

# Lancaster County Council Infrastructure and Regulation Committee

Tuesday, July 14, 2015

**County Council Conference Room  
Council Administration Building  
100 N. Main Street  
Lancaster, SC 29720**

1. **Call to Order – Committee Chair Larry Honeycutt** **3:00 p.m.**
2. **Approval of the agenda** *[deletions and additions of non-substantive matters]*
3. **Minutes of the June 9, 2015 meeting** – pgs.2-4
4. **Citizens Comments**
5. **Discussion / Action Items**
  - a. Large sports complex bond funding study. Hal Hiott – pgs.5-7
  - b. Ordinance to amend Multi-County Park Agreement between Lancaster County and Chesterfield County – John Weaver – pgs. 8-11
6. **Adjournment**

*Anyone requiring special services to attend this meeting should contact 285-1565 at least  
24 hours in advance of this meeting.*

*Lancaster County Council Infrastructure and Regulation Committee agendas are posted at the  
Lancaster County Administration Building and are available on the Website: [www.mylancastersc.org](http://www.mylancastersc.org)*



MINUTES OF THE LANCASTER COUNTY COUNCIL INFRASTRUCTURE AND  
REGULATION COMMITTEE  
COUNTY ADMINISTRATION BUILDING  
COUNCIL CONFERENCE ROOM  
101 N. MAIN STREET, LANCASTER

Members of the Lancaster County Council Infrastructure and Regulation Committee

Larry Honeycutt, Committee Chairman – District 4  
Larry McCullough, Council Member – District 1  
Jack Estridge, Council Member – District 6

**DRAFT**

Tuesday, June 9, 2015

The Committee Members present were Larry Honeycutt, Larry McCullough and Jack Estridge. Also present was Steve Willis, John Weaver, Debbie Hardin and other staff members. A quorum of the Lancaster County Council Infrastructure and Regulation Committee 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.

**Approval of Agenda**

Councilman McCullough requested that an executive session be added to the agenda to discuss a contractual matter regarding the Covington Development Agreement.

MOTION to approve the agenda as amended was made by Larry McCullough, SECONDED by Jack Estridge. Passed 3-0

**Executive Session**

Larry McCullough moved to go into executive session to discuss the Covington Development Agreement. SECONDED by Jack Estridge. Passed 3-0.

MOTION was made by Larry McCullough to come out of executive session. SECONDED by Jack Estridge. Passed 3-0.

Attorney John Weaver stated that in executive session there was a legal briefing where no votes were taken and no decisions were made.

**Minutes of the May 12, 2015 meeting**

MOTION was made by Larry McCullough to approve the minutes of the May 12, 2015 meeting. SECONDED by Jack Estridge. Passed 3-0.



**Chairman Comments**

There were no Chairman comments

**DRAFT**

**Citizen Comments**

Jane Tanner, commented on the Covington Development agreement agenda item.

**Discussion/Action**

***FAA grant regarding large aircraft at Lancaster Airport***

Steve Willis discussed the FAA grant and contract for services from the airport engineering firm regarding the design of a large aircraft apron at Lancaster Airport/McWhirter Field. Mr. Willis stated that this is the first of two pieces. There will be a design phase and a construction phase. He further discussed the funding liability of the total design project to be \$160,099; of this amount \$144,089 is federal, \$8,005 is state and \$8,005 is the local match. He reiterated that this is design and advance engineering such as environmental, storm water design, etc. and not actual construction.

MOTION was made by Larry McCullough to recommend to full Council moving forward with this grant. SECONDED by Jack Estridge. Passed 3-0.

***Development Agreement for Covington Development/Sinacori Builders***

John Weaver discussed that he will work with the attorney for the Covington Development, Mr. Ben Johnson to bring back to Council a final draft, redlined document of the changes as discussed in Executive Session. He also noted proposed changes to the development agreement are as follows:

1. Item 3.01b – widths of the sidewalks and maintenance
2. Item 4.01b – The two acres of gifted property being site and pad ready
3. Item 4.08 – historic site – plans of the Developer

Councilman McCullough stated that the widths of the sidewalks are proposed at 4 feet wide and with the new UDO rewrite they will be 6 feet wide, therefore, the Committee is requesting 6 foot wide sidewalks that will be maintained by the property owner or the homeowners association and not the county. He further discussed that the land for EMS/Fire that is to be gifted, be site ready.

Councilman McCullough further noted for the historic site, the Committee is requesting to find out the intentions of the developer regarding the site. Will there be benches, signage, etc.?

LANCASTER COUNTY COUNCIL INFRASTRUCTURE AND REGULATION  
COMMITTEE

JUNE 22, 2015

PAGE 3

Councilman Estridge requested that the Historic Commission be involved in the process for the historic site.

MOTION was made by Larry McCullough to endorse the Development Agreement if satisfactory answers to the Committee's request come back prior to the next Council meeting. SECONDED by Jack Estridge. Passed 3-0.

MOTION was made by Larry McCullough to recommend moving forward with the rezoning ordinance as related to the Covington development agreement. SECONDED by Jack Estridge. Passed 3-0.

**Adjournment**

There being no further business, the Committee adjourned.

Larry McCullough made a MOTION to adjourn. SECONDED by Jack Estridge. Passed 3-0.

Respectfully Submitted:

Approved by Committee Chair

Debbie C. Hardin  
Clerk to Council

\_\_\_\_\_  
Larry Honeycutt, Committee Chair

**DRAFT**

## Agenda Item Summary

Ordinance # / Resolution#:	Discussion/ Action Item
Contact Person / Sponsor:	Hal Hiott
Department:	Parks and Recreation
Date Requested to be on Agenda:	Infrastructure & Regulation Committee – July 14, 2015 County Council – July 27, 2015

### **Issue for Consideration:**

Funding for a study necessary to present the ballot question on a bond for a large sports complex.

### **Points to Consider:**

The only way to fund this project is to bring a ballot question to the voters on a Parks and Recreation bond. County Council lacks the bonding capacity to fund this project under our 8% cap.

The proposal is from Clemson University. They operate a Parks, Recreation, and Tourism Management program. We did check with USC Lancaster. USC operates a Hospitality Management program but it is oriented towards hotel and restaurant operations as opposed to parks.

This would include public input sessions as well as technical studies. The output will provide information necessary to bring factual data to the voters to allow them to make an informed decision.

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

The fee for the study is \$9,750. This is already in the FY 15-16 budget. An optional study on the economic impact is available if desired. That amount is not in the budget but could come from contingency.

### **Council Options:**

Council may accept or reject the study proposal.

### **Staff Recommendation:**

Proceed with the study to bring this bond question before the voters. A motion to approve the proposal as presented is needed. I do not recommend the economic impact study at this time.

### **Committee Recommendation:**

To be determined.



**TO:** Hal Hiott, Lancaster County  
**FROM:** Bob Brookover, PRTM  
**DATE:** June 9, 2015  
**RE:** Public Input Proposal/Scope of Work

Department of  
PARKS, RECREATION  
and TOURISM  
MANAGEMENT

263 Lehotsky Hall  
128 McGinty Court  
Clemson, SC  
29634-0735

P (864) 656-3400  
F (864) 656-2226

Dr. Bob Brookover will conduct public input sessions for Lancaster County. The purpose of this study is to determine the public's opinions about a regional park project being proposed. The outcome/deliverable will be a report outlining recommendations based on input received from town staff, key decision makers, stakeholders, and public input using a combination of focus group interviews/activities, quantitative input, and reviewing documentation provided by the county as requested.

**Goals of the project:**

- Determine public opinion about the location of the proposed park.
- Determine potential partners and roles partners might play in the development and operation of the proposed facilities.
- Determine the appropriate components/amenities to be included in the proposed park.
- Determine if additional components/amenities are necessary to make the proposed facilities attractive to a broad range of user groups.
- Determine how public opinion of needs aligns with program and facility needs and trends based on current demand.
- Determine the public's willingness to pay fees for the use of proposed facilities.

**The process will include the following activities:**

- 1) Meetings with Council, City Manager, Director, and other key staff.
- 2) Meeting to discuss process and verify background information to be scheduled
- 3) Conduct 8 Focus Groups/Individual Meeting Sessions

4) Conduct 1 Large Format Public Input Session

- Conduct a large format public input session (up to 170 participants) to include data collection using the iClicker system and traditional focus group activities. Room should be set up to accommodate up to 200 people at tables of 8-10 participants and have a projector and screen. Participants should be representative of the population of Lancaster County.

5) Recommendations/Report

Consultants will develop recommendations and present the report

Lancaster County will:

1. Provide all background information requested and deemed appropriate for consultants.
2. Recruit and schedule all focus group and public input session participants.
3. Provide lunch for 12:30-1:30pm focus group session on day 2 of input.
4. Provide light snacks/drinks for public input session on day 2 from 5:30-7:00

Fee:

Work will be completed for a fixed price of \$9,750

Schedule:

Date	Time	Group
Monday	4:00-5:30pm	Meet w/ county manager, recreation director, other staff
	6:00—7:00pm	Meet with Lancaster County Council
Tuesday	9:00-10:00am	Focus Group
	10:00-11:00am	Focus Group
	11:00am-noon	Focus Group
	12:30-1:30pm	Focus Group
	2:00-3:00pm	Focus Group
	5:30-7:00pm	Public Input Session
Wednesday	9:00-10:00am	Focus Group
	10:00-11:00am	Focus Group
	11:00am-???	Team will analyze data and create report
Thursday	8:30-10:00am	Presentation of Report & Recommendations

Times and schedule may be adjusted as agreed upon by both parties.

**Follow-up Economic Impact/Return on Investment Study**

If deemed necessary and appropriate, an economic impact/return on investment analysis will be completed. This report will estimate the potential impacts of the proposed project on the Lancaster County economy including direct spending, local taxes generated, jobs supported, and total output.

Fee:

Economic impact/return on investment study will be completed for a fixed price of \$3500

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STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

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ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE**

**TO AMEND THE MASTER MULTI-COUNTY PARK AGREEMENT BETWEEN LANCASTER COUNTY AND CHESTERFIELD COUNTY, DATED AS OF DECEMBER 9, 2013, SO AS TO ALLOW THE NON-HOST COUNTY TO APPROVE THE ADDITION OF PROPERTY TO THE MULTI-COUNTY PARK BY RESOLUTION OF COUNCIL AND TO ADD TO THE AGREEMENT PROPERTY LOCATED IN CHESTERFIELD COUNTY (ONE PARCEL – PROJECT PELLET); AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.**

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

**Section 1. Findings and determinations; Purpose.**

(a) The Council finds and determines that:

(1) Lancaster County, South Carolina (“Lancaster County”) is authorized by Article VIII, Section 13(D) of the South Carolina Constitution and by Sections 4-1-170, -172 and -175 of the Code of Laws of South Carolina 1976, as amended, to jointly develop, in conjunction with contiguous counties, industrial and business parks (each a “Multi-County Park”); and

(2) Lancaster County and Chesterfield County, South Carolina (“Chesterfield County”), are contiguous counties which, pursuant to Ordinance No. 2013-14-08, enacted by Chesterfield County Council on December 4, 2013, and Ordinance No. 2013-1230 enacted by Lancaster County Council on December 9, 2013, established a Multi-County Park pursuant to the Master Multi-County Park Agreement dated as of December 9, 2013 (the “Park Agreement”); and

(3) the Park Agreement currently provides that property may be added to the Multi-County Park upon the passage of approving ordinances enacted by the respective county councils; and

(4) Lancaster County and Chesterfield County desire to simplify the process of adding property to the Park by revising Section 5(B)(1) of the Park Agreement to provide that property may be added to the Park Agreement by ordinance of the county in which the subject property is located and by resolution of the non-host county; and

(5) Chesterfield County desires to add property located in Chesterfield County to the Multi-County Park.



(b) It is the purpose of this ordinance, among other things, to approve an amendment to the Park Agreement that allows the non-host county to approve the addition of property to the Multi-County Park by passage of a resolution by the council of the non-host county, to approve the addition of one parcel located in Chesterfield County owned by DC Custom Freight, d/b/a Fiber Fuels (Tax Map No. 37-58) to the Park Agreement, to remove the parcel owned by DC Custom Freight, d/b/a Fiber Fuels (Tax Map No. 37-58) from the prior multi-county park agreement between Chesterfield and Lancaster Counties dated August 13, 2012, and to approve the addition of one parcel located in Chesterfield County owned by TS4, LLC (Tax Map No. 18-201) to the Park Agreement.

**Section 2. Approval of amended process for adding property.**

Council approves the amendment of Section 5(B)(1) of the Park Agreement to read:

*/(1) Ordinance County Action Required. Property may be added to ~~or removed from~~ the Park as authorized by ~~ordinances ordinance of the county both Lancaster County and Chesterfield County in which the subject property is located and resolution of the non-host county.~~ Property may be removed from the Park by ordinances of both counties./*

**Section 3. Approval of addition of property.**

Council approves the amendment of Exhibit B (Chesterfield County) of the Master Multi-County Park Agreement dated December 9, 2013 to read:

**/EXHIBIT B (Chesterfield County)**  
**Chesterfield County Property**

Properties included pursuant to Chesterfield County Ordinance No. \_\_\_\_\_, enacted on \_\_\_\_\_, 2015 and effective \_\_\_\_\_, 2015:

**755 State Road S-13-680, Jefferson, SC 29718**

Tax Map No.

Owner

37-58

DC Custom Freight, LLC  
d/b/a Fiber Fuels

**U.S. 601 Near State Road 13-580 (Philadelphia Church Road)**

Tax Map No.

Owner

18-201

TS4, LLC/

**Section 4. Removal of parcel from prior park agreement.**

Upon the later of the passage of this Ordinance or the passage of a counterpart ordinance by Chesterfield County adding to the Park Agreement the property owned by DC Custom Freight, d/b/a Fiber Fuels (Tax Map No. 37-58), such property will be removed from the prior multi-county park agreement between Chesterfield and Lancaster Counties dated August 13, 2012 (approved by Lancaster County Ordinance No. 1138 and Chesterfield County Ordinance No. 12-13-05).

Ordinance No. \_\_\_\_\_

Page 2 of 4  
For First Reading Consideration

**Section 5.      Preparation of amended park agreement.**

When Lancaster County and Chesterfield County have each passed an ordinance approving the amendments contained in this ordinance, the County Administrator shall cause to be prepared an amended Park Agreement. The Council Chair and Council Secretary are authorized to execute the amended Park Amendment. A copy of the amended Park Agreement, including a revised Exhibit B (Chesterfield County), shall be provided to the Administrator, Clerk to Council, Assessor, Auditor and Treasurer of Lancaster County and Chesterfield County.

**Section 6.      Authority to Act.**

The Council Chair, Council Secretary, Clerk to Council, County Administrator, County Attorney and all other appropriate officials of the County are authorized and directed to do any and all things necessary to effect the purposes of this ordinance and the performance of all obligations of the County under and pursuant to this ordinance.

**Section 7.      Conflicting provisions.**

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

**Section 8.      Severability.**

If any section of this ordinance is, for any reason, determined to be void or invalid by a court of competent jurisdiction, it shall not affect the validity of any other section of this ordinance which is not itself void or invalid.

**Section 9.      Effective date.**

This ordinance is effective upon third reading.

SIGNATURES FOLLOW ON NEXT PAGE.

And it is so ordained, this 24<sup>th</sup> day of August, 2015.

LANCASTER COUNTY, SOUTH CAROLINA

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Bob Bundy, Chair, County Council

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Steve Harper, Secretary, County Council

ATTEST:

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Debbie C. Hardin, Clerk to Council

First Reading:	July 27, 2015	Tentative
Second Reading:	August 10, 2015	Tentative
Public Hearing:	August 24, 2015	Tentative
Third Reading:	August 24, 2015	Tentative

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