIRELESS COMMUNICATIONS FACILITY [AR, RR, RN, RUB, MH, LDR, MDR, PB, NB, GB, RB, INS, LI, HI, M, UR, HDR, RMX, MX, IMX]

**A. Scope:** This section shall regulate all communications broadcasting, towers, support structures, antennas, broadcast receiving facilities and equipment, and any combination thereof, except the following:

1. Television sets.
2. AM and FM radio receivers.
3. Amateur (HAM) radio receivers and transmitters.
4. Citizen band (CB) radio receivers and transmitters, cellular telephones, pagers, and similar personal communication devices.
5. Facilities which qualify as accessory structures as per Chapter 1.

**B. Permitted Locations:** The following wireless telecommunications facilities are permitted, as outlined in Section 2.5.3 provided they meet the supplemental use standards in this section.

Height of Proposed Facility	Use Allowance	Permitted Districts	Other Permitted Locations (in any district)	Additional Standards
60' or Less And Concealed	PR	All Districts except OSP	Government facilities; Public parks and utility structures; Within any building or structure whose primary purpose is not to support communications equipment, such that the facility is completely concealed.	Setbacks shall be the same as for any principal or accessory structure in the district.
60.01'-199.99'	PR	PB, NB, GB, RB, INS, LI, HI, M	n/a	The facility shall be camouflaged in a manner so as to reflect the characteristics of the neighborhood or its environs as approved by the Administrator.









March 5, 2018

David Brame  
Pilot Environmental, Inc.  
P.O. Box 128  
Kernersville, NC 27285

Re: Waxhaw Solar  
Lancaster County, South Carolina  
SHPO Project No. 18-KL0033

Dear David Brame:

Our Office received documentation on January 31, 2018 that you submitted as due diligence for the project referenced above, including the project review form, maps and site photographs. This letter is for preliminary, informational purposes only and does not constitute consultation or agency coordination with our Office as defined in 36 CFR 800: "Protection of Historic Properties" or by any state regulatory process. The recommendation stated below could change once the responsible federal and/or state agency initiates consultation with our Office.

Our office knows of no documented historic properties that are eligible for listing or listed in the National Register of Historic Places (NRHP) within the proposed project area. The project area was previously surveyed for historic properties during the *Lancaster County Historical and Architectural Inventory* (Preservation Consultants 1986) and has not been previously surveyed for cultural resources. The project area is located adjacent to the Waxhaw Presbyterian Church Cemetery (SHPO Site No. 0028) listed in the NRHP in 1975.

If Waxhaw Solar were to require state permits or federal permits, licenses, funds, loans, grants, or assistance for development, we would recommend to the federal or state agency or agencies that:

- A phased investigation of the project area's potential to contain cultural resources, beginning with archival research on the history of the project area and a reconnaissance-level survey, be conducted. We recommend the phased investigations because the project area contains moderate to high probability areas in which there is reasonable likelihood for the occurrence of prehistoric and/or historic cultural resources. If these investigations indicate a high probability for historic properties to exist within the project area, we recommend proceeding to an intensive survey. Please consult the South Carolina Standards and Guidelines for Archaeological Investigations for further guidance.
- Waxhaw Presbyterian Church Cemetery (SHPO Site No. 0028) be taken into account and any adverse effects to the viewshed be minimized or mitigated. We recommend that an opaque

vegetative buffer be constructed between the proposed development and the Waxhaw Presbyterian Church Cemetery (SHPO Site No. 0028). For additional information, please see our *Guidance for Assessing Visual and Indirect Effects to Historic Landscapes*, available at: <http://shpo.sc.gov/programs/revcomp/Pages/landscapesguidance.aspx>.

- The owners of the Waxhaw Presbyterian Church Cemetery (SHPO Site No. 0028) be invited to participate in the section 106 process, if applicable, under 36 CFR 800.3(f).

The federal or state agency or agencies will take our recommendation(s) into consideration when evaluating the project and will determine if survey and minimization/mitigation will be required.

The State Historic Preservation Office will provide comments regarding historic architectural and archaeological resources and effects to them once the federal or state agency initiates consultation. Project Review Forms and additional guidance regarding our Office's role in the compliance process and historic preservation can be found on our website at: <http://shpo.sc.gov/programs/revcomp>.

Please refer to SHPO Project Number 18-KL0033 in any future correspondence regarding this project. If you have any questions, please contact me at (803) 896-6181 or at [KLewis@scdah.sc.gov](mailto:KLewis@scdah.sc.gov).

Sincerely,



Keely Lewis  
Archaeologist  
State Historic Preservation Office

# John P. Baker



2293 New Hope Rd, Heath Springs, SC 29058-  
8869

(M) (803) 246-0902  
jbaker314@comporium.net

August 20<sup>th</sup>, 2019

Lancaster County Planning Commission,

I have been designated as the official spokesman for Old Waxhaw Presbyterian Church, which is situated directly across Old Hickory Road from parcel 0045-00-017.02, which is the subject of this rezoning request.

The membership of Old Waxhaw Presbyterian Church is strongly opposed to this rezoning request in that we feel that it is not in line with the existing land uses in the area nor with the expected future development of the area.

The area extending north from the intersection of Riverside Road and University Drive to SC Highway 5 and encompassing the land on both sides of Old Hickory Road and Riverside Road, has long principally consisted of large tracts of residential property with some light agricultural uses (corn, cotton, and soybeans).

The only exceptions to this are the Foster Industrial Park and the Lancaster County Water Plant.

We are in recognition of the fact that the area is changing, as exemplified by (1) the Riverchase Estates development situated on Riverside Road about two miles north of the intersection of Old Hickory Road and Riverside Road and (2) the future Roselyn development, which will extend from US Highway 521 between Cane Creek and West North Corner Road over to Old Hickory Road just north of the Waxhaw Village Development.



The Riverchase Estates development encompasses some eighteen hundred acres and will eventually have some twelve hundred high-value residential units with prices starting in the vicinity of \$600,000.

The Roselyn development encompasses some fourteen hundred acres and will eventually encompass some eighteen hundred and fifty-two moderate value residential units with prices starting in the vicinity of \$250,000.

Clearly, the area is in a state of transition from low-intensity agricultural and low-density residential to moderate-density residential.

I previously served on the Lancaster County Joint Planning Commission, so I understand these issues very well.

Despite the fact that the Unified Development Ordinance provides for solar farms in an agricultural setting, I do not feel that the rezoning is appropriate.

There is a significant difference between low-intensity agricultural uses and high-intensity agricultural uses, the latter of which would be more appropriate for a solar panel farm.

Whereas there is a legitimate reason for saying that an industrial zoning district may be inappropriate for a solar panel farm, I contend that it is equally true that low-intensity agricultural uses and low-density residential uses are inappropriate for a solar panel farm.

I suggest that the Planning Commission should investigate the creation of new zoning district definitions for solar panel farms and solar thermal farms.

Old Waxhaw Presbyterian Church is seeking to grow its membership and we feel strongly that the presence of a solar panel farm across the road from the church will adversely impact our efforts.

Old Waxhaw Presbyterian Church is the oldest church in northern South Carolina, having held its first recorded presbytery meeting in 1754. The cemetery, which is on the National Register of Historic Places, has tombstones dating to this period.

During the American Revolution, the survivors of Buford's Massacre were brought to Old Waxhaw Presbyterian Church, which served as a makeshift hospital.

President Andrew Jackson was baptized at this church and his father is buried here.

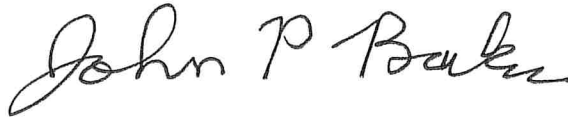
A meeting was held at Old Waxhaw Presbyterian Church on August 14<sup>th</sup>, 2019, at which we invited Pinegate Renewables to explain their proposal to the membership of the church and the surrounding community.

There was uniform opposition to the proposal from the church membership and the surrounding community.

Despite assurances from Pinegate Renewables, the membership of the church and the surrounding community feel that the presence of a solar panel farm will devalue the surrounding property and will encourage high-value residential developers to look elsewhere.

Finally, a review of the staff report has identified that the parcel is listed as vacant. This is incorrect. The parcel contains a rental residence which is currently occupied.

Old Waxhaw Presbyterian Church requests that this rezoning request be denied.



John P. Baker



**From:** [John Dubose](#)  
**To:** [Rox Burhans](#)  
**Subject:** [EXTERNAL] FW: Old Hickory solar panel project  
**Date:** Monday, August 12, 2019 9:31:51 AM

---

**THIS IS AN EXTERNAL E-MAIL** — Use caution when clicking on links as they could open malicious websites.  
—IT Helpdesk, [support.lancastercountysc.net](mailto:support.lancastercountysc.net)

**From:** Angela Elsberry [mailto:[elsberryal@aol.com](mailto:elsberryal@aol.com)]  
**Sent:** Sunday, August 11, 2019 10:42 PM  
**To:** John Dubose <[johnd@smithrobinsonlaw.com](mailto:johnd@smithrobinsonlaw.com)>  
**Subject:** Old Hickory solar panel project

Dear Mr Debose,

It is my understanding that the zoning board is contemplating allowing a 25 acre solar plant be built across the street from Waxhaw Presbyterian Church. This is one of the most historical sites in South Carolina, in fact the cemetery is listed in the National Register. Many of the tombstones were brought on horse and buggy from Charleston. This alone should stop any consideration of a development such as a solar panel farm but there are many others. It is an area for tourism and maybe the county should take a look at that instead of building a toxic waste dump.

The original zoning of this area that was implemented years ago did not take into account toxic waste materials that polluted land. There are many that will argue that Solar Panels are safe and they cause no long term impact to the environment but there are many scientific articles sighting the long-term toxicity of them. There are attorneys, as you know, who deal with this type of environmental law.

There is a place for such development but its not in an established neighborhood across the street from one of the most historical revered sites in SC.

A 25 acre solar panel farm is not going to add great value to our area and only adds to the pocketbooks of the solar developer and Julian Booth, the owner. This negatively impacts everyone else in the area, and especially the neighbors next to it. The land values will decrease. Its a fact that can be proven. The toxins from the upkeep over 20 years will leave it a toxic waste dump with chemicals that will be sprayed to kill the weeds and maintain the property, ie (Roundup and anything else that kills). The solar panels themselves are toxic and most land fills will not take them. All of this seeps in the ground water. What if the company goes bankrupt? These are serious questions.

The current residents who have lived in the area for years and put their investments here do not deserve this. It is my understanding that most of the board members live in the rural areas of the county and are not concerned with our area. This, in my opinion, is the best area of the county and its hap hazardly being developed with no plan in place. This area is growing and there's no strategic plan for development? A few board members (who do not live in our area) should not be able to affect the destiny of these home owners. Housing developments should be protected. I don't even think Lennar would be in favor of such a development close to them. If you let anyone zoned for agriculture have solar panels, does that mean I can do it too? I have 160 acres right across from Lennar. Mine has the same agricultural zoning. I've been sent many letters from solar companies but I have more respect for this area and want to see values appreciate instead of depreciate.

This is not acceptable by this community and in fact, its below the barrel. There are hundreds of spots in this county for a solar panel farm. Perhaps, in the rural areas where most of the board members live? They do not listen to the people. Its our community. It doesn't belong to the board members and we



should have a say in what happens here. We are tired of showing up and our wants for the area are not considered. We aren't there to just go through the motions of a hearing with your minds made up before we get there. We want our area to be protected and we expect serious consideration from educated people who listen.

Everything in this world is not about money. There is honor, integrity and value for the past. There is a place for solar panels but it's not here, across from this church and historical nationally preserved cemetery and in a neighborhood. Let the county buy some land on the other side of the rail road tracks and lease it to them. Somewhere away from people. The county would make a lot more money. Turn this area into an area of tourism. Do something productive! Buy the land from Julian Booth and let all the neighbors help design a history museum where people can pay to visit, after all, it's about the money for him. He doesn't even live in this county. This is not his home. He just rents out an apartment over a garage on this property. There are opportunities for this historical area and this is a reason a true planning board needs to be in place.

We are prepared to do what it takes to keep this out of our neighborhood. We would appreciate the board seriously looking at this in all aspects.

Sincerely,  
Angela Elsberry  
704-400-9710

**Lancaster County Historical Commission**

**Joe C. Grier, Chairman**

**1043 Hilldale Drive, Lancaster, SC 29720**

August 19, 2019

Lancaster County Planning Department  
101 N. Main Street  
Lancaster, SC 29720

RE: Case No. RZ-19-0126 - Waxhaw Solar

Dear Ladies and Gentlemen,

We are concerned about Waxhaw Solar's request for a change from residential to agricultural residential of a forty-seven acre property across from Old Waxhaw Presbyterian Church and Cemetery.

Our commission certainly does not object to solar farms and we appreciate the concessions offered by Waxhaw Solar including re-locating the entrance from directly across from the cemetery to another location along the property's frontage and leaving 50 feet of existing vegetative buffer, however, the protection afforded by the residential designation is of utmost importance and must not be changed.

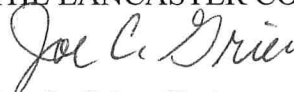
Organized in 1755 the Old Waxhaw Presbyterian Church was the first church established in upper South Carolina. Andrew Jackson was baptized in this church. Used as a Hospital for wounded soldiers during the Revolutionary War it was burned by the British. The present church was built in 1896 and re-modeled in 1942.

Tombstones in the churchyard date from 1758. Among prominent men buried here are President Andrew Jackson's father, Rev. William Richardson, General William R. Davie - founder of the University of North Carolina, 1789, Governor of North Carolina, 1798 and Minister to France in 1799.

We ask you to consider the historical significance of the church, cemetery and surrounding area. A solar farm directly across the road would be absolutely in-compatible. The protection afforded by the residential designation is of utmost importance and must not be changed. Please do not recommend this request for change by Waxhaw Solar.

Sincerely,

THE LANCASTER COUNTY HISTORICAL COMMISSION



Joe C. Grier, Chairman

Commissioners: Joe C. Grier, Cathie Catoe, Betty Broome, Miles Gardner, Jill Knight, Robbie Knight  
Advisors: Fred Catoe, Ann Christie, Don Frangenberg, Marcia Houston, Jackie Sullivan

# The Lancaster News

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

## PUBLIC HEARING NOTICE

The Lancaster County Council will conduct a public hearing on Monday, September 23, 2019 at 6:00 PM, Room 224 of the Lancaster County Administrative Building, located at 101 N. Main Street, Lancaster County, SC, for the purpose of obtaining oral and written comments from the public concerning the following:

1. UDO-TA-019-006: Application of Lancaster County to amend Chapter 2.4, District Development Standards, by amending the Light Industrial and Heavy Industrial zoning districts to increase non-habitable structure height to up to 90' or 70' when within 200' of residential use or district.
2. UDO-TA-019-007: Application of Lancaster County to amend Chapter 7-4, Signs, by amending Electrically-Activated Changeable Signs (On-Premises) to include Institutional (INS) District.
3. RZ-019-020: Application by Waxhaw Solar, LLC to rezone Tax ID # 0045-00-017.02 on Old Hickory Road from Rural Neighborhood (RN) to Agricultural Residential (AR) District. The property is approximately 47 acres in size and is currently vacant. The purpose of the request is to develop and operate a 3 MW ground-mounted solar energy system. Should this request be approved, a conditional use permit would be required to permit this use.
4. RZ-019-021: Application by Dustin & Stacie Catoe to rezone Tax ID # 0143-00-027.02 at the intersection of Kershaw Camden Highway and Baxter Kennington Road from Agricultural Residential (AR) to Rural Business (RUB) District. The property is approximately 1.144 acres in size and is currently vacant. The purpose of the request is to construct a small car lot.
5. UDO-TA-019-005: Application of Lancaster County to amend Chapter 2, District Standards, by creating a Government Operations, Maintenance and Fleet Service Facility use category. Definition will be added to Chapter 10, Definitions, to reflect the new use category.

Copies of the documents to be considered are available for public inspection in the office of the Lancaster County Planning Department, which is located at 101 North Main Street, Room 108 Lancaster, South Carolina. Persons requiring special arrangements due to handicap please call (803) 285-6005 at least 24 hours in advance.

Notice was published in The Lancaster  
News, 2019



Notary Public of South Carolina

My Commission Expires  
January 13, 2021



# The Lancaster News

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

## PUBLIC HEARING NOTICE

The Lancaster County Council will conduct a public hearing on Monday, September 23, 2019 at 6:00 PM, Room 224 of the Lancaster County Administrative Building, located at 101 N. Main Street, Lancaster County, SC, for the purpose of obtaining oral and written comments from the public concerning the following:

1. UDO-TA-019-006: Application of Lancaster County to amend Chapter 2.4, District Development Standards, by amending the Light Industrial and Heavy Industrial zoning districts to increase non-habitable structure height to up to 90' or 70' when within 200' of residential use or district.
2. UDO-TA-019-007: Application of Lancaster County to amend Chapter 7-4, Signs, by amending Electrically-Activated Changeable Signs (On-Premises) to include Institutional (INS) District.
3. RZ-019-020: Application by Waxhaw Solar, LLC to rezone Tax ID # 0045-00-017.02 on Old Hickory Road from Rural Neighborhood (RN) to Agricultural Residential (AR) District. The property is approximately 47 acres in size and is currently vacant. The purpose of the request is to develop and operate a 3 MW ground-mounted solar energy system. Should this request be approved, a conditional use permit would be required to permit this use.
4. RZ-019-021: Application by Dustin & Stacie Catoe to rezone Tax ID # 0143-00-027.02 at the intersection of Kershaw Camden Highway and Baxter Kennington Road from Agricultural Residential (AR) to Rural Business (RUB) District. The property is approximately 1.144

2. Drop off this completed form at any of the  
Lancaster County KFC locations:  
• 1263 Great Falls Hwy Lancaster  
• 582 Hwy 9 Byp E Lancaster  
• 9615 Charlotte Hwy Indian Land  
3. Entry Deadline is Monday Sept. 30<sup>th</sup> @ 5 pm.

This is to certify that the attached Legal Notice was published in The Lancaster News in the issue of September 1, 2019

Bonita G. Gendron

Notary Public of South Carolina

My Commission Expires  
January 13, 2021

# CAROLINA GATEWAY

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

## PUBLIC HEARING NOTICE

The Lancaster County Council will conduct a public hearing on Monday, September 23, 2019 at 6:00 PM, Room 224 of the Lancaster County Administrative Building, located at 101 N. Main Street, Lancaster County, SC, for the purpose of obtaining oral and written comments from the public concerning the following:

1. UDO-TA-019-006: Application of Lancaster County to amend Chapter 2.4, District Development Standards, by amending the Light Industrial and Heavy Industrial zoning districts to increase non-habitable structure height to up to 90' or 70' when within 200' of residential use or district.
2. UDO-TA-019-007: Application of Lancaster County to amend Chapter 7-4, Signs, by amending Electrically-Activated Changeable Signs (On-Premises) to include Institutional (INS) District.
3. RZ-019-020: Application by Waxhaw Solar, LLC to rezone Tax ID # 0045-00-017.02 on Old Hickory Road from Rural Neighborhood (RN) to Agricultural Residential (AR) District. The property is approximately 47 acres in size and is currently vacant. The purpose of the request is to develop and operate a 3 MW ground-mounted solar energy system. Should this request be approved, a conditional use permit would be required to permit this use.
4. RZ-019-021: Application by Dustin & Stacie Catoe to rezone Tax ID # 0143-00-027.02 at the intersection of Kershaw Camden Highway and Baxter Kennington Road from Agricultural Residential (AR) to Rural Business (RUB) District. The property is approximately 1.144 acres in size and is currently vacant. The purpose of the request is to construct a small car lot.
5. UDO-TA-019-005: Application of Lancaster County to amend Chapter 2, District Standards, by creating a Government Operations, Maintenance and Fleet Service Facility use category. Definition will be added to Chapter 10, Definitions, to reflect the new use category.

Copies of the documents to be considered are available for public inspection in the office of the Lancaster County Planning Department, which is located at 101 North Main Street, Room 108 Lancaster, South Carolina. Persons requiring special arrangements due to handicap please call (803) 285-6005 at least 24 hours in advance.

Notice was published in CAROLINA

4, 2019



Notary Public of South Carolina

My Commission Expires  
January 13, 2021



# CAROLINA GATEWAY

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

## PUBLIC HEARING NOTICE

The Lancaster County Council will conduct a public hearing on Monday, September 23, 2019 at 6:00 PM, Room 224 of the Lancaster County Administrative Building, located at 101 N. Main Street, Lancaster County, SC, for the purpose of obtaining oral and written comments from the public concerning the following:

1. UDO-TA-019-006: Application of Lancaster County to amend Chapter 2.4, District Development Standards, by amending the Light Industrial and Heavy Industrial zoning districts to increase non-habitable structure height to up to 90' or 70' when within 200' of residential use or district.
2. UDO-TA-019-007: Application of Lancaster County to amend Chapter 7-4, Signs, by amending Electrically-Activated Changeable Signs (On-Premises) to include Institutional (INS) District.
3. RZ-019-020: Application by Waxhaw Solar, LLC to rezone Tax ID # 0045-00-017.02 on Old Hickory Road from Rural Neighborhood (RN) to Agricultural Residential (AR) District. The property is approximately 47 acres in size and is currently vacant. The purpose of the request is to develop and operate a 3 MW ground-mounted solar energy system. Should this request be approved, a conditional use permit would be required to permit this use.
4. RZ-019-021: Application by Dustin & Stacie Catoe to rezone Tax ID # 0143-00-027.02 at the intersection of Kershaw Camden Highway and Baxter Kennington Road from Agricultural Residential (AR) to Rural Business (RUB) District. The property is approximately 1.144 acres in size and is currently vacant. The purpose

drawn at each location.  
4. Weekly Winner of a KFC Meal will be  
Sept. 30<sup>th</sup> @ 5 pm.  
3. Entry Deadline is Monday,  
• 9615 Charlotte Hwy Indian Land

This is to certify that the attached Legal Notice was published in CAROLINA GATEWAY in the issue of *September 4, 2019*

*Benita G. Gault*

Notary Public of South Carolina

My Commission Expires  
January 13, 2021

# Agenda Item Summary

---

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Steve Willis/Administration and Hal Hiott/Parks and Recreation

Department: Administration

Date Requested to be on Agenda: 9/23/2019

## **Issue for Consideration:**

Whether or not to proceed with the proposal from Duke Energy for additional amenities at the Springs Park Boat Landing site and the additional operating costs for same.

## **Points to Consider:**

We are in receipt of a proposal from Duke Energy to add amenities to the work they will be doing at the Springs Park Boat Landing.

If we proceed there will be additional operating costs that Parks and Recreation must have funding to absorb.

A listing of amenities and additional operating costs are attached.

It was noted at the Committee level that this is coming outside the normal budget process. This is due to FERC unexpectedly releasing the project in this fiscal year and a short time frame for Duke to move forward.

## **Funding and Liability Factors:**

Proposed amenities:

\$401,795 for the full set - potential deduct of \$52,070 if the canoe/ kayak launch is removed.

Additional operating costs:

Annual recurring - \$60,430 (note: employee insurance is estimated at \$12,300 as we must budget for full family coverage when accounting for new employees) and one-time non-recurring of \$33,700.

## **Council Options:**

Proceed with all, some, or none of the project. If we proceed with all or some, we must account for future operating costs.

## **Recommendation:**

We have divergent opinions from two Committees so I will defer to Councilwoman McGriff and Councilman Honeycutt to present from their Committees.

If we proceed, staff recommended General Fund fund balance for the revenue source. The Administration Committee recommended using Hospitality Tax for a portion and General Fund fund balance for the remainder.

## **ATTACHMENTS:**

Description	Upload Date	Type
Duke Letter	9/11/2019	Exhibit
Duke Plans	9/11/2019	Exhibit
Project Financial Information	9/11/2019	Exhibit



August 20, 2019

Mr. Steve Willis  
Lancaster County Government  
PO Box 1809  
101 N Main St  
Lancaster, SC 29720

Reference: Additional Amenities at Springs Park Access Area  
Lancaster County, South Carolina

Dear Mr. Steve Willis:

Duke Energy Carolinas, LLC proposes to construct additional improvements to the Springs Park Access Area at the cost of Lancaster County to add public recreation opportunities on Fishing Creek Reservoir in Lancaster County. These improvements detailed below were requested as non-project improvements not required for Duke Energy Carolinas to construct. This proposal represents an opportunity for Lancaster County to save contractor costs associated with the procurement, management, and other such costs generally required for construction because of synergies created with Duke Energy having a contractor onsite for compliance required construction. This additional scope shall be completed in tandem with Duke Energy's work slated for construction in the Fall of 2019 with an estimated finish date of December 31<sup>st</sup>, 2019.

**Scope of Work:**

- 1) (14) Additional single vehicle parking spots in the fishing pier area
- 2) (3) Picnic tables w/ pads in the fishing pier area
- 3) (1) Picnic shelter with (4) picnic tables, (2) Grills, and (1) Ash Can
- 4) (1) CXT Vault Toilet Restroom located in the fishing pier area
- 5) (1) CXT Vault Toilet Restroom located at the boat ramp
- 6) (1) Canoe/Kayak launch located near boat ramp
- 7) Concrete Sidewalk to tie additional amenities to planned or existing amenities\*

\*As shown on highlighted plan provided

**Lump sum price for all proposed amenities: \$401,795.00**

- At Lancaster County's discretion, \$52,070 can be deducted to remove the Canoe/Kayak launch from the scope of work.

**Clarifications**

This proposal remains valid for a period of 60 days from its submittal date. All amenities have been specified in the Owners Specification Document provided as part of this submittal. All amenity locations have been shown in the provided plan set.

Sincerely,

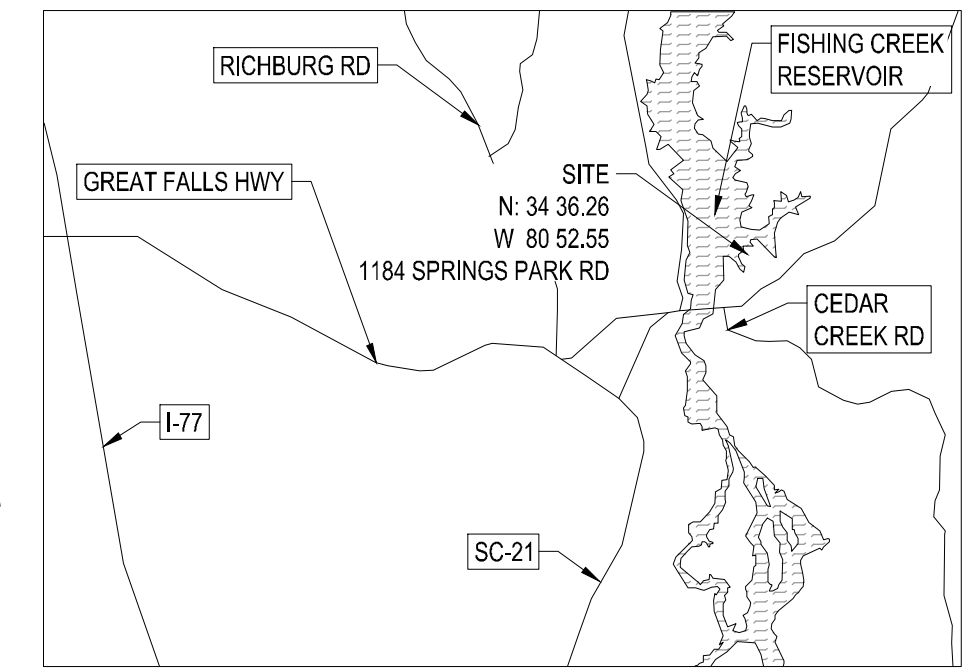


Ryan Lindsey, Public Safety Recreation Strategy Planning

# SPRINGS PARK ACCESS AREA

## FISHING CREEK RESERVOIR - LANCASTER COUNTY, SOUTH CAROLINA

DUKE ENERGY CORPORATION  
CHARLOTTE, NORTH CAROLINA



VICINITY MAP

### PROJECT SUMMARY

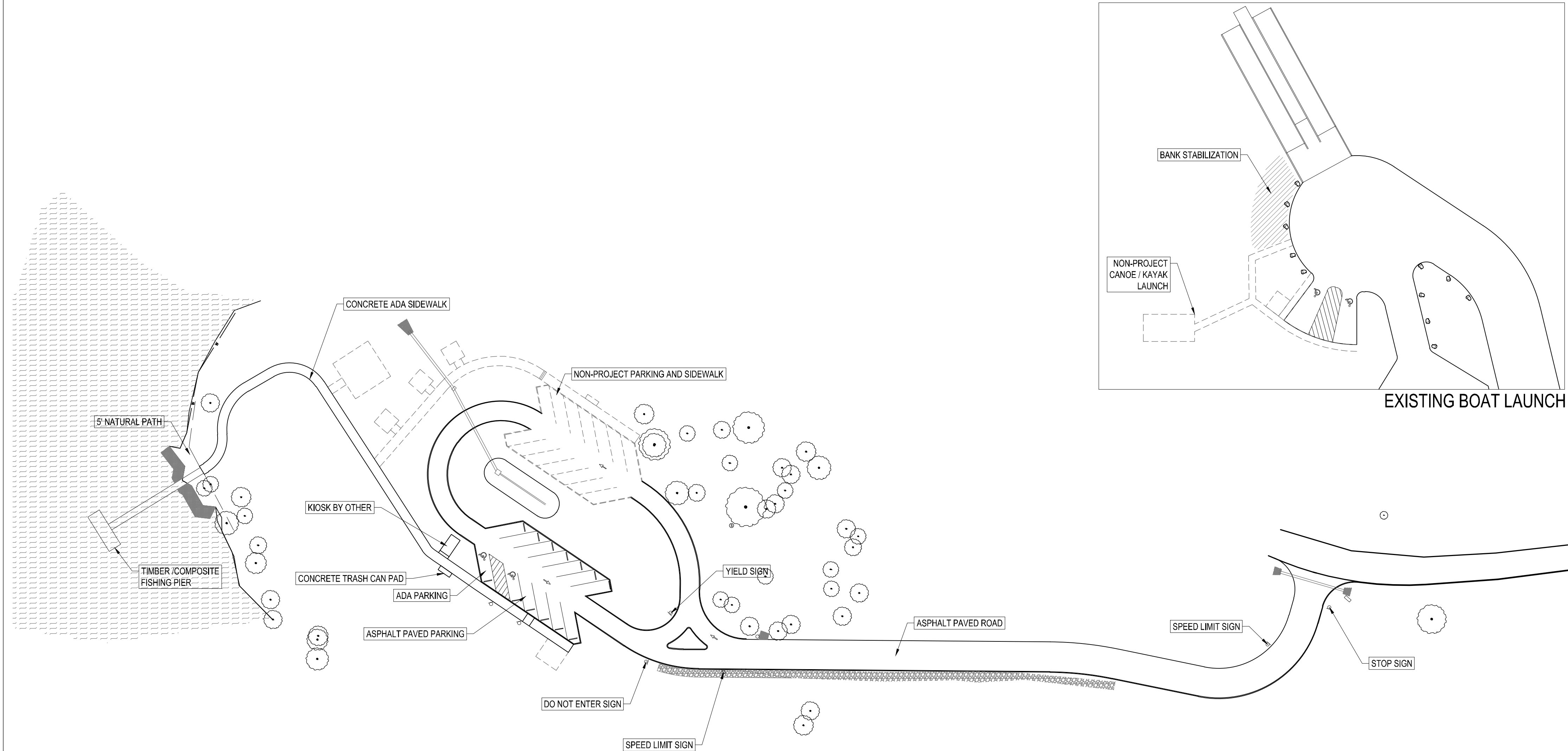
PROJECT ADDRESS: 1184 SPRINGS PARK RD  
LANCASTER, SC

PROJECT DESCRIPTION:  
UPGRADES TO SPRINGS PARK ACCESS AREA INCLUDE:  
THE INSTALLATION OF AN ADA ACCESSIBLE PUMP AND HAUL VAULT TOILET,  
THE INSTALLATION OF A BIO-SWALE  
THE INSTALLATION OF AN ASPHALT PAVED PARKING LOT  
THE INSTALLATION OF A BANK FISHING TRAIL  
THE INSTALLATION OF A FISHING PIER  
UPGRADES TO THE PUBLIC INFORMATION SIGNAGE

PARCEL NUMBER: 0128-00-014.00

PARKING SUMMARY:  
NORMAL SPACES: 11  
ADA SPACES: 2

PROJECT CONSTRUCTION:  
THE CONSTRUCTION OF THIS PROJECT IS ESTIMATED TO BE FROM AUGUST -  
DECEMBER 2019



EXISTING BOAT LAUNCH

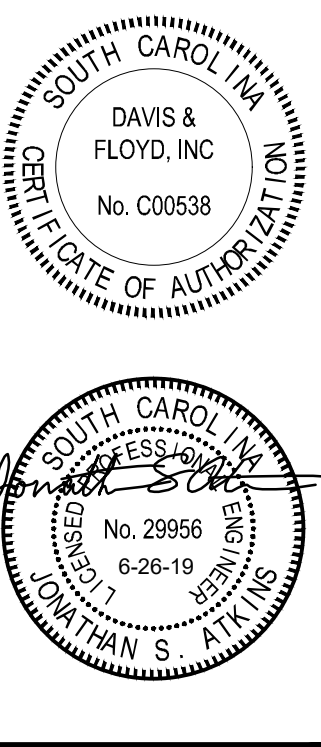
### SITE DATA

TOTAL DISTURBED..... 2.4 AC.  
NEW IMPERVIOUS..... 0.60 AC.  
TOTAL SITE..... 18.0 AC.

Sheet List Table	
Sheet Number	Sheet Title
CS1	Cover Sheet
C010	Existing Conditions
C102	Demolition Plan
C103	Erosion Control Plan
C200	Overall Layout Plan
C201	Parking Layout Plan
C300	Overall Grading Plan
C301	Parking Area Grading, Stormwater and Erosion Control Plan
C302	Soil Boring Logs
C303	Profile and Layout Data Sheet
C820	Site Details
C821	Site Details
C830	Grading and Erosion Control Details
L100	Landscape Plan
L200	Landscape Details
S101	Timber-Composite Fishing Pier Details
S102	Timber-Composite Fishing Pier Details



Know what's below.  
Call before you dig.



**DAVIS & FLOYD**  
SINCE 1954  
www.davisfloyd.com  
1319 HIGHWAY 70221 EAST  
GREENWOOD, SOUTH CAROLINA 29649  
864-229-5211

OWNER  
DUKE ENERGY CORPORATION  
CHARLOTTE, NORTH CAROLINA  
PROJECT TITLE  
SPRINGS PARK ACCESS AREA

Cover Sheet

NO.	DATE	REVISIONS	BY	CHKD	DATE	NO.	DATE	REVISIONS	BY	CHKD	DATE
1	10/01/19	1	RRH	RRH	10/01/19	1	10/01/19	1	RRH	RRH	10/01/19
2	10/01/19	2	RRH	RRH	10/01/19	2	10/01/19	2	RRH	RRH	10/01/19
3	10/01/19	3	RRH	RRH	10/01/19	3	10/01/19	3	RRH	RRH	10/01/19

CS1

PAGE 1 OF 17



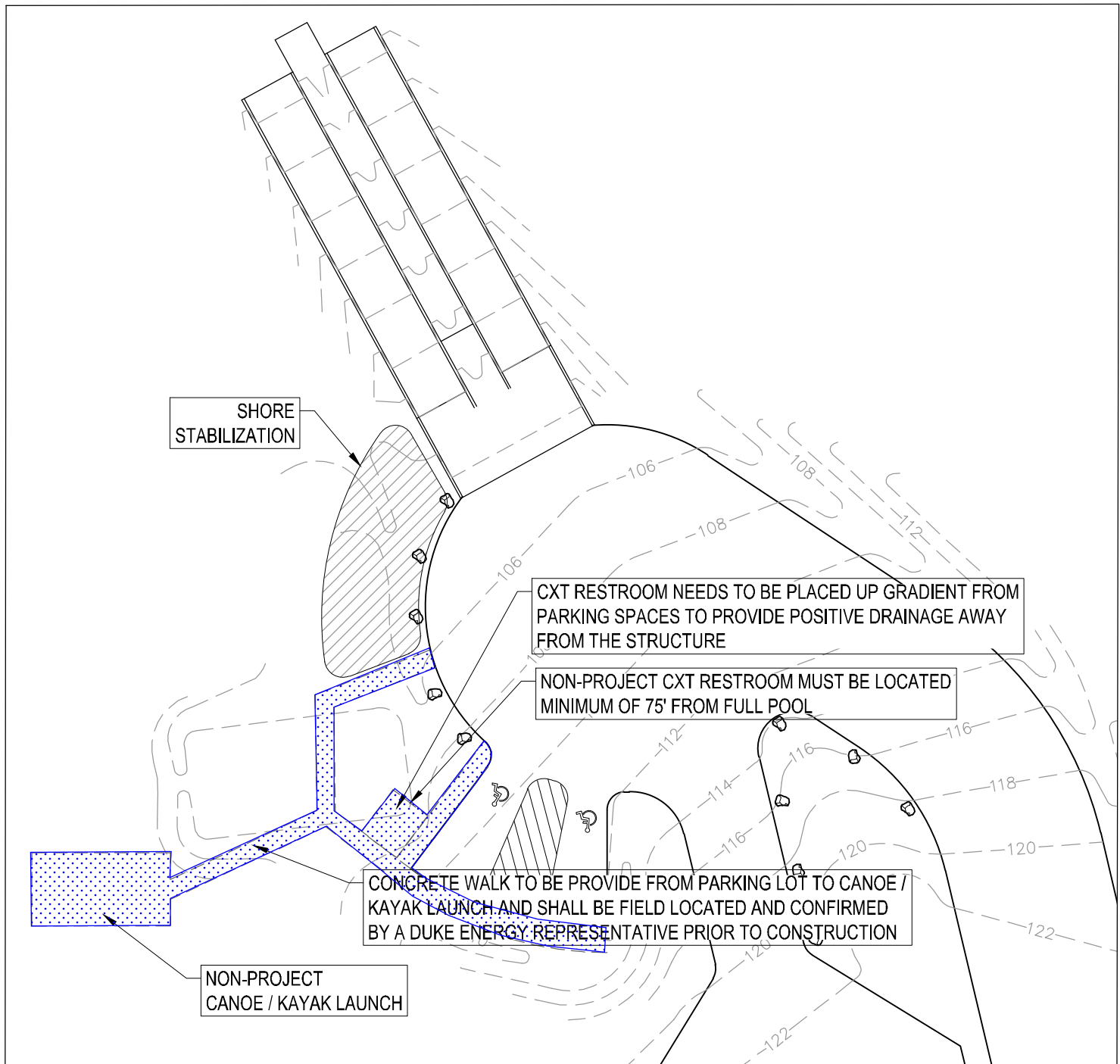
PAGE	NO.	DATE	RELEASED	CHECKED	DATE
1085-49	1	NOV 26-10 AM 1941			5-1-49
4-4-19	3	ISSUED FOR RD			8-26-49
RECORDED					
INDEXED					
DOWN					
RRH					
RECORDED					
INDEXED					
APPROVED					



End:	Tangent Data			
	Description	PT Station	Northling	Eastling
	Start:	10009056.432		2035402.598
	End:	0+41.000	10009088.031	2035466.917
Tangent Data				
Parameter	Value		Parameter	Value
	Length:	41	Course:	N 53° 54' 03.9145" E
Curve Point Data				
Description	Station	Northling	Eastling	
PC:	0+41.000	10009088.031	2035466.917	
BP:		10009099.121	2035476.615	
PT:	0+46.284	10009091.807	2035465.268	
Circular Curve Data				
Parameter	Value		Parameter	Value
	23° 25' 44.2155"		Type:	RIGHT
Radius:	13.5	DOC:	424° 24' 47.4670"	
Length:	5.385	Tangent:	2.67	
Mid-Ord:	0.258	External:	0.263	
Chord:	5.251	Course:	N 44° 01' 10.8070" W	
Tangent Data				
End:	Description			
	Start:	0+46.284	10009091.807	2035465.268
Tangent Data	1+07.504	10009143.263	2035431.2	
Parameter	Value		Parameter	Value
	Length:	61.22	Course:	N 32° 48' 18.6995" W
Tangent Data				
Description	PT Station	Northling	Eastling	
Start:	1+07.504	10009143.263	2035431.2	
End:	1+132.247	10009164.06	2035418.695	
Tangent Data				
Parameter	Value		Parameter	Value
	Length:	24.73	Course:	N 32° 48' 18.6995" W
Tangent Data				
Description	PT Station	Northling	Eastling	
Start:	1+132.247	10009164.06	2035418.695	
End:	1+91.360	10009113.597	2035386.439	
Parameter	Value		Parameter	Value
	Length:	50.13	Course:	N 33° 04' 11.5845" W
Curve Point Data				
Description	Station	Northling	Eastling	
PC:	1+91.360	10009113.597	2035386.439	
BP:		10009188.597	2035363.556	
PT:	2+42.203	10009122.124	2035350.433	
Circular Curve Data				

Parameter	Value	Parameter	Value	
Delta:	87° 13' 16.10"	Type:	LEFT	
Radius:	26.83	DOC:	01° 03' 11.4387"	
Length:	40.843	Tangent:	25.509	
Mid-Ord:	7.404	Internal:	10.226	
Chord:	37.012	Course:	N 76° 40' 48.7651" W	
Tangent Data				
Description	PT Station	Northing	Easting	
Start:	2+32.293	100922.124	203530.423	
End:	2+53.656	100921.103	203531.898	
Tangent Data	Parameter	Value	Parameter	Value
Length:	21.463	Course:	S 59° 47' 33.6544" E	
Curve Point Data				
Description	PT Station	Northing	Easting	
PC:	2+53.656	100921.103	203531.898	
BP:		1009178.995	2035350.187	
PT:	2+93.850	1009177.589	2035314.008	
Circular Curve Data	Parameter	Value	Parameter	Value
Delta:	63° 50' 52.1307"	Type:	LEFT	
Radius:	36.268	DOC:	15° 01' 16.8282"	
Length:	40.194	Tangent:	22.444	
Mid-Ord:	5.828	Internal:	6.384	
Chord:	34.167	Course:	S 32° 57' 07.5891" W	
Tangent Data				
Description	PT Station	Northing	Easting	
Start:	2+93.850	1009177.589	2035314.008	
End:	2+93.981	1009174.856	2035314.017	
Tangent Data	Parameter	Value	Parameter	Value
Length:	6.131	Course:	S 03° 54' 30.8813" E	
Tangent Data				
Description	PT Station	Northing	Easting	
Start:	2+93.981	1009174.856	2035314.017	
End:	2+96.389	1009174.856	2035314.2	
Tangent Data	Parameter	Value	Parameter	Value
Length:	2.608	Course:	S 04° 00' 43.3247" E	
Curve Point Data				
Description	PT Station	Northing	Easting	
PC:	2+96.389	1009174.856	2035314.2	
BP:		1009173.096	2035388.974	
PT:	3+22.427	1009152.496	2035303.64	
Circular Curve Data	Parameter	Value	Parameter	Value
Delta:	58° 32' 34.1824"	Type:	RIGHT	
Radius:	25.287	DOC:	226° 34' 42.4893"	
Length:	25.838	Tangent:	15.974	
Mid-Ord:	3.229	Internal:	3.705	
Chord:	24.728	Course:	S 25° 16' 47.7023" W	
Tangent Data				
Description	PT Station	Northing	Easting	
Start:	3+22.427	1009152.496	2035303.64	
End:	3+47.825	1009149.631	2035299.465	
Tangent Data	Parameter	Value	Parameter	Value
Length:	5.398	Course:	S 57° 56' 32.8832" W	

Point Table				
Point #	Elevation	Northing	Easting	Description
1	162.41	1009042.06	2036153.26	CENTER PT
2	161.64	1009061.36	2036083.89	CENTER PT
3	161.14	1009056.82	2036052.50	CENTER PT
4	89.65	1009114.65	2035215.81	PIER
5	90.70	1009118.86	2035222.62	PIER
6	101.00	1009095.04	2035237.34	PIER
7	101.00	1009090.83	2035230.53	PIER



NOTES: SITE LAYOUT FOR THIS LOCATION WAS BASED ON EXISTING CONDITIONS PROVIDED BY DUKE ENERGY. NO ON SITE VERIFICATION OR SURVEY WAS COMPLETED BY DAVIS & FLOYD.

1. SUBMITTALS: SEE SPECIFICATIONS.
2. COMPLY WITH ASTM C 94/ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", AND CRSI'S MANUAL OF STANDARD PRACTICE." (LATEST EDITIONS)
3. DEFORMED REINFORCING BARS: ASTM A615, GRADE 60.
4. PORTLAND CEMENT: ASTM 185, TYPE II.
5. FLY ASH: ASTM C 618, TYPE F (LIMITED TO 20% OF TOTAL CEMENT CONTENT).
6. PROPORTION NORMAL WEIGHT CONCRETE MIXES TO PROVIDE THE FOLLOWING PROPERTIES:
  - A. COMPRESSIVE STRENGTH: 4000 PSI AT 28 DAYS FOR ABUTMENT.  
3000 PSI AT 28 DAYS FOR SIDEWALK
  - B. WATER-CEMENT RATIO: 0.45 MAXIMUM AT POINT OF PLACEMENT  
FOR SLABS ON GRADE
  - C. AIR CONTENT: 5.5% TO 7.0% FOR CONCRETE EXPOSED TO FREEZING AND THAWING
7. UNLESS OTHERWISE NOTED, ALL DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL SHALL CONFORM TO THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" ACI 315, LATEST EDITION
8. ALL REINFORCING BAR SPICE LENGTHS AND LOCATIONS, EMBEDMENT LENGTHS, HOOKS, ETC. SHALL BE MADE AS SHOWN ON THE DRAWINGS. DEVIATIONS SHALL ONLY BE MADE UPON APPROVAL OF THE ENGINEER.
9. PROVIDE CLASS B LAP SPICES IN ACCORDANCE WITH ACI 318 UNLESS NOTED OTHERWISE.
10. UNLESS OTHERWISE NOTED, CHAMFER ALL EXPOSED CONCRETE CORNERS WITH A 3/4 INCH x 45 DEGREE CHAMFER.
11. CROSS REFERENCE ALL CONSTRUCTION DOCUMENTS FOR DIMENSIONS AND LOCATIONS NOT SPECIFICALLY SHOWN. INFORM THE ENGINEER IN WRITING OF MISSING INFORMATION OR CONFLICTS.
12. DO NOT ADD WATER TO CONCRETE DURING DELIVERY, AT PROJECT SITE OR DURING PLACEMENT UNLESS APPROVED BY THE ENGINEER.
13. PROTECT CONCRETE FROM PHYSICAL DAMAGE OR REDUCED STRENGTH DUE TO WEATHER EXTREMES DURING MIXING, PLACING AND CURING.
14. FORM 1/8" WIDE CONTRACTION JOINTS 2 1/2" DEEP WITH POWER SAWS WHEN CUTTING ACTION WILL NOT TEAR, ABRASE OR OTHERWISE DAMAGE CONCRETE SURFACE AND BEFORE CONCRETE DEVELOPS RANDOM CONTRACTION JOINTS.
15. BEGIN CURING UNFORMED CONCRETE AFTER FINISHING. KEEP CONCRETE CONTINUOUSLY MOIST FOR AT LEAST 7 DAYS OR APPLY MEMBRANE FORMING CURING COMPOUND TO CONCRETE.
16. AN INDEPENDENT TESTING AGENCY SHALL BE RETAINED TO PERFORM TESTING AND TO SUBMIT TEST REPORTS.
17. PROTECT CONCRETE FROM DAMAGE. REPAIR CONCRETE SURFACE DEFECTS WITH METHODS AND MATERIALS APPROVED BY ENGINEER.

1. CONCRETE PIER ABUTMENT AND SIDEWALK HAVE BEEN DESIGNED FOR 2000 PSF ALLOWABLE SOIL BEARING PRESSURE IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THE SOIL BEARING CAPACITY

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AN PROTECTING ALL SERVICE AND UTILITY LINES ON THE SITE PRIOR TO BEGINNING EXCAVATION

3. EXCAVATIONS REQUIRING MORE THAN 4 FEET OF SOIL REMOVAL SHALL BE ADEQUATELY SHORED OR LAID BACK TO PREVENT SIDE WALL CAVING OR COLLAPSE

4. IF BOTTOM OF PIER ABUTMENT OF SIDEWALK EXCAVATION IF FOUND TO BE INADEQUATE TO PROVIDE THE DESIGN SOIL BEARING CAPACITY, THEN THE AREAS IN QUESTION SHALL BE UNDERCUT AND REPLACED WITH STRUCTURAL FILL OR NO. 57 STONE

5. STRUCTURAL FILL SHALL HAVE A LIQUID LIMIT LESS THAN 55, A PLASTIC INDEX LESS THAN 25 AND A STANDARD PROCTOR MAXIMUM DRY DENSITY GREATER THAN 90 PCF (ASTM D693)

6. PLACE STRUCTURAL FILL IN LOOSE LIFTS OF 8" MAX AND METHODOICALLY COMPACT WITH HEAVY COMPACTATION EQUIPMENT TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698)

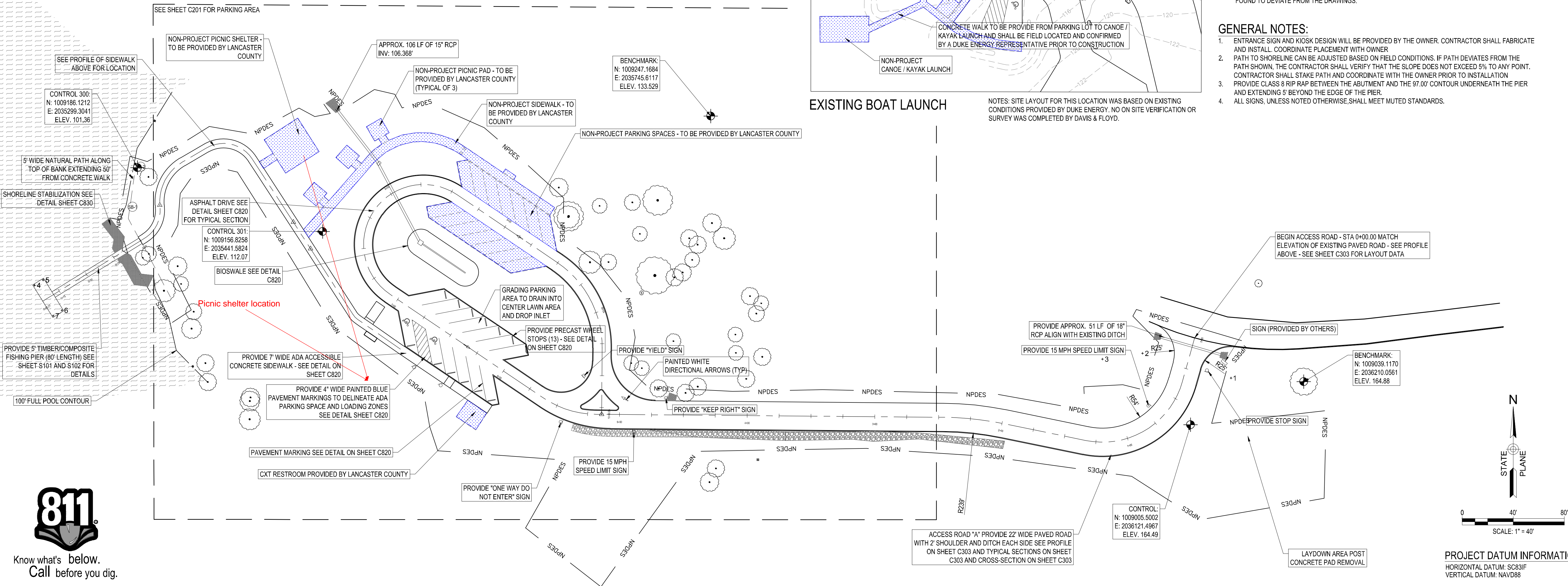
7. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/OWNER IMMEDIATELY IF SUBSURFACE CONDITIONS ARE FOUND TO DEVIATE FROM THE DRAWINGS.

ENTRANCE SIGN AND KIOSK DESIGN WILL BE PROVIDED BY THE OWNER. CONTRACTOR SHALL FABRICATE AND INSTALL, COORDINATE PLACEMENT WITH OWNER

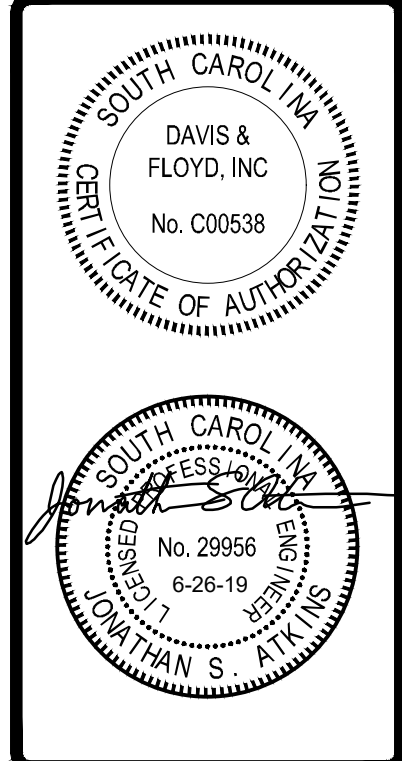
PATH TO SHORELINE CAN BE ADJUSTED BASED ON FIELD CONDITIONS. IF PATH DEVIATES FROM THE PATH SHOWN, THE CONTRACTOR SHALL VERIFY THAT THE SLOPE DOES NOT EXCEED 5% TO ANY POINT. CONTRACTOR SHALL STAKE PATH AND COORDINATE WITH THE OWNER PRIOR TO INSTALLATION

PROVIDE CLASS 8 RIP RAP BETWEEN THE ABUTMENT AND THE 97.00' CONTOUR UNDERNEATH THE PIER AND EXTENDING 5' BEYOND THE EDGE OF THE PIER.

ALL SIGNS, UNLESS NOTED OTHERWISE, SHALL MEET MUTED STANDARDS.



Know what's below.  
Call before you dig.



**DAVIS & FLOYD**  
SINCE 1954

**WWW.DAVISFLOYD.COM**  
1319 HIGHWAY 72/221 EAST  
GREENWOOD, SOUTH CAROLINA 29649  
864-229-5211

OWNER  
DUKE ENERGY CORPORATION

PROJECT TITLE
SPRINGS PARK ACCESS AREA

## OVERALL LAYOUT PLAN

DATE	NO.	REMARKS	RECEIVED	DATE	NO.	REMARKS	RECEIVED
1035/49	1	1794 RES. NOT SUBMITTAL		4-1-51	1	1794 RES. NOT SUBMITTAL	
44-19	2	1856 RES. NOT SUBMITTAL		5-5-51	2	1856 RES. NOT SUBMITTAL	
44-19	3	1856 RES. NOT SUBMITTAL		5-5-51	3	1856 RES. NOT SUBMITTAL	
44-19	4	1856 RES. NOT SUBMITTAL		5-5-51	4	1856 RES. NOT SUBMITTAL	
44-19	5	1856 RES. NOT SUBMITTAL		5-5-51	5	1856 RES. NOT SUBMITTAL	
44-19	6	1856 RES. NOT SUBMITTAL		5-5-51	6	1856 RES. NOT SUBMITTAL	
44-19	7	1856 RES. NOT SUBMITTAL		5-5-51	7	1856 RES. NOT SUBMITTAL	
44-19	8	1856 RES. NOT SUBMITTAL		5-5-51	8	1856 RES. NOT SUBMITTAL	
44-19	9	1856 RES. NOT SUBMITTAL		5-5-51	9	1856 RES. NOT SUBMITTAL	
44-19	10	1856 RES. NOT SUBMITTAL		5-5-51	10	1856 RES. NOT SUBMITTAL	
44-19	11	1856 RES. NOT SUBMITTAL		5-5-51	11	1856 RES. NOT SUBMITTAL	
44-19	12	1856 RES. NOT SUBMITTAL		5-5-51	12	1856 RES. NOT SUBMITTAL	
44-19	13	1856 RES. NOT SUBMITTAL		5-5-51	13	1856 RES. NOT SUBMITTAL	
44-19	14	1856 RES. NOT SUBMITTAL		5-5-51	14	1856 RES. NOT SUBMITTAL	
44-19	15	1856 RES. NOT SUBMITTAL		5-5-51	15	1856 RES. NOT SUBMITTAL	
44-19	16	1856 RES. NOT SUBMITTAL		5-5-51	16	1856 RES. NOT SUBMITTAL	
44-19	17	1856 RES. NOT SUBMITTAL		5-5-51	17	1856 RES. NOT SUBMITTAL	
44-19	18	1856 RES. NOT SUBMITTAL		5-5-51	18	1856 RES. NOT SUBMITTAL	
44-19	19	1856 RES. NOT SUBMITTAL		5-5-51	19	1856 RES. NOT SUBMITTAL	
44-19	20	1856 RES. NOT SUBMITTAL		5-5-51	20	1856 RES. NOT SUBMITTAL	
44-19	21	1856 RES. NOT SUBMITTAL		5-5-51	21	1856 RES. NOT SUBMITTAL	
44-19	22	1856 RES. NOT SUBMITTAL		5-5-51	22	1856 RES. NOT SUBMITTAL	
44-19	23	1856 RES. NOT SUBMITTAL		5-5-51	23	1856 RES. NOT SUBMITTAL	
44-19	24	1856 RES. NOT SUBMITTAL		5-5-51	24	1856 RES. NOT SUBMITTAL	
44-19	25	1856 RES. NOT SUBMITTAL		5-5-51	25	1856 RES. NOT SUBMITTAL	
44-19	26	1856 RES. NOT SUBMITTAL		5-5-51	26	1856 RES. NOT SUBMITTAL	
44-19	27	1856 RES. NOT SUBMITTAL		5-5-51	27	1856 RES. NOT SUBMITTAL	
44-19	28	1856 RES. NOT SUBMITTAL		5-5-51	28	1856 RES. NOT SUBMITTAL	
44-19	29	1856 RES. NOT SUBMITTAL		5-5-51	29	1856 RES. NOT SUBMITTAL	
44-19	30	1856 RES. NOT SUBMITTAL		5-5-51	30	1856 RES. NOT SUBMITTAL	
44-19	31	1856 RES. NOT SUBMITTAL		5-5-51	31	1856 RES. NOT SUBMITTAL	
44-19	32	1856 RES. NOT SUBMITTAL		5-5-51	32	1856 RES. NOT SUBMITTAL	
44-19	33	1856 RES. NOT SUBMITTAL		5-5-51	33	1856 RES. NOT SUBMITTAL	
44-19	34	1856 RES. NOT SUBMITTAL		5-5-51	34	1856 RES. NOT SUBMITTAL	
44-19	35	1856 RES. NOT SUBMITTAL		5-5-51	35	1856 RES. NOT SUBMITTAL	
44-19	36	1856 RES. NOT SUBMITTAL		5-5-51	36	1856 RES. NOT SUBMITTAL	
44-19	37	1856 RES. NOT SUBMITTAL		5-5-51	37	1856 RES. NOT SUBMITTAL	
44-19	38	1856 RES. NOT SUBMITTAL		5-5-51	38	1856 RES. NOT SUBMITTAL	
44-19	39	1856 RES. NOT SUBMITTAL		5-5-51	39	1856 RES. NOT SUBMITTAL	
44-19	40	1856 RES. NOT SUBMITTAL		5-5-51	40	1856 RES. NOT SUBMITTAL	
44-19	41	1856 RES. NOT SUBMITTAL		5-5-51	41	1856 RES. NOT SUBMITTAL	
44-19	42	1856 RES. NOT SUBMITTAL		5-5-51	42	1856 RES. NOT SUBMITTAL	
44-19	43	1856 RES. NOT SUBMITTAL		5-5-51	43	1856 RES. NOT SUBMITTAL	
44-19	44	1856 RES. NOT SUBMITTAL		5-5-51	44	1856 RES. NOT SUBMITTAL	
44-19	45	1856 RES. NOT SUBMITTAL		5-5-51	45	1856 RES. NOT SUBMITTAL	
44-19	46	1856 RES. NOT SUBMITTAL		5-5-51	46	1856 RES. NOT SUBMITTAL	
44-19	47	1856 RES. NOT SUBMITTAL		5-5-51	47	1856 RES. NOT SUBMITTAL	
44-19	48	1856 RES. NOT SUBMITTAL		5-5-51	48	1856 RES. NOT SUBMITTAL	
44-19	49	1856 RES. NOT SUBMITTAL		5-5-51	49	1856 RES. NOT SUBMITTAL	
44-19	50	1856 RES. NOT SUBMITTAL		5-5-51	50	1856 RES. NOT SUBMITTAL	
44-19	51	1856 RES. NOT SUBMITTAL		5-5-51	51	1856 RES. NOT SUBMITTAL	
44-19	52	1856 RES. NOT SUBMITTAL		5-5-51	52	1856 RES. NOT SUBMITTAL	
44-19	53	1856 RES. NOT SUBMITTAL		5-5-51	53	1856 RES. NOT SUBMITTAL	
44-19	54	1856 RES. NOT SUBMITTAL		5-5-51	54	1856 RES. NOT SUBMITTAL	
44-19	55	1856 RES. NOT SUBMITTAL		5-5-51	55	1856 RES. NOT SUBMITTAL	
44-19	56	1856 RES. NOT SUBMITTAL		5-5-51	56	1856 RES. NOT SUBMITTAL	
44-19	57	1856 RES. NOT SUBMITTAL		5-5-51	57	1856 RES. NOT SUBMITTAL	
44-19	58	1856 RES. NOT SUBMITTAL		5-5-51	58	1856 RES. NOT SUBMITTAL	
44-19	59	1856 RES. NOT SUBMITTAL		5-5-51	59	1856 RES. NOT SUBMITTAL	
44-19	60	1856 RES. NOT SUBMITTAL		5-5-51	60	1856 RES. NOT SUBMITTAL	
44-19	61	1856 RES. NOT SUBMITTAL		5-5-51	61	1856 RES. NOT SUBMITTAL	
44-19	62	1856 RES. NOT SUBMITTAL		5-5-51	62	1856 RES. NOT SUBMITTAL	
44-19	63	1856 RES. NOT SUBMITTAL		5-5-51	63	1856 RES. NOT SUBMITTAL	
44-19	64	1856 RES. NOT SUBMITTAL		5-5-51	64	1856 RES. NOT SUBMITTAL	
44-19	65	1856 RES. NOT SUBMITTAL		5-5-51	65	1856 RES. NOT SUBMITTAL	
44-19	66	1856 RES. NOT SUBMITTAL		5-5-51	66	1856 RES. NOT SUBMITTAL	
44-19	67	1856 RES. NOT SUBMITTAL		5-5-51	67	1856 RES. NOT SUBMITTAL	
44-19	68	1856 RES. NOT SUBMITTAL		5-5-51	68	1856 RES. NOT SUBMITTAL	
44-19	69	1856 RES. NOT SUBMITTAL		5-5-51	69	1856 RES. NOT SUBMITTAL	
44-19	70	1856 RES. NOT SUBMITTAL		5-5-51	70	1856 RES. NOT SUBMITTAL	
44-19	71	1856 RES. NOT SUBMITTAL		5-5-51	71	1856 RES. NOT SUBMITTAL	
44-19	72	1856 RES. NOT SUBMITTAL		5-5-51	72	1856 RES. NOT SUBMITTAL	
44-19	73	1856 RES. NOT SUBMITTAL		5-5-51	73	1856 RES. NOT SUBMITTAL	
44-19	74	1856 RES. NOT SUBMITTAL		5-5-51	74	1856 RES. NOT SUBMITTAL	
44-19	75	1856 RES. NOT SUBMITTAL		5-5-51	75	1856 RES. NOT SUBMITTAL	
44-19	76	1856 RES. NOT SUBMITTAL		5-5-51	76	1856 RES. NOT SUBMITTAL	
44-19	77	1856 RES. NOT SUBMITTAL		5-5-51	77	1856 RES. NOT SUBMITTAL	
44-19	78	1856 RES. NOT SUBMITTAL		5-5-51	78	1856 RES. NOT SUBMITTAL	
44-19	79	1856 RES. NOT SUBMITTAL		5-5-51	79	1856 RES. NOT SUBMITTAL	
44-19	80	1856 RES. NOT SUBMITTAL		5-5-51	80	1856 RES. NOT SUBMITTAL	
44-19	81	1856 RES. NOT SUBMITTAL		5-5-51	81	1856 RES. NOT SUBMITTAL	
44-19	82	1856 RES. NOT SUBMITTAL		5-5-51	82	1856 RES. NOT SUBMITTAL	
44-19	83	1856 RES. NOT SUBMITTAL		5-5-51	83	1856 RES. NOT SUBMITTAL	
44-19	84	1856 RES. NOT SUBMITTAL		5-5-51	84	1856 RES. NOT SUBMITTAL	
44-19	85	1856 RES. NOT SUBMITTAL		5-5-51	85	1856 RES. NOT SUBMITTAL	
44-19	86	1856 RES. NOT SUBMITTAL		5-5-51	86	1856 RES. NOT SUBMITTAL	
44-19	87	1856 RES. NOT SUBMITTAL		5-5-51	87	1856 RES. NOT SUBMITTAL	
44-19	88	1856 RES. NOT SUBMITTAL		5-5-51	88	1856 RES. NOT SUBMITTAL	
44-19	89	1856 RES. NOT SUBMITTAL		5-5-51	89	1856 RES. NOT SUBMITTAL	
44-19	90	1856 RES. NOT SUBMITTAL		5-5-51	90	1856 RES. NOT SUBMITTAL	
44-19	91	1856 RES. NOT SUBMITTAL		5-5-51	91	1856 RES. NOT SUBMITTAL	
44-19	92	1856 RES. NOT SUBMITTAL		5-5-51	92	1856 RES. NOT SUBMITTAL	
44-19	93	1856 RES. NOT SUBMITTAL		5-5-51	93	1856 RES. NOT SUBMITTAL	
44-19	94	1856 RES. NOT SUBMITTAL		5-5-51	94	1856 RES. NOT SUBMITTAL	
44-19	95	1856 RES. NOT SUBMITTAL		5-5-51	95	1856 RES. NOT SUBMITTAL	
44-19	96	1856 RES. NOT SUBMITTAL		5-5-51	96	1856 RES. NOT SUBMITTAL	
44-19	97	1856 RES. NOT SUBMITTAL		5-5-51	97	1856 RES. NOT SUBMITTAL	
44-19	98	1856 RES. NOT SUBMITTAL		5-5-51	98	1856 RES. NOT SUBMITTAL	
44-19	99	1856 RES. NOT SUBMITTAL		5-5-51	99	1856 RES. NOT SUBMITTAL	
44-19	100	1856 RES. NOT SUBMITTAL		5-5-51	100	1856 RES. NOT SUBMITTAL	
44-19	101	1856 RES. NOT SUBMITTAL		5-5-51	101	1856 RES. NOT SUBMITTAL	
44-19	102	1856 RES. NOT SUBMITTAL		5-5-51	102	1856 RES. NOT SUBMITTAL	
44-19	103	1856 RES. NOT SUBMITTAL		5-5-51	103	1856 RES. NOT SUBMITTAL	
44-19	104	1856 RES. NOT SUBMITTAL		5-5-51	104	1856 RES. NOT SUBMITTAL	
44-19	105	1856 RES. NOT SUBMITTAL		5-5-51	105	1856 RES. NOT SUBMITTAL	
44-19	106	1856 RES. NOT SUBMITTAL		5-5-51	106	1856 RES. NOT SUBMITTAL	
44-19	107	1856 RES. NOT SUBMITTAL		5-5-51	107	1856 RES. NOT SUBMITTAL	
44-19	108	1856 RES. NOT SUBMITTAL		5-5-51	108	1856 RES. NOT SUBMITTAL	
44-19	109	1856 RES. NOT SUBMITTAL		5-5-51	109	1856 RES. NOT SUBMITTAL	
44-19	110	1856 RES. NOT SUBMITTAL		5-5-51	110	1856 RES. NOT SUBMITTAL	
44-19	111	1856 RES. NOT SUBMITTAL		5-5-51	111	1856 RES. NOT SUBMITTAL	
44-19	112	1856 RES. NOT SUBMITTAL		5-5-51	112	1856 RES. NOT SUBMITTAL	
44-19	113	1856 RES. NOT SUBMITTAL		5-5-51	113	1856 RES. NOT SUBMITTAL	
44-19	114	1856 RES. NOT SUBMITTAL		5-5-51	114	1856 RES. NOT SUBMITTAL	
44-19	115	1856 RES. NOT SUBMITTAL		5-5-51	115	1856 RES. NOT SUBMITTAL	
44-19	116	1856 RES. NOT SUBMITTAL		5-5-51	116	1856 RES. NOT SUBMITTAL	
44-19	117	1856 RES. NOT SUBMITTAL		5-5-51	117	1856 RES. NOT SUBMITTAL	
44-19	118	1856 RES. NOT SUBMITTAL		5-5-51	118	1856 RES. NOT SUBMITTAL	
44-19	119	1856 RES. NOT SUBMITTAL		5-5-51	119	1856 RES. NOT SUBMITTAL	
44-19	120	1856 RES. NOT SUBMITTAL		5-5-51	120	1856 RES. NOT SUBMITTAL	
44-19	121	1856 RES. NOT SUBMITTAL		5-5-51	121	1856 RES. NOT SUBMITTAL	
44-19	122	1856 RES. NOT SUBMITTAL		5-5-51	122	1856 RES. NOT SUBMITTAL	
44-19	123	1856 RES. NOT SUBMITTAL		5-5-51	123	1856 RES. NOT SUBMITTAL	
44-19	124	1856 RES. NOT SUBMITTAL		5-5-51	124	1856 RES. NOT SUBMITTAL	
44-19	125	1856 RES. NOT SUBMITTAL		5-5-51	125	1856 RES. NOT SUBMITTAL	
44-19	126	1856 RES. NOT SUBMITTAL		5-5-51	126	1856 RES. NOT SUBMITTAL	
44-19	127	1856 RES. NOT SUBMITTAL		5-5-51	127	1856 RES. NOT SUBMITTAL	
44-19	128	1856 RES. NOT SUBMITTAL		5-5-51	128	1856 RES. NOT SUBMITTAL	
44-19	129	1856 RES. NOT SUBMITTAL		5-5-51	129	1856 RES. NOT SUBMITTAL	
44-19	130	1856 RES. NOT SUBMITTAL		5-5-51	130	1856 RES. NOT SUBMITTAL	
44-19	131	1856 RES. NOT SUBMITTAL		5-5-51	131	1856 RES. NOT SUBMITTAL	
44-19	132	1856 RES. NOT SUBMITTAL		5-5-51	132	1856 RES. NOT SUBMITTAL	
44-19	133	1856 RES. NOT SUBMITTAL		5-5-51	133	1856 RES. NOT SUBMITTAL	
44-19	134	1856 RES. NOT SUBMITTAL		5-5-51	134	1856 RES. NOT SUBMITTAL	
44-19	135	1856 RES. NOT SUBMITTAL		5-5-51	135	1856 RES. NOT SUBMITTAL	
44-19	136	1856 RES. NOT SUBMITTAL		5-5-51	136	1856 RES. NOT SUBMITTAL	
44-19	137	1856 RES. NOT SUBMITTAL		5-5-51	137	1856 RES. NOT SUBMITTAL	
44-19	138	1856 RES. NOT SUBMITTAL		5-5-51	138	1856 RES. NOT SUBMITTAL	
44-19	139	1856 RES. NOT SUBMITTAL		5-5-51	139	1856 RES. NOT SUBMITTAL	
44-19	140	1856 RES. NOT SUBMITTAL		5-5-51	140	1856 RES. NOT SUBMITTAL	
44-19	141	1856 RES. NOT SUBMITTAL		5-5-51	141	1856 RES. NOT SUBMITTAL	
44-19	142	1856 RES. NOT SUBMITTAL		5-5-51	142	1856 RES. NOT SUBMITTAL	
44-19	143	1856 RES. NOT SUBMITTAL		5-5-51	143	1856 RES. NOT SUBMITTAL	
44-19	144	1856 RES. NOT SUBMITTAL		5-5-51	144	1856 RES. NOT SUBMITTAL	
44-19	145	1856 RES. NOT SUBMITTAL		5-5-51	145	1856 RES. NOT SUBMITTAL	
44-19	146	1856 RES. NOT SUBMITTAL		5-5-51	146	1856 RES. NOT SUBMITTAL	
44-19	147	1856 RES. NOT SUBMITTAL		5-5-51	147	1856 RES. NOT SUBMITTAL	
44-19	148	1856 RES. NOT SUBMITTAL		5-5-51	148	1856 RES. NOT SUBMITTAL	
44-19	149	1856 RES. NOT SUBMITTAL		5-5-51	149	1856 RES. NOT SUBMITTAL	
44-19	150	1856 RES. NOT SUBMITTAL		5-5-51	150	1856 RES. NOT SUBMITTAL	
44-19	151	1856 RES. NOT SUBMITTAL		5-5-51	151	1856 RES. NOT SUBMITTAL	
44-19	152	1856 RES. NOT SUBMITTAL		5-5-51	152	1856 RES. NOT SUBMITTAL	
44-19	153	1856 RES. NOT SUBMITTAL		5-5-51	153	1856 RES. NOT SUBMITTAL	
44-19	154	1856 RES. NOT SUBMITTAL		5-5-51	154	1856 RES. NOT SUBMITTAL	
44-19	155	1856 RES. NOT SUBMITTAL		5-5-51	155	1	

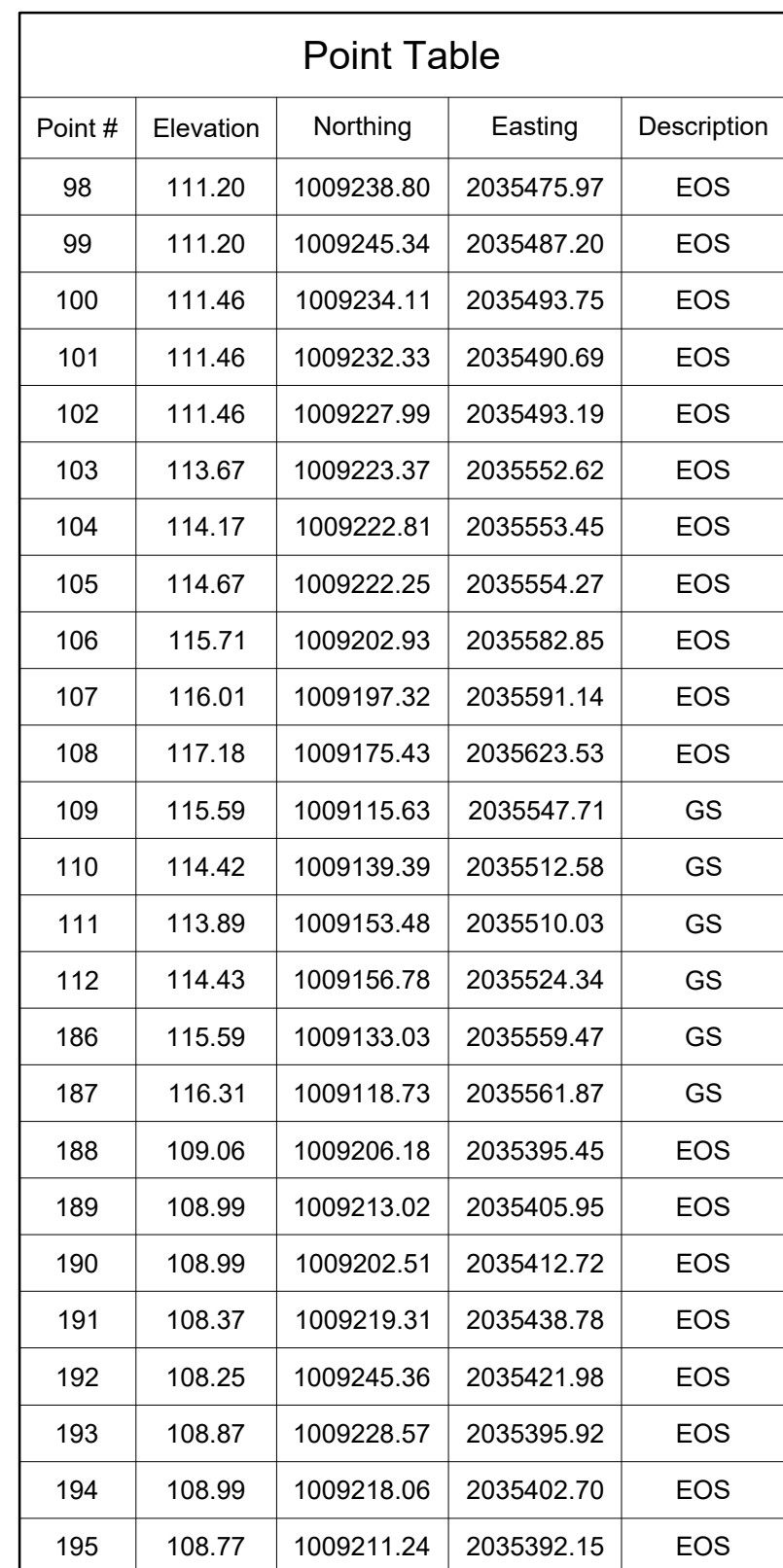
### PROJECT DATUM INFORMATION

HORIZONTAL DATUM: SC83IF  
VERTICAL DATUM: NAVD88



SEE DETAILS ON SHEET C-810

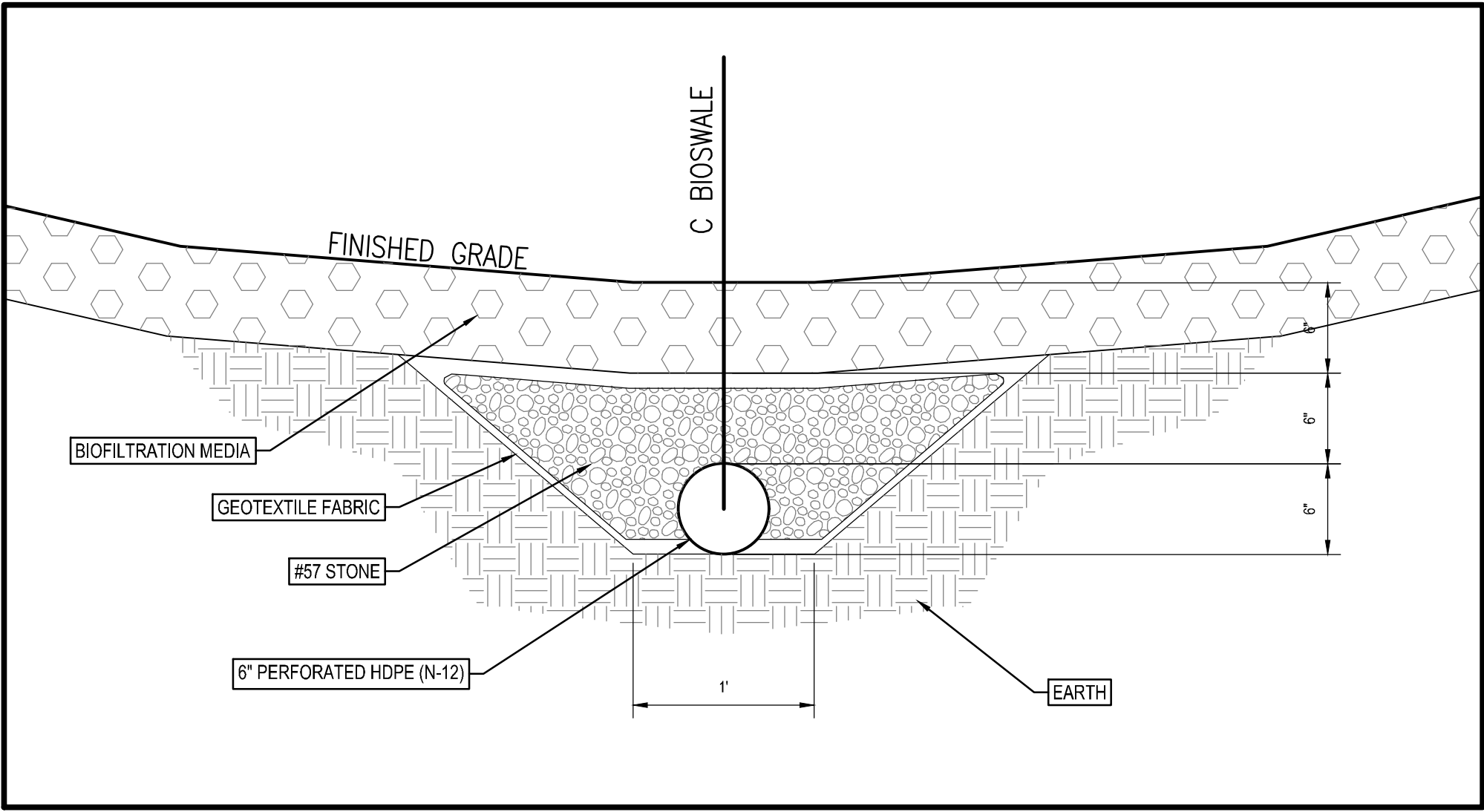
6. PROVIDE (2) TWO GRILLS ON EACH SIDE OF PICNIC SHELTER. GRILLS SHALL BE PILOT ROCK PEDESTAL GRILL MODEL A-20/S B3 SURFACE MOUNT BASE ([www.pilotrock.com](http://www.pilotrock.com)) OR APPROVED EQUAL. BASE SHALL BE MOUNTED TO CONCRETE PAD USING PILOT ROCK ANCHOR KIT MODEL #ANC1-4 OR APPROVED EQUAL.



REGULAR SPACES .....	11
HANDICAP SPACES .....	2
TOTAL SPACES .....	13

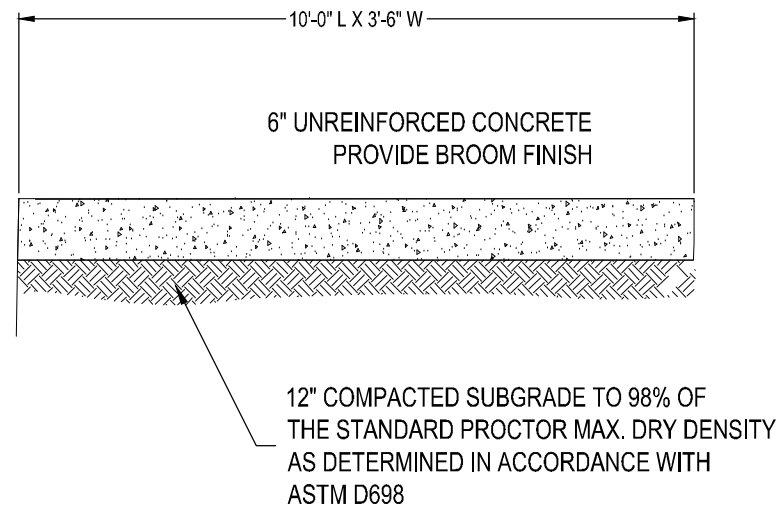
PROJECT DATUM INFORMATION:  
HORIZONTAL DATUM: SC83IF  
VERTICAL DATUM: NAVD88

\\gw01-45\\data\\Jobs\\0cd\\10361-49\\Production\\Civil\\Drawings\\CAD\\Plan Sheets\\10361-49-DETAILS.dwg, 6/26/2019 3:16:52 PM, ryan.hartfield, pla  
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER. ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION

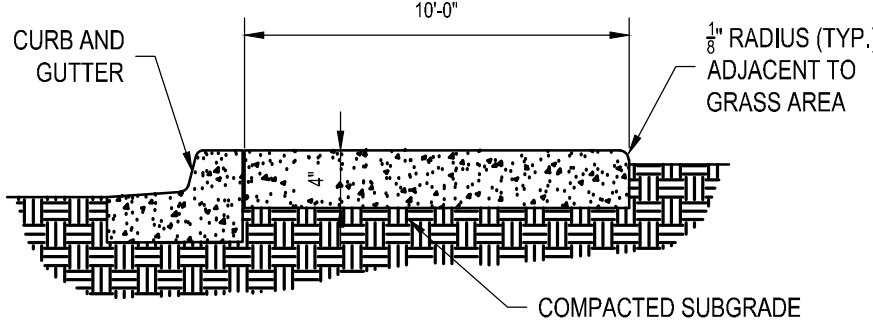


BIOSWALE DETAIL  
NO SCALE

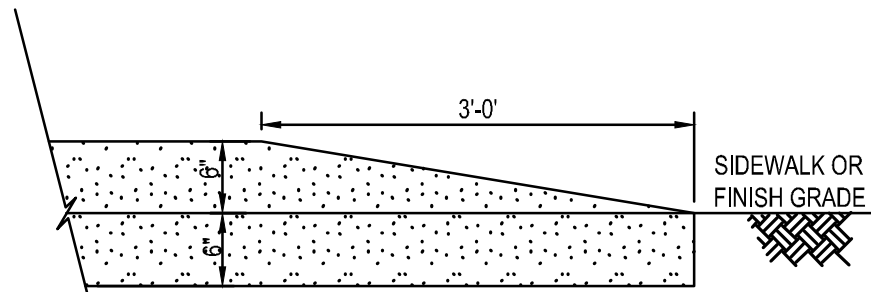
- NOTES
1. PIPE SHALL BE ADS N-12 6\"/>
  2. GRANULAR BACKFILL SHALL BE PLACED DIRECTLY AGAINST PIPE. WRAP BACKFILL WITH FILTER FABRIC.



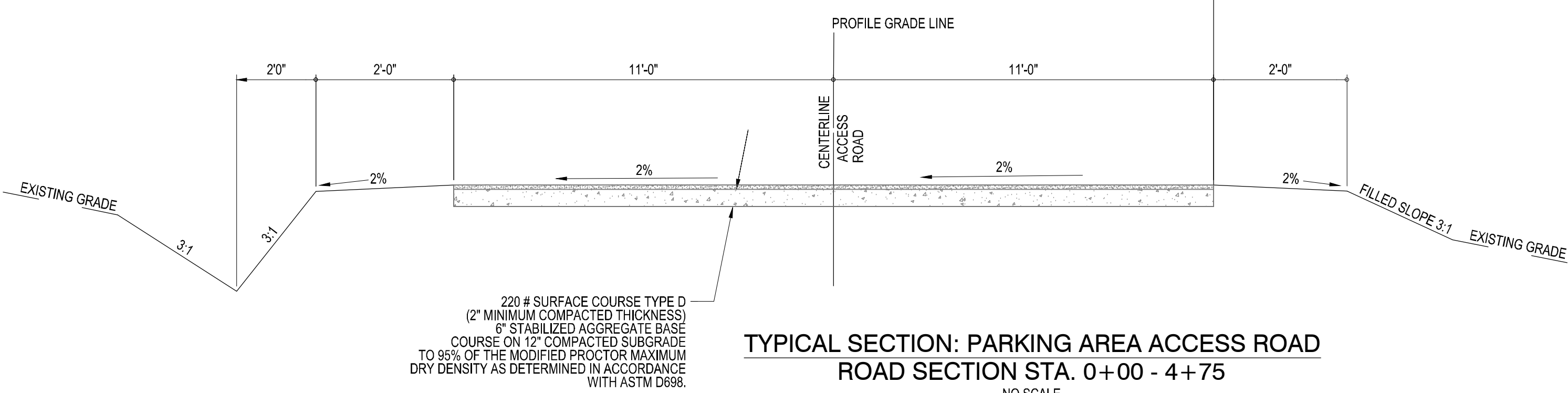
CONCRETE TRASH CAN PAD DETAIL  
NOT TO SCALE



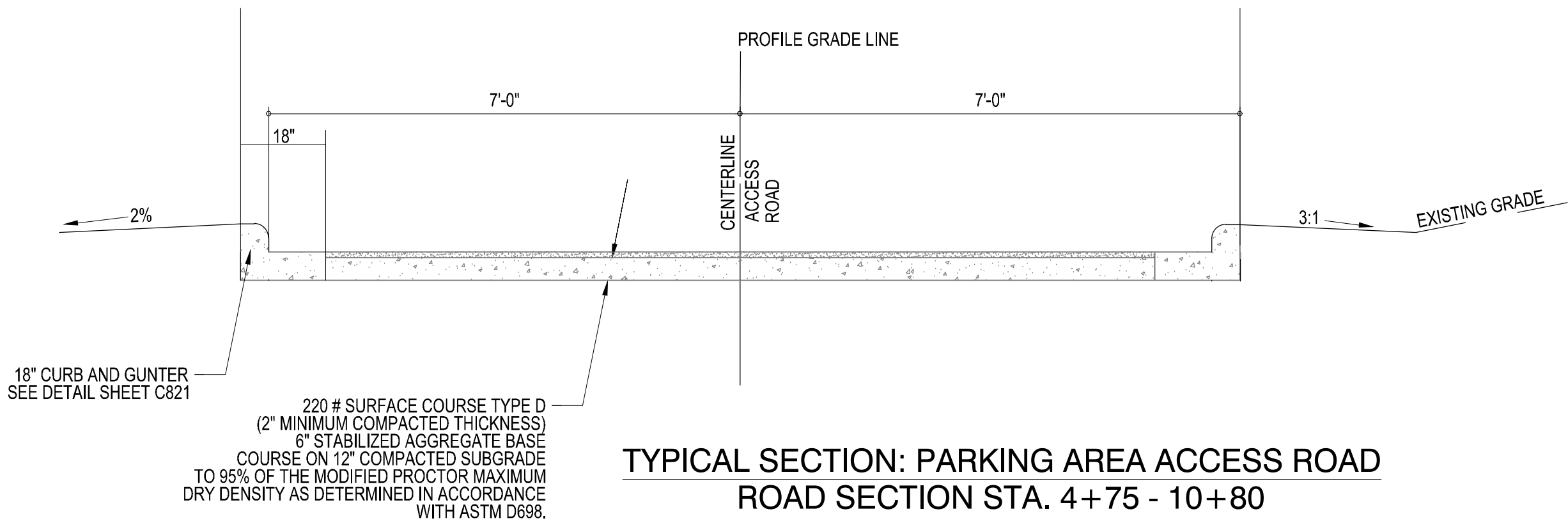
CONCRETE SIDEWALK DETAIL  
NO SCALE



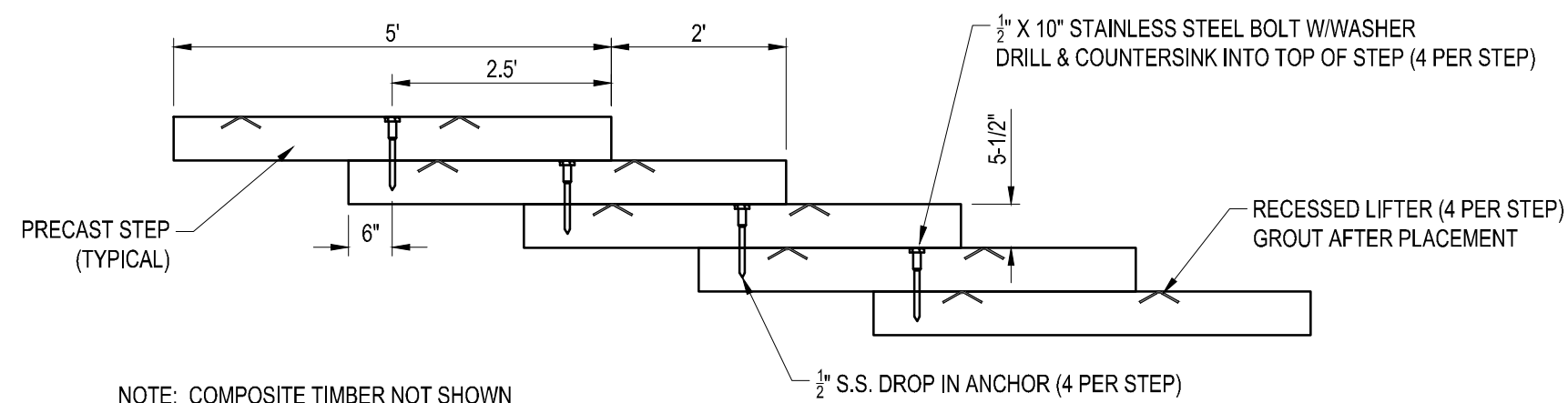
CURB AND GUTTER TRANSITION SECTION  
NO SCALE



TYPICAL SECTION: PARKING AREA ACCESS ROAD  
ROAD SECTION STA. 0+00 - 4+75  
NO SCALE



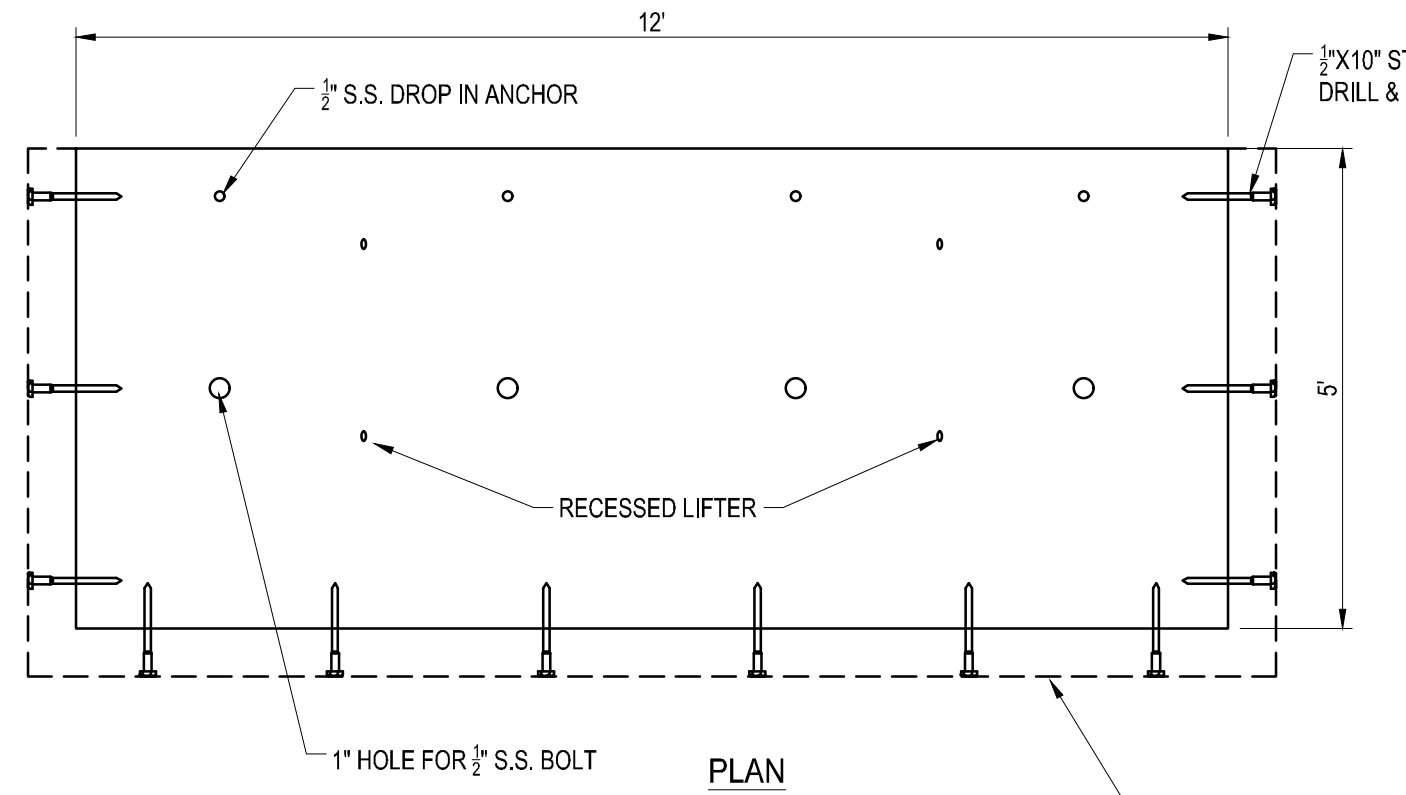
TYPICAL SECTION: PARKING AREA ACCESS ROAD  
ROAD SECTION STA. 4+75 - 10+80  
NO SCALE



SECTION

NOTE: COMPOSITE TIMBER NOT SHOWN

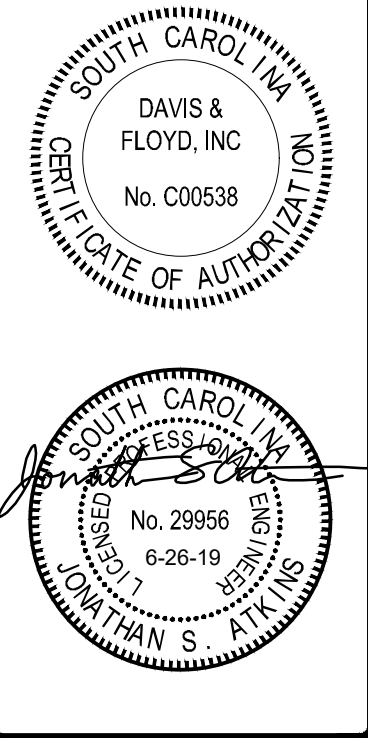
- CONSTRUCTION NOTES:
- LENGTH OF STEPS FROM TOP TO BOTTOM AND ELEVATIONS SHALL BE COORDINATED IN THE FIELD WITH THE OWNER. APPROXIMATE LENGTH SHALL BE 30'
- REINFORCING NOT SHOWN FOR CLARITY



PLAN

CANOE/KAYAK LAUNCH PRECAST STEPS  
NO SCALE

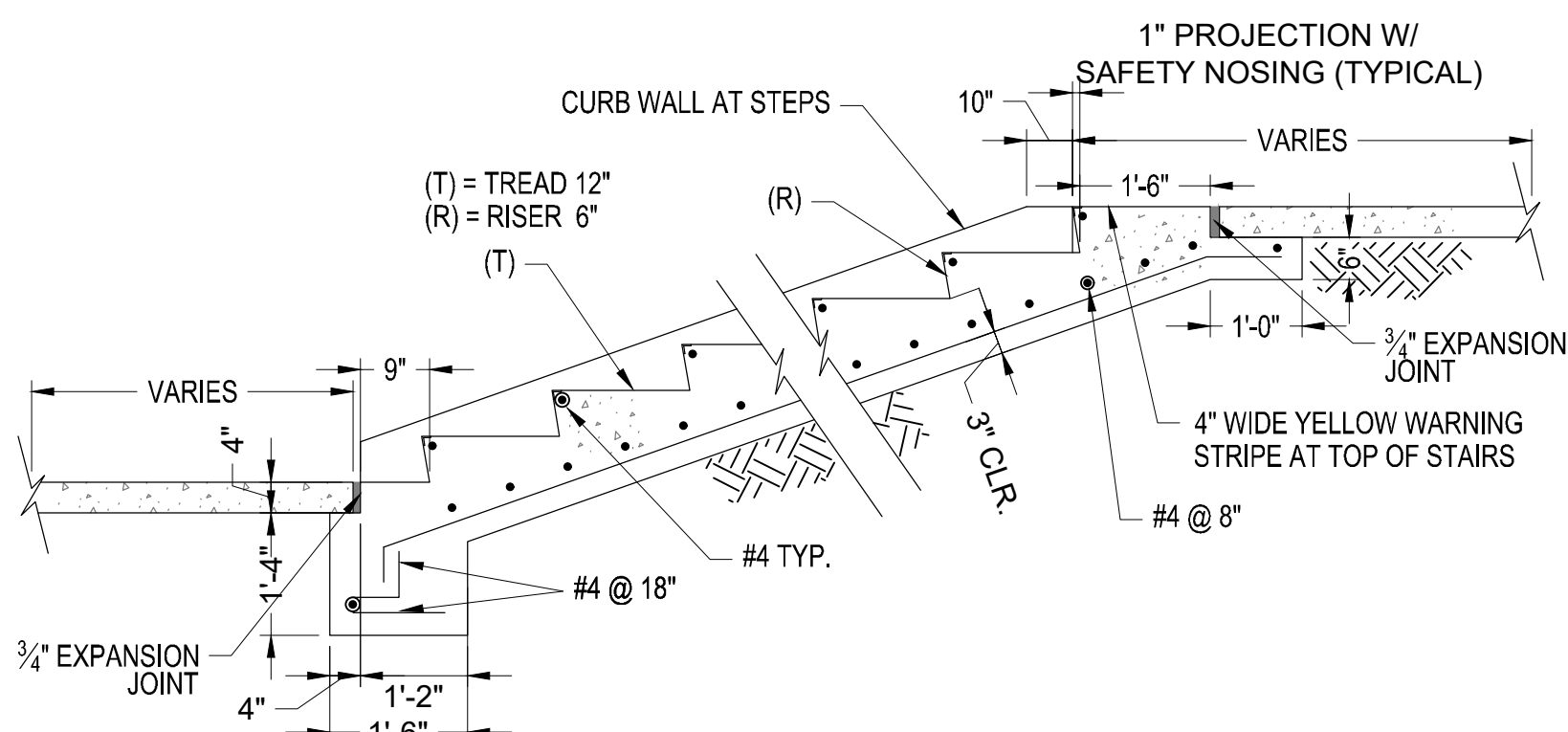
- NOTES:
1. STEP SURFACE TO HAVE BROOM FINISH
  2. LIFTERS TO BE GROUTED AFTER PLACEMENT
  3. CONCRETE TO BE 4,000 PSI OR GREATER
  4. USE GRADE 60 #4 REBAR MAT 6\"/>
  5. REBAR TO BE A MINIMUM OF 1\"/>
  6. 3\"/>
  7. LIFTERS SHALL BE CAST IN



**DAVIS & FLOYD**  
SINCE 1954  
www.davisfloyd.com  
1319 HIGHWAY 70221 EAST  
GREENWOOD, SOUTH CAROLINA 29649  
864-229-5211

OWNER  
**DUKE ENERGY CORPORATION**  
CHARLOTTE, NORTH CAROLINA  
PROJECT TITLE  
**SPRINGS PARK ACCESS AREA**

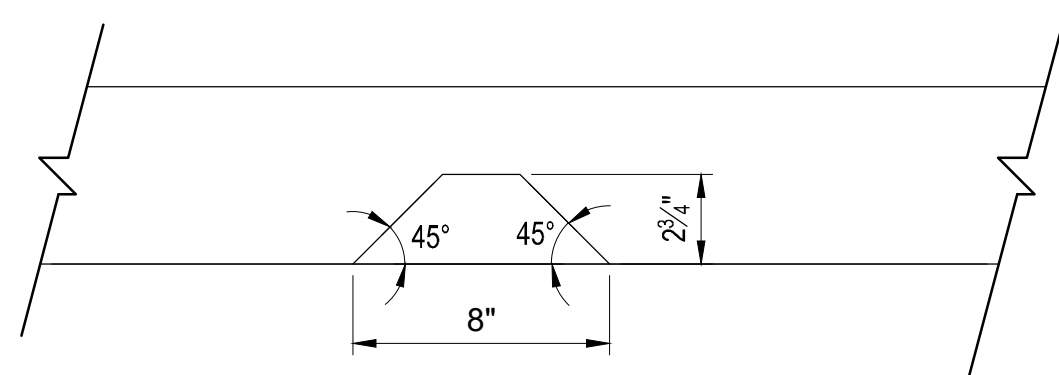
SITE DETAILS									
NO.	DATE	CHANGED	RELEASED	NO.	DATE	CHANGED	RELEASED	NO.	DATE
1	10/01/19			1	10/01/19			1	10/01/19
2	10/01/19			2	10/01/19			2	10/01/19
3	10/01/19			3	10/01/19			3	10/01/19
4	10/01/19			4	10/01/19			4	10/01/19
5	10/01/19			5	10/01/19			5	10/01/19
6	10/01/19			6	10/01/19			6	10/01/19
7	10/01/19			7	10/01/19			7	10/01/19
8	10/01/19			8	10/01/19			8	10/01/19
9	10/01/19			9	10/01/19			9	10/01/19
10	10/01/19			10	10/01/19			10	10/01/19
11	10/01/19			11	10/01/19			11	10/01/19
12	10/01/19			12	10/01/19			12	10/01/19
13	10/01/19			13	10/01/19			13	10/01/19
14	10/01/19			14	10/01/19			14	10/01/19
15	10/01/19			15	10/01/19			15	10/01/19
16	10/01/19			16	10/01/19			16	10/01/19
17	10/01/19			17	10/01/19			17	10/01/19
18	10/01/19			18	10/01/19			18	10/01/19
19	10/01/19			19	10/01/19			19	10/01/19
20	10/01/19			20	10/01/19			20	10/01/19
21	10/01/19			21	10/01/19			21	10/01/19
22	10/01/19			22	10/01/19			22	10/01/19
23	10/01/19			23	10/01/19			23	10/01/19
24	10/01/19			24	10/01/19			24	10/01/19
25	10/01/19			25	10/01/19			25	10/01/19
26	10/01/19			26	10/01/19			26	10/01/19
27	10/01/19			27	10/01/19			27	10/01/19
28	10/01/19			28	10/01/19			28	10/01/19
29	10/01/19			29	10/01/19			29	10/01/19
30	10/01/19			30	10/01/19			30	10/01/19
31	10/01/19			31	10/01/19			31	10/01/19
32	10/01/19			32	10/01/19			32	10/01/19
33	10/01/19			33	10/01/19			33	10/01/19
34	10/01/19			34	10/01/19			34	10/01/19
35	10/01/19			35	10/01/19			35	10/01/19
36	10/01/19			36	10/01/19			36	10/01/19
37	10/01/19			37	10/01/19			37	10/01/19
38	10/01/19			38	10/01/19			38	10/01/19
39	10/01/19			39	10/01/19			39	10/01/19
40	10/01/19			40	10/01/19			40	10/01/19
41	10/01/19			41	10/01/19			41	10/01/19
42	10/01/19			42	10/01/19			42	10/01/19
43	10/01/19			43	10/01/19			43	10/01/19
44	10/01/19			44	10/01/19			44	10/01/19
45	10/01/19			45	10/01/19			45	10/01/19
46	10/01/19			46	10/01/19			46	10/01/19
47	10/01/19			47	10/01/19			47	10/01/19
48	10/01/19			48	10/01/19			48	10/01/19
49	10/01/19			49	10/01/19			49	10/01/19
50	10/01/19			50	10/01/19			50	10/01/19
51	10/01/19			51	10/01/19			51	10/01/19
52	10/01/19			52	10/01/19			52	10/01/19
53	10/01/19			53	10/01/19			53	10/01/19
54	10/01/19			54	10/01/19			54	10/01/19
55	10/01/19			55	10/01/19			55	10/01/19
56	10/01/19			56	10/01/19			56	10/01/19
57	10/01/19			57	10/01/19			57	10/01/19
58	10/01/19			58	10/01/19			58	10/01/19
59	10/01/19			59	10/01/19			59	10/01/19
60	10/01/19			60	10/01/19			60	10/01/19
61	10/01/19			61	10/01/19			61	10/01/19
62	10/01/19			62	10/01/19			62	10/01/19
63	10/01/19			63	10/01/19			63	10/01/19
64	10/01/19			64	10/01/19			64	10/01/19
65	10/01/19			65	10/01/19			65	10/01/19
66	10/01/19			66	10/01/19			66	10/01/19
67	10/01/19			67	10/01/19			67	10/01/19
68	10/01/19			68	10/01/19			68	10/01/19
69	10/01/19			69	10/01/19			69	10/01/19
70	10/01/19			70	10/01/19			70	10/01/19
71	10/01/19			71	10/01/19			71	10/01/19
72	10/01/19			72	10/01/19			72	10/01/19
73	10/01/19			73	10/01/19			73	10/01/19
74	10/01/19			74	10/01/19			74	10/01/19
75	10/01/19			75	10/01/19			75	10/01/19
76	10/01/19			76	10/01/19			76	10/01/19
77	10/01/19			77	10/01/19			77	10/01/19
78	10/01/19			78	10/01/19			78	10/01/19
79	10/01/19			79	10/01/19			79	10/01/19
80	10/01/19			80	10/01/19			80	10/01/19
81	10/01/19			81	10/01/19			81	10/01/19
82	10/01/19			82	10/01/19			82	10/01/19
83	10/01/19			83	10/01/19			83	10/01/19
84	10/01/19			84	10/01/19			84	10/01/19
85	10/01/19			85	10/01/19			85	10/01/19
86	10/01/19			86	10/01/19			86	10/01/19
87	10/01/19			87	10/01/19			87	10/01/19
88	10/01/19			88	10/01/19			88	10/01/19
89	10/01/19			89	10/01/19			89	10/01/19
90	10/01/19			90	10/01/19			90	10/01/19
91	10/01/19			91	10/01/19			91	10/01/19
92	10/01/19			92	10/01/19			92	10/01/19
93	10/01/19			93	10/01/19			93	10/01/19
94	10/01/19			94	10/01/19			94	10/01/19
95	10/01/19			95	10/01/19			95	10/01/19
96	10/01/19			96	10/01/19			96	10/01/19
97	10/01/19			97	10/01/19			97	10/01/19
98	10/01/19			98	10/01/19			98	10/01/19
99	10/01/19			99	10/01/19			99	10/01/19
100	10/01/19			100	10/01/19			100	10/01/19



**HANDRAIL ELEVATION**  
NO SCALE

Diagram illustrating the elevation of a handrail system, showing dimensions and specifications:

- Handrail Section:**
  - Top rail diameter: 1'-0"
  - Vertical distance from top rail to post: 1'-0"
  - Post diameter: 3'-0"
  - Horizontal distance from post to side wall: 1'-6"
- Stairs Section:**
  - Handrail height above stairs: 34"-38"
  - Horizontal distance from post to side wall: 1'-6"
  - Vertical distance from post to side wall: 1'-8"
  - Horizontal distance from post to side wall: 1'-0"
- Stairs Landing Section:**
  - Handrail height above stairs: 3'-0"
  - Horizontal distance from post to side wall: 1'-6"
  - Vertical distance from post to side wall: 1'-8"
  - Horizontal distance from post to side wall: 1'-0"
- Specifications:**
  - 4" WIDE YELLOW WARNING STRIPE AT TOP OF STAIRS
  - USE 4" NOMINAL DIA. SLEEVE FOR HANDRAIL POST LOCATED AT THE STEP

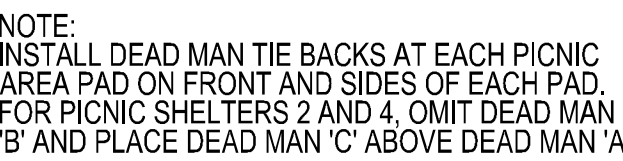


SAWED JOINT CUT 2" INTO TOP OF SLAB

The diagram shows a cross-section of a concrete slab with a sawed joint cut 2 inches into the top. The joint is indicated by a vertical line with a small gap at the top. The slab is shown with a break in the middle, indicated by wavy lines. The joint is located in the middle of the slab.

NO SCALE

A diagram of a rectangular box. The top horizontal edge is labeled "VARIES". The bottom horizontal edge is labeled "SIDE". The left vertical edge is labeled "1/2 OVERALL LENGTH". The right vertical edge is labeled "1/2 OVERALL LENGTH".





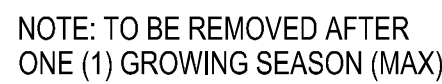


Know what's below.  
Call before you dig.





## NT:

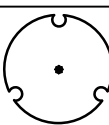
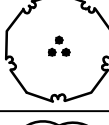

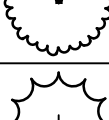
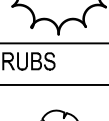








## NTS

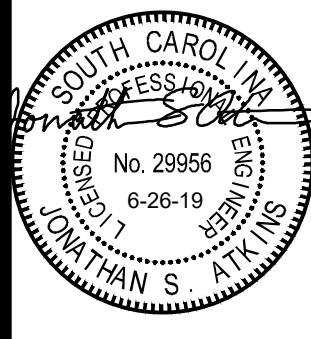
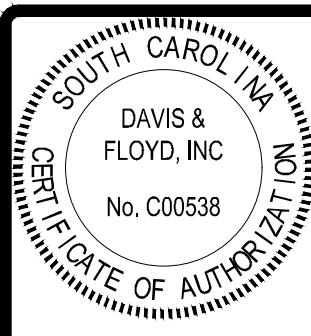
A cross-sectional diagram of a raised bed planting system. It shows a base layer labeled 'TURF' with a vertical dimension of '3" MIN.'. Above the turf is a layer labeled 'PLANTING BED'. The top surface of the planting bed is covered with a layer labeled 'MULCH'. An arrow points to the interface between the turf and the planting bed.

## NTE

## NTS

PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT./CAL.	SIZE	SPACING
	ACER	3	Acer rubrum 'October Glory' TM / October Glory Maple	B&B or Container	2.5"	As Shown
	AMEC	4	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	1.5"	As Shown
	GINB	4	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	B & B	3" cal.	As Shown
	QUEN	3	Quercus nigra / Water Oak	B & B	2.5"	As Shown
	TAXD	2	Taxodium distichum / Bald Cypress	B & B	1.5"	As Shown
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING
	CALA	13	Callicarpa americana / American Beautyberry	3 gal	24"-36"	As Shown
	LORR	17	Loropetalum chinense 'Ruby' / Ruby Loropetalum	3 gal	---	As Shown
	MORC	8	Morella cerifera / Wax Myrtle	7 gal	24"-36"	As Shown
	MUHC	68	Muhlenbergia capillaris / Pink Muhly	1 gal	---	As Shown
	PANV	15	Panicum virgatum 'Shenandoah' / Switch Grass	3 gal	---	As Shown
	RUDH	24	Rudbeckia hirta / Black-eyed Susan	1 gal	---	As Shown

CONTRACTOR TO PROVIDE PROTOTYPICAL PLANTING OF AT LEAST 1 TREE, 1 SHRUB AND 1 GROUND COVER FOR REVIEW AND ACCEPTANCE BY LANDSCAPE ARCHITECT PRIOR TO MASS PLANTING.



**DAVIS & FLOYD**

**SINCE 1954**

WWW.DAVISFLOYD.COM

364-229-5211

OWNER  
DUKE ENERGY CORPORATION

CHARLOTTE: NORTH CAROLINA

SPRINGS PARK ACCESS AREA

## LANDSCAPE DETAILS

FORM NO.	NO.	RELEASED	CHOSID	DATE
1056149	1	1056149	RRH	5-5-19
	2	1056149	RRH	5-5-19
	3	1056149	RRH	5-5-19
	4	1056149	RRH	5-5-19
	5	1056149	RRH	5-5-19
	6	1056149	RRH	5-5-19
	7	1056149	RRH	5-5-19
	8	1056149	RRH	5-5-19
	9	1056149	RRH	5-5-19
	10	1056149	RRH	5-5-19
	11	1056149	RRH	5-5-19
	12	1056149	RRH	5-5-19
	13	1056149	RRH	5-5-19
	14	1056149	RRH	5-5-19
	15	1056149	RRH	5-5-19
	16	1056149	RRH	5-5-19
	17	1056149	RRH	5-5-19
	18	1056149	RRH	5-5-19
	19	1056149	RRH	5-5-19
	20	1056149	RRH	5-5-19
	21	1056149	RRH	5-5-19
	22	1056149	RRH	5-5-19
	23	1056149	RRH	5-5-19
	24	1056149	RRH	5-5-19
	25	1056149	RRH	5-5-19
	26	1056149	RRH	5-5-19
	27	1056149	RRH	5-5-19
	28	1056149	RRH	5-5-19
	29	1056149	RRH	5-5-19
	30	1056149	RRH	5-5-19
	31	1056149	RRH	5-5-19
	32	1056149	RRH	5-5-19
	33	1056149	RRH	5-5-19
	34	1056149	RRH	5-5-19
	35	1056149	RRH	5-5-19
	36	1056149	RRH	5-5-19
	37	1056149	RRH	5-5-19
	38	1056149	RRH	5-5-19
	39	1056149	RRH	5-5-19
	40	1056149	RRH	5-5-19
	41	1056149	RRH	5-5-19
	42	1056149	RRH	5-5-19
	43	1056149	RRH	5-5-19
	44	1056149	RRH	5-5-19
	45	1056149	RRH	5-5-19
	46	1056149	RRH	5-5-19
	47	1056149	RRH	5-5-19
	48	1056149	RRH	5-5-19
	49	1056149	RRH	5-5-19
	50	1056149	RRH	5-5-19
	51	1056149	RRH	5-5-19
	52	1056149	RRH	5-5-19
	53	1056149	RRH	5-5-19
	54	1056149	RRH	5-5-19
	55	1056149	RRH	5-5-19
	56	1056149	RRH	5-5-19
	57	1056149	RRH	5-5-19
	58	1056149	RRH	5-5-19
	59	1056149	RRH	5-5-19
	60	1056149	RRH	5-5-19
	61	1056149	RRH	5-5-19
	62	1056149	RRH	5-5-19
	63	1056149	RRH	5-5-19
	64	1056149	RRH	5-5-19
	65	1056149	RRH	5-5-19
	66	1056149	RRH	5-5-19
	67	1056149	RRH	5-5-19
	68	1056149	RRH	5-5-19
	69	1056149	RRH	5-5-19
	70	1056149	RRH	5-5-19
	71	1056149	RRH	5-5-19
	72	1056149	RRH	5-5-19
	73	1056149	RRH	5-5-19
	74	1056149	RRH	5-5-19
	75	1056149	RRH	5-5-19
	76	1056149	RRH	5-5-19
	77	1056149	RRH	5-5-19
	78	1056149	RRH	5-5-19
	79	1056149	RRH	5-5-19
	80	1056149	RRH	5-5-19
	81	1056149	RRH	5-5-19
	82	1056149	RRH	5-5-19
	83	1056149	RRH	5-5-19
	84	1056149	RRH	5-5-19
	85	1056149	RRH	5-5-19
	86	1056149	RRH	5-5-19

## **Operational Expenses Related to Proposed Project at Springs Park Boat Landing**

### **Recurring annual expenses:**

Employee – base salary of \$27,940 with Health Insurance @\$12,300 (likely very high but we have to budget for full family coverage in planning for new positions)/ Dental @ \$162/ FICA @ \$2,137/ Worker's Comp @ \$1,143/ Retirement @ \$4,348  
Sub-total - \$48,030

Pumping restroom vaults @ \$8,000  
Hand tools @ \$300  
Trash Can liners @ \$500  
Weed killer, ant killer, etc. @ \$1,200  
Bathroom cleaning supplies @ \$1,000  
Fuel for truck @ \$1,400  
Sub-total - \$12,400

**Recurring Annual Total - \$60,430**

### **One Time Non-recurring Expenses:**

Pickup truck with service body (carry tools and supplies; haul off garbage) @ \$33,000  
Heavy duty weed eater/ heavy duty blower @ \$700

**One Time Non-recurring Total - \$33,700**

**Grand Total for First Year - \$94,130**

## Agenda Item Summary

---

Ordinance # / Resolution #: Resolution 1066-R2019  
Contact Person / Sponsor: Veronica C. Thompson, CFO  
Department: Administration  
Date Requested to be on Agenda: 9/23/2019

### **Issue for Consideration:**

The County has several assessment districts for which an annual assessment is imposed to pay for Assessment Improvement District Revenue Bonds. The districts include: Sun City, Walnut Creek (Bond Areas 1, 2, & 3), and Edgewater (1 & 2).

The County contracts with special consultants to perform the annual calculations and provide specialized reports for the bond market. The data has been provided to the County Assessor to add to the tax file.

### **Points to Consider:**

Formally approving the assessment rolls is an annual function of Council during the life of the revenue bond.

### **Funding and Liability Factors:**

All taxpayers in the districts are assessed the appropriate fee to ensure the debt payments are collected. The County in turn sends the collections to the bond trustees.

### **Council Options:**

Approve the assessment rolls for imposition in tax year 2019 and collection in 2020.

### **Recommendation:**

Council approve the annual assessment rolls.

### **ATTACHMENTS:**

Description	Upload Date	Type
Resolution 1066-R2019	9/16/2019	Resolution
Walnut Creek Improvement District Bond Area 2 - Annual Assessment Report And Update Of Assessment Roll A For Imposition Of Assessments In 2019 And Collection In 2020	9/16/2019	Backup Material

**RESOLUTION NO. 1066 - R2019**

WHEREAS, the County Council (the “County Council”) of Lancaster County, South Carolina (the “County”) by Ordinance No. 713 enacted on January 30, 2006, as amended by Ordinance No. 2015-1367 enacted on December 14, 2015 (as so amended, the “Improvement District Ordinance”), authorized the creation of the Walnut Creek Improvement District, formerly known as the Edenmoor Improvement District (the “District”) and approved the Assessment Reports and the Rates and Methods of Apportionment of Assessments (the “Original Rates and Methods of Apportionment”) including the Assessment Rolls for the District; and

WHEREAS, the County Council by Ordinance No. 733 enacted on April 24, 2006, authorized and provided for the issuance and sale of \$24,115,000 principal amount Edenmoor Improvement District Assessment Revenue Bonds, Series 2006A (the “Series 2006A Bonds”) and \$11,500,000 Edenmoor Improvement District Assessment Revenue Bonds, Series 2006B (the “Series 2006B Bonds”); provided that the Series 2006B Bonds have been redeemed in full and are no longer outstanding; and

WHEREAS, pursuant to the Improvement District Ordinance, the District was subdivided into three areas (referenced herein as Bond Area 1, Bond Area 2 and Bond Area 3 (each, a “Bond Area”), and the County Council approved a Rate and Method of Apportionment of Assessment A, including the Assessment Roll A for each Bond Area of the District (hereinafter referenced as “Rate and Method of Apportionment for Bond Area 1”, “Rate and Method of Apportionment for Bond Area 2” and “Rate and Method of Apportionment for Bond Area 3” and, together, the “Rates and Method of Apportionments”); and

WHEREAS, pursuant to the authorization of Ordinance No. 2015-1368 enacted on December 14, 2015, the County issued (1) \$8,510,000 aggregate principal amount of its Walnut Creek Improvement District Assessment Refunding Revenue Bonds, Series 2017A-1 (secured solely by and payable from Assessments related to Bond Area 1), to refund a portion of the Series 2006A Bonds (the “Series 2017A-1 Bonds”), (2) \$9,670,000 aggregate principal amount of its Walnut Creek Improvement District Assessment Revenue Bonds, Series 2006A-2 Bonds (secured solely by and payable from Assessments related to Bond Area 2) in exchange for an equal aggregate principal amount of Series 2006A Bonds which were outstanding on the date thereof (the “Series 2006A-2 Bonds”), and \$4,695,000 aggregate principal amount of its Walnut Creek Improvement District Assessment Revenue Bonds, Series 2006A-3 Bonds (secured solely by and payable from Assessments related to Bond Area 2) in exchange for an equal aggregate principal amount of Series 2006A Bonds which were outstanding on the date thereof (the “Series 2006A-3 Bonds”); and

WHEREAS, Pursuant to Ordinance No. 2016-1393 enacted on November 14, 2016, the County issued \$3,380,000 Walnut Creek Improvement District Assessment Revenue Bonds, Series 2016A-2 (secured solely by and payable from Assessments related to Bond Area 2), to defray the costs of certain infrastructure projects within or for the benefit of Bond Area 2 of the District; and



WHEREAS, the Rates and Method of Apportionments each provide in Section F, respectively:

The County shall update Appendix B-1 and B-2 of the Assessment Roll A each Assessment Year to reflect (i) the current Parcels in Bond Area 2 of the Improvement District, (ii) the Assessment A as allocated for each Parcel, including any adjustments to Assessment A, (iii) the Principal Portion of the Assessment A for each Parcel, (iv) the Annual Assessment A for each Parcel, (v) the Annual Credit A and Annual Payment A to be collected from each parcel for the current Assessment Year, (vi) prepayments of the Assessment A, and (vii) termination of the Assessment A; and

WHEREAS, David Taussig & Associates, Inc. has prepared an Annual Assessment Report and Update of the Assessment Roll A for Imposition of Assessments in 2019 and Collection in 2020 for Bond Area 2 dated September 5, 2019 (the "2019 Assessment Roll A").

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

1. The County Council hereby approves, confirms and adopts the updated 2019 Assessment Roll A for Bond Area 2 of the District as attached hereto.

**THIS RESOLUTION SHALL BE EFFECTIVE IMMEDIATELY UPON ADOPTION.**

**SIGNED, SEALED, AND DELIVERED**

As Of This \_\_\_\_\_ Day Of \_\_\_\_\_, 2019.

**LANCASTER COUNTY, SOUTH CAROLINA**

\_\_\_\_\_  
Steve Harper, Chair, County Council

\_\_\_\_\_  
Larry Honeycutt, Secretary, County Council

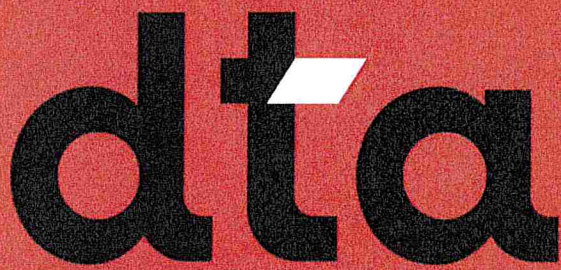
Attest:

\_\_\_\_\_  
Sherrie M. Simpson, Clerk to Council

Approved as to form:

\_\_\_\_\_  
John DuBose, County Attorney





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

**FISCAL YEAR 2019-2020  
ADMINISTRATION REPORT**  
LANCASTER COUNTY, SOUTH CAROLINA  
WALNUT CREEK IMPROVEMENT DISTRICT  
BOND AREA 2  
SEPTEMBER 5, 2019

Public Finance  
Public-Private Partnerships  
Development Economics  
Clean Energy Bonds

*Newport Beach / San Jose / San Francisco / Riverside  
Dallas / Houston / Raleigh*





5000 Birch Street, Suite 6000  
Newport Beach, CA 92660

**WALNUT CREEK IMPROVEMENT DISTRICT  
BOND AREA 2  
LANCASTER COUNTY, SOUTH CAROLINA**

**ANNUAL ASSESSMENT REPORT AND  
UPDATE OF ASSESSMENT ROLL A FOR  
IMPOSITION OF ASSESSMENTS IN 2019 AND  
COLLECTION IN 2020**

Prepared By:

DTA

September 5, 2019

Walnut Creek Improvement District  
Bond Area 2  
Lancaster County, South Carolina

Annual Assessment Report  
and  
Update of Assessment Roll A for  
Imposition of Assessments in 2018 and Collection in 2019

I. INTRODUCTION

The Walnut Creek Improvement District (the "District"), previously titled the Edenmoor Improvement District, was created pursuant to the County Public Works Improvement Act, Title 4, Chapter 35, Code of Laws of South Carolina 1976, as amended (the "Act"), through an ordinance that was adopted by the Lancaster County Council on January 30, 2006, wherein the District was created and special assessments were authorized to be imposed and collected.

Capitalized terms undefined herein have meaning as set forth in the Walnut Creek Improvement District Assessment Roll A for Bond Area 2, including its Appendix A, the Rate and Method of Apportionment of Assessment A, which was adopted by ordinance by the Lancaster County Council of Lancaster County in December 2016.

Assessment A was imposed on the assessed property within the District in 2006 pursuant to the Act and Resolution No. 527 of the County Council of Lancaster County. Assessment A is due and payable each year as the Annual Assessment A. The Annual Assessment A for each year is shown in the Assessment Roll A, attached hereto as Appendices A and B. Annual Payment A represents the amount to be collected from the assessed property in the District, which may be less than the Annual Assessment A.

Assessment Roll A is to be updated each year to reflect (i) the current Parcels in the District, (ii) the Assessment A as allocated for each Parcel (including any adjustments to Assessment A), (iii) the Principal Portion of the Assessment A for each Parcel, (iv) the Annual Assessments A for each Parcel, (v) the Annual Credit A for each parcel, (vi) the Annual Payment A to be collected from each Parcel for the current Assessment Year, (vii) prepayments of Assessment A, and (viii) termination of the Assessment A. This report has been prepared to show the calculation of the Annual Payment A and the update of the Annual Assessment Roll for the Assessment A.

In 2006, the Edenmoor Improvement District Assessment Revenue Bonds, Series 2006A and 2006B in the respective amounts of \$24,115,000 and \$11,500,000



(the "2006A Bonds" and the "2006B Bonds"), were issued pursuant to an ordinance, which was enacted by the Lancaster County Council on April 24, 2006, and the Act. The 2006A Bonds and the 2006B Bonds (together, the "2006 Bonds") were to be repaid from special assessments imposed on each parcel of assessed property in the District.

Lawson's Bend, LLC, the original developer of the Walnut Creek development, defaulted in its payment of ad valorem taxes, Assessment A and Assessment B, which led to tax sales of the property still owned by Lawson's Bend, LLC being conducted under South Carolina law. Edenmoor Land Acquisition, LLC and Edenmoor Land Acquisition II, LLC (collectively, the "Developer") acquired such real property in the District from the Lancaster County Forfeited Land Commission on October 28, 2011.

On December 14, 2015, County Council approved Ordinance 2015-1367 which split the District into three separate areas, referred to as Bond Area 1, Bond Area 2 and Bond Area 3, and approved an Assessment Roll A for each one of these areas.

On February 11, 2016, the County issued \$8,510,000 of Walnut Creek Improvement District Assessment Refunding Revenue Bonds, Series 2016A-1 Bonds (the "Series 2016A-1 Bonds") secured solely by and payable from Assessment A on the Parcels in Bond Area 1. Among other uses, the proceeds of this bond issuance retired a portion of the 2006A Bonds. The Assessment A on the Parcels in Bond Area 1 solely support the Series 2016A-1 Bonds.

Additionally, on February 11, 2016, the County issued \$8,100,000 of Walnut Creek Improvement District Assessment Refunding Revenue Bonds, Series 2006A-2 Bonds (the "Series 2006A-2 Bonds") and \$3,925,000 of Walnut Creek Improvement District Assessment Refunding Revenue Bonds, Series 2006A-3 Bonds (the "Series 2006A-3 Bonds") in exchange for equal aggregate principal amounts of 2006A Bonds. The Series 2006A-2 Bonds are secured solely by and payable from Assessment A on Parcels in Bond Area 2. The Series 2006A-3 Bonds are secured solely by and payable from Assessment A on Parcels in Bond Area 3.

Additionally, on February 11, 2016, the County issued \$1,570,000 of Walnut Creek Improvement District Assessment Refunding Revenue Bonds, Series 2006A-2 Bonds (the "Prior 2006A-2 Bonds") and \$770,000 of Walnut Creek Improvement District Assessment Refunding Revenue Bonds, Series 2006A-3 Bonds (the "Prior 2006A-3 Bonds") in exchange for equal aggregate principal amounts of 2006A Bonds. The Prior 2006A-2 Bonds are secured solely by and payable from previously billed but unpaid Assessment A on Parcels in Bond Area 2 which are subject to multiple forbearance agreements executed by Wells Fargo, NA (the "Trustee") and the County. The Prior 2006A-3 Bonds are secured solely by and payable from previously billed but unpaid Assessment A on Parcels in Bond Area 3 which are subject to multiple forbearance agreements executed by the Trustee and the County, as shown on the separate Assessment Roll for Bond Area 3 (not included in this report).

Additionally, on December 29, 2016, the County issued \$3,380,000 of Walnut Creek Improvement District Assessment Revenue Bonds, Series 2016A-2 Bonds (the "Series 2016A-2 Bonds"). Along with the Series 2006A-2 Bonds, the Series 2016A-2 Bonds are secured solely by and payable from Assessment A on Parcels in Bond Area 2.

Additionally, the Developer partially prepaid the Assessment A for Bond Area 2 which resulted in an extraordinary redemption of principal amount of \$110,000 of Prior 2006A-2 Bonds and \$55,000 of 2016A-2 Bonds in December 2017. The debt service amounts described herein reflect the reduced debt service following the extraordinary bond redemption.

The Assessment A on Parcels in Bond Area 2 (exclusive of the previously billed but unpaid Assessment A) as described above do not support any bonds or other obligations other than the Series 2006A-2 Bonds and Series 2016A-2 Bonds.

The Series 2006B Bonds, which had been supported by Assessment B on certain Parcels in Bond Area 2, have been fully repaid, with the final payment occurring on January 26, 2016 (as confirmed by the Trustee on February 17, 2016).

In accordance with the Rate and Method of Apportionment of Assessment B, Assessment B has been terminated on Parcels in Bond Area 2.

This report is prepared solely for Bond Area 2. Separate reports have been prepared for Bond Area 1 and for Bond Area 3.

## II. UPDATE OF THE ASSESSMENT ROLL FOR ASSESSMENT A

The County Council shall update the Assessment Roll A each Assessment Year to reflect (i) the current Parcels in Bond Area 2, (ii) the Assessment A as allocated for each Parcel, including any adjustments to Assessment A, (iii) the Principal Portion of the Assessment A for each Parcel, (iv) the Annual Assessment A for each Parcel, (v) the Annual Credit A and the Annual Payment A to be collected from each Parcel for the current Assessment Year, (vi) prepayments of the Assessment A, and (vii) termination of the Assessment A. The annual Assessment Roll for Assessment A, as updated, is shown as Appendices A and B, attached hereto.

### A. Annual Update and Apportionment of Assessment A and Principal Portion of Assessment A

#### Payment of Assessment A

The Assessment Roll A has been updated for collected Annual Payment A from prior years. No prepayments of Assessment A have been made to date.



### Subdivisions

All or Portions of parcels 0015-00-021, 0015-00-024, and 0015-00-028.20 have been subdivided during calendar year 2018. Parcel 0015-00-021 was subdivided into 28 single family residences within Bond Area 2 which now have individual parcel numbers. Parcel 0015-00-021 is now completely subdivided. Parcel 0015-00-021 was subdivided into 200 single family residences within Bond Area 2 which now have individual parcel numbers. The remainder of the development on Parcel 0015-00-021 now includes 108 townhomes. Parcel 0015-00-028.20 was subdivided into 54 single family residences within Bond Area 2 which now have individual parcel numbers. The remainder of the development on Parcel 0015-00-028.20 now includes 37 single family residences.

Subdivisions that have been recorded during the calendar year 2019 are not included in this update to the Assessment Roll A.

### Updated Assessment Roll A

Assessment Roll A has been updated in the following manners.

An updated Appendix A which shows the Annual Assessment A through 2046, the final year of the Series 2006A-2 and Series 2016A-2 Bonds, is attached to this report. As shown on Appendix A, Assessment A equals \$22.8 million.

The Assessment A and Principal Portion of Assessment A for each Parcel in Bond Area 2 are shown on Appendix B. As shown on Appendix A, sum of the Principal Portion of Assessment A equals \$10,815,000. Appendix B has also been prepared to reflect the annual calculation of the Annual Assessment A and the 2019-2020 Annual Payment A (described below) for all Parcels in Bond Area 2.

As shown on Appendix B, the total Assessment A equals \$22.8 million. This reflects the payoff of the prior years' unpaid Assessment A pursuant to the 2011, 2013, and 2014 Forbearance Agreements executed between the County the Trustee. The total Assessment A was originally allocated to each Parcel based on the Equivalent Assessment Factors ("EAF") for each Parcel. The EAF assigned to each land use is described in the Rate and Method of Apportionment of Assessment A as 1.00 for single family units and 0.56 for townhomes. The EAFs were assigned to each parcel at the time of formation of the district based on expected development at the time and updated each year thereafter based on updated development projections and actual development. When a Parcel subdivides, the Assessment A will be reallocated to each new subdivided Parcel based on the total EAFs for each Parcel.

As defined in the Rate and Method of Apportionment of Assessment A, the Principal Portion of the Assessment A on each Parcel shall be allocated to each Parcel in proportion to the Assessment A for each Parcel.

**B. Annual Assessment A**

The Annual Assessment A is the assessment due and payable each year on the Assessed Property. The Annual Assessment A for the 2019-2020 Assessment Year is \$844,004, as shown on Appendix A. The Rate and Method of Apportionment of Assessment A establishes the Annual Assessment A as the limit of the amount of Assessment A that can be collected in that particular Assessment Year. The Annual Assessment A is allocated to the Parcels in proportion to the Assessment A on each Parcel. The Annual Assessment A for each Parcel and in total is shown on Appendix B.

**C. Annual Payment A**

According to the Rate and Method of Apportionment of Assessment A for the Bond Area 2, Annual Payment A is the portion of the Annual Assessment A to be collected each Assessment Year and shall be equal to the following formula:

$$A = B \times C$$

Where the terms have the following meaning:

- A = the Annual Payment A for a Parcel
- B = the Principal Portion of the Assessment A for a Parcel
- C = the Annual Assessment Rate A for the Assessment Year for which the calculation is being made.

The Principal Portion of Assessment A for each Parcel is shown on Appendix B. The calculation of the Annual Assessment Rate A is presented below; and the use of the Annual Assessment Rate A to calculate the Annual Payment A is presented further below.

**1. Annual Assessment Rate A**

The Annual Assessment Rate A is defined to mean "for any Assessment Year, a percentage equal to the Annual Revenue Requirement A for that year divided by the Principal Portion of the Assessment A." The calculation of the Annual Revenue Requirement A is presented below; and the use of the Annual Revenue Requirement A to calculate the Annual Assessment Rate A is presented further below.

**a. Annual Revenue Requirement A**

The Annual Revenue Requirement A is calculated as follows:



For any given year, the sum of the following, (1) regularly scheduled debt service on the Series A Bonds to be paid from the Annual Payment A; (2) periodic costs associated with the Series A Bonds, including but not limited to rebate payments and credit enhancements on the bonds; and (3) administrative expenses; less (a) any credits applied under the bond indenture, such as capitalized interest and interest earnings on any account balances, and (b) any other funds available to the District that may be applied to the Annual Revenue Requirement A.

Table B below provides a summary of the Annual Revenue Requirement A for the 2019-2020 Assessment Year. The numbers shown in Table A below are explained in the following sections.

Table  
A  
Annual Revenue  
Requirement A

	Assessment A
Interest payment due June 1, 2020	\$310,931.25
Interest payment due December 1, 2020	\$310,931.25
Principal payment due December 1, 2020	\$185,000.00
Estimated administrative expenses	\$37,142.28
Contingency	\$0.00
Other available funds	\$0.00
Annual Revenue Requirement	\$844,004.78

### *Debt Service*

Debt service includes the semi-annual interest payments due on the Series 2006A-2 and 2016A-2 Bonds on June 1, 2020 and December 1, 2020. The semi-annual interest payment on the Series 2006A-2 and 2016A -2 Bonds is \$621,862.50, which represents an annual coupon of 5.750% on \$11,155,000 of bonds. A principal payment for the Series 2006A-2 and 2016A-2 Bonds in the amount of \$185,000 is due on December 1, 2020. As a result, total debt service on the Series 2006A-2 and 2016A-2 Bonds is estimated to be \$806,862.50.

### *Administrative Expenses*

Administrative Expenses include the cost of services provided by the Trustee, the administrator and the county's legal advisors as well as other expenses incurred

by the County. The total administrative expenses for 2020 are estimated to be \$37,142.28.

#### *Contingency*

No contingency has been added.

#### *Other Available Funds*

No other funds are expected to be available to apply towards the Annual Revenue Requirement A for the 2019-2020 Assessment Year. The funds currently within the Trustee's accounts for the 2006A-2 and 2016A-2 Bonds are assumed to not be available to apply towards the Annual Revenue Requirement A for the 2019-2020 Assessment Year.

#### b. Calculation of the Annual Assessment Rate A

As noted above, the Annual Assessment Rate A is defined to mean "for any Assessment Year, a percentage equal to the Annual Revenue Requirement A for that year divided by the Principal Portion of the Assessment A."

The Annual Revenue Requirement A is \$844,004.78, as explained in the previous section. The Principal Portion of the Assessment A is \$10,815,000, as indicated in Section II A above.

Accordingly, the Annual Assessment Rate A is 7.8040% (i.e.  $\$844,004.78 \div \$10,815,000 = 7.8040\%$ ).

#### 2. Calculation of Annual Payment A

As noted above, according to the Rate and Method of Apportionment of Assessment A for Bond Area 2, the Annual Payment A is to be collected from each Parcel of Assessed Property in Bond Area 2. Assessed Property, for purposes of Bond Area 2, means Parcels within Bond Area 2 other than Non-Benefited Property. Non-Benefited Property, for purposes of Bond Area 2, means Parcels within the boundaries of Bond Area 2 owned by or irrevocably offered for the dedication of the federal government, the State of South Carolina, the County, or any instrumentality thereof, or any other public agency or easements that create an exclusive use for a public utility provider.

#### D. Annual Credit A

The Annual Credit A for each Parcel is equal to the Annual Assessment A for the Parcel less the Annual Payment A for the Parcel. The Annual Credit A for each Parcel is shown on Appendix B.

The total of the Annual Credit A for all Parcels equals zero for the 2019-2020 Assessment Year, as shown on Appendix B. The total Annual Credit A is equal to the total Annual Assessment A less the total Annual Payment A.

#### IV. SUMMARY

The current Parcels in Bond Area 2, the Assessment A for each Parcel, the Principal Portion of Assessment A for each Parcel, the Annual Payment A to be collected from each Parcel for the 2019-2020 Assessment Year, the Annual Credit A for each Parcel, are shown in the Annual Assessment Roll, as updated, in Appendices A and B.

The total Annual Payment A to be collected from all Parcels in Bond Area 2 is equal to \$844,004.78.

Appendix B provides the billing code for each Parcel to assist the County with the proper billing of Annual Payment A for the 2019-2020 Assessment Year.



# Appendix A

## Walnut Creek Improvement District Lancaster County, South Carolina

### Assessment Roll for Bond Area 2 Annual Assessments for Assessment A

Assessment Year Ending	Principal	Interest	Administrativ e Expenses	Annual Assessment A	Annual Credit A	Annual Payment A
2020	\$185,000.00	\$621,862.50	\$37,142.28	\$844,004.78	\$0.00	\$844,004.78
2021	\$195,000.00	\$611,225.00	\$37,885.13	\$844,110.13		
2022	\$205,000.00	\$600,012.50	\$38,642.83	\$843,655.33		
2023	\$215,000.00	\$588,225.00	\$39,415.68	\$842,640.68		
2024	\$225,000.00	\$575,862.50	\$40,204.00	\$841,066.50		
2025	\$240,000.00	\$562,925.00	\$41,008.08	\$843,933.08		
2026	\$250,000.00	\$549,125.00	\$41,828.24	\$840,953.24		
2027	\$265,000.00	\$534,750.00	\$42,664.80	\$842,414.80		
2028	\$280,000.00	\$519,512.50	\$43,518.10	\$843,030.60		
2029	\$295,000.00	\$503,412.50	\$44,388.46	\$842,800.96		
2030	\$315,000.00	\$486,450.00	\$45,276.23	\$846,726.23		
2031	\$330,000.00	\$468,337.50	\$46,181.76	\$844,519.26		
2032	\$350,000.00	\$449,362.50	\$47,105.39	\$846,467.89		
2033	\$365,000.00	\$429,237.50	\$48,047.50	\$842,285.00		
2034	\$390,000.00	\$408,250.00	\$49,008.45	\$847,258.45		
2035	\$410,000.00	\$385,825.00	\$49,988.62	\$845,813.62		
2036	\$430,000.00	\$362,250.00	\$50,988.39	\$843,238.39		
2037	\$455,000.00	\$337,525.00	\$52,008.16	\$844,533.16		
2038	\$480,000.00	\$311,362.50	\$53,048.32	\$844,410.82		
2039	\$505,000.00	\$283,762.50	\$54,109.29	\$842,871.79		
2040	\$535,000.00	\$254,725.00	\$55,191.47	\$844,916.47		
2041	\$565,000.00	\$223,962.50	\$56,295.30	\$845,257.80		
2042	\$595,000.00	\$191,475.00	\$57,421.21	\$843,896.21		
2043	\$630,000.00	\$157,262.50	\$58,569.63	\$845,832.13		
2044	\$665,000.00	\$121,037.50	\$59,741.03	\$845,778.53		
2045	\$700,000.00	\$82,800.00	\$60,935.85	\$843,735.85		
2046	\$740,000.00	\$42,550.00	\$62,154.56	\$844,704.56		
Total	\$10,815,000.00	\$10,663,087.50	\$1,312,768.76	\$22,790,856.26	\$0.00	\$844,004.78

Appendix B

Walnut Creek Improvement District  
Lancaster County, South Carolina

Assessment Roll for Bond Area 2  
Annual Update of Assessment A for Each Parcel

Amounts Due for the 2019-2020 Tax Year							
Tax Parcel Number	Billing Code	Equivalent Assessment Factor	Assessment A	Principal Portion of Assessment A	Annual Assessment A	Annual Credit A	Annual Payment A
0015F-0G-015.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0G-016.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0G-017.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0G-018.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0G-019.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0G-020.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0G-021.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0G-022.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0G-023.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0G-024.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0G-025.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0G-026.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0H-001.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0H-002.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0H-003.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0H-004.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0H-005.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0H-006.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0H-007.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0H-008.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0H-009.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0H-010.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0H-011.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0H-012.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0H-013.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0J-001.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0J-002.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0J-003.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0J-004.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0J-005.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0J-006.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0J-007.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0J-008.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0J-009.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0J-010.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0J-011.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0J-012.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32



Amounts Due for the 2019-2020 Tax Year							
Tax Parcel Number	Billing Code	Equivalent Assessment Factor	Assessment A	Principal Portion of Assessment A	Annual Assessment A	Annual Credit A	Annual Payment A
0015F-OK-001.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-002.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-003.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-004.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-005.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-006.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-007.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-008.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-009.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-010.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-011.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-012.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-013.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-014.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-015.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-016.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-017.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-018.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-019.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-020.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-021.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-022.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-023.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-024.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-025.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-026.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-027.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-028.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-029.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-030.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-031.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-032.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-033.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-034.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32

Amounts Due for the 2019-2020 Tax Year							
Tax Parcel Number	Billing Code	Equivalent Assessment Factor	Assessment A	Principal Portion of Assessment A	Annual Assessment A	Annual Credit A	Annual Payment A
0015F-OK-035.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-036.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-037.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-038.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-039.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-040.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-041.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-042.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-043.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-044.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OK-045.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OL-001.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OL-002.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OL-003.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OL-004.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OL-005.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OL-006.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OL-007.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OL-008.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OL-009.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OL-010.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OL-011.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OL-012.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OL-013.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OL-014.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OM-002.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OM-001.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OM-003.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OM-004.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OM-005.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OM-006.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OM-007.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OM-008.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OM-009.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32

Amounts Due for the 2019-2020 Tax Year							
Tax Parcel Number	Billing Code	Equivalent Assessment Factor	Assessment A	Principal Portion of Assessment A	Annual Assessment A	Annual Credit A	Annual Payment A
0015F-0L-015.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0L-016.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0L-017.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0L-018.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0L-019.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0L-020.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0M-016.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0M-015.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0M-014.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0M-013.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0M-012.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0M-011.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0M-010.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-094.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-095.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-096.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-097.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-098.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-099.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-100.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-101.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-102.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-103.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-104.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-105.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-106.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-107.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-108.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-109.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-110.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-111.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-112.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-113.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-114.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32

Amounts Due for the 2019-2020 Tax Year							
Tax Parcel Number	Billing Code	Equivalent Assessment Factor	Assessment A	Principal Portion of Assessment A	Annual Assessment A	Annual Credit A	Annual Payment A
0015K-0D-115.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-116.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-117.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-118.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-119.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-120.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-121.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-122.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-123.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-124.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-125.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-126.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-127.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-128.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-129.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-130.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-131.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-132.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-133.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-134.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-135.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-136.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-137.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-138.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-139.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-140.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-141.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-142.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-143.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-144.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-145.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-146.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-147.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-148.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32



Amounts Due for the 2019-2020 Tax Year							
Tax Parcel Number	Billing Code	Equivalent Assessment Factor	Assessment A	Principal Portion of Assessment A	Annual Assessment A	Annual Credit A	Annual Payment A
0015K-OD-149.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OD-150.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OD-151.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OD-152.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OD-153.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OD-154.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OD-155.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OD-156.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OD-157.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OD-158.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OD-159.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OD-160.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OD-161.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OD-162.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OD-163.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OD-164.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-ON-001.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-ON-002.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-ON-003.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-ON-004.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-ON-005.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-ON-006.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-001.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-002.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-003.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-004.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-005.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-006.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-007.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-008.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-009.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-010.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-011.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-012.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32

Amounts Due for the 2019-2020 Tax Year							
Tax Parcel Number	Billing Code	Equivalent Assessment Factor	Assessment A	Principal Portion of Assessment A	Annual Assessment A	Annual Credit A	Annual Payment A
0015F-OR-013.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-014.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-015.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-016.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-017.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-018.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-019.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-020.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-021.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-022.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-023.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-024.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-025.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-026.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-027.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-028.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-029.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-030.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-031.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-032.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-033.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-034.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-035.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-036.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-037.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-038.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-039.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-040.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-041.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-042.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-043.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-044.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-045.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OR-046.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32

Amounts Due for the 2019-2020 Tax Year							
Tax Parcel Number	Billing Code	Equivalent Assessment Factor	Assessment A	Principal Portion of Assessment A	Annual Assessment A	Annual Credit A	Annual Payment A
0015F-0R-047.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0R-048.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0R-049.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0R-050.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-047.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-046.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-045.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-044.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-043.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-042.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-041.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-040.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-039.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-038.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-037.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-036.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-035.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-034.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-033.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-032.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-031.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-030.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-029.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-028.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-027.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-026.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-025.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-024.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-023.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-022.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-021.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-020.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-019.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-018.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32

Amounts Due for the 2019-2020 Tax Year							
Tax Parcel Number	Billing Code	Equivalent Assessment Factor	Assessment A	Principal Portion of Assessment A	Annual Assessment A	Annual Credit A	Annual Payment A
0015K-0E-017.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-016.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-015.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-014.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-013.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0S-001.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0S-002.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0S-003.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0S-004.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0S-005.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0S-006.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0S-007.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0S-008.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0S-009.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0S-010.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0S-011.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0S-012.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0S-013.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0S-014.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0S-015.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0S-016.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0S-017.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0S-018.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0S-019.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-001.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-002.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-003.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-004.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-005.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-006.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-007.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-008.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-009.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-010.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32



Amounts Due for the 2019-2020 Tax Year							
Tax Parcel Number	Billing Code	Equivalent Assessment Factor	Assessment A	Principal Portion of Assessment A	Annual Assessment A	Annual Credit A	Annual Payment A
0015K-0D-011.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-012.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-013.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-014.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-015.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-016.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-017.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-018.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-019.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-020.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0D-021.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-001.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-002.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-003.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-004.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-005.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-006.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-007.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-008.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-009.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-010.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-011.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0E-012.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0B-028.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0B-029.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0B-030.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0B-031.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0B-032.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0B-033.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0B-034.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0B-035.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0B-036.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0B-037.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0B-038.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32

Amounts Due for the 2019-2020 Tax Year							
Tax Parcel Number	Billing Code	Equivalent Assessment Factor	Assessment A	Principal Portion of Assessment A	Annual Assessment A	Annual Credit A	Annual Payment A
0015F-0B-039.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0B-040.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0B-041.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0B-042.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0B-043.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0B-044.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0B-045.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0B-046.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0P-038.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0P-037.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0P-036.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0P-035.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0P-034.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0P-033.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0P-032.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0P-031.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0P-030.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0P-029.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0P-028.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0P-027.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0P-026.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0P-025.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0P-024.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0P-023.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0P-022.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0P-021.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0P-020.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0P-019.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0P-018.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0P-017.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0P-016.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0P-015.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0P-014.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-0P-013.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32

Amounts Due for the 2019-2020 Tax Year							
Tax Parcel Number	Billing Code	Equivalent Assessment Factor	Assessment A	Principal Portion of Assessment A	Annual Assessment A	Annual Credit A	Annual Payment A
0015F-OP-012.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OP-011.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OP-010.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OP-009.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OP-008.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OP-007.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OP-006.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OP-005.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OP-004.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OP-003.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OP-002.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015F-OP-001.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OA-001.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OA-002.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OA-003.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OA-004.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OA-005.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OA-006.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OA-007.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OA-008.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OA-009.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OA-010.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OA-011.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OA-012.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OA-013.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OA-014.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OA-015.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OA-016.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OA-017.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OA-018.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OA-019.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OC-001.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OC-002.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-OC-003.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32

Amounts Due for the 2019-2020 Tax Year							
Tax Parcel Number	Billing Code	Equivalent Assessment Factor	Assessment A	Principal Portion of Assessment A	Annual Assessment A	Annual Credit A	Annual Payment A
0015K-0C-004.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0C-005.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0C-006.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0C-007.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0C-008.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0C-009.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0C-010.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0C-011.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015K-0C-012.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-020.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-019.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-018.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-017.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-016.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-015.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-014.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-013.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-036.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-035.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0N-049.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0N-050.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0N-051.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0N-052.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0N-053.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0N-054.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0N-055.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0N-056.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0N-057.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0N-058.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0N-059.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0N-060.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0N-061.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0N-062.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0N-063.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32



Amounts Due for the 2019-2020 Tax Year							
Tax Parcel Number	Billing Code	Equivalent Assessment Factor	Assessment A	Principal Portion of Assessment A	Annual Assessment A	Annual Credit A	Annual Payment A
0015J-0N-064.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0N-065.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0M-026.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0M-025.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0M-024.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0M-023.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0M-022.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0M-021.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0M-020.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0M-019.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0M-018.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0M-017.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0M-016.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0M-015.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0M-014.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0M-013.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0A-013.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0A-014.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0A-015.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0A-016.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0A-017.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0A-018.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0A-019.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0A-020.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0A-021.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0A-022.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0A-023.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0A-024.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0A-025.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0N-093.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0N-094.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0N-095.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0N-096.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0N-097.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32

Amounts Due for the 2019-2020 Tax Year							
Tax Parcel Number	Billing Code	Equivalent Assessment Factor	Assessment A	Principal Portion of Assessment A	Annual Assessment A	Annual Credit A	Annual Payment A
0015J-0N-098.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0N-099.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0N-100.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0N-101.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0N-102.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0N-103.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-034.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-033.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-032.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-031.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-030.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-029.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-028.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-027.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-026.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-025.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-024.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-023.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-021.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-022.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0F-029.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0F-030.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0F-031.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0F-032.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0F-033.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0F-034.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-001.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-002.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-003.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-004.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-005.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-006.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-007.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-008.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32

Amounts Due for the 2019-2020 Tax Year							
Tax Parcel Number	Billing Code	Equivalent Assessment Factor	Assessment A	Principal Portion of Assessment A	Annual Assessment A	Annual Credit A	Annual Payment A
0015J-0L-009.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-010.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-011.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0L-012.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0M-001.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0M-002.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0M-003.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0M-004.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0M-005.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0M-006.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0M-007.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0M-008.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0M-009.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0M-010.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0M-011.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0M-012.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0E-007.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0E-008.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0E-009.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0E-010.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0E-011.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0E-012.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0E-013.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0E-014.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0E-015.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0E-016.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0E-017.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0E-018.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0E-019.00	120A	1.00	\$32,250.60	\$15,303.96	\$1,194.32	\$0.00	\$1,194.32
0015J-0G-001.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0G-002.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0G-003.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82

Amounts Due for the 2019-2020 Tax Year							
Tax Parcel Number	Billing Code	Equivalent Assessment Factor	Assessment A	Principal Portion of Assessment A	Annual Assessment A	Annual Credit A	Annual Payment A
0015J-0G-004.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0G-005.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0G-006.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0G-007.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0G-008.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0G-009.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0G-010.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0G-011.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0G-012.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0G-013.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0G-014.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0J-001.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0J-002.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0J-003.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0J-004.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0J-005.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0J-006.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0J-007.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0J-008.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0J-009.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0J-010.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0J-011.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0J-012.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0J-013.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0J-014.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0J-015.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0J-016.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0J-017.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0J-018.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0J-019.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0J-020.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0J-021.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0J-022.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0L-001.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82



Amounts Due for the 2019-2020 Tax Year							
Tax Parcel Number	Billing Code	Equivalent Assessment Factor	Assessment A	Principal Portion of Assessment A	Annual Assessment A	Annual Credit A	Annual Payment A
00150-0L-002.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0L-003.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0L-004.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0L-005.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0L-006.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0L-007.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0L-008.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0L-009.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0L-010.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0L-011.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0L-012.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0L-013.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0L-014.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0L-015.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0L-016.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0L-017.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0L-018.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0L-019.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0L-020.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0L-021.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0L-022.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0L-023.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0L-024.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0L-025.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0L-026.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0L-027.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0M-001.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0M-002.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0M-003.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0M-004.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0M-005.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0M-006.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0M-007.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
00150-0M-008.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82

Amounts Due for the 2019-2020 Tax Year							
Tax Parcel Number	Billing Code	Equivalent Assessment Factor	Assessment A	Principal Portion of Assessment A	Annual Assessment A	Annual Credit A	Annual Payment A
0015O-0M-009.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0M-010.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0M-011.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0M-012.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0N-002.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0N-003.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0N-004.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0N-005.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0N-006.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0N-007.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0N-008.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0N-009.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0N-010.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0N-011.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0N-012.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0N-013.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0N-014.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0N-015.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0N-016.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0G-030.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0G-029.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0G-028.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0G-027.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0G-026.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0G-025.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0G-024.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0G-023.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0G-022.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0G-021.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0G-020.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0G-019.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0G-018.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0G-017.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015J-0G-016.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82

Amounts Due for the 2019-2020 Tax Year							
Tax Parcel Number	Billing Code	Equivalent Assessment Factor	Assessment A	Principal Portion of Assessment A	Annual Assessment A	Annual Credit A	Annual Payment A
0015J-0G-015.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0M-013.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0M-014.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0M-015.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0M-016.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0M-017.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0M-018.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0M-019.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0M-020.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0M-021.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0M-022.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0M-023.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0M-024.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0M-025.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015O-0M-026.00	120B	0.56	\$18,060.34	\$8,570.22	\$668.82	\$0.00	\$668.82
0015-00-028.20	120C	37.00	\$1,193,272.32	\$566,246.39	\$44,189.98	\$0.00	\$44,189.98
0015-00-024.00	120D	60.48	\$1,950,516.46	\$925,583.29	\$72,232.71	\$0.00	\$72,232.71
Total		706.68	\$22,790,856.00	\$10,815,000.00	\$844,004.78	\$0.00	\$844,004.78

## Agenda Item Summary

---

Ordinance # / Resolution #: Resolution 1067-R2019  
Contact Person / Sponsor: Veronica C. Thompson, CFO  
Department: Administration  
Date Requested to be on Agenda: 9/23/2019

### **Issue for Consideration:**

The County has several assessment districts for which an annual assessment is imposed to pay for Assessment Improvement District Revenue Bonds. The districts include: Sun City, Walnut Creek (Bond Areas 1, 2, & 3), and Edgewater (1 & 2).

The County contracts with special consultants to perform the annual calculations and provide specialized reports for the bond market. The data has been provided to the County Assessor to add to the tax file.

### **Points to Consider:**

Formally approving the assessment rolls is an annual function of Council during the life of the revenue bonds.

### **Funding and Liability Factors:**

All taxpayers in the districts are assessed the appropriate fee to ensure the debt payments are collected. The County in turn sends the collections to the bond trustees.

### **Council Options:**

Approve the assessment rolls for imposition in tax year 2019 and collection in 2020.

### **Recommendation:**

Council approve the annual assessment rolls.

### **ATTACHMENTS:**

Description	Upload Date	Type
Resolution 1067-R2019	9/16/2019	Resolution
Walnut Creek Improvement District Bond Area 3 - Annual Assessment Report And Update Of Assessment Roll A For Imposition Of Assessments In 2019 And Collection In 2020	9/16/2019	Backup Material





WHEREAS, the Rates and Method of Apportionments each provide in Section F, respectively:

The County shall update Appendix B-1 and B-2 of the Assessment Roll A each Assessment Year to reflect (i) the current Parcels in Bond Area 3 of the Improvement District, (ii) the Assessment A as allocated for each Parcel, including any adjustments to Assessment A, (iii) the Principal Portion of the Assessment A for each Parcel, (iv) the Annual Assessment A for each Parcel, (v) the Annual Credit A and Annual Payment A to be collected from each parcel for the current Assessment Year, (vi) prepayments of the Assessment A, and (vii) termination of the Assessment A; and

WHEREAS, David Taussig & Associates, Inc. has prepared an Annual Assessment Report and Update of the Assessment Roll A for Imposition of Assessments in 2019 and Collection in 2020 for Bond Area 3 dated September 5, 2019 (the "2019 Assessment Roll A").

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

1. The County Council hereby approves, confirms and adopts the updated 2019 Assessment Roll A for Bond Area 3 of the District as attached hereto.

**THIS RESOLUTION SHALL BE EFFECTIVE IMMEDIATELY UPON ADOPTION.**

**SIGNED, SEALED, AND DELIVERED**

As Of This \_\_\_\_\_ Day Of \_\_\_\_\_, 2019.

**LANCASTER COUNTY, SOUTH CAROLINA**

\_\_\_\_\_  
Steve Harper, Chair, County Council

\_\_\_\_\_  
Larry Honeycutt, Secretary, County Council

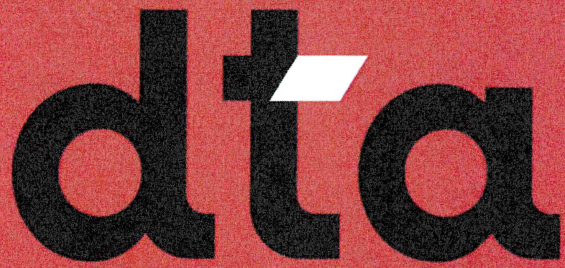
Attest:

\_\_\_\_\_  
Sherrie M. Simpson, Clerk to Council

Approved as to form:

\_\_\_\_\_  
John DuBose, County Attorney





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

**FISCAL YEAR 2019-2020  
ADMINISTRATION REPORT**  
LANCASTER COUNTY, SOUTH CAROLINA  
WALNUT CREEK IMPROVEMENT DISTRICT  
BOND AREA 3  
SEPTEMBER 5, 2019

Public Finance  
Public-Private Partnerships  
Development Economics  
Clean Energy Bonds

*Newport Beach / San Jose / San Francisco / Riverside  
Dallas / Houston / Raleigh*





5000 Birch Street, Suite 6000  
Newport Beach, CA 92660

**WALNUT CREEK IMPROVEMENT DISTRICT  
BOND AREA 3  
LANCASTER COUNTY, SOUTH CAROLINA**

**ANNUAL ASSESSMENT REPORT AND  
UPDATE OF ASSESSMENT ROLL A FOR  
IMPOSITION OF ASSESSMENTS IN 2019 AND  
COLLECTION IN 2020**

Prepared By:

DTA

September 5, 2019



**Walnut Creek Improvement District  
Bond Area 3  
Lancaster County, South Carolina**

**Annual Assessment Report and  
Update of Assessment Roll A for  
Imposition of Assessments in 2019 and Collection in 2020**

**I. INTRODUCTION**

The Walnut Creek Improvement District (the "District"), previously titled the Edenmoor Improvement District, was created pursuant to the County Public Works Improvement Act, Title 4, Chapter 35, Code of Laws of South Carolina 1976, as amended (the "Act"), through an ordinance that was adopted by the Lancaster County Council on January 30, 2006, wherein the District was created and special assessments were authorized to be imposed and collected.

Capitalized terms undefined herein have meaning as set forth in the Walnut Creek Improvement District Assessment Roll A for Bond Area 3, including its Appendix A, the Rate and Method of Apportionment of Assessment A, which was adopted by ordinance by the Lancaster County Council of Lancaster County in December 2016.

Assessment A was imposed on the assessed property within the District in 2006 pursuant to the Act and Resolution No. 527 of the County Council of Lancaster County. Assessment A is due and payable each year as the Annual Assessment A. The Annual Assessment A for each year is shown in the Assessment Roll A, attached hereto as Appendices A and B. Annual Payment A represents the amount to be collected from the assessed property in the District, which may be less than the Annual Assessment A.

Assessment Roll A is to be updated each year to reflect (i) the current Parcels in the District, (ii) the Assessment A as allocated for each Parcel (including any adjustments to Assessment A), (iii) the Principal Portion of the Assessment A for each Parcel, (iv) the Annual Assessments A for each Parcel, (v) the Annual Credit A for each parcel, (vi) the Annual Payment A to be collected from each Parcel for the current Assessment Year, (vii) prepayments of Assessment A, and (viii) termination of the Assessment A. This report has been prepared to show the calculation of the Annual Payment A and the update of the Annual Assessment Roll for the Assessment A.

In 2006, the Edenmoor Improvement District Assessment Revenue Bonds, Series 2006A and 2006B in the respective amounts of \$24,115,000 and \$11,500,000 (the "2006A Bonds" and the "2006B Bonds"), were issued pursuant to an ordinance, which was enacted by the Lancaster County Council on April 24, 2006, and the Act. The 2006A Bonds and the 2006B Bonds (together, the "2006 Bonds") were to be repaid from special assessments imposed on each parcel of assessed property in the District.

Lawson's Bend, LLC, the original developer of the Walnut Creek development, defaulted in its payment of ad valorem taxes, Assessment A and Assessment B, which led to tax sales of the property still owned by Lawson's Bend, LLC being conducted under South Carolina law. Edenmoor Land Acquisition, LLC and Edenmoor Land Acquisition II, LLC (collectively, the "Developer") acquired such real property in the District from the Lancaster County Forfeited Land Commission on October 28, 2011.

On December 14, 2015, County Council approved Ordinance 2015-1367 which split the District into three separate areas, referred to as Bond Area 1, Bond Area 2 and Bond Area 3, and approved an Assessment Roll A for each one of these areas.

On February 11, 2016, the County issued \$8,510,000 of Walnut Creek Improvement District Assessment Refunding Revenue Bonds, Series 2016A-1 Bonds (the "Series 2016A-1 Bonds") secured solely by and payable from Assessment A on the Parcels in Bond Area 1. Among other uses, the proceeds of this bond issuance retired a portion of the 2006A Bonds. The Assessment A on the Parcels in Bond Area 1 solely support the Series 2016A-1 Bonds.

Additionally, on February 11, 2016, the County issued \$8,100,000 of Walnut Creek Improvement District Assessment Refunding Revenue Bonds, Series 2006A-2 Bonds (the "Series 2006A-2 Bonds") and \$3,925,000 of Walnut Creek Improvement District Assessment Refunding Revenue Bonds, Series 2006A-3 Bonds (the "Series 2006A-3 Bonds") in exchange for equal aggregate principal amounts of 2006A Bonds. The Series 2006A-2 Bonds are secured solely by and payable from Assessment A on Parcels in Bond Area 2. The Series 2006A-3 Bonds are secured solely by and payable from Assessment A on Parcels in Bond Area 3.

Additionally, on February 11, 2016, the County issued \$1,570,000 of Walnut Creek Improvement District Assessment Refunding Revenue Bonds, Series 2006A-2 Bonds (the "Prior 2006A-2 Bonds") and \$770,000 of Walnut Creek Improvement District Assessment Refunding Revenue Bonds, Series 2006A-3 Bonds (the "Prior 2006A-3 Bonds") in exchange for equal aggregate principal amounts of 2006A Bonds. The Prior 2006A-3 Bonds are secured solely by and payable from previously billed

but unpaid Assessment A on Parcels in Bond Area 3 which are subject to multiple forbearance agreements executed by Wells Fargo, NA (the "Trustee") and the County. The Prior 2006A-2 Bonds are secured solely by and payable from previously billed but unpaid Assessment A on Parcels in Bond Area 2 which are subject to multiple forbearance agreements executed by the Trustee and the County, as shown on the separate Assessment Roll for Bond Area 2 (not included in this report).

Additionally, on November 14, 2016, enacted Ordinance No. 2016-1393, which allows for the issuance of approximately \$4,620,000 principal amount of new bonds related to Bond Area 3 of the District to be issued in future periods.

The Assessment A on Parcels in Bond Area 3 do not support any bonds or other obligations other than the Series 2006A-3 Bonds.

This report is prepared solely for Bond Area 3. Separate reports have been prepared for Bond Area 1 and for Bond Area 2.

## II. UPDATE OF THE ASSESSMENT ROLL FOR ASSESSMENT A

The County Council shall update the Assessment Roll A each Assessment Year to reflect (i) the current Parcels in Bond Area 3, (ii) the Assessment A as allocated for each Parcel, including any adjustments to Assessment A, (iii) the Principal Portion of the Assessment A for each Parcel, (iv) the Annual Assessment A for each Parcel, (v) the Annual Credit A and the Annual Payment A to be collected from each Parcel for the current Assessment Year, (vi) prepayments of the Assessment A, and (vii) termination of the Assessment A. The annual Assessment Roll for Assessment A, as updated, is shown as Appendices A and B, attached hereto.

### A. Annual Update and Apportionment of Assessment A and Principal Portion of Assessment A

#### Payment of Assessment A

The Assessment Roll A has been updated for collected Annual Payment A from prior years. No prepayments of Assessment A have been made to date.

#### Subdivisions

There have been no subdivisions of the Parcels in Bond Area 3 subsequent to the Lancaster County Council's approval of the Assessment Roll A for Bond Area 3 in December 2017.



### Updated Assessment Roll A

Assessment Roll A has been updated in the following manners.

An updated Appendix A which shows the Annual Assessment A through 2046, the final year of the Series 2016A-3 Bonds, is attached to this report. As shown on Appendix A, Assessment A equals \$7.3 million.

The Assessment A and Principal Portion of Assessment A for each Parcel in Bond Area 3 are shown on Appendix B. As shown on Appendix B, the total Principal Portion of Assessment A equals \$3,760,000. Appendix B has also been prepared to reflect the annual calculation of the 2019-2020 Annual Assessment A and the 2019-2020 Annual Payment A (described below) for all Parcels in Bond Area 3.

As shown on Appendix B, the total Assessment A equals \$7.3 million. This reflects the payoff of the prior years' unpaid Assessment A pursuant to the 2011, 2013, and 2014 Forbearance Agreements executed between the County the Trustee. The total Assessment A was originally allocated to each Parcel based on the Equivalent Assessment Factors ("EAF") for each Parcel. The EAF assigned to each land use is described in the Rate and Method of Apportionment of Assessment A as 1.00 for single family units and 0.56 for townhomes. The EAFs were assigned to each parcel at the time of formation of the district based on expected development at the time and updated each year thereafter based on updated development projections and actual development. When a Parcel subdivides, the Assessment A will be reallocated to each new subdivided Parcel based on the total EAFs for each Parcel.

As defined in the Rate and Method of Apportionment of Assessment A, the Principal Portion of the Assessment A on each Parcel shall be allocated to each Parcel in proportion to the Assessment A for each Parcel.

#### **B. Annual Assessment A**

The Annual Assessment A is the assessment due and payable each year on the Assessed Property. The Annual Assessment A for the 2019-2020 Assessment Year is \$322,025.00, as shown on Appendix A. The Rate and Method of Apportionment of Assessment A establishes the Annual Assessment A as the limit of the amount of Assessment A that can be collected in that particular Assessment Year. The Annual Assessment A is allocated to the Parcels in proportion to the Assessment A on each Parcel. The Annual Assessment A for each Parcel and in total is shown on Appendix B.



C. Annual Payment A

According to the Rate and Method of Apportionment of Assessment A for the Bond Area 3, Annual Payment A is the portion of the Annual Assessment A to be collected each Assessment Year and shall be equal to the following formula:

$$A = B \times C$$

Where the terms have the following meaning:

- A = the Annual Payment A for a Parcel
- B = the Principal Portion of the Assessment A for a Parcel
- C = the Annual Assessment Rate A for the Assessment Year for which the calculation is being made.

The Principal Portion of Assessment A for each Parcel is shown on Appendix B. The calculation of the Annual Assessment Rate A is presented below; and the use of the Annual Assessment Rate A to calculate the Annual Payment A is presented further below.

1. Annual Assessment Rate A

The Annual Assessment Rate A is defined to mean "for any Assessment Year, a percentage equal to the Annual Revenue Requirement A for that year divided by the Principal Portion of the Assessment A." The calculation of the Annual Revenue Requirement A is presented below; and the use of the Annual Revenue Requirement A to calculate the Annual Assessment Rate A is presented further below.

a. Annual Revenue Requirement A

The Annual Revenue Requirement A is calculated as follows:

For any given year, the sum of the following, (1) regularly scheduled debt service on the Series A Bonds to be paid from the Annual Payment A; (2) periodic costs associated with the Series A Bonds, including but not limited to rebate payments and credit enhancements on the bonds; and (3) administrative expenses; less (a) any credits applied under the bond indenture, such as capitalized interest and interest earnings on any account balances, and (b) any other funds available to the District that may be applied to the Annual Revenue Requirement A.

Table B below provides a summary of the Annual Revenue Requirement A for the 2019-2020 Assessment Year. The numbers shown in Table A below are explained in the following sections.

Table  
A  
Annual Revenue  
Requirement A

	Assessment A
Interest payment due June 1, 2020	\$97,805.50
Interest payment due December 1,	\$97,805.50
Principal payment due December 1,	\$90,000.00
Estimated administrative expenses	\$36,414.00
Other available funds	\$0.00
Annual Revenue Requirement A	\$322,025.00

#### *Debt Service*

Debt service includes the semi-annual interest payments due on the Series 2006A-3 Bonds on June 1, 2020 and December 1, 2020. The semi-annual interest payment on the Series 2006A-3 Bonds is \$97,805.50, which represents an annual coupon of 5.330% on \$3,670,000 of bonds outstanding. A principal payment for the Series 2006A-3 Bonds in the amount of \$90,000 is due on December 1, 2020. As a result, total debt service on the Series 2006A-3 Bonds is equal to \$285,611.

#### *Administrative Expenses*

Administrative Expenses include the cost of services provided by the Trustee, the administrator and the county's legal advisors as well as other expenses incurred by the County. The total administrative expenses for 2020 are estimated to be \$36,414.00

#### *Contingency*

No contingency has been added.

#### *Other Available Funds*

No other funds are expected to be available to apply towards the Annual Revenue Requirement A for the 2019-2020 Assessment Year. The funds currently within the Trustee's account for the 2006A Bonds are assumed not be available to

apply towards the Annual Revenue Requirement A for the 2019-2020 Assessment Year.

b. Calculation of the Annual Assessment Rate A

As noted above, the Annual Assessment Rate A is defined to mean "for any Assessment Year, a percentage equal to the Annual Revenue Requirement A for that year divided by the Principal Portion of the Assessment A."

The Annual Revenue Requirement A is \$322,025.00, as explained in the previous section. The Principal Portion of the Assessment A is \$3,670,000.

Accordingly, the Annual Assessment Rate A is 8.7745% (i.e.  $\$322,025.00 \div \$3,670,000$ ).

2. Calculation of Annual Payment A

As noted above, according to the Rate and Method of Apportionment of Assessment A for Bond Area 3, the Annual Payment A is to be collected from each Parcel of Assessed Property in Bond Area 3. Assessed Property, for purposes of Bond Area 3, means Parcels within Bond Area 3 other than Non-Benefited Property. Non-Benefited Property, for purposes of Bond Area 3, means Parcels within the boundaries of Bond Area 3 owned by or irrevocably offered for the dedication of the federal government, the State of South Carolina, the County, or any instrumentality thereof, or any other public agency or easements that create an exclusive use for a public utility provider.

D. Annual Credit A

The Annual Credit A for each Parcel is equal to the Annual Assessment A for the Parcel less the Annual Payment A for the Parcel. The Annual Credit A for each Parcel is shown on Appendix A- 1 (b).

The total of the Annual Credit A for all Parcels equals zero for the 2019-2020 Assessment Year, as shown on Appendix B. The total Annual Credit A is equal to the total Annual Assessment A less the total Annual Payment A,

IV. SUMMARY

The current Parcels in Bond Area 3, the Assessment A for each Parcel, the Principal Portion of Assessment A for each Parcel, the Annual Payment A to be



collected from each Parcel for the 2019-2020 Assessment Year, the Annual Credit A and Annual Credit B for each Parcel, are shown in the Annual Assessment Roll, as updated, in Appendices A and B, attached hereto.

The total Annual Payment A to be collected from all Parcels in Bond Area 3 is equal to \$322,025.00.

Appendix B provides a billing code of the Parcels to assist the County with the proper billing of Annual Payment A for the 2019-2020 Assessment Year.



Appendix A

Walnut Creek Improvement District  
Lancaster County, South Carolina

Assessment Roll for Bond Area 3  
Annual Assessments for Assessment A

Assessment Year Ending	Principal	Interest	Administrative Expenses	Annual Assessment A	Annual Credit A	Annual Payment A
2020	\$90,000.00	\$195,611.00	\$36,414	\$322,025.00	\$0.00	\$322,025.00
2021	\$95,000.00	\$190,814.00	\$37,142	\$322,956.28		
2022	\$100,000.00	\$185,750.50	\$37,885	\$323,635.63		
2023	\$105,000.00	\$180,420.50	\$38,643	\$324,063.33		
2024	\$115,000.00	\$174,824.00	\$39,416	\$329,239.68		
2025	\$120,000.00	\$168,694.50	\$40,204	\$328,898.50		
2026	\$125,000.00	\$162,298.50	\$41,008	\$328,306.58		
2027	\$130,000.00	\$155,636.00	\$41,828	\$327,464.24		
2028	\$140,000.00	\$148,707.00	\$42,665	\$331,371.80		
2029	\$145,000.00	\$141,245.00	\$43,518	\$329,763.10		
2030	\$155,000.00	\$133,516.50	\$44,388	\$332,904.96		
2031	\$165,000.00	\$125,255.00	\$45,276	\$335,531.23		
2032	\$170,000.00	\$116,460.50	\$46,182	\$332,642.26		
2033	\$180,000.00	\$107,399.50	\$47,105	\$334,504.89		
2034	\$190,000.00	\$97,805.50	\$48,047	\$335,853.00		
2035	\$200,000.00	\$87,678.50	\$49,008	\$336,686.95		
2036	\$210,000.00	\$77,018.50	\$49,989	\$337,007.12		
2037	\$220,000.00	\$65,825.50	\$50,988	\$336,813.89		
2038	\$235,000.00	\$54,099.50	\$52,008	\$341,107.66		
2039	\$245,000.00	\$41,574.00	\$53,048	\$339,622.32		
2040	\$260,000.00	\$28,515.50	\$54,109	\$342,624.79		
2041	\$275,000.00	\$14,657.50	\$55,191	\$344,848.97		
Total	\$3,670,000.00	\$2,653,807.00	\$994,062.00	\$7,317,872.18	\$0.00	\$322,025.00

The amount of principal in the final year reflects the total Principal Portion of Assessment A less the principal amounts indicated in the prior years.

Appendix B

Walnut Creek Improvement District  
Lancaster County, South Carolina

Assessment Roll for Bond Area 3  
Annual Update of Assessment A for Each Parcel

					Amounts Due for the 2019-2020 Tax Year		
Tax Parcel Number	Billing Code	Equivalent Assessment A Factors	Assessment A	Principal Portion of Assessment A	Annual Assessment A	Annual Credit A	Annual Payment A
0015-00-012.00	121A	145.00	\$1,999,418.63	\$1,002,732.24	\$87,984.97	\$0.00	\$87,984.97
0015-00-013.00	121B	323.00	\$4,453,877.36	\$2,233,672.51	\$195,994.11	\$0.00	\$195,994.11
0020-00-002.00	121C	67.00	\$864,576.19	\$433,595.25	\$38,045.92	\$0.00	\$38,045.92
Total		535.00	\$7,317,872.18	\$3,670,000.00	\$322,025.00	\$0.00	\$322,025.00

## Agenda Item Summary

---

Ordinance # / Resolution #: Resolution 1069-R2019

Contact Person / Sponsor: Steve Willis/Administration and Veronica Thompson/CFO, Finance

Department: Administration

Date Requested to be on Agenda: 9/23/2019

**Issue for Consideration:**

Providing funding for an Assistant Solicitor position for three quarters of the Fiscal Year.

**Points to Consider:**

The position is an Assistant Solicitor that specializes in prosecution of sexual assault and domestic violence cases.

Grant funding for the position will expire at the end of September 2019.

**Funding and Liability Factors:**

Annual wage and fringe equals \$85,241. The Resolution will authorize three quarters of the fiscal year to be paid pending adoption of a budget amendment ordinance to appropriate the necessary funding.

**Council Options:**

Approve or reject the Resolution.

**Recommendation:**

This comes with a positive recommendation from both the Administration and Public Safety Committees.

**ATTACHMENTS:**

Description	Upload Date	Type
Resolution 1069-R2019	9/16/2019	Resolution
Letter from Solicitor	9/13/2019	Exhibit

STATE OF SOUTH CAROLINA       )  
  )  
COUNTY OF LANCASTER        )

**RESOLUTION NO. 1069-R2019**

**A RESOLUTION**

**TO AUTHORIZE COUNTY STAFF TO FUND THE SALARY AND FRINGE BENEFITS FOR AN ASSISTANT SOLICITOR POSITION PENDING ADOPTION OF A BUDGET AMENDMENT ORDINANCE; AND OTHER MATTERS RELATED THERETO.**

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

**Section 1.     Findings.**

WHEREAS, Solicitor Randy Newman currently has grant funding for an Assistant Solicitor that specializes in the prosecution of sexual assault and domestic violence cases, and

WHEREAS, the grant funding for this position will expire at the end of September, 2019, and

WHEREAS, the Administration Committee and Public Safety Committee are recommending that county funding be authorized to assume payments for this position.

**Section 2.     Authorization by County Council.**

By way of Resolution Number 1069-R2019 the Lancaster County Council hereby authorizes the county staff to provide funding for three quarters of the Assistant Solicitor's annual salary (wage and fringe) of eighty five thousand two hundred forty one dollars (\$85,241) pending the adoption of a budget amendment ordinance to appropriate the necessary funding from the General Fund fund balance.



**Section 3.     Effective date.**

This Resolution is effective October 1, 2019.

**AND IT IS SO RESOLVED**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**LANCASTER COUNTY, SOUTH CAROLINA**

\_\_\_\_\_  
Steve Harper, Chair, County Council

\_\_\_\_\_  
Larry Honeycutt, Secretary, County Council

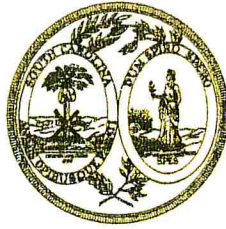
**ATTEST:**

\_\_\_\_\_  
Sherrie Simpson, Clerk to Council

Approved as to form:

\_\_\_\_\_  
John DuBose, County Attorney

State of South Carolina  
Solicitor, Sixth Judicial Circuit



CHESTER/FAIRFIELD  
LANCASTER  
RANDY E. NEWMAN, JR., SOLICITOR

August 28, 2019

Steve Willis, Administrator  
County of Lancaster  
101 N. Main Street  
Lancaster, SC 29720

Re: Solicitor's Office funding

Dear Steve,

Earlier this year my office was notified by grant administrators that there would be no need to re-apply for our Sexual Assault prosecution grant. The grant has run its course over the past three years and will end in September of this year. That grants provides for the salaries of 1 investigator and 1 very experienced Assistant Solicitor.

I have spent several weeks attempting to find funding to keep these folks on board. I will be able to transfer the investigator to another grant position, but I was unable to do so with the Assistant Solicitor. This Assistant Solicitor specializes in Sexual Assault and Domestic Violence and I believe that position is vital to this office. Those are specialized cases with many difficult issues, and I cannot assign them to an unexperienced or untrained prosecutor. The grant has paid thousands of dollars for specialized trainings that the other Assistant Solicitors do not have.

I would like for the County to consider funding this specialized position. This is an attorney with over 12 years of experience as a prosecutor. Attorneys with this type of experience and training do not come along every day. Her current salary is \$65,000.00 annually plus fringe. Total cost to the county for this position would be 85,241.00. I do realize this is not budget time, but I would like the county to consider this request. I appreciate what this county has done for this office in the past and I look forward to future growth.

Sincerely,

Randy E. Newman, Jr.

Cc: Steve Harper      Terry Graham      Charlene McGriff  
Billy Mosteller      Larry Honeycutt      Allen Blackmon      Brian Carnes

## Agenda Item Summary

---

Ordinance # / Resolution #: Ordinance 2019-1606

Contact Person / Sponsor: Katie See/Planning

Department: Planning

Date Requested to be on Agenda: 9/23/2019

### **Issue for Consideration:**

This is a request to amend the zoning map for Tax Map # 0143-00-027.02 from Agricultural Residential (AR) to Rural Business (RUB) District.

### **Points to Consider:**

The requested RUB district is consistent with the Rural Living future land use category.

Staff expressed concerns to the Planning Commission regarding the ability to commercially develop the site due to property constraints.

### **Funding and Liability Factors:**

N/A

### **Council Options:**

To approve or deny this zoning map amendment request.

### **Recommendation:**

Planning Commission recommended **approval** on August 20, 2019 by unanimous vote. No members of the public spoke regarding this request.

### **ATTACHMENTS:**

Description	Upload Date	Type
Ordinance 2019-1606	8/30/2019	Ordinance
Staff Report	8/28/2019	Planning Staff Report
Ex 1: Application	8/28/2019	Exhibit
Ex 2: Zoning Map	8/28/2019	Exhibit
Ex 3: Future Land Use Map	8/28/2019	Exhibit
Ex 4: Concept Plan	8/28/2019	Exhibit
Public Hearing Notice for Ordinance 2019-1606 (Planning Department Case Number: RZ-019-021)	9/13/2019	Public Hearing Notices

---

STATE OF SOUTH CAROLINA

(

ORDINANCE NO. 2019-1606

COUNTY OF LANCASTER

(

(

**AN ORDINANCE**

**TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY TO REZONE A ± 1.144 ACRE TRACT OF PROPERTY OWNED BY STACIE AND DUSTIN CATOE LOCATED AT THE INTERSECTION OF US HIGHWAY 521 AND BAXTER KENNINGTON ROAD, HEATH SPRINGS, SC 29058 (TMS# 0143-00-027.02) FROM AR, AGRICULTURAL RESIDENTIAL DISTRICT TO RUB, RURAL BUSINESS DISTRICT.**

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

**Section 1. Findings and Determinations.**

The Council finds and determines that:

(a) Stacie and Dustin Catoe applied to rezone a 1.144-acre parcel of property at the intersection of US Highway 521 and Baxter Kennington Road, Heath Springs, SC 29058 (TMS # 0143-00-027.02) from AR, Agricultural Residential District to RUB, Rural Business District.

(b) On August 20, 2019, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a vote of (6-0), recommended approval of the rezoning.

(c) The Future Land Use Map identifies this property as Rural Living based on the *Lancaster County Comprehensive Plan 2014-2024*. Rezoning the property from AR, Agricultural Residential District to RUB, Rural Business District is compatible with the Comprehensive Plan.

**Section 2. Rezoning.**

The Official Zoning Map is amended by changing the zoning district classification from AR, Agricultural Residential District to RUB, Rural Business District for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. 0143-00-027.02 (1.144 acres, more or less)

**Section 3. Severability.**

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



**Section 4.      Conflicting Provisions.**

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

**Section 5.      Effective Date.**

This ordinance is effective upon Third Reading.

**AND IT IS SO ORDAINED**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**LANCASTER COUNTY, SOUTH CAROLINA**

\_\_\_\_\_  
Steve Harper, Chair, County Council

\_\_\_\_\_  
Larry Honeycutt, Secretary, County Council

ATTEST:

\_\_\_\_\_  
Sherrie Simpson, Clerk to Council

First Reading:	September 9, 2019
Second Reading:	September 23, 2019
Public Hearing:	September 23, 2019
Third Reading:	October 14, 2019

**Proposal:** Request to rezone one parcel approximately 1.144 acres in size. The purpose of this rezoning is allow a small, non-franchise car sales lot.

**Property Location:** Located at the intersection of Highway 521 and Baxter Kennington Road (TMS# 0143-00-027.02)

**Current Zoning District:** AR, Agricultural Residential

**Proposed Zoning District:** RUB, Rural Business District

**Applicant:** Stacie & Dustin Catoe

**Council District:** District 6, Allen Blackmon

## Overview

### Site Information

*Site Description:* This parcel is currently vacant.

### Compatibility with Surrounding Area

The current zoning for the surrounding area is Agricultural Residential (AR). Existing zoning for the subject property as well as surrounding properties can be seen in *Attachment 3*. The proposed zoning of RUB is generally consistent with the area. See table below for adjacent property zoning and use comparison.

### Summary of Surrounding Zoning and Uses

Surrounding Property	Municipality	Zoning District	Use
North	Lancaster County	Agricultural Residential (AR)	Single-Family Residential
South	Lancaster County	Agricultural Residential (AR)	Single-Family Residential
East	Lancaster County	Agricultural Residential (AR)	Single-Family Residential
West	Lancaster County	Agricultural Residential (AR)	Non-Residential (Pawn Shop/2 <sup>nd</sup> Hand Store)

Recent Rezoning in Surrounding Area			
Case #	Description	Date	Outcome
	No Recent Rezoning		

### Photos of Project Area

Looking directly at property from Baxter Kennington Road



Looking directly across property – at Highway 521



Looking west along Highway 521



Looking east along Highway 521



---

### Analysis & Findings

The property is currently zoned AR, Agricultural Residential District on the Lancaster County Zoning Map. The zoning district of Agricultural Residential (AR) *is established as a district in which the principle uses of the land are restricted due to lack of available utilities, unsuitable soil types, steep slopes, or for the protection of prime agricultural lands* (UDO section 2.3).

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

### Development Requirements

As reflected in Exhibit 2: Location Map, the subject property is relatively small in size (1.1 acres) and has a unique triangular configuration due to it being located at the merging point of two roads. It also has overhead utilities (see above photos), which further encumber the property. Staff has concerns regarding whether a car sales lot can be developed in compliance with the UDO and other ordinances.



The following items must be taken into account (amongst others) when developing a property for a car sales lot business:

- Septic System: If required, the area over the tank or drain field cannot be paved, which means it cannot be stacked with required parking or the building on top of the tank
- Buffer: Type B (10' or 20' depth) and 6' fence adjacent to residential property
- Entrance: Will be required to be off of Baxter Kennington Road (per SCDOT)
- Setbacks: Front – 40', Side – 20', Rear – 25'
- Customer and employee parking
- Vehicle Display Space (separate from above parking): Applicant has indicated a desire to display up to 10 cars for sale.

In light of the property's constraints, Staff recommended the applicant have a professionally prepared concept drawing developed showing how the site would develop in compliance with the UDO standards. The applicant prepared a rudimentary concept drawing (Exhibit 4), however, it does not clearly depict all proposed improvements, is not survey based, and is not drawn to a known scale. Staff continues to have concerns regarding whether the property could be developed for its intended use (if rezoned).

Should this rezoning request be approved, the applicant would need to submit a request for a Conditional Use Permit (CUP) for a non-franchised dealership. This would require a public hearing before the Planning Commission and County Council.

#### **COMPREHENSIVE PLAN CONSISTENCY & CONCLUSION**

The future land use designation of this property is Rural Living, according to the 2024 Comprehensive Plan. The Comp Plan defines this Community Type as one which *includes a variety of residential types, from farmhouses, to large acreage rural family dwellings, to ecologically-minded "conservation subdivisions" whose aim is to preserve open landscape, and traditional buildings, often with a mixture of residential and commercial uses that populate crossroads in countryside locations.*

The requested Rural Business District is consistent with the Rural Living future land use category.

---

#### **Staff Recommendation**

The RUB zoning district is consistent with the future land use category of Rural Living. However, staff cannot confirm whether this is a developable commercial lot due to the small size and unique shape of this parcel. Staff is withholding a recommendation until the property owner can demonstrate the site is developable for its intended use and/or additional property is included in the rezoning request.

---

#### **Attachments**

1. Rezoning Application
2. Location Map/ Zoning Map
3. Future Land Use Map
4. Concept Plan

**Staff Contact**

Katie See

Senior Planner

[ksee@lancastercountysc.net](mailto:ksee@lancastercountysc.net)

803-416-9395



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721  
Phone: 803.285.6005, [planning@lanastercountysc.net](mailto:planning@lanastercountysc.net)  
[www.mylanastercsc.org](http://www.mylanastercsc.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 vacant  
City Heath Springs State SC Zip 29058 Tax Parcel ID 0143-00-027.02  
Current Zoning AR Current Use vacant  
Proposed Zoning GB Total Acres 1.144  
Project Description Small Car lot

Surrounding Property Description Residential

CONTACT INFORMATION

Applicant Name Stacie Catoe  
Address 1600 Three Cs Rd.  
City Kershaw State SC Zip 29067 Phone 803 287 9001  
Fax \_\_\_\_\_ Email stevens.stacie@yahoo.com  
Property Owner Name Stacie and Dustin Catoe  
Address 1600 Three Cs Rd.  
City Kershaw State SC Zip 29067 Phone 803 287 9001  
Fax \_\_\_\_\_ Email stevens.stacie@yahoo.com

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

Stani Catoe

Applicant

7/16/19  
Date

Stani Catoe

Property Owner(s)

7/16/19  
Date

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

#### LANCASTER COUNTY OFFICE USE ONLY

Application Number RZ-019-0144 Date Received 7-16-19 Receipt Number 850280

Amount Paid \$325 Check Number 1299 Cash Amount \_\_\_\_\_

Received By JB Planning Commission Meeting Date 8-20-19

#### SCHEDULE/PROCESS 1. Submit Application

- The deadline for this application is at least 30 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 \$325.00
- Rezoning Application Fee – multi parcel \$500.00

#### 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.



Deed Drawn by William R. Sims

PLEASE DO NOT PUBLISH

STATE OF SOUTH CAROLINA )  
 : TITLE TO REAL ESTATE  
 COUNTY OF LANCASTER )

Know All Men by These Presents: That, I, Susan Gail Terry, in the State  
 aforesaid, for and in consideration of the sum of Four Thousand (\$4,000.00)  
 Dollars, to the grantor in hand paid at and before the sealing of these presents by the  
 grantee (the receipt whereof is hereby acknowledged), have granted, bargained, sold  
 and released, and by these presents do grant, bargain, sell and release unto, Bobbie  
 Callahan, her heirs and assigns forever, all my right, title, and interest, in the  
 following described property, to wit:

"All that piece, parcel or lot of land, containing 1.144 acres, more or less,  
 situate in Lancaster County, South Carolina, about Two (2) miles Southeast of the  
 Town of Heath Springs, South Carolina, being more particularly shown on a plat  
 prepared for Bobbie Callahan, by Huel C. Bailey, RLS, dated December 20, 2000, and  
 recorded as Plat Number 2001-82 in the office of the Lancaster County Clerk of  
 Court. Reference to said plat is craved for a more minute description.

Being a portion of that property, Parcel 2, conveyed to Susan Gail Terry by  
 deed of Roddy C. Mackey, recorded August 30, 1994, in Deed Book M-12, at Page 133,  
 in the Office of the Clerk of Court for Lancaster County, South Carolina.

TAX MAP NO.: 143-27-02

Grantee's Address:

5840 Robin Hood Road  
 Fort Lawn, SC 29714

FILED, RECORDED, INDEXED  
 02/13/2001 04:44:10PM  
 Rec Fee: 10.00 St Fee: 10.40  
 Co Fee: 4.40 Pages: 4  
 Clerk of Court  
 LANCASTER COUNTY, SC

ASSESSOR'S OFFICE

Received 2-14-01  
 Tax Map Code 143-27-02  
 Or Portion Of \_\_\_\_\_

RECORDED THIS 13<sup>th</sup> DAY

OF February 20 01

IN BOOK 0 PAGE C-01

Clarence H. Morgan

Auditor, Lancaster County, S. C.

**TOGETHER** with all and Singular, the Rights, Members Hereditaments and Appurtenances to the said premises belonging or in any wise incident or appertaining.

**TO HAVE AND TO HOLD** all and singular the premises before mentioned unto the said Grantee, her Heirs and Assigns forever.

And I do hereby bind myself and my heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said **Bobbie Callahan**, her heirs and assigns forever, against me and my heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

**WITNESS** the Grantor's Hand and Seal this 25<sup>th</sup> day of January in the year of our Lord Two Thousand One and in the Two Hundred and Twenty-Fourth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

*Margaret Callahan*

*William R. Hume*

*Susan Gail Terry* (L.S.)  
Susan Gail Terry

\_\_\_\_ (L.S.)

STATE OF SOUTH CAROLINA )  
COUNTY OF LANCASTER )

Personally appeared before me the undersigned witness and made oath that (s)he saw the within named Susan Gali Terry, sign, seal, and deliver the within written Deed for the uses and purposes therein mentioned and (s)he with the other witness witnessed the execution thereof.

SWORN to before me this 25<sup>th</sup>  
day of January, A.D. 2001

William R. [Signature]

[Signature]

Notary Public of S. C.

My Commission Expires: 2/17/2003

STATE OF SOUTH CAROLINA     )  
                                      :     AFFIDAVIT  
COUNTY OF LANCASTER        )

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says.

1.     Property located in Lancaster County, South Carolina, Tax Map Number, 143-27-02, was transferred by Susan Gail Terry to Bobbie Callahan on January 25<sup>th</sup>, 2001.

This transaction was an arm's length real property transaction and the fair market value of the property is \$4,000.00\*.

As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Grantor.

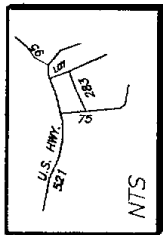
I further understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Bobbie Callahan

SWORN to before me this 25<sup>th</sup>  
day of January, 2001  
Wendy Callahan  
Notary Public for South Carolina  
My Commission Expires: 2/17/2003



U.S. HWY. 521 66' R/W



LEGEND

- LEGEND:
- Iron Pin Found - ●
  - Iron Pin Set - ○
  - Power Pole - \*
  - Overhead utility line - —
  - Chain Link Fence - —
  - Wire Fence - —
  - Calculated Point - +
  - Steel Spike - ▲
  - 7/8" PIPE - —

LEMUEL M. BRADLEY  
D.B. E-6 Pg. 5483  
PLAT #6254

Tract "C" - Plat #12132  
1.144 ac.

S-29-283  
BAXTER KENNINGTON RD.  
66' R/W

PROPERTY SURVEY FOR

BOBBIE CALLAHAN

County: Lancaster State: South Carolina Date: December 20, 2000

References: D.B. M-12 Pg. 133, PLAT #12132 (TRACT c)

Location: Located approx. 2 miles S.E. of Heath Springs

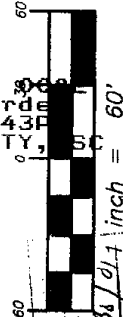
Notes: Right of Way information obtained from S.C.D.O.T.

Prepared By: HUEL C. BAILEY SURVEYING 106 S. Hampton St., Kershaw, S.C. 29067 (803) 475-8175  
I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class B survey as specified therein.

Huel C. Bailey - SORLS # 14523 - NCRLS # L-3383 - 106 S. Hampton St. - Kershaw, SC 29067

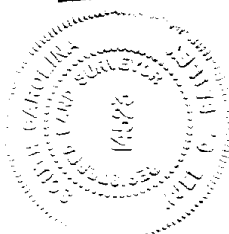
Inst. # 0001268  
Plat Doc# 2000078  
Filed and Recd  
02/13/2001 04:54 PM  
LANCASTER COUNTY, SC  
Clerk of Court

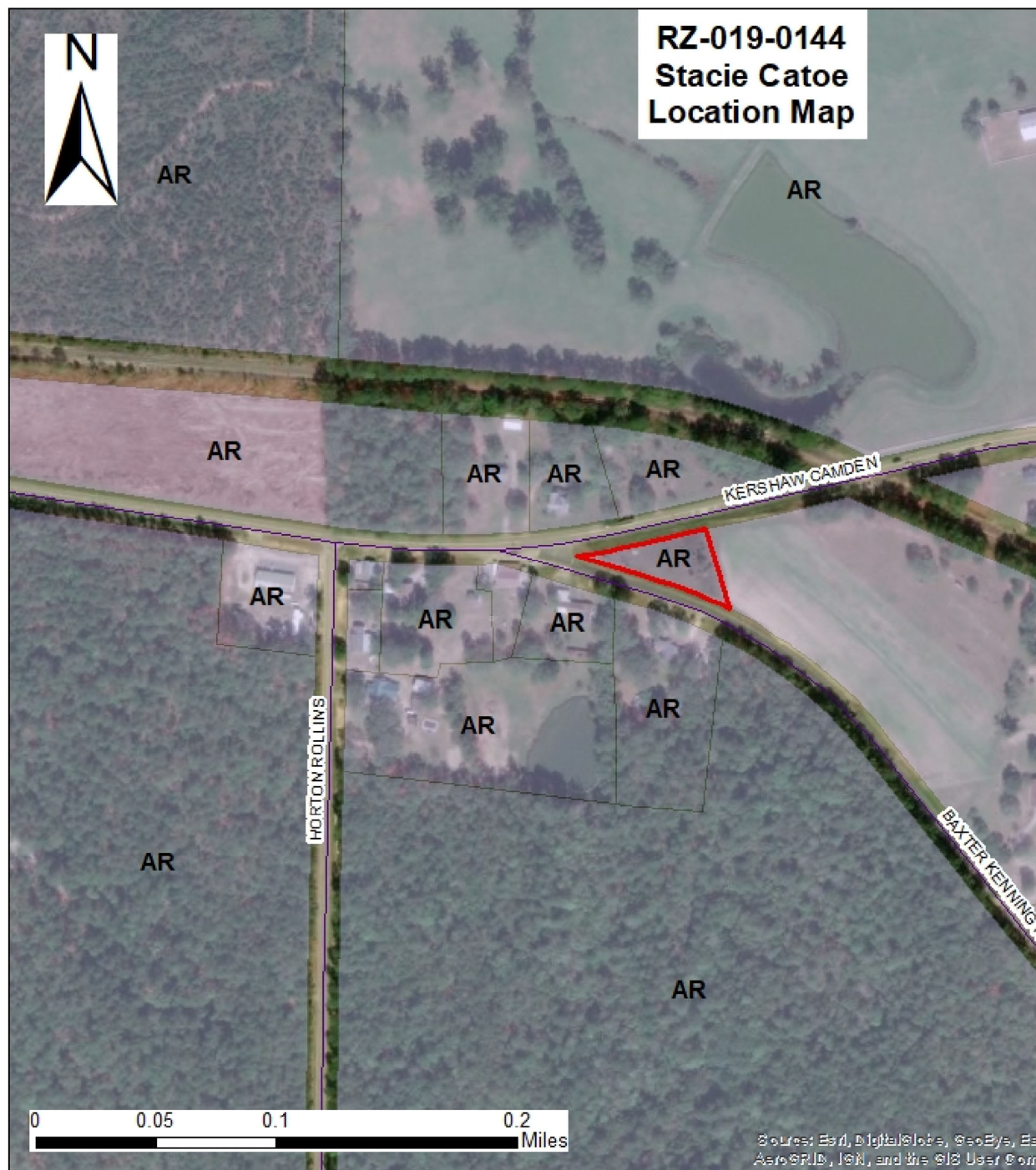
GRAPHIC SCALE



APPROVED FOR RECORD

*[Signature]*  
This plat must be recorded by the following date: 3/20/01









RURAL LIVING

BARRETT  
PEBBLE

RURAL LIVING

RURAL LIVING

## RURAL LIVING

## RURAL LIVING

## RURAL LIVING

KERSHAW CAMDEN

HORTON ROLLINS

BAXTER KENNINGTON

HAROLD FAULKENBERRY

## RURAL LIVING

## RURAL LIVING

RURAL LIVING

RURAL LIVING

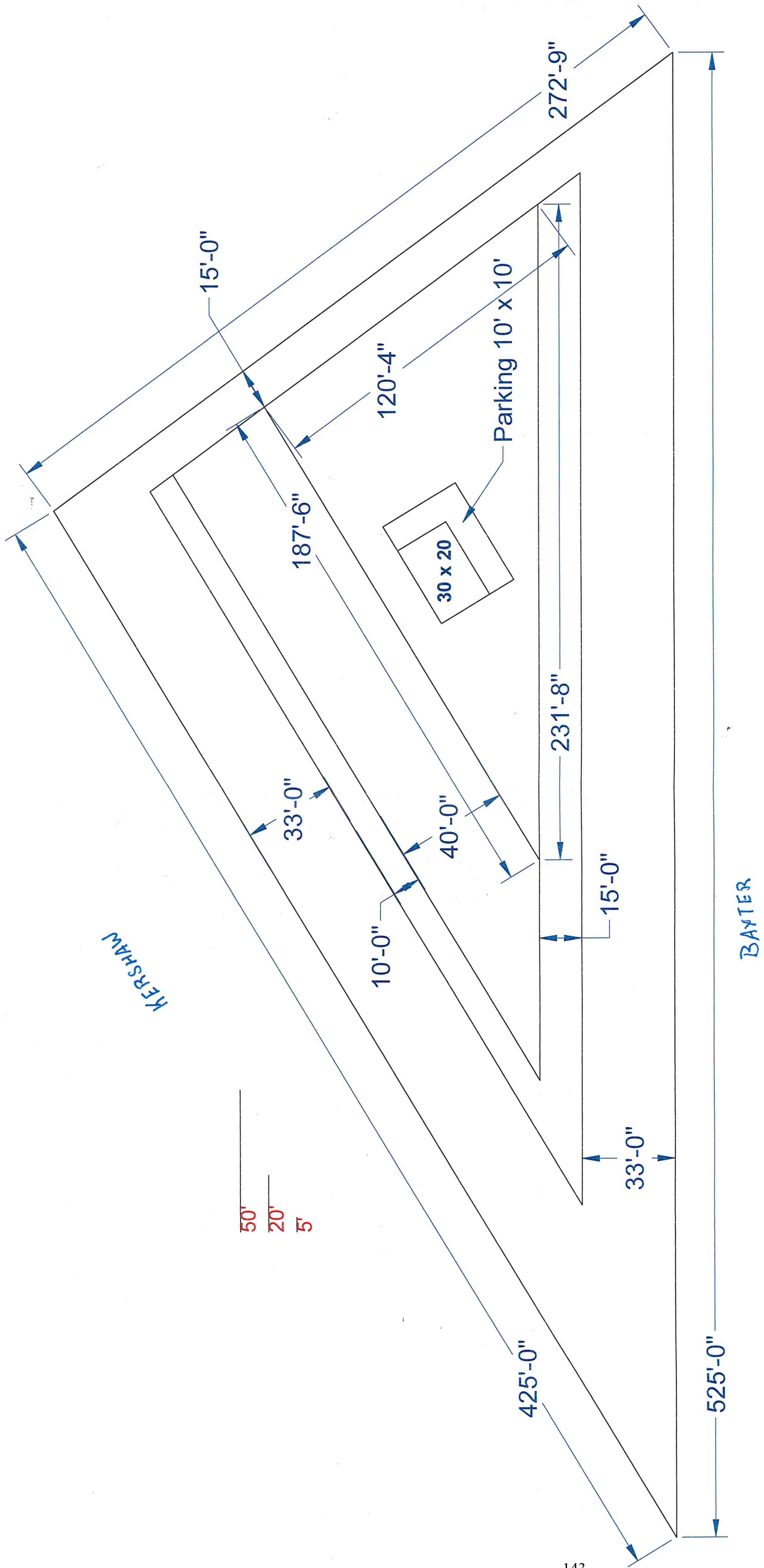
RURAL LIVING

0 0.1 0.2 0.4 Miles

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus, AeroGRID, IGN, and the GIS User Community









# The Lancaster News

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

## PUBLIC HEARING NOTICE

The Lancaster County Council will conduct a public hearing on Monday, September 23, 2019 at 6:00 PM, Room 224 of the Lancaster County Administrative Building, located at 101 N. Main Street, Lancaster County, SC, for the purpose of obtaining oral and written comments from the public concerning the following:

1. UDO-TA-019-006: Application of Lancaster County to amend Chapter 2.4, District Development Standards, by amending the Light Industrial and Heavy Industrial zoning districts to increase non-habitable structure height to up to 90' or 70' when within 200' of residential use or district.
2. UDO-TA-019-007: Application of Lancaster County to amend Chapter 7-4, Signs, by amending Electrically-Activated Changeable Signs (On-Premises) to include Institutional (INS) District.
3. RZ-019-020: Application by Waxhaw Solar, LLC to rezone Tax ID # 0045-00-017.02 on Old Hickory Road from Rural Neighborhood (RN) to Agricultural Residential (AR) District. The property is approximately 47 acres in size and is currently vacant. The purpose of the request is to develop and operate a 3 MW ground-mounted solar energy system. Should this request be approved, a conditional use permit would be required to permit this use.
4. RZ-019-021: Application by Dustin & Stacie Catoe to rezone Tax ID # 0143-00-027.02 at the intersection of Kershaw Camden Highway and Baxter Kennington Road from Agricultural Residential (AR) to Rural Business (RUB) District. The property is approximately 1.144 acres in size and is currently vacant. The purpose of the request is to construct a small car lot.
5. UDO-TA-019-005: Application of Lancaster County to amend Chapter 2, District Standards, by creating a Government Operations, Maintenance and Fleet Service Facility use category. Definition will be added to Chapter 10, Definitions, to reflect the new use category.

Copies of the documents to be considered are available for public inspection in the office of the Lancaster County Planning Department, which is located at 101 North Main Street, Room 108 Lancaster, South Carolina. Persons requiring special arrangements due to handicap please call (803) 285-6005 at least 24 hours in advance.

Notice was published in The Lancaster  
News, 2019



Notary Public of South Carolina

My Commission Expires  
January 13, 2021

# The Lancaster News

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

## PUBLIC HEARING NOTICE

The Lancaster County Council will conduct a public hearing on Monday, September 23, 2019 at 6:00 PM, Room 224 of the Lancaster County Administrative Building, located at 101 N. Main Street, Lancaster County, SC, for the purpose of obtaining oral and written comments from the public concerning the following:

1. UDO-TA-019-006: Application of Lancaster County to amend Chapter 2.4, District Development Standards, by amending the Light Industrial and Heavy Industrial zoning districts to increase non-habitable structure height to up to 90' or 70' when within 200' of residential use or district.
2. UDO-TA-019-007: Application of Lancaster County to amend Chapter 7-4, Signs, by amending Electrically-Activated Changeable Signs (On-Premises) to include Institutional (INS) District.
3. RZ-019-020: Application by Waxhaw Solar, LLC to rezone Tax ID # 0045-00-017.02 on Old Hickory Road from Rural Neighborhood (RN) to Agricultural Residential (AR) District. The property is approximately 47 acres in size and is currently vacant. The purpose of the request is to develop and operate a 3 MW ground-mounted solar energy system. Should this request be approved, a conditional use permit would be required to permit this use.
4. RZ-019-021: Application by Dustin & Stacie Catoe to rezone Tax ID # 0143-00-027.02 at the intersection of Kershaw Camden Highway and Baxter Kennington Road from Agricultural Residential (AR) to Rural Business (RUB) District. The property is approximately 1.144

2. Drop off this completed form at any of the following locations:  
• 1263 Great Falls Hwy Lancaster  
• 582 Hwy 9 Byp E Lancaster  
• 9615 Charlotte Hwy Indian Land  
3. Entry Deadline is Monday Sept. 30<sup>th</sup> @ 5 pm.

This is to certify that the attached Legal Notice was published in The Lancaster News in the issue of September 1, 2019

Bonita G. Gendron

Notary Public of South Carolina

My Commission Expires  
January 13, 2021



# CAROLINA GATEWAY

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

## PUBLIC HEARING NOTICE

The Lancaster County Council will conduct a public hearing on Monday, September 23, 2019 at 6:00 PM, Room 224 of the Lancaster County Administrative Building, located at 101 N. Main Street, Lancaster County, SC, for the purpose of obtaining oral and written comments from the public concerning the following:

1. UDO-TA-019-006: Application of Lancaster County to amend Chapter 2.4, District Development Standards, by amending the Light Industrial and Heavy Industrial zoning districts to increase non-habitable structure height to up to 90' or 70' when within 200' of residential use or district.
2. UDO-TA-019-007: Application of Lancaster County to amend Chapter 7-4, Signs, by amending Electrically-Activated Changeable Signs (On-Premises) to include Institutional (INS) District.
3. RZ-019-020: Application by Waxhaw Solar, LLC to rezone Tax ID # 0045-00-017.02 on Old Hickory Road from Rural Neighborhood (RN) to Agricultural Residential (AR) District. The property is approximately 47 acres in size and is currently vacant. The purpose of the request is to develop and operate a 3 MW ground-mounted solar energy system. Should this request be approved, a conditional use permit would be required to permit this use.
4. RZ-019-021: Application by Dustin & Stacie Catoe to rezone Tax ID # 0143-00-027.02 at the intersection of Kershaw Camden Highway and Baxter Kennington Road from Agricultural Residential (AR) to Rural Business (RUB) District. The property is approximately 1.144 acres in size and is currently vacant. The purpose of the request is to construct a small car lot.
5. UDO-TA-019-005: Application of Lancaster County to amend Chapter 2, District Standards, by creating a Government Operations, Maintenance and Fleet Service Facility use category. Definition will be added to Chapter 10, Definitions, to reflect the new use category.

Copies of the documents to be considered are available for public inspection in the office of the Lancaster County Planning Department, which is located at 101 North Main Street, Room 108 Lancaster, South Carolina. Persons requiring special arrangements due to handicap please call (803) 285-6005 at least 24 hours in advance.

Notice was published in CAROLINA

4, 2019



Notary Public of South Carolina

My Commission Expires  
January 13, 2021

# CAROLINA GATEWAY

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

## PUBLIC HEARING NOTICE

The Lancaster County Council will conduct a public hearing on Monday, September 23, 2019 at 6:00 PM, Room 224 of the Lancaster County Administrative Building, located at 101 N. Main Street, Lancaster County, SC, for the purpose of obtaining oral and written comments from the public concerning the following:

1. UDO-TA-019-006: Application of Lancaster County to amend Chapter 2.4, District Development Standards, by amending the Light Industrial and Heavy Industrial zoning districts to increase non-habitable structure height to up to 90' or 70' when within 200' of residential use or district.
2. UDO-TA-019-007: Application of Lancaster County to amend Chapter 7-4, Signs, by amending Electrically-Activated Changeable Signs (On-Premises) to include Institutional (INS) District.
3. RZ-019-020: Application by Waxhaw Solar, LLC to rezone Tax ID # 0045-00-017.02 on Old Hickory Road from Rural Neighborhood (RN) to Agricultural Residential (AR) District. The property is approximately 47 acres in size and is currently vacant. The purpose of the request is to develop and operate a 3 MW ground-mounted solar energy system. Should this request be approved, a conditional use permit would be required to permit this use.
4. RZ-019-021: Application by Dustin & Stacie Catoe to rezone Tax ID # 0143-00-027.02 at the intersection of Kershaw Camden Highway and Baxter Kennington Road from Agricultural Residential (AR) to Rural Business (RUB) District. The property is approximately 1.144 acres in size and is currently vacant. The purpose

drawn at each location.  
4. Weekly Winner of a KFC Meal will be  
Sept. 30<sup>th</sup> @ 5 pm.  
3. Entry Deadline is Monday,  
• 9615 Charlotte Hwy Indian Land

This is to certify that the attached Legal Notice was published in CAROLINA GATEWAY in the issue of *September 4, 2019*

*Benita G. Gault*

Notary Public of South Carolina

My Commission Expires  
January 13, 2021



## Agenda Item Summary

---

Ordinance # / Resolution #: Ordinance 2019-1607

Contact Person / Sponsor: Katie See/Planning

Department: Planning

Date Requested to be on Agenda: 9/23/2019

### **Issue for Consideration:**

This is a request to amend UDO Chapter 2.5, Uses Permitted, Chapter 5, Use Regulations and Chapter 10, Definitions to accommodate Operations, Maintenance, and Fleet Service Facilities. These uses are not currently listed in the UDO.

### **Points to Consider:**

An Operations, Maintenance, and Fleet Service Facilities use will be added to Section 2.5.3 Use Table, F. Educational/Institutional. It will be permitted in the RUB (w/ Special Exception Permit), GB, RB, LI, HI and IMX Zoning Districts. See Exhibit 1.

### **Funding and Liability Factors:**

N/A

### **Council Options:**

To approve or deny this proposed text amendment.

### **Recommendation:**

Planning staff recommends approval of the text amendment.

Planning Commission recommended approval on August 20, 2019 by a unanimous vote. No members of the public signed up to speak on this text amendment.

### **ATTACHMENTS:**

Description	Upload Date	Type
Ordinance 2019-1607	9/3/2019	Ordinance
Staff Report	8/28/2019	Planning Staff Report
Exhibit 1 to Ord 2019-1607/Proposed Text Change	9/10/2019	Ordinance
Ex 2: Application	8/28/2019	Exhibit
Public Hearing Notice for Ordinance 2019-1607 (Planning Department Case Number: UDO-TA-019-005)	9/16/2019	Backup Material

---

STATE OF SOUTH CAROLINA

(

ORDINANCE NO. 2019-1607

COUNTY OF LANCASTER

(

(

**AN ORDINANCE**

**TO AMEND ORDINANCE 2016-1442, THE UNIFIED DEVELOPMENT ORDINANCE (“UDO”), CHAPTER 2.5, USES PERMITTED, CHAPTER 5, USE REGULATIONS AND CHAPTER 10, DEFINITIONS IN ORDER TO ACCOMMODATE OPERATIONS, MAINTENANCE, AND FLEET SERVICE FACILITIES**

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

**Section 1. Findings and Determinations.**

The Council finds and determines that:

- (a) Operations, Maintenance, and Fleet Service Facilities are not currently listed as permitted uses in the UDO but such uses are found in most jurisdictions and include fleet maintenance buildings, operation centers for public works and utility agencies, and other similar facilities.
- (b) In unincorporated portions of Lancaster County there are facilities meeting the above definition operated by Lancaster County, South Carolina Department of Transportation, Lancaster County Water and Sewer District, and Piedmont Natural Gas.
- (c) The proposed text amendment will accommodate Operations, Maintenance, and Fleet Service Facilities in order to meet the service and infrastructure needs of the county and its citizens.

**Section 2. Amendment of Ordinance 2016-1442**

Ordinance 2016-1442 (Unified Development Ordinance) Chapter 2.5, USES PERMITTED, Chapter 5, USE REGULATIONS, and Chapter 10, DEFINITIONS are amended as reflected on **Exhibit 1** attached to this Ordinance and incorporated herein by reference. The amendments are generally described as follows:

An Operations, Maintenance, and Fleet Service Facilities shall be added to Section 2.5.3 Use Table, F. Educational/Institutional. It will be permitted in the RUB (w/ Special Exception Permit), GB, RB, INS, LI, HI and IMX Zoning Districts.

Chapter 5, Use Regulations: Standards are added for Operations, Maintenance, and Fleet Service Facilities.

Chapter 10, Definitions: A definition of Operations, Maintenance, and Fleet Service Facilities will be added.

**Section 3. Severability.**

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

**Section 4. Conflicting Provisions.**

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

**Section 5. Effective Date.**

This ordinance is effective upon Third Reading.

**AND IT IS SO ORDAINED**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**LANCASTER COUNTY, SOUTH CAROLINA**

\_\_\_\_\_  
Steve Harper, Chair, County Council

\_\_\_\_\_  
Larry Honeycutt, Secretary, County Council

ATTEST:

\_\_\_\_\_  
Sherrie Simpson, Clerk to Council

First Reading: September 9, 2019  
Second Reading: September 23, 2019  
Public Hearing: September 23, 2019  
Third Reading: October 14, 2019

**Proposal:** To accommodate government Operations, Maintenance, and Fleet Service Facilities uses in the UDO.

**Applicable Chapters:** Chapter 2.5 Uses Permitted, Chapter 5, Use Regulations, Chapter 10 Definitions

**Applicant:** Lancaster County

---

### **Project Summary & Proposal**

Operations, Maintenance, and Fleet Service Facilities are not currently listed as permitted uses in the UDO. Such facilities are found in most jurisdictions and include fleet maintenance buildings (i.e. vehicle/equipment repair/maintenance), operations centers for public works or utility agencies, and similar facilities. In unincorporated Lancaster County, there are facilities meeting this definition operated by Lancaster County, South Carolina Dept. of Transportation, Lancaster County Water and Sewer District, and Piedmont Natural Gas.

---

### **Outline of Text Amendment**

An Operations, Maintenance, and Fleet Service Facilities use will be added to Section 2.5.3 Use Table, F. Educational/Institutional. It will be permitted in the RUB (w/ Special Exception Permit), GB, RB, LI, HI and IMX Zoning Districts. See Exhibit 2.

The following chapter(s) of the UDO have been amended or created:

*Chapter 2.5, Uses Permitted:* Operations, Maintenance, and Fleet Service Facilities have been added as a use to the Education/Institutional section of the Use Table.

*Chapter 5, Use Regulations:* Standards added for Operations, Maintenance, and Fleet Service Facilities.

*Chapter 10, Definitions:* Definition of Operations, Maintenance, and Fleet Service Facilities will be added.

Based on staff's findings, we offer the modifications attached to the Draft Ordinance for the Board's consideration. For ease of reference, new text is referenced in red/underlined font and deletions are referenced in ~~striketrough~~ font. The proposed language is found in Exhibit 2.

---



### **Findings and Conclusions**

The UDO does not specifically accommodate Operations, Maintenance, and Fleet Service Facilities in any zoning district. Such uses can be found in various non-residential zoning districts because they meet a variety of needs and are geographically interspersed throughout their respective service areas. The proposed text amendment will accommodate Operations, Maintenance, and Fleet Service Facilities in order to best meet the service and infrastructure needs of the community.

---

### **Planning Staff Recommendation**

Staff recommends **Approval** of the proposed changes.

---

### **Exhibits**

1. Application
2. Proposed Text Amendment

### **Staff Contact**

Katie See, Senior Planner  
[ksee@lancastercountysc.net](mailto:ksee@lancastercountysc.net)  
803-285-6005

\*\*\*

## 2 DISTRICT STANDARDS

### Section 2.5.3 Use Table (For detailed Use Definitions see Chapter 10.)

F. EDUCATIONAL/INSTITUTIONAL	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Child/Adult Day Care Home (5 or fewer persons)	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	-	-	-	PR	PR	-	PR	PR	5.7.1
Child/Adult Day Care Home (6 or more persons)	-	-	-	-	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.7.2
College/University	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	P	P	
Community Support Facility	-	-	-	PR	-	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	-	5.7.3
Correctional Institution	-	-	-	-	-	-	-	-	-	-	-	CU	-	SE	SE	-	-	-	-	-	-	5.7.4
Day Treatment Center	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	-	-	-	-	-	-	-	5.7.5
<u>Operations, Maintenance, and Fleet Service Facility</u>	-	-	-	<u>S</u>	-	-	-	-	-	<u>PR</u>	<u>RP</u>	<u>PR</u>	-	<u>PR</u>	<u>PR</u>	-	-	-	-	-	<u>PR</u>	<u>5.7.6</u>
Hospital	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-	
Schools – Elementary and Secondary	PR	PR	PR	PR	-	PR	CU	CU	CU	CU	CU	PR	-	-	-	-	CU	CU	CU	CU	CU	5.7.6 <del>7</del>
Schools – Vocational/Technical	-	-	-	P	-	-	-	-	P	P	P	P	-	P	P	-	-	-	-	P	P	
Studio – Art, dance, martial arts, music	P	-	-	P	-	-	-	P	P	P	P	P	-	P	-	-	-	-	-	P	P	

\*\*\*

\*\*\*

## 5 USE REGULATIONS

### 5.7.6 OPERATIONS, MAINTENANCE AND FLEET SERVICE FACILITIES [RUB, GB, RB, INS, LI, HI, IMX]

- A. Buffering: Facilities shall be buffered from adjoining Residential uses with a Type B buffer as set forth in Section 7.1.5.
- B. Lighting: Canopy lighting fixtures shall be hidden inside a canopy so as not to be visible from off-site.

### 5.7.67 SCHOOLS – ELEMENTARY AND SECONDARY [AR, RR, RN, RUB, LDR, MDR, PB, NB, GB, RB, INS, UR, HDR, RMX, MX, IMX]

\*\*\*

## 10 DEFINITIONS

**Operations, Maintenance, and Fleet Service Facilities:** A facility owned and/or operated by the government for the purpose of storage, maintenance, and/or fueling of fleet vehicles, storage of equipment and supplies in warehouses or outdoor storage yards, and/or the dispatching and training of field employees.

\*\*\*

## TEXT AMENDMENT APPLICATION

### SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant
- Fees associated with Application

### GENERAL INFORMATION

UDO Section(s) Proposed to be Amended Ch 2.5 Uses Permitted; Ch 10 Definitions

Current Text Currently, Government Facilities are not listed in Table 2.5.3 of the UDO.  
There is also no definition of government facilities.

Proposed Text Add Government Facilities/fleet operations facility as permitted use in  
Table 2.5.3. Add a corresponding definition to Chapter 10, Definitions.

Description of Need for Proposed Text To address an otherwise undefined use. The addition of  
Government Facility uses within the UDO is necessary in order to accommodate the  
variety of uses that Lancaster County government provides, including administration  
buildings and fleet maintenance.

☐ Additional pages attached for more information

### CONTACT INFORMATION

Applicant Name Rox Burhans, Lancaster County Planning Director

Address PO Box 1809

City Lancaster State SC Zip 29720 Phone 803-285-6005

Fax \_\_\_\_\_ Email [rburhans@lancastercountysc.net](mailto:rburhans@lancastercountysc.net)



### APPLICATION CERTIFICATIONS

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

Rex Burkhart  
Applicant

6-28-19  
Date

\_\_\_\_\_  
Property Owner(s)

\_\_\_\_\_  
Date

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

### LANCASTER COUNTY OFFICE USE ONLY

Application Number \_\_\_\_\_ Date Received \_\_\_\_\_ Receipt Number \_\_\_\_\_

Amount Paid \_\_\_\_\_ Check Number \_\_\_\_\_ Cash Amount \_\_\_\_\_

Received By \_\_\_\_\_ Planning Commission Meeting Date 7-16-19

### SCHEDULE/PROCESS

#### 1. Submit Application

- The deadline for this application is at least 30 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.

#### 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.

# The Lancaster News

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

## PUBLIC HEARING NOTICE

The Lancaster County Council will conduct a public hearing on Monday, September 23, 2019 at 6:00 PM, Room 224 of the Lancaster County Administrative Building, located at 101 N. Main Street, Lancaster County, SC, for the purpose of obtaining oral and written comments from the public concerning the following:

1. UDO-TA-019-006: Application of Lancaster County to amend Chapter 2.4, District Development Standards, by amending the Light Industrial and Heavy Industrial zoning districts to increase non-habitable structure height to up to 90' or 70' when within 200' of residential use or district.
2. UDO-TA-019-007: Application of Lancaster County to amend Chapter 7-4, Signs, by amending Electrically-Activated Changeable Signs (On-Premises) to include Institutional (INS) District.
3. RZ-019-020: Application by Waxhaw Solar, LLC to rezone Tax ID # 0045-00-017.02 on Old Hickory Road from Rural Neighborhood (RN) to Agricultural Residential (AR) District. The property is approximately 47 acres in size and is currently vacant. The purpose of the request is to develop and operate a 3 MW ground-mounted solar energy system. Should this request be approved, a conditional use permit would be required to permit this use.
4. RZ-019-021: Application by Dustin & Stacie Catoe to rezone Tax ID # 0143-00-027.02 at the intersection of Kershaw Camden Highway and Baxter Kennington Road from Agricultural Residential (AR) to Rural Business (RUB) District. The property is approximately 1.144 acres in size and is currently vacant. The purpose of the request is to construct a small car lot.
5. UDO-TA-019-005: Application of Lancaster County to amend Chapter 2, District Standards, by creating a Government Operations, Maintenance and Fleet Service Facility use category. Definition will be added to Chapter 10, Definitions, to reflect the new use category.

Copies of the documents to be considered are available for public inspection in the office of the Lancaster County Planning Department, which is located at 101 North Main Street, Room 108 Lancaster, South Carolina. Persons requiring special arrangements due to handicap please call (803) 285-6005 at least 24 hours in advance.

Notice was published in The Lancaster  
News, 2019



Notary Public of South Carolina

My Commission Expires  
January 13, 2021



# The Lancaster News

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

## PUBLIC HEARING NOTICE

The Lancaster County Council will conduct a public hearing on Monday, September 23, 2019 at 6:00 PM, Room 224 of the Lancaster County Administrative Building, located at 101 N. Main Street, Lancaster County, SC, for the purpose of obtaining oral and written comments from the public concerning the following:

1. UDO-TA-019-006: Application of Lancaster County to amend Chapter 2.4, District Development Standards, by amending the Light Industrial and Heavy Industrial zoning districts to increase non-habitable structure height to up to 90' or 70' when within 200' of residential use or district.
2. UDO-TA-019-007: Application of Lancaster County to amend Chapter 7-4, Signs, by amending Electrically-Activated Changeable Signs (On-Premises) to include Institutional (INS) District.
3. RZ-019-020: Application by Waxhaw Solar, LLC to rezone Tax ID # 0045-00-017.02 on Old Hickory Road from Rural Neighborhood (RN) to Agricultural Residential (AR) District. The property is approximately 47 acres in size and is currently vacant. The purpose of the request is to develop and operate a 3 MW ground-mounted solar energy system. Should this request be approved, a conditional use permit would be required to permit this use.
4. RZ-019-021: Application by Dustin & Stacie Catoe to rezone Tax ID # 0143-00-027.02 at the intersection of Kershaw Camden Highway and Baxter Kennington Road from Agricultural Residential (AR) to Rural Business (RUB) District. The property is approximately 1.144

2. Drop off this completed form at any of the following locations:  
• 1263 Great Falls Hwy Lancaster  
• 582 Hwy 9 Byp E Lancaster  
• 9615 Charlotte Hwy Indian Land  
3. Entry Deadline is Monday Sept. 30<sup>th</sup> @ 5 pm.

This is to certify that the attached Legal Notice was published in The Lancaster News in the issue of September 1, 2019

Bonita G. Gendron

Notary Public of South Carolina

My Commission Expires  
January 13, 2021

# CAROLINA GATEWAY

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

## PUBLIC HEARING NOTICE

The Lancaster County Council will conduct a public hearing on Monday, September 23, 2019 at 6:00 PM, Room 224 of the Lancaster County Administrative Building, located at 101 N. Main Street, Lancaster County, SC, for the purpose of obtaining oral and written comments from the public concerning the following:

1. UDO-TA-019-006: Application of Lancaster County to amend Chapter 2.4, District Development Standards, by amending the Light Industrial and Heavy Industrial zoning districts to increase non-habitable structure height to up to 90' or 70' when within 200' of residential use or district.
2. UDO-TA-019-007: Application of Lancaster County to amend Chapter 7-4, Signs, by amending Electrically-Activated Changeable Signs (On-Premises) to include Institutional (INS) District.
3. RZ-019-020: Application by Waxhaw Solar, LLC to rezone Tax ID # 0045-00-017.02 on Old Hickory Road from Rural Neighborhood (RN) to Agricultural Residential (AR) District. The property is approximately 47 acres in size and is currently vacant. The purpose of the request is to develop and operate a 3 MW ground-mounted solar energy system. Should this request be approved, a conditional use permit would be required to permit this use.
4. RZ-019-021: Application by Dustin & Stacie Catoe to rezone Tax ID # 0143-00-027.02 at the intersection of Kershaw Camden Highway and Baxter Kennington Road from Agricultural Residential (AR) to Rural Business (RUB) District. The property is approximately 1.144 acres in size and is currently vacant. The purpose of the request is to construct a small car lot.
5. UDO-TA-019-005: Application of Lancaster County to amend Chapter 2, District Standards, by creating a Government Operations, Maintenance and Fleet Service Facility use category. Definition will be added to Chapter 10, Definitions, to reflect the new use category.

Copies of the documents to be considered are available for public inspection in the office of the Lancaster County Planning Department, which is located at 101 North Main Street, Room 108 Lancaster, South Carolina. Persons requiring special arrangements due to handicap please call (803) 285-6005 at least 24 hours in advance.

Notice was published in CAROLINA

4, 2019



Notary Public of South Carolina

My Commission Expires  
January 13, 2021



# CAROLINA GATEWAY

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

## PUBLIC HEARING NOTICE

The Lancaster County Council will conduct a public hearing on Monday, September 23, 2019 at 6:00 PM, Room 224 of the Lancaster County Administrative Building, located at 101 N. Main Street, Lancaster County, SC, for the purpose of obtaining oral and written comments from the public concerning the following:

1. UDO-TA-019-006: Application of Lancaster County to amend Chapter 2.4, District Development Standards, by amending the Light Industrial and Heavy Industrial zoning districts to increase non-habitable structure height to up to 90' or 70' when within 200' of residential use or district.
2. UDO-TA-019-007: Application of Lancaster County to amend Chapter 7-4, Signs, by amending Electrically-Activated Changeable Signs (On-Premises) to include Institutional (INS) District.
3. RZ-019-020: Application by Waxhaw Solar, LLC to rezone Tax ID # 0045-00-017.02 on Old Hickory Road from Rural Neighborhood (RN) to Agricultural Residential (AR) District. The property is approximately 47 acres in size and is currently vacant. The purpose of the request is to develop and operate a 3 MW ground-mounted solar energy system. Should this request be approved, a conditional use permit would be required to permit this use.
4. RZ-019-021: Application by Dustin & Stacie Catoe to rezone Tax ID # 0143-00-027.02 at the intersection of Kershaw Camden Highway and Baxter Kennington Road from Agricultural Residential (AR) to Rural Business (RUB) District. The property is approximately 1.144 acres in size and is currently vacant. The purpose

drawn at each location.  
4. Weekly Winner of a KFC Meal will be  
Sept. 30<sup>th</sup> @ 5 pm.  
3. Entry Deadline is Monday,  
• 9615 Charlotte Hwy Indian Land

This is to certify that the attached Legal Notice was published in CAROLINA GATEWAY in the issue of *September 4, 2019*

*Benita G. Gault*

Notary Public of South Carolina

My Commission Expires  
January 13, 2021

## Agenda Item Summary

---

Ordinance # / Resolution #: Ordinance 2019-1609  
Contact Person / Sponsor: Ashley Davis / Planning  
Department: Planning  
Date Requested to be on Agenda: 9/23/2019

### **Issue for Consideration:**

Chapter 7.4.6 (C) of the UDO allows only time and weather to be shown on electronically activated changeable signs in the NB, RMX, MX, and INS districts. This requirement is preventing properties in institutional districts from showing day to day information such as when events will be held at these locations and/or public safety announcements.

This text amendment proposes adding an exception to allow schools, college or universities, public safety stations, worship centers, public recreation facilities, and hospital uses to provide day to day information through the use of electronically activated changeable signs.

### **Points to Consider:**

The current requirement allows only time and weather to be shown on electronically activated changeable signs in the NB, RMX, MX, and INS districts. This requirement is preventing properties in institutional districts from showing day to day information such as when events will be held at these locations and/or public safety announcements.

### **Funding and Liability Factors:**

N/A

### **Council Options:**

To approve or deny the text amendment.

### **Recommendation:**

Planning staff recommends **approval** of this text amendment.

Planning Commission unanimously voted on August 20, 2019 to **approve** this request.

### **ATTACHMENTS:**

Description	Upload Date	Type
Ordinance 2019-1609	9/3/2019	Ordinance
Staff Report	8/29/2019	Planning Staff Report
Exhibit 1: Application	8/29/2019	Exhibit
Exhibit 2: Proposed Text Amendment	8/29/2019	Planning Staff Report
Public Hearing Notice for Ordinance 2019-1609 (Planning Department Case Number: UDO-TA-019-007)	9/13/2019	Public Hearing Notices

---

STATE OF SOUTH CAROLINA

(

ORDINANCE NO. 2019-1609

COUNTY OF LANCASTER

(

(

**AN ORDINANCE**

**TO AMEND ORDINANCE 2016-1442, THE UNIFIED DEVELOPMENT ORDINANCE (“UDO”), CHAPTER 7.4.6 (C) TO REMOVE MESSAGING RESTRICTIONS ON PERMITTED ELECTRICALLY-ACTIVATED CHANGEABLE SIGNS WHEN USED BY SCHOOLS, COLLEGES OR UNIVERSITIES, PUBLIC SAFETY STATIONS, WORSHIP CENTERS, PUBLIC RECREATION FACILITIES, AND HOSPITAL USES WITHIN THE NB, RMX, MX, AND INS ZONING DISTRICTS.**

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

**Section 1. Findings and Determinations.**

The Council finds and determines that:

- (a) Chapter 7.4.6 (C) of the UDO allows only time and weather to be shown on electronically activated changeable signs in the NB, RMX, MX, and INS districts.
- (b) The restriction on content for electronically activated changeable signs is preventing schools, colleges and universities, public safety stations, worship centers, public recreation facilities, and hospital uses from showing day to day information such as when events will be held at these locations and/or public safety announcements.
- (c) The proposed text amendment will allow schools, colleges and universities, public safety stations, worship centers, public recreation facilities, and hospital uses to provided sign messaging beneficial for public health and safety.

**Section 2. Amendment of Ordinance 2016-1442**

Ordinance 2016-1442 (Unified Development Ordinance) Chapter 7.4.6(C) Changeable Signs, is amended as follows:

~~Indicates Matter Stricken~~

Indicates New Matter

### C. CHANGEABLE SIGNS

1. Manually-Activated Changeable Signs: Any permitted sign may be a manually-activated changeable sign.
2. Electrically-Activated Changeable Signs (On-Premises): Any permitted sign in the GB, RB, LI, and HI districts, or on any property with 500 feet or more of frontage on a street with at least 2 travel lanes in each direction, may be, or include as part thereof, an electrically-activated changeable sign not to exceed 20 square feet in area, provided that the size of the sign may not exceed the area originally allotted.
3. Permitted signs in the NB, RMX, MX, and INS Districts may be, or include as part thereof, only time and weather informational signs as electrically-activated changeable signs. Time and weather messaging restrictions shall not apply to schools, colleges and universities, public safety stations, worship centers, public recreation facilities, and hospital uses.
4. In multi-tenant commercial developments of 40 or more acres, up to 200 square feet or 50 percent, whichever is less, of any allotted freestanding sign may be an electrically-activated changeable sign.

#### **Section 3.      Severability.**

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

#### **Section 4.      Conflicting Provisions.**

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

#### **Section 5.      Effective Date.**

This ordinance is effective upon Third Reading.



**AND IT IS SO ORDAINED**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**LANCASTER COUNTY, SOUTH CAROLINA**

\_\_\_\_\_  
Steve Harper, Chair, County Council

\_\_\_\_\_  
Larry Honeycutt, Secretary, County Council

ATTEST:

\_\_\_\_\_  
Sherrie Simpson, Clerk to Council

First Reading:	September 9, 2019
Second Reading:	September 23, 2019
Public Hearing:	September 23, 2019
Third Reading:	October 14, 2019

**Proposal:** To allow schools, college or universities, public safety stations, worship centers, public recreation facilities, and hospital uses to provide day to day information through the use of electronically activated changeable signs.

**Applicable Chapter(s):** Chapter 7.4.6 (C), Changeable Sign Standards

**Applicant:** Lancaster County

---

### **Project Summary & Proposal**

Chapter 7.4.6 (C) of the UDO allows only time and weather to be shown on electronically activated changeable signs in the NB, RMX, MX, and INS districts. This requirement is preventing properties in institutional districts from showing day to day information such as when events will be held at these locations and/or public safety announcements.

This text amendment proposes adding an exception to allow schools, college or universities, public safety stations, worship centers, public recreation facilities, and hospital uses to provide day to day information through the use of electronically activated changeable signs.

---

### **Outline of Text Amendment**

The following chapters of the UDO have been amended or created:

- *Chapter 7.4.6 (C), Changeable Signs:* An addition to subsection C.3 will be added to indicate that the uses listed above may display information other than time and weather.

Based on staff's findings, we offer the modifications attached to the Draft Ordinance for the Board's consideration. For ease of reference, new text is referenced in red/underlined font and deletions are referenced in ~~striketrough~~ font. The proposed language is found in **Exhibit 2**.

---

### **Findings and Conclusions**

The current requirement allows only time and weather to be shown on electronically activated changeable signs in the NB, RMX, MX, and INS districts. This requirement is preventing properties in institutional districts from showing day to day information such as when events will be held at these locations and/or public safety announcements.

---

### **Planning Staff Recommendation**

Staff recommends **approval** of the request.

---

**Exhibits**

1. Application
2. Proposed Text Amendment

**Staff Contact**

Ashley Davis, Planner

[adavis@lancastercountysc.net](mailto:adavis@lancastercountysc.net)

## TEXT AMENDMENT APPLICATION

### SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant
- Fees associated with Application

### GENERAL INFORMATION

UDO Section(s) Proposed to be Amended Chapter 7.4.6(C), Changeable Signs

Current Text Permitted Signs in the NB, RMX, MX, and INS Districts may be, or include as part thereof, only time and weather informational signs as electronically-activated changeable signs.

Proposed Text Permitted Signs in the NB, RMX, MX, and INS Districts may be, or include as part thereof, only time and weather informational signs as electronically-activated changeable signs. Time and weather messaging restrictions shall not apply to schools, college or universities, public safety stations, worship centers, public recreation facilities, and/or hospital uses.

Description of Need for Proposed Text To allow the above listed institutional uses to provide day to day information through the use of their electronically activated changeable signs.

☐ Additional pages attached for more information

### CONTACT INFORMATION

Applicant Name Rox Burhens, Planning Director  
 Address P.O. Box 1809  
 City Lancaster State SC Zip 29721 Phone 803-285-6005  
 Fax \_\_\_\_\_ Email rburhens@lanastercountysc.net



### APPLICATION CERTIFICATIONS

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

Rex Burchmy  
Applicant

7/1/19  
Date

N/A  
Property Owner(s)

\_\_\_\_\_  
Date

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

### LANCASTER COUNTY OFFICE USE ONLY

Application Number UDO-TA-019-007 Date Received 7-1-19 Receipt Number —

Amount Paid N/A Check Number — Cash Amount —

Received By JB Planning Commission Meeting Date 8-20-19

### SCHEDULE/PROCESS

#### 1. Submit Application

- The deadline for this application is at least 30 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.

#### 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.

## C. CHANGEABLE SIGNS

1. Manually-Activated Changeable Signs: Any permitted sign may be a manually-activated changeable sign.
2. Electrically-Activated Changeable Signs (On-Premises): Any permitted sign in the GB, RB, LI, and HI districts, or on any property with 500 feet or more of frontage on a street with at least 2 travel lanes in each direction, may be, or include as part thereof, an electrically-activated changeable sign not to exceed 20 square feet in area, provided that the size of the sign may not exceed the area originally allotted.
3. Permitted signs in the NB, RMX, MX, and INS Districts may be, or include as part thereof, only time and weather informational signs as electrically-activated changeable signs. Time and weather messaging restrictions shall not apply to schools, college or universities, public safety stations, worship centers, public recreation facilities, and hospital uses.
4. In multi-tenant commercial developments of 40 or more acres, up to 200 square feet or 50 percent, whichever is less, of any allotted freestanding sign may be an electrically-activated changeable sign.

# The Lancaster News

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

## PUBLIC HEARING NOTICE

The Lancaster County Council will conduct a public hearing on Monday, September 23, 2019 at 6:00 PM, Room 224 of the Lancaster County Administrative Building, located at 101 N. Main Street, Lancaster County, SC, for the purpose of obtaining oral and written comments from the public concerning the following:

1. UDO-TA-019-006: Application of Lancaster County to amend Chapter 2.4, District Development Standards, by amending the Light Industrial and Heavy Industrial zoning districts to increase non-habitable structure height to up to 90' or 70' when within 200' of residential use or district.
2. UDO-TA-019-007: Application of Lancaster County to amend Chapter 7-4, Signs, by amending Electrically-Activated Changeable Signs (On-Premises) to include Institutional (INS) District.
3. RZ-019-020: Application by Waxhaw Solar, LLC to rezone Tax ID # 0045-00-017.02 on Old Hickory Road from Rural Neighborhood (RN) to Agricultural Residential (AR) District. The property is approximately 47 acres in size and is currently vacant. The purpose of the request is to develop and operate a 3 MW ground-mounted solar energy system. Should this request be approved, a conditional use permit would be required to permit this use.
4. RZ-019-021: Application by Dustin & Stacie Catoe to rezone Tax ID # 0143-00-027.02 at the intersection of Kershaw Camden Highway and Baxter Kennington Road from Agricultural Residential (AR) to Rural Business (RUB) District. The property is approximately 1.144 acres in size and is currently vacant. The purpose of the request is to construct a small car lot.
5. UDO-TA-019-005: Application of Lancaster County to amend Chapter 2, District Standards, by creating a Government Operations, Maintenance and Fleet Service Facility use category. Definition will be added to Chapter 10, Definitions, to reflect the new use category.

Copies of the documents to be considered are available for public inspection in the office of the Lancaster County Planning Department, which is located at 101 North Main Street, Room 108 Lancaster, South Carolina. Persons requiring special arrangements due to handicap please call (803) 285-6005 at least 24 hours in advance.

Notice was published in The Lancaster  
News, 2019



Notary Public of South Carolina

My Commission Expires  
January 13, 2021



# The Lancaster News

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

## PUBLIC HEARING NOTICE

The Lancaster County Council will conduct a public hearing on Monday, September 23, 2019 at 6:00 PM, Room 224 of the Lancaster County Administrative Building, located at 101 N. Main Street, Lancaster County, SC, for the purpose of obtaining oral and written comments from the public concerning the following:

1. UDO-TA-019-006: Application of Lancaster County to amend Chapter 2.4, District Development Standards, by amending the Light Industrial and Heavy Industrial zoning districts to increase non-habitable structure height to up to 90' or 70' when within 200' of residential use or district.
2. UDO-TA-019-007: Application of Lancaster County to amend Chapter 7-4, Signs, by amending Electrically-Activated Changeable Signs (On-Premises) to include Institutional (INS) District.
3. RZ-019-020: Application by Waxhaw Solar, LLC to rezone Tax ID # 0045-00-017.02 on Old Hickory Road from Rural Neighborhood (RN) to Agricultural Residential (AR) District. The property is approximately 47 acres in size and is currently vacant. The purpose of the request is to develop and operate a 3 MW ground-mounted solar energy system. Should this request be approved, a conditional use permit would be required to permit this use.
4. RZ-019-021: Application by Dustin & Stacie Catoe to rezone Tax ID # 0143-00-027.02 at the intersection of Kershaw Camden Highway and Baxter Kennington Road from Agricultural Residential (AR) to Rural Business (RUB) District. The property is approximately 1.144

2. Drop off this completed form at any of the following locations:  
• 1263 Great Falls Hwy Lancaster  
• 582 Hwy 9 Byp E Lancaster  
• 9615 Charlotte Hwy Indian Land  
3. Entry Deadline is Monday Sept. 30<sup>th</sup> @ 5 pm.

This is to certify that the attached Legal Notice was published in The Lancaster News in the issue of September 1, 2019

Bonita G. Gendron

Notary Public of South Carolina

My Commission Expires  
January 13, 2021



# CAROLINA GATEWAY

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

## PUBLIC HEARING NOTICE

The Lancaster County Council will conduct a public hearing on Monday, September 23, 2019 at 6:00 PM, Room 224 of the Lancaster County Administrative Building, located at 101 N. Main Street, Lancaster County, SC, for the purpose of obtaining oral and written comments from the public concerning the following:

1. UDO-TA-019-006: Application of Lancaster County to amend Chapter 2.4, District Development Standards, by amending the Light Industrial and Heavy Industrial zoning districts to increase non-habitable structure height to up to 90' or 70' when within 200' of residential use or district.
2. UDO-TA-019-007: Application of Lancaster County to amend Chapter 7-4, Signs, by amending Electrically-Activated Changeable Signs (On-Premises) to include Institutional (INS) District.
3. RZ-019-020: Application by Waxhaw Solar, LLC to rezone Tax ID # 0045-00-017.02 on Old Hickory Road from Rural Neighborhood (RN) to Agricultural Residential (AR) District. The property is approximately 47 acres in size and is currently vacant. The purpose of the request is to develop and operate a 3 MW ground-mounted solar energy system. Should this request be approved, a conditional use permit would be required to permit this use.
4. RZ-019-021: Application by Dustin & Stacie Catoe to rezone Tax ID # 0143-00-027.02 at the intersection of Kershaw Camden Highway and Baxter Kennington Road from Agricultural Residential (AR) to Rural Business (RUB) District. The property is approximately 1.144 acres in size and is currently vacant. The purpose of the request is to construct a small car lot.
5. UDO-TA-019-005: Application of Lancaster County to amend Chapter 2, District Standards, by creating a Government Operations, Maintenance and Fleet Service Facility use category. Definition will be added to Chapter 10, Definitions, to reflect the new use category.

Copies of the documents to be considered are available for public inspection in the office of the Lancaster County Planning Department, which is located at 101 North Main Street, Room 108 Lancaster, South Carolina. Persons requiring special arrangements due to handicap please call (803) 285-6005 at least 24 hours in advance.

Notice was published in CAROLINA

4, 2019



Notary Public of South Carolina

My Commission Expires  
January 13, 2021

# CAROLINA GATEWAY

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

## PUBLIC HEARING NOTICE

The Lancaster County Council will conduct a public hearing on Monday, September 23, 2019 at 6:00 PM, Room 224 of the Lancaster County Administrative Building, located at 101 N. Main Street, Lancaster County, SC, for the purpose of obtaining oral and written comments from the public concerning the following:

1. UDO-TA-019-006: Application of Lancaster County to amend Chapter 2.4, District Development Standards, by amending the Light Industrial and Heavy Industrial zoning districts to increase non-habitable structure height to up to 90' or 70' when within 200' of residential use or district.
2. UDO-TA-019-007: Application of Lancaster County to amend Chapter 7-4, Signs, by amending Electrically-Activated Changeable Signs (On-Premises) to include Institutional (INS) District.
3. RZ-019-020: Application by Waxhaw Solar, LLC to rezone Tax ID # 0045-00-017.02 on Old Hickory Road from Rural Neighborhood (RN) to Agricultural Residential (AR) District. The property is approximately 47 acres in size and is currently vacant. The purpose of the request is to develop and operate a 3 MW ground-mounted solar energy system. Should this request be approved, a conditional use permit would be required to permit this use.
4. RZ-019-021: Application by Dustin & Stacie Catoe to rezone Tax ID # 0143-00-027.02 at the intersection of Kershaw Camden Highway and Baxter Kennington Road from Agricultural Residential (AR) to Rural Business (RUB) District. The property is approximately 1.144 acres in size and is currently vacant. The purpose

drawn at each location.  
4. Weekly Winner of a KFC Meal will be  
Sept. 30<sup>th</sup> @ 5 pm.  
3. Entry Deadline is Monday,  
• 9615 Charlotte Hwy Indian Land

This is to certify that the attached Legal Notice was published in CAROLINA GATEWAY in the issue of *September 4, 2019*

*Benita G. Gault*

Notary Public of South Carolina

My Commission Expires  
January 13, 2021

## Agenda Item Summary

---

Ordinance # / Resolution #: Ordinance 2019-1610  
Contact Person / Sponsor: Steve Willis/Administration  
Department: Administration  
Date Requested to be on Agenda: 9/23/2019

**Issue for Consideration:**

To include in the County Code that the Deputy County Administrator has full authority to act as County Administrator in the event of the absence or incapacitation of the County Administrator.

**Points to Consider:**

It may seem strange to "create" the position of Deputy County Administrator when we already have one but that preamble is needed to include the section regarding their authority.

This will explicitly state the Deputy County Administrator has full authority to act as the County Administrator in his or her absence or incapacitation.

**Funding and Liability Factors:**

N/A on funding. This does remove any question as to their authority so it would reduce potential questions of liability.

**Council Options:**

Approve or reject the Ordinance.

**Recommendation:**

I recommend approval and it comes with a positive recommendation from the Administration Committee.

**ATTACHMENTS:**

Description	Upload Date	Type
Ordinance 2019-1610	9/16/2019	Ordinance



STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

)  
)  
)

ORDINANCE NO. 2019-1610

~~Indicates Matter Stricken~~

Indicates New Matter

### AN ORDINANCE

TO ADOPT SECTION 2-82 IN ARTICLE 3 OF CHAPTER 2 OF THE  
LANCASTER COUNTY CODE OF ORDINANCES RELATED TO THE POSITION OF  
DEPUTY COUNTY ADMINISTRATOR, ASSIGN DUTIES AND RESPONSIBILITIES,  
AND TO PROVIDE FOR MATTERS RELATED THERETO.

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

#### **Section 1.     Amendment of County Code.**

Article 3 of Chapter 2 of the Lancaster County Code of Ordinances is amended as follows:

#### **2-82. Office created; functions.**

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

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

**Secs. 2-823—2-90. - Reserved.**

#### **Section 2.     Severability.**

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



**Section 3.     Conflicting Provisions.**

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

**Section 4.     Effective Date.**

This ordinance is effective upon Third Reading.

**AND IT IS SO ORDAINED**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**LANCASTER COUNTY, SOUTH CAROLINA**

\_\_\_\_\_  
Steve Harper, Chair, County Council

\_\_\_\_\_  
Larry Honeycutt, Secretary, County Council

ATTEST:

\_\_\_\_\_  
Sherrie Simpson, Clerk to Council

First Reading:        September 23, 2019  
Second Reading:     October 14, 2019  
Third Reading:        October 28, 2019

Approved as to form:

\_\_\_\_\_  
John DuBose, County Attorney

## Agenda Item Summary

---

Ordinance # / Resolution #: Ordinance 2019-1611  
Contact Person / Sponsor: Steve Willis/Administration  
Department: Administration  
Date Requested to be on Agenda: 9/23/2019

**Issue for Consideration:**

Amending the County Code section regarding residency requirements.

**Points to Consider:**

This would make two changes:

- 1) This would remove the residency requirement for the County Attorney; and
- 2) This would add a residency requirement for the Deputy County Administrator.

**Funding and Liability Factors:**

N/A

**Council Options:**

The Committee may recommend approval or rejection of the Ordinance.

**Recommendation:**

I recommend approval of the Ordinance and it comes with a positive recommendation from the Administration Committee.

**ATTACHMENTS:**

Description	Upload Date	Type
Ordinance 2019-1611	9/16/2019	Ordinance

STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

)  
)  
)

ORDINANCE NO. 2019-1611

~~Indicates Matter Stricken~~

Indicates New Matter

### AN ORDINANCE

#### TO AMEND SECTION 2-132.1 OF THE LANCASTER COUNTY CODE RELATED TO RESIDENCY REQUIREMENTS.

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

#### **Section 1.**     **Amendment to Section 2-132.1 of the Lancaster County Code.**

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

##### **Sec. 2-132.1. - Residency requirements for certain county staff.**

- (a) On or after February 1, 2016, the county administrator, the ~~county attorney~~ deputy county administrator and the county's director of economic development shall reside permanently within the boundaries of Lancaster County during the entire period of employment.
- (b) Unless otherwise modified by council because of unusual circumstances, permanent residency shall be established within six (6) months following the staff member's acceptance of employment.

#### **Section 2.**     **Severability.**

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

#### **Section 3.**     **Conflicting Provisions.**

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

**Section 4.    Effective Date.**

This ordinance is effective upon Third Reading.

**AND IT IS SO ORDAINED**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**LANCASTER COUNTY, SOUTH CAROLINA**

\_\_\_\_\_  
Steve Harper, Chair, County Council

\_\_\_\_\_  
Larry Honeycutt, Secretary, County Council

ATTEST:

\_\_\_\_\_  
Sherrie Simpson, Clerk to Council

First Reading:        September 23, 2019  
Second Reading:     October 14, 2019  
Third Reading:       October 28, 2019

Approved as to form:

\_\_\_\_\_  
John DuBose, County Attorney



## Agenda Item Summary

---

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Sherrie Simpson/Clerk to Council

Department: Administration

Date Requested to be on Agenda: 9/23/2019

**Issue for Consideration:**

The Health and Wellness Commission has nominated Cheri C. Plyler to fill an At Large position. If reappointed, she will be filling a four (4) year term that will end on 06/30/2023.

**Points to Consider:**

Cheri C. Plyler's application is attached for Council's review and consideration.

**Funding and Liability Factors:**

N/A

**Council Options:**

Council can approve or deny the appointment.

**Recommendation:**

Approve the appointment.

**ATTACHMENTS:**

Description	Upload Date	Type
Application from Cheri C. Plyler for Appointment to the Health and Wellness Commission	9/16/2019	Backup Material

LANCASTER COUNTY BOARDS & COMMISSIONS  
APPLICATION FOR SERVICE



Name Cheri C. Plyler County Council District At Large Mailing

Address

City/State Lancaster, SC 29470

Street Address \_\_\_\_\_ Registered Voter yes X no \_\_\_\_\_

Tel. Number (home) \_\_\_\_\_ (work) \_\_\_\_\_ (other) \_\_\_\_\_

Email: cplyler@comporium.net

Occupation Director Place of employment \_\_\_\_\_ Mid-Carolina AHEC, Inc.

Address PO Box 2049 Lancaster, SC Normal working hours 7:00am-5:00pm  
(most meetings are scheduled after 6:00 pm - lack of attendance can be reason for replacement on a commission)

Name of Board or Commission in which you are interested

1st choice Health & Wellness Commission 2nd choice \_\_\_\_\_

3rd choice \_\_\_\_\_

Reason for interest

*Have served for 2 terms and have expertise and interest in the areas of health and wellness as relates to the community.*

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

*Currently serve as the Director of the regional SC AHEC center, Mid-Carolina AHEC, Inc. The center serves 11 counties with a focus of health professions education/training, continuing professional development and health careers exploration. SC AHEC's mission is to support primary care recruitment/retention efforts in rural and underserved communities across the state.*

Do you presently serve any State, County or Municipal Boards? \_\_\_\_\_ If yes, list \_\_\_\_\_

Have you ever served on a county board? No If yes, list \_\_\_\_\_

Additional pertinent information

Applicant's signature \_\_\_\_\_ Date \_\_\_\_\_

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

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

## Agenda Item Summary

---

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Billy Mosteller, Councilman, District 3

Department: Administration

Date Requested to be on Agenda: 9/23/2019

**Issue for Consideration:**

Billy Mosteller and the Historical Commission have nominated Fred Catoe to be the representative for District 3. Mr. Catoe is currently serving as an Advisor but would like to replace Linda Bell, who resigned as the representative from District 3. If appointed, he will be serving an unexpired term that will end on 06/30/2021.

**Points to Consider:**

Fred Catoe's application is attached for Council's review and consideration.

**Funding and Liability Factors:**

N/A

**Council Options:**

Council can approve or deny the appointment.

**Recommendation:**

Approve the appointment.

**ATTACHMENTS:**

Description	Upload Date	Type
Application from Fred Catoe for the Historical Commission	9/16/2019	Backup Material



LANCASTER COUNTY BOARDS & COMMISSIONS  
APPLICATION FOR SERVICE



Name FRED VERRY CATOIE County Council District Advisor  
Mailing Address \_\_\_\_\_ City/Zip Lancaster SC 29720  
Street Address \_\_\_\_\_ Registered Voter yes ☒ no \_\_\_\_\_  
Tel. Number (home) \_\_\_\_\_ (work) \_\_\_\_\_ (other) \_\_\_\_\_  
Email: Fcatoi@yahoo.com  
Occupation Lineman Place of employment Comporium  
Address Market Street Normal working hours 6:30 - 5:00  
(most meetings are scheduled after 6:00 pm - lack of attendance can be reason for replacement on a commission)

Name of Board or Commission in which you are interested

1st choice LCHC 2nd choice \_\_\_\_\_  
3rd choice \_\_\_\_\_

Reason for interest

History of the County

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

I have a deep knowledge of the history of Lancaster County

Do you presently serve any State, County or Municipal Boards? No If yes, list \_\_\_\_\_

Have you ever served on a county board? No If yes, list \_\_\_\_\_

Additional pertinent information

Applicant's signature

A handwritten signature in blue ink, appearing to read "Fred Verry Catoie".

Date

9-7-17

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

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

## Agenda Item Summary

---

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Councilman Brian Carnes/ District 7

Department: Administration

Date Requested to be on Agenda: 9/23/2019

### **Issue for Consideration:**

Councilman Carnes asked for information concerning the plans related to a new Capital Project Sales Tax.

### **Points to Consider:**

Staff anticipates bringing Council a Resolution in the October time frame to create a new Capital Project Sales Tax Committee.

Council must create the Committee by Resolution. County Council will appoint three (3) members, Lancaster City Council must appoint two (2) members who are city residents, and those two members must appoint a final member who resides in either Heath Springs, Kershaw, or Van Wyck.

They will consider ideas for potential uses and submit a list of proposed projects to County Council for submission to the voters. Council may approve or disapprove the list but may not alter the list of projects or proposed funding amounts.

Final determination on the projects rests with the voters.

Per Chief Financial Officer, Veronica Thompson, the County has collected a total of \$33,703,353 in Capital Project Sales Taxes.

### **Funding and Liability Factors:**

N/A at this time.

### **Council Options:**

None at this time as this is for information and discussion.

### **Recommendation:**

N/A

### **ATTACHMENTS:**

Description	Upload Date	Type
Referendum Do's and Don'ts	9/13/2019	Exhibit
Full CPST Law	9/13/2019	Exhibit
CPST Membership	9/13/2019	Exhibit
CPST Eligible Projects	9/13/2019	Exhibit
Potential Projects for Council to Endorse	9/17/2019	Exhibit

# REFERENDUM DO'S AND DON'TS

Francenia B. Heizer, Esquire  
McNair Law Firm, P.A.  
Post Office Box 11390  
Columbia, South Carolina 29211  
(803) 799-9800  
fheizer@mcnair.net

When it comes to referenda, County Council members have the same fundamental civic responsibilities and privileges as any other citizen when they are “off the clock.” When “on the clock,” however, state law does regulate certain conduct surrounding elections, i.e., referenda. According to Section 8-13-1346 of the South Carolina Ethics Reform Act of 1991, employees are strictly prohibited from using public funds, property, or time to influence an election. The key word to keep in mind is “influence.” In other words, public employees “on the clock” are prohibited from telling people how to vote - yes or no - or from soliciting support or opposition. However, the law does not prevent employees from using funds, property or time to provide information about the referendum and the importance of voting.

## Information - it's what you CAN do

The County, its Council members and employees have a right to educate the community about their needs and may include such activities as:

- Explaining the planning process and rationale for the referendum. How were financial needs determined? How will the money be used?
- Providing a description of the ballot measure, including the question, the cost, the tax impact, and scope of the proposals.
- Answering questions about the potential impact of passage or failure.
- Developing, printing and distributing fact sheets.
- Sponsoring and holding information sessions with community groups, business groups and civic clubs.
- Providing voter registration support and information.
- Providing polling place information.
- Reminding employees and citizens to vote in all elections.
- Board members can advocate as aggressively as possible - so long as no public resources are directly or indirectly used in the process.

## Soliciting yes or no votes - it's what you CAN'T do

The County, its Council members and employees may not engage in any activity on official time or use County resources that promotes or opposes a certain vote.

Prohibited activities on County time include:

- Promoting the support for or opposition to the ballot measure.
- Collecting funds to support a vote yes or no campaign.
- Printing, copying emailing or mailing any materials advocating a particular vote, i.e., “Vote Yes November 4.”
- Sending emails or making phone calls which either support or oppose the ballot measure on County time.
- Wearing T-shirts or buttons that advocate a yes or no vote while on the clock.
- Organizing “Vote Yes” or “Vote No” rallies.

### **Be Careful - Pit Falls**

- Using County computers, e-mails, phones to organize support for the referendum.
- Remember that communications using official devices can be subject to Freedom of Information Act.

### **Relevant Sections of the Code of Laws of South Carolina, 1976, as amended.**

- **SECTION 8-13-765.** Use of government personnel or facilities for campaign purposes; government personnel permitted to work on campaigns on own time.

(A) No person may use government personnel, equipment, materials, or an office building in an election campaign. The provisions of this subsection do not apply to a public official’s use of an official residence.

(B) A government, however, may rent or provide public facilities for political meetings and other campaign-related purposes if they are available on similar terms to all candidates and committees, as defined in Section 8-13-1300(6).

(C) This section does not prohibit government personnel, where not otherwise prohibited, from participating in election campaigns on their own time and on non-government premises.

- **SECTION 8-13-1346.** Use of public funds, property, or time to influence election prohibited; exceptions.

(A) A person may not use or authorize the use of public funds, property, or time to influence the outcome of an election.

(B) This section does not prohibit the incidental use of time and materials for preparation of a newsletter reporting activities of the body of which a public official is a member.

(C) This section does not prohibit the expenditure of public resources by a governmental entity to prepare informational materials, conduct public meetings, or respond to news media or citizens’ inquiries concerning a ballot measure affecting that governmental entity; however, a governmental entity may not use public funds, property, or time in an attempt to influence the outcome of a ballot measure.



CHAPTER 10 OF TITLE 4  
Local Sales and Use Tax

ARTICLE 3  
Capital Project Sales Tax Act

Editor's Note

2002 Act No. 334, Section 22.G, provides as follows:

“A county holding a referendum and adopting an ordinance pursuant to Article 3, Chapter 10, Title 4 of the 1976 Code, before the effective date of this section in which the ordinance provides that the proceeds of the sales tax would be used to repay bonds issued to fund project costs may continue to collect the tax and apply the revenue to the repayment of the bonds while any of these bonds remain outstanding, but in no event may the tax be collected for any period longer than the maximum term of the tax provided in the referendum.”

**SECTION 4-10-300.** Short title.

This article may be cited as the “Capital Project Sales Tax Act”.

HISTORY: 1997 Act No. 138, Section 3, eff July 1, 1997.

**SECTION 4-10-310.** Imposition of tax.

Subject to the requirements of this article, the county governing body may impose a one percent sales and use tax by ordinance, subject to a referendum, within the county area for a specific purpose or purposes and for a limited amount of time. The revenues collected pursuant to this article may be used to defray debt service on bonds issued to pay for projects authorized in this article. However, at no time may any portion of the county area be subject to more than one percent sales tax levied pursuant to this article, pursuant to Chapter 37, Title 4, or pursuant to any local law enacted by the General Assembly. This limitation does not apply in a county area in which, as of July 1, 2012, a local sales and use tax was imposed pursuant to a local act of the General Assembly, the revenues of which are used to offset the costs of school construction, or other school purposes, or other government expenses, or for any combination of these uses.

HISTORY: 1997 Act No. 138, Section 3, eff July 1, 1997; 2009 Act No. 49, Section 1, eff upon approval (became law without the Governor's signature on June 3, 2009); 2012 Act No. 267, Section 4, eff June 20, 2012.

Effect of Amendment

The 2009 amendment deleted “to collect a limited amount of money” from the end of the first sentence.

The 2012 amendment added the last sentence which provides an exception.

**SECTION 4-10-320.** Commission creation; composition.

(A) The governing body of any county is authorized to create a commission subject to the provisions of this section. The commission consists of six members, all of whom must be residents of the county, appointed as follows:

(1) The governing body of the county must appoint three members of the commission.

(2) The municipalities in the county must appoint three members, who must be residents of incorporated municipalities within the county, and who are selected according to the following mechanism:

(a) The total population of all incorporated municipalities within the county, as determined by the most recent United States census, must be divided by three, the result being an apportionate average.

(b) The respective population of each municipality in the county must be divided by the apportionate average to determine an appointive index.

(c) Each municipality in the county appoints a number of members to the commission equal to the whole number indicated by their appointive index. However, no single municipality may appoint more than

two members to the commission; unless there is only one municipality in the county, and in such case the municipality is entitled to three appointments to the commission.

(d) When less than three members are selected to the commission in accordance with the prescribed appointive index method, the remaining member or members must be selected in a joint meeting of the commission appointees of the municipalities in the county. The member or members must be chosen from among the residents of the municipalities in the county that before this time have not provided a representative for the commission.

(e) In the event no municipality is entitled to appoint a member to the commission pursuant to the formula in subitem (c) of this subsection, the municipality with the highest appointive index must be deemed to have an appointive index of one.

(B) When the governing body of any county creates a commission, it must be created in accordance with the procedures specified in subsection (A) and only upon the request of the governing body of the county. If within the thirty-day period following the adoption of a resolution to create the commission, one or more of the municipalities fails or refuses to appoint their proportionate number of members to the commission, the county governing body must appoint an additional number of members equal to the number that any such municipality is entitled to appoint. A vacancy on the commission must be filled in the manner of the original appointment.

(C) The commission created pursuant to this section must consider proposals for funding capital projects within the county area. The commission then formulates the referendum question that is to appear on the ballot pursuant to Section 4-10-330(D).

HISTORY: 1997 Act No. 138, Section 3, eff July 1, 1997.

**SECTION 4-10-330.** Contents of ballot question; purpose for which proceeds of tax to be used.

(A) The sales and use tax authorized by this article is imposed by an enacting ordinance of the county governing body containing the ballot question formulated by the commission pursuant to Section 4-10-320(C), subject to referendum approval in the county. The ordinance must specify:

(1) the purpose for which the proceeds of the tax are to be used, which may include projects located within or without, or both within and without, the boundaries of the local governmental entities, including the county, municipalities, and special purpose districts located in the county area, and may include the following types of projects:

(a) highways, roads, streets, bridges, and public parking garages and related facilities;

(b) courthouses, administration buildings, civic centers, hospitals, emergency medical facilities, police stations, fire stations, jails, correctional facilities, detention facilities, libraries, coliseums, educational facilities under the direction of an area commission for technical education, or any combination of these projects;

(c) cultural, recreational, or historic facilities, or any combination of these facilities;

(d) water, sewer, or water and sewer projects;

(e) flood control projects and storm water management facilities;

(f) beach access and beach renourishment;

(g) dredging, dewatering, and constructing spoil sites, disposing of spoil materials, and other matters directly related to the act of dredging;

(h) jointly operated projects of the county, a municipality, special purpose district, and school district, or any combination of those entities, for the projects delineated in subitems (a) through (g) of this item;

(i) any combination of the projects described in subitems (a) through (h) of this item;

(2) the maximum time, in two-year increments not to exceed eight years from the date of imposition, or in the case of a reimposed tax, a period ending on April thirtieth, not to exceed seven years, for which the tax may be imposed;

(3)(a) if the county proposes to issue bonds to provide for the payment of any costs of the projects, the maximum amount of bonds to be issued, whether the sales tax proceeds are to be pledged to the payment of the bonds and, if other sources of funds are to be used for the projects, specifying the other sources;

(b) the maximum cost of the project or facilities or portion of the project or portion of the facilities, to be funded from proceeds of the tax or bonds issued as provided in this article and the maximum amount of net proceeds expected to be used to pay the cost or debt service on the bonds, as the case may be; and

(4) any other condition precedent, as determined by the commission, to the imposition of the sales and use tax authorized by this article or condition or restriction on the use of sales and use tax revenue collected pursuant to this article.

(B) When the tax authorized by this article is imposed for more than one purpose, the enacting ordinance must set forth the priority in which the net proceeds are to be expended for the purposes stated. The enacting ordinance may set forth a formula or system by which multiple projects are funded simultaneously.

(C)(1) Upon receipt of the ordinance, the county election commission must conduct a referendum on the question of imposing the sales and use tax in the area of the county that is to be subject to the tax. The referendum for imposition or reimposition of the tax must be held at the time of the general election. Subject to item (2), two weeks before the referendum the election commission must publish in a newspaper of general circulation the question that is to appear on the ballot, with the list of projects and the cost of the projects. If the proposed question includes the use of sales taxes to defray debt service on bonds issued to pay the costs of any project, the notice must include a statement indicating that principal amount of the bonds proposed to be issued for the purpose and, if the issuance of the bonds is to be approved as part of the referendum, stating that the referendum includes the authorization of the issuance of bonds in that amount. This notice is in lieu of any other notice otherwise required by law.

(2) If the referendum on the question of imposing sales and use tax is conducted in an odd-numbered year, and it is the only matter being considered at the general election, then six weeks before the referendum, the election commission must publish in a newspaper of general circulation the question that is to appear on the ballot, with the list of projects and the cost of the projects.

(D) The referendum question to be on the ballot must read substantially as follows:

“Must a special one percent sales and use tax be imposed in (county) for not more than (time) to raise the amounts specified for the following purposes?

	(1) \$ _____ for _____	
	(2) \$ _____ for _____	
	(3) etc.	
		Yes <input type="checkbox"/>
		No <input type="checkbox"/>

If the referendum includes the issuance of bonds, the question must be revised to include the principal amount of bonds proposed to be authorized by the referendum and the sources of payment of the bonds if the sales tax approved in the referendum is inadequate for the payment of the bonds.

(E) All qualified electors desiring to vote in favor of imposing the tax for the stated purposes shall vote “yes” and all qualified electors opposed to levying the tax shall vote “no”. If a majority of the votes cast are in favor of imposing the tax, then the tax is imposed as provided in this article and the enacting ordinance. A subsequent referendum on this question must be held on the date prescribed in subsection (C). The election commission shall conduct the referendum under the election laws of this State, mutatis mutandis, and shall certify the result no later than November thirtieth to the county governing body and to the Department of Revenue. Expenses of the referendum must be paid by the governmental entities that would receive the proceeds of the tax in the same proportion that those entities would receive the net proceeds of the tax.

(F) Upon receipt of the returns of the referendum, the county governing body must, by resolution, declare the results thereof. In such event, the results of the referendum, as declared by resolution of the county governing body, are not open to question except by a suit or proceeding instituted within thirty days from the date such resolution is adopted.

HISTORY: 1997 Act No. 138, Section 3, eff July 1, 1997; 1999 Act No. 93, Section 2, eff June 11, 1999; 2002 Act No. 334, Sections 22.A, 22.B and 22.E, eff June 24, 2002; 2004 Act No. 244, Section 2, eff May 24, 2004; 2004 Act No. 292, Section 2, eff August 16, 2004; 2009 Act No. 49, Section 2, eff upon approval (became law without the Governor's signature on June 3, 2009); 2012 Act No. 268, Section 1, eff June 20, 2012; 2014 Act No. 243 (S.809), Section 1, eff June 6, 2014; 2016 Act No. 250 (H.5078), Sections 2, 4, eff June 6, 2016.

Editor's Note

2009 Act No. 49 Section 5 provides as follows:

"This act takes effect upon approval by the Governor; provided, that the amendments to Section 4-10-330(A)(1)(b) of the 1976 Code, as contained in Section 2, apply with respect to Capital Project Sales and Use Tax Act taxes imposed or reimposed pursuant to a referendum held after the effective date of this act."

2014 Act No. 243, Section 2, provides as follows:

"SECTION 2. This act takes effect upon approval by the Governor and first applies to a referendum for which a referendum date is not set as of the time of approval."

Effect of Amendment

The 1999 amendment changed the election commission certification deadline in subsection (E) from "December thirty-first" to "November thirtieth".

The first 2002 amendment rewrote paragraph (A)(3) and subsection (C); and in subsection (D), added the last undesignated paragraph.

The first 2004 amendment, in paragraph (A)(1), in subparagraph (a) added "and public parking garages and related facilities", added subparagraph (f) relating to beaches, redesignated subparagraphs (f) and (g) as subparagraphs (g) and (h), and made conforming changes throughout.

The second 2004 amendment in subparagraph (A)(1)(a), made identical changes to those made by 2004 act No. 244, Section 2.

The 2009 amendment, in subsection (A), in subparagraph (1)(b) added "educational facilities under the direction of an area commission for technical education," and in subparagraph (2) substituted "in two-year increments" for "stated in terms of calendar or fiscal years or quarters, or a combination thereof," "eight years" for "seven years", and added "or in the case of a reimposed tax, a period ending on April thirtieth of an odd-numbered year, not to exceed seven years"; and, in subsection (C), in the second sentence substituted "imposition or reimposition of the tax" for "this purpose" and "2009" for "2002".

The 2012 amendment in subsection (A)(1), added a new subitem (g) relating to dredging, and redesignated former subitems (g) and (h) as (h) and (i).

2014 Act No. 243, Section 1, rewrote subsection (C), deleting a provision allowing the referendum for imposition or reimposition to be held at a time other than at the time of the general election.

2016 Act No. 250, Sections 2, 4 in (A)(2), deleted "of an odd-numbered year" following "ending on April thirtieth"; in (C), added designator (1); in (C)(1), substituted "Subject to item (2), two" for "Two"; and added (C)(2), relating to particular referendum publication requirements for certain sales and use tax questions.

#### **SECTION 4-10-340. Tax imposition and termination.**

(A) If the sales and use tax is approved in the referendum, the tax is imposed on the first of May following the date of the referendum. If the reimposition of an existing sales and use tax imposed pursuant to this article is approved in the referendum, the new tax is imposed immediately following the termination of the earlier imposed tax and the reimposed tax terminates on the applicable thirtieth of April, not to exceed



seven years from the date of reimposition. If the certification is not timely made to the Department of Revenue, the imposition is postponed for twelve months.

(B) The tax terminates the final day of the maximum time period specified for the imposition.

(C)(1) Amounts collected in excess of the required net proceeds must first be applied, if necessary, to complete a project for which the tax was imposed.

(2) If funds still remain after first using the funds as described in item (1) and the tax is reimposed, the remaining funds must be used to fund the projects approved by the voters in the referendum to reimpose the tax, in priority order as the projects appeared on the enacting ordinance.

(3) If funds still remain after first using the funds as described in item (1) and the tax is not reimposed, the remaining funds must be used for the purposes set forth in Section 4-10-330(A)(1). These remaining funds only may be expended for the purposes set forth in Section 4-10-330(A)(1) following an ordinance specifying the authorized purpose or purposes for which the funds will be used.

**HISTORY:** 1997 Act No. 138, Section 3, eff July 1, 1997; 2002 Act No. 334, Sections 22.C and 22.F, eff June 24, 2002; 2009 Act No. 49, Section 3, eff upon approval (became law without the Governor's signature on June 3, 2009); 2016 Act No. 250 (H.5078), Section 3, eff June 6, 2016.

**Effect of Amendment**

The 2002 amendment, in subsection (A), added the second sentence relating to the reimposition of an existing sales and use tax; and rewrote paragraph (B)(2).

The 2009 amendment, in subsection (A), in the second sentence added "and the reimposed tax terminates on the thirtieth of April in an odd-numbered year, not to exceed seven years from the date of reimposition"; and rewrote subsections (B) and (C).

2016 Act No. 250, Section 3, in (A), substituted "applicable thirtieth of April" for "thirtieth of April in an odd-numbered year" in the second sentence.

**SECTION 4-10-350.** Department of Revenue to administer and collect local tax.

(A) The tax levied pursuant to this article must be administered and collected by the Department of Revenue in the same manner that other sales and use taxes are collected. The department may prescribe amounts that may be added to the sales price because of the tax.

(B) The tax authorized by this article is in addition to all other local sales and use taxes and applies to the gross proceeds of sales in the applicable area that is subject to the tax imposed by Chapter 36, Title 12 and the enforcement provisions of Chapter 54, Title 12. The gross proceeds of the sale of items subject to a maximum tax in Chapter 36, Title 12 are exempt from the tax imposed by this article. Unprepared food items eligible for purchase with United States Department of Agriculture food coupons are exempt from the tax imposed pursuant to this article. The tax imposed by this article also applies to tangible personal property subject to the use tax in Article 13, Chapter 36, Title 12.

(C) A taxpayer required to remit taxes under Article 13, Chapter 36 of Title 12 must identify the county in which the personal property purchased at retail is stored, used, or consumed in this State.

(D) A utility is required to report sales in the county in which the consumption of the tangible personal property occurs.

(E) A taxpayer subject to the tax imposed by Section 12-36-920, who owns or manages rental units in more than one county, must report separately in his sales tax return the total gross proceeds from business done in each county.

(F) The gross proceeds of sales of tangible personal property delivered after the imposition date of the tax levied under this article in a county, either under the terms of a construction contract executed before the imposition date, or a written bid submitted before the imposition date, culminating in a construction contract entered into before or after the imposition date, are exempt from the sales and use tax provided in this article if a verified copy of the contract is filed with the Department of Revenue within six months after the imposition date of the sales and use tax provided for in this article.

(G) Notwithstanding the imposition date of the sales and use tax authorized pursuant to this chapter, with respect to services that are billed regularly on a monthly basis, the sales and use tax authorized pursuant to

this article is imposed beginning on the first day of the billing period beginning on or after the imposition date.

HISTORY: 1997 Act No. 138, Section 3, eff July 1, 1997; 1999 Act No. 93, Section 3, eff June 11, 1999; 2009 Act No. 49, Section 4.A, eff upon approval (became law without the Governor's signature on June 3, 2009).

Editor's Note

2009 Act No. 49 Section 4.B provides as follows:

"Notwithstanding the general effective date of this act, this section takes effect on the approval of this act by the Governor and applies with respect to Capital Project Sales Tax Act taxes imposed or reimposed pursuant to a referendum held after that date."

Effect of Amendment

The 1999 amendment deleted provisions relating to municipalities and made grammatical changes in subsections (C) through (E).

The 2009 amendment, in subsection (B), added the third sentence relating to unprepared food items.

**SECTION 4-10-360.** Revenue remitted to State Treasurer and held in a separate fund.

The revenues of the tax collected under this article must be remitted to the Department of Revenue and placed on deposit with the State Treasurer and credited to a fund separate and distinct from the general fund of the State. After deducting the amount of any refunds made and costs to the Department of Revenue of administering the tax, not to exceed one percent of the revenues, the State Treasurer shall distribute the revenues quarterly to the county treasurer in the county area in which the tax is imposed and the revenues must be used only for the purposes stated in the imposition ordinance. The State Treasurer may correct misallocations by adjusting subsequent distributions, but these adjustments must be made in the same fiscal year as the misallocations. However, allocations made as a result of city or county code errors must be corrected prospectively. Within thirty days of the receipt of any quarterly payment, the county treasurer or the county administrator shall certify to the Department of Revenue amounts of net proceeds applied to the costs of each project and the amount of project costs remaining to be paid and, if bonds have been issued that were approved in the referendum, a schedule of payments remaining due on the bonds that are payable from the net proceeds of the sales tax authorized in the referendum.

HISTORY: 1997 Act No. 138, Section 3, eff July 1, 1997; 1999 Act No. 93, Section 4, eff June 11, 1999; 2002 Act No. 334, Section 22D, eff June 24, 2002.

Effect of Amendment

The 1999 amendment added the last sentence.

The 2002 amendment added the last sentence relating to certification of net proceeds.

**SECTION 4-10-370.** Calculating distributions to counties; confidentiality.

The Department of Revenue shall furnish data to the State Treasurer and to the county treasurers receiving revenues for the purpose of calculating distributions and estimating revenues. The information that must be supplied to counties and municipalities upon request includes, but is not limited to, gross receipts, net taxable sales, and tax liability by taxpayers. Information about a specific taxpayer is considered confidential and is governed by the provisions of Section 12-54-240. A person violating this section is subject to the penalties provided in Section 12-54-240.

HISTORY: 1997 Act No. 138, Section 3, eff July 1, 1997.

**SECTION 4-10-380.** Unidentified funds; transfer and supplemental distributions.

Annually, and only in the month of June, funds collected by the department from the local option capital project sales tax, which are not identified as to the governmental unit due the tax, must be transferred, after reasonable effort by the department to determine the appropriate governmental unit, to the State Treasurer's

Office. The State Treasurer shall distribute these funds to the county treasurer in the county area in which the tax is imposed and the revenues must be used only for the purposes stated in the imposition ordinance. The State Treasurer shall calculate this supplemental distribution on a proportional basis, based on the current fiscal year's county area revenue collections.

HISTORY: 1999 Act No. 93, Section 5, eff June 11, 1999.

**SECTION 4-10-390.** Reimposition of tax.

For any county which began the reimposition of a tax authorized by this article on April 1, 2013, and reimposed the tax at the 2016 General Election:

- (1) the reimposed tax that commenced on April 1, 2013, is extended until April 30, 2020; and
- (2) the commencement of the tax that was reimposed at the 2016 General Election is delayed until May 1, 2020, and expires on April 30, 2027.

HISTORY: 2018 Act No. 155 (S.1038), Section 1, eff April 17, 2018.

**SECTION 4-10-320. Commission creation; composition.**

(A) The governing body of any county is authorized to create a commission subject to the provisions of this section. The commission consists of six members, all of whom must be residents of the county, appointed as follows:

**(1) The governing body of the county must appoint three members of the commission.**

(2) The municipalities in the county must appoint three members, who must be residents of incorporated municipalities within the county, and who are selected according to the following mechanism:

**(a) The total population of all incorporated municipalities within the county, as determined by the most recent United States census, must be divided by three, the result being an apportionate average.**

**(b) The respective population of each municipality in the county must be divided by the apportionate average to determine an appointive index.**

(c) Each municipality in the county appoints a number of members to the commission equal to the whole number indicated by their appointive index. However, no single municipality may appoint more than two members to the commission; unless there is only one municipality in the county, and in such case the municipality is entitled to three appointments to the commission.

**(d) When less than three members are selected to the commission in accordance with the prescribed appointive index method, the remaining member or members must be selected in a joint meeting of the commission appointees of the municipalities in the county. The member or members must be chosen from among the residents of the municipalities in the county that before this time have not provided a representative for the commission.**

(e) In the event no municipality is entitled to appoint a member to the commission pursuant to the formula in subitem (c) of this subsection, the municipality with the highest appointive index must be deemed to have an appointive index of one.

(B) When the governing body of any county creates a commission, it must be created in accordance with the procedures specified in subsection (A) and only upon the request of the governing body of the county. If within the thirty-day period following the adoption of a resolution to create the commission, one or more of the municipalities fails or refuses to appoint their proportionate number of members to the commission, the county governing body must appoint an additional number of members equal to the number that any such municipality is entitled to appoint. A vacancy on the commission must be filled in the manner of the original appointment.

(C) The commission created pursuant to this section must consider proposals for funding capital projects within the county area. The commission then formulates the referendum question that is to appear on the ballot pursuant to Section 4-10-330(D).



## 2010 Census Numbers for Municipalities

Lancaster – 8,526

Heath Springs – 790

Kershaw – 1,803

Van Wyck (2018 Census Estimate) – 557

Total Municipal Population in 2010 Census – 11,119

Apportionate Average (total divide by 3) – 3,706

## Appointive Index

Lancaster – 2.30

Heath Springs – 0.21

Kershaw – 0.49

Van Wyck – N/A but 0.15 using 2018 Estimated Population

**SECTION 4-10-330.** Contents of ballot question; purpose for which proceeds of tax to be used.

(A) The sales and use tax authorized by this article is imposed by an enacting ordinance of the county governing body containing the ballot question formulated by the commission pursuant to Section 4-10-320(C), subject to referendum approval in the county. The ordinance must specify:

(1) the purpose for which the proceeds of the tax are to be used, which may include projects located within or without, or both within and without, the boundaries of the local governmental entities, including the county, municipalities, and special purpose districts located in the county area, and may include the following types of projects:

**(a) highways, roads, streets, bridges, and public parking garages and related facilities;**

**(b) courthouses, administration buildings, civic centers, hospitals, emergency medical facilities, police stations, fire stations, jails, correctional facilities, detention facilities, libraries, coliseums, educational facilities under the direction of an area commission for technical education, or any combination of these projects;**

**(c) cultural, recreational, or historic facilities, or any combination of these facilities;**

(d) water, sewer, or water and sewer projects;

**(e) flood control projects and storm water management facilities;**

(f) beach access and beach renourishment;

(g) dredging, dewatering, and constructing spoil sites, disposing of spoil materials, and other matters directly related to the act of dredging;

(h) jointly operated projects of the county, a municipality, special purpose district, and school district, or any combination of those entities, for the projects delineated in subitems (a) through (g) of this item;

(i) any combination of the projects described in subitems (a) through (h) of this item;

## Capital Project Sales Tax Ideas

Administrator recommended projects for consideration

1. Replacement of Detention Center with new facility.
  - a. Expansion at current site is not feasible due to lack of water for fire suppression.
  - b. An eventual site is unknown so land acquisition and site work costs, including potential utility extensions and driveway needs are unknown. We can insert an allowance but it may be off depending upon final site selection. If we do not lock in a site early on Council needs to be prepared for the possibility the CPST funding may be inadequate, requiring additional funding to complete the project as designed.
  - c. Barry Faile has obtained preliminary design services and a cost estimate for construction only. This is several years old and would need to be updated. As a part of the next item, this design work is for a Detention Center only.
  - d. Will the scope change? It has been discussed having a wing that would house the Magistrate Court operation. This would address their space needs and be far more secure for the detention officers, court staff, and general public. This was not in Barry's scope to provide so no design work/ cost estimating has been done to date on this idea.
  - e. As part of this project does Council desire to look at renovating the current facility, once it is vacated, into a permanent Red Cross shelter? This has been discussed but no decision has been made. Is there another potential use that Council would like to add to the scope? As with the concept of Magistrates Court, no design work has been done which means no cost estimates have been obtained.
  - f. Finally, no site design work/ cost estimating has been done to upgrade current on-site utilities or ancillary features such as parking lot improvements for ADA.
2. Continuation of road improvements.
  - a. Staff will obtain an updated cost estimate per linear mile for full depth reclamation of a two lane road.
  - b. We will have to input an allowance factor for issues such as potential lane widening where needed, utility line relocation if applicable, etc. If utility lines must be relocated this could add as much as 4% per project in utility costs under the new state law.
  - c. We will need to include an annual inflation factor as some roads will most certainly be on PAY GO status.
  - d. If Council has a list of roads to recommend we can certainly present that to the Commission. What the prior Commission did was to ask SCDOT and the CTC what roads gave them the most trouble based on road condition and traffic volume. This time the DOT has gas tax money and I would hope there is a focus on county roads but I realize that is ultimately the Commission's choice.

## Staff recommended projects for consideration

### 3. Economic Development Spec Building.

- a. This would be a 100,000 square foot spec building capable of expansion to 200,000 square feet. Ceiling height would be 35 feet and there would be a minimum of 4 bay doors.
- b. It would not be a total dark cold shell but the working floor would not be poured to allow for options for plumbing, weight of machinery, etc. The office area would have the floor poured and be rough finished to allow some flexibility in areas such as paint color.
- c. Jamie proposes this be built on lots 4 and 5 of the Lancaster Air Rail Park. This will necessitate the need for expansion of Mount Nebo Road.
- d. We have preliminary cost estimates for this project at this site (\$4.8 million to \$5.2 million). I would note that this project may be better suited for the use of General Fund fund balance than Capital Project Sales Tax for two reasons:
  - i. There is a strong possibility of a private public partnership on this project; and
  - ii. Jamie has such a strong record of locating industry it may be sold before completion.

### 4. Acquire replacement aerial apparatus for Fire Rescue.

- a. Aerial apparatus are not in the normal rotation for apparatus replacement. That consists of pumpers, tankers, and service trucks.
- b. Existing apparatus are reaching the end of their NFPA life span and are in need of replacement or refurbishment at Lancaster and Elgin. The apparatus at Pleasant Valley is not there yet but is not far off. Indian Land needs an aerial apparatus.
- c. Costs will vary depending upon whether straight ladder apparatus “sticks” or aerial platform apparatus is needed for a particular station. This would likely range from \$1 million to \$1.5 million per truck, depending on type.

### 5. Upgrades to E-911 consoles/ funding for replacement radios.

- a. Motorola has informed us that the current consoles (12 total) will reach the end of their supported life span in December 2021.
- b. The only option is to transition to newer model consoles. If done today that cost would be approximately \$2,000,000. This is a very preliminary cost estimate as Motorola has done no detailed site engineering but they felt confident that the ultimate cost would not exceed that price if done prior to the end of 2021.
- c. We also need to plan on transitioning to the next generation radios near the end of the next Sales Tax cycle. Normally these units have a life span of about ten (10) years. While we are hopeful that software upgrades will keep the current models going beyond this time frame, we cannot bank on this. The current radios cost \$3.5 million but this far out all we can do is plug in a number and hope for the best as we have no idea where technology will take us in the time period.



6. Replacement of EMS Stations.
  - a. Heath Springs – have land but need a building. This would be a single unit station but would include two bays – primary truck and back-up truck. Living quarters, dayroom, mechanical spaces, and the like would be included. No site evaluation has been completed at this time to determine site work, utility expansion, etc.
  - b. Lancaster – this is an old building and with the Buford Station now on line it needs to be relocated in the vicinity of the Airport Crossroads area. No land has yet been identified. If the right site can be found the scope may be changed to co-locate the Lancaster and McIlwain Road stations as we are doing with EMS 4/9 (Indian Land and Pleasant Valley).
7. Stormwater Projects – both inside and outside the MS4 area
  - a. Culvert replacement projects inside the MS4 area would include:
    - i. Ander Vincent Road (county)
    - ii. Black Horse Run Road (state)
    - iii. Calvin Hall Road (state)
    - iv. Man O War Road (state)
    - v. Old Bailes Road (county) (currently have RIA grant application for this)  
Approximate cost in current dollars is \$4 million.
  - b. Culvert replacement projects outside the MS4 area would include:
    - i. Activity Road (county)
    - ii. Bayou Lane (county)
    - iii. Old Farm Road (county)
    - iv. Thermal Trail (county)  
Approximate cost in current dollars is \$3.5 million.
  - c. Roadway culvert retrofitting (50 locations). These can be retrofitted with new end sections to minimize inlet flow loss, which improves efficiencies. In order to maximize capacity in the culvert, a new junction box may be required to join the existing culvert with the new inlet section. The new inlet will be sized appropriately for the contributing watershed and the junction box will allow replacement of the culvert under the roadway without affecting the end section or incoming stream /ditch in the future. The new inlet sections will be back-sloped to allow woody debris to float up and water passage underneath. Most of the county is wooded and significant woody debris is washed through the streams and clogs up the roadway culverts. This increases the likelihood of roadway overtopping and washouts. Approximate cost in current dollars is \$500,000.
  - d. Stream Gauge Stations. Digital staff gauges to monitor flow in the streams. These devices monitor and record stream flow which establishes stream base flow rates and peak flow rates in response to a wide variety of storms. They help predict riverine flooding stage elevations which ultimately assists emergency personnel in resource allocations during and after storm events. We propose to install gauges at each of the six Soil and Water Conservation District flood control dams and one at each of the 20 named streams in the

county and gauges associated with NRCS dams for a total of 26 gauges. Approximate cost in current dollars is \$200,000.

## Agenda Item Summary

---

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Steve Willis/Administration and Scott Edgar/Stormwater and Jeff Catoe/Public Works

Department: Administration

Date Requested to be on Agenda: 9/23/2019

**Issue for Consideration:**

Submission for grant funding related to the replacement of a culvert on Old Bailes Road over a tributary to Sugar Creek.

**Points to Consider:**

Please see attached grant form and project narrative for further details.

**Funding and Liability Factors:**

**Council Options:**

**Recommendation:**

**ATTACHMENTS:**

Description	Upload Date	Type
Grant Form & Project Narrative	9/13/2019	Exhibit

## Grant Application

**Grant Applicant:** Lancaster County **Date Submitted:** 9/13/2019  
**Project Title:** Old Bailes Road Culvert Replacement Project

### APPLICATION CHECKLIST

#### **Application: See Application Instructions**

- Application Forms and Certification (*with original signature*) ☒
- Narrative ☒

#### **Attachments (*assembled in the following order*):**

1. Preliminary Engineering Cost Estimate ☒
2. Maps:
  - Project Location and Service Area Map ☒
  - Existing Infrastructure ☒
  - Proposed Improvements ☒

#### **3. Program Documentation:**

##### Basic Infrastructure

- DHEC Sanitary Survey – For all Water Projects ☐
- DHEC Compliance Evaluation Inspection – For all Sewer Projects ☐
- Notice of Violation or Consent Order ☐
- Corrective Action Plan ☐
- Other "Need" Documentation ☒
- Capital Improvement Plan/Budget ☒
- Residential Customer User Rates ☒

##### Economic Infrastructure (*attach as appropriate*)

##### Economic Development/Jobs

- Jobs & Capital Investment Commitment ☐
- Planned or Approved Incentives ☐

##### Product Development

- Industrial Site/Park Public Ownership Documentation ☐
- Site Certification Status ☐
- Industrial Site/Park Master Plan with utilities and capacity ☐

##### System Capacity

- DHEC Sanitary Survey – For all Water Projects ☐
- DHEC Compliance Evaluation Inspection – For all Sewer Projects ☐

#### **4. Funding and Other Commitments**

- Local Funds - Required ☒
- Other Funds ☒
- New Customers (70% documented commitment to connect) ☐
- Property ownership certification (Easements/ROW/Real Property) ☒
- Agreement to apply on behalf of an eligible entity ☐

*Submit original and 4 copies of the application and attachments to the South Carolina Rural Infrastructure Authority.  
Applications must be received by 5:00 pm on the due date. No postmarks will be accepted.*



Applicant Information				
<b>Applicant Name:</b>	Lancaster County			
<b>Mailing Address:</b>	P.O. Box 1809			
<b>City, State and Zip:</b>	Lancaster, SC 29721			
<b>State Legislative Districts:</b>	Senate: 16	House: 45		
<b>Applicant Type:</b>	<input checked="" type="checkbox"/> Local Government <input type="checkbox"/> Special Purpose District <input type="checkbox"/> Public Works Commission <input type="checkbox"/> Joint Municipal System <input type="checkbox"/> Applicant is submitting on behalf of a not-for-profit water/sewer company or other eligible entity ( <i>attach written agreement</i> ) Name: _____			
Project Summary				
<b>Project Title:</b>	Old Bailes Road Culvert Upgrade Project			
<b>Project Summary:</b> (Limit to 2/3 sentences)	Replacement of a failing under-road culvert on Old Bailes Road, in the Indian Land area of Lancaster County. The culvert is undersized and structurally failing to the extent that the roadway edge has dropped off. This poses danger to the 1,008 employees, as well as the customers and delivery trucks that need access to the 10 businesses located on this road.			
<b>Project Location:</b>	Old Bailes Road, Lancaster County, SC (Coordinates 34.991753-80.874297)			
<b>County Development Status/Census Tract(s):</b>	<input checked="" type="checkbox"/> Tier I or II County <input type="checkbox"/> Tier III or IV County	Project Census Tract(s): 112.01		
Funding Request		Grant Category	Type of Project	
<b>RIA Funds Requested:</b>	\$500,000	<input type="checkbox"/> Basic Infrastructure <input checked="" type="checkbox"/> Economic Infrastructure	<input type="checkbox"/> Water <input type="checkbox"/> Sewer <input checked="" type="checkbox"/> Stormwater Drainage <input type="checkbox"/> Other (Describe):	
<b>Other State Funds:</b>	\$0			
<b>Federal Funds:</b>	\$0			
<b>Local Funds:</b>	\$424,625			
<b>Total Project Funding:</b>	\$924,625			
Contact Information		Name/Title	Phone	Email Address
<b>Chief Elected or Administrative Official:</b>		Steve Willis, County Administrator	803-416-9300	<a href="mailto:swillis@lanastercountysc.net">swillis@lanastercountysc.net</a>
<b>Local Project Contact:</b>		Scott Edgar, County Engineer	803-286-3610	<a href="mailto:sedgar@lanastercountysc.net">sedgar@lanastercountysc.net</a>
<b>Local Financial Contact:</b>		Veronica Thompson, Finance Director	803-416-9301	<a href="mailto:vctompson@lanastercountysc.net">vctompson@lanastercountysc.net</a>
<b>Engineer/Consultant:</b>		Matt Crawford, PE, Keck & Wood	803-620-1300	<a href="mailto:mcrawford@keckwood.com">mcrawford@keckwood.com</a>

Project Budget				
Activity	RIA Funds	Other Funds	Identify Source	Total
<b>Construction</b>				
Flood & Drainage Facilities	\$500,000	\$356,500	Lancaster County	\$856,500
	\$	\$		\$
	\$	\$		\$
	\$	\$		\$
	\$	\$		\$
	\$	\$		\$
	\$	\$		\$
	\$	\$		\$
<b>Construction Total</b>	\$500,000	\$356,500		\$856,500
<b>Percent of RIA &amp; Other Funding</b>	58%	42%*		100

*\*Percent of Other Funding: Applicants in Tier I and II Counties are required to provide at least 25% of the total construction costs.*

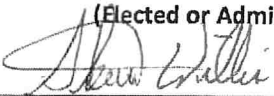
Activity		Other Funds	Identify Source	Total
<b>Non-Construction</b>				
Engineering		\$53,000	Lancaster County	\$53,000
Permits		\$125	Lancaster County	\$125
Land Acquisition		\$0		\$0
Legal or Administrative		\$15,000	Lancaster County	\$15,000
Other:		\$		\$
Other:		\$		\$
<b>Non-Construction Total</b>		\$68,125		\$68,125

<b>Total Project Funding**</b> Construction + Non-Construction	\$500,000	\$424,625		\$924,625
<b>Percent of RIA &amp; Other Funding</b>	54%	46%		100

*\*\*Total Project Funding should match Total Project Funding on Page 2 of this application.*

*Note regarding the Application Budget form: The form automatically calculates the totals and percentages as you enter figures on this page. However, if you make changes to any of the figures after the initial entry you must do the following in order for the form to update the calculations: (1) highlight the entire table and (2) Press F9.*



Project Benefit		Residential	Business
Total Customers ( <i>existing and new</i> ) to be Served by Project		523	10
Number of New Customers to be Served by Project		0	0
Number of New Customers Committed to Connect ( <i>minimum of 70% of all new customers</i> )		0	0
Number of Jobs (Economic Development/Jobs Project)		New:	Existing: 1,008
New Capital Investment ( <i>Economic Development/Jobs Project</i> )		\$	
Project Schedule & Readiness			
Ready to Go Status	Completed or Planned Completion	Permits	Obtained
Preliminary Engineering Report	Date: _____	DHEC	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NA
Final Design	Date: 12/2019	DOT	<input type="checkbox"/> Y <input type="checkbox"/> N <input checked="" type="checkbox"/> NA
Acquisition	Date: N/A	Railroad	<input type="checkbox"/> Y <input type="checkbox"/> N <input checked="" type="checkbox"/> NA
Permits	Date: 1/2020	Wetlands	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> NA
Construction Bid Opening	Date: 2/2020	Other: _____	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NA
Construction Start	Date: 4/2020		
Construction Completion	Date: 10/2020		
Are multiple contracts planned?	<input type="checkbox"/> Y <input type="checkbox"/> N		
Property Acquisition	Completed or Planned Completion	Quantity	
<input type="checkbox"/> Easements/ROW	Date: N/A	Number needed: ____0____	
<input type="checkbox"/> Real Property	Date: N/A	Number needed: ____0____	
Attach certification of public ownership for all real property, easements or ROW already acquired for this project.			
Certification			
<p>As the Chief Executive Official for the applicant, I certify that the information submitted in this request and the attachments are complete and correct and that the applicant has authorized the submission of this grant application for SC Rural Infrastructure Authority funding to assist in carrying out the project described herein. I concur with the commitments implied and contained in this application and agree to abide by the program requirements as well as any future grant assessments. The applicant certifies that it has complied with state law with respect to the submission and contents of this application and has disclosed any conflicts of interest with regard to the project.</p>			
Steve Willis		Lancaster County Administrator	
Name of Chief Executive Official (Elected or Administrative)		Title	
			
Signature		Date	
		09-04-2019	

**Lancaster County  
Old Bailes Road Culvert Replacement Project  
Rural Infrastructure Authority  
Basic Infrastructure Grant Application  
September 2019  
Application Narrative**

**NEED**

Old Bailes Road is located in the Indian Land (panhandle) area of Lancaster County, between SC Highway 160 (Fort Mill Highway) and Possum Hollow Road. There is a culvert situated approximately 0.7 miles south of the intersection of Old Bailes Road and SC Highway 160. This culvert is a 96-inch corrugated metal pipe (CMP) which allows drainage of a tributary of Sugar Creek to flow under Old Bailes Road. As stated in a letter from Keck & Wood under Attachment 3, the drainage study of the area determined that the culvert is undersized for the contributing drainage area, which causes the creek to top the road during large storm events.

Old Bailes Road is home to 10 businesses and industries with 1,008 employees (Attachment 3). Not only do the employees use Old Bailes Road to go to work, but there are daily truck deliveries and pick-ups and customers accessing the businesses. There are 10 houses located on Old Bailes Road. Additionally, there are 513 dwellings in the subdivisions and an apartment complex on Possum Hollow Road with 1,438 residents, which are located in the Sugar Creek tributary basin area. Old Bailes Road serves as a route to Fort Mill for these residents.

This failing culvert not only negatively impacts Old Bailes Road, but also has negative consequences for areas located along the Sugar Creek tributary. Also included under Attachment 3 is a memo from the Lancaster County Stormwater Management Director which outlines the problems with the culvert. The upstream end of the CMP is rusted out and the sides are bent inside itself because of flows and woody debris impacts. This has reduced the diameter of the culvert which has negatively affected the capacity of the culvert system. The crossing is corrugated steel piping that has reached the end of its useful life. The bottom of the pipe is rusted, with pieces of the pipe projecting into the flow path, further causing back-up of the storm water. Sugar Creek tributary flows under Old Bailes Road and has been significantly impacted by sediment from upstream. This increases the failure rate of the culvert because the sediment acts as rough-grit sandpaper on the steel piping system. As shown in the photographs under Attachment 3, the repeated creek overflows have caused severe erosion along the road banks, which caused the culvert to fail. The road currently has narrow shoulders and a steep slope to the creek.

The failure of the culvert has had a negative impact on Old Bailes Road. The overload of the existing culvert pipe system is also caused by the development in this area, which has exploded over the past 10 years. This has caused flow quantity increases by as much as 8 times. This shows the need to upgrade the size of the culvert, which, even without the deficiencies, is not large enough to handle the increased amount of stormwater. As a temporary safety measure, Lancaster County has installed 120 feet of jersey barrier to divert traffic away from the narrowing shoulder until the culvert can be replaced. The county realizes that more temporary measures are needed, including possibly making the roadway a single lane and installing signage to alert travelers to yield to on-coming traffic on the east side of the existing



culvert. If the Old Bailes Road culvert is not replaced, this portion of Old Bailes Road will fail and all traffic will have to be diverted, which will cause economic hardships to the 10 businesses and industries. This severely impacts the ability of the 1,008 employees to get to work and affects the customers who access the businesses. If trucks need to be rerouted to make the daily deliveries and pick-ups, this could add cost to the businesses and industries. This negatively influences the quality of life for the residents who use the road on a daily basis and are potentially impacted if the culvert fails and flooding occurs along the Sugar Creek tributary. The only solution is to replace the failing culvert with a larger more substantial culvert.

### **SERVICE AREA**

The primary service area for the project is Old Bailes Road, which is located between SC Highway 160 and Possum Hollow Road. There are 10 businesses (1,008 employees) and 10 residences (27 people) located on this road. The secondary service area is the area shown on the Drainage Basin Map (Attachment 2). This area includes the 513 households (1,411 people) in subdivisions and an apartment complex that are located on Possum Hollow Road. This area could be impacted by overflows and back-ups of the Sugar Creek tributary. In addition, these local residents travel on Old Bailes Road.

### **PROJECT DESCRIPTION**

The project will include the replacement of the existing 96" corrugated metal pipe with a 12'x12' reinforced concrete box culvert with headwalls. New guardrails will be installed and improvements will be made to the roadway and shoulders where the banks have eroded due to the failing culvert.

The new culvert will provide more flow area and will be wider than the existing pipe. This will allow more water to flow through the culvert before topping the road in large storm events and will decrease the velocity of the water discharge in all flow conditions. The box culvert will be buried 2-feet to allow the bottom to act as a natural creek bottom, which will flatten out the creek and reduce the occurrence of scour on the downstream end.

Headwalls will be added parallel to the road to flatten out the slope and widen the shoulders on the upstream and downstream sides. This will address the existing narrow shoulders on the road and steep slope to the creek.

Keck & Wood is working towards the completion of construction design for the project. Included under Attachment 1 are preliminary construction drawings. Plans will be submitted to US Army Corps of Engineers, SCDHEC and Lancaster County for approval and permitting. Catawba Regional COG will work in conjunction with the Lancaster County Stormwater Management Department and Keck & Wood to bid and award the project to the contractor. Engineers with Keck & Wood will provide project management of the construction and work with Catawba Regional COG to approve the contractor's application for payment and draw down the funds from Lancaster County and the SC Rural Infrastructure Authority. Catawba Regional COG will provide administrative and financial services in accordance with SC Rural Infrastructure Authority guidelines and be responsible for all required reporting. The approved contractor will construct the culvert and all associated improvements. Keck & Wood and contractor will obtain all required permits. There is no subrecipient involved in the project.

Lancaster County will be responsible for all aspects of the project and the ongoing maintenance of the Old Bailes Road Culvert, as well as the entire road, once construction has been completed. The project has an estimated construction cost of \$856,500 (Attachment 1) and the total project cost is \$924,625. Lancaster County is requesting \$500,000 from the South Carolina Rural Infrastructure Authority and the county has pledged to commit the additional \$424,625 that is needed for the project. The total local commitment includes \$356,500 for construction, \$53,000 for engineering, \$125 for permitting and \$15,000 for administration, as outlined in Attachment 4. A breakdown of the total project cost by funding source is included under Attachment 1.

### **FEASIBILITY**

The proposed project will replace the deteriorating culvert that is under Old Bailes Road to prevent the failing of the road and address safety concerns for the commercial, industrial and residential traffic that use the road on a daily basis. There are no alternatives to this approach to solve the culvert failure. In order to prevent the closure of Old Bailes Road and allow a safe route for users, the culvert must be replaced.

There are 10 businesses and 10 houses located on Old Bailes Road with 1,035 persons traveling on Old Bailes Road on a daily basis. In addition, there are 513 residences with 1,411 persons located in the Sugar Creek tributary basin which are impacted by the failing culvert. Using a construction cost of \$856,500, the cost per business and dwelling is \$1,607.

It is anticipated that final design will be completed by December 2019 and that construction will start in April 2020. With a construction period of 6 months, it is projected that the project should be completed by October 2020, which is within the 24-month grant period. There is no acquisition involved with the project, so no delays are anticipated.

### **SUSTAINABILITY**

As stated in a letter included under Attachment 4, Lancaster County has the technical and operational capacity to maintain the Old Bailes Road Culvert, as well as the entire road. Lancaster County adopted an ordinance in September 2017 which established a County Stormwater Management Utility and created a Stormwater Management Fee (Attachment 3) to address stormwater issues in the panhandle area of Lancaster County. As shown in the Utility Fee Summary and Budget (Attachment 3), the county has the cash reserves to maintain the culvert, once the construction has been completed.

The residential stormwater utility fee is \$60.00 per year. Lancaster County Council lowered the fee from \$75 to \$60 annually on the last reading of the ordinance which became effective September 12, 2017. The commercial stormwater utility fee is based on the amount of impervious surface on each property. There are not any immediate plans for rate increases.

Attached are the 2018 and 2019 budgets for the Lancaster County Stormwater Management Department. As shown, there are funds allocated for the stormwater system in the Lancaster County Panhandle. Since its inception in 2017, there has been a surplus of funds each year that are being used as the local contribution for the Old Bailes Road Culvert Replacement Project.

## **BENEFITS/IMPACT**

Infrastructure is widely understood to be a critical factor in the economic well-being of an area as a larger stock of public capital will generally result in a higher level of economic output. The upgrade of the Old Bailes Road Culvert will benefit the 1,008 employees of the 10 businesses/industries located on Old Bailes Road, who will be afforded a safe route of travel. The project will also support the economic competitiveness and success of the 10 businesses and industries located there. Old Bailes Road is crucial for the daily operations of these businesses as it is used for customer access and for the daily truck deliveries and pick-ups. If the culvert is not replaced, Old Bailes Road will fail and will have to be closed permanently. If this were to happen, it would likely result in the relocation of the businesses and industries operating there now. This project will also provide a quality of life and benefit for the 1,438 area residents who use the road and could be affected by back-ups and overflows of the Sugar Creek tributary. This project will prevent the deterioration of Old Bailes Road thereby ensuring a safe route for the residents, businesses and traveling public who use it daily.