

Lancaster County Council Infrastructure and Regulation Committee

Regular Meeting Agenda

Tuesday, March 15, 2016

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

1. **Call to Order Regular Meeting – Committee Chair Larry Honeycutt** 3:00 p.m.
2. **Approval of the agenda** *[deletions and additions of non-substantive matters]*
3. **Minutes of the February 9, 2016 – pgs. 2-5**
4. **Citizens Comments**
5. **Discussion / Action**
 - a. Update on Airport layout plan. *Paul Moses – pgs. 6*
 - b. Potential annexation of overflow parking for Springdale Recreation into the City of Lancaster. *Steve Willis and Hal Hiott – pgs. 7-9*
 - c. Potential sale of 21.7-acre recreation property to the Town of Kershaw. *Steve Willis and Hal Hiott – pgs. 10-13*
 - d. County owned vacant property in the Town of Kershaw. *Steve Willis and Hal Hiott- pgs. 14-15*
 - e. Update on proposed fleet maintenance facility. *Steve Willis*
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

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, February 9, 2016

The Committee Members present were Larry Honeycutt, Larry McCullough and Jack Estridge. Also, present 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.

Tour of the Fleet Maintenance Facility, 1980 Pageland Highway, Lancaster

The Committee Members met at the Fleet Maintenance Facility to tour the building and grounds to review conditions and the location for the proposed new facility.

Call to Order Regular Meeting

Larry Honeycutt called the meeting to order at 3:04 p.m.

Approval of Agenda

Larry McCullough moved to approve the agenda. SECONDED by Jack Estridge. Passed 3-0.

Minutes of the January 12th and January 25th meetings

MOTION was made by Larry McCullough to approve the minutes of the January 12th and January 25th meetings. SECONDED by Jack Estridge. Passed 3-0.

DRAFT

Gary Holland, 8728 Collins Road, Indian Land, spoke regarding reporting violations and enforcement issues with ordinances.

Discussion/Action

Lindsay Pettus Greenway

Sherri Gregory and Barry Beasley spoke to the Committee about the Lindsay Pettus Greenway, a recreation trail for the City of Lancaster. The brochure that was distributed is attached as schedule A.

Mrs. Gregory informed the Committee that Mr. Pettus had the vision through the Katawba Valley Land Trust to protect greenways over the years. The proposed trail is five miles long and it will be composed of concrete, asphalt and boardwalk trails that will be built in phases.

Currently, the Greenway Committee is working on Phase I, raising funds and submitting grant applications. This Greenway will be part of the Carolina Thread Trail.

Information regarding 521/Shelley Mullis retail site.

Steve Willis and Penelope Karagounis provided information regarding a proposed retail site at Highway 521 and Shelley Mullis Road dealing with transportation improvements on the Highway. Mr. Willis and Mrs. Karagounis discussed the process undertaken with staff and SCDOT to resolve a safety situation near Highway 521 and Shelley Mullis Road. The private developer of the project will make the improvements. Ms. Karagounis will be sending out certified letters to the residents of Dogwood Trail Road and properties that front on Highway 521 near the Dogwood Trail Road to provide information about the modifications to a current median access. She will also provide the information to the Indian Land Action Council and report back to the I&R Committee.

Discussion of proposed Fleet Operations facility

The Committee discussed possibly moving the proposed new Fleet Operations site. They expressed that they would like to see the building face Highway 9 instead of having it placed where it cannot be seen behind some of the other older structures at the site. In order to do that, the County would need to purchase the storage buildings located adjacent to the property. Mr. Willis will contact the owners regarding that possibility.

Larry Honeycutt noted that it will have 13 roll up doors and will be more compact. Mr. Honeycutt stated that he is in favor of the current plan of 3.7 million for the building. (The drawing of the building is attached for reference as schedule B).

LANCASTER COUNTY COUNCIL INFRASTRUCTURE AND REGULATION
COMMITTEE

FEBRUARY 9, 2016

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Councilman Steve Harper joined the meeting and reviewed the plan and the site, he noted the first thing we needed to do is soil samples.

Councilman McCullough asked for information as to what we would get in a building if we spent \$1.5 million, 3 million or 4.5 million.

Mr. Willis will report to the Committee in March regarding the building. He needed to know for planning purposes, if the plan presented to them today is the plan that they want.

Update on 9456 Charlotte Highway building (steel building)

Kenneth Cauthen reported that as of today, there is a contract on the property located at 9456 Charlotte Highway. Mr. Cauthen provided a history of information regarding the building.

Councilman McCullough asked if there was any follow through as far as a lien from the county on the building or penalties assessed. Mr. Cauthen explained no liens nor penalties have been issued.

Councilman McCullough stated that the process needed to be demystified as to how penalties are charged and how zoning violations are assessed. He further stated that he would head a committee to work with Mr. Cauthen to help demystify this process. Committee Members would be Larry McCullough, Steve Willis, Kenneth Cauthen and maybe someone from the Solicitor's office (per Steve Willis's suggestion). This Committee would report to the I&R Committee in approximately 90 days - June 2016 time frame.

County vehicle trackers

Steve Willis noted that additional vehicle-tracking units will be considered as part of the Fiscal Year 2016-2017 budget. These trackers were in last year's budget request, but did not make the final budget cuts.

There are currently 71 units needed to complete the fleet. This does not include the 48 units that we have that can be reused from the Sheriff's Office, which will require reactivation and a one-year contract. The price for monthly monitoring is \$18.95 per month, per unit. To acquire the 71 units it would cost approximately \$16,145 and the yearly monitoring of all units would be \$45,000.

Councilman Estridge noted that the units are important and should move forward in the budget process.

List of properties owned by Lancaster County

Steve Willis informed the Committee that Ryan Whitaker is finalizing the list, however it is being provided as information for their review.

DRAFT

LANCASTER COUNTY COUNCIL INFRASTRUCTURE AND REGULATION
COMMITTEE

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PAGE 4

The Committee requested that the new list show the number of buildings, cumulative values, total number of vacant land and total square footage.

Request for donation of flooring

Hal Hiott reported that Communities In Schools has requested a donation of the 15 year old activity room sport court tile flooring that was recently removed from the Springdale Recreation Center. Mr. Hiott further reported that this floor was going to be thrown away when Community In Schools asked for it for a Youth Build classroom. The Joint Recreation Commission has recommended to the I&R Committee and Council that the floor be donated.

Larry Honeycutt noted that it would be recommended by this Committee to full Council.

Parks and Recreation pool

Kathryn Small provided to the Committee the finance report regrading the pool as instructed by the Ordinance. The Joint Recreation Commission has approved the report, Recreation has met with the City Finance Department, and they have approved both operating and capital costs. Ms. Small further reported that by county ordinance, operating and capital costs would be equally shared between Lancaster County and the City of Lancaster. We will invoice the City of Lancaster for one-half of the cost, which will be \$5,043.39. The County will pay the other \$5,043.39.

Larry McCullough requested that Hal Hiott review the needs in the Indian Land area as far as a building and recreation facilities and report the needs within the next 60 days. Mr. Hiott will have a report at the April meeting.

Adjournment

Larry McCullough moved to adjourn. Passed 3-0.

Respectfully Submitted:

Approved by Committee Chair

Debbie C. Hardin
Clerk to Council

Larry Honeycutt, Committee Chair

Agenda Item Summary

| | |
|---------------------------------|---------------------|
| Ordinance # / Resolution#: | Discussion Item |
| Contact Person / Sponsor: | Paul Moses |
| Department: | Airport |
| Date Requested to be on Agenda: | March I&R Committee |

Issue for Consideration:

Update on Airport Layout Plan.

Points to Consider:

The following is from Ken Holt, our airport engineer:

As requested, below is a potential timeline to initiate the ALP Update. This timeline is based upon the assumption that the County is anticipating a 90% FAA/5% SCAC grant. However, if the County wanted to fund the project solely, the project could probably be initiated around the March/April timeframe.

- 1st. Meet with Airport Commission to identify specific goals and objectives (February)
- 2nd. Prepare and submit a preliminary draft scope-of-work to Airport Commission (March)
- 3rd. Incorporate Airport Commission comments (March)
- 4th. Submit a draft scope-of-work to FAA and SCAC (March)
- 5th. Incorporate FAA and SCAC comments (April)
- 6th. Prepare and submit a draft fee to FAA and SCAC (April)
- 7th. Incorporate FAA and SCAC comments (May)
- 8th. Prepare and submit a Planning Grant Application to the County (May)
- 9th. Present to I & R Committee (June)
- 10th. Present to County Council (June)
- 11th. Submit executed Planning Grant Application to FAA and SCAC (June)
- 12th. Receive Grant (July/August)
- 13th. Prepare and submit Contract to the County (August)
- 14th. Receive executed contract and initiate project (August)

A planning study usually takes approximately 12 months to complete not including review time of major milestone and final deliverables by the FAA and SCAC.

Funding and Liability Factors:

To be calculated.

Council Options:

To be determined.

Staff Recommendation:

Pursue the study at this time.

Committee Recommendation:

To be determined.

Agenda Item Summary

| | |
|---------------------------------|---|
| Ordinance # / Resolution#: | Discussion Item |
| Contact Person / Sponsor: | Hal Hiott/ Steve Willis |
| Department: | Parks and Recreation/ Administration |
| Date Requested to be on Agenda: | March 2016 I&R Committee meeting March 28, 2016 County Council meeting |

Issue for Consideration:

Potential annexation of parcel 0082C-0A-001.06 into the City of Lancaster. (*map attached*)

Points to Consider:

This parcel is owned by Lancaster County. It is used for overflow parking for Springdale Recreation Center.

This parcel is not inside the city limits. This was discovered as we were looking at combining parcels as part of our insurance review of buildings and land.

The Assessor's Office could not combine this with parcel 0082C-0A-001.00 (the main parcel of Springdale Park for the building) as that parcel is inside the city limits.

There is no cost differential as we do not pay taxes. The land is vacant and is only used for parking.

The only advantage to annexation is that if there was a bump up in the main parking lot the City Police could be right there to work the accident. If the same happens in the overflow parking lot the drivers would have to wait for a Highway Patrolman to come work the accident as it is not inside the city limits.

Funding and Liability Factors:

N/A – we do not pay property taxes.

Council Options:

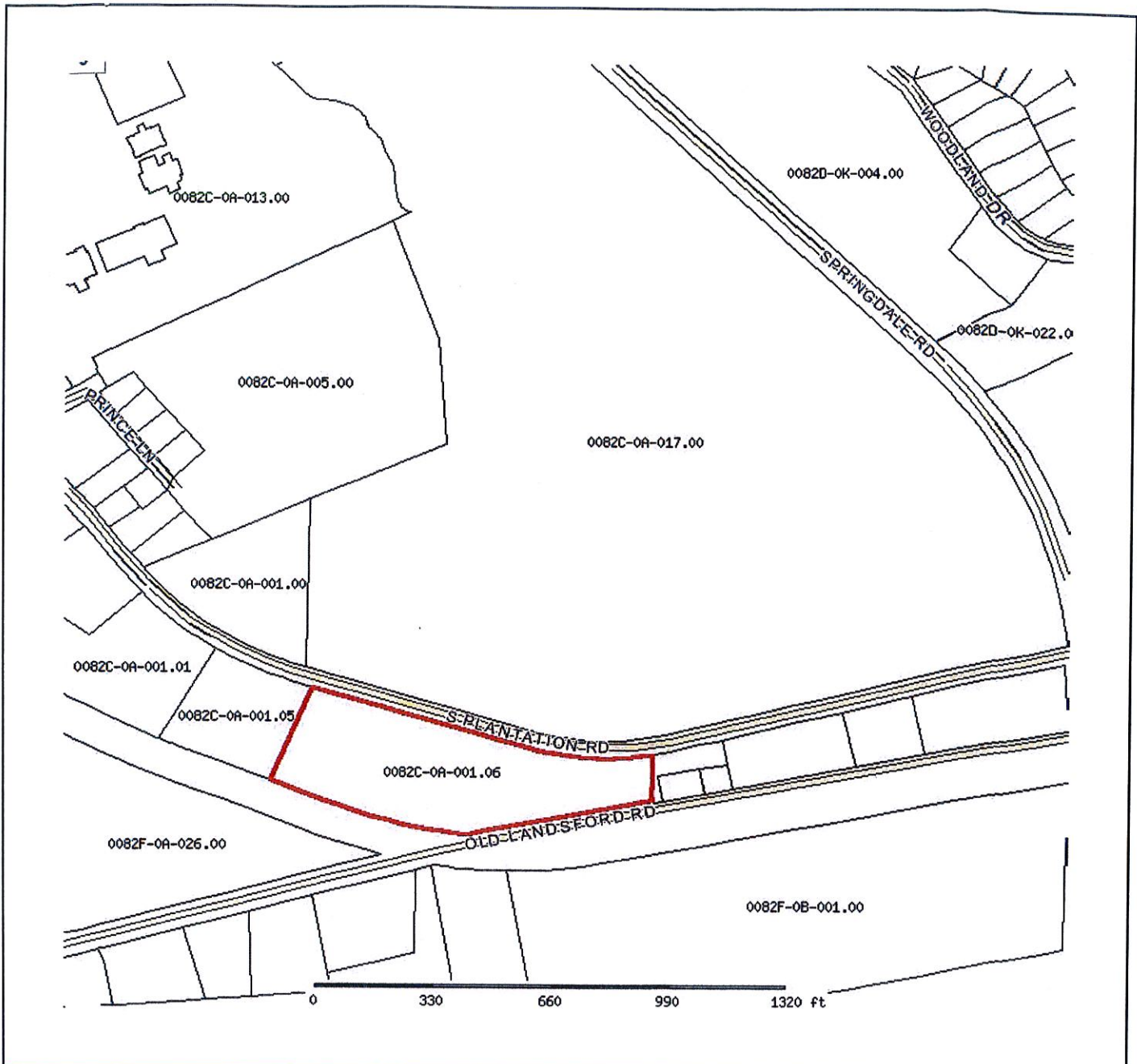
Authorize annexation to begin or leave the parcel as it is.

Staff Recommendation:

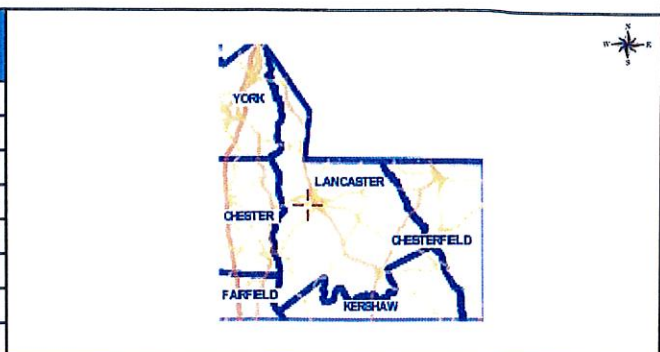
Authorize annexation.

Committee Recommendation:

To be determined.



| Lancaster County Assessor | | | |
|----------------------------------|---|-------------------|-------------|
| Parcel: 0082C-0A-001.06 Acres: 6 | | | |
| Name: | LANCASTER COUNTY | Land Value | \$36,800.00 |
| Site: | S PLANTATION RD | Improvement Value | \$0.00 |
| Sale: | \$51 on 04-2000 Vacant= Qual=1 | Accessory Value | \$0.00 |
| Mail: | PO BOX 1809 LANCASTER, SC 29721-0000 | Total Value | \$36,800.00 |
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The Lancaster County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER LANCASTER COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 03/01/16 : 14:50:16



Lancaster County Assessor

Parcel: 0082C-0A-001.06 Acres: 6

| | | | |
|-------|---|------------------|-------------|
| Name: | LANCASTER COUNTY | Land Value | \$36,800.00 |
| Site: | S PLANTATION RD | Improvement Valt | \$0.00 |
| Sale: | \$51 on 04-2000 Vacant= Qual=1 | Accessory Value | \$0.00 |
| Mail: | PO BOX 1809 LANCASTER, SC 29721-0000 | Total Value | \$36,800.00 |
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Date printed: 03/01/16 : 14:51:00

Agenda Item Summary

Ordinance # / Resolution#:

Contact Person / Sponsor:

Hal Hiott

Department:

Recreation

Date Requested to be on Agenda:

March 15, 2016

Issue for Consideration:

Sale of 21.7 acre wooded land tract. Parcel ID 0156-00-002.01. Zoned R45A. It is a tract that was purchased from the Town of Kershaw in March 2004 for \$40,000. This included a 25 acre +/- with a gymnasium concrete building with 7500 sqft built in 2002. The Town of Kershaw wants the property as a part of their plan for a business park/railroad depot.

Points to Consider:

1. Future needs and growth in the Kershaw area for Recreation purposes
2. Currently, LCPR has enough field space to meet our needs in the Kershaw area and would not need this space for future development any time in the near future.

Funding and Liability Factors:

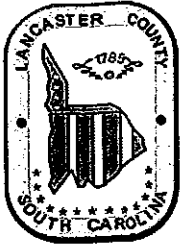
Potential sale would free up monies to upgrade existing facilities.

Council Options:

1. Hold on to the property
2. Sale property to the Town of Kershaw for the recommended appraised value

Recommendation:

The Joint Recreation Commission recommended to the I&R committee and to County Council that the property be offered for sale to the Town of Kershaw for the recommended appraised value with funds going back into recreation for future improvements.



LANCASTER COUNTY

South Carolina

January 29, 2016

Subject Property : Hwy 521 , Kershaw, SC

Owner : Lancaster County

Parcel ID: 0156-00-002.01- Zoned R-45A – Purchased from Town of Kershaw 03/05/2004 for \$40,000. This included a 25 +/- Acre tract with a Gymnasium Concrete Building with 7500 sqft built in 2002. The total value is \$ 718,800 with a capped value of \$ 512,325.

Land tract is wooded and level in keeping with the topography of the area. The road access is minimal and comes from Falls Lane. There is a sand road through a portion of the tract. The tract has young pines and some brush currently on it. The clearing on the tract is for access to the building and is approximately 3.3 +/- Acres of clearing and 21.7 +/- Acres in wooded area.

The following is a list of possible sales to consider for the 21.7 +/- Acres of wooded land tract only.

1. Hwy 903 - Tax Map # 0080-00-014.00 17.709 +/- Acres(\$4,235/A). This tract is a parcel from Gunnars Ridge Subdivision. The tracts are cleared and ready for building. The road frontage is superior to the subject tract. Sales Price \$75,000 – Sales date 05/13/2015
2. Hwy 36 – Tax Map # 0101-00-086.00 34.85 +/- Acres(\$2,725/A). This tract is wooded entirely and has superior road frontage to the subject. Sale Price \$ 95,000 – Sales Date 05/13/2014
3. Hwy 59 – Tax Map # 0123-00-069.00 23.70 +/- Acres(\$15,000/A). This tract is wooded and has superior road frontage with frontage on McIlwain Road and Fairhill Road. Sales Price \$355,515 – Sales Date 01/15/2014.
4. 288 Worchester Drive- Tax Map # 0155-00-035.06 12.15 +/- Acres(\$2,345/A). This tract is wooded and road frontage is superior to subject. It does have an unusual shape to the track. Sales Price \$28,500 – Sales Date 06/04/2014.
5. Hilton Road – Tax Map #0173-00-021.02 8.58 +/- Acres(\$2,505/A). This tract is wooded and road frontage is superior to subject as the majority of it travels Catledge Drive. Sales Price \$21,500 – Sales Date – 07/11/2014.
6. Flat Rock Road – Tax Map # 0177-00-046.01 11.61 +/- Acres(\$2,153/A). This tract is wooded with road frontage is superior to subject. Sales Price \$25,000- Sales Date – 05/21/2013.

The 21.7 acre land tract would be valued for tax assessment at \$68,200. Using the sales comparison approach the 21.7 acre tract would have an estimated value of \$67,270.

Brad Carnes

Lancaster County Assessor's Office

Google Maps



Imagery ©2015 Google, Map data ©2015 Google 200 ft

TOWN OF KERSHAW

1496.31'
N 9° 07' 17" W

5/8" REBAR

25.0 Ac.

MAGNETIC NORTH
TOWN OF KERSHAW

REF: PLAT BY THOMAS W. BROADWAY, JR. PLS S.C. 15173, FOR
J. LARRY FAULKENBERRY DATED 3/31/2003

5/8" REBAR

650.00'
N 80° 52' 43" E

#5 OLD REBAR

689.55'

5/8" REBAR

SHIELDS, R.

JONES, R. SR.

REEVES, J. LANEY, P.

#8 OLD REBAR

REEVES, L.

WILLIAMS FINAN. SERVICES INC.

#5 OLD REBAR IN DIRT ROAD

HINSON, S.

PLAT V-2 PG. 6

DIRT ROAD FALL LN.

1 1/2" O.I.P.

S 9° 07' 17" E 1166.12'

N 81° 26' 15" E

104.77'

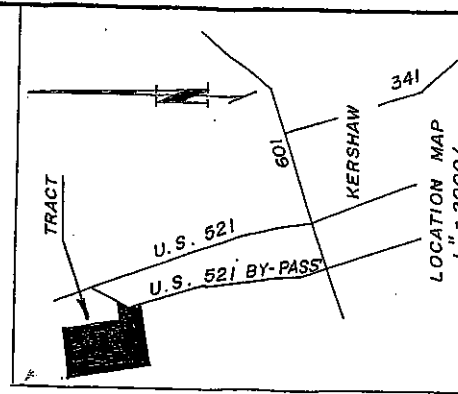
292.89'

397.66'

5/8" REBAR

5/8" REBAR

TOWN OF KERSHAW



I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE
FIELD SURVEY IS 1/19000 AS SHOWN HEREON AND THE
AREA WAS DETERMINED BY DMD METHOD.

RLS S.C. 7878 *Charles Hendley Jr.*

200' 100' 0' GRAPHIC SCALE 200' 400' 600'

BOUNDARY SURVEY
FOR

LANCASTER COUNTY

LANCASTER COUNTY KERSHAW SOUTH CAROLINA
TELEPHONE (803) 288-9230

WM. CHARLES HENDLEY JR. LAND SURVEYING
1205 WESTMORELAND DRIVE LANCASTER SOUTH CAROLINA

DRAWN BY WCH SCALE 1" = 200' COMPUTED BY WCH

FIELD BOOK TAX MAP 155-25 APPROVED BY

DATE MAP NUMBER

RLS S.C. 7878

WILLIAM CHARLES HENDLEY JR.

William Charles Hendley Jr.

1/19/04

Agenda Item Summary

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|---------------------------------|---|
| Ordinance # / Resolution#: | Discussion Item |
| Contact Person / Sponsor: | Steve Willis/ Hal Hiott |
| Department: | Administration/ Parks and Recreation |
| Date Requested to be on Agenda: | I&R Committee – March 2016 County Council – March 28, 2016 |

Issue for Consideration:

Property inside the town limits of Kershaw is titled to Lancaster County.

Points to Consider:

While researching this tract we learned it was acquired in 1991 for recreational purposes with grant funding.

It was subsequently determined that an alternate site was better suited.

Pursuant to the County Code, the parcel should have been titled to the Town of Kershaw.

Sec. 24-24. - Duties.

(a) The commission shall perform the following functions:

- (2) Acquire land and facilities by gift or purchase, provided title to the acquired property be held by the governments where the property is located.

The site is currently vacant land.

Funding and Liability Factors:

N/A if we simply transfer the land to the appropriate governmental entity.

Council Options:

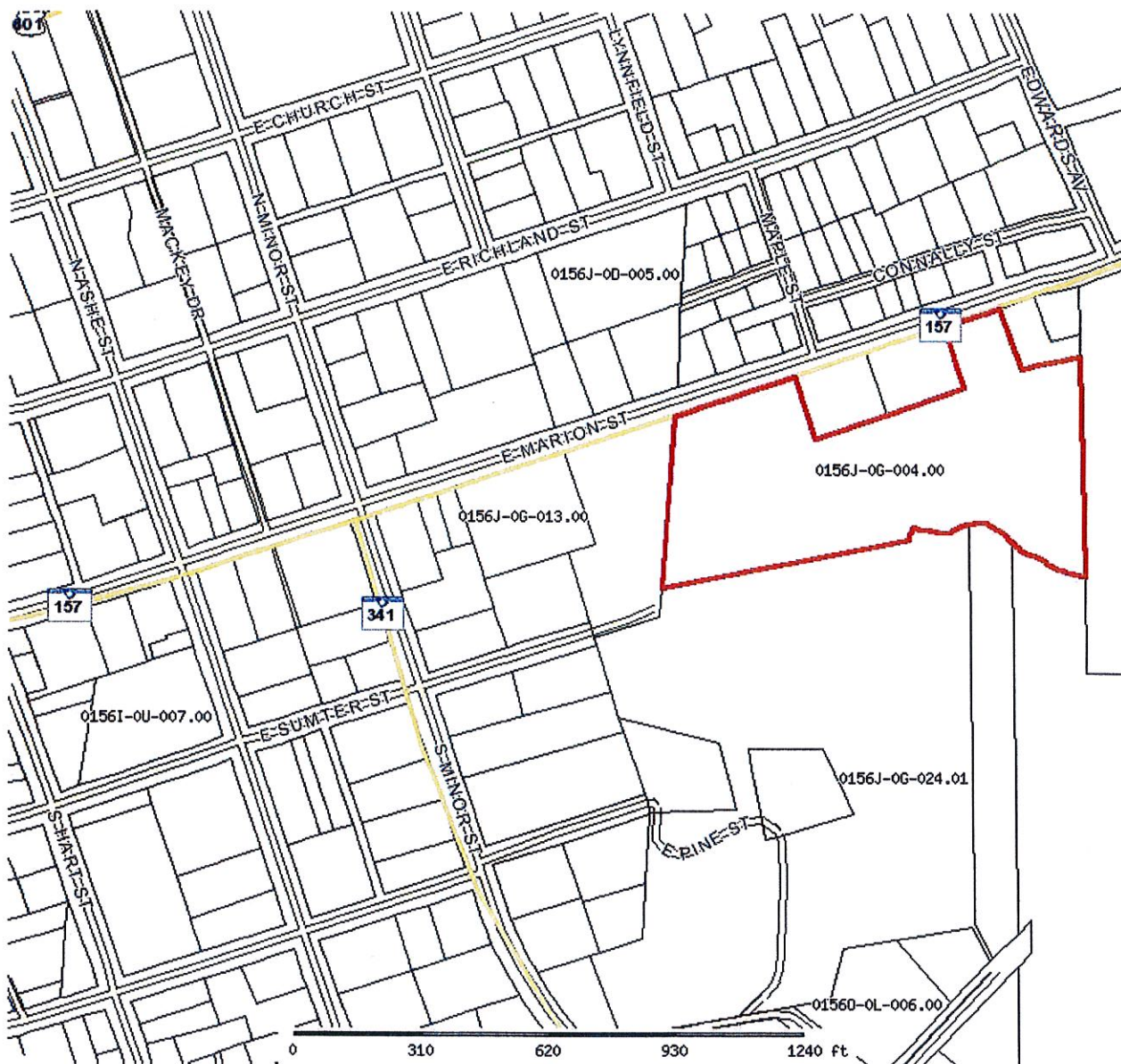
Transfer or retain the land.

Staff Recommendation:

Transfer the parcel to the Town of Kershaw in compliance with the County Code.

Committee Recommendation:

To be determined.



Lancaster County Assessor

Parcel: 0156J-0G-004.00 Acres: 10.02

| | | | |
|-------|---|-----------------|-------------|
| Name: | LANCASTER COUNTY | Land Value | \$39,600.00 |
| Site: | S OF E MARION STREET | Improvement Val | \$0.00 |
| Sale: | \$\$20,000 on 08-1991 Vacant= Qual=0 | Accessory Value | \$0.00 |
| Mail: | PO BOX 1809 LANCASTER, SC 29721-0000 | Total Value | \$39,600.00 |
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Date printed: 10/18/15 : 20:49:21