

Lancaster County Council Regular Meeting Agenda

Monday, May 11, 2015

County Administration Building
County Council Chambers
101 N. Main Street
Lancaster, SC 29720

1. **Call to Order – Vice Chairman Brian Carnes** 6:30 p.m.
2. **Welcome and Recognition – Vice Chairman Brian Carnes**
3. **Pledge of Allegiance and Invocation – Council Member Charlene McGriff**
4. **Approval of the agenda** *[deletions and additions of non-substantive matter]*
5. **Citizen 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]*
6. **Vice Chairman Comments – Brian Carnes**
7. **Executive Session**
 - a. Legal briefing – SC Code Section 30-4-70 (a)(2) – John Weaver
8. **Consent Agenda**
 - a. Minutes of the following Council Meetings – pgs. 4-15
 1. March 24, 2015 Joint Workshop Meeting
 2. April 27, 2015 Regular Meeting
 - b. **3rd Reading of Ordinance 2015-1345 to rezone property of Jimaki Witherspoon from R-15 to R-15S**

Ordinance Title: An ordinance to amend the official zoning map of Lancaster county so as to rezone property of Jimaki Witherspoon, located ± 850 feet east of the intersection of SC Highway 200 and Highpoint Circle in Lancaster County from R-15, moderate density residential/agricultural district to R-15S, moderate density residential/manufactured housing/agricultural district; and to provide for other matters related thereto. ***Planning Commission recommended approval 7-0. Council approved 7-0 at the 2nd Reading on April 13th. Penelope Karagounis – pgs. 16-17***

- c. **3rd Reading of Ordinance 2015-1349 extension of time regarding Fancy Pokket**
Ordinance Title: An ordinance to again amend Article II, Section (a) of the conveyance agreement as adopted by Ordinance 1188 on December 12, 2012 so as to grant to Fancy Pokket USA Holdings, Inc., additional time to obtain a certificate of occupancy. ***Council approved 7-0 at the 2nd Reading on April 27th. Steve Willis and Keith Tunnell – pgs. 18-20***
- d. **2nd Reading of Ordinance 2015-1350 regarding road swap with the SCDOT.**
Ordinance Title: An ordinance to approve the donation of certain county roads to the South Carolina Department of Transportation and to accept certain roads from the State of South Carolina into the County Road System; and to authorize county officials to take such actions as necessary to effectuate the proposes of this ordinance. ***(Favorable – I&R Committee) Council approved 7-0 at 1st Reading on April 27th. Steve Willis and Jeff Catoe – pgs. 21-23***

9. **Resolution**

- a. **0875-R2015 – A Resolution expressing appreciation to the Sheriff's Lieutenant Vincent Webb and authorizing a gift to him by Lancaster County of his service sidearm on the occasion of his retirement – pgs. 24-25**
- b. **0876-R2015 – A Resolution expressing appreciation to the Sheriff's Sergeant Chuck Kirkley and authorizing a gift to him by Lancaster County of his service sidearm on the occasion of his retirement – pgs. 26-27**

10. **Non-Consent Agenda**

Ordinance Readings

- a. **Public Hearing and 3rd Reading of Ordinance 2015-1346 regarding the Collins Road PDD26**
Ordinance Title: An ordinance to establish the 411 acre Collins Road site planned development district (PDD-26); to approve the master plan for the development; and to approve the regulations for the development of the property and other matters related thereto. ***Planning Commission recommended approval 7-0. Council approved 7-0 at 2nd Reading on April 27th. John Weaver – pgs. 28-48***
- b. **2nd Reading of Ordinance 2015-1347 regarding the lease of 1033 W. Meeting Street to Economic Development Corporation**
Ordinance Title: An ordinance to approve the lease of certain real property located at 1033 W. Meeting Street to the Lancaster County Economic Development Corporation; and to authorize county officials to take such actions as necessary to effectuate the purposes of this ordinance. ***(Favorable – I&R Committee) Council approved 7-0 at 1st Reading on April 27th. John Weaver – pgs. 49-55***

c. 1st Reading of Ordinance 2015-1351 regarding a land use and moratorium

An Ordinance to impose a nine (9) month moratorium on the acceptance and processing of applications for district boundary amendments to the unified development ordinance of Lancaster County in the area of the County north of Highway 5; and to provide for other matters related thereto. *John Weaver and Penelope Karagounis – pgs. 56-64*

d. 1st Reading of Ordinance 2015-1353 regarding rezoning of property of Ruby D. Catledge

An Ordinance to amend the official zoning map of Lancaster County so as to rezone property owned by Ruby D. Catledge, represented by Jerry Catledge, located at 1109 Tenth Street from R-15, Moderate Density Residential/Agricultural District to R-15S, Moderate Density Residential/Manufactured Housing/Agricultural District; and to provide for other matters related thereto. *(Favorable – Planning Commission) – Penelope Karagounis – pgs. 65-73*

Discussion and Action Items

a. *Board and Commission appointments – Debbie Hardin – pgs. 74-75*

- *Historic Commission*
- *Fire Commission*

b. *FY 2015-2016 Budget Discussion- Steve Willis, Kimberly Hill, Veronica Thompson – pgs. 76-81*

11. Status of items tabled, recommitted, deferred or held

a. *Bridge on Gilroy Drive in Regent Park Subdivision into the County Road System*

12. Miscellaneous Reports and Correspondence – pgs.82-84

a. *LEMPG Allocation Grant*

13. Calendar of Events – pg. 85

14. Citizens Comments *[if Council delays until end of meeting]*

15. 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



Members of Lancaster County Council

Bob Bundy, District 3, Chairman

Brian Carnes, District 7, Vice Chairman

Steve Harper, District 5, Secretary

Jack Estridge, District 6

Larry Honeycutt, District 4

Larry McCullough, District 1

Charlene McGriff, District 2

**Minutes of the Lancaster County Council Joint Workshop with Lancaster
County Economic Development**

Council Chambers

101 N. Main Street, Lancaster, SC 29720

Tuesday, March 24, 2015

5:00 p.m.

Council Members present were Bob Bundy, Jack Estridge, Brian Carnes, Steve Harper, Larry Honeycutt, Larry McCullough and Charlene McGriff. Lancaster County Economic Development Corporation members present were John Howard, Ann Taylor, Maggie Gamble, Helen Sowell, Steve Gedney, Sandy Martin, Mike Bilodeau, Janice Dabney, Keith Tunnell and Philip Monroe. Also present was Steve Willis, John Weaver, the press and spectators. A quorum of Lancaster County Council was present for the meeting.

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

Call to order

Council Chairman Bob Bundy called the meeting to order at 5:00 p.m.

Welcome and recognition

Chairman Bob Bundy welcomed everyone to the meeting.

Approval of the agenda

Charlene McGriff moved to approve the agenda as written. SECONDED by Larry McCullough. Passed 7-0.

DRAFT

Call to order of the Lancaster County Economic Development Corporation

LCEDC called the meeting to order.

Presentation by LCEDC President Keith Tunnell

Mr. Tunnell gave a brief history of Lancaster County Economic Development Corporation. Attached is a copy of the PowerPoint Presentation for reference.

LCEDC Salary Adjustments

Chairman Bundy opened the floor for discussion regarding salary adjustments. Steve Gedney mentioned the 1996 salary service agreement. The Service Agreement was in effect until 2011 when a contract was discussed. The restructuring occurred over several years. Once completed, the LCEDC Board boosted the salaries. Janice Dabney chaired a committee to set the Presidents salary and Keith Tunnell recommended the employee salaries.

Charlene McGriff noted that there was no concern over the process, her concern was in a large jump and Council did not know.

Maggie Gamble spoke of the similarities to Alamance County North Carolina school board.

Jack Estridge stated that he had no problem with private sector contributing to salaries.

Bob Bundy stated he was proud of where we are but his concern was with the Board potentially benefiting from actions of the staff.

Brian Carnes stated that this was pending and why not pay to keep a good employee.

John Howard questioned a salary survey and asked if the Archer Study was used.

Jack Estridge replied that there had been two Archer studies done.

Bob Bundy asked if it was the role of Council to set the salaries and voiced the need for that to be determined.

Charlene McGriff voiced concerns with the conflict of interest and when the committee knows more than Council. She will vote against where she feels there is a problem.

Brian Carnes stated that anyone could have a potential conflict and it needs to be clarified.

Larry McCullough stated that Council must follow state ethics law.

Charlene McGriff stated recusal needs to be a standard when someone's company benefits.

Bob Bundy said a workshop on conflict of interest is needed.

Larry Honeycutt said he had concerns over the salaries and how it impacted county employees.

Charlene McGriff said she wanted to get several points out regarding salaries, alliance, ethics and integrity. Keith Tunnell stated that she needed to be specific. Ms. McGriff asked about Commerce Alliance funds regarding the Heath Springs Speculative Building.

Charlene McGriff says the Delegation has a problem with Lancaster County Economic Development Corporation. Mr. Tunnell said that he would meet with them.

Bob Bundy directed Council to look at the bylaws as there are areas that need to be addressed.

John Weaver spoke about the comparison and the differences that need to be addressed as follows:

1. State Non-profit Act
2. FOIA
3. Conflict of Interest
4. Liability of Board Members

DRAFT

Charlene McGriff said that we need to define their status of either a 501C or county entity. That will determine how we fund them.

Janie Dabney stated that the ordinance needs work as well. Bob Bundy asked her to forward the information regarding the changes to Mr. Willis or Mr. Weaver.

Brian Carnes stated that there were multiple studies by lawyers.

Steve Willis clarified that 501c is not a disqualifier but the problem is using the County ID to report benefits.

Steve Willis covered information from Bernie Maybank; he agreed that the status needs to be clarified.

Brian Carnes said Bernie Maybank said it shouldn't be a problem to be on county payroll. Charlene McGriff said she thought it was a problem and voted against the bylaws. John Weaver

quoted from an email from Mr. Maybank. Lancaster County Economic Development is not an arm of Lancaster County. No paperwork has been filed so we don't have an answer.

Bob Bundy said to either be a 501c or roll back on county payroll.

Steve Harper said the only way to get an answer is to apply.

Charlene McGriff said Board Members need to attend Mr. Tunnell's Board Governance class. She said she needed to get information on the budget.

Jack Estridge said that we need to find a way to keep employees with state benefits.

Bob Bundy said the bylaws need to be modified to address concerns as well as the Ordinance if necessary.

Brian Carnes stated the Board needs to rewrite the bylaws and send to Council for approval. Janice Dabney questioned which comes first, the Bylaws or the Ordinance.

Charlene McGriff asked that a report on progress be done by a Council member.

Maggie Gamble stated that we were back at square one.

Steve Harper said quarterly reports or needed.

Keith Tunnell commented that he and Steve Willis are looking at options regarding payroll. This will be referred to the Administration Committee of Council.

Bob Bundy turned the floor over to John Howard. Mr. Howard distributed the attached Timeline for City of Lancaster concerns with LCEDC letter. He stated that he has a duty to be comfortable with the spending.

Keith Tunnell stated that the audit was reviewed and accepted by the board.

Charlene McGriff stated that it is important to keep communications open and LCEDC staff needs to attend various meetings.

Jack Estridge said he doesn't see where Keith Tunnell can attend all meetings.

Ann Taylor states that she takes the information to her Council.

Bob Bundy stated that he has made his decision and the Board needs to nominate the one they are responsible for.

Bob Bundy said if Council feels EDC is important then it needs to be funded.

Steve Gedney said this was an ongoing process of improvement.

DRAFT

Bob Bundy stated short term issues are to address PEBA. That will determine where we go long term. Bylaws are a long term issue but needs to start. John Weaver will look at the Ordinance.

Economic Development Committee reports and budget data is to be sent to all Council members.

Bob Bundy said he, Steve Harper and Charlene McGriff were looking forward to serving on the Economic Development Board.

Larry Honeycutt moved to adjourn. Steve Harper seconded, Passed 7-0.

Approved by Council, May 11, 2015

Steve Harper, Secretary

- Minutes were taken from the notes of Steve Willis.

DRAFT



Members of Lancaster County Council

Bob Bundy, District 3, Chairman

Brian Carnes, District 7, Vice Chairman

Steve Harper, District 5, Secretary

Jack Estridge, District 6

Larry Honeycutt, District 4

Larry McCullough, District 1

Charlene McGriff, District 2

DRAFT

Minutes of the Lancaster County Council Regular Meeting

101 N. Main Street, Lancaster, SC 29720

Monday, April 27, 2015

6:30 p.m.

Council Members present were Bob Bundy, Jack Estridge, Brian Carnes, Steve Harper, Larry Honeycutt, Larry McCullough and Charlene McGriff. Also present was Steve Willis, John Weaver, Debbie Hardin, Virginia Burgess, Veronica Thompson, Penelope Karagounis, the press and spectators. A quorum of Lancaster County Council was present for the meeting.

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

Welcome and recognition/pledge of allegiance and invocation

Chairman Bob Bundy welcomed everyone to the meeting, and announced the press notification was met. Council Member Brian Carnes led the Pledge of Allegiance to the American Flag and provided the invocation

Approval of the agenda

Steve Willis, Administrator, asked that item 10d, 1st reading of Ordinance 2015-1348, be removed. He stated the Nutrmax was not ready to proceed at this time.

Larry Honeycutt made a MOTION to approve the amended agenda. SECONDED by Charlene McGriff. Passed 7-0.

Presentations

- a. South Carolina Association of Counties Safety Awards – John Henderson presented 4 awards to Ryan Whitaker and Melissa Fraunfelter, both with Risk Management, for their efforts in risk management and safety.
- b. Thumbs Up Award – Chairman Bob Bundy presented Melissa Fraunfelter, who works for Human Resources and Risk Management, with a metal thumbs up award for receiving 10 certificates.
- c. Employees of the Quarter – Chairman Bob Bundy presented Employee of the Quarter plaques to Sherri Brady and Janie Demby, both of whom work for Emergency Medical Services.

Citizen Comments

Gary Holland, 8728 Collins Road, Indian Land, SC, spoke regarding Ordinance 959.

Waylon Wilson, 15117 Legend Oaks Court, Indian Land, SC, spoke regarding Ordinance 2015-1346.

Hubie Tolson, 520 Front Street, New Burn, NC, chose not to speak.

Kelly High, Farmstead Road, Rock Hill, SC, chose not to speak.

Tony Berry, Old Course Road, Charlotte, NC, chose not to speak.

Chairman Comments

The Chairman spoke about the success of the 230th Birthday Celebration for the County that was held on April 23rd. He commended Debbie Hardin and Virginia Burgess for their planning and organization of the event.

Consent Agenda

a. Minutes of the following Council Meeting

1. April 13, 2015 Regular Meeting

b. 2nd Reading of Ordinance 2015-1345 to rezone property of Jimaki Witherspoon from R-15 to R-15S

Ordinance Title: An ordinance to amend the official zoning map of Lancaster county so as to rezone property of Jimaki Witherspoon, located ± 850 feet east of the

intersection of SC Highway 200 and Highpoint Circle in Lancaster County from R-15, moderate density residential/agricultural district to R-15S, moderate density residential/manufactured housing/agricultural district; and to provide for other matters related thereto.

c. 2nd Reading of Ordinance 2015-1349 extension of time regarding Fancy Pokket

Ordinance Title: An ordinance to again amend Article II, Section (a) of the conveyance agreement as adopted by Ordinance 1188 on December 12, 2012 so as to grant to Fancy Pokket USA Holdings, Inc., additional time to obtain a certificate of occupancy.

Larry Honeycutt made a MOTION to approve Consent Agenda items 8a, 8b and 8c. SECONDED by Charlene McGriff. Passed 7-0.

Resolutions

0871-R2015: A Resolution to consent to the transfer of the IA Fort Mill, LLC Fee Agreement to ARC CTFTMSC001, LLC.

John Weaver, County Attorney, explained that this was an oversight when this purchase was made and now we need to complete this consent so that the buyer can receive the proper tax credits.

Brian Carnes made a MOTION to approve Resolution 0871-R2015. SECONDED by Charlene McGriff. Passed 7-0.

0872-R2015: A Resolution to accept the Wylie Street Swimming Pool and the surrounding 1.429 acres from Leroy Springs & Company, Inc.

John Weaver explained that there is a survey showing Lot A and Lot B, attached as schedule A. Lot A would be deeded to the City and it includes the area that has the tennis courts and parking lot. Lot B would be deeded to the County and it includes the swimming pool. He also handed out an Agreement to Convey Property which is attached as schedule B. This is an agreement between the City, County and Leroy Springs. This agreement shows that the County and City will accept their respective lots in "as-is" condition from Leroy Springs. Mr. Weaver also stated that this agreement includes a reverter clause that states that Lancaster County must use this facility for recreational purposes for the term of twenty five (25) years. After that time, the County can use the property for whatever use it deems suitable for their needs. Lastly, there is an Intergovernmental Agreement between the City and County that details the agreement from

the City of their financial commitment to the County towards the expenditures of the swimming pool.

Larry Honeycutt made a MOTION to approve Resolution 0872-R2015. SECONDED by Charlene McGriff. Passed 7-0.

0873-R2015: A Resolution requesting that the Lancaster County Economic Development Corporation (LCEDC) promptly take all necessary actions to make application to the South Carolina Public Employee Benefit Authority (PEBA) for both retirement and health benefits for the LCEDC employees.

Charlene McGriff made a MOTION to approve Resolution 0873-R2015. SECONDED by Larry Honeycutt.

Brian Carnes made a MOTION to amend Resolution 0873-R2015, changing the deadline from May 1st, 2015 to June 1st, 2015. SECONDED by Larry McCullough. Failed 3-4. Charlene McGriff, Steve Harper, Bob Bundy and Larry Honeycutt opposed.

Charlene McGriff made a MOTION to amend Resolution 0873-2015, changing the deadline from May 1st, 2015 to May 15th, 2015. SECONDED by Larry Honeycutt. Passed 5-2. Larry McCullough and Jack Estridge opposed.

Charlene McGriff made a MOTION to approve Resolution 0873-2015 as amended. SECONDED by Larry Honeycutt. Passed 5-2. Larry McCullough and Jack Estridge opposed.

Brian Carnes made a MOTION for Steve Willis, Keith Tunnel and Lisa Robinson to go to Columbia, SC and meet in person with the executives at the Public Employee Benefit Authority (PEBA). SECONDED by Jack Estridge. Passed 4-3. Larry Honeycutt, Charlene McGriff and Bob Bundy opposed.

Non-Consent Agenda

Ordinance Readings

2nd Reading of Ordinance 2015-1346 regarding the Collins Road PDD26

Ordinance Title: An ordinance to establish the 411 acre Collins Road site planned development district (PDD-26); to approve the master plan for the development; and to approve the regulations for the development of the property and other matters related thereto.

Charlene McGriff made a MOTION to pass 2nd Reading of Ordinance 2015-1346. SECONDED by Brian Carnes. Passed 7-0.

2nd Reading of Ordinance 2015-1339 rezoning of property owned by Haldenby Holdings, LLC and Landsford Riverpark, LLC.

An ordinance to amend the official zoning map of Lancaster County so as to rezone property owned by Haldenby Holdings, LLC., and Landsford Riverpark, LLC, property is located ± 2,000 feet south of the intersection of Riverside Road and Old Hickory Road along the western edge of Riverside Road, from R-30, Low Density Residential/Agricultural District to I-2, Heavy Industrial District; and to provide for other matters related thereto.

John Weaver stated that that the applicant has voluntarily withdrawn his application.. He suggested that the Council indefinitely postpone the 2nd reading to prevent this possible 12 month delay if the applicant reconsiders.

Larry McCullough made a MOTION to indefinitely postpone the 2nd Reading of Ordinance 2015-1339. SECONDED by Charlene McGriff. Passed 6-1. Bob Bundy opposed.

1st Reading of Ordinance 2015-1347 regarding the lease of 1033 W. Meeting Street to Economic Development Corporation

Ordinance Title: An ordinance to approve the lease of certain real property located at 1033 W. Meeting Street to the Lancaster County Economic Development Corporation; and to authorize county officials to take such actions as necessary to effectuate the purposes of this ordinance

John Weaver handed out a floorplan, attached as schedule C, showing ownership of each room between Veteran Affairs and the Economic Development Corporation. There are also some common shared areas notated as well. This floorplan will be added to this Ordinance for 2nd reading.

Brian Carnes made a MOTION to approve 1st reading of Ordinance 2015-1347. SECONDED by Steve Harper. Passed 7-0.

1st Reading of Ordinance 2015-1350 regarding road swap with the SCDOT.

Ordinance Title: An ordinance to approve the donation of certain county roads to the South Carolina Department of Transportation and to accept certain roads from the State of South Carolina into the County Road System; and to authorize county officials to take such actions as necessary to effectuate the proposes of this ordinance.

Larry Honeycutt made a MOTION to approve 1st reading of Ordinance 2015-1350. SECONDED by Larry McCullough. Passed 7-0.

Discussion and Action Items

Annual Council of Governments Planning Grant

Steve Willis explained for an informational purpose that the Catawba Regional Council of Governments has requested that we once again serve as the lead entity for the annual Council of Governments Planning Grant.

Council Committee Reports

Brian Carnes, Chairman of the Administration Committee, Larry Honeycutt, Chairman of the Infrastructure and Regulation Committee and Steve Harper, Chairman of the Public Safety Committee gave a report to Council regarding the April meetings. Copies of the minutes from each of these Committee's meetings were in the agenda package for information.

2016 Reassessment Report

Norman Anderson and Brad Carnes, with the Assessor's Office, presented a handout regarding the reassessment that included the state code and frequently asked questions, attached as schedule D. Mr. McCullough asked Mr. Anderson if he could give a detailed list of the steps, time, costs and key milestones for the reassessment process. The detailed list will be included in the next agenda package.

Board and Commission Appointments

Health and Wellness

Hospital Representative: Lauren Walker
District 2: Nancy Fleming
At Large: Pamela Giardiello

Historical Commission

Advisors: Cathie and Fred Catoe
District 6: Melody Craig

Community Relations Commission

City of Lancaster Representative: Earl Gainey

Larry Honeycutt made a MOTION to approve all of the recommended board and commission appointments. SECONDED by Jack Estridge. Passed 7-0.

DRAFT

Larry McCullough requested that a committee of Council review the Ordinances and Charters dealing with Boards and Commissions.

Adjournment

MOTION was made by Larry Honeycutt to adjourn. SECONDED by Charlene McGriff. Passed 7-0.

Respectfully Submitted:

Approved by Council, May 11, 2015

Virginia C. Burgess
Deputy Clerk to Council

Steve Harper, Secretary

STATE OF SOUTH CAROLINA

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COUNTY OF LANCASTER

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ORDINANCE NO. 2015-1345

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE PROPERTY OF JIMAKI WITHERSPOON, LOCATED ± 850 FEET EAST OF THE INTERSECTION OF SC HWY 200 AND HIGHPOINT CIRCLE IN LANCASTER COUNTY FROM R-15, MODERATE DENSITY RESIDENTIAL/AGRICULTURAL DISTRICT TO R-15S, MODERATE DENSITY RESIDENTIAL/MANUFACTURED HOUSING/AGRICULTURAL DISTRICT; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Jimaki Witherspoon applied to rezone property located ± 850 Feet east of the intersection of SC HWY 200 and Highpoint Circle from R-15, Moderate Density Residential/Agricultural District, to R-15S, Moderate Density Residential/Manufactured Housing/Agricultural District.

(b) On March 17, 2015, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a vote of 7-0, recommended approval of the rezoning.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from R-15, Moderate Density Residential/Agricultural District to R-15S, Moderate Density Residential/Manufactured Housing/Agricultural District for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. 0086-00-08.01.

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, this ____ day of _____, 2015.

LANCASTER COUNTY, SOUTH CAROLINA

Brian Carnes, Vice Chair, County Council

Steve Harper, Secretary, County Council

ATTEST:

Debbie C. Hardin, Clerk to Council

First Reading: April 13, 2015	Passed 7-0
Second Reading: April 27, 2015	Passed 7-0
Third Reading: May 11, 2015	Tentative

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STATE OF SOUTH CAROLINA

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COUNTY OF LANCASTER

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ORDINANCE NO. 2015-1349

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AN ORDINANCE

TO AGAIN AMEND ARTICLE II, SECTION (A) OF THE CONVEYANCE AGREEMENT AS ADOPTED BY ORDINANCE 1188 ON DECEMBER 12, 2012 SO AS TO GRANT TO FANCY POKKET USA HOLDINGS, INC., ADDITIONAL TIME TO OBTAIN A CERTIFICATE OF OCCUPANCY.

WHEREAS, on December 28, 2012, Lancaster County Council passed Ordinance No. 1188; and

WHEREAS, on February 23, 2015, Lancaster County Council did extend by three (3) months the time provided to Fancy Pokket USA Holdings, Inc. (Fancy Pokket) to complete construction of its facility and to be issued a certificate of occupancy; and

WHEREAS, Fancy Pokket has yet to complete certain aspects of its construction project and will not within twenty-one (21) months have been issued a certificate of occupancy; and

WHEREAS a request has been made to Lancaster County that an additional three (3) month extension be granted and County Council has determined that the request is both fair and reasonable;

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. Incentive and Conveyance of Property Agreement.

Section (a) of Article II of the Incentive and Property Conveyance Agreement, as adopted by Ordinance No. 1188, is further amended to read:

The Company agrees as follows:

- a) Fancy Pokket USA Holdings, Inc., has acquired the Property from the County for a consideration of \$100.00 subject to the terms of this Agreement, including Article IV hereof. In return for acquiring the Property for nominal consideration, the Company recommits to complete the construction of the Facility on the Property within twenty four (24) months of the conveyance of the Property to the Company.

As used in this Article II(a), "completion of construction" and "complete the construction" and similar phrases means the issuance of a certificate of occupancy for the Facility.

Company agrees that the County had the right to reserve in the deed in which the County conveyed title to the Property to the Company a repurchase option (the "Repurchase Option") in which County has the right (subject to the payment provisions below), but not the obligation, to cause the Company to convey the Property to the County for the consideration of \$100.00 if the Company failed to initiate construction of the building on the Property within six (6) months from the date of conveyance to the Company. As used in this Agreement, "initiate construction of the building" means pouring the concrete footings for the building. After initiation of construction of a building, if the building is not completed within twenty four (24) months from the date of conveyance to the Company, the Company must pay the County the sum of \$274,000 as reimbursement for the Property within ninety (90) days from the end of the date on which the Company's obligation to complete should have been met. At any time after the Company has complied with the building requirements described in this Article II(a), the County agrees to execute, within fifteen (15) business days after requested by the Company, a recordable document acknowledging termination of the Repurchase Option.

The County's right to receive payment as provided in this Article II(a) shall be secured by a mortgage on the Property given by the Company to the County. The County agrees that the mortgage will be subordinated to any other mortgage that may be required by a lender financing the construction of the building on the Property at the closing of the construction loan from such lender and upon receipt by the County of an executed construction contract providing for the construction of the Facility. The County's mortgage shall be released upon payment of the amount provided in Article II(a) or completion of construction of the Facility within twenty four (24) months from the date of conveyance to the Company. Company agrees that, other than the mortgage given by the Company to the County, until the Company closes on a construction loan for the Facility on the Property, no other mortgage on the Property may be given by the Company.

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, orders and resolutions, 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 _____, 2015.

LANCASTER COUNTY, SOUTH CAROLINA

Brian Carnes, Vice Chair, County Council

Steve Harper, Secretary, County Council

ATTEST:

Debbie C. Hardin, Clerk to Council

First Reading:	April 13, 2015	Passed 7-0
Second Reading:	April 27, 2015	Passed 7-0
Third Reading:	May 11, 2015	Tentative

STATE OF SOUTH CAROLINA

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COUNTY OF LANCASTER

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ORDINANCE NO. 2015-1350

AN ORDINANCE

TO APPROVE THE DONATION OF CERTAIN COUNTY ROADS TO THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND TO ACCEPT CERTAIN ROADS FROM THE STATE OF SOUTH CAROLINA INTO THE COUNTY ROAD SYSTEM; AND TO AUTHORIZE COUNTY OFFICIALS TO TAKE SUCH ACTIONS AS NECESSARY TO EFFECTUATE THE PURPOSES OF THIS ORDINANCE.

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. Findings and determinations.

Council finds and determines that:

(1) Lancaster County owns and maintains certain roads identified in this ordinance as part of the Lancaster County Road System;

(2) the South Carolina Department of Transportation owns and maintains certain roads identified in this ordinance as part of the State Secondary Road System;

(3) the Lancaster County Council and South Carolina Department of Transportation Commission have concurred with the recommendation of the County Public Works Director and the District 4 Administrator that it would be advantageous to both systems if certain roads were moved into the county or state system respectively; and

(4) it is the purpose of this ordinance to approve donation of certain County roads to the South Carolina Department of Transportation and to accept certain roads from the State of South Carolina into the County Road System.

Section 2. Roads to be donated.

The Council authorizes and approves the donation of the following roads, which are a part of the Lancaster County Road System, to the South Carolina Department of Transportation:

Belmont Circle (entire length)

Carmel Road (from S-29-853 to S-29-373)

Danlee Drive (entire length)

Hammond Carnes Road (from S-29-875 to S-29-330) (contingent upon developer donating Regent Parkway to SCDOT)
Hough Road (from S-29-725 to S-29-36)
Jack Robertson Lane (from S-29-558 to terminus)
Laurel Avenue (from S-29-485 to terminus)
Mahaffey Line Connector (from S-29-371 to SC 914)
Mahaffey Line Extension (from S-29-371 to terminus)
Pink Dogwood Drive (from S-29-371 to terminus)

Section 3. **Roads to be accepted.**

The Council authorizes and approves the acceptance of the following roads, which are a part of the South Carolina Department of Transportation into the Lancaster County Road System:

Arrowood Road (from Beginning Milepost 0.00 to Ending Milepost 0.33)
Blackstone Drive (from Beginning Milepost 0.00 to Ending Milepost 0.10)
Charles Avenue (from Beginning Milepost 0.00 to Ending Milepost 0.40)
Dogwood Lane (from Beginning Milepost 0.00 to Ending Milepost 0.10)
Freemont Drive (from Beginning Milepost 0.00 to Ending Milepost 0.42)
Havenwood Drive (from Beginning Milepost 0.00 to Ending Milepost 1.20)
Hickory Drive (from Beginning Milepost 0.00 to Ending Milepost 0.25)
Hilltop Lane (from Beginning Milepost 0.00 to Ending Milepost 0.03)
Holly Lane (from Beginning Milepost 0.00 to Ending Milepost 0.05)
Maple Lane (from Beginning Milepost 0.00 to Ending Milepost 0.05)
Strafford Drive (from Beginning Milepost 0.00 to Ending Milepost 0.33)
Terra Lane (from Beginning Milepost 0.00 to Ending Milepost 0.10)
Windsor Drive (from Beginning Milepost 0.00 to Ending Milepost 0.38)
Woodleaf Lane (from Beginning Milepost 0.00 to Ending Milepost 0.10)

Section 4. **Authority to act.**

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

Section 5. **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 6. **Controlling provisions.**

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

Section 7. Effective date.

This ordinance is effective upon Third Reading and approval of the donation and acceptance by the South Carolina Department of Transportation Commission.

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2015.

LANCASTER COUNTY, SOUTH CAROLINA

Bob Bundy, Chair, County Council

Steve Harper, Secretary, County Council

ATTEST:

Debbie C. Hardin, Clerk to Council

First Reading:	April 27, 2015	Passed 7-0
Second Reading:	May 11, 2015	Tentative
Public Hearing:	May 18, 2015	Tentative
Third Reading:	May 18, 2015	Tentative

STATE OF SOUTH CAROLINA

)

COUNTY OF LANCASTER

)

RESOLUTION NO. 0875-R2015

A RESOLUTION

EXPRESSING APPRECIATION TO SHERIFF'S LIEUTENANT VINCENT WEBB AND AUTHORIZING A GIFT TO HIM BY LANCASTER COUNTY OF HIS SERVICE SIDEARM ON THE OCCASION OF HIS RETIREMENT

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

WHEREAS, Lancaster County acknowledges the accomplishments and achievements of Sheriff's Lieutenant Vincent Webb, who has served and protected the citizens of Lancaster for 14 years; and

WHEREAS, Lancaster County formally acknowledges Sheriff's Lieutenant Vincent Webb retirement from the Lancaster County Sheriff's Office; and

WHEREAS, Lancaster County Council wishes the very best to Sheriff's Lieutenant Vincent Webb in his retirement and expressing profound appreciation for his years of dedicated service, desires to commemorate his service by making to Sheriff's Lieutenant Vincent Webb a gift of his service sidearm;

NOW, THEREFORE, BE IT RESOLVED by the County Council of Lancaster, South Carolina, that Barry Faile, the Sheriff of Lancaster County, is authorized to present to Sheriff's Lieutenant Vincent Webb his service sidearm as a gift on the occasion of his retirement.

AND IT IS SO RESOLVED this 11th day of May, 2015.

LANCASTER COUNTY, SOUTH CAROLINA

(SEAL)

Brian Carnes, Vice Chair, County Council

Steve Harper, Secretary, County Council

ATTEST:

Debbie Hardin, Clerk to Council

STATE OF SOUTH CAROLINA

)

RESOLUTION NO. 0876-R2015

COUNTY OF LANCASTER

)

)

A RESOLUTION

EXPRESSING APPRECIATION TO SHERIFF'S SERGEANT CHUCK KIRKLEY AND AUTHORIZING A GIFT TO HIM BY LANCASTER COUNTY OF HIS SERVICE SIDEARM ON THE OCCASION OF HIS RETIREMENT

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

WHEREAS, Lancaster County acknowledges the accomplishments and achievements of Sheriff's Sergeant Chuck Kirkley, who has served and protected the citizens of Lancaster for 14 years; and

WHEREAS, Lancaster County formally acknowledges Sheriff's Sergeant Chuck Kirkley retirement from the Lancaster County Sheriff's Office; and

WHEREAS, Lancaster County Council wishes the very best to Sheriff's Sergeant Chuck Kirkley in his retirement and expressing profound appreciation for his years of dedicated service, desires to commemorate his service by making to Sheriff's Sergeant Chuck Kirkley a gift of his service sidearm;

NOW, THEREFORE, BE IT RESOLVED by the County Council of Lancaster, South Carolina, that Barry Faile, the Sheriff of Lancaster County, is authorized to present to Sheriff's Sergeant Chuck Kirkley his service sidearm as a gift on the occasion of his retirement.

AND IT IS SO RESOLVED this 11th day of May, 2015.

LANCASTER COUNTY, SOUTH CAROLINA

(SEAL)

Brian Carnes, Vice Chair, County Council

Steve Harper, Secretary, County Council

ATTEST:

Debbie Hardin, Clerk to Council

The Lancaster News

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

LANCASTER COUNTY COUNCIL NOTICE OF PUBLIC HEARING

A public hearing is scheduled for Monday, May 11, 2015 at 6:30 p.m. in the Lancaster County Council Chambers, second floor of the County Administration Building, 101 North Main Street, Lancaster, South Carolina, or at such other location in or around the complex posted at the main entrance. The purpose of the public hearing is to receive public comment on Ordinance No. 2015-1346 "AN ORDINANCE TO ESTABLISH THE 411 ACRE COLLINS ROAD SITE PLANNED DEVELOPMENT DISTRICT (PDD-26); TO APPROVE THE MASTER PLAN FOR THE DEVELOPMENT; AND TO APPROVE THE REGULATIONS FOR THE DEVELOPMENT OF THE PROPERTY AND OTHER MATTERS RELATED THERETO." At the public hearing and any adjournment of it, all interested persons may be heard either in person or by their designee.

This is to certify that the attached Legal Notice was published in The Lancaster News in the issue of 4/19/15


Notary Public of South Carolina

My Commission Expires February 10, 2020

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER) **Ordinance No. 2015-1346**

AN ORDINANCE

TO ESTABLISH THE 411 ACRE COLLINS ROAD SITE PLANNED DEVELOPMENT DISTRICT (PDD-26); TO APPROVE THE MASTER PLAN FOR THE DEVELOPMENT; AND TO APPROVE THE REGULATIONS FOR THE DEVELOPMENT OF THE PROPERTY AND OTHER MATTERS RELATED THERETO.

WHEREAS, LANCASTER COUNTY ORDINANCE 959, WHICH ORIGINALLY ESTABLISHED PDD-26, RECEIVED THIRD READING FROM THE LANCASTER COUNTY COUNCIL ON DECEMBER 1, 2008, AND WAS PASSED ON THAT DATE, HOWEVER, NOT RECORDED; AND

WHEREAS, A DIFFERENT VERSION OF LANCASTER COUNTY ORDINANCE 959 WAS SUBSEQUENTLY ORDAINED BY THE LANCASTER COUNTY COUNCIL BY SCRIVENER'S ERROR ON AUGUST 27, 2012, AND RECORDED; AND

WHEREAS, THE LANCASTER COUNTY COUNCIL SEEKS TO CLARIFY PDD-26 BY ADOPTION AND RECORDING OF THIS ORDINANCE, WHICH SHALL SUPPLANT AND REPLACE THE AFOREMENTIONED PRIOR VERSIONS OF ORDINANCE 959 AND PDD-26 NOT CONSISTENT HERewith, HOWEVER, THIS CLARIFICATION DOES NOT CONSTITUTE AN AMENDMENT OR REZONING OF THE SUBJECT PROPERTY; AND

WHEREAS, THIS CLARIFICATION DOES NOT AFFECT THE ORIGINAL ENACTMENT DATE OF DECEMBER 1, 2008 FOR THE PLANNED DEVELOPMENT DISTRICT AND DEVELOPMENT AGREEMENT REFERENCED HEREIN; AND

WHEREAS, THE CLARIFICATION OF PPD-26 AND ADOPTION AND RECORDING OF THIS ORDINANCE SHALL NOT OTHERWISE AFFECT THE DECISION OF THE LANCASTER COUNTY PLANNING COMMISSION DECISION ON JANUARY 21, 2014.

BE IT ORDAINED BY THE COUNCIL OF LANCASTER COUNTY, SOUTH CAROLINA:

Section 1. **Citation.** This ordinance may be cited as the 411 Acre Collins Road Site Planned Development District (PDD-26) Ordinance or as the PDD-26 Ordinance.

Section 2. **Purpose; PDD-26.**

(a) The purpose of this ordinance is to establish the 411 Acre Collins Road Site Planned Development District (PDD-26), to approve the Master Plan for the development and to provide for the regulations that apply to the development of the property.

(b) The 411 Acre Collins Road Site development is a mixed use master planned community, comprised of a combination of residential, employment, flex office/retail, institutional,

and open space uses organized around an integrated development concept that utilizes a series of villages or components that support the various land uses (the "Development" or "PDD-26").

Section 3. Authority. This ordinance is enacted pursuant to the authority of Chapter 29, Title 6 of the Code of Laws of South Carolina 1976, as amended, and the Unified Development Ordinance of Lancaster County, as amended (the "UDO").

Section 4. Jurisdiction. This ordinance applies to the property known as the 411 Acre Collins Road Site development which consists of approximately 411 acres (the "Property"). The Tax Map Number for the property is 0010-00-00-061.

Section 5. Official Zoning Map. The Official Zoning Map is amended to show the Property as a Planned Development District (PDD-26).

Section 6. Master Plan. The Preliminary Master Plan, prepared by ESP Associates and dated July 11, 2008, and amended on September 2, 2008 are both attached hereto as Exhibit A and incorporated into this ordinance by reference, are approved (the "Master Plan"). Also attached hereto as Exhibit B is the Preliminary Plan of Queensbridge (3 maps), prepared by ESP Associates and dated December 13, 2013 and is approved. Queensbridge is a 156.22 acre single-family residential subdivision located within PDD-26.

Section 7. Master Plan Amendments.

(a) Unless otherwise provided in this ordinance, all amendments to the Master Plan shall be made in accordance with the UDO.

(b) Development depicted on the Master Plan is intended to reflect a generalized arrangement of proposed land uses on the site, but the exact configuration, placement or size of the individual site elements may be altered or modified within the limits prescribed by this ordinance during the design and development and construction phases.

(c) Changes in land use from those depicted on the Master Plan may be made subject to the following conditions:

(1) Lot sizes and mixtures may be adjusted and moved throughout villages, provided, that, the minimum lot size is not less than 7,800 square feet and the lot width is not less than 60 feet for single family residential lots or 20 feet for multi-family lots. The total lot count shall not exceed 510 for Villages A, B, C, D, & E.

(2) Village F may be developed with a combination of either one or more of the following uses: multi-family housing, apartments, and/or flex/office/retail space. The mixtures of uses in Village F may be adjusted, provided, that Village "F" shall not contain more than 150 multi-family housing units, and/or 300 apartments and/or 250,000 square feet of flex/office space.

(3) Village G may be developed with flex/office/commercial/retail space, provided, that the total combined building floor area shall not exceed 500,000 square feet.

(4) Village H may be developed with a combination of either one or more of the following uses: hospital or medical institutional living and/or office space. The mixture of

uses may be adjusted, provided, that, Village H shall not contain more than 150 dwelling units and/or 150,000 square feet.

(5) Areas designated for recreational or open space use for any Component may be increased or decreased in size up to twenty percent (20%) of any Component, provided, that a decrease in one Component shall be offset by an equivalent or greater increase in one or more other Components in recreational area or open space.

(6) Park/Recreation or Civic uses may be developed anywhere within the boundaries of Village D, provided, that the location of the Park/Recreation or Civic use shall not cause a decrease in the overall number of lots allowed within Village D.

(d) Alterations may be made to lot lines and dimensions, roadway alignments, and other configurations as necessary to implement the changes in land use authorized in subsection (b) of this section.

(e) Land use changes authorized by this section are effective upon the property owner filing with the Planning Department a document showing the change.

Section 8. Land Uses.

(a) The land uses authorized for the Development are as follows:

(1) Villages A, B, C, D, & E: Single-family residences and multifamily residences including duplexes.

(2) Village F: Multifamily residences including duplexes and apartments and flex office/commercial/retail.

(3) Village G: Flex office/commercial/retail.

(4) Village H: Hospital or medical institutional living or associated office space.

(b) Each Village may be developed with any land use allowed in the Table of Permissible Uses as contained in the UDO for the respective land use district designation (residential, commercial) unless otherwise provided in this ordinance.

(c) The following land uses are prohibited in PDD-26:

(1) Adult entertainment;

(2) Auto business, etc;

(3) Automobile wrecking and/or junk salvage yard;

(4) Commercial kennels;

(5) Industrial mining;

(6) Livestock auction house;

(7) Lumber and/or building materials dealer;

- (8) Manufactured home type units;
- (9) Modular housing;
- (10) Motorized race and testing track;
- (11) Pistol, rifle, skeet range or turkey shoot;
- (12) Private or commercial horse stables; and
- (13) Rooming and boarding houses.

(d) In areas designated for flex office/commercial/retail use, residential uses are allowed on ground floors of the office, commercial or retail building and on floors above the office, commercial or retail use. Office, commercial or retail uses are allowed on any floor of an office, commercial or retail building.

Section 9. Definitions. In this Ordinance, each of the following terms shall have the meaning assigned to it:

Apartment Housing - Multiple for rent dwelling units which are attached vertically or horizontally with shared access, parking, and open space.

Attached Housing - A single dwelling unit attached to another dwelling unit on one or more sides.

Civic Use - Police stations, libraries, daycare facilities, fire stations, emergency medical service stations, meeting halls, recreational facilities, government buildings, museums, schools, performing arts centers, religious buildings, picnic areas, recreation centers, public park or any other cultural, civic or social use.

Commercial Use - Business and retail establishments providing consumer services and products.

Cul-de-sac - Cul-de-sac length shall be measured from the first point of intersection with an existing street, to the center radius of the cul-de-sac bulb.

Detached Housing - A single dwelling unit not attached to any other dwelling unit, with an open yard on all sides of the structure.

Flex Office / Commercial / Retail - Hybrid of mixed office, flex office, and commercial I retail uses included on the commercial sites on 411 Acre Collins Road Site that are allowed per PDD-26 ordinance.

Flex Office - A mixture of office space, showrooms, light assembly, distribution, and/or warehouse uses within a building.

Institutional Use - Schools, religious buildings, hospitals or other care facilities, and other private or public facilities that support the community.

Land Use Designations - the use to which a particular area of the Property may be put as shown on the Master Plan and described more particularly in Section 10.

Master Developer - UHF Development, Coleman & Associates, The Tuttle Company or a successor owner to whom UHF Development, Coleman & Associates, The Tuttle Company sells the entire Property, and not just a portion of such Property.

Master Plan - the conceptual master plan for the development of the Property.

Multi-Family Housing - Any group of attached housing contains two or more dwelling units on a single lot. Multi-family housing may include but not be limited to the following: duplexes, quadraplexes, townhouses, apartments, and condominiums.

Office Use - Business, professional, service, or governmental occupations, and institutions and commercial activities not involved with the sale of merchandise.

Open Space - any open space designated for use as Park Amenity Center Site/ Facilities Floodway, Floodplain and/or Open Space on the Master Plan.

Property - all of the land comprising the 411 Acre Collins Road Site (PDD-26) development.

Property Owner - The Master Developer of the Property or, as to a particular Component, any single sub-developer the Property Owner designates in an Assignment of Property Owner Rights.

Residential - any residential land use permitted in the Unified Development Ordinance.

Retail Use - Any use associated with the sale of consumer goods, products or merchandise.

Villages - any one of the Components depicted on the Master Plan.

Section 10. Development Regulations.

(a) Unless otherwise provided in this ordinance, the development of the Property must comply with the UDO. To the extent that this ordinance may contain zoning and development standards which conflict with zoning and development standards contained in the UDO, the standards contained in this ordinance control and supersede the UDO provision.

(b) The provisions of the Carolina Heelsplitter Overlay District (Section 2.1.2 of the UDO, as added by Ordinance No. 901, and as may be amended) apply to the Property.

(c) Notwithstanding the applicable provision of the UDO, the following development regulation applies to the development of the property:

(1) Block and Roadway Configuration - Block lengths, block widths, and cul-de-sacs may vary, provided, that it does not exceed 800 feet and adequate fire protection criteria is maintained.

(2) Sidewalks and Public Crosswalks - Connectivity shall be provided through the use of sidewalks to link various areas of the site. Sidewalks will be provided on one side of

the secondary streets and along both sides of all major roads in the community and the entrance road.

(3) Driveways - No restriction applies to the location of driveways for non-residential uses, provided, that all access roads into the subdivision or commercial areas from U.S. 521, Collins Road, Shelley Mullis Road, and other surrounding roads are subject to approval by the South Carolina Department of Transportation ("SCDOT").

(4) Buffers - Buffers and setbacks, for the perimeter of the development, shall be in accordance with Section 13.12 of the UDO unless otherwise specifically provided in this ordinance. An internal Type 3 25' buffer, meeting the requirements of Section 12.9 of the UDO, shall be provided between the internal residential and commercial uses of the development.

(5) Parking - Parking shall be provided in accordance with Section 17 of this ordinance.

(6) Open Space requirements - For purposes of applying Section 17.1(2)(b)(i) of the UDO to the development, the narrow strip of common area must be at least twenty-five feet (25') in width.

(7) Open Space requirements - For purposes of applying Section 17.1(2)(a) of the UDO to the development, sidewalk and utility crossings and any associated improvements required to construct and maintain such crossings, encroachments or facilities may be included in the areas designated for incorporation into the development's Open Space calculations.

(8) Flood way Restrictions - In addition to the uses allowed by Section 16.1.3.2 of the UDO for land within a floodway, the following uses are allowed: (i) Open Space and non-buildable portions of single family residential lots; and (ii) roadway crossings, utility crossings and any associated improvements necessary to develop such crossings.

(9) Floodplain restrictions - In lieu of the provisions of Section 16.1.4 of the UDO, the following requirement shall apply: No building or fill material shall be located within a distance of the stream bank equal to five (5) times the width of the stream at the top of the bank area unless certification with supporting technical data by a registered professional engineer is provided demonstrating that such encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.

(10) Submission Requirements - Environmental Characteristics of the Site - When submitting flood frequency information as a part of the subdivision approval process, the person seeking subdivision approval is required to submit only one hundred (100) year frequency flood information, provided, however, buildings or fill material shall not be placed within a FEMA one hundred (100) year floodplain without a LOMR-F.

(11) Connectivity - The minimum connectivity index for PDD-26 is 1.0.

Section 11. Density/Intensity.

(a) Development intensity for a particular use shall not exceed the following use densities:

<u>Land Use</u>	<u>Density/Intensity</u>	<u>Total Number of Acres/Units/ Facilities</u>
Single Family Village Villages A, B, C and D	4 Dwelling Units/ acre, on average	Up to 350 Units
Multifamily Village E	8 Dwelling Units/ acre, on average	Up to 160 Units
Mixed Use Village F		
Multifamily	150 Units	Up to 47 Acres
Apartments	300 Units	Up to 47 Acres
Flex/Office	250,000 square feet	Up to 47 Acres
Flex/Office/Commercial/ Retail Village G	500,000 square feet	Up to 73 Acres
Hospital or Medical	150,000 square feet	Up to 15 acres
Institutional Living/ Office Village H	150 Units	Up to 15 acres

(b)(1) The Property Owner may vary the intensity of development within any Component or any use category of any Component on one or more occasions by up to thirty percent (30%) without further approval, provided, that the total number of overall units of residential housing and the number of total acres of retail commercial within the overall development does not increase from the maximums stipulated on the Master Plan.

(2) Density calculations for the Development apply only to Villages A, B, C, D, & E. Density for Village F is in addition to the density for Villages A, B, C, D and E, provided, that the density for Village F must not exceed 150 units if developed as multi-family, 300 units if developed as apartments, or 250,000 square feet if developed as Flex/Office space or a combination of the three uses.

(c)(1) The Property Owner may transfer development uses or intensity (the number of residential units or the number of acres devoted to any particular use) within the Property by transferring density or portions of the commercial square footage from any component or area within the Property to any other Component or area within the Property, so long as the total intensity of development within the Property as a whole (measured in total number of residential units or acreage, as applicable) does not increase. If any density (total number of dwelling units or building area of commercial property) allocated to a Component by an Assignment of Property Owner Rights is not utilized, as determined with reference to approved site plans for all areas within the Component, the unused density shall revert to the Master Developer for allocation to any other Component.

(2) As used in this subsection, "Assignment of Property Owner Rights" means a written instrument in recordable form by which the property owner assigns its rights as property owner under this ordinance to another person or entity with respect to a particular Component designated in the Assignment of Property Owner Rights. The Assignment of Property Owner Rights may include such limitations on the assignee as the property owner desires including, without limitation, restrictions on the type of units that may be constructed within a Component, the location where those units may be constructed within the Component, the number of units of a particular type that may be constructed within the Component, the minimum lot requirements for the Component (including requirements for setback, lot area, building height, lot width, buffers, and number of units per lot). All restrictions contained within the Assignment of Property Owner Rights are binding on the assignee and each person who ultimately owns any real estate within the designated Component. Any such limitations shall be in addition to any private contractual restrictions placed upon all or any part of any Component by the property owner.

(3) The Property Owner shall issue a certificate stating the maximum development intensity allowable on any tract within the Property consistent with this ordinance prior to the sale of any such parcels or before building permits are issued for that specific area of the property. The certificate will state the number of dwelling units and/or the amount, in acres, of Commercial, Retail, or Office uses, as applicable, that may be developed on the applicable various tracts. The property owner must file a copy of the certificate with the Planning Department. The County shall be responsible for creating and maintaining a record of the number of dwelling units and/or acres allocated to each tract as well as the total number of dwelling units or floor area actually constructed on each tract.

Section 12. **Setbacks and Yards.** (a) All lots within PDD-26 shall meet or exceed the following setback and yard requirements from a public right of way:

Land Use	Min. Setback	Min. Side Yard	Min. Rear Yard
Single Family Village "A, B, C, & D"	20'	7'	25'
Multi-Family Village "E"	20'	7'	25'
Mixed Use Village "F"	25'	5'	15'
Flex/Office/ Commercial/ Retail Village "G"	25'	5'	15'
Hospital or Medical Institutional Living/ Office Village "H"	25'	5'	15'
Park/Open Space	20'	10'	20'

(b) The setbacks on internal private roads and parking within a commercial, office, or institutional use development will have no setback requirements.

(c) Eaves, cornices, chimneys, gutters, vents and other minor architectural features may project up to 24" into the setback area.

(d) HVAC equipment may encroach 4' into side or rear yards. HVAC units shall be located on opposite sides of the lots for adjacent homes, in prevention of HVAC units being located next to each other.

(e) Alley product is allowed in Village "D" with the 60 min lot width. If alley loaded product is utilized in Village "D" the rear yard shall be 10' from the edge of the alley for those lots.

(f) Setbacks along a private road within a residential/ multi family use shall be measured from the back of curb.

Section 13. Building Height. (a) Maximum building heights must comply with the UDO unless otherwise authorized in this item:

Land Use	Maximum Building Height
Single Family Village "A, B, C, & D"	35'
Multi-Family Village "E"	35'
Mixed Use Village "F"	50'
Flex/Office/Commercial/Retail Village "G"	50'
Hospital or Medical Institutional Living/ Office Village "H"	50'
Park/Open Space	N/A

(b) A sprinkler system is required for non-residential structures greater than 35 feet in height. No structure may be over 50' in height unless approval is obtained from the county Fire Marshal and Building Official.

Section 14. Lot Size. (a) All lots shall have the minimum number of square feet (sf) indicated in the following table:

Land Use	Minimum Lot Size*
Single Family Village "A, B, C, & D"	7,800 S.F. (detached)
Multi-Family Village "E"	1,000 S.F. (attached)
Mixed Use Village "F" Office/Retail	7,000 S.F

Multifamily	1,000 S.F. (attached)
Apartments	600 S.F. (attached)
Flex/Office/Commercial/Retail Village "G"	7,000 S.F.
Hospital or Medical	
Institutional Living/	7,000 S.F.
Office Village "H"	
Park/Open Space	No Minimum

(b) Lot size excludes road right-of-way, common open space, easements, 100 year floodplain, and other areas within a subdivision that typically are not controlled or developed by the lot owner.

Section 15. Lot Width. All lots shall meet or exceed the minimum widths indicated in the following table:

Land Use	Minimum Lot Width
Single Family Village "A, B, C, & D"	60' (detached)
Multi-Family Village "E"	20' (attached)
Mixed Use Village "F"	
Office/Retail	20'
Multifamily	20'(attached)
Apartments	20'(attached)
Flex/Office/Commercial/Retail Village "G"	60'
Hospital or Medical	
Institutional Living/	60'
Office Village "H"	
Park/Open Space	No Minimum

Section 16. Buffers.

(a) A perimeter buffer is not required where the uses are adjacent to an existing or proposed road. The border of the proposed PDD that is not adjacent to a road must be buffered by a minimum of a 40 foot buffer. Where steep topography is present, pedestrian/vehicular access, utility easements, or sidewalks are needed, grading will be allowed in these buffers. The buffer yards are to remain as open space, except to the extent necessary to accommodate berms, walls, fences, signs and graphics, lighting fixtures, access points, drainage easements, utility lines and other facilities, and other uses identified in the UDO. Where there is an insufficient natural buffer, plantings may be

installed by the developer at the developer's discretion. If the use is adjacent to a similar use, on an adjacent tract, this perimeter buffer may be removed with approval of the Planning Department.

(b) There shall be an internal buffer between residential and commercial uses consisting of a 25' Class 3 buffer in accordance to Section 12.9 of the UDO.

(c) If the Property Owner can demonstrate to the Planning Director that the topography or elevation of a development site, the size of the parcel to be developed, or the presence of a greenway, buffer or screening on adjacent property would make strict adherence to the buffer requirements of the UDO serve no meaningful purpose, then the Planning Director shall waive the buffer requirements for that site.

(d) Along the property line of the PDD that is adjacent to Lancaster County Tax Map Number 0010-00-060.04 and Lancaster County Tax Map Number 0010-00-060.02, there shall exist a fifty foot (50') undisturbed buffer.

Section 17. Parking.

(a) All uses within the PDD may utilize on street and/or alley parking to meet the requirements of Section 11.2 of the UDO. If parking is allowed on any road within this development regardless of which section it is allowed in, the road must be wide enough to allow the parking of vehicles on the street and the travel width of the road must be at least 24 feet excluding the parking areas. Multi level / commercial parking garages are an allowed use in Villages "H", "G", and "F" of the PDD.

(b) For commercial and retail uses and institutional uses, one parking space must be provided for each 300 square feet of gross acreage.

Section 18. Roadways and Traffic.

(a) The number, location and alignment of the internal roadways shown on the Master Plan may be modified, provided that they are constructed in conformance with the roadway design and construction standard set forth in this section.

(b) All internal roadways shall be built to the County's construction standards set forth in the UDO except as otherwise specified in (c) through (e) of this section.

(c) Any portion of the Property may have private roads.

(d) All internal roads will be constructed with curb and gutter.

(e) All internal roadways will be constructed in accordance with the following minimum standards:

	Street Standards	R/W Width
1. Local Limited Res Street	20' Asphalt 24' BC/BC	40' r/w

2. Local Residential	22' Asphalt 26' BC/BC	50' r/w
3. Residential Collector Street	32' Asphalt 36' BC/BC	60' r/w
4. Private Street/Drive Townhomes/Commercial/ Office/Institutional)	20' Asphalt 23' BC/BC (Standard 1' – 6" Curb)	30' Clear Zone

(t) All connections to SCDOT roadways must meet SCDOT regulations and be approved by SCDOT.

(g) Alleys per Lancaster County Standards are allowed in Village "D".

Section 19. Street Lighting.

(a) Community street lighting shall be provided within the Property, and shall be designed and constructed in accordance with the requirements of this section and the UDO.

(b) All community street lighting within each Component shall be of uniform design and all lighting throughout the Property shall be complementary.

(c) The community street lighting shall be part of an overall street lighting program for the Property. The street lighting shall be maintained and operated by the appropriate electric utility, a property owners association, or some other non-profit entity.

(d) Nothing in this section shall be construed to limit or otherwise impair the ability of any individual resident or lot owner to construct or install lighting anywhere on such resident's or owner's lot. Such lighting, however, shall be appropriately shielded so that it does not interfere with the reasonable enjoyment of neighboring properties.

Section 20. Model Homes and Other Buildings. Within the boundaries of tax parcels 0010-00-061.00, a portion of 0010-00-061.03, 0010-00-061.04 and 0010-00-061.06, prior to the installation of water and sewer for the development or any of its components, the developer at any given time may be issued not more than eleven (11) building permits of which ten (10) may be for model single family residences for sale ("Model Homes") and one (1) for a sales office. The Model Homes may be connected to temporary water and sewer services, including septic tanks, provided, that the Model Homes shall be connected to central water and sewer services as soon as the central services are available. Prior to issuing the building permits for the Model Homes, the developer shall provide the County with proof of applicable approvals by other government entities, including, but not limited to the South Carolina Department of Health and Environmental Control. Except for the water and sewer connections, the Developer must comply with all ordinary requirements for the issuance of building permits including, but not limited to, any then applicable county-wide building, housing, electrical, plumbing, and gas codes. A certificate of occupancy for the Model Homes shall not be issued until the Model Homes are connected to central water and sewer service and must meet otherwise applicable requirements.

The absence of a certificate of occupancy does not prevent developer from using the Model Home for Model Home purposes.

Section 21. **Mass Grading and Timber Harvesting.** The Property Owner may mass grade all or any portion of the Property, sell or relocate excess soils resulting from such mass grading, and harvest and process timber within the Property, provided, that, the Property Owner complies with section 12.11 of the UDO.

Section 22. **Open Space.** Storm water detention facilities may be included as Open Space.

Section 23. **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 24. **Controlling Ordinance.** 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 25. **Effective Date.** This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED THIS ____ DAY OF _____, 2015.

LANCASTER COUNTY, SOUTH CAROLINA

Brian Carnes, Vice Chair, County Council

Steve Harper, Secretary, County Council

ATTEST:

Debbie Hardin, Clerk to Council

1 st reading:	April 13, 2015	Passed 7-0
2nd reading:	April 27, 2015	Passed 7-0
Public Hearing:	May 11, 2015	
3rd reading:	May 11, 2015	Tentative

EXHIBIT A

411 Acre Collins Road Site

Planned Development District (PDD-26)

Master Plan (2 maps)

See attached.

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JOHNSON COMPANY'S IN

PDD_____

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DATE	2017	2017
TIME	12:00	12:00
LOCATION	12:00	12:00
NAME	12:00	12:00
ADDRESS	12:00	12:00
PHONE	12:00	12:00
EMAIL	12:00	12:00
WEBSITE	12:00	12:00
OTHER	12:00	12:00

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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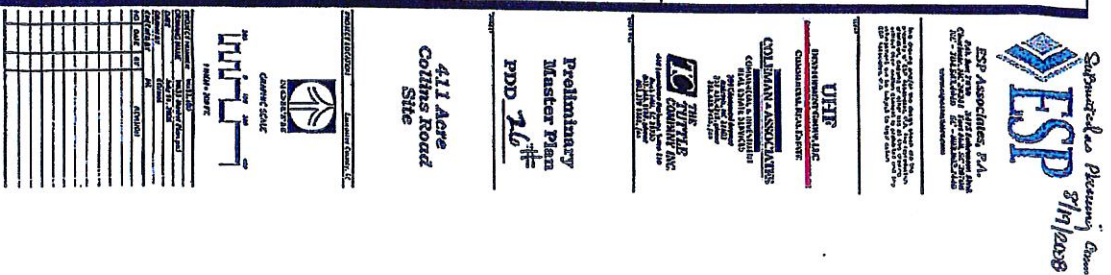


EXHIBIT B

**136.22 acre Queensbridge
Single-Family Residential Subdivision
Preliminary Plan (3 maps)
See attached**

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QUEENSBRIDGE
LOCATED IN
LANCASTER COUNTY, SOUTH CAROLINA

Development Dates	
Test Period	09/10-09/24/12, 09/25-09/28/12, 09/29-09/30/12, and a portion of 09/10-09/12/13
Site Areas	44-153-22 Areas
Locations	University Community, DD
Land Use	Various
Ecological Properties	Highly-Fragile <i>Restioidae</i>
Animals	
Ecological Properties	POD-23 POD-23
Taxa Lists	2/29 Lists
Proposed Controls	155 <i>Restioidae</i>
Proposed Common Open Space	44-153-22 Areas
Proposed Area in Public/Owned	44-153-22 Areas
Proposed Plant Species	16 Hydrophytes
Community Values (Natural/Historic Resources)	
POD-23	1.0 1.33 (0.33) (0.33)

PDD-28 Lat Standards	
Minimum Lat Width	17
Minimum Lat Area	7,220 S.F.
Setbacks	
Front	27
Side	7
Rear	27
Road Names & Lengths	
Opport Ridge	1,523.10 LF
Danforth Avenue	427.20 LF
W. 1st Avenue	1,212.70 LF
Wilmora Avenue	433.60 LF
Curly Road	6,027.71 LF
Midway Avenue	2,695.25 LF
North River	1,437.10 LF
Quincy Way	422.64 LF
Greenleaf Road	422.64 LF
Palm Way	828.23 LF
W. 2nd Ave	1,028.18 LF
Regal Way	775.23 LF
W. 3rd Ave	775.23 LF
Total Length of Proposed Road	24,813.21 LF

[illegible]

Cordoba Threatens Crackdown

Typical Lot Details

TAIL	64' X 130' LOT	65' X 130' LOT
------	-------------------	-------------------

EMPLOYMENT FIRM: CIP ASSOCIATES P.A.
ADDRESS: 2475 LAKEMORE BLVD.,
PORT GALL, DC 20916
PHONE: 202-412-
FAX: 202-412-
CONTACTS: KATY LEVINSKY, CLA

NAME OF AGENCY ADDRESS PHONE FAX CONTACT	DEVELOPMENT ADDRESS PHONE FAX CONTACT	PLANT PHONE NO. 1111 CARPUS, CHARLOTTE CHARLOTTE, NC 28203 774-555-0000 774-555-0000 EUGENE GARDNER	LAYTON, CHARLEY 121 GORDON ROAD CHARLOTTE, NC 28203
--	---	--	---

PROCESSED

ESP ASSOCIATES, P.A.
 10000 W. 11th Ave.
 Suite 200
 Fort Lauderdale, FL 33309
 Tel: 954.333.1100
 Fax: 954.333.1101
 10000 W. 11th Ave.
 Suite 200
 Fort Lauderdale, FL 33309
 Tel: 954.333.1100
 Fax: 954.333.1101
<http://www.ESP-PA.com>

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10/12/2011 10/12/2011 10/12/2011	PROJECT INFORMATION		PROJECT NUMBER	12
	PROJECT NAME		PROJECT NAME	12
	PROJECT ID		PROJECT ID	12
	PROJECT ID		PROJECT ID	12
	PROJECT ID		PROJECT ID	12
	PROJECT ID		PROJECT ID	12
ORIGINAL DATE		ORIGINAL DATE	ORIGINAL DATE	ORIGINAL DATE
DATE		1 OF 3		

46

VICINITY MAP

These facilities were edited by the 2016 Village Planning Commission on January 24, 2016. The first facilities were to eliminate the stop-sign on the P50 intersection of P50 and P51. The second facility was to eliminate the stop-sign on the P50 intersection of P50 and P52. The third facility was to eliminate the stop-sign on the P50 intersection of P50 and P53. The fourth facility was to eliminate the stop-sign on the P50 intersection of P50 and P54. The fifth facility was to eliminate the stop-sign on the P50 intersection of P50 and P55. The sixth facility was to eliminate the stop-sign on the P50 intersection of P50 and P56. The seventh facility was to eliminate the stop-sign on the P50 intersection of P50 and P57. The eighth facility was to eliminate the stop-sign on the P50 intersection of P50 and P58. The ninth facility was to eliminate the stop-sign on the P50 intersection of P50 and P59. The tenth facility was to eliminate the stop-sign on the P50 intersection of P50 and P60. The eleventh facility was to eliminate the stop-sign on the P50 intersection of P50 and P61. The twelfth facility was to eliminate the stop-sign on the P50 intersection of P50 and P62. The thirteenth facility was to eliminate the stop-sign on the P50 intersection of P50 and P63. The fourteenth facility was to eliminate the stop-sign on the P50 intersection of P50 and P64. The fifteenth facility was to eliminate the stop-sign on the P50 intersection of P50 and P65. The sixteenth facility was to eliminate the stop-sign on the P50 intersection of P50 and P66. The seventeenth facility was to eliminate the stop-sign on the P50 intersection of P50 and P67. The eighteenth facility was to eliminate the stop-sign on the P50 intersection of P50 and P68. The nineteenth facility was to eliminate the stop-sign on the P50 intersection of P50 and P69. The twentieth facility was to eliminate the stop-sign on the P50 intersection of P50 and P70. The twenty-first facility was to eliminate the stop-sign on the P50 intersection of P50 and P71. The twenty-second facility was to eliminate the stop-sign on the P50 intersection of P50 and P72. The twenty-third facility was to eliminate the stop-sign on the P50 intersection of P50 and P73. The twenty-fourth facility was to eliminate the stop-sign on the P50 intersection of P50 and P74. The twenty-fifth facility was to eliminate the stop-sign on the P50 intersection of P50 and P75. The twenty-sixth facility was to eliminate the stop-sign on the P50 intersection of P50 and P76. The twenty-seventh facility was to eliminate the stop-sign on the P50 intersection of P50 and P77. The twenty-eighth facility was to eliminate the stop-sign on the P50 intersection of P50 and P78. The twenty-ninth facility was to eliminate the stop-sign on the P50 intersection of P50 and P79. The thirtieth facility was to eliminate the stop-sign on the P50 intersection of P50 and P80. The thirty-first facility was to eliminate the stop-sign on the P50 intersection of P50 and P81. The thirty-second facility was to eliminate the stop-sign on the P50 intersection of P50 and P82. The thirty-third facility was to eliminate the stop-sign on the P50 intersection of P50 and P83. The thirty-fourth facility was to eliminate the stop-sign on the P50 intersection of P50 and P84. The thirty-fifth facility was to eliminate the stop-sign on the P50 intersection of P50 and P85. The thirty-sixth facility was to eliminate the stop-sign on the P50 intersection of P50 and P86. The thirty-seventh facility was to eliminate the stop-sign on the P50 intersection of P50 and P87. The thirty-eighth facility was to eliminate the stop-sign on the P50 intersection of P50 and P88. The thirty-ninth facility was to eliminate the stop-sign on the P50 intersection of P50 and P89. The fortieth facility was to eliminate the stop-sign on the P50 intersection of P50 and P90. The forty-first facility was to eliminate the stop-sign on the P50 intersection of P50 and P91. The forty-second facility was to eliminate the stop-sign on the P50 intersection of P50 and P92. The forty-third facility was to eliminate the stop-sign on the P50 intersection of P50 and P93. The forty-fourth facility was to eliminate the stop-sign on the P50 intersection of P50 and P94. The forty-fifth facility was to eliminate the stop-sign on the P50 intersection of P50 and P95. The forty-sixth facility was to eliminate the stop-sign on the P50 intersection of P50 and P96. The forty-seventh facility was to eliminate the stop-sign on the P50 intersection of P50 and P97. The forty-eighth facility was to eliminate the stop-sign on the P50 intersection of P50 and P98. The forty-ninth facility was to eliminate the stop-sign on the P50 intersection of P50 and P99. The fiftieth facility was to eliminate the stop-sign on the P50 intersection of P50 and P100.

VILLAGES A, B, C, & D

A Approved P50 2016 Funding
B Approved P50 2016 Funding
C Approved P50 2016 Funding
D Approved P50 2016 Funding

Proposed Units: Unit Summary:	PDD-26 Total Units within Zoning Overall Unit Summary-Collins Road PDD
513 Units	Within A.C.S. & B.C.S. Zoned Units 439 to 549 Units
524 Units	Within F. & G. Zoned Units 439 to 549 Units
531 Units	Within H. & I. Zoned Units 439 to 549 Units

The map shows the Fort Belvoir area, including the main fort complex and surrounding features like the Fort Belvoir Reservoir and the Fort Belvoir Dam. The map is oriented with North at the top. A scale bar at the bottom indicates a distance of 1 mile (1.6 km). The map is labeled with 'FORT BELVOIR' and 'MONTANA'.

STANDARD CUL-DE-SAC

RESIDENTIAL CUL-DE-SAC DETAIL

LOCAL RESIDENTIAL STREET

DATE	REVISION	BY	CHKD	APP'D	DESCRIPTION
10/1/78	1	W. J. H. /	W. J. H. /	W. J. H. /	PRELIMINARY PLAN (OVERALL)

1. PROJECT NAME: W. J. H. /

2. PROJECT LOCATION: W. J. H. /

3. PROJECT OWNER: W. J. H. /

4. PROJECT DESCRIPTION: W. J. H. /

5. PROJECT STATUS: W. J. H. /

6. PROJECT BUDGET: W. J. H. /

7. PROJECT SCHEDULE: W. J. H. /

8. PROJECT RISK: W. J. H. /

9. PROJECT NOTES: W. J. H. /

10. PROJECT CONTACT: W. J. H. /

11. PROJECT APPROVAL: W. J. H. /

12. PROJECT SIGNATURE: W. J. H. /

13. PROJECT DATE: W. J. H. /

14. PROJECT LOCATION: W. J. H. /

15. PROJECT OWNER: W. J. H. /

16. PROJECT DESCRIPTION: W. J. H. /

17. PROJECT STATUS: W. J. H. /

18. PROJECT BUDGET: W. J. H. /

19. PROJECT SCHEDULE: W. J. H. /

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21. PROJECT NOTES: W. J. H. /

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127. PROJECT SCHEDULE: W. J. H. /

128. PROJECT RISK: W. J. H. /

129. PROJECT NOTES: W. J. H. /

130. PROJECT CONTACT: W. J. H. /

131. PROJECT APPROVAL: W. J. H. /

132. PROJECT SIGNATURE: W. J. H. /

133. PROJECT DATE: W. J. H. /

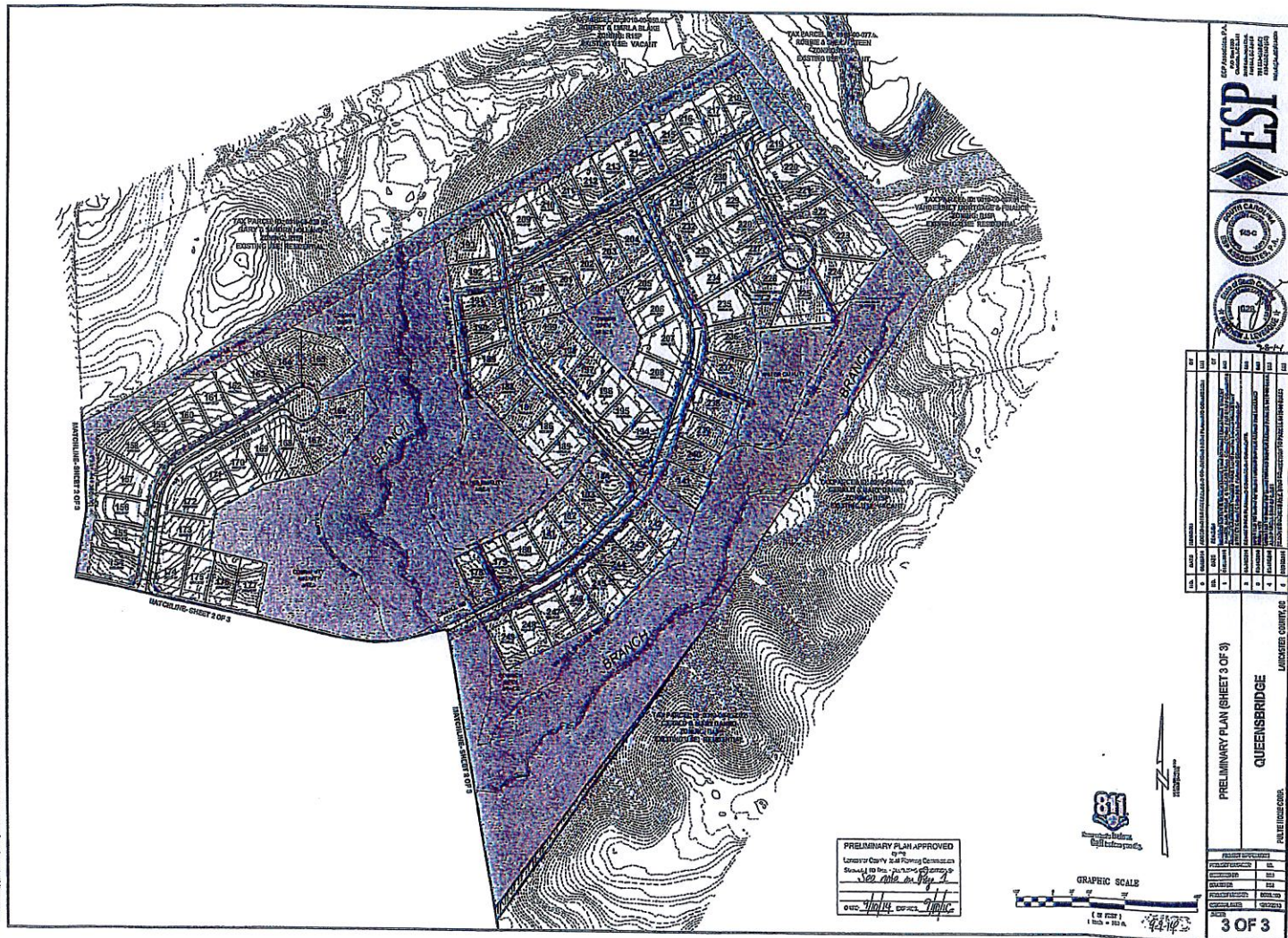
134. PROJECT LOCATION: W. J. H. /

135. PROJECT OWNER: W. J. H. /

136. PROJECT DESCRIPTION: W. J. H. /

137.

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STATE OF SOUTH CAROLINA

)

COUNTY OF LANCASTER

)

Ordinance No. 2015-1347

AN ORDINANCE

TO APPROVE THE LEASE OF CERTAIN REAL PROPERTY LOCATED AT 1033 W. MEETING STREET TO THE LANCASTER COUNTY ECONOMIC DEVELOPMENT CORPORATION; AND TO AUTHORIZE COUNTY OFFICIALS TO TAKE SUCH ACTIONS AS NECESSARY TO EFFECTUATE THE PURPOSES OF THIS ORDINANCE.

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

Section 1. Findings.

The Lancaster County Council finds that:

(a) the County owns the property located at 1033 W. Meeting Street in the City of Lancaster being known and identified as Tax Parcel No. 0082C-OA-025.00 (Plat Book 2001, Page 0314) (the "Property");

(b) the Lancaster County Economic Development Corporation (the "LCEDC") proposes to lease from the County a portion of the Property (the "Leased Property") and to use the Leased Property as its office; and

(c) the public benefits to be received by the County for the lease of the Leased Property to the LCEDC are fair and reasonable compensation.

Section 2. Approval of Lease; Authority to Execute.

- A. The County Administrator is authorized, empowered and directed, in the name of and on behalf of Lancaster County, to execute, acknowledge, and deliver a lease by and between the LCEDC and Lancaster County, providing for the lease of the Leased Property to the LCEDC (the "Lease"). The form of the Lease is attached hereto as Exhibit A and all terms, provisions and conditions of the Lease are incorporated herein by reference as if the Lease were set out in this ordinance in its entirety. By adoption of this ordinance, County Council approves the Lease and all of its terms, provisions and conditions. The Lease is to be in substantially the form as attached to this ordinance and hereby approved, or with such minor changes therein as shall be approved by the officials of Lancaster County executing the same, their execution thereof to constitute conclusive evidence of their approval of any and all changes or revisions therein from the form of the Lease attached to this ordinance.

B. County Council authorizes and approves the lease 'Of the Leased Property to the LCEDC.

Section 3. Authority to Act.

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

Section 4. Severability.

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

Section 5. Conflicting Provisions.

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

Section 6. Effective Date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED, this _ day of _____, 2015.

LANCASTER COUNTY, SOUTH CAROLINA

Bob Bundy, Chair, County Council

Steve Harper, Secretary, County Council

ATTEST:

Debbie C. Hardin, Clerk to Council

First Reading: April 27, 2015 Passed 7-0

Second Reading: May 11, 2015 Tentative

Public Hearing: May 18, 2015 Tentative

Third Reading: May 18, 2015 Tentative

Exhibit A
1033 W. Meeting Street Lease

**State of South Carolina
County of Lancaster**

Lease Agreement

THIS LEASE AGREEMENT effective as of July 1, 2015 between **County of Lancaster (Landlord/County)**, and the **Lancaster County Economic Development Corporation (Tenant)**, a South Carolina 501(c)(4) non-profit corporation.

Background: Landlord owns a commercial building containing approximately 5,892 square feet located at 1033 West Meeting Street, Lancaster, SC, tax map number 0082C-0A-025.00. Tenant has requested a lease for the utilization of approximately fifty (50%) of the interior portion of the building for a specific purpose and the parties have agreed on the terms of this Lease.

Premises: The approximately 2,950 square feet of the building to be utilized by the Tenant is identified by the drawing of the interior floor plan of the area to be occupied that is attached to this lease and made a part hereof, to include, not only those offices for the exclusive use of the Tenant (blue), but also those common areas (orange) designated as common space of the joint use of Tenant and Landlord's VA department.

Term/Landlord's Early Termination Right: Five (5) years, commencing July 1, 2015 through June 30, 2020. Landlord and Tenant agree that Landlord shall have the right to terminate this Lease at any time by notifying Tenant in writing at least ninety (90) days in advance that Landlord desires to terminate this Lease. The notice of termination may be given at any time and the lease termination date can be any date provided the termination date is at least ninety (90) days after the notice. In the event Landlord terminates this Lease upon notice, Tenant shall have no right to any compensation or return of any expenses incurred in connection with its operations.

Use: Tenant shall use the leased Premises only as the corporate headquarters and marketing offices of the Lancaster County Economic Development Corporation.

Rent: One (\$1.00) Dollar annually.

Laws/Safety: Tenant's activities on the Premises shall at all times be conducted in compliance with all applicable laws and Tenant shall not occupy or use, or permit to be occupied or used the said Premises for any purpose deemed extra hazardous on the account of fire or otherwise. Tenant shall comply with all rules and regulations reasonably imposed by Landlord regarding access to the Premises. Tenant shall endeavor to ensure that all safety practices as defined by Federal, State and County regulations shall be observed.

Assignment/Sublease: Tenant shall not assign or sublet all or any part of this Lease without the prior written consent of Landlord, which consent Landlord shall have no obligation to provide.

Utilities: Landlord will be responsible for the payment of all utilities other than the telephone service selected by the Tenant. Tenant shall pay any connection charges and monthly charges associated with telephone service.

Fire/casualty: Tenant shall not do or permit anything to be done on the Premises, or bring or keep anything thereon which will in any way conflict with any of the rules and ordinances of the County of Lancaster, or the laws of the State of South Carolina, or will increase the fire or other insurance rates.

Access by Landlord: Landlord, or any of its agents, shall have the right to enter the Premises during all reasonable hours to examine the same.

Insurance: Tenant shall be responsible for renter's liability and theft coverage insurance and Tenant's own liability insurance for Tenant's business in an amount necessary to meet the requirements of the South Carolina Property & Liability Trust. Tenant shall provide Landlord with a copy of the certificate of insurance evidencing coverage. Landlord shall not carry and shall have no obligation to carry liability insurance for Tenant or any insurance for any of Tenant's personal property or otherwise.

Taxes: Landlord is responsible to pay any real property taxes on the Premises. Tenant shall pay any taxes applicable to Tenant's equipment, business or personal property.

Quiet enjoyment: As long as Tenant performs and observes all of the covenants and provisions hereof, Tenant shall quietly enjoy the leased Premises during the term hereof, subject to the terms hereof.

Default: In the event Tenant fails to comply with the terms of this Lease and such compliance is not cured within thirty days of written notice from Landlord to Tenant, or if default shall be made in compliance with the covenants herein contained, or if the Premises shall be abandoned, deserted or vacated, then it shall be lawful for Landlord, its agents, attorneys, successors or assigns to re-enter and take possession of the Premises and Tenant and every occupant shall vacate the Premises. Upon re-entry as aforesaid, this Lease shall terminate. In the event of Tenant default and re-entry by Landlord as herein provided, Tenant shall be liable in damages to Landlord for all loss sustained, including payment of Landlord's costs and attorney's fees.

Hold-over: Tenant's occupancy of the Premises beyond the term of this Lease shall be considered as a renewal of this Lease only on a month to month basis.

Release/Indemnity: Tenant hereby releases Landlord from any and all claims related to Tenant's activities on the Premises. Further, Tenant shall indemnify and hold Landlord harmless against all expenses, liability, and claims of every kind, including reasonable attorney's fees, by or on behalf of any person or entity arising out of (1) a failure by Tenant to perform any of the terms or conditions of this Lease, (2) any injury or damage happening on or about the demised Premises, (3) failure to comply with any law or any governmental authority, (4) any loss, damage or liability incurred by reason of executing this Lease or (5) any mechanic's lien or security interest filed against the demised Premises as a result of Tenant's activities on the Premises.

Business Purposes: Tenant acknowledges that this Lease is for business purposes. Tenant agrees that in the event Tenant discontinues its use for any reason, Tenant shall not seek any compensation or return of any expenses incurred in connection with its use of the Premises.

In Witness Whereof, the parties have hereunto set their hands and seals effective as of the day and year first above written.

Tenant:

Lancaster County Economic Development Corporation

Witnesses:

By: _____
Its: _____
Address: _____
Lancaster, SC _____

Landlord:

County of Lancaster, South Carolina

Witnesses:

By: _____
Steve Willis, County Administrator
Address: 101 North Main Street
P.O. Box 1809
Lancaster, SC 29720

Agenda Item Summary

Ordinance # / Resolution#: 2015-1351

Contact Person / Sponsor: John Weaver & Penelope Karagounis

Department: County Attorney & Planning Department

Date Requested to be on Agenda: May 11, 2015

Committee: Infrastructure & Regulation Committee (May 12, 2015)

Preliminary Statement: Pursuant to SC Code Section 30-4-70 (a)(2), an Executive Session will be requested by the Administrator for the purpose of the County Attorney offering legal advice to the Council that is covered by the attorney-client privilege.

Issue for Consideration: As you know, Lancaster County staff and the Catawba Regional Council of Governments are in the process of rewriting Lancaster County's Unified Development Ordinance (UDO). As was reported recently, the County's population growth proportionately was the highest of any county in the state. The requirements and regulations that are in place now are not sufficient to insure smart growth for residential, commercial and industrial development in Lancaster County. The rewrite is intended, not only to promote a visionary, higher standard for growth, but also the rewrite is intended to reflect modern standards and practices and be more efficient to use and understand.

Points to Consider: Council previously has been given a timeline for the completion of this project. An additional copy is provided following this Summary. An update/rewrite of a local government's UDO is an undertaking that every rapidly developing county in, not only the greater Charlotte area, but also within many other South Carolina counties, is finding to be necessary.

The Council surely recognizes that a quality end-product of an updated UDO cannot be accomplished with an ever-expanding development base. Estimates show that there are in excess of 18,000 parcels that have been rezoned and are ready for development today in the Indian Land area alone. The proposed moratorium will not impact those previously approved projects and the associated building permits will be issued as requested. The logic dictates that there must be a starting point for the implementation of the new UDO guidelines and to have a starting point of something new, there must be a stopping point of the old. Council is being asked to consider a **moratorium on new zoning applications within a specified area as described in the ordinance** and depicted on the accompanying map so as to preserve the status quo until the Planning Commission and staff have completed their work and come forward with recommendations for Lancaster County.

Funding and Liability Factors: N/A

Council Options:

- 1) Approve the moratorium on new zoning applications north of Highway 5 and the UDO rewrite continues.
- 2) Deny the moratorium on new zoning applications north of Highway 5 and the UDO rewrite continues.
- 3) Approve the current moratorium and consider adopting a future moratorium for the remainder of the County for approximately two to three month timeframe during the UDO adoption process.

Recommendation: #1 above.



Unified Development Ordinance Update - Phases I & II

Timeframe and Work Program

WORK ITEM	2015												2016	
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB
Planning Staff Review Meetings														
UDO Review Committee Meetings														
Draft UDO Update for Phase One Chapters and Zoning Concept Map														
Draft an Administrative Manual on Application Submittal Process														
Planning Commission Update														
County Council Update														
Draft the Remaining Chapters for the UDO Update														
Draft Proposed Zoning Map														
Finalize Administrative Manual on Application Submittal Process														
Coordinate and Conduct Community Meetings and/or Focus Groups														
Planning Commission Public Hearings on Updated UDO														
Revisions to Final Updated UDO As Needed														
County Council Adoption of Updated UDO														
Complete Updated Zoning Map														
Planning Commission Public Hearings on Updated Zoning Map														
Revisions to Final Zoning Map As Needed														
County Council Adoption of Updated Zoning Map														

Phase I - UDO Update and Zoning Concept Map (January 2015- June 2015) -----
 Phase II - Final UDO Update and Zoning Map (July 2015 - Feb 2016) -----

April 14, 2015

STATE OF SOUTH CAROLINA

)

ORDINANCE NO. 2015-1351

COUNTY OF LANCASTER

)

)

AN ORDINANCE

TO IMPOSE A NINE (9) MONTH MORATORIUM ON THE ACCEPTANCE AND PROCESSING OF APPLICATIONS FOR DISTRICT BOUNDARY AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE OF LANCASTER COUNTY IN THE AREA OF THE COUNTY NORTH OF HIGHWAY 5; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

WHEREAS, Lancaster County Council has observed a substantial increase in development throughout the County, but particularly in the unincorporated Indian Land area of the County; and

WHEREAS, as evidence of that development and growth, the following statistics have been recognized: Lancaster County is the fastest growing county in the state between 2013 and 2014 with a 3.3% population increase during that year; there is at present in excess of 18,000 parcels that have been rezoned and are ready for development today in the Indian Land area alone; and

WHEREAS, Council is concerned about the rapid growth of the County and protecting the existing rural areas north of Highway 5 in Van Wyck, not only now, but also in future years and the potential for conflicts between residential, commercial and industrial development; and

WHEREAS, the present Unified Development Ordinance (UDO) of Lancaster County was presented and passed by Council on September 28, 1998 and, over the past seventeen (17) years, the UDO has proven to be in need of rewrite and update as a result of the growth noted herein; and

WHEREAS, Council adopted a Comprehensive Plan 2014–2024 on December 8, 2014 which includes a Future Land Use Map with flexibility for appropriately mixing land uses and shaping the current development pattern of the County to protect each community's natural and cultural assets while balancing the demands for growth; and

WHEREAS, Lancaster County is currently developing a new Unified Development Ordinance and Zoning Map to implement the Comprehensive Plan Guiding Principles, Plan Implementation and provide recommendations as to the appropriate land use, zoning district designations and development regulations for all properties; and

WHEREAS, the development of the new Unified Development Ordinance will require adequate time to prepare the new UDO and Zoning Map necessary to adequately manage growth in both the urban and rural areas in Lancaster County, and

WHEREAS, in order to accomplish the stated goal of an updated Unified Development Ordinance with the development of new zoning district designations and development regulations, Council deems it necessary and appropriate to impose a Moratorium, effective Monday, May 18, 2015, on the County's acceptance and processing of applications for district boundary amendments to the UDO for **all real properties located in Lancaster County north of the following boundary: from a point at the western boundary with York County along Highway 5 until its intersection with Highway 521, then preceding in a northeastern direction along Old Church Road until its intersection with the Union County, NC state line, then further northward to the North Carolina state line** for a nine (9) month period so as to preserve the status quo until the Planning Commission and Planning Department staff have completed their work and come forward with the recommendations called for in this ordinance.

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:

1a. **New UDO and Zoning Map Initiated Provision for Recommendations.** The Lancaster County Planning Commission and Planning Department staff shall review and consider a new UDO and Zoning Map and make recommendations to County Council for new zoning district designations, development regulations and appropriate zoning necessary to adequately manage growth throughout the County.

1b. **Nine (9) Month Moratorium Adopted.** Effective May 18, 2015, no applications for district boundary map amendments to the UDO shall be accepted and processed by the Planning Department staff for **all real properties located in Lancaster County north of the following boundary: from a point at the western boundary with York County along Highway 5 until its intersection with Highway 521, then proceeding in a northeastern direction along Old Church Road until its intersection with the Union County, NC state line, then further northward to the North Carolina state line** for a period of nine (9) months (the "Moratorium"). The Moratorium is imposed in order to allow the Lancaster County Planning Commission and Planning Department staff time to conduct the work specified in Section 1a. above. The Moratorium shall not affect development in progress that has already received approval from County Council and shall not affect rezoning applications and development agreements submitted to the Planning Department as of Second Reading of this Ordinance. In the event of a natural disaster, the County Administrator may suspend the Moratorium to the extent necessary to protect and preserve the public health, safety and general welfare.

1c. **Extension of Moratorium by Resolution.** No earlier than thirty (30) days prior to the expiration of the Moratorium, should the County Administrator determine that there is insufficient time for the Council to consider the repeal of the existing UDO and the adoption of a new UDO and Zoning Map and related recommendations, then, in that event, the County Administrator shall so notify Council of this time constraint and, thereafter, Council may by Resolution extend the Moratorium expiration by up to an additional ninety (90) day period.

2. **Severability:** If a Section, Sub-section, or part of the Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section, or part of the Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.

3. **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Lancaster County, then the preceding Section, Sub-section, or part shall be deemed repealed and no longer in effect.

4. **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2015.

LANCASTER COUNTY, SOUTH CAROLINA

Bob Bundy, Chair, County Council

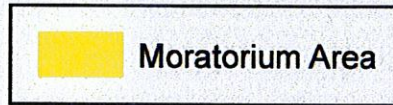
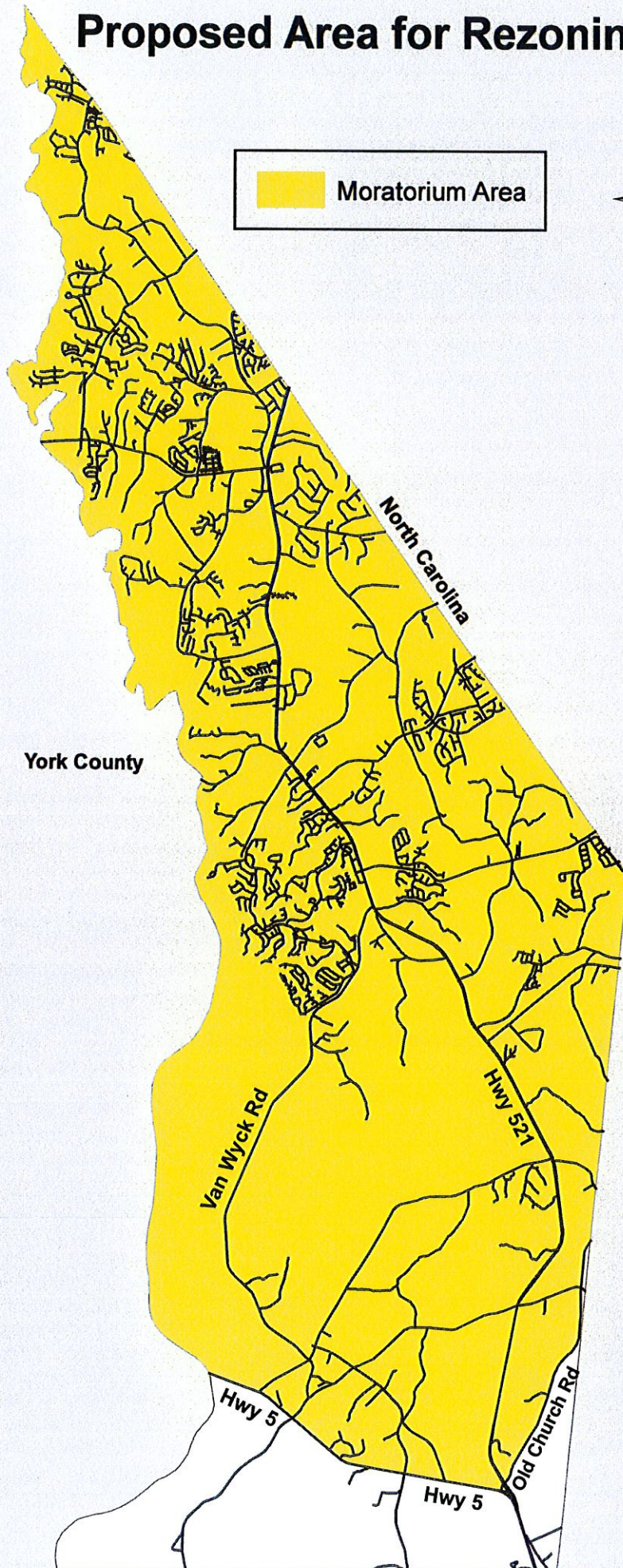
Steve Harper, Secretary, County Council

ATTEST:

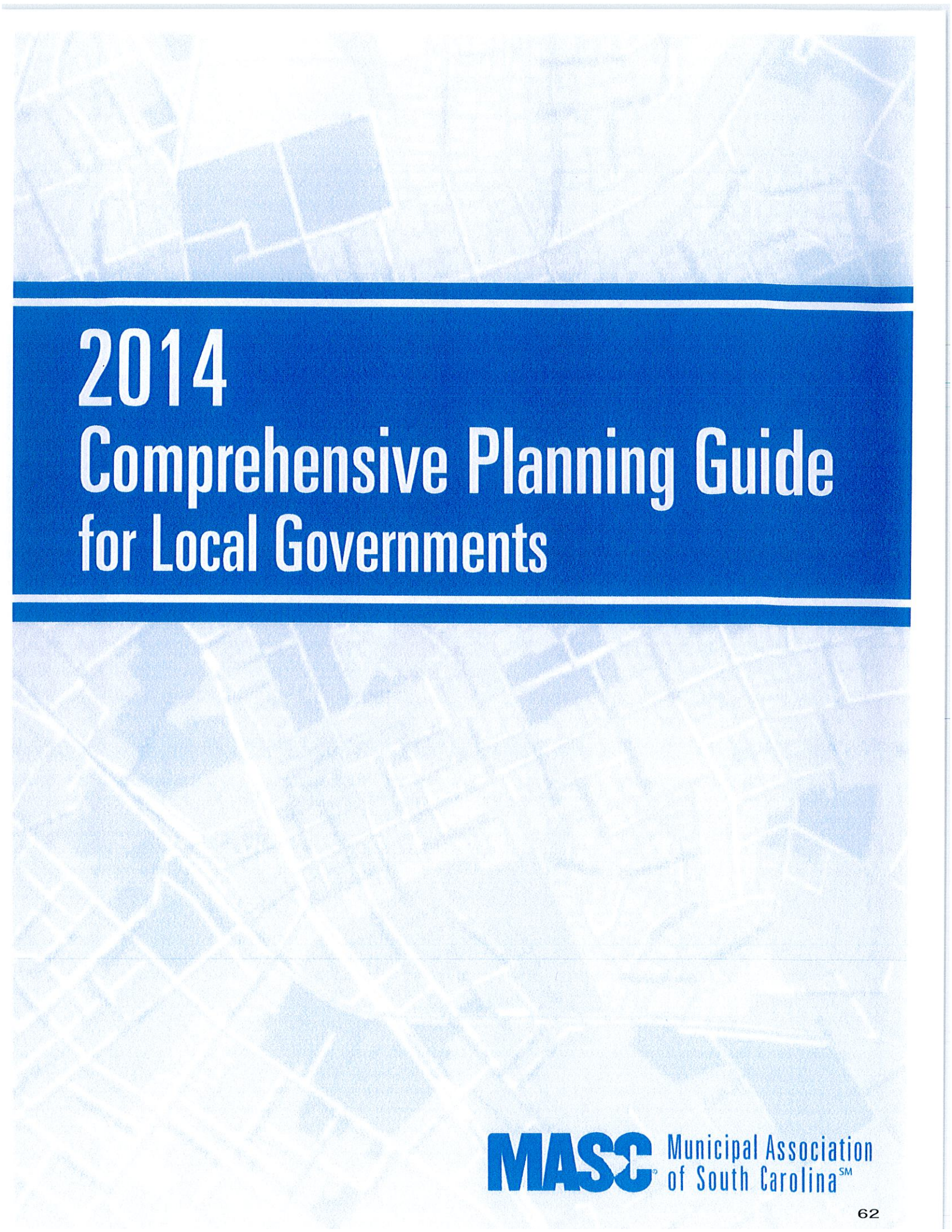
Debbie C. Hardin, Clerk to Council

First Reading:	May 11, 2015	Tentative
Second Reading:	May 18, 2015	Tentative
Public Hearing:	June 8, 2015	Tentative
Third Reading:	June 22, 2015	Tentative

Proposed Area for Rezoning Moratorium



Disclaimer:
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The background of the entire page is a light blue aerial map showing a grid of streets and some green spaces. A solid dark blue horizontal band runs across the middle of the page, containing the title text.

2014 Comprehensive Planning Guide for Local Governments

(4th Cir. 1988); *Naegele Outdoor Advertising, Inc. v. City of Durham*, 803 F. Supp. 1068 (M.D.N.C. 1992). The zoning ordinance may provide for termination of nonconforming uses within a specified time without regard to lack of intentional abandonment of the use by the landowner. *Gurganious v. City of Beaufort*, 317 S.C. 481, 454 S.E.2d 912 (Ct. App. 1995).

Abandonment. Abandonment of a nonconforming use for a time specified in the zoning ordinance can terminate the right to continue the use. *Maguire v. City of Charleston*, 271 S.C. 451, 247 S.E.2d 817 (1978). In the absence of an objective time frame for abandonment, the common law definition of abandonment applies and requires an intent to relinquish the right to use the property. *City of Myrtle Beach v. Juel P. Corporation*, 344 S.C. 43, 543 S.E.2d 538 (2001), citing *Conway v. City of Greenville*, 254 S.C. 96, 173 S.E.2d 648 (1970).

Pending Ordinance Doctrine/Moratorium

The "pending ordinance doctrine," which is recognized by state case law, gives local governments the authority to refuse a permit for a land use when the use is not allowed under a then-pending and later-enacted zoning ordinance. A zoning administrator has the authority to refuse a permit for a use which is repugnant to the terms of a proposed zoning ordinance or amendment pending at the time of application for the permit. An ordinance is legally pending when the governing body has resolved to consider a particular scheme of rezoning and has advertised to the public its intention to hold public hearings on the rezoning. *Sherman v. Reavis*, 273 S.C. 542, 257 S.E.2d 735 (1979); *Continental Southeastern Group v. City of Folly Beach*, 290 S. C. 206, 348 S. E. 2d 837 (1986); *Stratos v. Town of Ravenel*, 297 S.C. 309, 376 S.E.2d 783 (Ct. App. 1989); *Covenant Media of South Carolina, LLC v. City of North Charleston*, 493 F.3d 421 (4th Cir. 2007) (also distinguishing the "time of application" rule in the absence of evidence of reliance by the applicant). In *Scott v. Greenville County*, 716 F. 2d 1409, 1419 n. 10 (4th Cir. 1983), the court panel suggested that, under South Carolina law, an ordinance would not be considered as "pending" under the pending ordinance doctrine at the time when a governing body merely first announced an intention to consider rezoning and simply referred the matter to the planning commission.

In *Simpkins v. City of Gaffney*, 315 S. C. 26, 431 S.E.2d 592 (Ct. App. 1993), the court held that a resolution of city council setting a moratorium on construction of multi-family dwellings was not a pending "ordinance" and did not suspend an existing valid zoning ordinance. A zoning ordinance must be amended by an ordinance, not by a resolution.

A request for a permit should be denied when a pending ordinance would allow a use then prohibited by the existing ordinance. The pending ordinance doctrine protects the public interest by preventing a change in use. Allowing a use under a pending ordinance that may not be adopted is contrary to the public interest.

A related legal concept is the "moratorium." A local government can enact an ordinance suspending further permitting under a zoning or land development ordinance while it considers whether to amend or repeal the suspended ordinance. A local government cannot adopt an ordinance imposing a moratorium "on a construction project" for which a permit

has been granted unless it gives two weeks' notice by newspaper publication in the county in which the project is located. S.C. Code § 6-1-110. No moratorium may be imposed without at least two readings, which are a week apart. Section 6-1-110 provides express statutory authorization for a moratorium on construction projects by ordinance.

However, the moratorium should be uniformly applied, and the moratorium period must be of a reasonable duration. A temporary moratorium is not a *per se* taking of property requiring compensation under the Takings Clause of the Fifth Amendment of the U. S. Constitution. *Tahoe-Sierra Preservation Council, Inc. v. Tahoe Regional Planning Agency*, 535 U. S. 302, 122 S. Ct. 1465, 152 L. Ed. 2d 517 (2002).

Spot Zoning

Zoning a small parcel as an island surrounded by a district with different zoning may be spot zoning. The Supreme Court stated that invalid "spot zoning" is the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area to benefit the owners of such property and to the detriment of other owners. *Bob Jones University, Inc. v. City of Greenville*, 243 S.C. 351, 133 S.E.2d 843 (1963). The mere fact that business property adjoins residential property does not mean that the commercial zoning is invalid spot zoning. See *Talbot v. Myrtle Beach Board of Adjustment*, 222 S.C. 165, 72 S.E.2d 66 (1952); *Knowles v. City of Aiken*, 305 S.C. 291, 407 S.E.2d 639 (1991).

Small areas may be rezoned as long as the action is not arbitrary or unreasonable. To help avoid the problem of spot zoning, many zoning ordinances include a provision prohibiting some types of free standing zoning districts of less than two acres.

Takings/ Eminent Domain/ Inverse Condemnation/ Regulatory Takings

Property owners often challenge governmental zoning actions, zoning ordinances and other land use regulations with the claim of "taking," "inverse condemnation" or "regulatory taking" of their property without just compensation.

The Takings Clause of the Fifth Amendment to the U.S. Constitution and Article I § 13 of the South Carolina Constitution both provide that private property shall not be taken for public use without just compensation. These constitutional provisions do not prohibit the government from the taking of private property. Instead, it places a condition of just compensation on the exercise of that power. *First English Evangelical Lutheran Church of Glendale v. County of Los Angeles*, 482 U.S. 304, 107 S.Ct. 2378, 96 L.Ed 2d 250 (1987).

Under the analysis applied by the courts, takings may be direct or indirect, total or partial, physical or regulatory, and permanent or temporary. The takings analysis under South Carolina law is the same as the analysis under federal law. *Westside Quik Shop, Inc. v. Stewart*, 341 S.C. 297, 534 S.E.2d 270 (2000).

Eminent Domain. The federal and state constitutional takings provisions clearly require governments to pay landowners just compensation when the government undertakes a "classic" (direct, physical and permanent) taking such as the direct physical appropriation,

Lancaster County Council Agenda Item Summary

Date of Request: 3/16/15

Contact Person / Sponsor: Nick Cauthen

Department: Planning

Issue under Consideration:

This is a rezoning application of Mr. Jerry Catledge to rezone \pm 0.75 acres from R-15, Moderate Density Residential/Agricultural District To R-15S, Moderate Density Residential/Manufactured Housing/Agricultural District. The applicant is proposing the addition of a manufactured home to the property in order to care for his mother.

The property is located at 1109 Tenth St. Lancaster, S.C.

Points to Consider:

The facts and findings of this report show that the property is designated as urban on the future land use map. Urban is defined as a walkable neighborhood with additional intensity by the Lancaster County Comprehensive Plan 2014-2024. However, the future land use map does not differentiate between site built and manufactured homes. The subject parcel was granted a variance on March 10th of this year allowing the placement of a site built home and a manufactured home on 0.75 acres of property pending a successful petition to rezone the property. The variance was granted based on the fact that a flood zone is located directly behind the property and that manufactured homes are located in the surrounding area. There are 3 manufactured homes adjacent to the subject property along with a manufactured home behind the Rescue Squad on the corner of Tenth Street and Great Falls Highway that is approximately 500 feet away.

Funding and Liability Factors:

N/A

Options:

N/A

Recommendations:

It is therefore the recommendation of the planning staff that the rezoning request for the property located at 1109 Tenth St. Lancaster, S.C. be Approved.

At the Lancaster County Planning Commission meeting on Tuesday, April 21, 2015 the Commission voted to Approve the rezoning application of Mr. Jerry Catledge by a vote of (6-0).

The entire background information was presented to the Planning Commission and copies may be obtained on the Planning Department's website under Planning Commission Agendas and Minutes.

Attachments: Planning Staff Report, Maps, Ordinance

PLANNING STAFF REPORT: RZ-015-007

I. FACTS

A. GENERAL INFORMATION

Proposal: This is a rezoning application of Mr. Jerry Catledge to rezone ± 0.75 acres from R-15, Moderate Density Residential/Agricultural District **To** R-15S, Moderate Density Residential/Manufactured Housing/Agricultural District. The applicant is proposing the addition of a manufactured home to the property in order to care for his mother.

Property Location: The property is located at 1109 Tenth St. Lancaster, S.C.

Legal Description: Tax Map Number 81I, Block A, Parcel 3

Zoning Classification: Current: R-15, Moderate Density Residential/Agricultural District

Voting District: District 5, Steve Harper

B. SITE INFORMATION

Site Description: A site built home is located on the ± 0.75 acre property.

C. VICINITY DATA

Surrounding Conditions: The surrounding properties are zoned R-15: Moderate Density Residential/Agricultural District, B-3: General Commercial District, and B-4: Restricted Commercial District. First Pentecostal Holiness Church is located across the street from the subject property and Bear Creek is located behind the subject property.

D. EXHIBITS

1. Rezoning Application
2. Location Map
3. Future Land Use Map
4. Tax Inquiry Sheet
5. BZA Case 015-001 Information
6. UDO – Ch. 2 Section 2.1.1 Residential Districts
7. Table of Uses – R15S

II. FINDINGS

CODE CONSIDERATIONS

The R-15, Moderate Density Residential/Agricultural District, is designed to accommodate the most dense single-family residential developments (not including manufactured homes) in areas of the county which are either experiencing urban growth or which are expected to experience urban growth in the near future.

Date of 1st Reading: 5-11-15

☐ Approved ☐ Denied ☐ No Action

Date of 2nd Reading: 5-18-15

☐ Approved ☐ Denied ☐ No Action

Date of 3rd Reading: 6-8-15

☐ Approved ☐ Denied ☐ No Action

The R-15S, Moderate Density Residential/Manufactured Housing/Agricultural District, contains the same regulations as the R-15 district except for the following:

- a. Both single-wide and multi-wide manufactured housing units are allowed based on siting criteria (see section 4.1.12) in addition to site-built and modular homes.
- b. This zoning district classification should be used to designate existing and future manufactured home subdivisions which do not/are not intended to consist of at least 50 percent multi-wide manufactured housing units.
- c. This zoning district classification is appropriate adjacent to manufactured housing parks.

III. CONCLUSIONS

The facts and findings of this report show that the property is designated as urban on the future land use map. Urban is defined as a walkable neighborhood with additional intensity by the *Lancaster County Comprehensive Plan 2014-2024*. However, the future land use map does not differentiate between site built and manufactured homes. The subject parcel was granted a variance on March 10th of this year allowing the placement of a site built home and a manufactured home on 0.75 acres of property pending a successful petition to rezone the property. The variance was granted based on the fact that a flood zone is located directly behind the property and that manufactured homes are located in the surrounding area. There are 3 manufactured homes adjacent to the subject property along with a manufactured home behind the Rescue Squad on the corner of Tenth Street and Great Falls Highway that is approximately 500 feet away.

IV. RECOMMENDATION:

It is therefore the recommendation of the planning staff that the rezoning request for the property located at 1109 Tenth St. Lancaster, S.C. be **APPROVED**.

V. RECOMMENDATION FROM PLANNING COMMISSION MEETING:

At the Lancaster County Planning Commission meeting on Tuesday, April 21, 2015 the Commission voted to **APPROVE** the rezoning application of Jerry Catledge by a vote of (6-0).

RZ 015-007



Subject Property

Lancaster
County
South Carolina

200

400 Feet

RZ 015-007



r15

r15

r15

b4

JONATHAN

b3

r15

Subject Property

r15

r15

r15

r15

10TH

r15

r15

b3

b3

b3

b3

b3

GREAT FALLS

CONVERSE

Lancaster
County
South Carolina

Endorse

This is the official map of the County of Lancaster, South Carolina, and is subject to change without notice. The County of Lancaster is not responsible for any errors or omissions in this map. The County of Lancaster is not responsible for any damages or losses resulting from the use of this map. The County of Lancaster is not responsible for any claims or liabilities resulting from the use of this map. The County of Lancaster is not responsible for any claims or liabilities resulting from the use of this map.

0

200

400 Feet

RZ 015-007



URBAN

URBAN

URBAN

URBAN

JONATHAN

URBAN

URBAN

Subject Property

URBAN

10TH

URBAN

URBAN

URBAN

URBAN

URBAN

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URBAN

URBAN

GREAT FALLS

CONVERSE

URBAN

URBAN

Lancaster
County
South Carolina

0 200 400 Feet

Disclaimer
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STATE OF SOUTH CAROLINA

)

COUNTY OF LANCASTER

)

ORDINANCE NO. 2015-1353

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE PROPERTY OWNED BY RUBY D. CATLEDGE, REPRESENTED BY JERRY CATLEDGE, LOCATED AT 1109 TENTH STREET FROM R-15, MODERATE DENSITY RESIDENTIAL/AGRICULTURAL DISTRICT TO R-15S, MODERATE DENSITY RESIDENTIAL/MANUFACTURED HOUSING/AGRICULTURAL DISTRICT; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Jerry Catledge applied to rezone property located at 1109 Tenth Street from R-15, Moderate Density Residential/Agricultural District to R-15S, Moderate Density Residential/Manufactured Housing/Agricultural District.

(b) On April 21, 2015, 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.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from R-15, Moderate Density Residential/Agricultural District to R-15S, Moderate Density Residential/Manufactured Housing/Agricultural District for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. 00811-0A-003.00

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, this ____ day of _____, 2015.

LANCASTER COUNTY, SOUTH CAROLINA

Bob Bundy, Chair, County Council

Steve Harper, Secretary, County Council

ATTEST:

Debbie C. Hardin, Clerk to Council

First Reading: 5-11-15	Tentative
Second Reading: 5-18-15	Tentative
Third Reading: 6-8-15	Tentative

Approved as to form:

County Attorney

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Agenda Item Summary

Ordinance # / Resolution#: n/a

Contact Person / Sponsor: Debbie Hardin

Department: Administration

Date Requested to be on Agenda: 5-11-15

Issue for Consideration:

Board and Commission appointments.

Points to Consider:

Historic Commission/District 2 - Sadie Ann Belk – 2nd term

Funding and Liability Factors:

n/a

Council Options:

Make appointments as requested / deny appointments

Recommendation:

Appoint the above listed board and commission members.



**Lancaster
County
Fire Rescue**

PO Box 1809
Lancaster, SC
29721

Business Phone
803-283-8888

Fax
803-283-6333

E-mail
LCFR@compurium.net

Sound and Progressive



Date: May 1, 2015
To: Debbie Hardin, Clerk to Council
From: Morris Russell, Director *MLR*
Subject: Fire Commission Members for 2015-2019

The Lancaster County Fire Commission respectfully submits five new members, named below, for approval by the Lancaster County Council.

Antioch Fire Department
Denny Ken Helms, Jr.
1302 Rocky River Rd
Lancaster, SC 29720
(803) 804-1268

Gooches Fire Department
Terrance Ward
1329 Westwood Rd
Lancaster, SC 29720
(803) 287-2510

Charlotte Rd/Van Wyck Fire Department
Timothy Craig Roof
892 Rock Hill Hwy
Lancaster, SC 29720
(803) 762-8229

Heath Springs Fire Department
Tracy C. Benton
210 Cauthen St
Heath Springs, SC 29058
(803) 342-2126

Flat Creek Fire Department
Kenneth Sims
7894 Flat Creek Rd
Kershaw, SC 29067
(803) 475-0680

If you have questions or need any additional information, please contact our office.

Agenda Item Summary

Ordinance # / Resolution#:	Discussion Item Only
Contact Person / Sponsor:	Steve Willis/ Veronica Thompson/ Kim Hill
Department:	Admin/ Finance
Date Requested to be on Agenda:	May 11, 2015

Issue for Consideration:

Discussion of budgetary items from the Committee of the Whole meeting.

Points to Consider:

A spreadsheet with items mentioned, costs, and millage impact is attached as information.

Council may elect to fund some or none of these options. You cannot afford to fund them all.

The two items under "OTHER" are listed as General Fund dollars rather than capital. While not personnel related, they would be recurring expenses and not suitable for a capital outlay.

On a similar note, I must point out that it would be the intention of staff to seek restoration of the demolition funds in the 2016-17 FY.

Funding and Liability Factors:

Funding is noted for each item. As mentioned above, Council may elect to mix and match items to fund some or none of the items listed.

Council Options:

Council may come to consensus regarding which items, if any, that you desire to add into the budget at 1st reading.

At this point the budget as discussed at the Committee of the Whole meeting will come to Council at 1st reading. It now includes funding for four additional deputies, another Public Defender, another Solicitor, and consulting engineering for stormwater. It is balanced with a 2.4 mil increase in County Ordinary millage and a 0.2 mil (each) increase in Capital, Court Security, and USC-L and a 1.7 mil decrease in Debt Service. This yields an overall millage increase of 2.7 mils at the maximum rate/ 1.3 mil increase as the budget stood at the Committee of the Whole meeting.

Recommendation:

This has not been to a Committee as it is in the hands of Council acting as the Committee of the Whole. You can afford to do some, but not all, of the items listed in the attachment. Council must decide what items, if any, to add to the budget based on what outcomes you want to see from the budget.

Department	Personnel				Notes
	Item	Recurring	Mils	Capital Exp.	
051 ELECTIONS	PT/Temporary Person	\$23,813	0.084		
029 Zoning	Zoning Officer				
	Wages	33,200			
	Fringe Benefits	18,637			
	Vehicle			25,000	
	Cubicles			14,000	
	**Demolition Deduction	(30,000)			
	Total	\$21,837	0.077	\$39,000	Fund balance on capital
**NOTE - the deduction for demolition is a one time event due to available grant funding and full GF funding would be requested in FY 16-17					
801 RECREATION	Program Supervisor				
	Wages	\$32,279			
	Fringe benefits	\$18,933			
	Total	\$51,212	0.181		
110 SHERIFF	Expungement Clerk				
	Wages	\$23,000			
	Fringe benefits	\$16,406			
	Total	\$39,406	0.139		
	Subtotal for Personnel	\$136,268	0.481	\$39,000	
014 DIRECT ASSISTANCE	Clemson Extension	\$25,000	0.088		
144 FIRE	Turnout Gear	\$25,000	0.088		
NOTE - these two items are NOT shown as capital as they would be recurring expenses.					
	Total for all above	\$186,268	0.658		
CTY WIDE	1% COLA W/ \$450 FLOOR	\$282,343	0.997		Includes fringe
CTY WIDE	1% COLA W/ NO FLOOR	\$232,496	0.82		Includes fringe
					OVER BY
		\$468,611	1.66		\$72,337
TOTAL - All of the above with	1% COLA W/ \$450 FLOOR	\$418,764	1.48		\$22,490
TOTAL - All of the above with	1% COLA W/ NO FLOOR				
	Available at Maximum Increase	\$396,274	1.4		
	1.4 mils X \$283,053				

COUNTY OF LANCASTER PROPERTY TAX EXAMPLES
DRAFT - FULL MAXIMUM MILLAGE

Profile	An Owner Occupied Home with a market value of:	\$100,000
Data	Two (2) Vehicles with a combined market value of:	\$30,000

Item		Current	Proposed	Difference
Taxing Data	Assessment Ratio - Home	4.00%	4.00%	0.00%
	Assessment Ratio - Vehicles	6.00%	6.00%	0.00%
	Assessed Value - Home	\$4,000.00	\$4,000.00	\$0.00
	Assessed Value - Vehicles	\$1,800.00	\$1,800.00	\$0.00
	Tax Rate in Mils	96.9	99.6	2.7
	Sales Tax Credit Factor	.000704	.000639	-.000065

Tax on Home	Gross Tax (+)		\$387.60	\$398.40	\$10.80
	Minus Credit Amount = (-)		\$70.40	\$63.90	-\$6.50
	Net Tax (=)		\$317.20	\$334.50	\$17.30

Tax on Vehicles	Gross Tax (+)		\$174.42	\$179.28	\$4.86
	Minus Credit Amount = (-)		\$21.12	\$19.17	-\$1.95
	Net Tax (=)		\$153.30	\$160.11	\$6.81

Tax Combined	Gross Tax (+)		\$562.02	\$577.68	\$15.66
	Minus Credit Amount = (-)		\$91.52	\$83.07	-\$8.45
	Net Tax (=)		\$470.50	\$494.61	\$24.11

PROPERTY TAX & SALES TAX CREDIT IMPACT ESTIMATE

ITEM	RESIDENTIAL	RESIDENTIAL	TWO PRIVATE	COMMERCIAL	INDUSTRIAL
	Owner Occ	Rental	AUTOS		
Market value	100,000	100,000	30,000	500,000	1,000,000
Assessment ratio	4.0%	6.0%	6.0%	6.0%	10.5%
Assessed value	4,000	6,000	1,800	30,000	105,000

Current	Tax rate in mils	96.9	96.9	96.9	96.9	96.9
Fiscal Year	Sales tax credit factor	.000704	.000704	.000704	.000704	.000704
	Gross tax	387.60	581.40	174.42	2,907.00	10,174.50
	Credit amount	-70.40	-70.40	-21.12	-352.00	-704.00
	Billed tax	317.20	511.00	153.30	2,555.00	9,470.50

Next	Tax rate in mils	99.6	99.6	99.6	99.6	99.6
Fiscal Year	Sales tax credit factor	.000639	.000639	.000639	.000639	.000639
	Gross tax	398.40	597.60	179.28	2,988.00	10,458.00
	Credit amount	-63.90	-63.90	-19.17	-319.50	-639.00
	Billed tax	334.50	533.70	160.11	2,668.50	9,819.00

DIFFERENCE	17.30	22.70	6.81	113.50	348.50
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GF	Court	USCL	Debt	Capital	SUM
78.0	3.4	4.1	7.0	4.4	96.9
81.8	3.6	4.3	5.3	4.6	99.6

COUNTY OF LANCASTER PROPERTY TAX EXAMPLES
DRAFT - COMM. OF THE WHOLE MILLAGE

Profile	An Owner Occupied Home with a market value of:	\$100,000
Data	Two (2) Vehicles with a combined market value of:	\$30,000

Item		Current	Proposed	Difference
Taxing Data	Assessment Ratio - Home	4.00%	4.00%	0.00%
	Assessment Ratio - Vehicles	6.00%	6.00%	0.00%
	Assessed Value - Home	\$4,000.00	\$4,000.00	\$0.00
	Assessed Value - Vehicles	\$1,800.00	\$1,800.00	\$0.00
	Tax Rate in Mils	96.9	98.2	1.3
	Sales Tax Credit Factor	.000704	.000639	-.000065

Tax on Home	Gross Tax (+)		\$387.60	\$392.80	\$5.20
	Minus Credit Amount = (-)		<u>\$70.40</u>	<u>\$63.90</u>	<u>-\$6.50</u>
	Net Tax (=)		\$317.20	\$328.90	\$11.70

Tax on Vehicles	Gross Tax (+)		\$174.42	\$176.76	\$2.34
	Minus Credit Amount = (-)		<u>\$21.12</u>	<u>\$19.17</u>	<u>-\$1.95</u>
	Net Tax (=)		\$153.30	\$157.59	\$4.29

Tax Combined	Gross Tax (+)		\$562.02	\$569.56	\$7.54
	Minus Credit Amount = (-)		<u>\$91.52</u>	<u>\$83.07</u>	<u>-\$8.45</u>
	Net Tax (=)		\$470.50	\$486.49	\$15.99

PROPERTY TAX & SALES TAX CREDIT IMPACT ESTIMATE

ITEM	RESIDENTIAL	RESIDENTIAL	TWO PRIVATE	COMMERCIAL	INDUSTRIAL
	Owner Occ	Rental	AUTOS		
Market value	100,000	100,000	30,000	500,000	1,000,000
Assessment ratio	4.0%	6.0%	6.0%	6.0%	10.5%
Assessed value	4,000	6,000	1,800	30,000	105,000

Current	Tax rate in mils	96.9	96.9	96.9	96.9	96.9
Fiscal Year	Sales tax credit factor	.000704	.000704	.000704	.000704	.000704
	Gross tax	387.60	581.40	174.42	2,907.00	10,174.50
	Credit amount	-70.40	-70.40	-21.12	-352.00	-704.00
	Billed tax	317.20	511.00	153.30	2,555.00	9,470.50

Next	Tax rate in mils	98.2	98.2	98.2	98.2	98.2
Fiscal Year	Sales tax credit factor	.000639	.000639	.000639	.000639	.000639
	Gross tax	392.80	589.20	176.76	2,946.00	10,311.00
	Credit amount	-63.90	-63.90	-19.17	-319.50	-639.00
	Billed tax	328.90	525.30	157.59	2,626.50	9,672.00

DIFFERENCE		11.70	14.30	4.29	71.50	201.50
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GF	Court	USCL	Debt	Capital	SUM
78.0	3.4	4.1	7.0	4.4	96.9
80.4	3.6	4.3	5.3	4.6	98.2

SUBJECT: LEMPG ALLOCATION GRANT

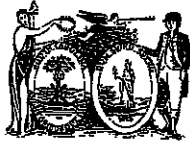
Attached is information on the 2015 Local Emergency Management Performance Grant. This is a block grant that is formula driven to award amounts to the various counties. The grant has a match but it is with in-kind services and no local cash match is required or utilized.

As with any grant we want to make sure Council is aware but since there is no local cash match, this is presented as information only.

Please advise if you need any additional information.

SW

The State of South Carolina
Military Department



OFFICE OF THE ADJUTANT GENERAL

ROBERT E. LIVINGSTON, Jr.
MAJOR GENERAL
THE ADJUTANT GENERAL

April 28, 2015

Morris Russell, Director
Lancaster County Emergency Management
P.O. Box 1809
Lancaster, SC 29721

REF: 2015 LEMPG Allocations

Dear Mr. Russell:

This is the 2015 Local Emergency Management Performance Grant (LEMPG) application requirements notification. All required information to apply for the county grant is found at [REDACTED]. The Username is [REDACTED] and the password is [REDACTED]. A copy of this letter has been sent to your county administrator/manager for information. Your county's estimated annual award is \$58,524 which includes \$35,000 for EM Special Project funding. Your completed grant application is due to EMD by Friday May 22, 2015. Please note that this is not an award letter, but an application request to receive the grant funds. An actual award letter will be forwarded following SCEMD's award from the federal government.

The county will be reimbursed upon receipt of quarterly reports with supporting documentation of allowable expenditures. Each county will be responsible for providing the match for the grant award. **If your county has elected to participate in WebEOC software, the yearly charge becomes part of the grant award and must be matched.** Please note that the period of performance for the 2015 LEMPG is July 1, 2015 to June 30, 2016.

Of special note are the requirements outlined below:

1. Planning: LEMPG program participants must ensure EOPs are Comprehensive Preparedness Guidance (CPG) 101 v.2 compliant.
2. Exercises: LEMPG program funded personnel, to include personnel used as match, must participate in no less than three exercises in a 12-month period.
3. Training: LEMPG program funded personnel, to include personnel used as match, must complete the following training requirements: IS-100.b, IS-200.b, IS-700.a, IS-800.b, IS-139, IS-230.d, IS-235.b, IS-240.a, IS-241.a, IS-242.a, and IS-244.b.
4. The CERT program is now funded with LEMPG funds that must be matched by the county. Counties that want to participate must request the additional CERT funds up to a maximum of \$9,000.00, add to their budget submission and include as a scope of work item.
5. The Department of Homeland Security adopted 2 C.F.R. Part 200. Now that DHS has adopted 2 C.F.R. Part 200, these new regulations will apply to all new FEMA grant awards that are made on or after December 26, 2014.

A 2015 LEMPG checklist has been added in the FTP site to assist in preparing the application.

Emergency Management Division

2779 Fish Hatchery Road

West Columbia, South Carolina 29172

(803) 737-8500 • (803) 737-8570

Finance and Administration

April 28, 2015

Page Two

If you have any questions or if we can assist you in any way, please contact Morgan Denny, (803) 737-8559, Deborah Dawson, (803) 737-8598, or your Regional Emergency Manager.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Stenson', with a long horizontal flourish extending to the right.

Kim Stenson
Director

KS/dd

CC: County Administrators

MEETINGS & FUNCTIONS – 2015

DAY/DATE	TIME	FUNCTION/LOCATION
Monday, May 11 th	6:30 p.m.	Regular Council Meeting
Tuesday, May 12 th	3:00 p.m.	I&R Committee Council Conference Room
Monday, May 18 th	6:30 p.m.	Regular Council Meeting
Thursday, May 21 st	4:30 p.m.	Administration Committee Council Conference Room
Monday, May 25 th	Holiday	County Offices Closed for Memorial Day
Monday, June 8 th	6:30 p.m.	Regular Council Meeting
Thursday, June 18 th	6:00 p.m.	Board Member of the Year Dinner Historic Courthouse
Monday, June 22 nd	6:30 p.m.	Regular Council Meeting
Tuesday, June 23 rd	8:00 a.m.	Public Safety Committee Meeting

LANCASTER COUNTY STANDING MEETINGS

3rd Thursday of each month 4:30 p.m. Administration Committee
 2nd Tuesday of each month 3:00 p.m. Infrastructure and Regulation Committee
 2nd Tuesday of each month 8:00 a.m. Public Safety Committee
 1st Thursday of each month 7:00 p.m. Fire Commission, Covenant Street EOC Building
 2nd and 4th Tuesday of each month 9:00 a.m. Development Review Committee, Council Chambers
 2nd Tuesday of each month 6:30 p.m. Zoning Appeals Board, County Council Chambers
 2nd Tuesday of each month 6:30 p.m. Recreation Commission, 260 S. Plantation
 (Every other month – Beginning with Feb.) 6:00 p.m. Library Board, Carolinian Room, Library
 2nd Wed (Jan/March/May/July/Sept/Nov) 11:45 a.m. Health & Wellness Comm., various locations
 2nd Tuesday 6:00 p.m. Historical Commission, Library Conference Room
 3rd Thursday of each month 6:30 p.m. Community Relations Commission, County Council Chambers
 1st Thursday of each month 5:00 p.m. Planning Commission work session, County Council Chambers
 3rd Tuesday of each month 6:30 p.m. Planning Commission, County Council Chambers
 Quarterly (2nd Monday -March , June, Sept, Dec.) 6:30 p.m. Airport Commission, Airport Conference Room