

Lancaster County Council Regular Meeting Agenda

Monday, March 12, 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 Terry Graham**
4. **Approval of the agenda** *[deletions and additions of non-substantive matter]*
5. **Special Presentations**
 - a. Presentation by the South Carolina Aeronautics Commission – *James Stephens, Director*
 - b. Update on University of South Carolina – Lancaster - *Presented by Dr. Walter P. Collins, III, Regional Campus Dean*
 - c. Community Needs Assessment Public Hearing and Erwin Farms – Basin 18 Sewer Project close out hearing – *Grazier Rhea, Catawba Regional Council of Governments – pgs. 6-16*
 - d. Presentation on Solar Farms – *John Weaver/Penelope Karagounis/Steve Willis*
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 February 26, 2018 County Council regular meeting – *pgs. 17-25*
 - b. **3rd Reading of Ordinance 2018-1493 regarding Rezoning Property of Berma Tims**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone ± 5.1 Acres Of Property Owned By Berma Tims, Located Off Highway 521, ± 915 Feet Southeast Of The Intersection At Louis Springs Road From NB, Neighborhood Business District To RN, Rural Neighborhood District. – *Planning Commission recommended approval by a vote of 6-0. Passed 7-0 at the February 12, 2018 County Council Meeting. Passed 7-0 at the February 26, 2018 County Council Meeting. – Penelope Karagounis – pgs. 26-27*

- c. **3rd Reading of Ordinance 2018-1494 regarding Amending the UDO by deleting Permitted Review Use for Vehicle Services in Institutional Zoning District**
Ordinance Title: An Ordinance To Amend Sections Of The Unified Development Ordinance Relating To Vehicle Services In The Institutional Zoning District. – *Planning Commission recommended approval by a vote of 6-0. Passed 7-0 at the February 12, 2018 County Council Meeting. Passed 7-0 at the February 26, 2018 County Council Meeting. – Penelope Karagounis – pgs. 28-29*
- d. **3rd Reading of Ordinance 2018-1495 regarding Rezoning Property of Fulton Gasper**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone ± 5.375 Acres Located On Barberville Road ± 550 Feet North Of The Intersection Of Highway 160 And Barberville Road From MDR, Medium Density Residential District To NB, Neighborhood Business District. – *Planning Commission recommended approval by a vote of 6-0. Passed 7-0 at the February 12, 2018 County Council Meeting. Passed 7-0 at the February 26, 2018 County Council Meeting. – Penelope Karagounis – pgs. 30-31*
- e. **3rd Reading of Ordinance 2018-1498 regarding Rezoning Properties for Michael Hill/Sam's Express Carwash**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone Property Located At 8194 Charlotte Highway And A Portion Of Property Located At 8095 Shelly Mullis Road From MX, Mixed-Use District And INS, Institutional District To GB, General Business District. – *Planning Commission recommended approval by a vote of 5-1. Passed 7-0 at the February 12, 2018 County Council Meeting. Passed 7-0 at the February 26, 2018 County Council Meeting. – Penelope Karagounis – pgs. 32-33*

8. Non-Consent Agenda

- a. **Resolution 0991-R2018 regarding Approval of a Conditional Use Application of Polaris Solar for a Solar Farm**
Resolution Title: A Resolution To Approve The Conditional Use Application Of Polaris Solar, LLC, A Division Of Southern Current, LLC, To Locate, Design, Construct And Operate A Solar Farm On A Twenty (20) Acre Portion Of A One Hundred Eighty Five (185) Acre Pasture Land Parcel, Zoned RR, Identified As Tax Parcel # 0059-00-071 Located East Of The City Of Lancaster And North Of Highway 9 At The Intersection Of Pink Plyler Road And Burke Duncan Road. – *Planning Commission recommended approval by a vote of 5-2. - John Weaver/Alex Moore – pgs. 34-43*
- b. **Resolution 0992-R2018 regarding Approval of a Conditional Use Application of Shem Solar for a Solar Farm**
Resolution Title: A Resolution To Approve The Conditional Use Application Of Shem Solar, LLC, A Division Of Southern Current, LLC, To Locate, Design, Construct And Operate A Solar Farm On A Sixteen (16) Acre Portion Of A Thirty Four (34) Acre Pasture Land Parcel, Zoned RR, Identified As Tax Parcel # 0059-00-015.03 Located East Of The City Of Lancaster And North Of Highway 9 At The Intersection Of Pink Plyler Road And Red Doc Road. – *Planning Commission recommended approval by a vote of 5-2. - John Weaver/Alex Moore – pgs. 44-53*

- c. **Resolution 0993-R2018 regarding Approval of a Conditional Use Application of Anton S. Shipp to Build a Church**
Resolution Title: A Resolution To Approve A Conditional Use Application Of Anton S. Shipp To Build A Church On Property Located At 205 Norland Lane In Lancaster, SC. – ***Planning Commission recommended approval by a vote of 7-0. - Penelope Karagounis – pgs. 54-73***
- d. **Resolution 0994-R2018 regarding Adding Project Kentucky Blue to the Multi-County Park**
Resolution Title: A Resolution To Amend The Master Multi-County Park Agreement Between Chesterfield County And Lancaster County, Dated As Of December 9, 2013, And Amended And Restated As Of November 9, 2015, So As To Add To The Agreement Property Of Project Kentucky Blue, A Confidential Code Name For An Economic Development Project, Which Is A Company Acting For Itself, One Or More Affiliates And/Or Other Project Sponsors Located In Chesterfield County. – ***John Weaver – pgs. 74-79***
- e. **3rd Reading of Ordinance 2018-1497 regarding Rezoning Property of Donald Alban**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone A \pm 1.00 Acre Portion Of A \pm 8.60 Acre Tract Of Property Located At 467 Lancaster Estates Road From LDR, Low Density Residential District To MH, Manufactured Home District. – ***Planning Commission recommended approval by a vote of 6-0. Passed 7-0 at the February 12, 2018 County Council Meeting. Passed 7-0 at the February 26, 2018 County Council Meeting. – John Weaver/Penelope Karagounis – pgs. 80-81***
- f. **3rd Reading of Ordinance 2018-1499 regarding Rezoning Properties of MPV Properties LLC**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone A Total Of \pm 10.30 Acres Located East Of The Intersection Of Highway 160 And Charlotte Highway North Of The Red Stone Development From MX, Mixed Use District To RB, Regional Business District. – ***Planning Commission recommended approval by a vote of 6-0. Passed 7-0 at the February 12, 2018 County Council Meeting. Passed 7-0 at the February 26, 2018 County Council Meeting. – Penelope Karagounis – pgs. 82-83***
- g. **2nd Reading of Ordinance 2018-1496 regarding Rezoning Property of Robert Wilson**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone A \pm 1.25 Acre Portion Of A \pm 11.031 Acre Tract Of Property Located Fronting In Part On Charlotte Highway And Charles Pettus Road From LDR, Low Density Residential District To NB, Neighborhood Business District. – ***Planning Commission recommended approval by a vote of 5-1. Passed 7-0 at the February 12, 2018 County Council Meeting. – Penelope Karagounis – pgs. 84-90***
- h. **1st Reading of Ordinance 2018-1500 regarding Rezoning Property of Jimaki Witherspoon**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone Property Of Jimaki Witherspoon, Located \pm 850 Feet East Of The Intersection Of SC Hwy 200 And Highpoint Circle In Lancaster County From MH, Manufactured Housing District To MDR, Medium Density Residential District. – ***Planning Commission recommended approval by a vote of 7-0. – Penelope Karagounis – pgs. 91-97***

i. **1st Reading of Ordinance 2018-1501 regarding Rezoning Property of Randall Collins, Trustee**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone Property Of Randall Collins, Trustee, Located At 1501-1539 Memorial Park Road In Lancaster County From MDR, Medium Density Residential District To HDR, High Density Residential District. – *Planning Commission recommended approval by a vote of 7-0. – Penelope Karagounis – pgs. 98-105*

j. **1st Reading of Ordinance 2018-1502 regarding Rezoning Property of Darren Sowell**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone Property Of Darren Sowell, Located On Wheat Street ± 500 Feet East Of The Intersection Of Fork Hill Road And Wheat Street In Lancaster County From MDR, Medium Density Residential District To RR, Rural Residential District. – *Planning Commission recommended approval by a vote of 7-0. – Penelope Karagounis – pgs. 106-113*

9. **Discussion and Action Items**

a. Nomination for appointment to the Community Relations Board for District 1 – *pg. 114*

- Betty George for a 4 year term ending on 6/30/2021 – 3rd Term (Requires 2/3 Vote of Council)

b. Pending Projects Update – *Steve Willis – pgs. 115-117*

- Animal Shelter, including the site location search
- Fleet Maintenance Garage
- Library
- DSS
- EMS Headquarters
- Indian Land Service Center
- Historic Jail
- Harrisburg Road Site Clearance
- Fire Study

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

11. **Miscellaneous Reports and Correspondence**

a. Charter Communications – *pg. 118*

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

13. **Executive Session**

14. Calendar of Events – pg. 119

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



MEMORANDUM

TO: Lancaster County Council

FROM: Catawba Regional Council of Governments

DATE: March 5, 2018

SUBJECT: Needs Assessment Process

In order to apply for Community Development Block Grant funds, Lancaster County must complete a Needs Assessment. A Needs Assessment Public Hearing will be held on Monday, March 12, 2018 at 6:00 p.m. during the regularly scheduled County Council meeting in the Council Chambers.

At this hearing, Catawba Regional Council of Governments staff will present the past identified community needs and receive comments concerning the current needs, especially as they relate to the low and moderate income persons in Lancaster County.

Attached is a list of prioritized needs from Lancaster County's 2017 Needs Assessment. This can be used as a guide to identify Lancaster County's community needs for 2018, which will be updated after the hearing on March 12, 2018.

Also attached is an overview of the proposed use of Community Development Block Grant funds for the 2018 - 2019 program year. The next funding round for the Community Development Block Grant program is April 16, 2018 and applications must be requested by March 16, 2018. The eligible program under this round is Community Infrastructure. Community Enrichment and Neighborhood Revitalization applications will be due September 17, 2018. Business Development and Ready to Go Public Facilities applications may be submitted at any time during the year.

For additional information, please contact Grazier Rhea or Kimberly Herndon, with Catawba Regional Council of Governments, at 803-327-9041.

LANCASTER COUNTY
PRIORITIZED COMMUNITY NEEDS
APRIL 2017

Lancaster County held a Needs Assessment Public Hearing on Monday, April 24, 2017, at which time the following community needs were prioritized.

1. Upgrade and extension of water and sewer services for low and moderate income areas, including the Kings Circle area, the Kershaw Mill area, the Dobson School area and the Emerald Estates area.
2. Upgrade and construct facilities, including ADA accessibility, for the Department of Social Services, Health Department, the library and other public agencies serving low and moderate income persons.
3. Development of greenways and trails, including the Lindsay Pettus Greenway.
4. Neighborhood revitalization activities in low and moderate income areas, including the Midway area, Dobson School area, Kershaw Mill area, Erwin Farm area, and Emerald Estates area to include the following:
 - Clearance and clean-up
 - Infrastructure upgrades to include, but not limited to, transportation, sidewalks, transit, water, sewer, gas, electrical, and communications to include Internet/ wireless/ broadband.
 - Housing rehabilitation
 - Activities to increase affordable housing
 - Job training and educational opportunities
 - Socioeconomic assistance
 - Franchised curbside solid waste collection in target areas
5. Promote economic development and job creation activities through provision of infrastructure to potential and expanding businesses and industries and through the provision of Workforce Development Training to residents and industries through direct county grant match funding and provision of in-kind services.
6. Construct permanent EMS and fire stations where needed to replace mobile and/or inadequate facilities.
7. Improve transportation between Lancaster's three municipalities, City of Lancaster, Town of Heath Springs, and Town of Kershaw, including highway (US 521) and rail (L&C Railway) modes of transportation.
8. Add turning lanes for the Buford elementary and middle schools.
9. Improve transportation between the City of Lancaster and the Chesterfield County line on SC 9 South, a segment of the South Carolina Department of Transportation Strategic Freight Network.
10. Locate recreational, social service agency and county agency facilities in the northern panhandle of the county. This would put these services within closer proximity to the people who use them and eliminate the need for driving into the City of Lancaster.
11. Seek funding to address housing needs, to include rehabilitation, affordable housing and down payment and closing cost assistance.
12. Renovation and preservation of the Lancaster historic jail.
13. Undertake activities to promote fair housing opportunities for all citizens.



COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING 2018 – 2019

The following is a summary of the proposed uses of CDBG funds for the 2018-2019 program year. These program uses are subject to change prior to final adoption by the SC Department of Commerce.

The Community Development Block Grant Small Cities Program is administered in South Carolina by the SC Department of Commerce, Office of Grants Administration. The State CDBG program will receive \$18.5 million from the U.S. Department of Housing and Urban Development (HUD) in 2018.

State CDBG grants are awarded to eligible local governments that are not “entitlement areas”. All local governments in the Catawba Region, with the exception of the City of Rock Hill, are eligible to apply.

All CDBG projects must address one of the three following national objectives:

- Benefit low and moderate income persons
- Eliminate slums and blight
- Address urgent community needs that pose a serious threat to the health or welfare of the community.

Three key goals for the CDBG program are to provide decent housing, economic opportunities and suitable living environment. Each project must meet one of the following outcomes identified by HUD:

- Affordability
- Accessibility
- Sustainability

The primary CDBG grant programs are Community Development, Business Development and Regional Planning. There will be \$15.3 million allocated for Community Development Programs, which includes five subcategories of Community Infrastructure, Community Enrichment, Neighborhood Revitalization, Special Projects and “Ready to Go”. Following is a description of each of program.

I. Community Development

A. Community Infrastructure

Funds Available: \$10,534,846

Grant Maximum: \$750,000 (A waiver may be considered for a project addressing an urgent and compelling need, regional solution or system-wide improvements)

Grant Minimum: \$50,000

Match:

10% of the total CDBG request, which can come from a variety of sources, including the local government, other non-Commerce grants, loans, waiver of fees, public or private investments and documented volunteer or in-kind contributions.

Eligible Activities:

Water, sewer, roads or drainage activities.

Outcome:

Contribute to the creation of healthy and sustainable residential communities through addressing one or more of the priorities listed in order of importance:

1. Significant improvements to existing infrastructure to address health concerns, meet required quality standards and ensure community sustainability.
2. Projects that result in more viable regional infrastructure solutions or that provide new access to services near business centers where it is cost effective to address documented health threat.
3. Upgrades to infrastructure to address quality standards where there are only general health concerns or provide new services that are not near business centers when it is cost effective to address a documented health threat.

Application Requests due: Friday, March 16, 2018

Applications due: Monday April 16, 2018

B. Community Enrichment

Funds Available: \$3,000,000

Grant Maximum: \$500,000

Grant Minimum: \$50,000

Match:

10% of the total CDBG request, which can come from a variety of sources, including the local government, other non-Commerce grants, loans, waiver of fees, public or private investments and documented volunteer or in-kind contributions.

Eligible Activities:

- First Priority – Increasing Economic Competitiveness
 - Brownfield projects or demolition of obsolete buildings.
 - Downtown streetscape improvements where there is significant business activity and prior investments. Projects must include a plan for retail/small business support.
 - Planning for regional infrastructure, hazard mitigation, resiliency and sustainability for eligible public infrastructure and facilities, brownfields clean up and redevelopment, or master drainage studies.
- Second Priority – Education and Workforce Development
 - Libraries – facilities or services (fixed or mobile) to provide expanded library services or computer equipment with broadband capability to enhance skills training and education.
 - Publicly owned facilities (except operating school facilities) that offer extended educational opportunities for adult literacy, or to serve at risk LMI children or youth.
 - Transportation-oriented public facilities or services to serve LMI workforce populations.
- Third Priority – Safe and Healthy Communities
 - Public safety facilities and services in LMI areas - police substations or other public improvements designed to address crime prevention.
 - Demolition of vacant, dilapidated structures to address and support crime prevention efforts in a targeted LMI neighborhood.
 - Fire substations or fire trucks serving LMI residential areas that provide a significant improvement in service for in town locations or near business centers.
 - Health clinic facilities or equipment in underserved areas or multi-service centers for health or related social services.
 - Public facilities modifications to ensure accessibility for disabled persons or for energy efficiency improvements for CDBG eligible public facilities that will significantly reduce operating burdens and promote sustainability (i.e., replacing windows, upgrading HVAC, etc.)

Equipment for public service activities must be for new or expanded services and generally associated with a significant capital investment in facilities. Only major pieces of equipment that have a durable life of five years will be considered for funding.

Outcome:

This program is designed to fund facilities, services and other activities that strengthen existing communities and support a high quality of life within the following state priority areas:

1. Increasing economic competitiveness
2. Education and workforce development
2. Safe and healthy communities

Application Requests due: Friday, August 17, 2018 at 5:00 p.m.

Applications due: Monday, September 17, 2018 at 5:00 p.m.

C. Neighborhood Revitalization Program

Funds Available: \$914,708

Grant Maximum: \$500,000

Grant Minimum: \$50,000

Match:

10% of the total CDBG request, which can come from a variety of sources, including the local government, other non-Commerce grants, loans, waiver of fees, public or private investments and documented volunteer or in-kind contributions.

Planning Phase

The targeted neighborhood must submit a locally funded revitalization plan (or a previously CDBG Village Renaissance Plan) that identifies community needs and prioritizes activities designed to revitalize the neighborhood with CDBG and other funds. This plan must be approved by the Department of Commerce and should set out a realistic plan for implementation of CDBG eligible and other activities in two possible consecutive implementation phases. The plan must be submitted to the Department of Commerce with the application.

The plan shall include the following:

- Comprehensive needs assessment (qualitative and quantitative) and prioritization.
- Comprehensive strategies for revitalization.
- Specific actions to prepare for implementation.

- Maps illustrating existing conditions, problems and proposed solutions.
- Roles and responsibilities-neighborhood and local government involvement and commitment in planning and implementation.
- Time frame for implementation of all strategies, including phased activities.

Implementation Phases

Implementation of comprehensive neighborhood revitalization project must involve multiple activities including a public safety component. Activities must be described in the plan and may include:

- Infrastructure - water, sewer, roads, drainage
- Public facilities- sidewalks, security lighting and cameras, police or fire substations, technology, multi-service centers designed to address crime risk factors, walking trails, green space, landscaping
- Housing - infrastructure or other activities to support affordable or workforce housing; limited exterior only improvements including facades, minor repairs, energy efficiency improvements, handicap accessibility
- Demolition and clearance of vacant and dilapidated properties
- Public services - crime watch program, drug or gang education, awareness or prevention programs.

All implementation phases will be competitively selected with no guarantee of funding and must comply with applicable program threshold requirements.

Application Requests due: Friday, August 17, 2018

Applications due: Monday, September 17, 2018

D. Special Projects Program

Funds Available: \$300,000

Grant Maximum: \$150,000

Grant Minimum: \$50,000

Match:

10% of the total CDBG request, which can come from a variety of sources, including the local government, other non-Commerce grants, loans, waiver of fees, public or private investments and documented volunteer or in-kind contributions.

Outcome:

This program is designed to meet community development needs that are not typically funded through the other CDBG programs or one of the other HUD partner programs.

Eligible Activities:

These funds will be used for alternative grant activities that meet community development need of eligible municipalities. Special projects could historic preservation, innovation, energy conservation, parks, and trails/greenways.

Projects should have significant leveraging, impact and community support while still meeting a National Objective and all other requirements. Consideration for funding will be based on State priorities listed below and the Community Development Selection Criteria:

- First Priority
 - Projects that impact economic development or increase economic competitiveness.
- Second Priority
 - Projects that address public health and safety or improve the long-term sustainability of the community.
- Third Priority
 - Projects that address energy conservation or historic preservation.

Application Requests due: Friday, August 17, 2018 at 5:00 p.m.

Applications due: Monday, September 17, 2018 at 5:00 p.m.

E. Ready to Go” Public Facilities Program

Funds Available: \$600,000

Grant Maximum: \$500,000

Grant Minimum: \$50,000

Match:

10% of the total CDBG request, which can come from a variety of sources, including the local government, other non-Commerce grants, loans, waiver of fees, public or private investments and documented volunteer or in-kind contributions.

Eligible Activities:

Activities must be eligible under the Community Infrastructure or Community Enrichment Program. CDBG funds are for construction costs only. Activities leading up to bidding must be complete prior to application submission. This includes project design, environmental review, acquisition and permits. The project must be ready to bid within 60 days of grant award.

Outcome:

This program is designed to stimulate the local economy by addressing urgent or compelling community needs, encouraging the timely implementation of CDBG eligible public projects, and being cost effective.

Applications will be accepted on an ongoing basis, based on funding availability.

Program clarifications:

- Projects must address an urgent and compelling need
- The project requires an upfront investment of local and other funds for planning, project design and permitting that is substantially equivalent to the required 10% local match.
- Projects must be eligible public facility improvements and CDBG pays only for construction and administration.

II. Business Development Program

Funds Available: \$2,000,000

Grant Maximum:

- Job creation/retention \$10,000/ job
- Area economic development \$500,000
- Local goods and services:
 - Service area less than 20% poverty or 70% LMI \$350/job
 - Service area equal/more than 20% poverty or 70% LMI \$1,000/job

Grant Minimum: \$50,000

Match:

10% local match or other equivalent contribution required. Projects to assist businesses in the provision of goods and services must have a minimum of 25% leveraging including a 10% match from the local government.

Eligible Activities:

Infrastructure to assist new or expanding businesses that will result in the creation or retention of jobs, 51% of which must be available to low and moderate income persons.

Outcome:

Provision of financial resources for local governments to pursue opportunities that create new jobs, retain existing employment, stimulate private investment, and revitalize or facilitate the competitiveness of the local economy.

General Program Requirements:

- A unit of local government may apply for a third project if they have no more than two open grants that have not exceeded a 30 month grant period.
- A unit of local government is limited to one Neighborhood Revitalization project.
- A unit of local government is limited to one open Ready to Go projects.
- A unit of local government may not have more than one project for the same general target area/neighborhood open at the same time

Catawba Regional Council of Governments' staff is available to assist local governments with the development of potential CDBG projects and application preparation. If you are interested in submitting a CDBG application, contact *Grazier Rhea* or *Kimberly Herndon* at (803) 327-9041.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Monday, March 12, 2018 at 6:00 p.m. in the Lancaster County Council Chambers, Lancaster County Administrative Building, 101 North Main Street, Lancaster SC, Lancaster County will hold a public hearing to solicit public input on community needs and priorities for housing, public facilities, and economic development. At this public hearing, Lancaster County will provide the results of its needs assessment and the activities which might be undertaken to meet identified needs, including the estimated amount proposed to be used for activities that will benefit persons of low and moderate income.

Lancaster County will also review the program performance and accomplishments conducted under the Erwin Farms – Basin 18 Sewer Project (CDBG #4-CI-15-021). This project consisted of the upgrade of the sanitary sewer lines with cured-in-place lining and point repairs in the Erwin Farms (Basin 18) sewer collection system. The total project cost was \$820,260, which included \$663,000 from CDBG funds and \$157,260 from local funds. The CDBG amount represented 81 percent of the total project cost, which consisted of \$688,260 for sewer facilities, \$87,000 for engineering and \$45,000 for administration.

This public hearing and the matters to be discussed are subject to the provisions of Lancaster County's Citizens Participation Plan, developed in anticipation of participation in the State of South Carolina's Community Development Block Grant (CDBG) Program, providing for the participation of the citizens of Lancaster County in the planning and implementation of community and economic development projects which will involve CDBG funds.

The Citizens Participation Plan is available for review in the office of the Lancaster County Administrator, from 8:30 a.m. to 5:00 p.m. Monday through Friday. Persons with questions or comments concerning the public hearing or the Citizens Participation Plan may contact Steve Willis, County Administrator, P.O. Box 1809, Lancaster, SC 29721 (Telephone: 803-416-9300).

Lancaster County does not discriminate on the basis of age, color, religion, sex, national origin, familial status or disability in the admission or access to, or treatment or employment in its federally assisted programs or activities. Stephen Yeargin, Building Official, Lancaster County, P.O. Box 1809, Lancaster, SC 29721 (Telephone: 803-285-1969), has been designated to coordinate compliance with the nondiscrimination requirements contained in the U.S. Department of Housing and Urban Development's regulations. Assistance will be provided to accommodate the special needs of disabled persons, upon request. A 72-hour notice for assistance is requested.



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, February 26, 2018

Council Members present were Brian Carnes, Jack Estridge, Terry Graham, Steve Harper, Larry Honeycutt, Charlene McGriff and Billy Mosteller. Also present were John Weaver, Steve Willis, Sherrie Simpson, Chelsea Gardner, Penelope Karagounis, Veronica Thompson, 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. Jack Estridge led the Pledge of Allegiance to the American Flag and delivered the invocation.

Approval of the agenda

Terry Graham moved to move Item 7f (Ordinance 2018-1496) from the Consent Agenda to the Non-Consent Agenda. Seconded by Larry Honeycutt. The motion to move Ordinance 2018-1496 from the Consent Agenda to the Non-Consent Agenda passed by unanimous vote of 7-0.

Charlene McGriff moved to approve the agenda. Seconded by Larry Honeycutt. Council approved the agenda by unanimous vote of 7-0.

Special Presentations

Chairman Steve Harper announced that the presentation by the Charlotte Regional Partnership would be given later in the meeting since the presenters have been held up in traffic.

Chairman Steve Harper presented Katherine Walters, Assistant Director for Parks and Recreation, with a plaque for the 2017 Employee of the Year.

Citizens Comments

Lisa Bird, 2974 Arthur Road, Indian Land, SC, spoke regarding Resolution 0989-R2018.

Beverly Williams, 131 Arrowhead Drive, Lancaster, SC spoke regarding Ordinance 2018-1496.

Special Presentations

Jamie Gilbert introduced Ronnie Bryant, President and Chief Executive Officer (CEO) of the Charlotte Regional Partnership. He stated that the Charlotte Regional Partnership is a regional organization that represents the Charlotte Metro region. He stated that sixteen (16) counties make up the partnership and four (4) of those are from South Carolina: Lancaster, Chester, Chesterfield and York. The purpose of the organization is to market and generate projects and leads for economic development for the region. Ronnie Bryant provided a summary of the work between the Charlotte Regional Partnership and Lancaster County. His power point presentation is attached as Schedule A. Council Members asked various questions regarding Lancaster County's strengths and weaknesses regarding economic development and the success rate of Charlotte Regional Partnership's contributions to economic development for Lancaster County.

Consent Agenda

Billy Mosteller moved to approve Consent Agenda Item a, Item b, Item c, Item d, Item e, Item g and Item h below. Seconded by Brian Carnes. No further discussion. Council approved Consent Agenda Items a, b, c, d, e, g and h below by unanimous vote of 7-0.

- a. Minutes of the January 31, 2018 County Council Strategic Planning Meeting
- b. Minutes of the February 12, 2018 County Council regular meeting

- c. **2nd Reading of Ordinance 2018-1493 regarding Rezoning Property of Berma Tims**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone ± 5.1 Acres Of Property Owned By Berma Tims, Located Off Highway 521, ± 915 Feet Southeast Of The Intersection At Louis Springs Road From NB, Neighborhood Business District To RN, Rural Neighborhood District.
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Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone ± 5.375 Acres Located On Barberville Road ± 550 Feet North Of The Intersection Of Highway 160 And Barberville Road From MDR, Medium Density Residential District To NB, Neighborhood Business District.
- g. **2nd Reading of Ordinance 2018-1497 regarding Rezoning Property of Donald Alban**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone A ± 1.00 Acre Portion Of A ± 8.60 Acre Tract Of Property Located At 467 Lancaster Estates Road From LDR, Low Density Residential District To MH, Manufactured Home District.
- h. **2nd Reading of Ordinance 2018-1498 regarding Rezoning Properties for Michael Hill/Sam's Express Carwash**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone Property Located At 8194 Charlotte Highway And A Portion Of Property Located At 8095 Shelly Mullis Road From MX, Mixed-Use District And INS, Institutional District To GB, General Business District.

Non-Consent Agenda

Resolution 0988-R2018 regarding Declaring Ashley Glen Residential Subdivision as Legacy Roads

Resolution Title: A Resolution To Declare That Those Roads Located Within The Ashley Glen Residential Subdivision Shall Be Deemed To Be Legacy Roads Within The Context Of Lancaster County Ordinance No. 2014-1299.

Charlene McGriff moved to approve Resolution 0988-R2018. Seconded by Larry Honeycutt. There was no further discussion. Council approved Resolution 0988-R2018 by unanimous vote of 7-0.

Resolution 0989-R2018 regarding Establishing A Course of Action for Accepting Reid Pointe Subdivision into the County Road System

Resolution Title: A Resolution To Establish A Course Of Action For The Reid Pointe Home Owners Association And Those Property Owners Within The Reid Pointe Residential Community To Upgrade Those Roads Located Within The Subdivision So As To Quality That Infrastructure As Suitable And Sufficient To Lancaster County For Acceptance Into The County Road System.

Terry Graham moved to approve Resolution 0989-R2018. Seconded by Larry Honeycutt.

John Weaver explained that most of the roads in the Reid Pointe subdivision are not up to the County standards for acceptance into the County road system. The Home Owners Association (HOA) has submitted a letter of credit, which is not sufficient to get all of the roads up to the required standards. The County has suggested that the community could have a Special Tax District to fund the upgrades to the roads. John Weaver stated that in order for the Reid Pointe subdivision to create a Special Tax District, then fifteen percent (15%) of the homeowners would need to sign a petition in favor of the Special Tax District. He noted that after the County approves the Petition, then the Reid Pointe subdivision would have to vote to approve the Special Tax District for the roads. He stated that if the subdivision voted to approve the Special Tax District, then the County could move forward with its creation. Once the Special Tax District was created, then the County could borrow sufficient money to improve the roads and the security for that would be the tax dollars. He noted that if the Special Tax District was not approved by the voters, then the HOA would own the roads in the subdivision. He stated that part of the Resolution is to return the insufficient letter of credit to the HOA, which the HOA has requested be returned to them.

Council approved Resolution 0989-R2018 by unanimous vote of 7-0.

Resolution 0990-R2018 regarding Reserving Funds for EMS Headquarters

Resolution Title: A Resolution Authorizing And Approving The Use Of Lancaster County Fund Balance In An Amount Not To Exceed One Million (\$1,000,000.00) Dollars For Renovations And Repairs At The Future Emergency Medical Services Headquarters Located At 3758 Charlotte Highway.

Larry Honeycutt moved to approve Resolution 0990-R2018. Seconded by Charlene McGriff.

Steve Willis explained that if all of the money is not needed for the renovations, then it will roll back over into the General Fund fund balance. He noted that all work will go through procurement as required.

Jack Estridge stated that the main concern of Council is the safety of citizens and that the County does not need a training facility for EMS since the County already has a shared training center.

He explained that there should be a study to determine how much money is being spent for overtime at EMS due to the twenty-four (24) work shifts. He stated that the County should move to a twelve (12) hour work shift for EMS, if safety is being considered.

Larry Honeycutt stated that EMS has trouble with their current training facility and that EMS needs a presence in Indian Land due to the new schools being built in that area. Charlene McGriff stated that the EMS department is a high quality department and she asked Clay Catoe, Director of EMS, to speak to the issue.

Clay Catoe stated that EMS currently runs a twenty-four (24) hour on and a forty-eight (48) hour off schedule. He noted that staff is allowed to rest on their shifts and that they have approximately six (6) to eight (8) hours of downtime during a shift. He stated that approximately ninety-five percent (95%) of the staff like the twenty-four (24) hour shift. He explained that seventy-five percent (75%) of the EMS departments in South Carolina run twenty-four (24) hour shifts. He noted that the quality of care has not dropped while using the twenty-four (24) hour shifts and that Lancaster EMS exceeds national standards for quality of care. He further explained that the EMS staff sets up training at the current shared training facility and then they have to cancel it because someone else has to have a training class that is more important.

Billy Mosteller stated that he would like to see the EMS Headquarters building retrofitted so that it could house a future EMS station.

Jack Estridge stated that some Counties in South Carolina have private industries that run their EMS departments. Clay Catoe stated that private industries run twenty-four (24) hour shifts also.

Council approved Resolution 0990-R2018 by a vote of 6-1. Steve Harper, Charlene McGriff, Brian Carnes, Larry Honeycutt, Billy Mosteller and Terry Graham voted in favor of approving Resolution 0990-R2018 and Jack Estridge opposed.

2nd Reading of Ordinance 2018-1499 regarding Rezoning Properties of MPV Properties LLC

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone A Total Of ± 10.30 Acres Located East Of The Intersection Of Highway 160 And Charlotte Highway North Of The Red Stone Development From MX, Mixed Use District To RB, Regional Business District.

Brian Carnes moved to approve the 2nd Reading of Ordinance 2018-1499. Seconded by Billy Mosteller.

Charlene McGriff asked the County Engineer, Scott Edgar, to speak about what can be done to help the residents of the Blackhorse Run subdivision. He reviewed and provided a handout attached as Schedule B. He noted that the solutions for the flooding in the subdivision are complicated, but that there are engineering methods available to help them. Charlene McGriff asked if the State of South Carolina will do anything to help the situation. Scott Edgar explained that the State has been contacted and that they have stated verbally that the flooding in the Blackhorse Run subdivision would be on the lower end of their priority list and that they would

need funding assistance from the County for the project. Steve Willis asked if there are some small items that the Home Owners Association (HOA) could consider fixing that would help with the flooding. Scott Edgar indicated that there are some small things the HOA could do to improve efficiency and, therefore, minimize some flooding, such as fixing an offset, bent pipe in the culvert.

Mike Bilodeau, 18006 Meadow Bottom Road, Charlotte, NC, developer MVP Properties, stated that they have agreed to do additional improvements on the detention pond to expand its capacity to accommodate for a twenty-five (25) year flood.

Council approved the 2nd Reading of Ordinance 2018-1499 by unanimous vote of 7-0.

2nd Reading of Ordinance 2018-1496 regarding Rezoning Property of Robert Wilson (Moved From Consent Agenda to Non-Consent Agenda)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone A ± 1.25 Acre Portion Of A ± 11.031 Acre Tract Of Property Located Fronting In Part On Charlotte Highway And Charles Pettus Road From LDR, Low Density Residential District To NB, Neighborhood Business District.

Terry Graham moved to approve the 2nd Reading of Ordinance 2018-1496 for discussion purposes. Seconded by Billy Mosteller.

Penelope Karagounis stated that one citizen has submitted a complaint about the rezoning request and that Scott Edgar has written a report to address the concerns. Terry Graham asked if the rezoning request was in the 521 overlay district, if the applicant was aware of the restrictions in that district, and if there was a height restriction on buildings in that overlay district. Penelope Karagounis stated that the rezoning request was in the 521 overlay district and that she could look into the height restriction issue. Terry Graham asked Scott Edgar to speak to the run off issue for this rezoning request. Scott Edgar explained his report to Council and the report is attached as Schedule C. Scott Edgar stated that there is a pond on the property and that pond ecology is a science all unto itself. He stated that there is typically not one thing that negatively impacts a pond or a water body - it is an accumulation of many things. He explained that as far as the Heelsplitter is concerned, no Heelsplitters have been found in the area of Six Mile Creek but there is the potential for habitat in that area, according to the research he found. However, he noted that the property is in the Heelsplitter overlay district and so the applicant will have to pay the mitigation bank fees. Brian Carnes asked about the ground water concerns and Scott Edgar responded that there is no definitive answer regarding the ground water issue. Terry Graham stated that there needs to be a strategic plan for rezoning along the Highway 521 corridor.

The 2nd Reading of Ordinance 2018-1496 failed by a vote of 3-4. Steve Harper, Charlene McGriff and Billy Mosteller voted in favor of approving the 2nd Reading of Ordinance 2018-1496 and Brian Carnes, Terry Graham, Larry Honeycutt and Jack Estridge opposed.

Discussion and Action Items

Committee Reports:

I&R Committee:

Larry Honeycutt reported that the I&R Committee discussed several items at their February 13, 2018 meeting. The Committee heard a report from the Airport about needing a TUG to move airplanes. He stated that the Committee also discussed the roads for Reid Pointe and Ashley Glen and that Council voted on those Resolutions earlier in the meeting. He noted that the Committee heard from Rita Vogel, County Librarian, about the vision for the libraries. He stated that there was a discussion about the Animal Shelter and the Garage. He stated that there is no land available for these projects currently, but that the County would continue looking for property. He stated that the Committee also had an update on the Department of Social Services (DSS) building renovations and that new lighting has been installed in the rear of the building for the safety of the employees.

Public Safety Committee:

Brian Carnes reported that the Public Safety Committee discussed the grants for which the Sheriff's Office has applied and he noted that the grant information can be found in the Correspondence section of the agenda packet. He stated that the Committee also had a presentation about opioids and that the potential litigation regarding opioids was discussed in Executive Session during the meeting.

Administration Committee:

Charlene McGriff reported that the Administration Committee met on February 15, 2018. She noted that many of the items discussed by the Committee had been voted on earlier in the meeting; such as, the roads for Reid Pointe and Ashley Glen and the Resolution to reserve EMS funds. She stated that the Committee also had a presentation on opioids. The Committee also discussed impact fees and that item will be coming to Council without a recommendation from the Administration Committee. She stated that the Committee heard a report about the economic development grant match and that it was moved forward to full Council with a positive recommendation. She noted that the Committee also heard a monthly financial report.

Grant Match Request for an Economic Development Project.

Charlene McGriff moved to approve the grant match request for the Economic Development Project to clear the remaining site in the Lancaster Business Park and turn it into a pad ready site. Seconded by Larry Honeycutt. The grant match request passed by unanimous vote of 7-0.

January 2018 Budget Monitoring Report.

Steve Willis stated that Kim Hill could not be at the Council meeting. He stated that if any Council Members have questions about the January financial report, then they can email them to Veronica Thompson or himself and they will provide a written response.

Discussion of Regent Park Freeway.

Steve Harper stated that many people have probably heard that private road signs have been put up on Regent Parkway. He asked John Weaver to speak on whether Council should act in regards to this issue.

John Weaver stated that he was asked what the County could do legally in regards to the signs being put up. He noted that people are still using the bridge and the road. He stated that the Courts will not issue advisory opinions on such issues. He stated that the County should take no legal action at this time. He noted that if barriers are put up, then the County can address the issue at that time.

Billy Mosteller asked if that is the only access for two subdivisions. Brian Carnes stated that that road is the only access into the Wakefield subdivision. He noted that there are ongoing discussions about the Regent Parkway road.

2nd Reading of Ordinance 2018-1496 regarding Rezoning Property of Robert Wilson (Moved From Consent Agenda to Non-Consent Agenda)

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone A ± 1.25 Acre Portion Of A ± 11.031 Acre Tract Of Property Located Fronting In Part On Charlotte Highway And Charles Pettus Road From LDR, Low Density Residential District To NB, Neighborhood Business District.

Steve Harper stated that Ordinance 2018-1496 was on the Consent agenda and so the property owner probably thought there was no need to attend the Council meeting. He stated that the property owner should have the chance to speak. He asked what the process would be to reconsider or defer the 2nd Reading of Ordinance 2018-1496.

John Weaver stated that one of the four who voted against the 2nd Reading of Ordinance 2018-1496 would need to make a Motion for Reconsideration before the end of the meeting. He noted that the Motion can be seconded by anyone on Council. Then Council would have to vote on the Motion to Reconsider and it would have to pass by a majority vote.

Larry Honeycutt moved to reconsider the vote on the 2nd Reading of Ordinance 2018-1496 and asked that the owner come to the meeting for the next Reading. Seconded by Charlene McGriff. The Motion to Reconsider passed by a vote of 4-3. Steve Harper, Charlene McGriff, Billy Mosteller and Larry Honeycutt voted in favor of the Motion to Reconsider and Jack Estridge, Brian Carnes and Terry Graham opposed. The 2nd Reading of Ordinance 2018-1496 will be held on March 12, 2018.

Executive Session

Brian Carnes moved to go into Executive Session to discuss an incident to a proposed contractual matter. Seconded by Charlene McGriff. The motion to go into Executive Session passed by unanimous vote of 7-0. Council went into Executive Session at approximately 7:50 p.m.

Charlene McGriff moved to come out of Executive Session. Seconded by Brian Carnes. Council came out of Executive Session at approximately 8:25 p.m.

Upon returning to open session, Attorney John Weaver noted that a contractual matter was discussed and then Council heard a legal briefing during Executive Session. He stated that during the course of Executive Session, no votes were taken and no decisions were made.

Larry Honeycutt moved that Lancaster County Council approve the concept of the County becoming involved in the national opioid epidemic litigation by authorizing the County Attorney to begin the legal process of overseeing the drafting of a Summons and Complaint naming Lancaster County as a Plaintiff in the United States District Court for the District of South Carolina. Upon considering the various options for legal representation available to Lancaster County, Council believes that it is in the best interest of the County that the Columbia, SC law firm of Whetstone Perkins and Fulda, along with its associated law firm of DeGaris and Rogers of Birmingham, AL, be assigned the responsibility of representing Lancaster County. The Administrator is authorized to execute a Representation Agreement after review and approval of the contract by the County Attorney. Seconded by Charlene McGriff. The motion passed by a vote of 5-2. Brian Carnes, Larry Honeycutt, Charlene McGriff, Billy Mosteller and Terry Graham voted in favor of the motion and Steve Harper and Jack Estridge opposed.

Adjournment

Larry Honeycutt moved to adjourn the meeting. Seconded by Charlene McGriff. Council voted to adjourn the meeting by unanimous vote of 7-0. The Council meeting adjourned at approximately 8:28 p.m.

Respectfully Submitted:

Approved by Council, March 12, 2018

Sherrie Simpson
Clerk to Council

Larry Honeycutt, Secretary

STATE OF SOUTH CAROLINA

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COUNTY OF LANCASTER

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ORDINANCE NO. 2018-1493

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE ± 5.1 ACRES OF PROPERTY OWNED BY BERMA TIMS, LOCATED OFF HIGHWAY 521, ± 915 FEET SOUTHEAST OF THE INTERSECTION AT LOUIS SPRINGS ROAD FROM NB, NEIGHBORHOOD BUSINESS DISTRICT TO RN, RURAL NEIGHBORHOOD DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Berma Tims applied to rezone property located off Highway 521, ± 915 feet southeast of the intersection at Louis Springs Road from NB, Neighborhood Business District to RN, Rural Neighborhood District.

(b) On January 16th, 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 NB, Neighborhood Business District to RN, Rural Neighborhood District for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. 0020-00-037.01

Section 3. Severability.

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

Section 4. Conflicting Provisions.

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

Section 5. Effective Date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

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:	February 12, 2018	Passed 7-0
Second Reading:	February 26, 2018	Passed 7-0
Third Reading:	March 12, 2018	

AN ORDINANCE

TO AMEND SECTIONS OF THE UNIFIED DEVELOPMENT ORDINANCE
RELATING TO VEHICLE SERVICES IN THE INSTITUTIONAL ZONING DISTRICT.

WHEREAS, on November 28, 2016, Lancaster County adopted a new complex Unified Development Ordinance (UDO); and

WHEREAS, during the drafting and finalization of that ordinance, it was contemplated that from time to time certain amendments to the UDO text would be necessary for clarification and/or situations that required a revisiting of the UDO so as to provide a more practical application of the regulations involving development standards throughout Lancaster County; and

WHEREAS, the text amendments noted herein have been reviewed and recommended by the Planning Staff, the Zoning Department and the Planning Commission and it is the finding that following review by Council the recommended amendments are reasonable, necessary and appropriate 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 by the powers granted to the County by the General Assembly of the State, it is ordained that:

Section 1. **Title.**

The text of the Lancaster County Uniform Development Ordinance shall be amended in the following particulars:

Chapter 2: Chapter 2, District Standards, Section 2.5.3, Use Table, G. Automotive – from the subsection identified therein as **Vehicle Services – Major Repair/Body Work**, such activity shall no longer be Permitted with Review (PR) in an Institutional District and, accordingly, the PR designation shall be deleted therefrom within the subsection.

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, 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:	February 12, 2018	Passed 7-0
Second Reading:	February 26, 2018	Passed 7-0
Third Reading:	March 12, 2018	

STATE OF SOUTH CAROLINA

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COUNTY OF LANCASTER

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ORDINANCE NO. 2018-1495

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE ± 5.375 ACRES LOCATED ON BARBERVILLE ROAD ± 550 FEET NORTH OF THE INTERSECTION OF HIGHWAY 160 AND BARBERVILLE ROAD FROM MDR, MEDIUM DENSITY RESIDENTIAL DISTRICT TO NB, NEIGHBORHOOD 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) Fulton Gasper applied to rezone property located on Barberville Road ± 550 feet north of the intersection of Highway 160 and Barberville Road from MDR, Medium Density Residential District, to NB, Neighborhood Business District.

(b) On January 16, 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 MDR, Medium Density Residential District to NB, Neighborhood Business District for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. 0006-00-058.00

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:	February 12, 2018	Passed 7-0
Second Reading:	February 26, 2018	Passed 7-0
Third Reading:	March 12, 2018	

STATE OF SOUTH CAROLINA

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ORDINANCE NO. 2018-1498

COUNTY OF LANCASTER

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AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE PROPERTY LOCATED AT 8194 CHARLOTTE HIGHWAY AND A PORTION OF PROPERTY LOCATED AT 8095 SHELLY MULLIS ROAD FROM MX, MIXED-USE DISTRICT AND INS, INSTITUTIONAL DISTRICT TO GB, GENERAL 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) Sam's Express Car Wash (Michael Hill) applied to rezone property from MX, Mixed-Use District and a portion of property from INS, Institutional District, to GB, General Business District.

(b) On January 16, 2018, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a vote of (5-1), recommended approval of the rezoning.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from MX, Mixed-Use District and INS, Institutional District to GB, General Business District for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. 0013-00-048.00 and Portion of 0013-00-049.01

Section 3. Severability.

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

Section 4. Conflicting Provisions.

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

Section 5. Effective Date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

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:	February 12, 2018	Passed 7-0
Second Reading:	February 26, 2018	Passed 7-0
Third Reading:	March 12, 2018	

Agenda Item Summary

Resolution No.: 0991-R2018 (CU-018-001, Polaris Solar, LLC)

Contact Person / Sponsor: Alex Moore

Department: Planning

Date Requested to be on Agenda: March 12th, 2018

Issue for Consideration:

A conditional use permit application (CU-018-001) for a proposed solar farm subject to the requirements of UDO Section 5.11.4. (See "Exhibit 1").

Points to Consider:

The applicant, Southern Solar, submitted an application for a conditional use permit (CU-018-001) for a proposed solar farm (Polaris Solar, LLC) to be located at the intersection of Burke Duncan and Pink Plyler Road on TMS 0059-00-071.00. This parcel totals 185 acres and is currently zoned RR, Rural Residential. However, the solar farm is to be located on a \pm 20 acre portion of this parcel. This is a primarily rural section of Lancaster County. The land use of the area consists of open pasture-land, interspersed with woods and single-family residences on large and medium-sized properties. See the attached location map which illustrates the location of the proposed solar farm on TMS 0059-00-071.00 (See "Exhibit 2"). Additionally the applicant has provided a site plan (See "Exhibit 3").

Funding and Liability Factors:

N/A

Council Options:

Following receipt of a recommendation from Planning Commission, County Council may:

1. Approve the proposed use.
2. Approve the proposed use with modifications.
3. Reject the proposed use.
4. Refer the proposed use back to the Planning Commission for further consideration.
5. Refuse to take any further action.

Recommendation:

At the Lancaster County Planning Commission meeting on Thursday February 20th, 2018 the Commission voted to recommend **APPROVAL** of CU-018-001 by a vote of (5-2). Please see the attached ("Exhibit 4") written recommendation from the Lancaster County Planning Commission which contains the required conditions for CU-018-001 which include:

1. PVC be a minimum of 48-inches below the surface of the soil.
2. The required landscape buffering will be sufficient to obscure the panels from the adjoining properties.

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

RESOLUTION NO.: 0991-R2018

A RESOLUTION

TO APPROVE THE CONDITIONAL USE APPLICATION OF POLARIS SOLAR, LLC, A DIVISION OF SOUTHERN CURRENT, LLC, TO LOCATE, DESIGN, CONSTRUCT AND OPERATE A SOLAR FARM ON A TWENTY (20) ACRE PORTION OF A ONE HUNDRED EIGHTY FIVE (185) ACRE PASTURE LAND PARCEL, ZONED RR, IDENTIFIED AS TAX PARCEL # 0059-00-071 LOCATED EAST OF THE CITY OF LANCASTER AND NORTH OF HIGHWAY 9 AT THE INTERSECTION OF PINK PLYLER ROAD AND BURKE DUNCAN ROAD.

WHEREAS, on December 12, 2017, Polaris Solar, LLC/Southern Current, LLC submitted to Lancaster County its Conditional Use Application for the company's design, construction and operation of a Solar Farm to be located on a twenty (20) acres of rural land located on tax parcel number 0059-00-071.00; and

WHEREAS, the Planning Department has considered the terms and conditions of the application along with a multitude various supporting documents and has reported that the applicant's plans are in compliance with the Lancaster County Uniform Development Ordinance (UDO) and that the application has received the Department's recommendation for approval; and

WHEREAS, on February 20, 2018, the Lancaster County Planning Commission, following a full presentation by the applicant's representatives and the Planning Department's staff and, additionally, following a Public Hearing being conducted wherein input from those citizens and residents having an interest in the project was voiced and received, the Planning Commission likewise recommended to the County Council that the project was in compliance and that the Conditional Use Application should be approved with several conditions; and

WHEREAS, Lancaster County Council itself has received a full presentation as to the applicable law as set forth in the UDO and, additionally, Council has received both written and verbal details and specifics of the Solar Farm's construction and operation.

NOW, THEREFORE, BE IT RESOLVED, that the Lancaster County Council pursuant to Section 9.2.16.C.2.b. of the Lancaster County UDO approves the Conditional Use Application submitted by Polaris Solar, LLC/Southern Current, LLC, subject to the following two modifications:

1. The underground PVC that is utilized in the project shall at a minimum be forty-eight (48") inches below the surface of the soil at every point in the project.
2. The required landscape buffering as mandated by the UDO shall be sufficient to obscure the solar panels from all adjoining properties and roadways.

AND IT IS SO RESOLVED

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

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

C. Ground-Mounted Solar Energy Systems

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

5.11.4 SOLAR FARMS

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

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

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

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

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

6. Buffers and Landscaping – The facility must comply with Section 7.1.5 buffers and landscaping requirements.
 7. Clearly visible warning signs shall be placed on the fence/facility perimeter to inform individuals of potential voltage hazards.
- H. Height Restrictions and FAA Hazard Review:** Compliance with any applicable McWhirter Field Aviation Overlay requirements and the ability to comply with FAA regulations pertaining to hazards to air navigation must be demonstrated.
- I. Decommissioning Plan:** The plan shall describe the decommissioning and final land reclamation plan to be followed after the anticipated useful life, or abandonment, or termination of the project, including evidence of proposed commitments with affected parties (County, any lessor, or property owner, etc.) that ensure proper final reclamation of the solar energy project. Among other things, revegetation and road repair activities should be addressed in the plan.

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

- A. Scope:** This section shall regulate all communications broadcasting, towers, support structures, antennas, broadcast receiving facilities and equipment, and any combination thereof, except the following:
1. Television sets.
 2. AM and FM radio receivers.
 3. Amateur (HAM) radio receivers and transmitters.
 4. Citizen band (CB) radio receivers and transmitters, cellular telephones, pagers, and similar personal communication devices.
 5. Facilities which qualify as accessory structures as per Chapter 1.
- B. Permitted Locations:** The following wireless telecommunications facilities are permitted, as outlined in Section 2.5.3 provided they meet the supplemental use standards in this section.

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

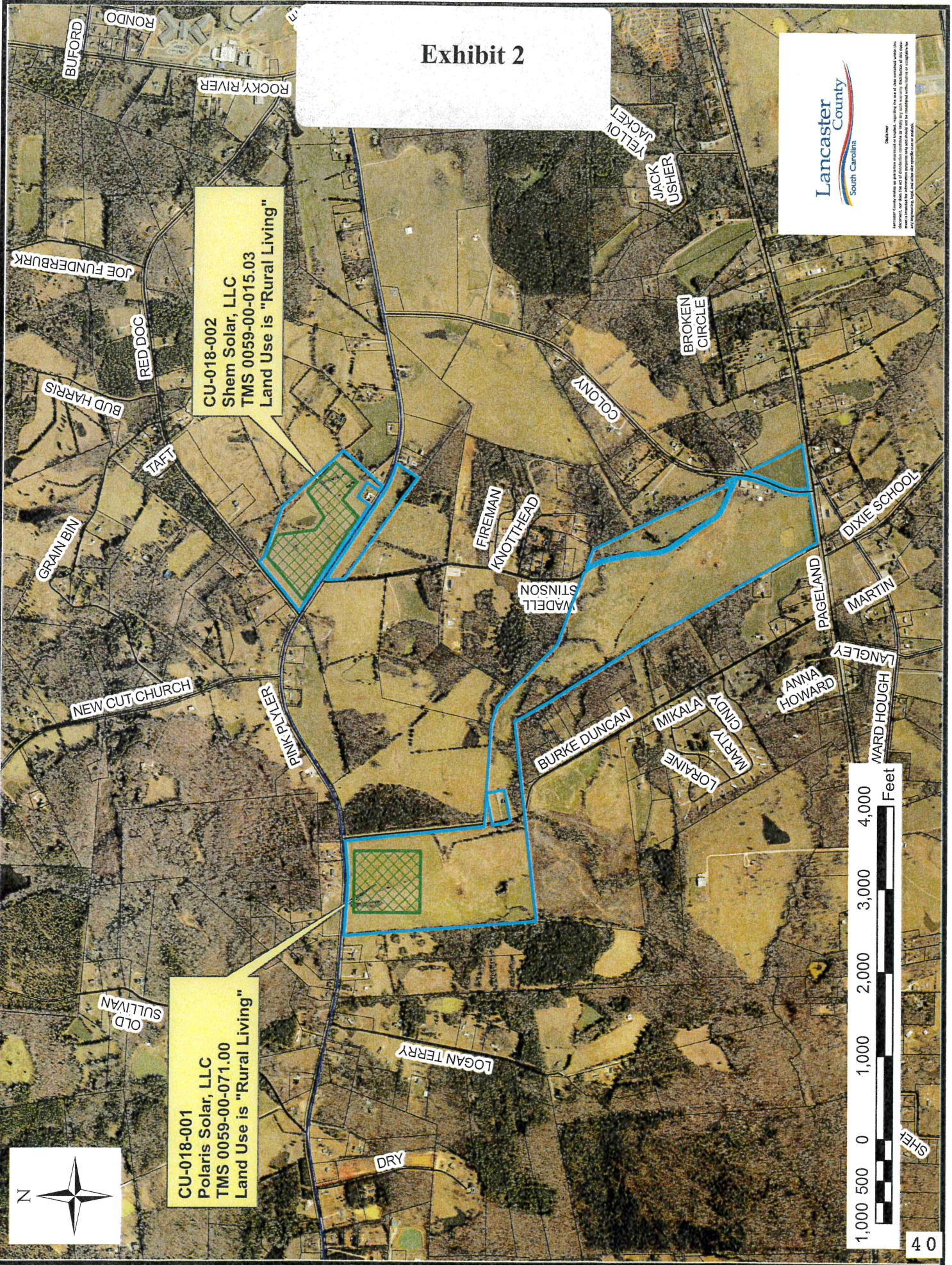
Exhibit 2



Disclaimer: This map is for informational purposes only and does not constitute a warranty or representation of any kind. The County of Lancaster, South Carolina, is not responsible for any errors or omissions on this map. The County of Lancaster, South Carolina, is not responsible for any damages or losses resulting from the use of this map. The County of Lancaster, South Carolina, is not responsible for any claims or liabilities arising from the use of this map.

CU-018-002
Shem Solar, LLC
TMS 0059-00-015.03
Land Use is "Rural Living"

CU-018-001
Polaris Solar, LLC
TMS 0059-00-071.00
Land Use is "Rural Living"



POLARIS SOLAR, LLC
34°45'12.47"N, 80°39'46.50"W
LANCASTER, SC
2 MW AC GROUND MOUNT
UTILITY SITE PLAN

3-5-18

PC STAMP

ENGINEER

CHAFFER

PROJECT # D-2017-01
SHEET 001
SCALE 1"=100'

NO.	DATE	BY	REVISION DESCRIPTION
1	02/17/18	MAB	ZONING SITE PLAN CREATED
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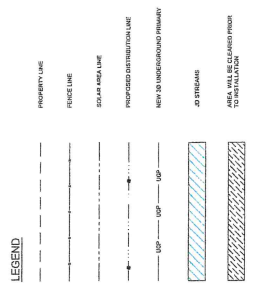
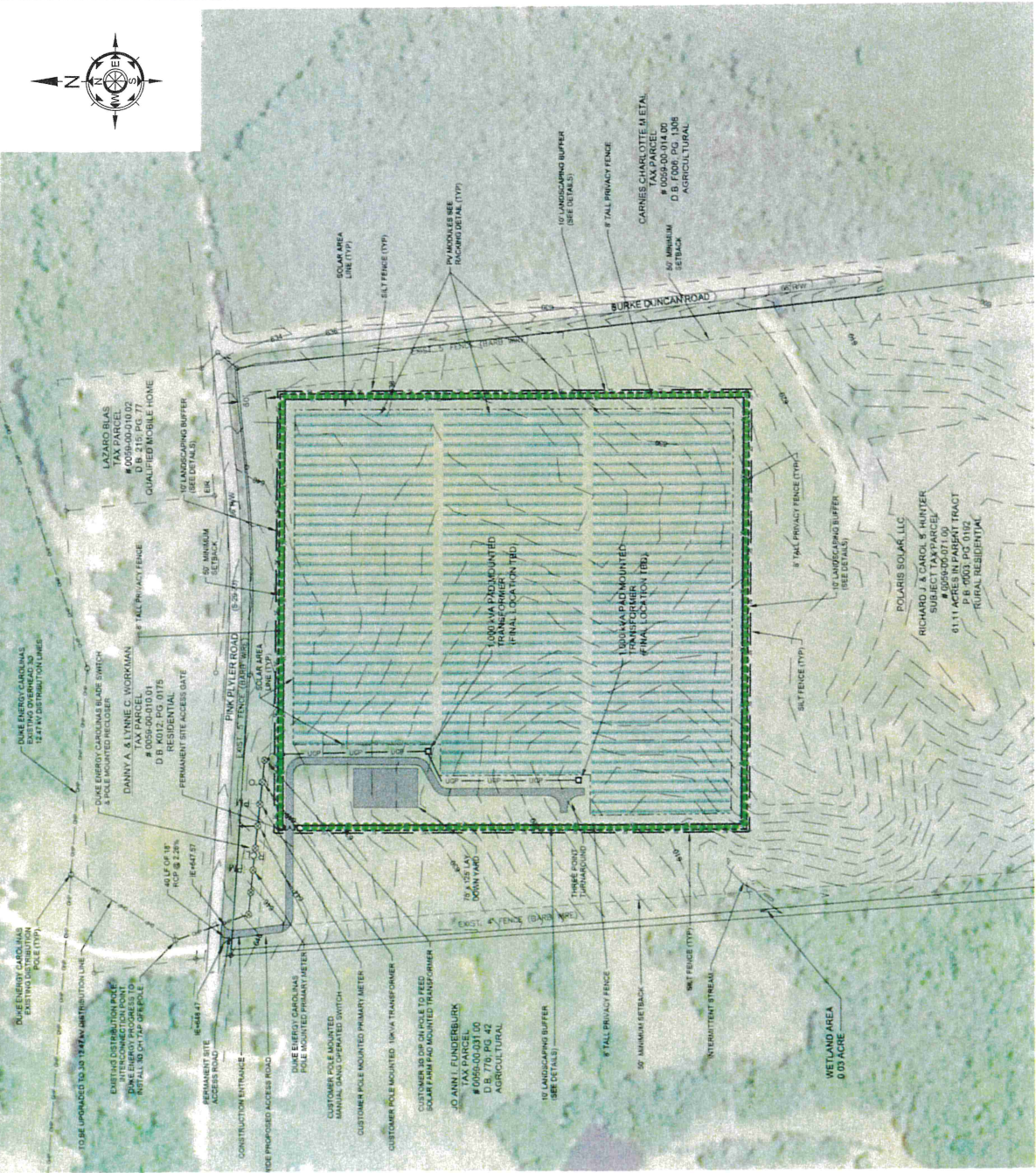


Exhibit 3

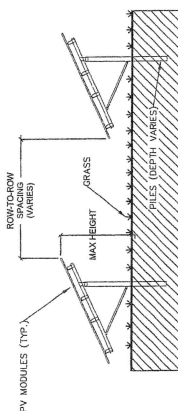


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[illegible]

10' MINIMUM BUFFER WIDTH.

TEN PLANTS REQUIRED PER 100 LINEAR FEET.



3 RACKING (ELEVATION VIEW)
2.0 SCALE: N/A

SCALE: N/A

ANSI-D 34"x22"

UNST-D 34" x 22"

Lancaster County Planning Department

101 N. Main St., Ste. 108

P.O. Box 1809

Lancaster, South Carolina 29721-1809

Exhibit 4

Telephone (803) 285-6005

NOTICE OF PLANNING COMMISSION RECOMMENDATION

TO: Mr. Steve Harper
Chairman, Lancaster County Council

FROM: Mr. Charles Deese
Chairman, Lancaster County Planning Commission

SUBJECT: Recommendation by Lancaster County Planning Commission on CU-018-001
(Polaris Solar, LLC).

On December 15th, 2017, Southern Current submitted an application to the Lancaster County Planning Department for a Conditional Use Permit (CU-018-001) for a Solar Farm for review and consideration. After consideration of the particular details of the application, Planning Staff recommended approval of the project.

On Tuesday February 20th, 2018 the Lancaster County Planning Commission held a public hearing on CU-018-001 in accordance with UDO Chapter 9. At this meeting, Lancaster County Planning Commission considered comment from Planning Department Staff, the Applicants, as well as surrounding residents and property owners.

Additionally, Planning Commission considered the application with regard to consistency with UDO Chapter 5, the surrounding neighborhood and other matters deemed appropriate by the Commission.


Subsequent to the public hearing, Planning Commission voted (5-2) to recommend **APPROVAL** of CU-018-001 (Polaris Solar, LLC) with the following conditions:

1. PVC be a minimum of 48-inches below the surface of the soil.
2. The required landscape buffering will be sufficient to obscure the panels from the adjoining properties.


Charles Deese
Chairman, Lancaster County Planning Commission

3-1-18
Date

ATTEST:


Judy Barrineau,
Clerk to Planning Commission

3-1-18
Date

Agenda Item Summary

Resolution No.: 0992-R2018 (CU-018-002, Shem Solar, LLC)

Contact Person / Sponsor: Alex Moore

Department: Planning

Date Requested to be on Agenda: March 12th, 2018

Issue for Consideration:

A conditional use permit application (CU-018-002) for a proposed solar farm subject to the requirements of UDO Section 5.11.4. (See "Exhibit 1").

Points to Consider:

The applicant, Southern Solar, submitted an application for a conditional use permit (CU-018-002) for a proposed solar farm (Shem Solar, LLC) to be located at the intersection of Pink Plyler Road and Red Doc Road on TMS 0059-00-015.03. This parcel totals 34 acres and is currently zoned RR, Rural Residential. However, the solar farm is to be located on a \pm 16 acre portion of this parcel. This is a primarily rural section of Lancaster County. The land use of the area consists of open pasture-land, interspersed with woods and single-family residences on large and medium-sized properties. See the attached location map which illustrates the location of the proposed solar farm on TMS 0059-00-015.03 (See "Exhibit 2"). Additionally the applicant has provided a site plan (See "Exhibit 3").

Funding and Liability Factors:

N/A

Council Options:

Following receipt of a recommendation from Planning Commission, County Council may:

1. Approve the proposed use.
2. Approve the proposed use with modifications.
3. Reject the proposed use.
4. Refer the proposed use back to the Planning Commission for further consideration.
5. Refuse to take any further action.

Recommendation:

At the Lancaster County Planning Commission meeting on Thursday February 20th, 2018 the Commission voted to recommend **APPROVAL** of CU-018-002 by a vote of (5-2). Please see the attached ("Exhibit 4") written recommendation from the Lancaster County Planning Commission which contains the required conditions for CU-018-002 which include:

1. PVC be a minimum of 48-inches below the surface of the soil.
2. The required landscape buffering will be sufficient to obscure the panels from the adjoining properties.

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

RESOLUTION NO.: 0992-R2018

A RESOLUTION

TO APPROVE THE CONDITIONAL USE APPLICATION OF SHEM SOLAR, LLC, A DIVISION OF SOUTHERN CURRENT, LLC, TO LOCATE, DESIGN, CONSTRUCT AND OPERATE A SOLAR FARM ON A SIXTEEN (16) ACRE PORTION OF A THIRTY FOUR (34) ACRE PASTURE LAND PARCEL, ZONED RR, IDENTIFIED AS TAX PARCEL # 0059-00-015.03 LOCATED EAST OF THE CITY OF LANCASTER AND NORTH OF HIGHWAY 9 AT THE INTERSECTION OF PINK PLYLER ROAD AND RED DOC ROAD.

WHEREAS, on December 12, 2017, Shem Solar, LLC/Southern Current, LLC submitted to Lancaster County its Conditional Use Application for the company's design, construction and operation of a Solar Farm to be located on a sixteen (16) acres of rural land located on tax parcel number 0059-00-015.03; and

WHEREAS, the Planning Department has considered the terms and conditions of the application along with a multitude various supporting documents and has reported that the applicant's plans are in compliance with the Lancaster County Uniform Development Ordinance (UDO) and that the application has received the Department's recommendation for approval; and

WHEREAS, on February 20, 2018, the Lancaster County Planning Commission, following a full presentation by the applicant's representatives and the Planning Department's staff and, additionally, following a Public Hearing being conducted wherein input from those citizens and residents having an interest in the project was voiced and received, the Planning Commission likewise recommended to the County Council that the project was in compliance and that the Conditional Use Application should be approved with several conditions; and

WHEREAS, Lancaster County Council itself has received a full presentation as to the applicable law as set forth in the UDO and, additionally, Council has received both written and verbal details and specifics of the Solar Farm's construction and operation.

NOW, THEREFORE, BE IT RESOLVED, that the Lancaster County Council pursuant to Section 9.2.16.C.2.b. of the Lancaster County UDO approves the Conditional Use Application submitted by Shem Solar, LLC/Southern Current, LLC, subject to the following two modifications:

1. The underground PVC that is utilized in the project shall at a minimum be forty-eight (48") inches below the surface of the soil at every point in the project.
2. The required landscape buffering as mandated by the UDO shall be sufficient to obscure the solar panels from all adjoining properties and roadways.

AND IT IS SO RESOLVED

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

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

C. Ground-Mounted Solar Energy Systems

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

5.11.4 SOLAR FARMS

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

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

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

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

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

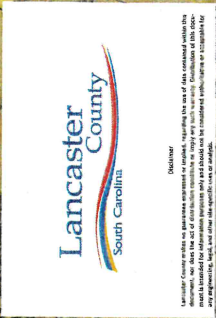
6. Buffers and Landscaping – The facility must comply with Section 7.1.5 buffers and landscaping requirements.
7. Clearly visible warning signs shall be placed on the fence/facility perimeter to inform individuals of potential voltage hazards.
- H. **Height Restrictions and FAA Hazard Review:** Compliance with any applicable McWhirter Field Aviation Overlay requirements and the ability to comply with FAA regulations pertaining to hazards to air navigation must be demonstrated.
- I. **Decommissioning Plan:** The plan shall describe the decommissioning and final land reclamation plan to be followed after the anticipated useful life, or abandonment, or termination of the project, including evidence of proposed commitments with affected parties (County, any lessor, or property owner, etc.) that ensure proper final reclamation of the solar energy project. Among other things, revegetation and road repair activities should be addressed in the plan.

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

- A. **Scope:** This section shall regulate all communications broadcasting, towers, support structures, antennas, broadcast receiving facilities and equipment, and any combination thereof, except the following:
 1. Television sets.
 2. AM and FM radio receivers.
 3. Amateur (HAM) radio receivers and transmitters.
 4. Citizen band (CB) radio receivers and transmitters, cellular telephones, pagers, and similar personal communication devices.
 5. Facilities which qualify as accessory structures as per Chapter 1.
- B. **Permitted Locations:** The following wireless telecommunications facilities are permitted, as outlined in Section 2.5.3 provided they meet the supplemental use standards in this section.

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

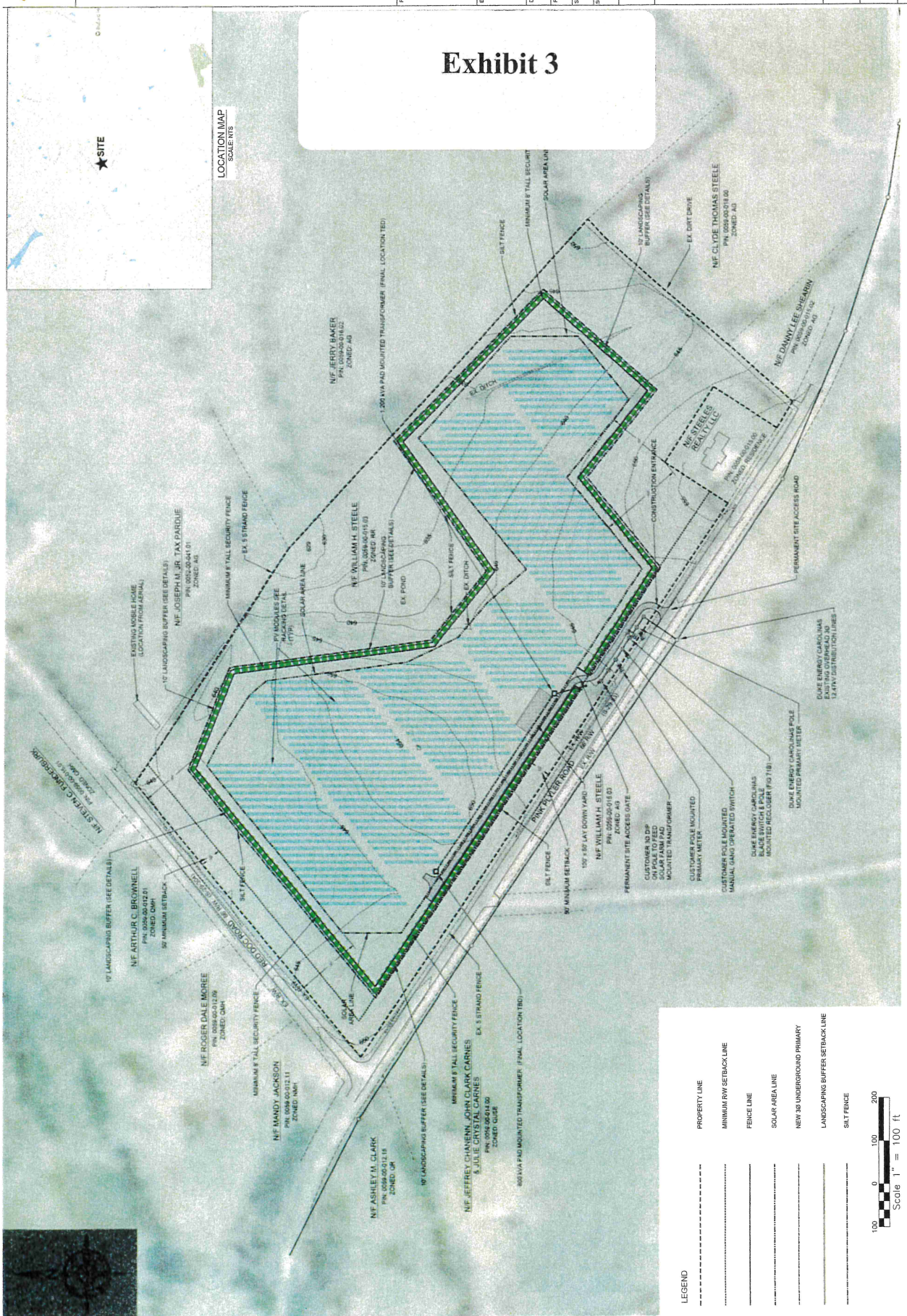
Exhibit 2



CU-018-002
Shem Solar, LLC
TMS 0059-00-015.03
Land Use is "Rural Living"

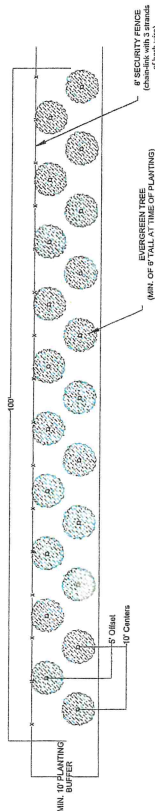
CU-018-001
Polaris Solar, LLC
TMS 0059-00-071.00
Land Use is "Rural Living"



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NOTES:

1. 10' MINIMUM BUFFER WIDTH.
2. TEN PLANTS REQUIRED PER 100 LINEAR FEET.

SHEM SOLAR SITE PLAN DATA

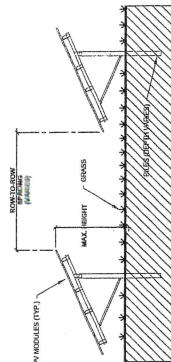
PIN: 1059-00/015.03
 OWNER: WILLIAM H. STEELE
 PHONE: 803-288-0667
 DEPT: 1-13 / 16
 ZONING: R3: RURAL RESIDENTIAL
 PARCEL ACREAGE: 34.06
 IMPERVIOUS SURFACE RATIO: 0.008
 LEASED ACREAGE: APPROX. 16
 CURRENT LAND USE: AG
 SITE LOCATION: INTERSECTION OF STATE RD 5-29-43 AND STATE RD 5-29-304
 PROPOSED USE: SOLAR ENERGY FARM

*LAYOUT WITHIN FENCE IS SUBJECT TO CHANGE WITH FINAL ELECTRICAL DESIGN.

NOTES:

- [illegible]

3 RACKING (ELEVATION VIEW)
2.0 SCALE: N/A



ANSI Z39.48-1968

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ANSI-D 34"x22"

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Lancaster County Planning Department

101 N. Main St., Ste. 108

P.O. Box 1809

Lancaster, South Carolina 29721-1809

Exhibit 4

Telephone (803) 285-6005

NOTICE OF PLANNING COMMISSION RECOMMENDATION

TO: Mr. Steve Harper
Chairman, Lancaster County Council

FROM: Mr. Charles Deese
Chairman, Lancaster County Planning Commission

SUBJECT: Recommendation by Lancaster County Planning Commission on CU-018-002
(Shem Solar, LLC).

On December 15th, 2017, Southern Current submitted an application to the Lancaster County Planning Department for a Conditional Use Permit (CU-018-002) for a Solar Farm for review and consideration. After consideration of the particular details of the application, Planning Staff recommended approval of the project.

On Tuesday February 20th, 2018 the Lancaster County Planning Commission held a public hearing on CU-018-002 in accordance with UDO Chapter 9. At this meeting, Lancaster County Planning Commission considered comment from Planning Department Staff, the Applicants, as well as surrounding residents and property owners.

Additionally, Planning Commission considered the application with regard to consistency with UDO Chapter 5, the surrounding neighborhood and other matters deemed appropriate by the Commission.

Subsequent to the public hearing, Planning Commission voted (5-2) to recommend **APPROVAL** of CU-018-002 (Shem Solar, LLC) with the following conditions:

1. PVC be a minimum of 48-inches below the surface of the soil.
2. The required landscape buffering will be sufficient to obscure the panels from the adjoining properties.

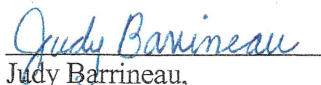


Charles Deese
Chairman, Lancaster County Planning Commission

3-1-18

Date

ATTEST:



Judy Barrineau,
Clerk to Planning Commission

3-1-18

Date

Agenda Item Summary

Resolution # 0993-R2018

Contact Person: Penelope G. Karagounis, Planning Director and John Weaver, County Attorney

Date Requested to be on Agenda: March 12, 2018

Issue for Consideration:

This application is for a Conditional Use permit for Mr. Anton Shipp to build a church on the property located at 205 Norland Lane, Lancaster, SC. Tax Map 61P, Block, B, Parcel 9. The property is currently zoned as Low Density Residential (LDR).

According to Chapter 5.6.3 Section B of the Unified Development Ordinance, "Places of Assembly shall be buffered from adjoining residential uses with a Type B buffer in accordance with Section 7.1.5." According to Section 7.1.5, a Type B buffer yard is a "medium density screen which is intended to create a visual separation between use and zoning districts."

Points to Consider:

Staff has reviewed the conditional use permit and the applicant meets the conditions in Chapter 5 of the UDO. If the conditional use permit is approved, the applicant knows that they will need to submit to the Technical Review Committee (TRC) their site plan/civil set to be reviewed by the County agencies.

Funding and Liability Factors: N/A

Council Options: To approve, deny, or modify with conditions the conditional use permit.

Recommendation: At the Lancaster County Planning Commission meeting on Tuesday, February 20, 2018, the Planning Commission recommended to approve the conditional use permit by a vote of (7-0). One citizen did speak at the public hearing about traffic concerns but was not against Mr. Shipp on building a church.

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

RESOLUTION NO.: 0993-R2018

A RESOLUTION

TO APPROVE A CONDITIONAL USE APPLICATION OF ANTON S. SHIPP TO BUILD A CHURCH ON PROPERTY LOCATED AT 205 NORLAND LANE IN LANCASTER, SC.

WHEREAS, on January 16, 2018, Anton S. Shipp submitted to Lancaster County his Conditional Use Application for the design and construction of a church to be known as Deliverance Holiness Church to be located at 205 Norland Lane, tax parcel number 0061P-0B-009.00; and

WHEREAS, the Planning Department has considered the terms and conditions of the application along with a multitude various supporting documents and has reported that the applicant's plans are in compliance with the Lancaster County Uniform Development Ordinance (UDO) and that the application has received the Department's recommendation for approval; and

WHEREAS, on February 20, 2018, the Lancaster County Planning Commission, following a presentation by the applicant's representatives and the Planning Department's staff and a Public Hearing, likewise recommended to the County Council that the project was in compliance and that the Conditional Use Application should be approved; and

WHEREAS, Lancaster County Council itself has received a presentation as to the applicable law as set forth in the UDO and, additionally, Council has received both written and verbal details and specifics of the church's design and construction.

NOW, THEREFORE, BE IT RESOLVED, that the Lancaster County Council finds that a Place of Assembly is a permitted as a conditional use in a Low Density Residential (LDR) zoning district, subject to compliance with UDO Section 7.1.5 that requires that the church shall be buffered from adjoining residential uses with a Type B buffer. Further, Council finds that the applicant has met the requirements and, accordingly, the Conditional Use Application is approved.

AND IT IS SO RESOLVED

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

Lancaster County Planning Department

101 N. Main St., Ste. 108

P.O. Box 1809

Lancaster, South Carolina 29721-1809

Telephone (803) 285-6005

NOTICE OF PLANNING COMMISSION RECOMMENDATION

TO: Mr. Steve Harper
Chairman, Lancaster County Council

FROM: Mr. Charles Deese
Chairman, Lancaster County Planning Commission

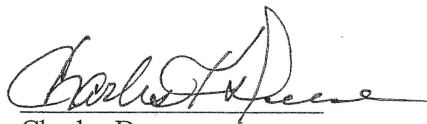
SUBJECT: Recommendation by Lancaster County Planning Commission on CU-018-003
(Anton Shipp, Deliverance Holiness Church)

On January 16, 2018, Anton Shipp, Deliverance Holiness Church submitted an application to the Lancaster County Planning Department for a Conditional Use Permit (CU-018-003) for a new church for review and consideration. After consideration of the particular details of the application, Planning Staff recommended approval of the project.

On Tuesday February 20th, 2018 the Lancaster County Planning Commission held a public hearing on CU-018-003 in accordance with UDO Chapter 9. At this meeting, Lancaster County Planning Commission considered comment from Planning Department Staff, the Applicants, as well as surrounding residents and property owners.

Additionally, Planning Commission considered the application with regard to consistency with UDO Chapter 5, the surrounding neighborhood and other matters deemed appropriate by the Commission.

Subsequent to the public hearing, Planning Commission voted (7-0) to recommend **APPROVAL** of CU-018-003 (Anton Shipp, Deliverance Holiness Church).

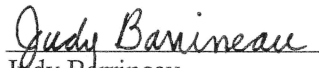


Charles Deese

Chairman, Lancaster County Planning Commission

3-5-18
Date

ATTEST:



Judy Barrineau,

Clerk to Planning Commission

3-5-18
Date



Case No. CU-018-003
Staff Report to County Council
Meeting Date: March 12, 2018

Proposal: Conditional Use application of Anton Shipp to build a church on the property.

Property Location: 205 Norland Lane, Lancaster, SC 29720
Tax Map 61P, Block B, Parcel 9

Zoning District Classification: Low Density Residential (LDR)

Voting District: District 2, Charlene McGriff

Site Information

Site Description: The applicant would like to build a church on the property.

Vicinity Data

Surrounding Conditions: The surrounding properties are all zoned Low Density Residential, LDR.

Exhibits

1. Conditional Use Application
 2. Site Plan
 3. Location Map
 4. Zoning Map
 5. Tax Inquiry Sheet
 6. Chapter 5, Section 5.6.3
-

Findings and Conclusions

Chapter 5- Use Regulations

According to Chapter 5.6.3 Section B of the Unified Development Ordinance, "Places of Assembly shall be buffered from adjoining residential uses with a Type B buffer in accordance with Section 7.1.5."

According to Section 7.1.5, a Type B buffer yard is a "medium density screen which is intended to create a visual separation between uses and zoning districts."

Staff has reviewed the site plan and the applicant meets the conditions.

Planning Staff Recommendation

It is therefore the recommendation of the planning staff that the Conditional Use permit by Anton Shipp, for the ± 2.72 acre tract of property located at 205 Norland Lane be APPROVED.

Date of 1st Reading: 3-12-18
__Approved __ Denied __ No Action

Date of 2nd Reading: 3-26-18
__Approved __ Denied __ No Action

Date of 3rd Reading: April 9, 2018
__Approved __ Denied __ No Action

Planning Commission Meeting Recommendation

The Lancaster County Planning Commission met on Tuesday, February 20, 2018 and held a public hearing for the Conditional Use permit for Anton Shipp. The Planning Commission made a recommendation to approve the Conditional Use permit. One person spoke against the conditional use permit in regards to traffic concerns and not because a church was being built there.

Exhibit 1



Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastercountysc.org

CONDITIONAL USE APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- All items noted on the Conditional Use Plan Checklist
- Fees associated with review

GENERAL INFORMATION

Property Address 205 NORLAND LANE
City LANCASTER State SC Zip 29720 Tax Parcel ID 0061P-08-009.00
Current Zoning LDR Current Use _____
Total Acres 2.72 Surrounding Property Description RESIDENTIAL
Proposed Conditional Use CHURCH

CONTACT INFORMATION

Applicant Name ANTON S. SHIPP
Address 150 BARNES RD
City LANCASTER State SC Zip 29720 Phone 704-202-1960
Fax _____ Email AShipp+Comporium.net
Property Owner Name PASTOR SHIPP - DELIVERANCE HOLINESS
Address 150 BARNES RD
City LANCASTER State NC Zip 29720 Phone 704-202-1960
Fax _____ Email AShipp+Comporium.net

APPLICATION CERTIFICATIONS

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

[Signature]
Applicant

01-16-18
Date

Dee-verance Hollingsworth
Property Owner(s)

01-16-18
Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number CU-018-003 Date Received 1/16/18 Receipt Number 305101

Amount Paid \$150.00 Check Number 4856 Cash Amount _____

Received By ATM Planning Commission Meeting Date 2-20-18

SCHEDULE/PROCESS

1. Submit Application

- The deadline for this application is at least 30 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.

2. Planning Commission

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires a resolution for approval.
- Subsequent to County Council action, notice of action will be provided to the applicant,

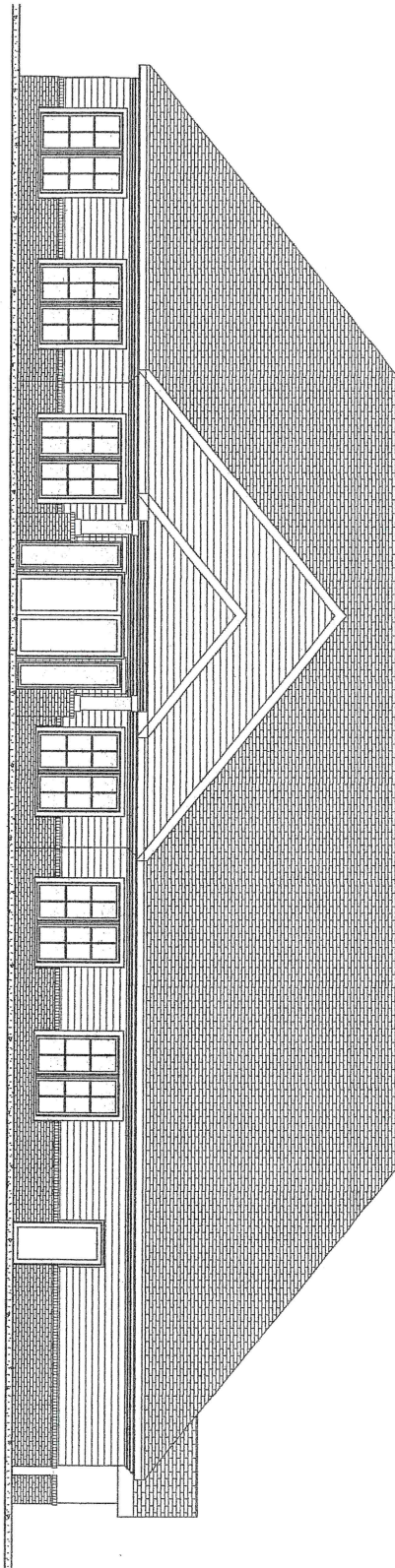
owner, and adjacent property owners.

- Please note that upon approval of a conditional use, the applicant shall subsequently submit a site plan to The Lancaster County Planning Department for review. This site plan shall conform to the site plan process as enumerated in UDO Section 9.2.9 (Site Plan Process Chart)



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JBA
JENNIFER BENSON
ARCHITECTURE, PLLC
735 MATTHEWS TOWNSHIP PKWY
MATTHEWS, NC 28105
980-245-8447
980-225-0449 FAX
www.jbsenarch.com



1 FRONT ELEVATION



PRELIMINARY DWGS - NOT FOR CONSTRUCTION

JBA
JENNIFER BRUNSON
 ARCHITECTURE, PLLC
 725 MATTHEW TOWNHIRE HWY
 LANCASTER, SC 29080
 803-225-0447
 803-225-0449 FAX
 www.jbrunson.com

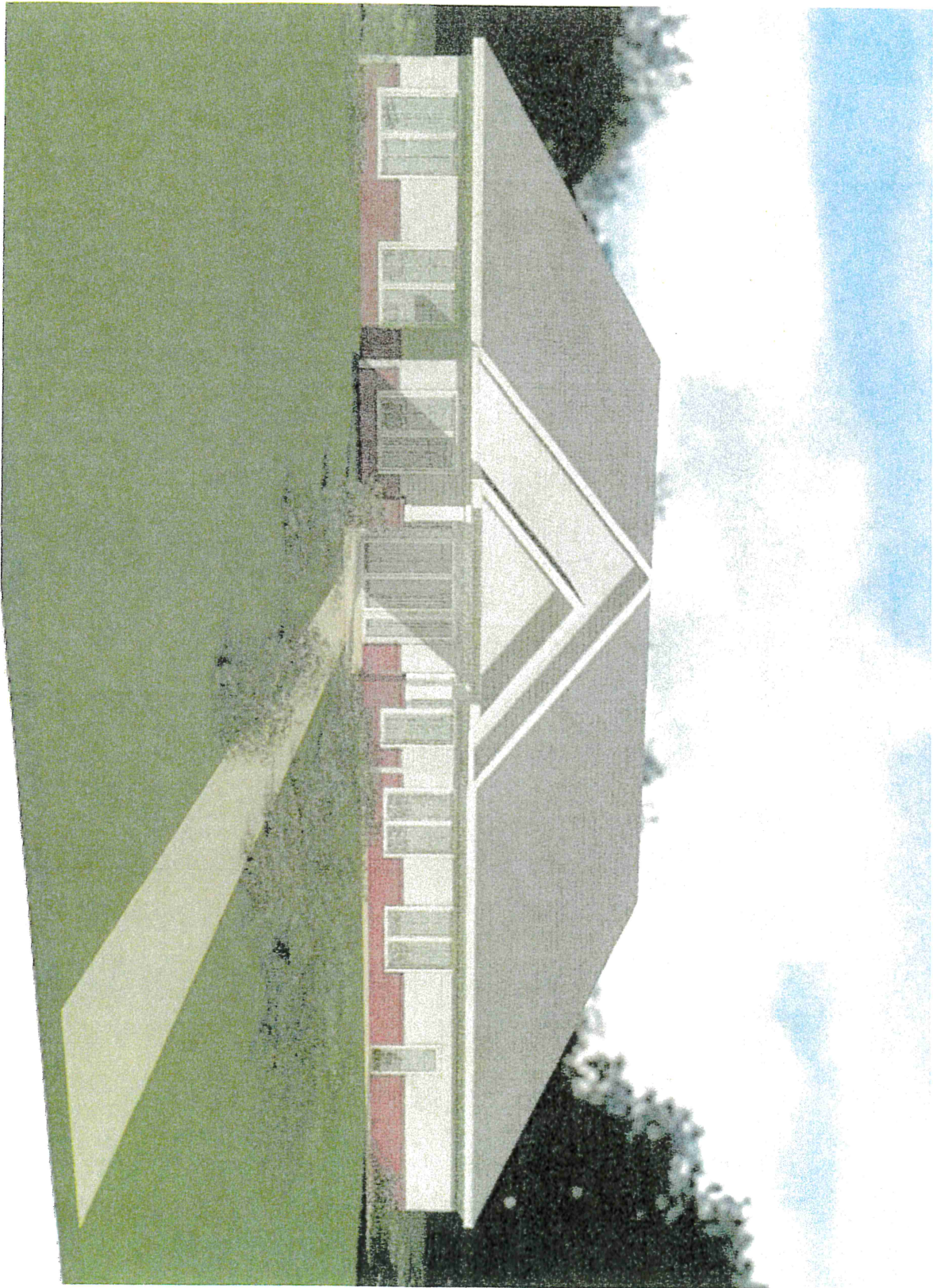
DELIVERANCE HOLINESS CHURCH
 205 NORLAND LANE
 LANCASTER, SC #Site Postcode

Δ	Date	Revision

THE DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT AGREES TO HOLD THE ARCHITECT HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DRAWING. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DRAWING. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DRAWING.

DATE: 1/12/2018
 SCALE: 1/8" = 1'-0"
 PROJECT NO: JBA
 CHECKED BY: JENNIFER BRUNSON
 SHEET TITLE: FRONT ELEVATION
 SHEET NUMBER:

A-201



DEED DRAWN BY
BLACKWELL TRIMNAL LLC

LANCASTER COUNTY ASSESSOR
Tax Map:
0061P 0B 009 00

State of SOUTH CAROLINA)
County of Lancaster)

TITLE TO REAL ESTATE

Know All Men by These Presents, That

Leroy McWhirter and Linda S.
McWhirter and Eva R. McWhirter
by her attorney in fact Linda S.
McWhirter

hereinafter referred to as grantor for and in consideration of the sum of **Eighty Thousand and 00/100ths (\$80,000.00) Dollars**, -----

to grantor paid by

Deliverance Holiness Church, Inc.
150 Barnes Rd.
Lancaster, SC 29720

RECORDED THIS 17th DAY
OF DECEMBER, 2008.
IN BOOK O PAGE D-1

Cheryl A. Morgan
Auditor, Lancaster County, SC

hereinafter referred to as grantee, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee and grantee's heirs, successors and assigns, the following described property, to wit:

All that certain piece, parcel or lot of land lying, being and situate in Gills Creek Township, Lancaster County, South Carolina, as set out and shown on Plat of Survey made by Jack Smith, PLS dated August 28, 2008, and recorded in the Lancaster County Register of Deeds Office in Plat book 2008, at Page 1119 entitled, "Plat of Survey for Deliverance Holiness Church". Said Lot being containing 2.71 Acres, more or less. For a more particular description, reference is craved to said plat.

Being the property conveyed to Leroy McWhirter and Linda S. McWhirter by deed of Robert L. McWhirter and Eva R. McWhirter, however reserving a life estate, as recorded in Deed Book 126 at page 156 in the Office of the Register of Deeds for Lancaster County, South Carolina on July 27, 2007.

TAM#0061P-0B-009.00

The within described property is conveyed subject to existing easements and rights of way, whether of record or not, and to restrictions, if any, appearing in the chain of title which said restrictions, if any, are not intended to be reimposed hereby.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

2008017040

DEED	
RECORDING FEES	\$10.00
STATE TAX	\$208.00
COUNTY TAX	\$88.00
PRESENTED & RECORDED:	
12-16-2008 01:16 PM	
JOHN LANE	
REGISTER OF DEEDS	
LANCASTER COUNTY, SC	
By: CANDICE KIRKLEY DEPUTY	
BK:DEED 497	

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said grantee and grantee's Heirs, Successors and Assigns forever.

And grantor does hereby bind grantor's Heirs, Successors, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said grantee and grantee's Heirs, Successors and Assigns, against grantor and whomsoever lawfully claiming or to claim, the same or any part thereof.

WITNESS the Grantor's Hand and Seal this 15 day of December 2008, and in the two hundred and thirty-third year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the Presence of

Jan Echut

Witness #1

[Signature]
Notary Public Signature

STATE OF SC)
COUNTY OF Lancaster)

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Grantor sign, seal and as Grantor's act and deed, deliver the within-written Deed for the uses and purposes therein mentioned and that (s)he with the other witness whose signature appears above witnessed the execution thereof.

SWORN to before me this 15
day of December, 2008

[Signature]
NOTARY PUBLIC FOR SC

My Commission Expires: Sept 1 2010

[Signature]
Leroy McWhirter

[Signature]
Linda S. McWhirter

[Signature] by
Eva R. McWhirter by her attorney in
fact Linda S. McWhirter

[Signature]
her power of attorney

Jan Echut
Witness # 1

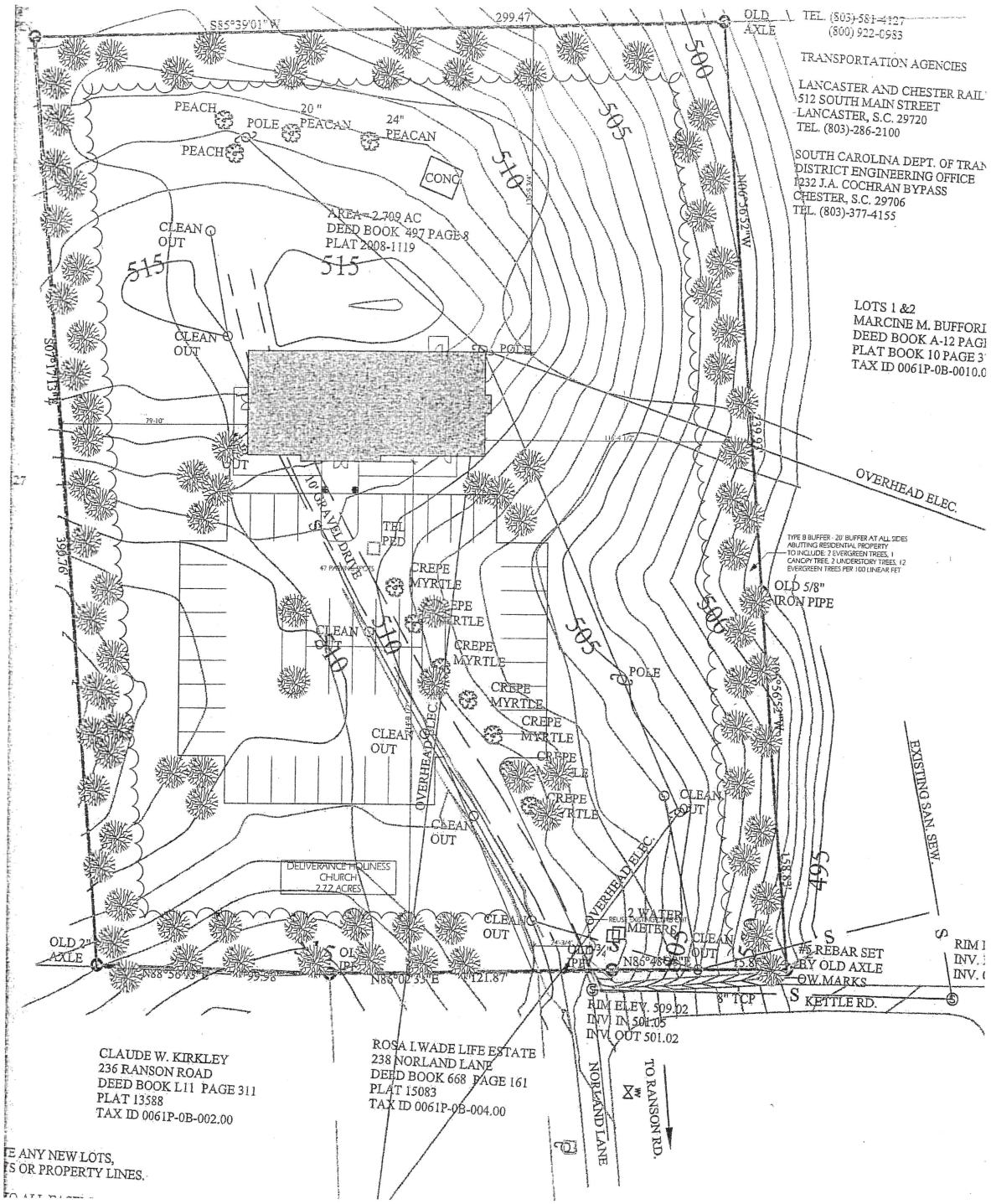
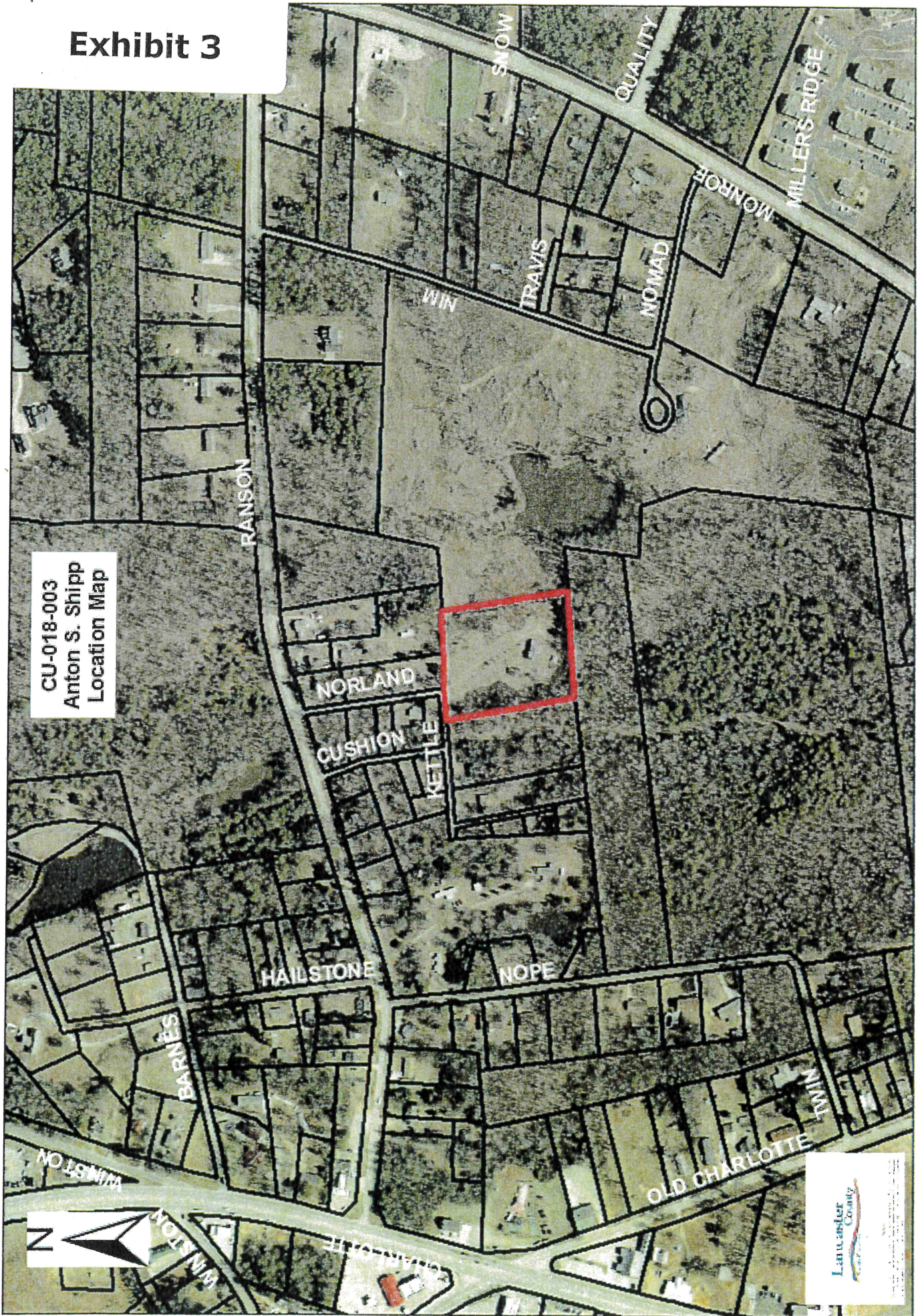


Exhibit 2

A-102	<p>DATE: 2/14/2018 SCALE: 1" = 20' PROJECT NO: 1001 SHEET NO: 1001 SHEET TOTAL: 1001</p>	<p>DELIVERANCE HOLINESS CHURCH 205 NORLAND LANE LANCASTER, SC #Site Postcode</p>	<p>JBA ARCHITECTURE PLLC 703 MATTHEWS, NC 28105 980-246-8447 www.jbaarchitect.com</p>
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Exhibit 3

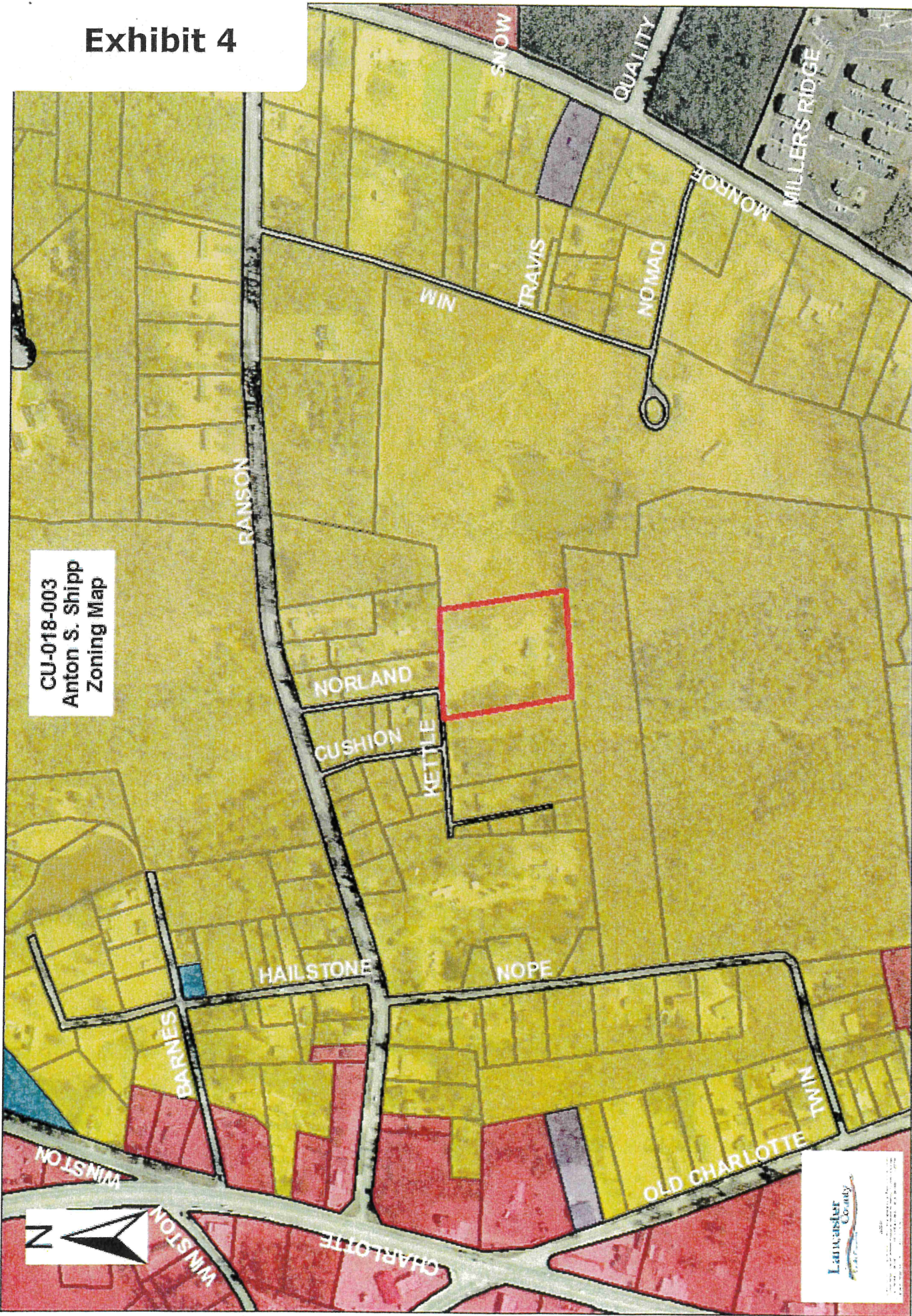


CU-018-003
Anton S. Shipp
Location Map

0 240 480 960 Feet



Exhibit 4



71

[illegible]

1. ~~Type B buffer~~ required along the side and rear property lines.

4. The structure shall be located a minimum of 100 feet from the adjacent property lines.

B. In the RN, LDR, MDR, and PB Districts: Maximum square footage use shall not exceed 6,000 square feet.

5.6.3 PLACES OF ASSEMBLY [AR, RR, RN, RUB, MH, LDR, MDR, PB, NB, GB, RB, INS, LI, HDR, MX, IMX]

A. In the MX and IMX Districts

1. **Prohibited Except as an Accessory Use:** Places of Assembly are prohibited from operating in a commercial or mixed-use building type except as an accessory use (less than 50 percent of the total first floor area) to an otherwise permitted use. All such operations shall be to the rear of the structure away from the public frontage or in upper stories. The use of upper stories is not limited.
2. **Operating Hours:** Commercial uses related to Places of Assembly (e.g., bookstores) must be open for business during typical business hours (from 8 AM to 5 PM on regular non-holiday weekdays) in order to be considered as a primary use.

B. In all Districts

1. Places of Assembly shall be buffered from adjoining residential uses with a Type B buffer in accordance with Section 7.1.5.
2. The sum of all principal and accessory structures may not exceed the allowable floor space for this use in the district in which it is located (i.e. over or under 15,000 square feet). Additionally, the floor area of all accessory uses may not exceed the floor area of the principal building.

Delete

Don't have floor area ratio

5.6.4 PRIVATE RECREATION FACILITIES [RUB, NB, GB, RB, INS, MX, IMX]

A. Applicability

1. Golf courses that are a part of a residential development shall be exempt from these requirements.
2. Restaurant and/or bar uses in conjunction with a Private Recreation Facility shall require a Conditional Use (CU) permit.

B. Connectivity to Surrounding Neighborhoods: Outdoor recreation facilities shall be connected to adjacent neighborhoods to the extent practical via street connections, driveways, and/or pedestrian/bicycle paths.

C. Operational Standards

1. Lighting systems shall be installed and operated in accordance with requirements of Chapter 7 Lighting and the International Energy Conservation Code.
2. Lights and loudspeaker systems shall not be operated between the hours of 10 PM and 8 AM.
3. No equipment, machinery, or mechanical device of any kind (other than customary HVAC systems) may be operated within 200 feet of any residentially-zoned property except as needed for routine maintenance of the grounds or facility.
4. Adequate provisions shall be made for the disposal of waste products and the control of noise associated with the recreational industry

7. **Buffer Location Restrictions:** Buffers shall not be located on any portion of any existing or proposed street right-of-way or utility easement (unless permitted by the easement holder).

B. BUFFER YARD TYPES

1. **Type A Buffer Yard:** A Type A buffer yard is a planting strip intended to separate uses, provide vegetation in densely developed areas, and enhance the appearance of individual properties.

Type A Buffer Yard Options	Minimum Depth	Minimum Plantings per 100 linear feet	Wall, Fence, or Berm	Required Opacity
Option 1	20 feet	1 Canopy Tree 2 Understory Trees 8 Evergreen Shrubs	Not Required	Semi-opaque (i.e., having only seasonal horizontal openings not exceeding 25% of the total width from the ground to a height of 6 feet within 2 years of planting)
Option 2	10 feet	2 Canopy Trees 2 Understory Trees 12 Evergreen Shrubs	Not Required	

2. **Type B Buffer Yard:** A Type B buffer yard is a medium density screen which is intended to create a visual separation between uses and zoning districts.

Type B Buffer Yard Options	Minimum Depth	Minimum Plantings per 100 linear feet	Wall, Fence, or Berm	Required Opacity
Option 1	20 feet	2 Evergreen Trees 1 Canopy Tree 2 Understory Trees 12 Evergreen Shrubs	Not Required	Semi-opaque (i.e., having only seasonal horizontal openings not exceeding 10% of the total width from the ground to a height of 8 feet within 2 years of planting)
Option 2	10 feet	1 Evergreen Tree 1 Canopy Tree 3 Understory Trees 24 Evergreen Shrubs	Not Required	

Agenda Item Summary

Resolution #: 0994 - R2018

Contact Person: John Weaver

Department: County Attorney

Date Requested to be on Council Agenda: March 12, 2018

Issue for Consideration: Whether or not it is appropriate for Council to consider its acknowledgement and acceptance into the Chesterfield County Multi-County Park (MCP) a new economic development project known as Project Kentucky Blue, the identity and location of which remains confidential until the ordinance process in Chesterfield County is complete. Once final, the name and location of the company will be identified in an updated Master MCP listing.

Points to Consider: By agreement with Chesterfield County, properties being accepted by Chesterfield County into its MCP must be approved by Lancaster County through a one-reading Resolution.

Funding and Liability Factors: None

Council Options: Approve or reject the Resolution.

Recommendation: The Administrator and County Attorney recommend approval of the Resolution.

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

RESOLUTION NO. : 0994-R2018

A RESOLUTION

TO AMEND THE MASTER MULTI-COUNTY PARK AGREEMENT BETWEEN CHESTERFIELD COUNTY AND LANCASTER COUNTY, DATED AS OF DECEMBER 9, 2013, AND AMENDED AND RESTATED AS OF NOVEMBER 9, 2015, SO AS TO ADD TO THE AGREEMENT PROPERTY OF PROJECT KENTUCKY BLUE, A CONFIDENTIAL CODE NAME FOR AN ECONOMIC DEVELOPMENT PROJECT, WHICH IS A COMPANY ACTING FOR ITSELF, ONE OR MORE AFFILIATES AND/OR OTHER PROJECT SPONSORS LOCATED IN CHESTERFIELD COUNTY.

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

Section 1. Findings and determinations; Purpose.

(a) The Council finds and determines that:

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

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

(3) Chesterfield County and Lancaster County, pursuant to Ordinance No. 14-15-20 enacted by Chesterfield County Council on November 4, 2015, and Ordinance No. 2015-1352 enacted by Lancaster County Council on November 9, 2015, authorized an Amended and Restated Master Multi-County Park Agreement dated as of November 9, 2015 (the "Amended and Restated Park Agreement"); and

(4) The Amended and Restated Park Agreement provides that property may be added to the Multi-County Park by ordinance of the County in which the subject property is located and by resolution of the non-host County.

(b) It is the purpose of this resolution to approve the addition of the following property located in Chesterfield County to the Amended and Restated Park Agreement: Property of Project Kentucky Blue, a confidential code name for an economic development project, which is a company acting for itself, one or more affiliates and/or other project sponsors.

Section 2. **Approval of amendment.**

Council approves the amendment of Exhibit B (Chesterfield County) of the Amended and Restated Master Multi-County Park Agreement dated November 9, 2015 (exhibits updated through February 13, 2017) to read:

EXHIBIT B (Chesterfield County)
Chesterfield County Property

755 State Road S-13-680

<u>Tax Map No.</u>	<u>Owner</u>
37-58	DC Custom Freight, LLC d/b/a Fiber Fuels

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

<u>Tax Map No.</u>	<u>Owner</u>
18-201	TS4, LLC/Titan Stainless of North Carolina, Inc.

506 Usher

<u>Tax Map No.</u>	<u>Owner</u>
31-8-1-14 and 31-8-01-11 (p/o)	TS4, LLC/Titan Stainless of North Carolina, Inc.

Rollins Road

<u>Tax Map No.</u>	<u>Owner</u>
32-97	Conbraco Industries, Inc.

Intersection of S13-513 and S.C. Highway 151 Business

<u>Tax Map No.</u>	<u>Owner</u>
32-7	Conbraco Industries, Inc.

3.14 acres, Hwy. 1

<u>Tax Map No.</u>	<u>Owner</u>
259-11-4-2	Carolina Cannery, Inc.

Andrew Bloomfield Home Place

<u>Tax Map No.</u>	<u>Owner</u>
259-11-4-1	Carolina Cannery, Inc.

14.94 acres, U.S. Highway 52

<u>Tax Map No.</u>	<u>Owner</u>
259-11-4-3	Carolina Cannery, Inc.

S. C. Highway 9

<u>Tax Map No.</u>	<u>Owner</u>
258-14-4-1	Highland Industries, Inc.

North of Evans Row Road

<u>Tax Map No.</u>	<u>Owner</u>
259-12-4-7	Schaeffler Group

S.C. Highway S-13-388 and Oak Street

<u>Tax Map No.</u>	<u>Owner</u>
259-1	Schaeffler Group

22.84 Acres West of Town of Cheraw

<u>Tax Map No.</u>	<u>Owner</u>
244-10	Schaeffler Group

400 Inglis Road

<u>Tax Map No.</u>	<u>Owner</u>
259-7-8-2	Carolina Packaging, Inc.

South Pine Street

<u>Tax Map No.</u>	<u>Owner</u>
31-11-1-5 and 31-11-1-14	Sun Recycling, Inc.

U.S. Highway 1, Northeast of Town of McBee

Tax Map No.

Owner

120-1, 120-12 and 120-14

A.O. Smith Corporation

98.84 acres, East side of S.C. Road S-13-172

Tax Map No.

Owner

145-50

Talley Metal Technologies, LLC

100 Stanley Road

Tax Map No.

Owner

272-9-1-5

The Stanley Works

Project Kentucky Blue

Tax Map No.

Owner

Project Kentucky Blue

Project Kentucky Blue

Section 3. Preparation of amended Park Agreement.

Upon passage of this resolution, and an ordinance of Chesterfield County, approving the addition of the property identified in this ordinance, the County Administrator of Lancaster County, in coordination with the County Administrator of Chesterfield County, shall cause to be published an Amended and Restated Park Agreement with Exhibit B (Chesterfield County) revised as set forth in Section 2 of this ordinance. A copy of the Amended and Restated Park Agreement with a revised Exhibit B (Chesterfield County) shall be provided to the Administrator, Clerk to Council, Assessor, Auditor and Treasurer of Chesterfield County and Lancaster County. The County Administrator is authorized and directed to replace the project code name identifiers with the company's actual identifiers.

Section 4. Conflicting provisions.

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

Section 5. Severability.

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

Section 6. Effective Date.

This resolution is effective as of March 12, 2018.

AND IT IS SO RESOLVED

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

STATE OF SOUTH CAROLINA

)

COUNTY OF LANCASTER

)

)

ORDINANCE NO. 2018-1497

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE A \pm 1.00 ACRE PORTION OF A \pm 8.60 ACRE TRACT OF PROPERTY LOCATED AT 467 LANCASTER ESTATES ROAD FROM LDR, LOW DENSITY RESIDENTIAL DISTRICT TO MH, MANUFACTURED HOME DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Donald Alban applied to rezone a \pm 1.00 acre portion of a \pm 8.60 acre tract of property from LDR, Low Density Residential District, to MH, Manufactured Home District.

(b) On January 16, 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 LDR, Low Density Residential District to MH, Manufactured Home District for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. Portion of 0013-00-008.11

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:	February 12, 2018	Passed 7-0
Second Reading:	February 26, 2018	Passed 7-0
Third Reading:	March 12, 2018	

STATE OF SOUTH CAROLINA

)

ORDINANCE NO. 2018-1499

COUNTY OF LANCASTER

)

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE A TOTAL OF ± 10.30 ACRES LOCATED EAST OF THE INTERSECTION OF HIGHWAY 160 AND CHARLOTTE HIGHWAY NORTH OF THE RED STONE DEVELOPMENT FROM MX, MIXED USE 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) Michael Bilodeau of MPV Properties, LLC applied to rezone property located east of the intersection of Highway 160 and Charlotte Highway North of the Red Stone development from MX, Mixed Use District, to RB, Regional Business District.

(b) On January 16th, 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 MX, Mixed Use District to RB, Regional Business District for the following properties as identified by tax map number or other appropriate identifier:

Tax Map No. 0008B-0B-009.00, 0008B-0B-001.00, 0008B-0B-004.00, 0008B-0B-005.00, 0008B-0B-007.00, 0008B-0B-008.00, 0008B-0C-002.00, 0008B-0C-003.00, 0008B-0C-004.00, 0005-00-106.00, 0008B-0B-003.00, 0008B-0A-001.00.

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:	February 12, 2018	Passed 7-0
Second Reading:	February 26, 2018	Passed 7-0
Third Reading:	March 12, 2018	

Agenda Item Summary

Ordinance # / Resolution# RZ-018-003 - Ordinance # 2018-1496

Contact Person / Sponsor: Andy Rowe

Department: Planning

Date Requested to be on Agenda: 2-12-18

Issue for Consideration:

Rezoning application of Robert Wilson, to rezone a ± 1.25 acre portion of a ± 11.031 acre tract of property from LDR, Low Density Residential District to NB, Neighborhood Business District. The property is located fronting in part on Charlotte Highway and Charles Pettus Road in the Indian Land section of Lancaster County, SC.

Points to Consider:

The parcels that are included within this rezoning application are surrounded by the following immediately adjacent zoning districts: Adjacent parcels to the south, east, and west are all zoned LDR, Low Density Residential District. One parcel to the north is zoned NB, Neighborhood Business District.

This does not distinguish between site-built homes and commercial uses. If this rezoning is successful the applicant will be required to submit a site plan to the TRC (Technical Review Committee). The proposed site plan will be required to provide a Type B buffer yard as explained in section 7.1.5A of the Unified Development Ordinance. The applicant must provide building elevations to satisfy the Highway Corridor Overlay District for building materials, landscaping, sign requirements, and lighting requirements. Considering this property is located adjacent to a previously rezoned Neighborhood Business District and in close proximity to other commercial uses, rezoning this parcel Neighborhood Business District is acceptable for this area. The applicant plans on building an office for professional services to house 7 total units which will include a CPA firm.

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, January 16, 2018 the Commission voted to approve the rezoning application of Robert Wilson by a vote of (5-1). No citizens signed up to speak on this rezoning case. The complete staff report can be located on www.mylancastersc.org -Click on Planning and go to 2018 Agendas.

STATE OF SOUTH CAROLINA

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ORDINANCE NO. 2018-1496

COUNTY OF LANCASTER

)

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE A \pm 1.25 ACRE PORTION OF A \pm 11.031 ACRE TRACT OF PROPERTY LOCATED FRONTING IN PART ON CHARLOTTE HIGHWAY AND CHARLES PETTUS ROAD FROM LDR, LOW DENSITY RESIDENTIAL DISTRICT TO NB, NEIGHBORHOOD 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) Robert Wilson applied to rezone a \pm 1.25 acre portion of a \pm 11.031 acre tract of property from LDR, Low Density Residential District, to NB, Neighborhood Business District.

(b) On January 16, 2018, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a vote of (5-1), 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 to NB, Neighborhood Business District for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. Portion of 0016-00-047.00

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:	February 12, 2018	Passed 7-0
Second Reading:	March 12, 2018	
Third Reading:	March 26, 2018	(Tentative)

Date of 1st Reading: 11-13-17
__ Approved __ Denied __ No Action

Date of 2nd Reading: 11-27-17
__ Approved __ Denied __ No Action

Date of 3rd Reading: 12-11-17
__ Approved __ Denied __ No Action

PLANNING STAFF REPORT

I. Facts

A. General Information

Proposal: Rezoning application of Robert Wilson, to rezone a \pm 1.25 acre portion of a \pm 11.031 acre tract of property from LDR, Low Density Residential District to NB, Neighborhood Business District.

Property Location: The property is located fronting in part on Charlotte Highway and Charles Pettus Road in the Indian Land section of Lancaster County, SC.

Legal Description: Portion of Tax Map Number 16, Parcel 47.00

***Voting District:* District 1, Terry Graham**

B. Site Information

Site Description: The property is presently wooded and vacant.

C. Vicinity Data

Surrounding Conditions: The parcels that are included within this rezoning application are surrounded by the following immediately adjacent zoning districts: Adjacent parcels to the south, east, and west are all zoned LDR, Low Density Residential District. One parcel to the north is zoned NB, Neighborhood Business District.

D. Exhibits

1. Rezoning Application
2. Location Map
3. Zoning Map
4. Tax Inquiry Sheet

II. Findings and Conclusions

The facts and findings of this report show that the property is designated as Neighborhood Mixed-Use based on the Lancaster County Comprehensive Plan 2014-2024. Neighborhood Mixed-Use according to the Comprehensive Plan is identified as a "Walkable Neighborhood". This does not distinguish between site-built homes and commercial uses. If this rezoning is successful the applicant will be required to submit a site plan to the TRC (Technical Review Committee). The proposed site plan will be required to provide a Type B buffer yard as explained in section 7.1.5A of the Unified Development Ordinance. The applicant must provide building elevations to satisfy the Highway Corridor Overlay District for building materials, landscaping, sign requirements, and lighting requirements. Considering this property is located adjacent to a previously rezoned Neighborhood Business District and in close proximity to other

Date of 1st Reading: 11-13-17
__ Approved __ Denied __ No Action

Date of 2nd Reading: 11-27-17
__ Approved __ Denied __ No Action

Date of 3rd Reading: 12-11-17
__ Approved __ Denied __ No Action

commercial uses, rezoning this parcel Neighborhood Business District is acceptable for this area. The applicant plans on building an office for professional services to house 7 total units which will include a CPA firm.

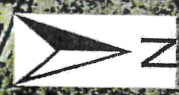
III. Recommendation:

It is therefore the recommendation of the planning staff that the rezoning request by Mr. Robert Wilson for the property fronting in part on Charlotte Highway and Charles Pettus Road in the Indian Land section of Lancaster County be **APPROVED** based on the above stated facts and conclusions.

IV. RECOMMENDATION FROM PLANNING COMMISSION MEETING:

At the Lancaster County Planning Commission meeting on Tuesday, January 16, 2018 the Commission voted to **approve** the rezoning application of Robert Wilson by a vote of (5-1). No citizens signed up to speak on this rezoning case.

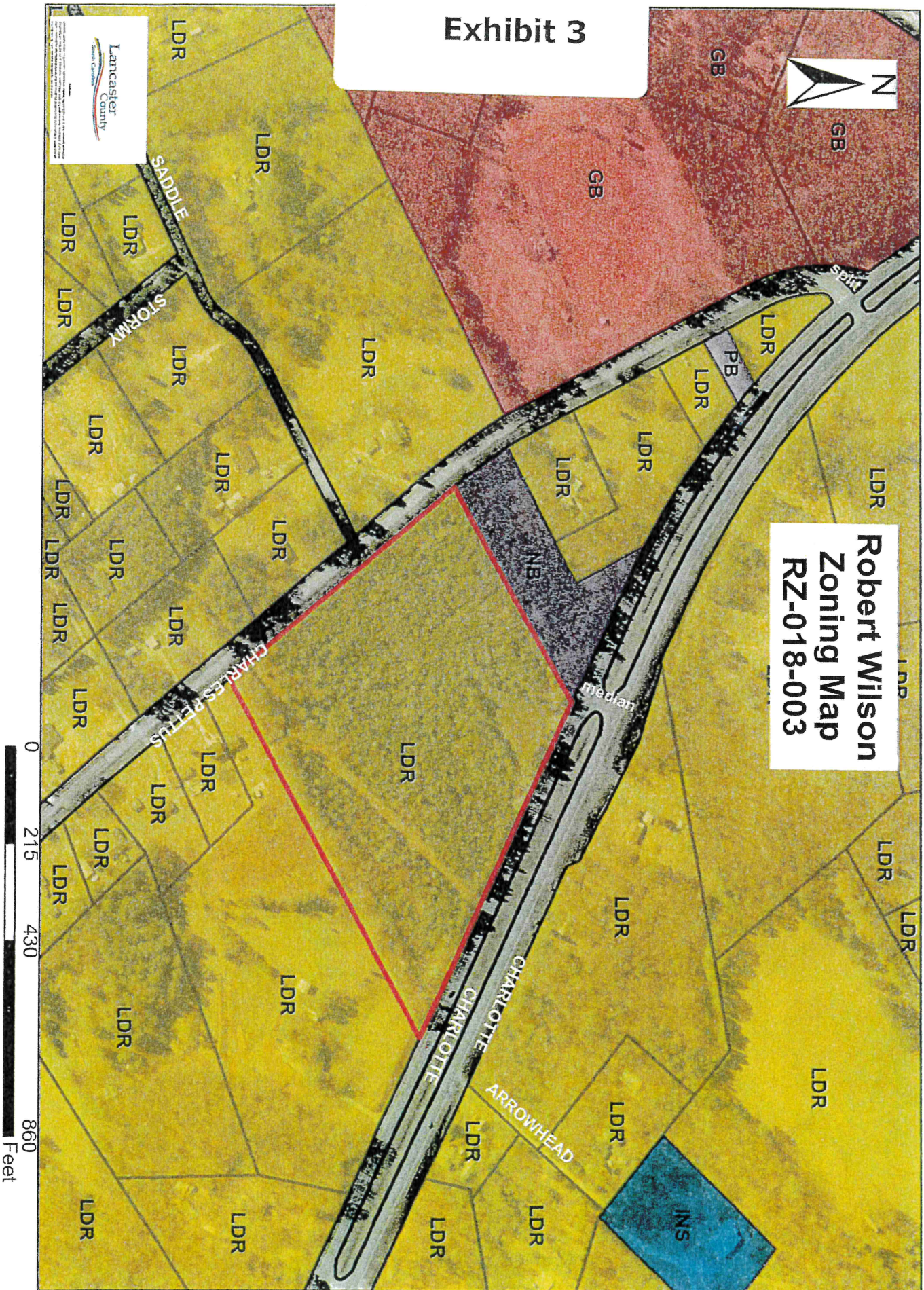
Exhibit 2



Robert Wilson
Location Map
RZ-018-003



Exhibit 3



Agenda Item Summary

Ordinance # / Resolution# 2018-1500 (RZ-018-08)

Contact Person / Sponsor: Andy Rowe

Department: Planning

Date Requested to be on Agenda: 3/12/18

Issue for Consideration:

Rezoning application of Kenny Barnes, to rezone \pm 0.84 acres of property from MH, Manufactured Home District to MDR, Medium Density Residential District. The property is located on Highpoint Circle \pm 850 feet east of the intersection of Highpoint Circle and Great Falls Highway. The property is presently wooded and undeveloped. The applicant would like to build a single-family dwelling on the property.

Points to Consider:

The property has three adjacent parcels that are zoned MDR, Medium Density Residential District. The remaining two adjacent parcels are zoned MH, Manufactured Housing District.

The facts and findings of this report show that the property is designated as MH, Manufactured Housing District on the Lancaster County Zoning Map. The Future Land Use Map identifies this property as Transitional based on the *Lancaster County Comprehensive Plan 2014-2024*. Transitional by definition according to the *Lancaster County Comprehensive Plan 2014-2024* is identified as “suburban single-family/multi-family residential and commercial”. The Future Land Use Map does not distinguish between site built homes and manufactured homes.

Based on the current zoning, the property has three adjacent parcels zoned MDR, Medium Density Residential District. By rezoning this parcel to MDR, Medium Density Residential District the property will be consistent with majority of the surrounding properties and would be appropriate for this location.

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, February 20th, 2018 the Planning Commission voted to **approve** the rezoning application of Kenny Barnes 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.mylancaster.org - Click on Planning Department and go to 2018 Agendas.

STATE OF SOUTH CAROLINA

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COUNTY OF LANCASTER

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ORDINANCE NO. 2018-1500

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE PROPERTY OF JIMAKI WITHERSPOON, LOCATED \pm 850 FEET EAST OF THE INTERSECTION OF SC HWY 200 AND HIGHPOINT CIRCLE IN LANCASTER COUNTY FROM MH, MANUFACTURED HOUSING DISTRICT TO MDR, MEDIUM DENSITY RESIDENTIAL DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Kenny Barnes applied to rezone property located \pm 850 Feet east of the intersection of SC HWY 200 and Highpoint Circle from MH, Manufactured Housing District to MDR, Medium Density Residential District.

(b) On February 20, 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 MH, Manufactured Housing District to MDR, Medium Density Residential District for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. 0086-00-08.01.

Section 3. Severability.

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

Section 4. Conflicting Provisions.

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

Section 5. Effective Date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

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:	March 12, 2018	
Second Reading:	March 26, 2018	(Tentative)
Third Reading:	April 9, 2018	(Tentative)

Date of 1st Reading: 3-12-18
__ Approved __ Denied __ No Action

Date of 2nd Reading: 3-26-18
__ Approved __ Denied __ No Action

Date of 3rd Reading: 4-9-18
__ Approved __ Denied __ No Action

PLANNING STAFF REPORT

I. Facts

A. General Information

Proposal: Rezoning application of Kenny Barnes, to rezone ± 0.84 acres of property from MH, Manufactured Home District to MDR, Medium Density Residential District

Property Location: The property is located on Highpoint Circle ± 850 feet east of the intersection of Highpoint Circle and Great Falls Highway.

Legal Description: Tax Map Number 86, Parcel 8.01

***Voting District:* District 2, Charlene McGriff**

B. Site Information

Site Description: The property is presently wooded and undeveloped. The applicant would like to build a single-family dwelling on the property.

C. Vicinity Data

Surrounding Conditions: The property has three adjacent parcels that are zoned MDR, Medium Density Residential District. The remaining two adjacent parcels are zoned MH, Manufactured Housing District.

D. Exhibits

1. Rezoning Application
2. Location Map
3. Zoning Map
4. Tax Inquiry Sheet

II. Findings and Conclusions

The facts and findings of this report show that the property is designated as MH, Manufactured Housing District on the Lancaster County Zoning Map. The Future Land Use Map identifies this property as Transitional based on the *Lancaster County Comprehensive Plan 2014-2024*. Transitional by definition according to the *Lancaster County Comprehensive Plan 2014-2024* is identified as “suburban single-family/multi-family residential and commercial”. The Future Land Use Map does not distinguish between site built homes and manufactured homes. Based on the current zoning, the property has three adjacent parcels zoned MDR, Medium Density Residential District. By rezoning this parcel to MDR, Medium Density Residential District the property will be consistent with majority of the surrounding properties and would be appropriate for this location.

Date of 1st Reading: 3-12-18
__ Approved __ Denied __ No Action

Date of 2nd Reading: 3-26-18
__ Approved __ Denied __ No Action

Date of 3rd Reading: 4-9-18
__ Approved __ Denied __ No Action

III. Recommendation:

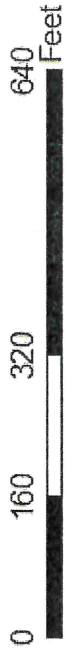
It is therefore the recommendation of the planning staff that the rezoning request by Mr. Kenny Barnes for the property located \pm 850 feet east of the intersection of Highpoint Circle and Great Falls Highway be **APPROVED** based on the above stated facts and conclusions.

IV. Recommendation From Planning Commission Meeting:

At the Lancaster County Planning Commission meeting on Tuesday, February 20th, 2018 the Planning Commission voted to **approve** the rezoning application of Kenny Barnes by a vote of (7-0). No citizens signed up to speak on this rezoning case.

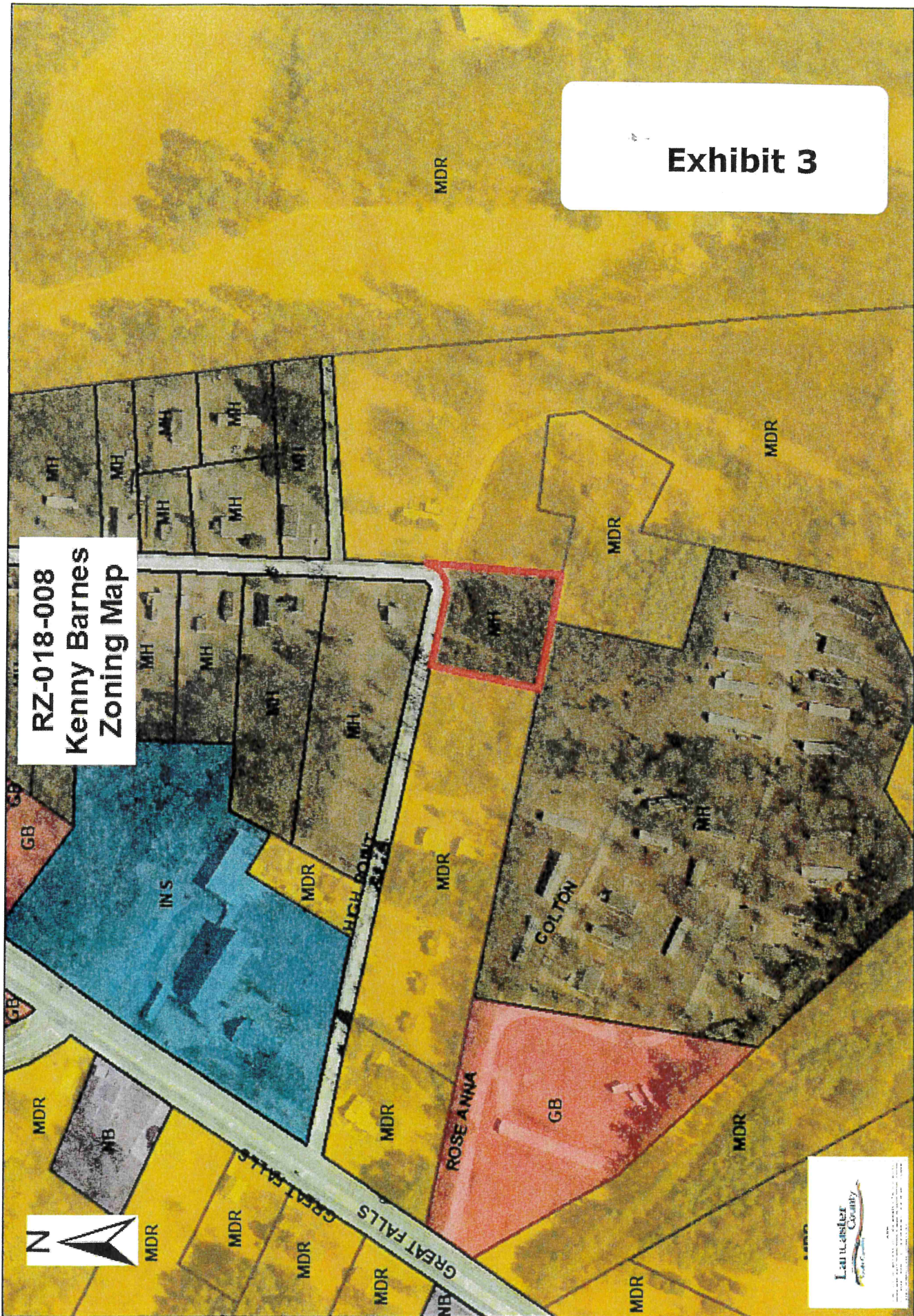
Exhibit 2

RZ-018-008
Kenny Barnes
Location Map



**RZ-018-008
Kenny Barnes
Zoning Map**

Exhibit 3



Agenda Item Summary

Ordinance # / Resolution# 2018-1501 (RZ-018-009)

Contact Person / Sponsor: Andy Rowe

Department: Planning

Date Requested to be on Agenda: 3/12/18

Issue for Consideration:

Rezoning application of Randall Collins, Trustee, to rezone a \pm 3.17 acre tract of property from MDR, Medium Density Residential District, to HDR, High Density Residential District. The property address is 1501-1539 Memorial Park Road. The property currently is home to The Westway Apartments. The owner would like to make some improvements to the property. Previously, the parcel was zoned as "multifamily", but is now considered MDR, Medium Density Residential District. In order to make the improvements, the zoning must be changed to HDR, High Density Residential District in order to be conforming.

Points to Consider:

The property is adjacent to eight parcels that are zoned MDR, Medium Density Residential District. There are also two adjacent parcels that are zoned GB, General Business District, and one adjacent property that is zoned INS, Institutional.

The facts and findings of this report show that the property is designated as Urban on the Future Land Use Map, Urban is defined as a walkable neighborhood with additional intensity by the *Lancaster County Comprehensive Plan 2014-2024*. The Urban designation on the Future Land Use Map allows for higher density, which will fit this area appropriately.

By approving this rezoning the property will become conforming, as well as return the zoning back to the original zoning (MF, Multiple-Family District) designation prior to the Unified Development Ordinance and Zoning Map that was repealed November 28, 2016.

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, February 20th, 2018 the Planning Commission voted to **approve** the rezoning application of Randall Collins, Trustee 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.mylancastercsc.org - Click on Planning Department and go to 2018 Agendas.

STATE OF SOUTH CAROLINA

)

ORDINANCE NO. 2018-1501

COUNTY OF LANCASTER

)

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE PROPERTY OF RANDALL COLLINS, TRUSTEE, LOCATED AT 1501-1539 MEMORIAL PARK ROAD IN LANCASTER COUNTY FROM MDR, MEDIUM DENSITY RESIDENTIAL DISTRICT TO HDR, HIGH DENSITY RESIDENTIAL DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Randall Collins, Trustee applied to rezone property located at 1501-1539 Memorial Park Road from MDR, Medium Density Residential District to HDR, High Density Residential District.

(b) On February 20, 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 MDR, Medium Density Residential District to HDR, High Density Residential District for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. 0082N-0C-013.00.

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:	March 12, 2018	
Second Reading:	March 26, 2018	(Tentative)
Third Reading:	April 9, 2018	(Tentative)

Date of 1st Reading: 3-12-18
__ Approved __ Denied __ No Action

Date of 2nd Reading: 3-26-18
__ Approved __ Denied __ No Action

Date of 3rd Reading: 4-9-18
__ Approved __ Denied __ No Action

PLANNING STAFF REPORT

I. Facts

A. General Information

Proposal: Rezoning application of Randall Collins, Trustee, to rezone a ± 3.17 acre tract of property from MDR, Medium Density Residential District, to HDR, High Density Residential District.

Property Address: The property address is 1501-1539 Memorial Park Road, Lancaster, South Carolina.

Legal Description: Tax Map Number 0082N-0C-013.00

***Voting District:* District 2, Charlene McGriff**

B. Site Information

Site Description: The property currently is home to The Westway Apartments. The owner would like to make some improvements to the property. Previously, the parcel was zoned as “multifamily”, but is now considered MDR, Medium Density Residential District. In order to make the improvements, the zoning must be changed to HDR, High Density Residential District in order to be conforming.

C. Vicinity Data

Surrounding Conditions: The property is adjacent to eight parcels that are zoned MDR, Medium Density Residential District. There are also two adjacent parcels that are zoned GB, General Business District, and one adjacent property that is zoned INS, Institutional.

D. Exhibits

1. Rezoning Application
2. Location Map
3. Zoning Map
4. Tax Inquiry Sheet

II. Findings and Conclusions

The facts and findings of this report show that the property is designated as Urban on the Future Land Use Map, Urban is defined as a walkable neighborhood with additional intensity by the *Lancaster County Comprehensive Plan 2014-2024*. The Urban designation on the Future Land Use Map allows for higher density, which will fit this area appropriately. By approving this rezoning the property will become conforming, as well as return the zoning back to the original zoning (MF, Multiple-Family District)

Date of 1st Reading: 3-12-18
___ Approved ___ Denied ___ No Action

Date of 2nd Reading: 3-26-18
___ Approved ___ Denied ___ No Action

Date of 3rd Reading: 4-9-18
___ Approved ___ Denied ___ No Action

designation prior to the Unified Development Ordinance and Zoning Map that was repealed November 28, 2016.

III. Recommendation:

It is therefore the recommendation of the planning staff that the rezoning request by Randall Collins, Trustee, for the ± 3.17 acre tract of property located at 1501-1539 Memorial Park Road be **APPROVED**.

IV. Recommendation From Planning Commission Meeting:

At the Lancaster County Planning Commission meeting on Tuesday, February 20th, 2018 the Planning Commission voted to **approve** the rezoning application of Randall Collins by a vote of (7-0). No citizens signed up to speak on this rezoning case.

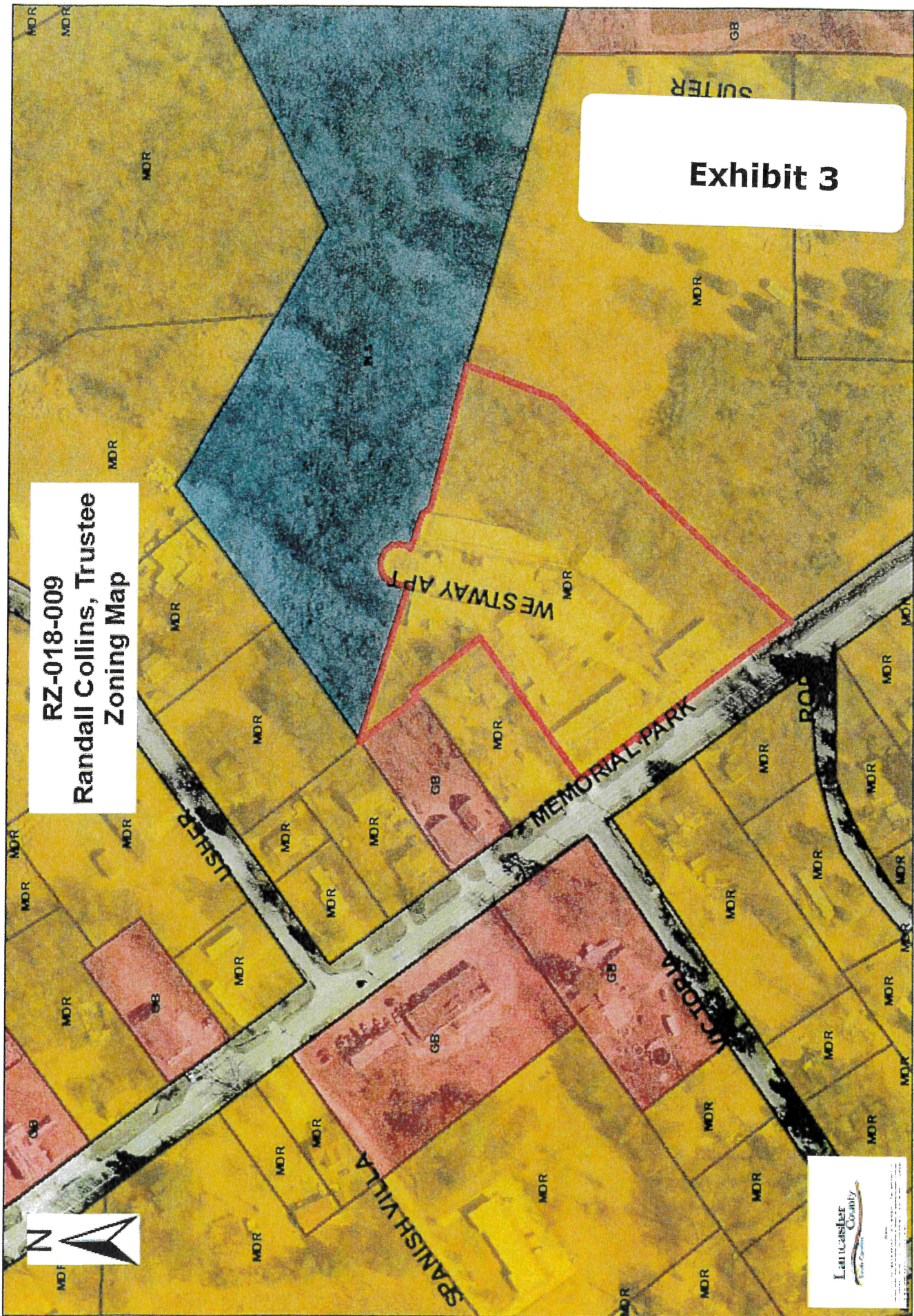
RZ-018-009
Randall Collins, Trustee
Location Map

Exhibit 2



RZ-018-009
Randall Collins, Trustee
Zoning Map

Exhibit 3



RZ-018-009
Randall Collins, Trustee
Old Zoning Map

Exhibit 3



Agenda Item Summary

Ordinance # / Resolution# 2018-1502 (RZ-018-011)

Contact Person / Sponsor: Andy Rowe

Department: Planning

Date Requested to be on Agenda: 3/12/18

Issue for Consideration:

Rezoning application of Darren Sowell, to rezone two (2) properties from MDR, Medium Density Residential District, to RR, Rural Residential District. The property is located on Wheat Street ± 500 feet east of the intersection of Fork Hill Road. The property is presently Vacant. This property allowed manufactured homes in 2015 when the applicant initially planned to place the homes. At such time a perc test was completed on the property by SCDHEC.

Points to Consider:

The property is surrounded by MDR, Medium Density Residential District on the east, west, and south adjacent properties. One large adjacent parcel to the north is zoned RR, Rural Residential District. Staff would note this area is a division line between MDR, Medium Density Residential District and RR, Rural Residential District zoned parcels (Exhibit 4).

The applicant of the proposed rezoning previously worked with staff in 2015 to assimilate a plan to place manufactured homes on these properties. At the time of inquiry these parcels were zoned R-45A which allowed manufactured homes. The applicant had a perc test completed for the property and configured placement of the manufactured homes. After the new Unified Development Ordinance and Zoning Map was passed in November 2016 this property was rezoned to MDR, Medium Density Residential District and no longer allows for manufactured housing.

Staff would note the applicant lives adjacent to the proposed parcels to be rezoned and owns several parcels in the immediate area. In addition, this area is a division line between MDR, Medium density Residential Districts and RR, Rural Residential Districts. In staff's opinion this area needs to be reexamined more closely to determine if the current zoning of this area is correct and if rezoning this area back to allow manufactured housing is appropriate.

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, February 20th, 2018 the Planning Commission voted to **approve** the rezoning application of Darren Sowell 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

)

ORDINANCE NO. 2018-1502

COUNTY OF LANCASTER

)

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE PROPERTY OF DARREN SOWELL, LOCATED ON WHEAT STREET ± 500 FEET EAST OF THE INTERSECTION OF FORK HILL ROAD AND WHEAT STREET IN LANCASTER COUNTY FROM MDR, MEDIUM DENSITY RESIDENTIAL DISTRICT TO RR, RURAL RESIDENTIAL DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Darren Sowell applied to rezone property located ± 500 Feet east of the intersection of Fork Hill road and Wheat Street from MDR, Medium Density Residential District to RR, Rural Residential District.

(b) On February 20, 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 MDR, Medium Density Residential District to RR, Rural Residential District for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. 0156A-0C-008.00, 0156A-0C-009.00.

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:	March 12, 2018	
Second Reading:	March 26, 2018	(Tentative)
Third Reading:	April 9, 2018	(Tentative)

Date of 1st Reading: 3-12-18
__ Approved __ Denied __ No Action

Date of 2nd Reading: 3-26-18
__ Approved __ Denied __ No Action

Date of 3rd Reading: 4-9-18
__ Approved __ Denied __ No Action

PLANNING STAFF REPORT

I. Facts

A. General Information

Proposal: Rezoning application of Darren Sowell, to rezone two (2) properties from MDR, Medium Density Residential District, to RR, Rural Residential District. The third property originally on the proposed application was not owned by the applicant and a notarized letter was not able to be obtained on time of the processing of the application. The applicant does own the two proposed properties referenced below.

Property Location: The property is located on Wheat Street ± 500 feet east of the intersection of Fork Hill Road in Lancaster County, SC.

Legal Description: Tax Map Number 156A, Block C, Parcel 8.00, and 9.00.

***Voting District:* District 6, Jack Estridge**

B. Site Information

Site Description: The property is presently Vacant. This property allowed manufactured homes in 2015 when the applicant initially planned to place the homes. At such time a perc test was completed on the property by SCDHEC.

C. Vicinity Data

Surrounding Conditions: The property is surrounded by MDR, Medium Density Residential District on the east, west, and south adjacent properties. One large adjacent parcel to the north is zoned RR, Rural Residential District. Staff would note this area is a division line between MDR, Medium Density Residential District and RR, Rural Residential District zoned parcels (Exhibit 4).

D. Exhibits

1. Rezoning Application
2. Location Map
3. Zoning Map
4. Zoning Map (Zoomed Out)
5. Tax Inquiry Sheet

II. Findings and Conclusions

The applicant of the proposed rezoning previously worked with staff in 2015 to assimilate a plan to place manufactured homes on these properties. At the time of inquiry these parcels were zoned R-45A which allowed manufactured homes. The applicant had a perc test completed for the property and configured placement of the manufactured homes.

Date of 1st Reading: 3-12-18
__ Approved __ Denied __ No Action

Date of 2nd Reading: 3-26-18
__ Approved __ Denied __ No Action

Date of 3rd Reading: 4-9-18
__ Approved __ Denied __ No Action

After the new Unified Development Ordinance and Zoning Map was passed in November 2016 this property was rezoned to MDR, Medium Density Residential District and no longer allows for manufactured housing, Staff would note the applicant lives adjacent to the proposed parcels to be rezoned and owns several parcels in the immediate area. In addition, this area is a division line between MDR, Medium density Residential Districts and RR, Rural Residential Districts. In staff's opinion this area needs to be reexamined more closely to determine if the current zoning of this area is correct and if rezoning this area back to allow manufactured housing is appropriate.

III. Recommendation:

It is therefore the recommendation of the planning staff that the rezoning request by Mr. Darren Sowell for the property located on Wheat Street ± 500 feet east of the intersection of Fork Hill Road be **APPROVED** based on the above stated facts and conclusions.

IV. Recommendation From Planning Commission Meeting:

At the Lancaster County Planning Commission meeting on Tuesday, February 20th, 2018 the Planning Commission voted to **approve** the rezoning application of Kenny Barnes by a vote of (7-0). No citizens signed up to speak on this rezoning case.



RZ-018-011
Darren Sowell
Location Map



Exhibit 2



RZ-018-011
Darren Sowell
Zoning Map

Exhibit 3

0 45 90 180 Feet





RZ-018-011
Darren Sowell
Zoning Map

Exhibit 4

0 130 260 520 Feet



LANCASTER COUNTY BOARDS & COMMISSIONS
APPLICATION FOR SERVICE



Name Betty George County Council District 1st

Mailing Address _____ City/Zip LANCASTER

Street Address _____ Registered Voter yes ☒ no ☐

Tel. Number (home) _____ (work) _____ (other) _____

Email: betty32george@gmail.com

Occupation _____ Place of employment Retired

Address _____ Normal working hours _____
(most meetings are scheduled after 6:00 pm - lack of attendance can be reason for replacement on a commission)

Name of Board or Commission in which you are interested

1st choice Lancaster City Relations 2nd choice _____

3rd choice _____

Reason for interest Doing my Community Services

Why do you feel you are qualified to serve on these boards? In addition, note education, areas of expertise, skills & interests. (continue on separate sheet if needed)

Do you presently serve any State, County or Municipal Boards? NO If yes, list _____

Have you ever served on a county board? NO If yes, list _____

Additional pertinent information

Applicant's signature Betty George Date 2/22/2018
Receipt of application does not guarantee an appointment. Applicants will be notified of appointments by mail.

<p>Animal Shelter</p>	<p>Architect evaluations complete. Notice of Award issued to McMillan Pazdan Smith. Contract negotiations underway. First programming meeting set for March-15 (pending Agreement). To discuss project schedule, site & civil, and space / process requirements. Conservative project timeline as follows: Programming (1 mo.), Schematic Design (5 mo.), Bidding / Permitting (2 mo.), Construction Phase (12 mo.).</p>	<p>No funding allocated - estimated construction budget \$1.5 million to \$1.75 million; site acquisition could increase costs.</p>
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<p>Fleet Maintenance Garage</p>	<p>Architect evaluations complete. Drafting Notice of Award for Pond & Co. Protest period still active; concurrently, first fee proposal due from Pond by end of week. Formal timeline yet to be defined, but anticipations are similarly structured to animal shelter schedule (18 mo.)</p>	<p>No funding allocated - estimated budget \$2.5 million to \$3 million; site acquisition could increase costs.</p>
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<p>Library</p>	<p>RFQ submittal closed: eight (8) qualified submissions received. Library selection committee in the process of reviewing all materials. Meeting on Friday, March-2 to discuss first preferences and formulate short list for presentations / interviews.</p>	<p>Funding from Capital Project Sales Tax is available but not yet allocated by Council.</p>
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DSS	<p>Awarded Vendor: H.C. Rummage, Plan review with Building Dept. underway. Review / permitting expected to be completed by Friday, March-2 with work slated to commence on Saturday, March-3. All work will be conducted on nights and weekends to avoid interference with HD/DSS operations. Delivery expectation is fourteen (14) calendar days.</p>	<p>Contract amount of \$20,350 will be handled within current budget allocation for Building Maintenance.</p>
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EMS Headquarters	<p>Initial budget appraisals completed for a) roof, b) HVAC, and c) interior plan. Zero cost for roof (excellent condition), \$40k for HVAC (2 new units and duct work), and \$735k for EMS' interior plan. Interior plan work includes 5% contingency and 7% architectural fee(s). Job delivery is an estimated twelve (12) weeks, dependent on season.</p>	<p>Council has reserved \$1,000,000 (not to exceed amount) for allocation in the FY 18-19 budget.</p>
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Indian Land Service Center	<p>Building façade / road signage ordered, to be installed once received. Initial estimate(s) on interior plan in at ~\$75k, well above target budget. Requoting with design revision subtractions (e.g. IT cabling reductions, countertop revisions). Job delivery estimated at eight (8) weeks, once begun.</p>	<p>As reported verbally last month the small scope of this project resulted in quotes much higher than anticipated. Both cost and time frame will be revised.</p>
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Historic Jail	Exterior renovations expected to be completed by April / May. Interior work to start thereafter (~90 day delivery upon commencement). Change orders for mold abatement, asbestos abatement, and lead paint stabilization have been received as expected and will be evaluated / negotiated accordingly.	Currently within budget. Time of completion is extended as noted previously.
Harrisburg Road Site Clearance	House demolition and clearance completed. Tree removal completed.	Project completed; funding from Council account.
Fire Study	Data extraction is complete and analysis underway.	Project within budget but may go slightly over, as well as time of completion, due to additional time needed by Computer Aided Dispatch vendor.

March 2018



February 16, 2018

Mr. Steve Willis
County Administrator
County of Lancaster
101 N. Main Street., 2nd Floor
Lancaster, SC 29721

Re: Charter Communications - Upcoming Changes

Dear Mr. Willis:

I am writing to you as part of our ongoing efforts to keep you apprised of developments affecting Charter Communications subscribers in your area.

Effective March 15, 2018, the Travel Channel will move from Spectrum Product & Packaging (SPP) Tier 1 down to SPP Select.

We remain committed to providing an excellent experience for our customers, in your community and in each of the communities we serve. If you have any questions about this change, please feel free to contact me at (704) 378-2739 or via email at michael.tanck@charter.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael E. Tanck", written over a horizontal line.

Michael E. Tanck
Director of Government Affairs
Charter Communications

MEETINGS & FUNCTIONS – 2018

DAY/DATE	TIME	FUNCTION/LOCATION
Monday, March 12, 2018	5:30 p.m.	Public Safety Committee Council Conference Room, Administration Building
Monday, March 12, 2018	6:00 p.m.	Council Meeting Council Chambers, Administration Building
Tuesday, March 13, 2018	3:00 p.m.	Infrastructure & Regulation (I&R) Committee Council Conference Room, Administration Building
Thursday, March 15, 2018	6:00 p.m.	Administration Committee Council Conference Room, Administration Building
Monday, March 26, 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 month 7:00 p.m. ... Fire Commission, Covenant Street EOC Building
 1st Tuesday of each month 6:00 p.m. ... Zoning Appeals Board, County Council Chambers
 2nd Tuesday of each month 6:30 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 Tuesday 6:00 p.m. ... Historical Commission, Historic Courthouse
 3rd Thursday of each month 6:30 p.m. ... Community Relations Commission, Marine Corps League Lodge
 1st Thursday of each month 5:00 p.m. ... Planning Commission work session, County Council Chambers
 3rd Tuesday of each month 6:00 p.m. ... Planning Commission, County Council Chambers