

Lancaster County Council Regular Meeting Agenda

Monday, October 8, 2018

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

1. **Call to Order Regular Meeting – Chairman Steve Harper** 6:00 p.m.
2. **Welcome and Recognition – Chairman Steve Harper**
3. **Pledge of Allegiance and Invocation – Council Member Charlene McGriff**
4. **Approval of the agenda** *[deletions and additions of non-substantive matter]*
5. **Special Presentations**
 - a. Recognition of Penelope Karagounis and Hal Hiott for winning a 2018 North Carolina Marvin Collins Planning Award in the Outstanding Planning Award – Special Theme Award: Multidisciplinary Project category. – ***Presented by Chairman Steve Harper***
 - b. Thumbs Up for Russell Rogers, Fire Marshal, for work on the smoke/carbon monoxide detector alarms for the Promise Neighborhood. – ***Presented by Vice-Chairwoman Charlene McGriff***
6. **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]*
7. **Consent Agenda** *[Items listed under the Consent Agenda have previously been discussed by Council and approved unanimously. As such, these items are normally voted on as a group through a single vote rather than with a Council vote for each individual item. However, any Council member may remove any item on the Consent Agenda for individual discussion and vote]*
 - a. Minutes from the September 24, 2018 County Council regular meeting – ***pgs. 4-9***
 - b. Minutes from the September 25, 2018 Lancaster County Council And Lancaster County School District Board of Trustees Workshop – ***pgs. 10-11***
 - c. **3rd Reading of Ordinance 2018-1537 regarding Rezoning Property Owned by Kathleen Adams (Applicant Dustin Adams)**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone A ± 0.55 Acre Tract Of Property Owned By Ms. Kathleen Adams, Located At 4410 Flat Creek Road From AR, Agricultural Residential District To RUB, Rural Business District. – ***Planning Commission recommended approval by a vote of 6-0. Passed 6-0 at the September 10, 2018 County Council Meeting. Passed 7-0 at the September 24, 2018 County Council Meeting. – Penelope Karagounis – pgs. 12-13***

8. Non-Consent Agenda

a. **Public Hearing and 3rd Reading of Ordinance 2018-1538 regarding the Conveyance of Three (3) Parcels of Real Property to the Katawba Valley Land Trust**

Ordinance Title: An Ordinance To Authorize and Approve the Conveyance By Lancaster County To Katawba Valley Land Trust Of Three Parcels Of Real Property Located South Of Highway 9 Bypass And Highway 521 And Northeast Of The City Of Lancaster. - *(Favorable Recommendation – Administration Committee). Passed 6-0 at the September 10, 2018 County Council Meeting. Passed 7-0 at the September 24, 2018 County Council Meeting. – John Weaver – pgs. 14-16*

b. **1st Reading of Ordinance 2018-1507 regarding Rezoning Property Owned By Crenshaw Leasing III, LLC**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone A ± 9.93 Acre Tract Of Property Owned By Crenshaw Leasing III, LLC, Located At 1756 N. Rocky River Road From RR, Rural Residential District To RUB, Rural Business District. – *Planning Commission recommended approval by a vote of 7-0. – Penelope Karagounis – pgs. 17-22*

c. **1st Reading of Ordinance 2018-1539 regarding Amending the Purchasing Card Program**

Ordinance Title: An Ordinance To Amend Chapter Two, Article VI, Division 4, Purchasing Card Program, By The Deletion Of Sections 2-267 Through 2-283 And The Substitution Therefore Of Those New Procurement Provisions Noted Herein. – *Nicholas Miller – pgs. 23-34*

d. **1st Reading of Ordinance 2018-1540 regarding Rezoning Request of Bowman Consulting Group, LTD**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone Seven (7) Properties Totaling ± 21.59 Acres. The Properties Are Owned By Joseph L. Griffin, Jamie B. Griffin, Mary Helen Gates, Jerry Wayne Griffin, And Brenda G. Halloran. The Seven (7) Properties Are Located Adjacent To The Sun City Development In Between Carolina Commons Drive And Van Wyck Road. The Seven (7) Properties Are To Be Rezoned from LDR, Low Density Residential District And GB, General Business District to RB, Regional Business District. – *Planning Commission recommended approval by a vote of 7-0. – Penelope Karagounis – pgs. 35-45*

9. Discussion and Action Items

a. Discussion of Solar Farm incentives – *Vincent Sheheen/Steve Willis – pgs. 46-63*

b. Update on American Financial Credit Services (AFCS) Collections of Business/Personal Property Taxes – *Lee Weeks – pg. 64*

c. Pending Projects Update - *Steve Willis* – pgs. 65-67

- Animal Shelter
- Fleet Maintenance Garage
- Library System
- EMS Headquarters
- Barnett Medical Building
- EMS Substation – Old Bailes Road
- Fire Study

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

11. **Miscellaneous Reports and Correspondence**

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

13. **Executive Session**

- a. *Discussion involving a contractual matter: SC Code Section 30-4-70(a)(2).*

14. **Calendar of Events** – pg. 68

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
Steve Harper, District 5, Chairman
Charlene McGriff, District 2, Vice Chairwoman
Larry Honeycutt, District 4, Secretary
Brian Carnes, District 7
Jack Estridge, District 6
Terry Graham, District 1
Billy Mosteller, District 3

DRAFT

Minutes of the Lancaster County Council Regular Meeting

101 N. Main Street, Lancaster, SC 29720

Monday, September 24, 2018

Council Members present at the meeting were Brian Carnes, Jack Estridge, Terry Graham, Steve Harper, Larry Honeycutt, Charlene McGriff and Billy Mosteller. Also present at the meeting were County Administrator Steve Willis, Clerk to Council Sherrie Simpson, Deputy Clerk to Council Chelsea Gardner, Chief Financial Officer Veronica Thompson, Economic Development Director Jamie Gilbert, various department heads and elected officials, the press and spectators. A quorum of Lancaster County Council was present for the meeting.

The following press were notified of the meeting by e-mail in accordance with the Freedom of Information Act: *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 posted in the lobby of the County Administration Building and also on the county website the required length of time.

Call to Order regular meeting

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

Welcome and Recognition/Pledge of Allegiance and Invocation

Chairman Steve Harper welcomed everyone to the meeting. Larry Honeycutt led the Pledge of Allegiance to the American Flag and delivered the invocation.

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Approval of the agenda

Brian Carnes moved to approve the agenda. The motion was seconded by Charlene McGriff. Council approved the agenda by unanimous vote of 7-0.

Special Presentations

The Lancaster County Veterans Council recognized Mike Dial, the owner of 521 BBQ, for his support of veterans.

Steve Harper recognized Daina Payne, Heidi Keller-Barton, Carla Knight and Julie Hinson as the 2018 Employee of the Quarter for the Second Quarter.

Lois Rao invited Council to the dedication service honoring Deputy Kirk.

Citizens Comments

No citizens came forward to speak or signed up for Citizens Comments.

Consent Agenda

Billy Mosteller moved to approve Consent Agenda Item **a.**, Item **b.**, Item **c.** and Item **d.** below. The motion was seconded by Larry Honeycutt. No further discussion. Council approved Consent Agenda Items **a.**, **b.**, **c.** and **d.** below by unanimous vote of 7-0.

- a. Minutes from the August 27, 2018 County Council regular meeting
- b. Minutes from the September 10, 2018 County Council regular meeting
- c. **2nd Reading of Ordinance 2018-1537 regarding Rezoning Property Owned by Kathleen Adams (Applicant Dustin Adams)**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone A ± 0.55 Acre Tract Of Property Owned By Ms. Kathleen Adams, Located At 4410 Flat Creek Road From AR, Agricultural Residential District To RUB, Rural Business District.
- d. **2nd Reading of Ordinance 2018-1538 regarding the Conveyance of Three (3) Parcels of Real Property to the Katawba Valley Land Trust**
Ordinance Title: An Ordinance To Authorize and Approve the Conveyance By Lancaster County To Katawba Valley Land Trust Of Three Parcels Of Real Property Located South Of Highway 9 Bypass And Highway 521 And Northeast Of The City Of Lancaster.

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Non-Consent Agenda

Resolution 1018-R2018 regarding a Fee Agreement with Project Pepper

Resolution Title: A Resolution To State the Commitment of Lancaster County To Enter Into A Fee Agreement With Project Pepper, And/Or Its Designee Or Nominee; To Provide The General Terms Of The Fee Agreement Including The Provision Of Special Source Revenue Credits; To Provide That This Resolution Is An Inducement Resolution For Purposes Of The Fee In Lieu Of Tax Simplification Act; And To State The Commitment Of Lancaster County To Place Project Property In A Multi-County Park.

Charlene McGriff moved to approve Resolution 1018-R2018. The motion was seconded by Brian Carnes. Council approved Resolution 1018-R2018 by unanimous vote of 7-0.

Resolution 1019-R2018 regarding Grant Match Commitment for a Community Development Block Grant Application

Resolution Title: A Resolution To Commit To A Grant Match For A Community Development Block Grant Application.

Charlene McGriff moved to approve Resolution 1019-R2018. The motion was seconded by Terry Graham. Council approved Resolution 1019-R2018 by unanimous vote of 7-0.

Resolution 1020-R2018 regarding Approving the Updated 2018 Assessment Roll for the Edgewater Improvement District

Resolution Title: Approving The Updated 2018 Assessment Roll For The Edgewater Improvement District, Lancaster County, South Carolina.

Larry Honeycutt moved to approve Resolution 1020-R2018. The motion was seconded by Billy Mosteller. Council approved Resolution 1020-R2018 by unanimous vote of 7-0.

Resolution 1021-R2018 regarding Approving the Updated 2018 Assessment Roll for the Edgewater II Improvement District

Resolution Title: Approving The Updated 2018 Assessment Roll For The Edgewater II Improvement District, Lancaster County, South Carolina.

Larry Honeycutt moved to approve Resolution 1021-R2018. The motion was seconded by Charlene McGriff. Council approved Resolution 1021-R2018 by unanimous vote of 7-0.

Resolution 1022-R2018 regarding Approving the Updated 2018 Assessment Roll for the Sun City Carolina Lakes Improvement District

Resolution Title: Approving The Updated 2018 Assessment Roll For The Sun City Carolina Lakes Improvement District, Lancaster County, South Carolina.

Brian Carnes moved to approve Resolution 1022-R2018. The motion was seconded by Charlene McGriff.

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Terry Graham moved to amend Resolution 1022-R2018 to include an additional finding of fact, more particularly the third section related to the sale of refunding bonds. He stated that an amended version of Resolution 1022-R2018 has been given to each member, the Clerk to Council and the media, and is attached as Schedule A. He noted that the version of the Resolution in the Council Package is not being voted upon. The motion was seconded by Brian Carnes. Council approved the amended version of Resolution 1022-R2018, attached as Schedule A, by unanimous vote of 7-0.

Council approved Resolution 1022-R2018 as amended by unanimous vote of 7-0.

Resolution 1023-R2018 regarding Approving the Updated 2018 Assessment Roll for Bond Area 1 of the Walnut Creek Improvement District

Resolution Title: Approving The Updated 2018 Assessment Roll For Bond Area 1 Of The Walnut Creek Improvement District, Lancaster County, South Carolina.

Terry Graham moved to approve Resolution 1023-R2018. The motion was seconded by Billy Mosteller. Council approved Resolution 1023-R2018 by unanimous vote of 7-0.

Resolution 1024-R2018 regarding Approving the Updated 2018 Assessment Roll for Bond Area 2 of the Walnut Creek Improvement District

Resolution Title: Approving The Updated 2018 Assessment Roll For Bond Area 2 Of The Walnut Creek Improvement District, Lancaster County, South Carolina.

Charlene McGriff moved to approve Resolution 1024-R2018. The motion was seconded by Brian Carnes. Council approved Resolution 1024-R2018 by unanimous vote of 7-0.

Resolution 1025-R2018 regarding Approving the Updated 2018 Assessment Roll for Bond Area 3 of the Walnut Creek Improvement District

Resolution Title: Approving The Updated 2018 Assessment Roll For Bond Area 3 Of The Walnut Creek Improvement District, Lancaster County, South Carolina.

Larry Honeycutt moved to approve Resolution 1025-R2018. The motion was seconded by Billy Mosteller. Council approved Resolution 1025-R2018 by unanimous vote of 7-0.

Public Hearing and 3rd Reading of Ordinance 2018-1531 regarding Approval of a Second Master Multi-County Park Agreement Between Lancaster County and Chesterfield County

Ordinance Title: An Ordinance To Authorize And Approve A Second Master Multi-County Park Agreement By And Between Lancaster County And Chesterfield County; To Require The Payment Of A Fee In Lieu Of Ad Valorem Taxes By Businesses And Industries Located In The Park; To Apply Zoning And Other Laws In The Park; To Provide For Law Enforcement Jurisdiction In The Park; And To Provide For The Distribution Of Park Revenues Within Lancaster County.

Terry Graham moved to approve the 3rd Reading of Ordinance 2018-1531. The motion was seconded by Charlene McGriff.

Chairman Steve Harper opened the floor for the public hearing on Ordinance 2018-1531. There were 13 citizens in attendance during the Public Hearing portion of the meeting. He asked if any citizens would like to come forward and speak regarding Ordinance 2018-1531. No citizens came forward to comment. Chairman Harper closed the public hearing.

Council approved the 3rd Reading of Ordinance 2018-1531 by unanimous vote of 7-0.

Discussion and Action Items

Committee Reports:

Infrastructure & Regulation (I&R) Committee:

Larry Honeycutt stated that the I & R Committee did not meet in September but that the Committee will meet as scheduled in October.

Public Safety Committee:

Brian Carnes stated that the Public Safety Committee did not meet in September but that the Committee will meet as scheduled in October.

Administration Committee:

Charlene McGriff reported that the Administration Committee met on September 18, 2018. She stated that the Committee discussed the following: (1) Resolution 1018-R2018, which Council has already voted on; (2) plans for the Barnett Medical Building; (3) incentives for Solar Farms, which will be discussed at a future Council meeting; (4) collections for the Delinquent Tax Office, which will be discussed at a future Council meeting; (5) changes to the Procurement Card Program, which will come to Council in the form of an Ordinance at a later meeting; and (6) the monthly financial report.

Nomination for appointment to the newly created Lancaster County Recreation Advisory Board.

Terry Graham moved to approve the appointment of Dan Saffer to the Lancaster County Recreation Advisory Board for District 1. The motion was seconded by Charlene McGriff. Council approved the appointment of Dan Saffer to the Lancaster County Recreation Advisory Board to represent District 1 by unanimous vote of 7-0.

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Solid Waste Discussion.

Steve Harper noted that he received calls regarding the Convenience Sites being closed during the recent hurricane. Steve Willis stated that the County knew the hurricane was coming and so the Convenience sites were open additional hours prior to the hurricane's arrival. He noted that once Lee County landfill closed, then Lancaster County closed their convenience sites as well. On Monday, the sites had to get the material out of the sites and down to Lee County and so the sites were closed. He noted that the County opened the Convenience sites on Tuesday and Wednesday, when they are normally closed, to accommodate citizens and that they resumed normal operations on Thursday. He discussed possible alternative options for solid waste disposal, which do not offer any better services and are more expensive.

Adjournment

Larry Honeycutt moved to adjourn the meeting. Seconded by Brian Carnes. The motion to adjourn passed by unanimous vote of 7-0. There being no further business, the Council meeting adjourned at approximately 6:36 p.m.

Respectfully Submitted:

Approved by Council, October 8, 2018

Sherrie Simpson
Clerk to Council

Larry Honeycutt, Secretary



Members of Lancaster County Council
Steve Harper, District 5, Chairman
Charlene McGriff, District 2, Vice Chairwoman
Larry Honeycutt, District 4, Secretary
Brian Carnes, District 7
Jack Estridge, District 6
Terry Graham, District 1
Billy Mosteller, District 3

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Minutes of the Lancaster County Council And Lancaster County School District Board of Trustees Workshop

300 South Catawba Street, Lancaster, SC 29720

Tuesday, September 25, 2018

Council Members present at the Workshop were Jack Estridge, Terry Graham, Steve Harper, Larry Honeycutt, Charlene McGriff and Billy Mosteller. Council member Brian Carnes was absent from the Workshop. Also present at the Workshop were Lancaster County School District Board Members Janice Dabney, Tyrom Faulkner, Margaret Gamble, Don McCorkle, Bobby Parker, Melvin Strobe and Bill Sumner. Also present at the Workshop were County Administrator Steve Willis, County Clerk to Council Sherrie Simpson, County Deputy Clerk to Council Chelsea Gardner, County Chief Financial Officer Veronica Thompson, School District Superintendent Jonathan Phipps, School District Director of Financial Services Tony Walker, School District Chief Operations Officer Lydia Quinn, School District Public Information Officer David Knight, the press and spectators. A quorum of Lancaster County Council was present for the Workshop.

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

Call to Order

Chairman Steve Harper called the Workshop to order at approximately 5:30 p.m.

Welcome and Recognition/Pledge of Allegiance and Invocation

Chairman Steve Harper welcomed everyone to the meeting. Billy Mosteller led the Pledge of Allegiance to the American Flag and delivered the invocation.

DRAFT

Approval of the agenda

Charlene McGriff moved to approve the Workshop agenda. The motion was seconded by Larry Honeycutt. Council approved the agenda by a vote of 6-0.

Citizens Comments

No citizens came forward to speak or signed up for Citizens Comments.

Discussion and Action Items

Fiscal Projection for Lancaster County Government and Lancaster County School District from the Regional Economic Analysis Laboratory – Strom Thurmond Institute, Clemson University.

Dr. Robert Carey, of Clemson University's Strom Thurmond Institute, presented a fiscal projection for Lancaster County government and the Lancaster County School District. He provided a written summary of the presentation, which is attached as Schedule A.

Adjournment

Larry Honeycutt moved to adjourn the Workshop. Seconded by Billy Mosteller. The motion to adjourn passed by a vote of 6-0. There being no further business, the Council Workshop adjourned at approximately 6:52 p.m.

Respectfully Submitted:

Approved by Council, October 8, 2018

Sherrie Simpson
Clerk to Council

Larry Honeycutt, Secretary

STATE OF SOUTH CAROLINA

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ORDINANCE NO. 2018-1537

COUNTY OF LANCASTER

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AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE A ± 0.55 ACRE TRACT OF PROPERTY OWNED BY MS. KATHLEEN ADAMS, LOCATED AT 4410 FLAT CREEK ROAD FROM AR, AGRICULTURAL RESIDENTIAL DISTRICT TO RUB, RURAL BUSINESS DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Dustin Adams applied to rezone property located at 4410 Flat Creek Road from RR, Rural Residential District to RUB, Rural Business District.

(b) On August 21st, 2018 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 AR, Agricultural Residential District to RUB, Rural Business District for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. 0090-00-061.00

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

Dated this _____ day of _____, 2018.

LANCASTER COUNTY, SOUTH CAROLINA

Steve Harper, Chair, County Council

Larry Honeycutt, Secretary, County Council

ATTEST:

Sherrie Simpson, Clerk to Council

First Reading:	September 10, 2018	Passed 6-0
Second Reading:	September 24, 2018	Passed 7-0
Third Reading:	October 8, 2018	

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ORDINANCE NO. 2018-1538

AN ORDINANCE

TO AUTHORIZE AND APPROVE THE CONVEYANCE BY LANCASTER COUNTY TO THE KATAWBA VALLEY LAND TRUST OF THREE PARCELS OF REAL PROPERTY LOCATED SOUTH OF HIGHWAY 9 BYPASS AND HIGHWAY 521 AND NORTHEAST OF THE CITY OF LANCASTER.

WHEREAS, at present, Lancaster County is the owner of two parcels of undeveloped real property, namely: #1–Parcel ID 0068J-0C-024.01 and #2–Parcel ID 0068J-0C-025.00 and, additionally, the Lancaster County Forfeited Land Commission (FLC) is the owner of a single parcel of undeveloped real property, namely: Parcel ID 0068J-0C-024.00; and

WHEREAS, these three parcels are all situated adjacent to one another in a location south of Pardue Street, each parcel having a low-lying terrain that is uncondusive to development; and

WHEREAS, the Katawba Valley Land Trust has agreed to accept ownership to these three wetlands parcels and, if approved by Council and the FLC, the parcels will continue to provide ecological benefits to both Hannah Creek and Gills Creek drainages and provide undisturbed habitat for a diversity of plants and animals.

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

Section 1. The Lancaster County Administrator and the Lancaster County Forfeited Land Commission both hereby are authorized to convey to the Katawba Valley Land Trust the following parcels:

- 1. 0068J-0C-024.01**
- 2. 0068J-0C-025.00**
- 3. 0068J-0C-024.00**

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 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 4. Effective Date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2018.

LANCASTER COUNTY, SOUTH CAROLINA

Steve Harper, Chair, County Council

Larry Honeycutt, Secretary, County Council

Attest:

Sherrie Simpson, Clerk to Council

First Reading:	September 10, 2018	Passed 6-0
Second Reading:	September 24, 2018	Passed 7-0
Public Hearing:	October 8, 2018	
Third Reading:	October 8, 2018	

The Lancaster News

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

NOTICE OF PUBLIC HEARING

Lancaster County Council

A public hearing has been scheduled by the Lancaster County Council for Monday, October 8, 2018, at 6:00 p.m. in the Lancaster County Council Chambers, second floor, 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. 2018-1538, an ordinance titled "AN ORDINANCE TO AUTHORIZE AND APPROVE THE CONVEYANCE BY LANCASTER COUNTY TO THE KATAWBA VALLEY LAND TRUST OF THREE PARCELS OF REAL PROPERTY LOCATED SOUTH OF HIGHWAY 9 BYPASS AND HIGHWAY 521 AND NORTHEAST OF THE CITY OF LANCASTER." 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 September 19, 2018.

Beverly G. Gush

Notary Public of South Carolina

My Commission Expires
January 13, 2021

Agenda Item Summary

Ordinance # 2018-1507 / RZ-018-032

Contact Person: Tina Young

Department: Planning

Date Requested to be on Agenda: October 8th, 2018

Issue for Consideration:

This is an application submitted by Crenshaw Leasing III, LLC to rezone a \pm 9.93 acre tract of property located at 1756 N. Rocky River Road (Tax Map 58, Parcel 10) from RR, Rural Residential District to RUB, Rural Business District in order to accommodate a future commercial development.

Points to Consider:

Immediately adjacent properties are zoned RR, Rural Residential District and INS, Institutional District. The subject property is located adjacent to Buford High School. The property is within \pm 300 feet of two properties that are zoned RUB, Rural Business District.

The facts and findings of this report show that the property is designated as RR, Rural Residential District on the Lancaster County Zoning Map. The Future Land Use Map identifies this property as Rural Living and is located within the Rural Crossroads node, based on the *Lancaster County Comprehensive Plan 2014-2024*.

According to the Chapter 2 definition in the Unified Development Ordinance, "The Rural Business District is established for rural crossroads that represent the small nodes of commercial activity along rural highways. This district will accommodate small-scale businesses, such as gas stations, convenience stores, or restaurants, and serve some daily needs of the surrounding rural population".

Prior to the rewrite of the Unified Development Ordinance, this parcel was zoned R45b, Rural Residential/Business/Agricultural District, which did allow for commercial uses such as gas stations, automotive services, and other retail.

Funding and Liability Factors:

N/A

Council Options:

To approve or deny the rezoning request.

Recommendation:

It is the recommendation of the planning staff that the rezoning request be **approved**. By rezoning this property to RUB, Rural Business District, staff finds that it would be complementary to the community and serve some of the needs of the surrounding rural population.

At the Lancaster County Planning Commission meeting on Tuesday, September 18th, 2018 the Commission voted to **APPROVE** the rezoning application of Crenshaw Leasing III, LLC by a vote of (7-0). At the above referenced meeting, no citizens signed up to speak on this case.

STATE OF SOUTH CAROLINA

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ORDINANCE NO. 2018-1507

COUNTY OF LANCASTER

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AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE A ± 9.93 ACRE TRACT OF PROPERTY OWNED BY CRENSHAW LEASING III, LLC, LOCATED AT 1756 N. ROCKY RIVER ROAD FROM RR, RURAL RESIDENTIAL DISTRICT TO RUB, RURAL BUSINESS DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Crenshaw Leasing III, LLC applied to rezone property located at 1756 N. Rocky River Road from RR, Rural Residential District to RUB, Rural Business District.

(b) On September 18th, 2018 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 RR, Rural Residential District to RUB, Rural Business District for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. 0058-00-010.00

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

Dated this _____ day of _____, 2018.

LANCASTER COUNTY, SOUTH CAROLINA

Steve Harper, Chair, County Council

Larry Honeycutt, Secretary, County Council

ATTEST:

Sherrie Simpson, Clerk to Council

First Reading:	October 8, 2018	
Second Reading:	October 22, 2018	(Tentative)
Third Reading:	November 12, 2018	(Tentative)

Date of 1st Reading: October 8th, 2018
__ Approved __ Denied __ No Action

Date of 2nd Reading: October 22nd, 2018
__ Approved __ Denied __ No Action

Date of 3rd Reading: November 12th, 2018
__ Approved __ Denied __ No Action



Case No. RZ-018-032
Staff Report to Planning Commission
Meeting Date: September 18th, 2018

Proposal: This is the rezoning application of Crenshaw Leasing III, LLC to rezone a \pm 9.93 acre tract of property from RR, Rural Residential District to RUB, Rural Business District in order to accommodate a future commercial development.

Property Location: 1756 N. Rocky River Road, Lancaster, SC 29720 (TMS# 0058-00-010.00)

Zoning District Classification: Rural Residential District

Voting District: District 3, Billy Mosteller

Site Information

Site Description: There are two buildings on the property, and the remainder is wooded and vacant.

Vicinity Data

Surrounding Conditions: The adjacent properties are zoned RR, Rural Residential District and INS, Institutional District. The subject property is located adjacent to Buford High School. The subject property is located \pm 300 feet north of two properties that are zoned RUB, Rural Business District.

Exhibits

1. Location & Zoning Map

Findings and Conclusions

The facts and findings of this report show that the property is designated as RR, Rural Residential District on the Lancaster County Zoning Map. The Future Land Use Map identifies this property as Rural Living and is located within the Rural Crossroads node, based on the *Lancaster County Comprehensive Plan 2014-2024*.

According to the Chapter 2 definition in the Unified Development Ordinance, "The Rural Business District is established for rural crossroads that represent the small nodes of commercial activity along rural highways. This district will accommodate small-scale businesses, such as gas stations, convenience stores, or restaurants, and serve some daily needs of the surrounding rural population".

Additionally, prior to the rewrite of the Unified Development Ordinance, this parcel was zoned R45b, Rural Residential/Business/Agricultural District, which allowed for commercial uses such as gas stations, automotive services, and other retail.

By rezoning this property to RUB, Rural Business District, it would be complementary to the community and serve some of the needs of the surrounding rural population.

Planning Staff Recommendation

It is therefore the recommendation of the Planning Staff that the rezoning request by Crenshaw Leasing III, LLC for the \pm 9.93 acre tract of property located at 1756 N. Rocky River Road, Lancaster, SC 29720 be **APPROVED**.

Date of 1st Reading: October 8th, 2018
__ Approved __ Denied __ No Action

Date of 2nd Reading: October 22nd, 2018
__ Approved __ Denied __ No Action

Date of 3rd Reading: November 12th, 2018
__ Approved __ Denied __ No Action

Planning Commission Meeting Recommendation

At the Lancaster County Planning Commission meeting on Tuesday, September 18th, 2018 the Commission voted to **APPROVE** the rezoning application of Crenshaw Leasing III, LLC by a vote of (7-0). At the above referenced meeting, no citizens signed up to speak on this case.

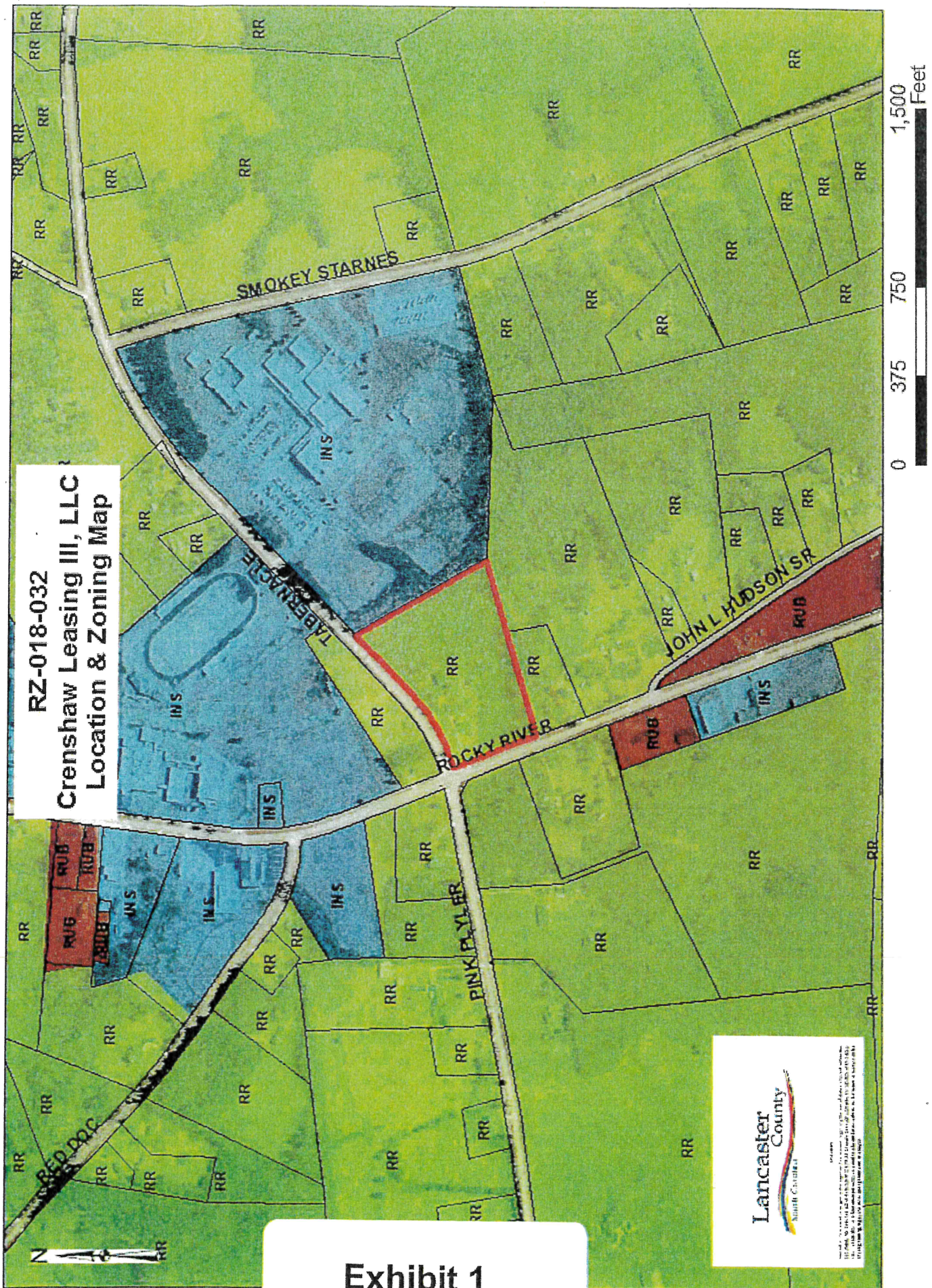


Exhibit 1

Agenda Item Summary

Ordinance / Resolution: Ordinance # 2018-1539

Contact Person: Nicholas Miller/Veronica Thompson

Department: Procurement

Date Requested to be on Agenda: October 8, 2018

Issue for Consideration: Whether or not it is appropriate County Council to consider/approve an amendment to the Lancaster County Code of Ordinances through the implementation of a revised policy and procedure directive relating to the Procurement Card Program.

Points to Consider: At present, the county's Purchasing Card Program is detailed in Chapter 2, Article VI, Division 4 of the Lancaster County Code. The purpose of the amendment to the Code and the revision of the policies and procedures of the Procurement (renamed from "Purchasing" Card Program to "Procurement" Card Program is to permit greater county oversight and department adherence to the use of this "credit card" process.

Funding and Liability Factors: No additional funding for the department's annual 2018-2019 budget will be necessary.

Recommendation: The Director of Procurement, the Administration Division Director, the County Administrator and the Council's Administration Committee all have recommended approval of this new policy.

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER

ORDINANCE NO.: 2018-1539

AN ORDINANCE

TO AMEND CHAPTER TWO, ARTICLE VI, DIVISION 4, PURCHASING CARD PROGRAM, BY THE DELETION OF SECTIONS 2-267 THROUGH 2-283 AND THE SUBSTITUTION THEREFORE OF THOSE NEW PROCUREMENT PROVISIONS NOTED HEREIN.

WHEREAS, South Carolina statutory law requires that local governments establish a procurement code, Lancaster County having done so through the passage of Ordinance Number 1076 on December 13, 2010; and

WHEREAS, subsequently, from time to time, amendments to the Lancaster County Procurement Code have been made as deemed necessary and appropriate by Council; and

WHEREAS, upon the recommendation of the County Administrator and the Director of Procurement, an amendment to the Purchasing Card Program within Division 4 of the Procurement Code so as to ensure a greater degree of responsibility and integrity in this aspect of the procurement process; and

WHEREAS, following a review of the proposed changes, Lancaster County finds the amendments to be reasonable in all respects.

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

Section 1. Title.

1. The Lancaster County Code, Chapter Two, Article VI, Division 4, Purchasing Card Program, hereby is deleted in its entirety.
2. Substituted therefore and incorporated into the Lancaster County Code shall be the new and amended Chapter Two, Article VI, Division 4, Procurement Card Program which shall read as follows:

DEFINITIONS OF PARTIES INVOLVED

Cardholder. An employee of the County of Lancaster ("County") or an elected official of the same, who is approved to use the Procurement Card ("P-Card") to execute credit transactions on behalf of the County.

Card Issuer. Bank of America; whose services include the issuance of Visa P-Cards to Organization employees, providing electronic transaction authorizations, and billing for all purchases made on County P-Cards.

Department Head. County official who must: a) set internal controls for their department's usage of P-Cards; b) approve issuance of an employee's P-Card and submit P-Card applications to Program Administrator; c) if applicable, assign a Department Proxy; and, d) electronically sign-off on all monthly department purchases made. Department Head's approval delegates full transaction authority to the Cardholder.

Department Proxy. An employee within department designated by Department Head to be responsible for transaction review, account allocation, and electronic submittal. Department Proxy is to follow all internal controls as dictated by Department Head as well as program policy.

Organization. The County of Lancaster, SC; sole entity that arranges and approves to have P-Cards issued.

Program Administrator. The Procurement Director, located in the Lancaster County Procurement Department, who coordinates the P-Card program for the Organization. The Program Administrator will act as the intermediary in all correspondence between Organization and Card Issuer.

Vendor. The merchant from whom a Cardholder makes a purchase.

P-CARD PROGRAM OVERVIEW

The P-Card is a VISA charge card issued to a Cardholder to make small value purchases of items such as approved supplies, materials, equipment, and services for Organization use. The objective of the program is to streamline payments by eliminating the administrative burdens and costs associated with other methods of payment. The use of the P-Card is intended to eliminate the need for small dollar purchase orders. The P-Card program offers a simplified purchasing and payment process that allows for an expedited delivery of goods. The P-Card is issued under a contract awarded by the State Materials Management Office which permits County participation in the program. Use of the P-Card is limited to the procurement procedures as established in this document, unless otherwise authorized.

ETHICAL CONDUCT

The County of Lancaster, SC is committed to upholding the highest level of integrity and ethical conduct. It is required that all Organization employees and officials participate in the procurement process and follow the associated policies and procedures in regards to conflict of interest, personal purchases, gratuities, and prohibited relationships with Vendors. Lancaster County requires those who do business within the County

to follow strict ethical guidelines in accordance with Section 8-13-705 of the Code of Laws of SC, which states:

"Offering, giving, soliciting, or receiving anything of value to influence action of public employee, member or official, or to influence testimony of witness; exceptions; penalty for violation; shall be subject to the punishment provided by Section 16-9-210 and Section 16-9-220."

CONFLICT OF INTEREST

Organization employees must not make any attempt to influence any purchase if the employee has a financial stake in the outcome of the purchasing decision. Nor shall transactions be conducted with any fellow employee, relative, or near-relative unless there has been a documented determination by Purchasing Director or County Administrator that goods or services procured are not available through other sources or that contract was awarded via competitively sealed bid process.

GRATUITIES

Organization employees must not accept gifts, entertainment, favors, or services from present or potential Vendors that could influence, or appear to influence, purchasing decisions.

ISSUANCE OF P-CARD

The Program Administrator will issue P-Cards to authorized Cardholders who have signed the mandatory Cardholder Responsibilities Agreement that covers the Program Policies and Procedures code of conduct outlining the terms and conditions of the program. The issuance of a P-Card to a Cardholder is strictly prohibited if Cardholder has not signed the agreement. The Program Administrator shall maintain a copy of the signed P-Card Agreement. The Program Administrator must maintain the following information: a) the name of the Cardholder issued a P-card; b) the date of issue; c) card number details; and, d) spend control limits. Access to the P-Card database is restricted to authorized personnel only. Any misuse is strictly prohibited and is subject to immediate termination and possible prosecution. The P-Card is the sole property of Lancaster County and must be maintained in a secure location at all times.

SPEND CONTROL LIMITS

The P-Card is to be used only for authorized Organization purchases only. Organization spending parameters are set at two-thousand five-hundred (\$2,500) US dollars per *single transaction*, including all associated fees and taxes. As used in this section, "single transaction" means one (1) or more items purchased from the same vendor at the same time on the same day. Any intentional circumvention of the single transaction limit is strictly prohibited and may result in the immediate termination of employment. *Monthly spending limits* are designated by Program Administrator based on demonstrated need of Cardholder; monthly spending limits may be adjusted at the discretion of Program Administrator based on demonstrated needs of Cardholder.

One-time transactions for purchases above individual transaction limit of two-thousand five-hundred (\$2,500) US dollars may be requested in writing to Program Administrator who may, in sole discretion, adjust temporary spend control limits of Cardholder until transaction is complete.

FIRST PURCHASING OPTION / COMPETITION

The P-Card should be used as the first option before other methods to obtain and pay for authorized goods and services costing \$2,500 or less, including taxes and fees. If the use of a P-Card is not possible, such as when a Vendor will not accept P-Card and no other competitive Vendor can be located, then a Purchase Order / Claim for Payment shall be issued. Cardholders are encouraged to complete purchases by obtaining more than one (1) quotation whenever possible. Cardholders will be required to show justification that the price paid for any purchase is fair and reasonable.

BONA FIDE VENDORS

Any purchase made shall be from a Vendor who is deemed established, reputable, and reliable, with appropriate licensing, insurance, etc., and not of questionable status. Do not make P-Card purchases from Vendor sources including:

- Drop shipping E-commerce sites, e.g., Wish, AliExpress, etc.
- Personal reseller sites, e.g., Craigslist, Letgo, etc.
- EBay (auctions)
- Flea markets, estate sales, etc.
- Relatives, friends, etc.

The following Vendors consistently offer fair and reasonable pricing and are sufficiently competitive with each other for similar types of purchases. These chains are:

- Amazon Business (with account ID registered through Lancaster County)
- Office Depot (with account ID registered through Lancaster County)
- Wal-Mart
- Lowes
- Home Depot

P-CARD PURCHASES

Permitted Purchases:

- a) Airline tickets for business travel;
- b) Hotel accommodations for business travel;
- c) Car rental for business travel;
- d) Conference and seminar registration fees;
- e) Ground transportation for business travel;
- f) Facsimile charges when traveling;

- g) Non-travel related business meals (e.g., public meetings / hearings, commissions, etc.-must attach participant list and agenda / meeting minutes with receipt);
- h) Authorized memberships and / or subscriptions;
- i) Advertising;
- j) Utilities;
- k) Uniforms / authorized work clothing;
- l) Books, periodicals, magazines and paper subscriptions with authorized Vendors;
- m) Registration expenses as pertaining to Election Days (e.g., supplies, election worker snacks, etc);
- n) Approved office supplies; and
- o) Small dollar amount maintenance contracts / repair services on non-capital items may be paid for using P-Card as long as the Vendor has a current certificate of insurance ("COI") in the appropriate amounts, including Worker's Compensation, and that the total cost of the transaction does not exceed the individual transaction limit of two-thousand five-hundred (\$2,500) US dollars.

In addition to the goods and services listed above, the Program Administrator may, with proper documentation, designate other goods and services that may be authorized for purchase with P-Card.

Prohibited Purchases:

- a) Personal purchases of any kind;
- b) Unauthorized food purchases (including office parties, retirements, holidays, etc.);
- c) Employee travel expenses such as meals and personal expenditures;
- d) Donations of gifts to charity, gifts to Organization employees, political contributions;
- e) Cash advances;
- f) Gift cards, calling cards, or any pre-paid cards of similar type;
- g) Entertainment (including in-room services);
- h) Alcoholic beverages;
- i) Tobacco products;
- j) Weapons, side arms, ammunition (even if for training);
- k) Hazardous materials / chemicals;
- l) Fuel;
- m) IT purchases: hardware and installable software (unless approved by IT Director); and,
- n) Professional services conducted on County property (unless permitted qualifications are met).

In addition to the goods and services listed above, the Program Administrator may, with proper documentation, designate other goods and services that may be listed as prohibited purchases with P-Card.

Additional Prohibited Uses:

- a) Employee Travel Expenses / Meals – Cardholders are NOT authorized for P-Card usage with meals or food expenses associated with internal business meetings or travel. Cardholders will be authorized for P-Card usage on any business meal expense, non-travel related, that comes accompanied by an approved meeting agenda and / or meeting minutes. Travel meals and other

travel expensed items shall be reimbursed via Lancaster County's Travel Reimbursement Policy (Policy 8.1), which states:

- There must be a business connection to the expenditure;
- There must be adequate accounting by the recipient within a reasonable period of time;
- Excess reimbursements or advances must be returned within a reasonable period of time.

A travel expense report must be submitted to the Finance Department within 30-days of return from travel. Copies of receipts must be attached for all expenses requested for reimbursement. Any amounts owed to the County must be paid within 30-days of receipt of the travel expense report. Failure to follow these procedures may result in taxable income to the employee, delay or denial of expense reimbursement, and discipline up to and including termination of employment.

Travel Expenses – Overnight Stay:

- Mileage – when personal vehicles are used, reimbursement will be based on IRS Rate;
- Meals – employees staying overnight will receive a per diem of \$40 for each full day, \$30 for the day travel begins, and \$30 for the day travel ends to cover all meals and incidental expenses;
- Conference Fees – County will pay base registration cost.

Travel Expense(s) – Not Overnight Stay:

- Mileage – when personal vehicles are used, reimbursement will be based on IRS rate;
- Meals – not reimbursed;
- Conference Fees – County will pay base registration cost.

- b) Flowers – Cardholders are not authorized for flower arrangement purchases on P-Cards. This is policy for any General Fund department. The only departments authorized to purchase flower arrangements are as follows: County Council and its Members and the County Administrator's Office. If a department would like to send flowers out to any group or individual, including funeral services or employees out on medical leave, then all arrangements must be paid for in another manner, i.e., personal funds.
- c) Vendor Reward / Loyalty Programs – Cardholders are not authorized to use their P-card to gain credit towards any Vendor reward / loyalty programs for personal gain. Cardholders must not present their reward / loyalty cards in connection with any authorized P-Card purchases. If Cardholders are found to be engaging in this type of practice they may be subject to disciplinary actions in accordance with Organization Program Policies and Procedures, including termination for cause. In addition, the purchase may constitute fraud and criminal charges could be instituted against the Cardholder.
- d) Amazon Prime Membership – Cardholders are not authorized to use their P-card to obtain an Amazon Prime Membership for any individual department's use. Any Department interested in

Amazon Prime ordering is required to register through the Organization's Amazon Business account. No personal Amazon Prime Memberships shall be authorized to ship Organization goods ordered with P-Cards, nor shall any Organization Prime Membership be used to ship personal goods of any kind to any address. All purchases must be shipped to an Organization address only; no goods shall be shipped to or received at personal domain or private residence for any reason.

- e) Grocery Items – Requests for grocery items made at grocery / retail stores for any items, including those related to special meetings, events, retirements, or training purposes, are subject to review and must be submitted in writing by requesting Department Head and submitted to Program Administrator for documentation purposes; each request may be subject to additional approval by County Administrator.

PROGRAM DOCUMENTATION

The Cardholder or Department Proxy will maintain all Vendor receipts / charge slips. These receipts / charge slips are to be uploaded along with appropriated account information for each transaction, further, a brief explanatory description of each transaction should be noted in the 'comments' column of Bank of America Works software. All receipts / charge slips are to include verification of sales tax as all credit transactions are subject to SC Use Tax. If an itemized receipt is not provided, Cardholder must contact vendor to determine whether or not sales tax was applied and provide verification to Organization's Finance Department.

In addition, the Cardholder or Department Proxy may be requested to provide additional details of any purchase if deemed necessary for transparency and / or compulsory reasons with P-Card Program Policies and Procedures. These details may include, but are not limited to, the following: a) purchase justification; b) program details (e.g. Special Projects); c) event / training purposes; and, d) funding / budget information. This documentation may be requested via email memo for attachment with transaction.

Lastly, all business meals must have accompanying attendance / meeting minutes and all business conferences / seminars must have associated agenda / itinerary attached. All documentation regarding the Program Policies and Procedures will be maintained by the Program Administrator. The Organization's Finance Department will maintain the monthly master billing statements.

SIGN-OFFS

Any Cardholder, Department Head, and / or Department Proxy must complete all transactional sign-offs, including uploading of appropriate backup documentation, by the first business day of each calendar month at noon (12:00 PM) EST; however, with suitable notification to Program Administrator, there may be an allowable three (3) business day grace period for justifiable circumstances of delayed sign-off, e.g., known out-of-office/vacation dates, etc. Repeated lack of timely sign-offs may result in P-Card termination for Cardholder.

MISSING RECEIPT AFFIDAVIT

Cardholder is responsible for submitting itemized receipts with P-Card transactions. Notwithstanding, Organization recognizes that Cardholder may lose or inadvertently not have a receipt for a transaction. Cardholder is responsible for contacting Vendor to request duplicate copy. When a good faith effort to obtain copy is unsuccessful, a Missing Receipt Affidavit may be used in conjunction with transaction reconciliation. All information must be completed on Missing Receipt Affidavit. Cardholder must also contact Vendor to determine if appropriate sales tax was charged as all credit transactions are subject to SC Use Tax. Both the Cardholder and Program Administrator shall approve the Affidavit. The Missing Receipt Affidavit may not be used on a routine basis. Repeated use of Missing Receipt Affidavit may result in P-Card termination for Cardholder.

CARDHOLDER LIABILITY

The P-Card is a corporate charge card and will not affect personal credit rating levels. It is a Cardholder's responsibility to ensure that the card is used within the stated guidelines of Program Policies and Procedures. Failure to comply with Program Policies and Procedures may result in permanent revocation of P-Card, notification of situation to Organization officials, and punitive action in accordance with Lancaster County Policies and Procedures relating to disciplinary action and termination for cause. Misuse of P-Card may constitute fraud and criminal charges may be issued against any Cardholder in violation.

FRAUD; P-CARD MISUSE / ABUSE

Fraud – This involves the unauthorized use of P-Card by the Cardholder, someone other than the individual whose name is on the card, or individuals outside the organization. This includes stolen cards, counterfeit cards, and / or identity theft. It could also involve non-Organization employees or former Organization employees working in collusion with current Organization employees to commit fraudulent acts.

Merchant Fraud – This is an unauthorized activity and involves any Cardholder charges for goods and / or services not provided by a Vendor.

Misuse / Abuse – This is an unauthorized activity that involves the misuse and abuse of the purchasing activity by the Cardholder. This includes poor asset management resulting from improper order quantities, regularly not practicing "best value" due diligence when making authorized purchases, or regularly buying from unauthorized Vendor sources.

Usage of the P-Card for personal gain would represent serious abuse of the P-Card and could result in termination of employment and / or criminal charges filed against the Cardholder.

CREDITS

Under no circumstances should Cardholder accept cash in lieu of a credit to their P-Card account. The Vendor should always issue a credit to the account for any item / service agreed to process for a return.

P-CARD TERMINATION

The Program Administrator may close a Cardholder account if: a) Cardholder transfers to a different department that no longer requires P-Card; b) terminates employment with Organization; or, c) for any reason subjecting Cardholder to disciplinary action in accordance with Program Policies and Procedures relating to termination for cause, including the following:

- Cardholder does not adhere to all P-Card Program Policies and Procedures.
- P-Card being used for personal gain or unauthorized purposes;
- Continued or frequent misuse / abuse of P-Card;
- P-Card usage for purchases of any substance(s), material(s), or service(s) that violates policy, law, or regulation relating to Organization;
- Cardholder allows card to be used by another individual for any reason;
- Cardholder splits purchase to circumvent the established single transaction limit of \$2,500; or
- Cardholder fails to provide required receipts and / or documentation for P-Card purchases;

In conjunction with P-Card termination, a request for closing a Cardholder's account will be processed by Program Administrator. P-Card must also be returned to Procurement Department for immediate disposal.

LOST, MISPLACED, OR STOLEN P-CARDS

Cardholders must report any lost, misplaced, or stolen P-Cards immediately to Bank of America toll-free at 888-449-2273. Representatives are available to assist 24-hours a day, 7-days a week, 365-days a year.

CARDHOLDER RESPONSIBILITIES

I, the undersigned, as an approved Procurement Card (P-Card) holder, fully understand and agree to the following terms and conditions regarding the usage and safekeeping of the P-Card entrusted to me.

I, as Cardholder, must use my P-Card for legitimate Organization business and travel only. Misuse of my P-Card will be subject to disciplinary action in accordance with Program Policies and Procedures. Any misuse of my P-Card may constitute fraud and, if necessary, criminal charges may be instituted against me.

I, the Cardholder, must:

- a) Maintain full knowledge and adherence to P-Card Program Policies and Procedures;
- b) Ensure the P-Card is used only for legitimate Organization business expenses;
- c) Provide appropriate justification for all P-Card purchases, with documentation (if applicable);
- d) Maintain the P-Card in a secure location at all times;
- e) Not allow for other individuals to use my issued P-Card;
- f) Obtain "best value" for all Organization purchases made with P-Card;
- g) Adhere to all purchase limits of the P-Card and ensure total charges, including taxes, shipping, and fees for any single transaction does not exceed two-thousand five-hundred (\$2,500) US dollars;

- h) Verify all charges on monthly statement and approve all monthly transactions using electronic software (i.e. Works) from Card Issuer;
- i) Obtain all sales slips, register receipts for proper transaction documentation, and provide the same to Department Proxy (if applicable) for proper reconciliation and allocation;
- j) Attempt to resolve any disputes or billing errors directly with Vendor;
- k) Not accept cash in lieu of a credit for P-Card account reconciliations;
- l) Return P-Card to Program Administrator, Department Head, or Human Resource Department upon termination of employment with Organization; and
- m) Immediately report lost / stolen cards to Card Issuer [Bank of America @ 888-449-2273, 24/7/365] and notify Program Administrator at first opportunity during business hours.

ANY VIOLATION OF P-CARD PROGRAM POLICIES AND PROCEDURES MAY RESULT IN DISCIPLINARY ACTION(S) INCLUDING TERMINATION OF EMPLOYMENT AND, IF NECESSARY, CRIMINAL CHARGES.

As a Cardholder, I hereby agree to the above terms and conditions and take full administrative responsibility pursuant to the P-Card Program Policies and Procedures for the action(s) of a Cardholder.

Cardholder Name:

Account Number: xxxx xxxx xxxx

Transaction Limit: \$2,500

Monthly Credit Limit:

Cardholder Signature: _____ Date: _____

Program Administrator Signature: _____ Date: _____

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 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 4. Effective Date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2018.

LANCASTER COUNTY, SOUTH CAROLINA

Steve Harper, Chair, County Council

Larry Honeycutt, Secretary, County Council

Attest:

Sherrie Simpson, Clerk to Council

First Reading:	October 8, 2018	
Second Reading:	October 22, 2018	(Tentative)
Third Reading:	November 12, 2018	(Tentative)

Agenda Item Summary

Ordinance # 2018-1540 (RZ-018-036)

Contact Person / Sponsor: Andy Rowe

Department: Planning

Date Requested to be on Agenda: 10/8/18

Issue for Consideration:

Application of Bowman Consulting Group, LTD to rezone seven (7) properties totaling \pm 21.59 acres of property from LDR, Low Density Residential District and GB, General Business District to RB, Regional Business District. The applicant wishes to build retirement senior apartments. These apartments will be for elderly individuals and may also include assisted living.

Points to Consider:

The facts and findings of this report show that the properties are currently zoned LDR, Low Density Residential District and GB, General Business District. The Future Land Use Map identifies this property as Neighborhood Mixed-Use based on the *Lancaster County Comprehensive Plan 2014-2024*. The Chapter 2 definition for Regional Business District in the Unified Development Ordinance states: "Regional Business District (RB) is generally located on the major thoroughfares in the community and provides opportunities for the provision of offices, services, and retail goods to meet the surrounding region. The regulations for this district are intended to accommodate the predominately auto-oriented pattern of existing development until such time that transportation network is retrofitted to accommodate more urban development patterns".

Based on the definition above the subject properties are located adjacent to existing commercial businesses within the commercial portion of PDD-18 (Sun City). In addition, the uses for the Regional Business District if rezoned would be complementary to the Future Land Use Map and would serve the community and surrounding region. If the rezoning is successful, the applicant's proposed use will be considered senior apartments. If the applicant wishes to add a memory care facility in the future, the use will also be allowed under the RB zoning designation (Exhibit 4). A TRC review of the site plan/civil plans will be required for this project if approved.

Funding and Liability Factors:

N/A

Council Options:

To approve or deny the rezoning request.

Recommendation:

At the Lancaster County Planning Commission meeting on Tuesday, September 18th, 2018 the Commission voted to **approve** the rezoning application of Bowman Consulting Group, LTD by a vote of (7-0). No citizens signed up to speak on this rezoning case.

The complete staff report can be located on www.mylancastersc.org - Click on Planning Department and go to 2018 Agendas.

STATE OF SOUTH CAROLINA

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ORDINANCE NO. 2018-1540

COUNTY OF LANCASTER

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AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE SEVEN (7) PROPERTIES TOTALING ± 21.59 ACRES. THE PROPERTIES ARE OWNED BY JOSEPH L. GRIFFIN, JAMIE B. GRIFFIN, MARY HELEN GATES, JERRY WAYNE GRIFFIN, AND BRENDA G. HALLORAN. THE SEVEN (7) PROPERTIES ARE LOCATED ADJACENT TO THE SUN CITY DEVELOPMENT IN BETWEEN CAROLINA COMMONS DRIVE AND VAN WYCK ROAD. THE SEVEN (7) PROPERTIES ARE TO BE REZONED FROM LDR, LOW DENSITY RESIDENTIAL DISTRICT AND GB, GENERAL BUSINESS DISTRICT TO RB, REGIONAL BUSINESS DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Bowman Consulting Group, LTD applied to rezone seven (7) properties located adjacent to the Sun City Development in between Carolina Commons Drive and Van Wyck Road from LDR, Low Density Residential District and GB, General Business District to RB, Regional Business District.

(b) On September 18th, 2018 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 LDR, Low Density Residential District and GB, General Business District to RB, Regional Business District for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. 0016-00-011.01, 0016-00-011.05, 0016-00-011.00, 0016-00-011.02, 0016-00-011.04, 0016-00-011.03, 0016-00-011.06

Section 3. Severability.

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

Section 4. Conflicting Provisions.

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

Section 5. Effective Date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2018.

LANCASTER COUNTY, SOUTH CAROLINA

Steve Harper, Chair, County Council

Larry Honeycutt, Secretary, County Council

ATTEST:

Sherrie Simpson, Clerk to Council

First Reading:	October 8, 2018	
Second Reading:	October 22, 2018	(Tentative)
Third Reading:	November 12, 2018	(Tentative)

Date of 1st Reading: October 8th, 2018
___ Approved ___ Denied ___ No Action

Date of 2nd Reading: October 22nd, 2018
___ Approved ___ Denied ___ No Action

Date of 3rd Reading: November 12th, 2018
___ Approved ___ Denied ___ No Action



Case No. RZ-018-036
Staff Report to Planning Commission
Meeting Date: September 18th, 2018

Proposal: Application of Bowman Consulting Group, LTD to rezone seven (7) properties totaling ± 21.59 acres of property from LDR, Low Density Residential District and GB, General Business District to RB, Regional Business District. The applicant wishes to build retirement senior apartments. These apartments will be for elderly individuals and may also include assisted living.

Property Location: The seven (7) properties are located adjacent to the Sun City Development in between Carolina Commons Drive and Van Wyck Road in the Indian Land section of Lancaster County, SC (TMS# 0016-00-011.01, 0016-00-011.05, 0016-00-11.00, 0016-00-011.02, 0016-00-011.04, 0016-00-011.03, 0016-00-011.06)

Zoning District Classification: LDR, Low Density Residential District and GB, General Business District.

Voting District: District 1, Terry Graham

Site Information

Site Description: Two of the seven properties have existing homes, and the other five are vacant.

Vicinity Data

Surrounding Conditions: Adjacent parcels to the north include: PDD, Planned Development District (PDD-18 Sun City Carolina Lakes) and INS, Institutional District. Adjacent parcels to the west are zoned PDD, Planned Development District (PDD-18 Sun City Carolina Lakes). One adjacent parcel to the south is zoned LDR, Low Density Residential District. Adjacent parcels to the east include: INS, Institutional District, NB, Neighborhood Business District, PB, Professional Business District and GB, General Business District.

Exhibits

1. **Rezoning Application**
2. **Location Map/Zoning Map**
3. **Tax Inquiry Sheets**
4. **Section 2.5.3 Use Table**

Findings and Conclusions

The facts and findings of this report show that the properties are currently zoned LDR, Low Density Residential District and GB, General Business District. The Future Land Use Map identifies this property as Neighborhood Mixed-Use based on the *Lancaster County Comprehensive Plan 2014-2024*. The Chapter 2 definition for Regional Business District in the Unified Development Ordinance states: "Regional Business District (RB) is generally located on the major thoroughfares in the community and provides opportunities for the provision of offices, services, and retail goods to meet the surrounding region. The regulations for this district are intended to accommodate the predominately auto-oriented pattern of existing development until such time that transportation network is retrofitted to accommodate more urban development patterns". Based on the definition above the subject properties are

Date of 1st Reading: October 8th, 2018
__ Approved __ Denied __ No Action

Date of 2nd Reading: October 22nd, 2018
__ Approved __ Denied __ No Action

Date of 3rd Reading: November 12th, 2018
__ Approved __ Denied __ No Action

located adjacent to existing commercial businesses within the commercial portion of PDD-18 (Sun City). In addition, the uses for the Regional Business District if rezoned would be complementary to the Future Land Use Map and would serve the community and surrounding region. If the rezoning is successful, the applicants proposed use will be considered senior apartments. If the applicant wishes to add a memory care facility in the future, the use will also be allowed under the RB zoning designation (Exhibit 4). A TRC review of the site plan/civil plans will be required for this project if approved.

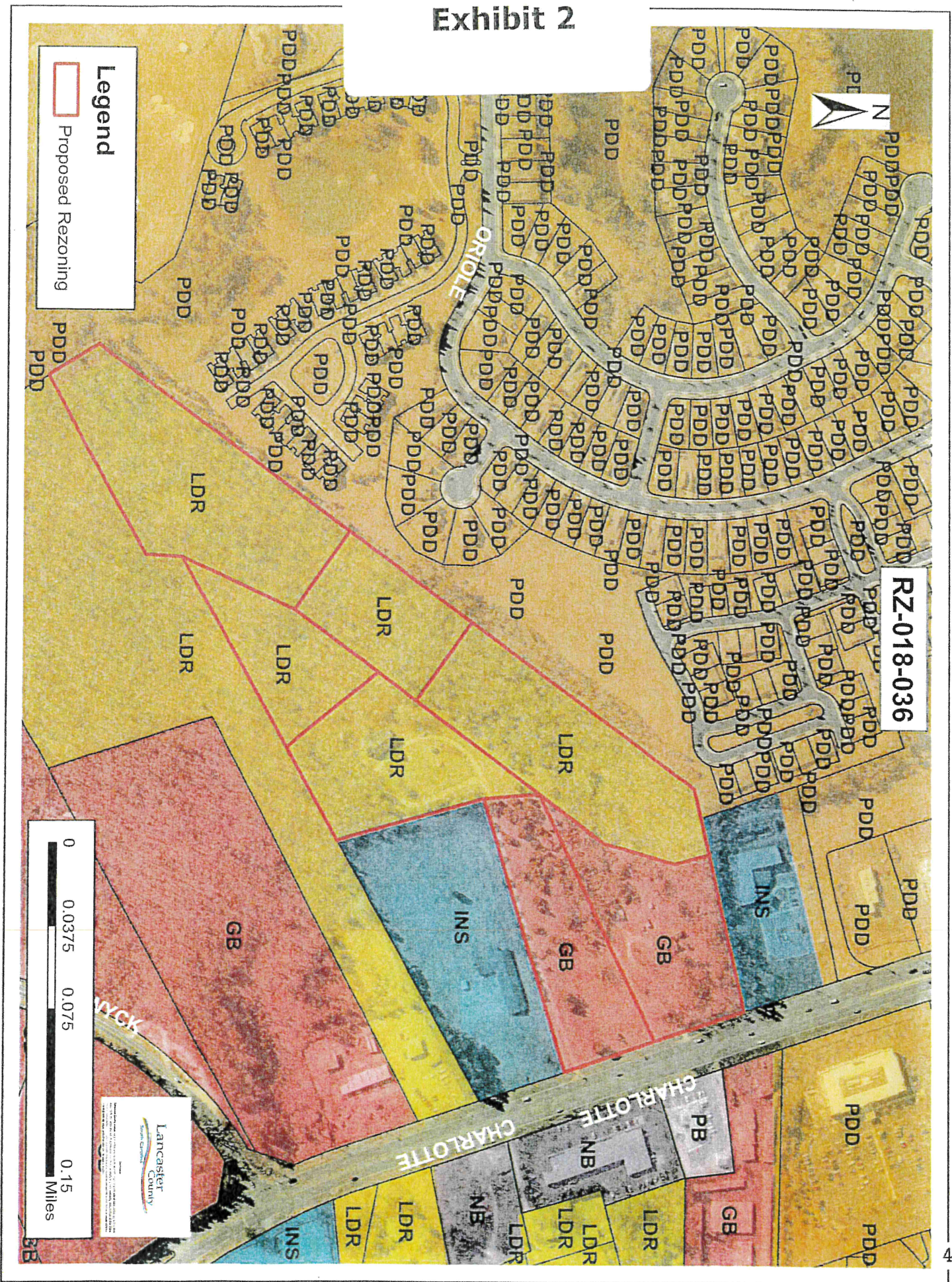
Planning Staff Recommendation

It is therefore the recommendation of the planning staff that the rezoning request by Bowman Consulting Group, LTD to rezone seven (7) properties located adjacent to the Sun City Development in between Carolina Commons Drive and Van Wyck Road in the Indian Land section of Lancaster County be **APPROVED**.

Recommendation from Planning Commission Meeting

At the Lancaster County Planning Commission meeting on Tuesday, September 18th, 2018 the Commission voted to **approve** the rezoning application of Bowman Consulting Group, LTD by a vote of (7-0). No citizens signed up to speak on this rezoning case.

Exhibit 2



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

USE TYPES	RURAL				TRANSITIONAL								SPECIAL				NEIGHBORHOOD					
	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
A. RESIDENTIAL																						
Dwelling - Single Family	P	P	P	-	P	P	P	P	-	-	-	-	OS	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Dwelling - Two Family	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	-	-	-	5.2.1
Dwelling - Townhome	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	P	P	P	P	P	
Dwelling - Multifamily	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	PR	PR	PR	-	5.2.2
Dwelling - Accessory	PR	PR	PR	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	-	-	-	5.2.3
Halfway Homes	-	-	-	-	-	-	-	-	-	SE	-	SE	-	-	-	-	-	-	-	-	-	5.2.4
Live-Work Units	-	-	-	PR	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	PR	5.2.5
Manufactured Housing	PR	PR	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.6
Manufactured Home Park	SE	-	-	-	SE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.6
Residential/Family Care Home (5 or fewer residents)	P	P	P	-	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	P	P	
Residential Care Facilities (6 or more residents)	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.2.7
B. LODGING																						
Bed and Breakfast Homes (up to 8 rooms)	PR	PR	PR	PR	-	PR	-	PR	PR	-	-	PR	-	-	-	-	PR	PR	-	PR	PR	5.3.1
Bed and Breakfast Inn (up to 12 rooms)	-	-	-	-	-	-	-	-	PR	-	-	PR	-	-	-	-	-	-	-	PR	PR	5.3.1
Boarding or Rooming House	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	5.3.2
Campground	SE	SE	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	-	-	5.3.3
Dormitory	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
Fraternity/Sorority House	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
Hotel/Motel	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	
C. OFFICE/SERVICE																						
ATM	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Banks, Credit Unions, Financial Services	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Business Support Services	-	-	-	-	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Crematoria	-	-	-	-	-	-	-	-	-	-	CU	-	-	CU	-	-	-	-	-	-	-	
Dry Cleaning and Laundry Services	-	-	-	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	P	P	
Funeral Homes	-	-	-	P	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	P	P	
Home Occupation	PR	PR	PR	PR	PR	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	PR	PR	PR	
Kennels, Indoor	PR	PR	PR	PR	-	-	-	-	PR	PR	PR	PR	-	PR	-	-	-	-	-	PR	PR	
Kennels, Outdoor	PR	PR	CU	PR	-	-	-	-	-	-	CU	CU	-	CU	-	-	-	-	-	-	-	
Medical Clinic	-	-	-	PR	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	

P – Permitted by Right PR – Permitted with Review CU – Conditional Use Required SE – Special Exception Required

UNIFIED DEVELOPMENT ORDINANCE | Adopted 11.28.2016

2-10

Exhibit 4

Lancaster County Unified Development Ordinance – Use Table

USE TYPES			RURAL				TRANSITIONAL						SPECIAL				NEIGHBORHOOD						REF.
AR	RR		RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX		
C. OFFICE/SERVICES (CONTINUED)																							
Personal Services	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	P	
Personal Services, Restricted	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	5.4.6	
Post Office	-	-	-	P	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	P	P		
Professional Services	-	-	-	P	-	-	-	P	P	P	P	P	-	P	-	-	-	-	-	P	P		
Small Equipment Repair/Rental	-	-	-	P	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	P	P		
Veterinary Clinic	-	-	-	P	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	P	P		
	-	-	-	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	P	P	-	
D. COMMERCIAL/ENTERTAINMENT																							
Alcoholic Beverage Sales Store	-	-	-	P	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	P	-		
Amusements, Indoor	-	-	-	P	-	-	-	-	-	P	P	-	-	P	-	-	-	-	-	P	P		
Amusements, Outdoor	-	-	-	PR	-	-	-	-	-	-	CU	-	-	CU	-	-	-	-	-	-	-	5.5.1	
Bar/Tavern/Brew Pub	-	-	-	CU	-	-	-	-	-	CU	PR	-	-	-	-	-	-	-	-	PR	-	5.5.2	
Billiard/Pool Hall	-	-	-	CU	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-		
Brewery	-	-	-	P	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	P		
Distillery	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	-	-	-		
Food Truck	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	PR	PR	5.5.3	
General Commercial	-	-	-	PR	-	-	-	-	PR-	PR	PR	-	-	-	-	-	-	-	-	PR	PR	5.5.4	
Night Club	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-		
Outside Sales	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.5	
Outside Sales, Sidewalk Sales	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.6	
Pawnshops	-	-	-	PR	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	-	5.5.7	
Racetrack	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	-	-	-	-	-	-	5.5.8	
Restaurant	-	-	-	PR	-	-	-	-	CU	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.9	
Riding Stables	P	P	P	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-		
Sexually Oriented Business/Adult Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.5.10	
Shooting Range, Indoor	-	-	-	PR	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	5.5.11	
Shooting Range, Outdoor	SE	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	-	-	-	-	-	-	5.5.12	
Theater, Indoor Movie or Live Performance	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P		
Theater, Outdoor (Amphitheater)	PR	-	-	PR	-	-	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	PR	PR	5.5.13	

P – Permitted by Right PR – Permitted with Review CU – Conditional Use Required SE – Special Exception Required

Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL				TRANSITIONAL								SPECIAL				NEIGHBORHOOD					
	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
E. CIVIC																						
Cemetery	AR	PR	PR	PR	-	PR	PR	-	PR	PR	PR	PR	-	-	-	-	-	PR	-	-	PR	5.6.1
Conference/Convention Center	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	
Cultural or Community Facility	-	-	-	P	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	P	P	
Event Venue/Banquet Hall	P	P	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.6.2
Places of Assembly	PR	PR	PR	PR	CU	CU	PR	PR	PR	PR	PR	PR	-	PR	-	-	-	CU	-	CU	CU	5.6.3
Private Recreation Facilities	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.6.4
Public Recreation Facilities	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	-	-	PR	PR	PR	PR	PR	5.6.5
Public Safety Station	P	P	P	P	-	-	-	P	P	P	P	P	-	P	P	-	-	-	-	P	P	
Sports Arena/Stadium (4,000 or more seats)	-	-	-	-	-	-	-	-	-	-	CU	CU	-	CU	-	-	-	-	-	-	CU	5.6.6
F. EDUCATIONAL/INSTITUTIONAL																						
Child/Adult Day Care Home (5 or fewer persons)	AR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	-	-	-	PR	PR	-	PR	PR	5.7.1
Child/Adult Day Care Home (6 or more persons)	-	-	-	-	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.7.2
College/University	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	P	P	
Community Support Facility	-	-	-	PR	-	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	-	5.7.3
Correctional Institution	-	-	-	-	-	-	-	-	-	-	-	CU	-	SE	SE	-	-	-	-	-	-	5.7.4
Day Treatment Center	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	-	-	-	-	-	-	-	5.7.5
Hospital	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-	
Schools – Elementary and Secondary	PR	PR	PR	PR	-	PR	CU	CU	CU	CU	CU	PR	-	-	-	-	CU	CU	CU	CU	CU	5.7.6
Schools – Vocational/Technical	-	-	-	P	-	-	-	-	P	P	P	P	-	P	P	-	-	-	-	P	P	
Studio – Art, dance, martial arts, music	P	-	-	P	-	-	-	P	P	P	P	P	-	P	-	-	-	-	-	P	P	
G. AUTOMOTIVE																						
Drive-Thru/Drive-In Facility	AR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	PR	PR	-	-	-	-	PR	PR	5.8.1
Electric Vehicle Charging Stations	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.8.2
Heavy Equipment/Manufactured Home Rental/Sales/Repair	-	-	-	-	-	-	-	-	-	-	SE	-	-	PR	PR	-	-	-	-	-	-	5.8.3
Parking Lot/Structure – Principal Use	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	PR	PR	5.8.4
Vehicle Rental/Leasing/Sales	-	-	-	PR	-	-	-	-	-	PR*	PR	PR	-	-	-	-	-	-	-	CU	CU	5.8.5
Vehicle Services – Minor Maintenance/Repair	-	-	-	P	-	-	-	-	CU	CU	PR	-	-	PR	PR	-	-	-	-	CU	CU	5.8.6
Vehicle Services – Major Repair/Body Work	-	-	-	PR	-	-	-	-	-	CU	PR	***	-	PR	PR	-	-	-	-	-	-	5.8.7

P – Permitted by Right PR – Permitted with Review CU – Conditional Use Required SE – Special Exception Required

Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL				TRANSITIONAL							SPECIAL				NEIGHBORHOOD						REF	
	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX		
H. INDUSTRY/WHOLESALE/STORAGE																							
Artist Studio/Light Manufacturing Workshops	-	-	-	P	-	-	-	-	-	P	P	-	-	P	P	-	-	-	-	P	P	-	
Industry, Light	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	
Industry, Heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	
Industry, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	
Junkyard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.9.1	
Landfill – Class Two	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	-	-	-	-	-	-	5.9.2	
Landfill – Class Three	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.9.3	
Mining - Major In-Depth Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	P	-	-	-	-	-	5.9.4	
Mining - Minor Surface Resource Extraction	PR	PR	PR	PR	-	-	-	-	-	PR	PR	PR	-	PR	PR	P	-	-	PR	PR	PR	5.9.5/6	
Private Recycling Collection Stations	-	-	-	-	-	-	-	-	-	-	-	PR	-	PR	PR	-	-	-	-	-	-	5.9.6/7	
Public Recycling and Waste Collection Facilities	-	-	-	PR	-	-	-	-	-	-	-	PR	-	PR	PR	-	-	-	-	-	-	5.9.8	
Research and Development Facilities	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	-	-	-	-	-	P	5.9.9	
Storage – Outdoor Storage Yard	-	-	-	-	-	-	-	-	-	PR**	PR	-	-	PR	PR	-	-	-	-	-	-	5.9.10	
Storage – Self Service (Mini)	-	-	-	-	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	5.9.11	
Storage – Warehouse Indoor	-	-	-	-	-	-	-	-	-	CU	PR	-	-	PR	PR	-	-	-	-	-	PR	5.9.12	
Storage – Warehouse Indoor, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	5.9.13	
Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	-	PR	-	-	P	P	-	-	-	-	-	P	5.9.14	
Wholesaling and Distribution, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	5.9.15	

I. AGRICULTURE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Agriculture and Crop Production/Harvesting	P	P	P	P	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-
Agricultural Support Services/Nurseries	P	P	P	P	-	-	-	-	P	P	P	-	-	P	P	-	-	-	-	-	P	-
Agritourism	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Animal Production	PR	PR	PR	PR	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.1
Animal Production Facilities, Non-Swine	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.2
Animal Production Facilities, Swine	SE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.3
Apiculture (Bee Keeping)	P	P	P	P	-	P	-	-	P	-	-	P	P	-	-	-	-	-	-	-	P	-
Backyard Pens/Coops	P	P	P	P	-	P	PR	PR	-	-	-	PR	-	-	-	-	-	-	-	-	PR	5.10.4

P – Permitted by Right PR – Permitted with Review CU – Conditional Use Required SE – Special Exception Required

Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL				TRANSITIONAL								SPECIAL				NEIGHBORHOOD					
	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
I. AGRICULTURE (CONTINUED)																						
Commercial Stables	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Ecotourism		P	P	P	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Farmer's Markets and Roadside Stands		P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Forestry		PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.10.5
Gardens (Community and Private)		P	P	P	-	P	-	-	-	P	P	P	P	P	P	P	-	-	-	-	-	-
Wineries		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	P	-
		PR	PR	PR	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.6
J. INFRASTRUCTURE																						
Airstrip/Airport	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Geothermal Energy Systems		-	-	-	-	-	-	-	-	-	-	PR	-	-	PR	-	-	-	-	-	-	5.11.1
Solar Energy Systems		PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.11.2
Solar Farms		CU	****	-	-	-	-	-	-	-	-	-	-	****	****	-	-	-	-	-	-	5.11.3
Utilities – Class 1		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Utilities – Class 2		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Utilities – Class 3		P	P	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-
Wireless Communication Facility (Concealed)		PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	PR	5.11.5
Wireless Communication Facility (Up to 60.00')		PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	PR	5.11.5
Wireless Communication Facility (60.01' to 199.99')		SE	SE	SE	SE	SE	SE	PR	PR	PR	PR	PR	-	PR	PR	PR	SE	SE	SE	SE	SE	5.11.5
Wireless Communication Facility (200' and Over)		-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	SE	-	-	-	-	-	5.11.5
K. OTHER																						
Temporary Uses	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
		PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.12

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

* (Ord. No. 2017-1468, 9.25.17)

** (Ord. No. 2018-1492, 2.12.18)

*** (Ord. No. 2018-1494, 3.12.18)

**** (Ord. No. 2018-1519, 7.16.18)

UNIFIED DEVELOPMENT ORDINANCE | Adopted 11.28.2016

2-14

Agenda Item Summary

Ordinance # / Resolution#:	Presentation/ Discussion Item
Contact Person / Sponsor:	Steve Willis
Department:	Admin.
Date Requested to be on Agenda:	October 8, 2018

Issue for Consideration:

Request for financial tax incentives package for solar farms.

Points to Consider:

This is the first time we have been requested to consider tax incentives for solar farms. These do not tend to fit neatly into existing incentive packages due to lack of job creation and long time period.

Senator Vincent Sheheen is addressing County Council not as one of our Senators but as legal counsel to the solar company. He will explain the package being requested. NOTE: Council members received, under separate cover, a summary of projects recently completed/ still underway and the incentives received/ being requested. This item is considered a trade secret per SC 30-4-40(A)(1) (commercial formula/ marketing study) and is exempt from the Freedom Of Information Act. This item is not to be disclosed and upon the close of the meeting should be returned to the Clerk for shredding.

The rest of the presentation follows. The information I obtained from other counties is not a comprehensive list of incentives approved throughout the state. It merely reflects those counties that responded to a request for assistance/ information.

The Administration Committee is sending this item to full Council for discussion due to this being such a unique project and the first that has shown an interest in locating in Lancaster County. Once Council discusses what they feel is an appropriate amount to charge per MWac (megawatt of AC power output capacity) staff will prepare documents for Council's subsequent consideration and adoption.

Funding and Liability Factors:

N/A at this time.

Council Options:

Determination of the annual fee for solar farms. Once the fee per MWac is determined, this will be converted into a standard FILOT/ SSRC package for Council's consideration.

Staff Recommendation:

Somewhere in the \$4,000 to \$4,500 per MWac range.

Committee Recommendation:

None; coming to Council without recommendation.

Solar Farm Incentives

Southern Carolina Alliance (from Hampton County)

1 to 10 MWac – 20 years at \$4,300 to \$4,800 per MWac
11 to 25 MWac – 20 years at \$3,900 to \$4,400 per MWac
26 to 50 MWac – 20 years at \$3,500 to \$4,000 per MWac
Over 50 MWac – 30 years at \$3,300 to \$3,800 per MWac

Florence County – single solar project at 10 MWac

\$6,500 per MWac for years 1 through 5 and \$4,500 per MWac for years 6 through 30

Lee County – six projects total, five at 2 MWac and one at 60 MWac

\$4,000 per MWac for years 1 through 10 and \$3,500 per MWac for years 11 through 30

Jasper County – three projects total, one at 10 MWac, one at 10.5 MWac, and one at 71.4 MWac

\$4,642 per MWac for 30 years

Orangeburg County – multiple projects

Administrator Harold Young advised they started in the \$3,000 per MWac range but are now in the \$4,000 per MWac range. He also noted they made sure to notify the landowners of the property tax implications (moving from Ag use to commercial 6%).

NOTE: This is a non-scientific poll of the counties and only reflects those that responded to an e-mail inquiry.

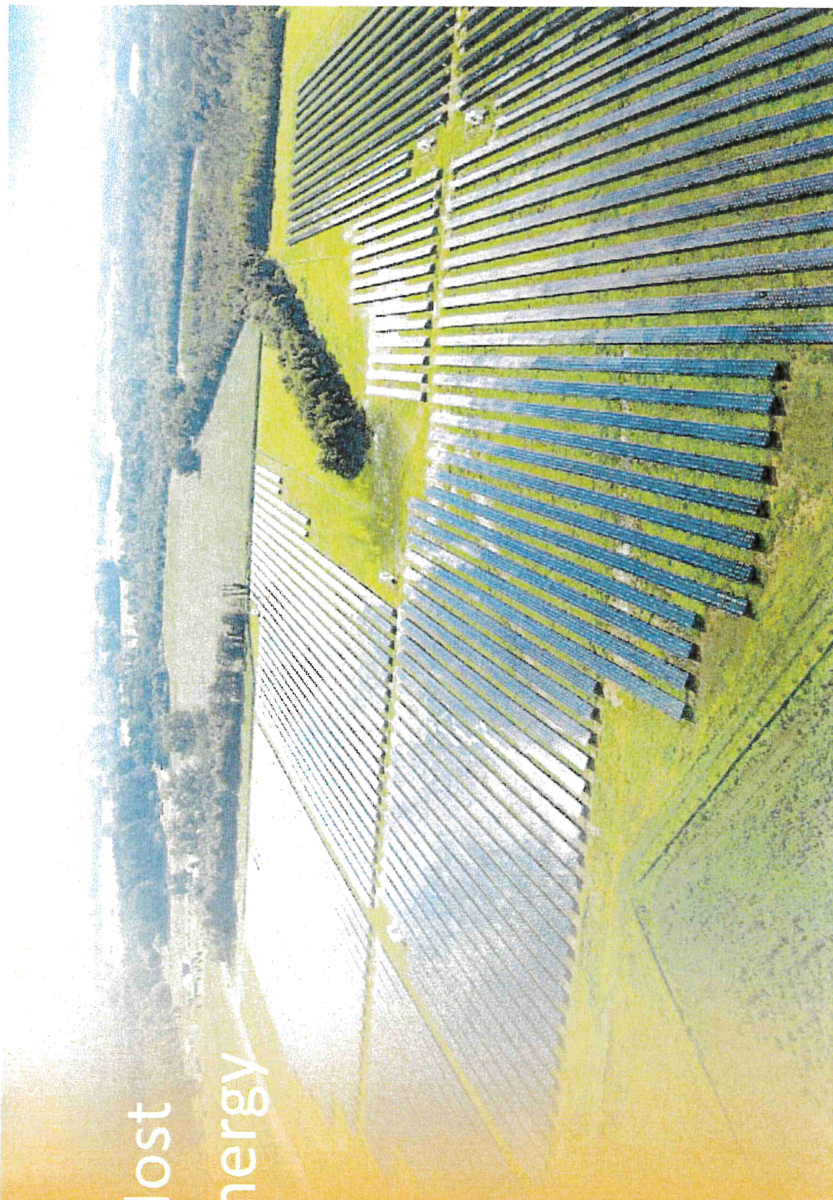


ECONOMIC DEVELOPMENT

South Carolina's Most Diversified Solar Energy Provider

2018 PLANNED LANCASTER COUNTY
INVESTMENTS
South Carolina

- Company Overview
- County Specific Investment
- Project Detail
- Zoning & Permitting
- Financial Review



LEADING A LOCAL ENERGY ERA

2018 COMPANY OVERVIEW

Southern Current is a leading developer in the residential, commercial and utility-scale solar markets with hundreds of systems currently providing power to customers across the Southeastern United States. Our integrated platform includes Project Development, Engineering, Construction, Maintenance, Finance and Asset Management.

Our mission is to help create a more reliable, economical and sustainable energy future for the United States.

QUICK FACTS

Locally Owned and Focused



80+ Employees



Headquartered
in Charleston,
South Carolina



Diversified
Business Model

Over
290^{MW}

Operating

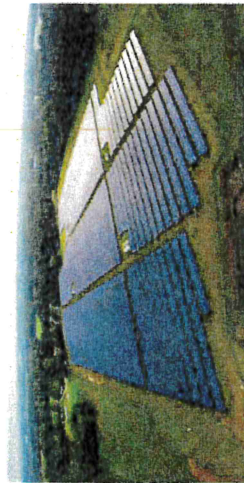
Over
40^{MW}

Construction

Over
2000^{MW}

Development

BUILDING LONGTERM GROWTH IN DIVERSE MARKET SEGMENTS



UTILITY-SCALE

COMMERCIAL/INDUSTRIAL

RESIDENTIAL

Southern Current's team has years of experience and expertise in utility-scale solar energy development and commercial and residential solar installations across the Southeastern United States. Our development team takes projects through regulatory, environmental, and interconnection processes. We have developed and facilitated the transaction on over 400 MW of projects that have either reached commercial operation or are scheduled for construction. Our team of designers are lead by NABCEP certified engineers who personalize solar model systems for commercial, industrial and residential clients. Southern Current's Residential and Commercial division has sold and installed over 300 projects in more than 6 states.



EXECUTIVE TEAM

OVER 50 YEARS OF COMBINED INDUSTRY EXPERIENCE



PAUL FLEURY
Co-founder and Chief
Development Officer



KENT TROWBRIDGE
Co-founder and Chief
Commercial Officer



GREG WHITE
Co-founder and Chief
Construction Officer



JON DOWNEY
President and CFO



BRET SOWERS
Vice President of
Development and
Strategy



DAVID BRUECK
Vice President of EPC



GREG NESS
General Counsel



KEY DIFFERENCES BETWEEN SOLAR DEVELOPMENT AND TRADITIONAL MANUFACTURING

1. *Manufacturing facilities require upfront investment from the county*

- Solar does not require any outlay of money from county to develop these projects.
- Solar does not require the county to build new roads.
- Solar does not add any additional burden to local school systems.
- Solar does not require any new utility services.
- Solar does not add additional burden on police, fire or EMS.

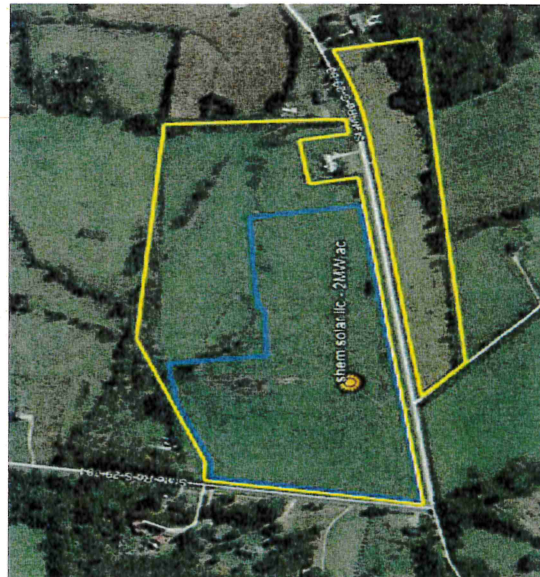
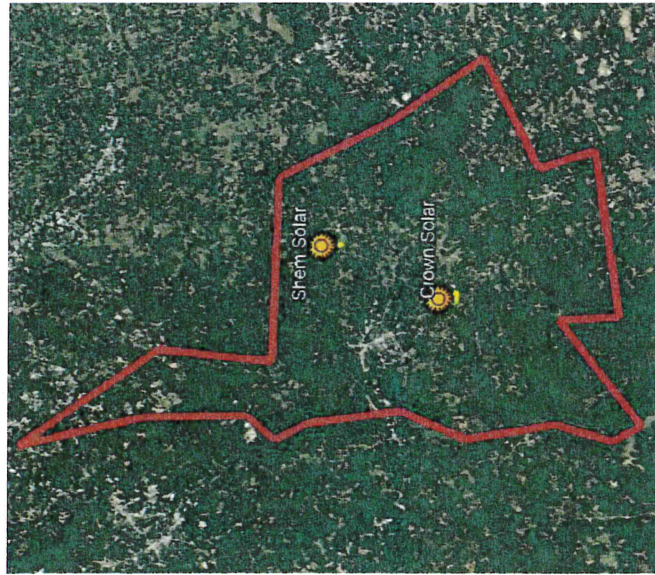
2. *Manufacturing requires large tracts of valuable industrial zoned property*

- Project Watermelon is in an area zoned Rural Residential.
- These properties would require rezoning to be utilized for commercial or industrial purposes.
- Solar farms can be more easily decommissioned and the land returned to its original state without creating long-term environmental impacts. Project Watermelon will provide a performance guarantee to ensure decommissioning occurs at the end of the facilities lifespan.
- Solar development would increase the average tax revenue generated from these parcels by over \$14,000 annually.

3. *Manufacturing can scale up production and revenue generation*

- Solar farms can only produce a fixed amount of energy due to system constraints therefore revenues are capped.
- As solar facilities age, their operating costs increase at the same time revenues decrease making it less profitable in later years.

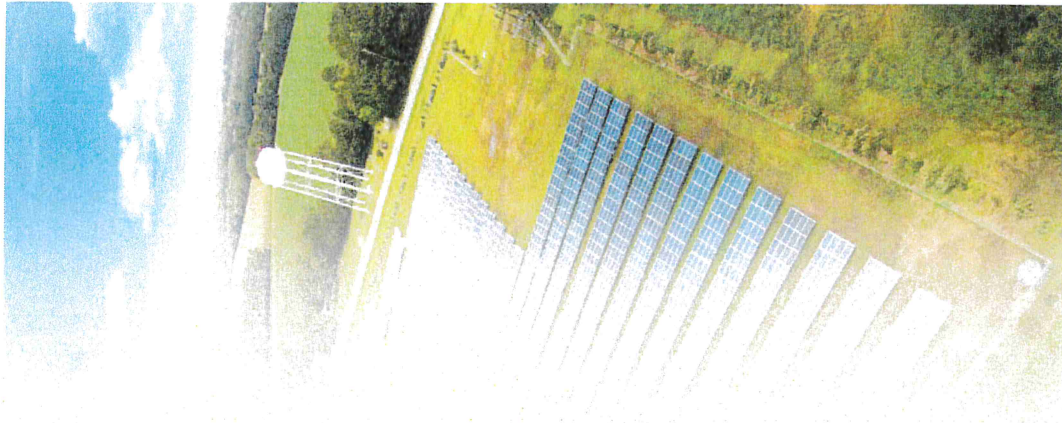
Projects in Lancaster County





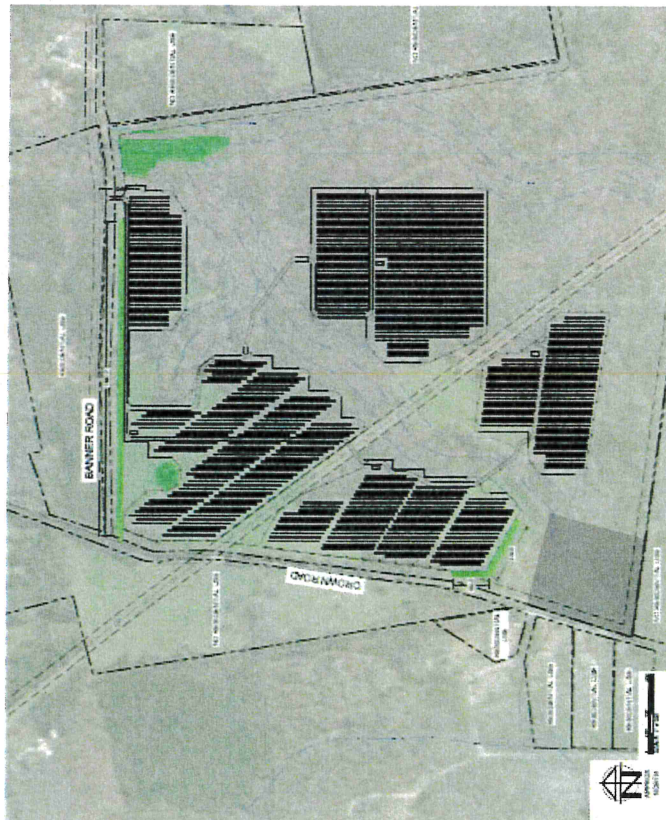
Crown Solar
Lancaster County, SC

PROJECT DETAILS	
LOCATION:	Off of Crown Road and Banner
LEASEHOLD ACREAGE:	Approximately 50 Acres
LANDLORD:	Ricky David Riggins
PARCEL #:	0110-00-005.00
PROJECT SIZE:	3.00 MW AC
INTERCONNECTION QUEUE STATUS	
INTERCONNECTION APPLICATION:	Requested From DEC
DUE DILIGENCE	
ENVIRONMENTAL:	In Progress
SURVEY & TITLE:	In Progress
SYSTEM DESIGN:	In Progress





Crown Solar System Layout



ZONING & PERMITTING PROCESS		
Zoning is controlled by <i>Lancaster County Zoning Ordinance</i>		
PARCEL ZONED:	Rural Residential	
SOLAR USE:	Conditional	
APPLICATIONS/PROCESS:		
<ul style="list-style-type: none">• Conditional Use Permit - Pending• Planning Commission Review – Pending		

Project Fruit Basket - Watermelon - Crown

Estimate and Comparison of South Carolina Property Tax Options



Investment Phase One	
Real Estate	
Land Cost	\$0
Site Improvement	\$0
New Construction	\$0
Subtotal	\$0
Machinery & Equipment	\$4,620,000
Total	\$4,620,000

Rates	
Millage rate	0.3176
5 year abatement	0.0958
Utility Depreciation	5.00%
MWac	3
Proposed Payment per Mwac	\$3,000
Estimated Millage Growth	1.00%
Current Tax Collected*	\$302

*Current tax collected as of 2016

Assessment ratio - <i>Ad valorem</i>	10.50%	0.105
Assessment ratio - FILOT	6.00%	0.06
Assessed value before depreciation	\$485,100	
	\$277,200	

Year	Standard Property Tax on M&E	Standard Tax Abatement on M&E	Net Tax Payment on M&E	Standard FILOT	Current Tax Collected*	Proposed Annual Payment	Floating SSRC	1% Multi County	Net to County
1	\$146,364	\$44,149	\$102,215	\$83,637	\$302	\$9,000	89.24%	\$90	\$8,910
2	\$140,048	\$42,244	\$97,804	\$79,235	\$305	\$9,000	88.64%	\$90	\$8,910
3	\$133,590	\$40,296	\$93,294	\$74,833	\$308	\$9,000	87.97%	\$90	\$8,910
4	\$126,989	\$38,305	\$88,684	\$70,431	\$311	\$9,000	87.22%	\$90	\$8,910
5	\$120,243	\$36,270	\$83,973	\$66,029	\$314	\$9,000	86.37%	\$90	\$8,910
6	\$113,349	\$0	\$113,349	\$61,627	\$317	\$9,000	85.40%	\$90	\$8,910
7	\$106,305	\$0	\$106,305	\$57,225	\$321	\$9,000	84.27%	\$90	\$8,910
8	\$99,109	\$0	\$99,109	\$52,823	\$324	\$9,000	82.96%	\$90	\$8,910
9	\$91,758	\$0	\$91,758	\$48,421	\$327	\$9,000	81.41%	\$90	\$8,910
10	\$84,251	\$0	\$84,251	\$44,019	\$330	\$9,000	79.55%	\$90	\$8,910
11	\$76,584	\$0	\$76,584	\$39,617	\$334	\$9,000	77.28%	\$90	\$8,910
12	\$68,755	\$0	\$68,755	\$35,215	\$337	\$9,000	74.44%	\$90	\$8,910
13	\$60,763	\$0	\$60,763	\$30,814	\$340	\$9,000	70.79%	\$90	\$8,910
14	\$52,603	\$0	\$52,603	\$26,412	\$344	\$9,000	65.92%	\$90	\$8,910
15	\$44,274	\$0	\$44,274	\$22,010	\$347	\$9,000	59.11%	\$90	\$8,910
16	\$35,774	\$0	\$35,774	\$17,608	\$351	\$9,000	48.89%	\$90	\$8,910
17	\$27,098	\$0	\$27,098	\$13,206	\$354	\$9,000	31.85%	\$90	\$8,910
18	\$18,246	\$0	\$18,246	\$8,804	\$358	\$9,000	-2.23%	\$90	\$8,910
19	\$18,429	\$0	\$18,429	\$8,804	\$361	\$9,000	-2.23%	\$90	\$8,910
20	\$18,613	\$0	\$18,613	\$8,804	\$365	\$9,000	-2.23%	\$90	\$8,910
21	\$18,799	\$0	\$18,799	\$8,804	\$368	\$9,000	-2.23%	\$90	\$8,910
22	\$18,987	\$0	\$18,987	\$8,804	\$372	\$9,000	-2.23%	\$90	\$8,910
23	\$19,177	\$0	\$19,177	\$8,804	\$376	\$9,000	-2.23%	\$90	\$8,910
24	\$19,369	\$0	\$19,369	\$8,804	\$380	\$9,000	-2.23%	\$90	\$8,910
25	\$19,563	\$0	\$19,563	\$8,804	\$383	\$9,000	-2.23%	\$90	\$8,910
26	\$19,758	\$0	\$19,758	\$8,804	\$387	\$9,000	-2.23%	\$90	\$8,910
27	\$19,956	\$0	\$19,956	\$8,804	\$391	\$9,000	-2.23%	\$90	\$8,910
28	\$20,155	\$0	\$20,155	\$8,804	\$395	\$9,000	-2.23%	\$90	\$8,910
29	\$20,357	\$0	\$20,357	\$8,804	\$399	\$9,000	-2.23%	\$90	\$8,910
30	\$20,560	\$0	\$20,560	\$8,804	\$403	\$9,000	-2.23%	\$90	\$8,910
TOTAL	\$1,779,826	\$201,262	\$1,578,563	\$937,612	\$10,505	\$270,000		\$2,700	\$267,300

* See next page.

Project Crown

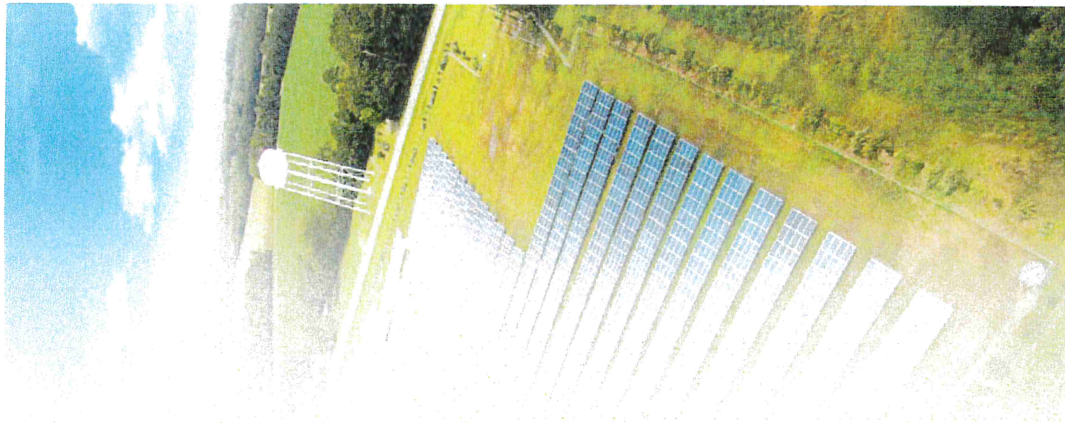
Year	Current Tax Collected*	Proposed Annual Payment
1	\$302	\$12,000
2	\$305	\$12,000
3	\$308	\$12,000
4	\$311	\$12,000
5	\$314	\$12,000
6	\$317	\$12,000
7	\$321	\$12,000
8	\$324	\$12,000
9	\$327	\$12,000
10	\$330	\$12,000
11	\$334	\$12,000
12	\$337	\$12,000
13	\$340	\$12,000
14	\$344	\$12,000
15	\$347	\$12,000
16	\$351	\$12,000
17	\$354	\$12,000
18	\$358	\$12,000
19	\$361	\$12,000
20	\$365	\$12,000
21	\$368	\$12,000
22	\$372	\$12,000
23	\$376	\$12,000
24	\$380	\$12,000
25	\$383	\$12,000
26	\$387	\$12,000
27	\$391	\$12,000
28	\$395	\$12,000
29	\$399	\$12,000
30	\$403	\$12,000
TOTAL	\$10,505	\$360,000

* Assumes 1% annual millage rate growth



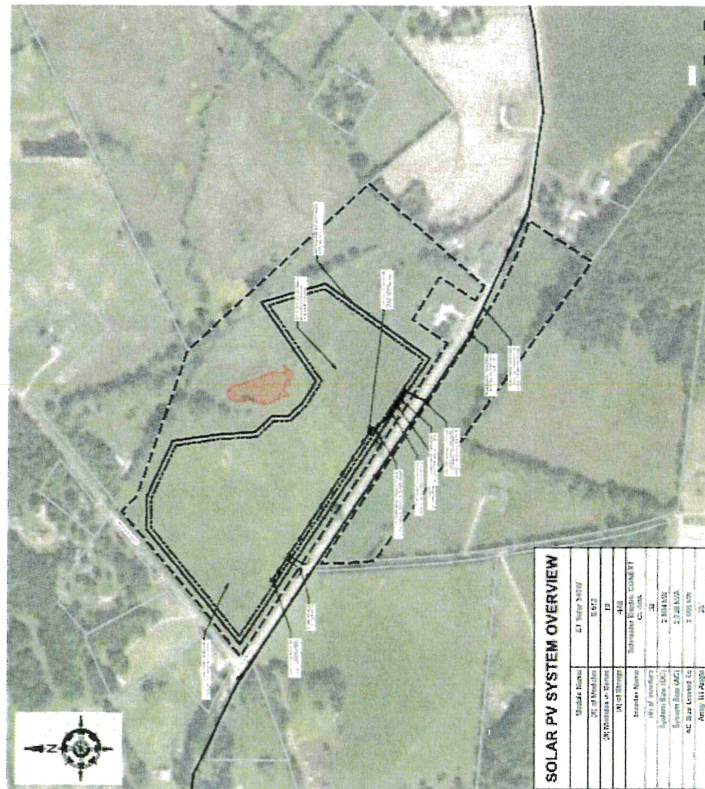
Shem Solar
Lancaster County, SC

PROJECT DETAILS	
LOCATION:	State Rd S-29-83 and State Rd S-29-304
LEASEHOLD ACREAGE:	16
LANDLORD:	William H. Steele
PARCEL #:	0059-00-015.03
PROJECT SIZE:	2.00 MW AC
INTERCONNECTION QUEUE STATUS	
INTERCONNECTION APPLICATION:	Requested From DEC
DUE DILIGENCE	
ENVIRONMENTAL:	In Progress
SURVEY & TITLE:	In Progress
SYSTEM DESIGN:	In Progress





Shem Solar System Layout



ZONING & PERMITTING PROCESS	
Zoning is controlled by Lancaster County Zoning Ordinance	
PARCEL ZONED:	Rural Residential
SOLAR USE:	Conditional
APPLICATIONS/PROCESS:	
<ul style="list-style-type: none"> Conditional Use Permit - Approved Site Plan - Approved Planning Commission Review - Approved 	

Project Fruit Basket - Watermelon - Shem

Estimate and Comparison of South Carolina Property Tax Options



Investment Phase One	
Real Estate	
Land Cost	\$0
Site Improvement	\$0
New Construction	\$0
Subtotal	\$0
Machinery & Equipment	\$3,360,000
Total	\$3,360,000

Rates	
Millage rate	0.3130
5 year abatement	0.0710
Utility Depreciation	5.00%
MWac	2
Proposed Payment per Mwac	\$3,000
Estimated Millage Growth	1.00%
Current Tax Collected*	\$53

*Current tax collected as of 2016

Assessment ratio - <i>Ad valorem</i>	10.50%	0.105	Assessed value before depreciation
Assessment ratio - FILOT	6.00%	0.06	\$352,800
			\$201,600

See next page

Year	Standard Property Tax on M&E	Standard Tax Abatement on M&E	Net Tax Payment	Standard FILOT	Current Tax Collected*	Proposed Annual Payment	Floating SSRC	1% Multi County	Net to County
1	\$104,905	\$23,796	\$81,109	\$59,946	\$53	\$6,000	89.99%	\$60	\$5,940
2	\$100,378	\$22,769	\$77,608	\$56,791	\$54	\$6,000	89.43%	\$60	\$5,940
3	\$95,749	\$21,719	\$74,030	\$53,636	\$54	\$6,000	88.81%	\$60	\$5,940
4	\$91,018	\$20,646	\$70,372	\$50,481	\$55	\$6,000	88.11%	\$60	\$5,940
5	\$86,183	\$19,549	\$66,633	\$47,326	\$55	\$6,000	87.32%	\$60	\$5,940
6	\$81,241	\$0	\$81,241	\$44,171	\$56	\$6,000	86.42%	\$60	\$5,940
7	\$76,193	\$0	\$76,193	\$41,016	\$56	\$6,000	85.37%	\$60	\$5,940
8	\$71,035	\$0	\$71,035	\$37,860	\$57	\$6,000	84.15%	\$60	\$5,940
9	\$65,767	\$0	\$65,767	\$34,705	\$57	\$6,000	82.71%	\$60	\$5,940
10	\$60,386	\$0	\$60,386	\$31,550	\$58	\$6,000	80.98%	\$60	\$5,940
11	\$54,891	\$0	\$54,891	\$28,395	\$59	\$6,000	78.87%	\$60	\$5,940
12	\$49,280	\$0	\$49,280	\$25,240	\$59	\$6,000	76.23%	\$60	\$5,940
13	\$43,551	\$0	\$43,551	\$22,085	\$60	\$6,000	72.83%	\$60	\$5,940
14	\$37,703	\$0	\$37,703	\$18,930	\$60	\$6,000	68.30%	\$60	\$5,940
15	\$31,733	\$0	\$31,733	\$15,775	\$61	\$6,000	61.97%	\$60	\$5,940
16	\$25,640	\$0	\$25,640	\$12,620	\$62	\$6,000	52.46%	\$60	\$5,940
17	\$19,423	\$0	\$19,423	\$9,465	\$62	\$6,000	36.61%	\$60	\$5,940
18	\$13,078	\$0	\$13,078	\$6,310	\$63	\$6,000	4.91%	\$60	\$5,940
19	\$13,209	\$0	\$13,209	\$6,310	\$63	\$6,000	4.91%	\$60	\$5,940
20	\$13,341	\$0	\$13,341	\$6,310	\$64	\$6,000	4.91%	\$60	\$5,940
21	\$13,474	\$0	\$13,474	\$6,310	\$65	\$6,000	4.91%	\$60	\$5,940
22	\$13,609	\$0	\$13,609	\$6,310	\$65	\$6,000	4.91%	\$60	\$5,940
23	\$13,745	\$0	\$13,745	\$6,310	\$66	\$6,000	4.91%	\$60	\$5,940
24	\$13,882	\$0	\$13,882	\$6,310	\$67	\$6,000	4.91%	\$60	\$5,940
25	\$14,021	\$0	\$14,021	\$6,310	\$67	\$6,000	4.91%	\$60	\$5,940
26	\$14,161	\$0	\$14,161	\$6,310	\$68	\$6,000	4.91%	\$60	\$5,940
27	\$14,303	\$0	\$14,303	\$6,310	\$69	\$6,000	4.91%	\$60	\$5,940
28	\$14,446	\$0	\$14,446	\$6,310	\$69	\$6,000	4.91%	\$60	\$5,940
29	\$14,591	\$0	\$14,591	\$6,310	\$70	\$6,000	4.91%	\$60	\$5,940
30	\$14,736	\$0	\$14,736	\$6,310	\$71	\$6,000	4.91%	\$60	\$5,940
TOTAL	\$1,275,671	\$108,481	\$1,167,190	\$672,074	\$1,844	\$180,000		\$1,800	\$178,200

Prroject Shem

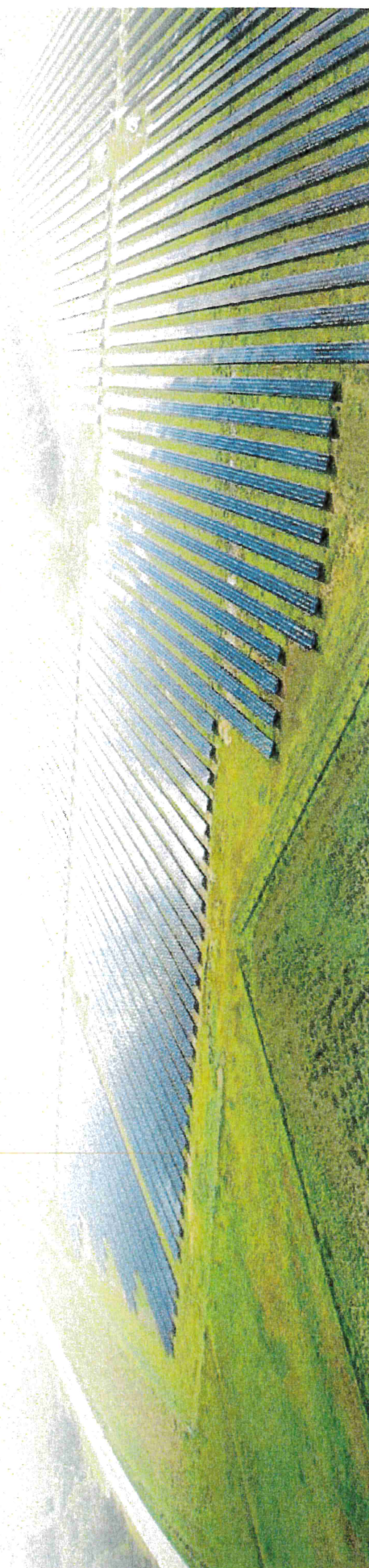
Year	Current Tax Collected*	Proposed Annual Payment
1	\$53	\$8,000
2	\$54	\$8,000
3	\$54	\$8,000
4	\$55	\$8,000
5	\$55	\$8,000
6	\$56	\$8,000
7	\$56	\$8,000
8	\$57	\$8,000
9	\$57	\$8,000
10	\$58	\$8,000
11	\$59	\$8,000
12	\$59	\$8,000
13	\$60	\$8,000
14	\$60	\$8,000
15	\$61	\$8,000
16	\$62	\$8,000
17	\$62	\$8,000
18	\$63	\$8,000
19	\$63	\$8,000
20	\$64	\$8,000
21	\$65	\$8,000
22	\$65	\$8,000
23	\$66	\$8,000
24	\$67	\$8,000
25	\$67	\$8,000
26	\$68	\$8,000
27	\$69	\$8,000
28	\$69	\$8,000
29	\$70	\$8,000
30	\$71	\$8,000
TOTAL	\$1,844	\$240,000

* Assumes 1% annual millage rate growth



Contact

Vincent A. Sheheen
Savage, Royall & Sheheen LLP
1111 Church Street
Camden, SC 29020
Phone: 803.432.4391
vsheheen@thesavagefirm.com



Solar Array Projects Crown and Shem

~\$5M Investment @ \$4K/Mwac
Mwac

Year	Current Tax Collected*	Proposed Annual Payment
1	\$355	\$20,000
2	\$359	\$20,000
3	\$362	\$20,000
4	\$366	\$20,000
5	\$369	\$20,000
6	\$373	\$20,000
7	\$377	\$20,000
8	\$381	\$20,000
9	\$384	\$20,000
10	\$388	\$20,000
11	\$392	\$20,000
12	\$396	\$20,000
13	\$400	\$20,000
14	\$404	\$20,000
15	\$408	\$20,000
16	\$412	\$20,000
17	\$416	\$20,000
18	\$420	\$20,000
19	\$425	\$20,000
20	\$429	\$20,000
21	\$433	\$20,000
22	\$437	\$20,000
23	\$442	\$20,000
24	\$446	\$20,000
25	\$451	\$20,000
26	\$455	\$20,000
27	\$460	\$20,000
28	\$464	\$20,000
29	\$469	\$20,000
30	\$474	\$20,000
TOTAL	\$12,349	\$600,000

*Assumes 1% annual millage rate growth

LAN100 803283885 DXP
 LANCASTER COUNTY TAX COLLECTOR
 ATTN: LEE WEEKS
 PO BOX 1809
 LANCASTER, SC 29721

MONTH	NO	PLACEMENTS- AMOUNT	AVG \$ AGE	ADJUSTMENT AMOUNT	CANCEL AMOUNT	PAID IN FULL	AMOUNT COLLECTED	AMOUNT ACTIVE	RCV%	#OF PMT	COLLECTIONS THIS MONTH	COLLECTIONS BY MONTH
08-18	0			0	0	0	0	0		0	0	12,870
07-18	0			0	0	0	0	0		0	0	8,759
06-18	0			0	0	0	0	0		0	0	7,033
05-18	0			0	0	0	0	0		0	0	7,897
04-18	0			0	0	0	0	0		0	0	24,638
03-18	3994	4,189,392	1,049 1577	0	298,212	66,637	69,283	3,821,897	1.78	191	12,870	8,082
02-18	0			0	0	0	0	0		0	0	0
01-18	0			0	0	0	0	0		0	0	0
12-17	0			0	0	0	0	0		0	0	0
11-17	0			0	0	0	0	0		0	0	0
10-17	0			0	0	0	0	0		0	0	0
09-17	0			0	0	0	0	0		0	0	0
12MON	3994	4,189,392	1,049 1577	0	298,212	66,637	69,283	3,821,897	1.78	191	12,870	69,281
2-YRS	0			0	0	0	0	0		0	0	0
3-YRS	0			0	0	0	0	0		0	0	0
4-YRS	0			0	0	0	0	0		0	0	0
OTHER	0			0	0	0	0	0		0	0	0
TOTAL	3994	4,189,392	1,049 1577	0	298,212	66,637	69,283	3,821,897	1.78	191	12,870	69,281

Project Overview – September 2018

1.) Animal Shelter:

Architectural firm, MPS, has received sign-off on final facility page flip review from County project leadership team [N. Miller, A. Williams, J. Hinson, J. Catoe] along with IT [D. Allman]. MPS to submit final drawings for review with pertinent review boards, i.e., Zoning/Planning/Building. Project documents to be prepared for public bid; bid to be open for four (4) weeks starting in mid-October. After GC is selected, civil work is anticipated to begin near the turn of calendar year. Projected construction completion date is still set for late Q4 2019; project estimate remains at \$2.5 - \$2.8M.

2.) Fleet Maintenance Garage:

Project has been suspended since June 2018 due to budgetary constraints. Architectural programming has been completed by architectural firm, POND; second phase proposal for Schematic Design has been submitted. Awaiting greenlight from County Council to re-engage under revised budgetary appraisal set at \$3.5 - \$4M for total project.

3.) Library System:

Library Board unanimously voted 9/25 to allow architectural firm, MPS, to proceed into Schematic Design phase (~2 months). A continued pursuit of relocation opportunity for Kershaw Branch has been incorporated as a budgetary option, as recommended by MPS and agreed to by Library Board. Town of Kershaw Administrator, Mitch Lucas, will continue to champion discussions for donation of Wells Fargo Building; additional details regarding Wells Fargo acquisition to be presented as they come available. Final determination for Wells Fargo will not be made until end of calendar year 2018. It has been expressly stated and accepted that the only way in which the Wells Fargo location can be accepted for this project is through full donation, only—that is, there can be zero dollars invested into acquisition cost. Any other amount would result in an insurmountable budget discord between the three (3) locations: Main, Del Webb, and Kershaw.

4.) EMS HQ:

Architectural firm, Moseley Architects, is nearing completion of Design Development phase of project. County has signed off on Mechanical/Electrical/Plumbing (“MEP”) as well as IT/low voltage plans for facility. Final site assessments, i.e., plumbing access points & fire marshal input, to be completed ASAP. Construction documents and bid schedule set for late October; project to remain out to bid for four (4) weeks. Renovation completion schedule is TBD, based on bid response and accepted add/deduct bid alternates.

5.) Barnett Medical Building:

Due to impacts of Hurricane Florence and associated levels of precipitation, Barnett Medical Building will require two (2) emergency procurement mitigations to ensure the preservation of County property. First, a replacement roofing system will be installed ASAP. The current roofing system has been critically compromised and is causing severe water damage to interior of building. A Letter of Intent has been signed with a commercial roofing company to complete repairs and installation ASAP. Second, a mold abatement team will be brought into Barnett to eradicate any signs of mold formation from the moisture accruals due to the associated roof concerns. The mold

abatement will take place immediately after the roof installation. Both emergency procurements have been authorized by County Administrator, Steve Willis, and will be pursued as insurance claims accordingly by County Risk Manager, Ryan Whitaker. Design consultation cannot occur until the integrity of the facility is restored; including additional HVAC, plumbing, and electrical systems.

6.) EMS Substation – Old Bailes Rd.

Two (2) competitive design proposals have been secured by County Procurement for design drawings/bridge documents; in addition, awaiting competitive site work proposals from two (2) competitive civil engineering firms to diagnose site status and design/manage on-going site work (beyond County Public Works capabilities). County Stormwater Engineer also to review site documentation accordingly.



June 27, 2018

Mr. Steve Willis, County Administrator
Lancaster County Administration Building
101 N. Main Street
P.O. Box 1809
Lancaster, SC 29720

Dear Mr. Willis:

It was great meeting with you this morning to walk through the building located at 1228 Colonial Commons Ct. in Lancaster. I'm sure that you could tell our local staff is very excited about the possibility of using the building as a future location for the Lancaster County Health Department. We enthusiastically support this endeavor, and we will be glad to assist in any way we can to help make this a reality. We believe it would only take minor construction modifications to fully comply with HIPAA, security, and safety regulations.

Thanks again for considering this opportunity, and don't hesitate to contact me with any questions or input needed to help make your decision. I can be reached via phone at 803-576-2770 or email at reedhm@dhec.sc.gov.

Sincerely,

A handwritten signature in cursive script that reads "Trey Reed".

Trey Reed, Region Administrator
SCDHEC – Midlands Public Health Region
Richland County Health Department
2000 Hampton Street
Columbia, SC 29204

MEETINGS & FUNCTIONS – 2018

DAY/DATE	TIME	FUNCTION/LOCATION
Monday, October 8, 2018	6:00 p.m.	Council Meeting Council Chambers, Administration Building
Tuesday, October 9, 2018	3:00 p.m.	Infrastructure & Regulation (I&R) Committee Council Chambers, Administration Building
Tuesday, October 9, 2018	5:00 p.m.	Public Safety Committee Meeting Council Conference Room, Administration Building
Thursday, October 11, 2018	6:00 p.m.	Administration Committee Meeting Council Conference Room, Administration Building
Monday, October 22, 2018	6:00 p.m.	Council Meeting Council Chambers, Administration Building

LANCASTER COUNTY STANDING MEETINGS

The Tuesday following 1st Council meeting (most of the time it is the 2nd Tuesday)
5:00 p.m. ... Public Safety Committee

The Tuesday following the 1st Council meeting (most of the time it is the 2nd Tuesday)
3:00 p.m. ... Infrastructure and Regulation Committee

The Thursday following the 1st Council meeting (most of the time it is the 2nd Thursday)
6:00 p.m. ... Administration Committee

1st Thursday of each month7:00 p.m. ... Fire Commission, Covenant Street EOC Building

1st Tuesday of each month6:00 p.m. ... Zoning Appeals Board, County Council Chambers

2nd Tuesday of each month6:30 p.m. ... Recreation Commission, 260 S. Plantation

Last Tuesday of each month (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 Tuesday6:00 p.m. ... Historical Commission, Historic Courthouse

3rd Thursday of each month6:30 p.m. ... Community Relations Commission, Marine Corps League Lodge

1st Thursday of each month5:00 p.m. ... Planning Commission work session, County Council Chambers

3rd Tuesday of each month6:00 p.m. ... Planning Commission, County Council Chambers