

# Lancaster County Council Regular Meeting Agenda

Monday, March 26, 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 Larry Honeycutt**
4. **Approval of the agenda** *[deletions and additions of non-substantive matter]*
5. **Special Presentations**
  - a. Risk Management program awards – *Presented by John Henderson, Director of Risk Management Services, South Carolina Association of Counties*
  - b. Dam Rehabilitation Report – *Presented by Amanda Roberts, District Manager for the Lancaster Soil & Water Conservation District and Administrative Assistant to the Cane Creek and Little Lynches Watershed Boards*
  - c. Thumbs Up for Joe H. Ghent, Jr., Chairman, Lancaster Soil & Water Conservation District – *Presented by Chairman Steve Harper*
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 March 12, 2018 County Council regular meeting – *pgs. 5-13*
  - b. **2<sup>nd</sup> 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 ± 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. Passed 7-0 at the March 12, 2018 County Council Meeting. – Penelope Karagounis – pgs. 14-15*

c. **2<sup>nd</sup> 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. Passed 7-0 at the March 12, 2018 County Council Meeting. – Penelope Karagounis – pgs. 16-17*

d. **2<sup>nd</sup> 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. Passed 7-0 at the March 12, 2018 County Council Meeting. – Penelope Karagounis – pgs. 18-19*

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. Deferred at the March 12, 2018 County Council Meeting by a vote of 7-0. - John Weaver/Alex Moore – pgs. 20-29*

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. Deferred at the March 12, 2018 County Council Meeting by a vote of 7-0. - John Weaver/Alex Moore – pgs. 30-39*

c. **Resolution 0995-R2018 regarding the Authorization of the Transportation Alternatives Program (TAP) Grant**

Resolution Title: A Resolution To Authorize The Submission Of A Transportation Alternative Program Grant Through RFATS; To Commit To Funding A Local Grant Match In Cooperation With The Lancaster County School District. - *(Favorable Recommendation – Administration Committee) – Penelope Karagounis – pgs. 40-45*



d. **3<sup>rd</sup> 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. Passed 7-0 at the March 12, 2018 County Council Meeting. – Penelope Karagounis – pgs. 46-52*

9. **Discussion and Action Items**

a. Committee Reports

1. I&R Committee – Committee Chair Larry Honeycutt
2. Public Safety Committee – Committee Chair Brian Carnes
3. Administration Committee – Committee Chair Charlene McGriff

b. Adoption of the updated Prioritized Community Needs List as modified at the 3/12/2018 County Council Meeting – *Steve Willis – pgs. 53-54*

c. Nomination for appointment to the Construction Board of Appeals for District 7 – *pg. 55*

- Kenneth Chad Faulkner for a 4 year term ending on 6/30/2021 – 1<sup>st</sup> Term

d. Future of joint public safety telecommunications activity – *Steve Willis/Stephen Blackwelder – pg. 56*

e. February 2018 Budget Monitoring Report – *Steve Willis/Kim Hill – pgs. 57-70*

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

11. **Miscellaneous Reports and Correspondence**

a. Distinguished Budget Presentation Award for Kimberly Hill, Budget Analyst – *from the Government Finance Officers Association (GFOA) – pgs. 71-72*

b. Charter Communications – *pg. 73*

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

13. **Executive Session**

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

b. *Economic Development Discussion: Project Peach. SC Code 30-4-70(a)(5).*

**14. Calendar of Events – pg. 74**

**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](http://www.mylancastersc.org)*





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

**DRAFT**

## **Minutes of the Lancaster County Council Regular Meeting**

101 N. Main Street, Lancaster, SC 29720

Monday, March 12, 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, Sherrie Simpson, Chelsea Gardner, Penelope Karagounis, Veronica Thompson, various department heads and staff, 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. Terry Graham led the Pledge of Allegiance to the American Flag and delivered the invocation.

### **Approval of the agenda**

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

## Special Presentations

James Stephens, Director of the South Carolina Aeronautics Commission, provided an overview of the economic impact of airports and his power point presentation is attached as Schedule A.

Dr. Walter P. Collins, III, Regional Campus Dean at the University of South Carolina – Lancaster (USC-L), provided an update about the USC-L campus. He provided a handout, which is attached as Schedule B. He thanked Council for their support and discussed highlights of the academic year; such as, historic enrollment, travel and study abroad programs, etc. He also provided a summary of the upcoming events for the campus.

Grazier Rhea of the Catawba Regional Council of Governments provided an update on the Erwin Farms – Basin 18 Sewer Project and held the public close out hearing on that project. She stated that the project is complete and was successful. She discussed Lancaster County's Citizens Participation Plan and informed citizens that a copy of the Plan is on file with the Clerk to Council's office, where it is available for review. She reviewed the Community Development Block Grant program and the criteria for the grants. She also reviewed the County's Prioritized Community Needs and discussed changes that need to be made to the list with Council.

John Weaver and Penelope Karagounis provided a briefing on solar farms. John Weaver discussed the legalities of solar farms. He stated that solar farms are permitted under rural residential zoning, but only as a conditional use, under Lancaster County's current Unified Development Ordinance (UDO). He noted that the requirements for solar farms can be found in the UDO in Chapter 5 Section 5.11.4. He explained that when an application is submitted by an applicant to the County for a solar farm, the applicant has to meet about six different requirements before the staff will accept it for consideration. He further noted that once the solar farm Resolutions are approved by Council, then the UDO requires that the design and installation of the solar farms will have to be reviewed again from a technical standpoint. He stated that companies that install solar farms are also required to have a decommissioning plan in place to return the property to its natural condition. He noted that the final decision for a conditional use permit is a legislative decision and, thus, Council has the final decision on whether to move forward or not. He explained that Council can add further conditions to the conditional use permits for the solar farms. He noted that if Council denies the application, then they should provide a rational reason since the decision could be appealed to the Court of Common Pleas. Penelope Karagounis explained the solar farm projects. She stated that the Planning Commission held a public hearing on the two (2) solar farms. She noted that the applicants have met all the conditions and that the Planning Commission recommended approval of the two (2) solar farm projects with two (2) added conditions for each: (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 and (2) the required landscape buffering as mandated by the UDO shall be sufficient to obscure the solar panels from all adjoining properties and roadways.

Brian Matthews, Executive Director of Growth Management for Union County, North Carolina, and James King, Zoning Administrator for Union County, North Carolina, spoke regarding the



process of approving solar farms in North Carolina and the recent changes that Union County, North Carolina has made to that process based on previous applications.

## **Citizens Comments**

Michell Flowers, 603 Phillips Town Road, Kershaw, SC, spoke regarding the lack of recreational fields in Heath Springs and Kershaw.

Dr. Elise Fox, 2850 Martingale Lane, Aiken, SC, spoke regarding the safety of solar farms.

Rich Kirkland, 9408 Northfield Court, Raleigh, NC, Commercial General Appraiser, spoke regarding solar farms and their impact on adjoining property values.

Olesya Pavlenko, 193 Rutledge Avenue, Charleston, SC, Attorney for Southern Current, spoke regarding solar farms. She provided a brochure to Council about Southern Current. She provided Affidavits for the record from Southern Current's experts: Richard C. Kirkland, Jr. (two Affidavits), Jack Brandon (two Affidavits), and Elise Fox (two Affidavits). The brochure about Southern Current and the Affidavits are on file with the Clerk to Council.

Jack Brandon, 700 Daniel Ellis Drive, Charleston, SC, Industrial Engineer for Southern Current, spoke regarding solar farms and decommissioning plans for solar farms.

Rob Wilson, 2031 East Foxwood Court, Indian Land, SC, spoke regarding Ordinance 2018-1496.

Mark Sharpe, 467 Lancaster Estates Road, Fort Mill, SC, spoke regarding Ordinance 2018-1497. He stated that Mr. Alban, his Uncle, has limited funds to have a plat recorded before the 3<sup>rd</sup> Reading of Ordinance 2018-1497. He requested that Council give additional time to get the survey done and the plat recorded for Ordinance 2018-1497.

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

Julie Dunn, 5375 Old Church Road, Lancaster, SC, spoke regarding a firearms ordinance. \*Chairman Harper asked her to contact the County Attorney, John Weaver, and set up a meeting so that the issue can be discussed at the Public Safety Committee meeting.

Brian Trimnal, 201 West Dunlap Street, Lancaster, SC, spoke regarding Ordinance 2018-1496.

Anton S. Shipp, 505 Laurel Court, Lancaster, SC, spoke regarding Resolution 0993-R2018.

## **Consent Agenda**

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

- a. Minutes of the February 26, 2018 County Council regular meeting
- b. **3<sup>rd</sup> 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.
- c. **3<sup>rd</sup> 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.
- d. **3<sup>rd</sup> 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.
- e. **3<sup>rd</sup> 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 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.

Jack Estridge moved to approve Resolution 0991-R2018. Seconded by Terry Graham.

Alex Moore explained the Polaris solar farm project and stated that the Planning Commission recommended approval with two conditions: (1) PVC be a minimum of forty-eight (48) inches



below the surface of the soil and (2) the required landscape buffering will be sufficient to obscure the panels from the adjoining properties.

Terry Graham and Charlene McGriff asked if the solar farm could be expanded. Staff explained that they could, but that they would have to apply for another conditional use permit. Charlene McGriff asked if solar farms could be limited to agricultural only. Penelope Karagounis stated the County could limit it with an amendment to the table of uses for the conditional uses for Chapter 2 at a later point and to come back through a text amendment. Charlene McGriff asked what happens if the company that installs the solar farm goes bankrupt, who maintains the property, who decommissions the property and what happens if they do not live up to the agreement. Alex Moore explained that there is a decommissioning plan for the Polaris solar farm. John Weaver stated that if the land is not decommissioned then the lease would be considered void and the property owner could take the equipment and sell it. However, he noted that it is to the company's benefit to keep the panels in good working condition and working at maximum efficiency. Billy Mosteller asked if solar farms could be moved back to a re-zoning process so that Council would have more control over the process. Penelope Karagounis stated that South Carolina cannot do site specific conditional zoning. John Weaver stated that Council could add a condition that the solar panels within this acreage cannot be expanded on this parcel and add the same condition for the other solar farm also. He further noted that if the Assessor makes the determination that the solar farms are commercial in use, and no longer agricultural in use, then the tax basis would change under Lancaster County law and the zoning would not make any difference. Billy Mosteller asked if the equipment would be taxed. John Weaver stated that that would be up to the Assessor to make that determination. Charlene McGriff stated that she would like to see solar farms limited to agricultural zoning only moving forward. Brian Carnes asked if Council could add the stipulation that the fencing for the solar farm has to be higher than the panels. Alex Moore stated that currently the buffering would be provided by the plantings. Larry Honeycutt asked what the County would get out of having solar farms in the County. Penelope Karagounis stated that the renewable energy helps the community. John Weaver stated that if the solar farm is approved, then the Economic Development Director would sponsor a fee in lieu of tax (FILOT) proposal for the County and then Council will have to decide if they want to approve the FILOT. Jack Estridge stated that Council needs more information from staff in order to make a decision and that information needs to be gathered from the Economic Development Director, the Assessor and the Auditor.

Billy Mosteller made a motion to defer Resolution 0991-R2018 until the next Council meeting. Seconded by Charlene McGriff.

Penelope Karagounis noted that a conditional use application has to be acted upon forty-five (45) days after the application is processed or it is automatically approved and she stated that the deadline to act is March 27, 2018.

Council deferred Resolution 0991-R2018 until the next Council meeting on March 26, 2018 by unanimous vote of 7-0.

## **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.

Larry Honeycutt moved to defer Resolution 0992-R2018 until the next Council meeting. Seconded by Charlene McGriff. Council deferred Resolution 0992-R2018 until the next Council meeting on March 26, 2018 by unanimous vote of 7-0.

## **COUNCIL TOOK A FIVE MINUTE BREAK/RECESS.**

## **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.

Charlene McGriff moved to approve Resolution 0993-R2018. Seconded by Larry Honeycutt. Council approved Resolution 0993-R2018 by unanimous vote of 7-0.

## **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.

Charlene McGriff moved to approve Resolution 0994-R2018. Seconded by Terry Graham. Council approved Resolution 0994-R2018 by unanimous vote of 7-0.

## **3<sup>rd</sup> 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.

Larry Honeycutt moved to approve the 3<sup>rd</sup> Reading of Ordinance 2018-1497. Seconded by Brian Carnes.

John Weaver and Penelope Karagounis explained that the reason this Ordinance was moved to the Non-Consent agenda was that the County requires that a plat be recorded before the 3<sup>rd</sup> Reading of a rezoning application and that this applicant cannot afford to have a plat recorded. Penelope Karagounis stated that if the requirement is waived by Council then she would get with



Kevin Granata of GIS and determine the area of the rezoning so the map can be changed for the County. Larry Honeycutt asked if the 3<sup>rd</sup> Reading could be deferred. John Weaver proposed that the Council pass the 3<sup>rd</sup> Reading of the ordinance but require that the survey be completed within sixty (60) or ninety (90) days or six (6) months and if it is not, then the County can rezone the property back to its original zoning. Penelope Karagounis asked if Council would give the applicant a year to have the plat recorded, so that the applicant will have sufficient time to save money.

Charlene McGriff moved that Council amend Ordinance 2018-1497 to approve the 3<sup>rd</sup> reading but with the requirement that the applicant has to have a plat recorded with the County for the one (1) acre parcel within one (1) year after the approval of the Ordinance. Seconded by Terry Graham. Council voted to amend Ordinance 2018-1497 by unanimous vote of 7-0. John Weaver explained that if the applicant does not record the plat as required then the County can rezone the one (1) acre parcel back to its original zoning of LDR.

Council approved the 3<sup>rd</sup> Reading of Ordinance 2018-1497 as amended by unanimous vote of 7-0.

### **3<sup>rd</sup> 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.

Brian Carnes moved to approve the 3<sup>rd</sup> Reading of Ordinance 2018-1499. Seconded by Billy Mosteller. No further discussion. Council approved the 3<sup>rd</sup> Reading of Ordinance 2018-1499 by unanimous vote of 7-0.

### **2<sup>nd</sup> 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.

Larry Honeycutt moved to approve the 2<sup>nd</sup> Reading of Ordinance 2018-1496. Seconded by Jack Estridge.

Brian Carnes asked Scott Edgar to speak regarding storm water. Scott Edgar reviewed his revised memorandum, attached as Schedule C. He noted that in his professional opinion the development would have minimal impact. Terry Graham stated that the 521 corridor needs a cohesive plan, especially regarding the curb cuts on Highway 521. Brian Carnes asked the applicant to come up and speak about the curb cut onto Highway 521. The applicant explained the plans for the two access points for the property and Brian Trimnal provided a handout, attached as Schedule D, showing a drawing of how the property may be developed.

Council approved the 2<sup>nd</sup> Reading of Ordinance 2018-1496 by unanimous vote of 7-0.

Council requested that the 3<sup>rd</sup> Reading of Ordinance 2018-1496 be placed on the Non-Consent agenda.

**1<sup>st</sup> 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 ± 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.

Charlene McGriff moved to approve the 1<sup>st</sup> Reading of Ordinance 2018-1500. Seconded by Brian Carnes. Council approved the 1<sup>st</sup> Reading of Ordinance 2018-1500 by unanimous vote of 7-0.

**1<sup>st</sup> 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.

Larry Honeycutt moved to approve the 1<sup>st</sup> Reading of Ordinance 2018-1501. Seconded by Brian Carnes. Council approved the 1<sup>st</sup> Reading of Ordinance 2018-1501 by unanimous vote of 7-0.

**1<sup>st</sup> 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.

Jack Estridge moved to approve the 1<sup>st</sup> Reading of Ordinance 2018-1502. Seconded by Brian Carnes. Council approved the 1<sup>st</sup> Reading of Ordinance 2018-1502 by unanimous vote of 7-0.

**Discussion and Action Items**

**Nomination for appointment to the Community Relations Board for District 1.**

Larry Honeycutt moved to approve the appointment of Betty George to the Community Relations Board for a four (4) year term ending on 6/30/2021. Seconded by Charlene McGriff. The appointment passed by unanimous vote of 7-0.

## **Pending Projects Update.**

John Weaver stated that Council can find a written report on the pending projects in the agenda packet on pages 115 thru 117, since Steve Willis was not at the meeting to provide a verbal report. Veronica Thompson stated that the report is up to date except for the Library. She stated that the Library has chosen the final three architects and the presentations will be done on March 28, 2018.

## **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 9:17 p.m.

Respectfully Submitted:

Approved by Council, March 26, 2018

Sherrie Simpson  
Clerk to Council

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Larry Honeycutt, Secretary



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STATE OF SOUTH CAROLINA

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ORDINANCE NO. 2018-1500

COUNTY OF LANCASTER

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**AN ORDINANCE**

**TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE PROPERTY OF JIMAKI WITHERSPOON, LOCATED ± 850 FEET EAST OF THE INTERSECTION OF SC HWY 200 AND HIGHPOINT CIRCLE IN LANCASTER COUNTY FROM 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 ± 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	Passed 7-0
Second Reading:	March 26, 2018	
Third Reading:	April 9, 2018	(Tentative)

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STATE OF SOUTH CAROLINA

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ORDINANCE NO. 2018-1501

COUNTY OF LANCASTER

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**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	Passed 7-0
Second Reading:	March 26, 2018	
Third Reading:	April 9, 2018	(Tentative)



---

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	Passed 7-0
Second Reading:	March 26, 2018	
Third Reading:	April 9, 2018	(Tentative)

## 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 12<sup>th</sup>, 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 20<sup>th</sup>, 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.



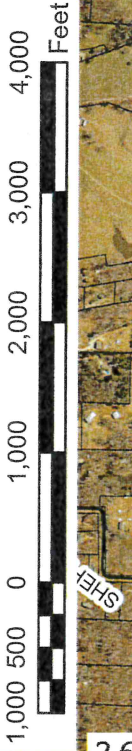
Exhibit 2



Disclaimer:  
Lancaster County makes no guarantee or warranty for the use of data contained within this map. The data is provided for informational purposes only. The user assumes all liability for any use of the data. Lancaster County is not responsible for any errors or omissions in the data. The data is provided as is, without any warranty of any kind, express or implied, including but not limited to the accuracy, completeness, and reliability of the data.

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

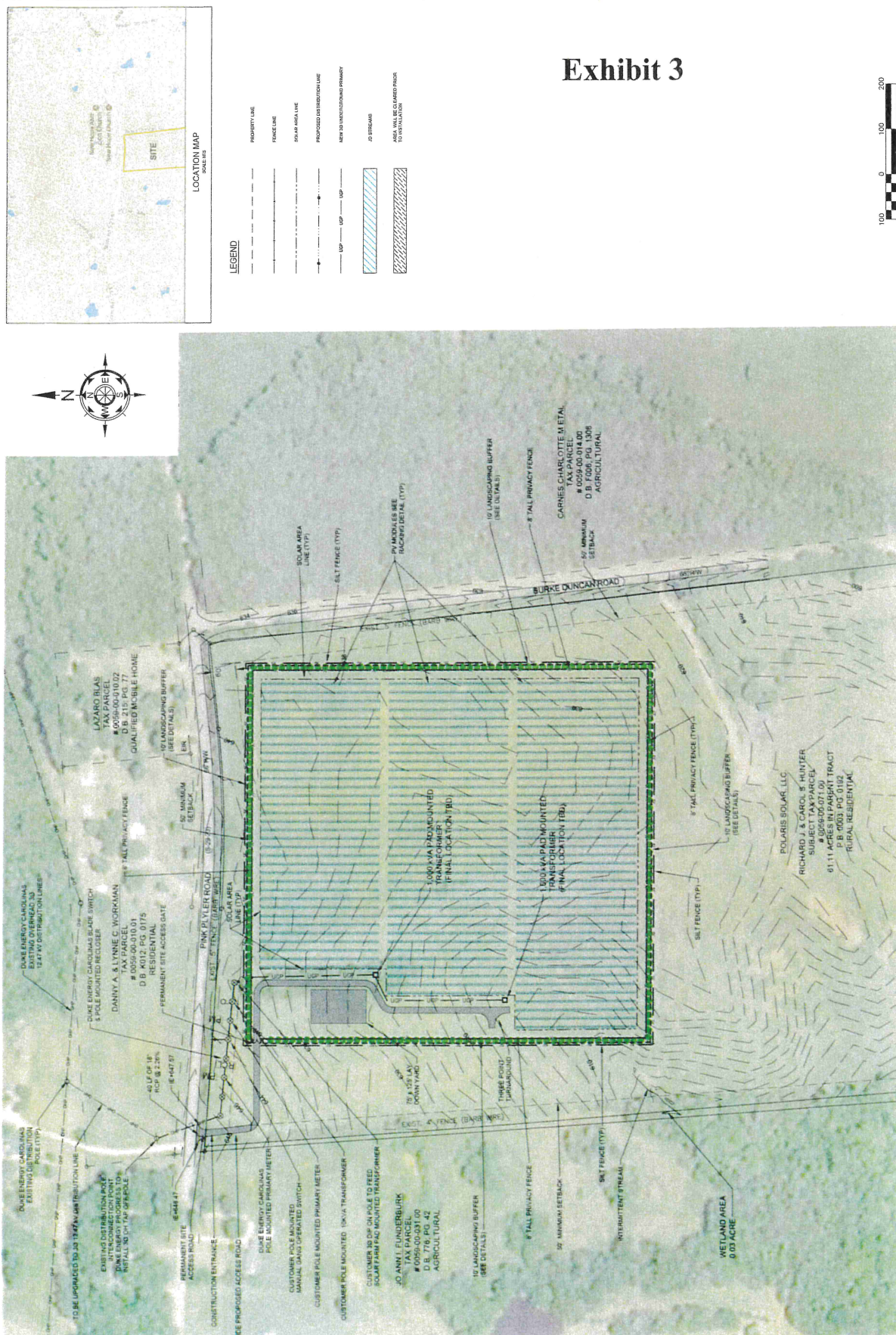
CU-018-001  
Polaris Solar, LLC  
TMS 0059-00-071.00  
Land Use is "Rural Living"





[illegible]

### Exhibit 3

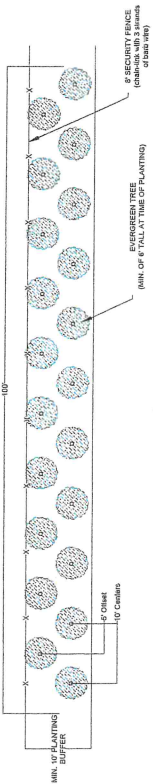


ANSI-D 34"x22"

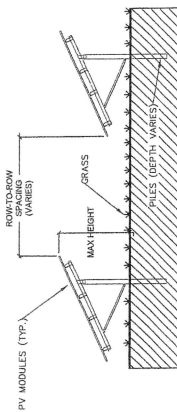
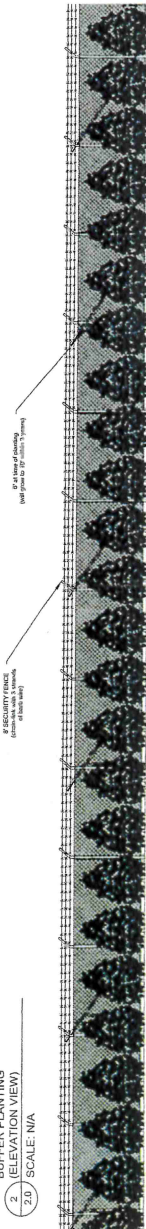
[illegible]

1997-01-01

1  
2.0



2  
2.0



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

**SITE DATA**  
 PIN: 0039-00-071  
 OWNER: RICHARD J. AND CAROL S. HUNTER  
 PHONE: 813-320-2873  
 DBP#: P-13 / 123  
 ZONING: RR: RURAL RESIDENTIAL  
 PARCEL ACREAGE: 185.24  
 LEASED ACREAGE: 20  
 CURRENT LAND USE: AG  
 SITE LOCATION: PINK PLYER ROAD AND BUR

[illegible][illegible]

ANSI-D 34"x22"

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ANSI-D 34"x22"



# 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 15<sup>th</sup>, 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 20<sup>th</sup>, 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.

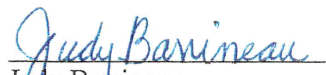
Subsequent to the public hearing, Planning Commission voted (5-2) to recommend **APPROVAL** of CU-018-001 (Polaris Solar, LLC) with the following conditions:

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 12<sup>th</sup>, 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 20<sup>th</sup>, 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

Lancaster County  
South Carolina

Disclaimer:  
Lancaster County makes no guarantee regarding the accuracy, reliability, or completeness of the data contained within this map. The user of this map assumes all liability for any use of the data. Lancaster County is not responsible for any errors or omissions in this map. The map is provided for informational purposes only. Lancaster County is not responsible for any errors or omissions in this map. The map is provided for informational purposes only.

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"

1,000 500 0 1,000 2,000 3,000 4,000 Feet



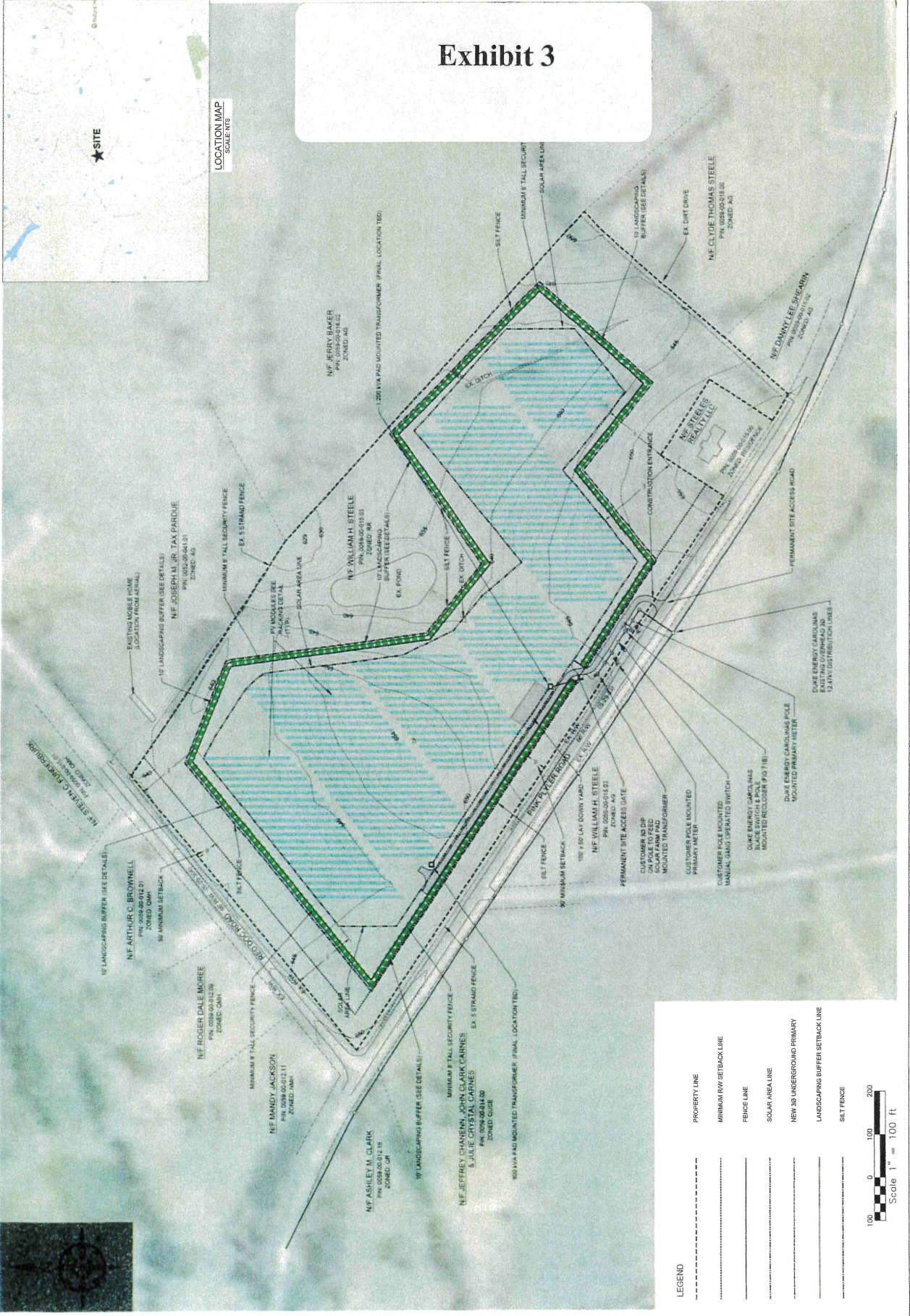
1634 Ashley River Road  
Charleston, S.C. 29407

34°45'25.33"N 80°38'58.66"W  
2 MW AC Ground Mount  
LANCASTER, SC  
SHEM SOLAR, LLC  
ZONING SITE PLAN

3-5-18

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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# 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 15<sup>th</sup>, 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 20<sup>th</sup>, 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

Ordinance # / Resolution#:	Resolution 0995-R2018
Contact Person / Sponsor:	Penelope Karagounis, Planning Director
Department:	Planning
Date Requested to be on Agenda:	March 26, 2018

### **Issue for Consideration:**

Request to submit Transportation Alternative Program (TAP) grant for sidewalks in the vicinity of Indian Land Middle and High Schools.

### **Points to Consider:**

Council is aware of the need for sidewalks in this area. SCDOT lacks the funding to do this.

Penelope has determined that a TAP grant application is our best bet to find the necessary funding. This would be 70% grant funding with a 30% match, split by Lancaster County and the Lancaster County School District.

A map of the project area is attached.

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

Total project budget of \$161,300 with grant funding of \$112,987 and a local match of \$24,157 each by Lancaster County and the Lancaster County School District.

Kim advises this will be budgeted in next year's grant match budget.

### **Council Options:**

Approve or reject the Resolution.

### **Staff Recommendation:**

Approve the Resolution.

### **Committee Recommendation:**

Affirmative recommendation from both the I&R and Administration Committees.

RESOLUTION NO. 0995-R2018

**TO AUTHORIZE THE SUBMISSION OF A TRANSPORTATION ALTERNATIVE PROGRAM GRANT THROUGH RFATS; TO COMMIT TO FUNDING A LOCAL GRANT MATCH IN COOPERATION WITH THE LANCASTER COUNTY SCHOOL DISTRICT.**

## **Section 1. Findings.**

WHEREAS, the Planning Department is desirous of submitting a grant, in conjunction with the Lancaster County School District, through RFATS for the funding of a sidewalk.

By way of Resolution Number 0995-R2018 the Lancaster County Council hereby authorizes the following actions:

1. The Planning staff is authorized to work with the Catawba Regional Council of Governments staff to prepare and submit to RFATS for a Transportation Alternative Program grant for the installation of sidewalks.
2. Lancaster County commits to funding twenty four thousand one hundred and fifty seven dollars (\$24,157) as one half of the local match (other half from the Lancaster County School District).
3. That the Planning Director, Financial Services Director, County Administrator, and such other county personnel as may be needed are authorized to take such actions as may be necessary and convenient to carry out the terms of this Resolution.

**Section 3.     Effective date.**

This Resolution is effective upon its adoption.

**AND IT IS SO RESOLVED**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**LANCASTER COUNTY, SOUTH CAROLINA**

(SEAL)

\_\_\_\_\_  
Steve Harper, Chair, County Council

\_\_\_\_\_  
Larry Honeycutt, Secretary, County Council

**ATTEST:**

\_\_\_\_\_  
Sherrie Simpson, Clerk to Council



**RIVER ROAD SIDEWALK**  
**ESTIMATE OF PROBABLE CONSTRUCTION COSTS**  
**Updated 03.01.2018**

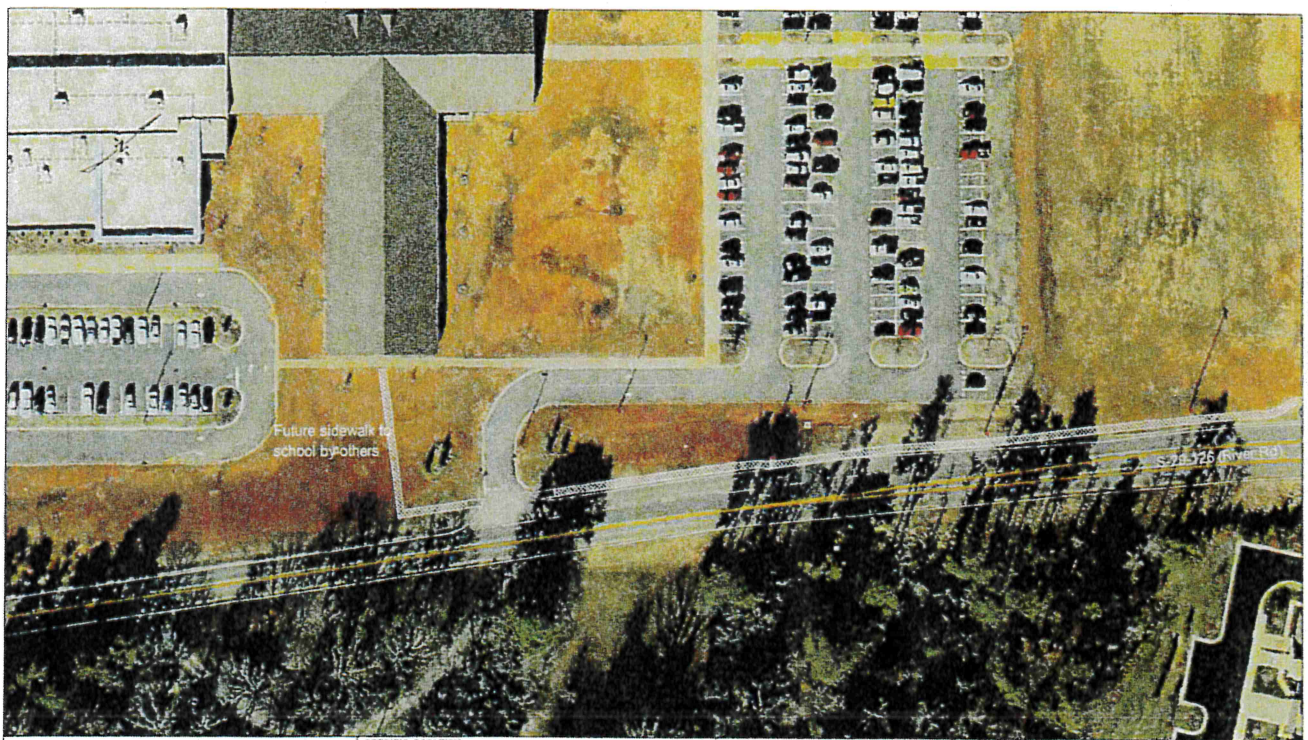
ITEM	QTY	UNIT	AMOUNT	TOTAL
5 ft. Sidewalk	1,100	LF	\$147	\$161,300

**SCENARIO #1**

<b>PROJECT BUDGET:</b>		<b>\$161,300</b>
RFATS TAP FUNDS:	70.0%	\$112,987
LOCAL MATCH:	30.0%	\$48,313

LOCAL MATCH:

LANCASTER COUNTY	50.0%	\$24,157
LANCASTER CO. SCHOOLS	50.0%	\$24,157



MATCHLINE

<b>SCDOT</b> SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION ENGINEERING DIVISION CHESTER, S.C.	SPECIFIC LOCATION US 521 AND S-126		OPTION C	DRAWN BY: _____		CHECKED BY: _____	
	SCDOT FILE NUMBER	COUNTY LANCASTER		DATE: 3-2018 SCALE: 1"=60'	SHEET NO. 1 OF 2	INDEX NO.	
SUBJECT TITLE SIDEWALK AT INDIAN LAND SCHOOLS							



MATCHLINE



<b>SCDOT</b> SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION ENGINEERING DIVISION CHESTER, S.C.	SPECIFIC LOCATION US 521 AND S-126		<b>OPTION C</b>	DRAWN BY: _____		CHECKED BY: _____	
	SCDOT FILE NUMBER _____	COUNTY LANCASTER		DATE: 3-2018	SHEET NO. 2 OF 2	INDEX NO. _____	
SUBJECT TITLE SIDEWALK AT INDIAN LAND SCHOOLS				SCALE: 1"=60'			



## 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  $\pm 1.25$  acre portion of a  $\pm 11.031$  acre tract of property from LDR, Low Density Residential District to NB, Neighborhood Business District. 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](http://www.mylancastersc.org) -Click on Planning and go to 2018 Agendas.

---

STATE OF SOUTH CAROLINA

)

COUNTY OF LANCASTER

)

)

ORDINANCE NO. 2018-1496

**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	Passed 7-0
Third Reading:	March 26, 2018	



## **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 1<sup>st</sup> Reading: 11-13-17  
☐ Approved ☐ Denied ☐ No Action

Date of 2<sup>nd</sup> Reading: 11-27-17  
☐ Approved ☐ Denied ☐ No Action

Date of 3<sup>rd</sup> 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

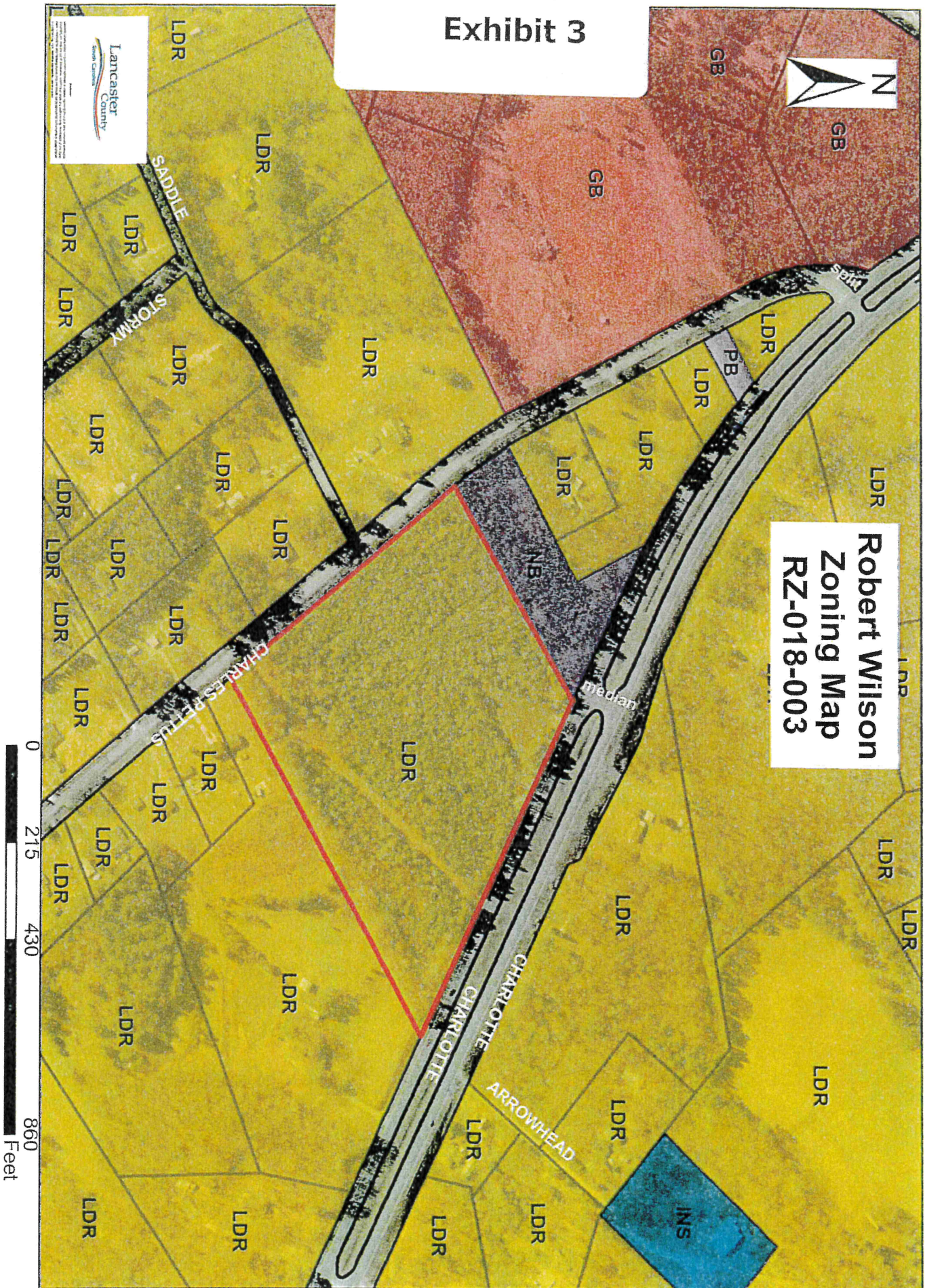


Robert Wilson  
Location Map  
RZ-018-003





# Exhibit 3





## Agenda Item Summary

Ordinance # / Resolution#:	Action Item
Contact Person / Sponsor:	Steve Willis
Department:	Administration
Date Requested to be on Agenda:	March 26, 2018

**Issue for Consideration:**

Adoption of the Lancaster County Prioritized Community Needs List.

**Points to Consider:**

Council considered this list at your prior meeting in conjunction with a public hearing conducted by the Council of Governments.

Council made suggestions for modification to the list.

Grazier Rhea has incorporated those changes and the list is now ready for Council adoption.

**Funding and Liability Factors:**

N/A - While a Community Development Block Grant award requires a local match there is no funding implication for prioritizing the list.

**Council Options:**

Approve or reject the list, as amended by Council.

**Staff Recommendation:**

Approve the list. I request a motion to approve the list as presented in the County Council package of March 26<sup>th</sup>.

**Committee Recommendation:**

N/A as this was considered at the prior Council meeting.

LANCASTER COUNTY  
PRIORITIZED COMMUNITY NEEDS  
MARCH 2018

Lancaster County held a Needs Assessment Public Hearing on Monday, March 12, 2018, 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. Demolition of vacant, dilapidated structures in low and moderate income neighborhoods.
4. Development of greenways and trails, including the Lindsay Pettus Greenway.
5. Neighborhood revitalization activities in low and moderate income areas, including the 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
6. 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.
7. Construct permanent EMS and fire stations where needed to replace mobile and/or inadequate facilities.
8. Improve transportation between Lancaster's four municipalities, City of Lancaster, Town of Heath Springs, Town of Kershaw and Town of Van Wyck, including highway (US 521) and rail (L&C Railway) modes of transportation.
9. Add turning lanes for the Buford elementary and middle schools.
10. 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.
11. Locate recreational facilities and social service agencies 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.
12. Seek funding to address housing needs, to include rehabilitation, affordable housing and down payment and closing cost assistance.
13. Renovation and preservation of the Lancaster historic jail.
14. Undertake activities to promote fair housing opportunities for all citizens.



LANCASTER COUNTY BOARDS & COMMISSIONS  
APPLICATION FOR SERVICE

Name Kenneth Chad Faulkner County Council District Select a District

Mailing Address \_\_\_\_\_ City/Zip Fort Mill 29707

Street Address Same Registered Voter yes ☒ no ☐

Tel. Number (home) \_\_\_\_\_ (work) \_\_\_\_\_ (other) \_\_\_\_\_

Email: \_\_\_\_\_

Occupation Contractor Place of employment Self Employed

Address 9879 Valley Rd. FM 29707 Normal working hours 6<sup>PM</sup> - 4<sup>PM</sup>  
(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 Construction Board of Appeals 2nd choice \_\_\_\_\_

3rd choice \_\_\_\_\_

Reason for interest To Help both the county & the residents by providing an opinion by a third party. Someone who has nothing to lose or nothing to gain by a ruling.

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)

I have been in a'round construction since I was 10 years old. I grew up in the mobile home world. Working on my dads mobile home sales lot. We started with Modulers in the 1990's. I became a licensed Builder in the late 90's. And went on to Building & Remodeling houses.

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 K.C. Faulkner Date 3-15-18  
Receipt of application does not guarantee an appointment. Applicants will be notified of appointments by mail.

Return completed application to Sherrie Simpson, Lancaster County Council Office, P.O. Box 1809, Lancaster, SC 29721  
Form Revised 1-20-17

## Agenda Item Summary

Ordinance # / Resolution#:	Discussion Item
Contact Person / Sponsor:	Steve Willis/ Stephen Blackwelder
Department:	Admin/ Public Safety Communications
Date Requested to be on Agenda:	March 26, 2018

### **Issue for Consideration:**

Future of joint public safety telecommunications activity.

### **Points to Consider:**

A number of years ago County Council and City Council discussed a joint Telecommunications operation. At the time County Council proposed handling all City police and fire calls with a gradual phase in of personnel. The first year the City would pay for 4 TCOs, the next year 3 TCOs, and so on until the County absorbed all the cost since the residents of the City are residents of the County as well. The City Council declined to accept the plan at that time and elected to operate their own system.

Recently the City has approached us about revisiting the plan. I advised I felt the plan was still viable since County Council made the offer but would need to verify that with the Council now serving.

Staff is working through the technical end to transition to a single County Public Safety Communications Center. We would anticipate being able to begin handling Lancaster Fire Rescue calls by the end of April. There are far fewer calls than police and fire rescue is already heavily connected to County Fire Rescue and County EMS. An optimistic projection for police calls would be by the end of the year.

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

We first need to see if the offer by County Council to operate the system with a declining City payment is still open. If so, we will communicate that to the City.

If this is valid we will prepare a formal plan for Council adoption as this will involve funding. This has been to two Committees who recommend that we develop a plan that has the City paying for four personnel starting in July 2018 to include a training period prior to the transition.

### **Council Options:**

Confirm the offer still stands or reject the offer.

### **Staff Recommendation:**

Extend the offer and approve moving towards a single countywide Public Safety Communications Center. This will greatly enhance overall public safety and provide efficiencies in communications between our various public safety agencies.

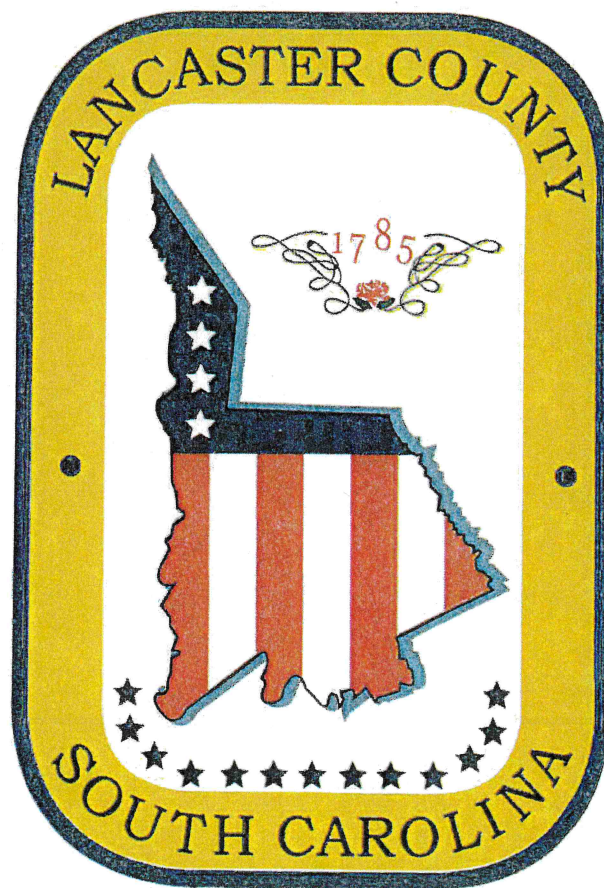
### **Committee Recommendation:**

As reported; we would need to formalize a plan to include municipal funding on a declining basis.



# **Budget Monitoring Report**

**Month of February 2018**



**Administration Committee**

**Prepared by Kimberly Hill, Budget Analyst**

This is an unaudited report to management and is intended for informational purposes only.

**Contents:**

<b>General Fund Revenue Overview</b>	<b>2-3</b>
<b>General Fund Expenditures Overview</b>	<b>4</b>
<b>General Fund Fund Balance</b>	<b>5</b>
<b>General Fund Major Projects Tracker</b>	<b>6</b>
<b>Other Fund Overview</b>	<b>7-10</b>
<b>General Fund Revenue &amp; Expenditure Summary</b>	<b>11-13</b>
<b>General Fund Department Summary</b>	<b>14-15</b>



## General Fund Revenue Overview

### Major Revenue Source - Property Taxes

These revenues are comprised of ad-valorem real property taxes, personal property taxes, vehicle taxes, 1% local option sales taxes for property tax reduction, and property tax reimbursements from the State of SC such as homestead, manufacturer's, and motor carrier.

February Collections	Current YTD Collections	Previous YTD Collections	Total Budgeted Collections	% of Target
548,288	24,931,546	24,764,095	32,574,032	77%

### Major Revenue Source - Other Taxes

These FY2018 revenues come from road improvement fees.

February Collections	Current YTD Collections	Previous YTD Collections	Total Budgeted Collections	Current % of Target
202,731	1,529,178	1,247,308	2,375,473	64%

### Major Revenue Source – Intergovernmental Revenue

This revenue source consists of the following payment types: State Aid to Subdivisions, State Salary Participation, State DSS 4D Funds, State Election Commission, State Veterans Affairs, some State & Federal grants, and intergovernmental payments from other governments.

February Collections	Current YTD Collections	Previous YTD Collections	Total Budgeted Collections	% of Target
131,566	2,658,277	2,399,052	4,429,898	60%

### Major Revenue Source – Charges for Services

The majority (\$2,540,000 FY2018) of these revenues come from ambulance fees. Other sources are solid waste fees, convenience fee for SCDMV stickers, and delinquent tax costs.

February Collections	Current YTD Collections	Previous YTD Collections	Total Budgeted Collections	% of Target
379,679	2,107,149	1,719,032	3,058,900	69%

### Major Revenue Source - Licenses and Permits

These revenues are associated with land ownership transfers and new home and commercial construction. The majority (\$3,095,830) of FY2018 budgeted revenues in this category come from anticipated building permit revenue.

February Collections	Current YTD Collections	Previous YTD Collections	Total Budgeted Collections	% of Target
576,978	3,753,297	3,468,282	4,541,143	83%

### Non-Major Revenue Sources— Fines and Fees, Contributions & Donations, Miscellaneous

These revenues are considered non-major sources. Fines & Fees include Magistrate fines, Family Court fees, civil paper fees, costs of court, and library fines. Contributions & Donations include any donations or contributions made to the varying departments in the County. Miscellaneous includes interest income, rental income, and inmate commissary commission income.

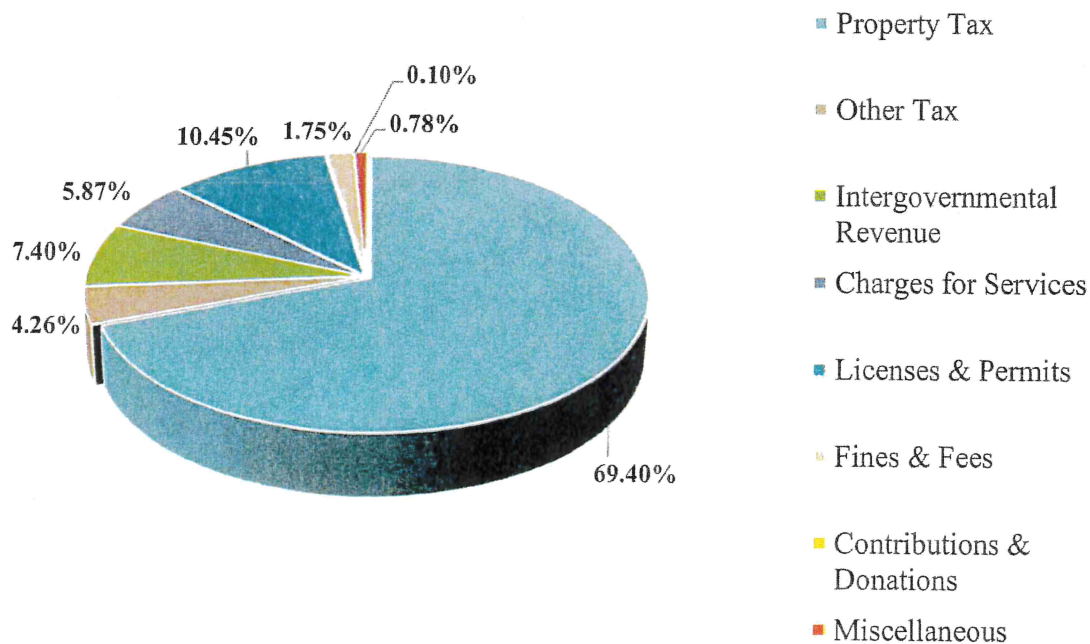
	February Collections	Current YTD Collections	Previous YTD Collections	Total Budgeted Collections	% of Target
Fines & Fees	80,878	629,839	526,617	925,250	68%
Contributions & Donations	548	35,160	114,957	53,000	66%
Miscellaneous	22,384	281,006	132,413	257,927	109%

### Total Revenue February: \$1,943,052

Major Revenue Sources:

Ad Valorem Taxes-Current	\$293,621
Charges for Services—EMS	\$343,374
Building Permits	\$257,032
Vehicle Taxes	\$210,044
Road Improvement Fees	\$202,731

### General Fund YTD Revenue by Source (Excludes Other Financing Sources)





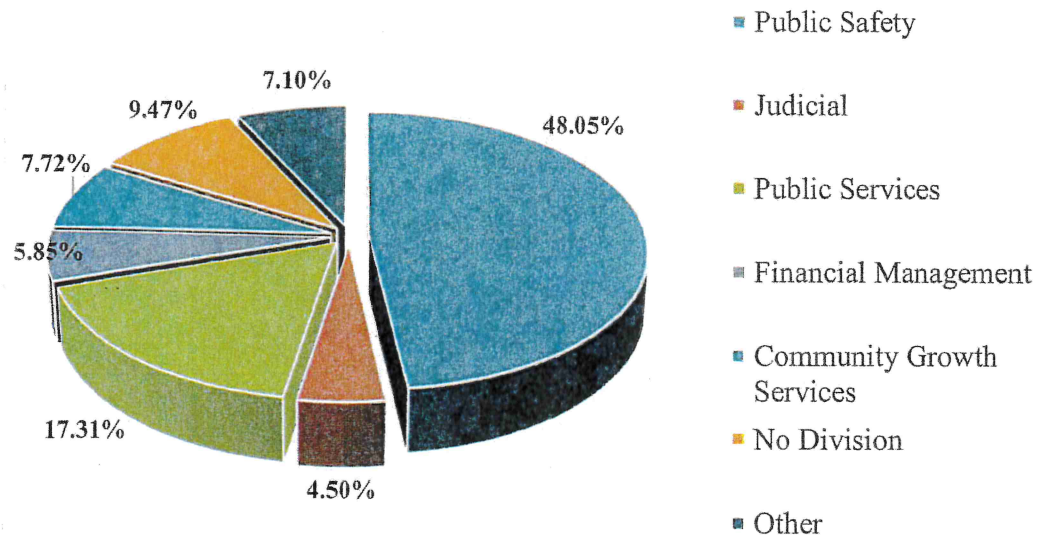
## General Fund Expenditure Overview

**Total Expenditures February: \$3,971,598**

Major Expenditures:

Wages & Salaries	\$1,611,731
Fringe Benefits	\$647,851
Contractual Services	\$444,603
Disposal Contract	\$156,502
Maintenance--Vehicle	\$131,626

## General Fund YTD Expenditures by Division



## General Fund

CATEGORY	BUDGET	YTD	%
Revenues	48,136,878	35,927,452	74.63%
Expenditures	-50,338,832	-31,563,015	62.70%
Other Financing Source	3,585,254	111,275	3.10%
Other Financing Use	-1,383,300	0	0.00%
Revenues Over (Under) Expenditures	0	4,475,712	

## **Fund Balance Estimates**

**Estimated Unassigned Fund Balance (GF): \$25,231,284** which is about 49% of the total GF budget.

Overall the GF expenditure budget reflects a remaining percentage of 37.3%. Revenue collections are within 75% of estimates.

	<b>Current Year</b>	<b>Prior Year</b>
<b>Nonspendable</b>	\$1,223,134	\$1,228,395
<b>Restricted</b>	\$4,118,981	\$4,209,692
<b>Committed</b>	-	-
<b>Assigned</b>	\$5,701,286	\$3,859,633
<b>Unassigned</b>	\$25,231,284	\$25,915,961
<b>Fund Balance End of February</b>	\$36,274,685	\$34,787,659

## **Fund balance terminology (GASB 54)**

There are five components of fund balance:

1. Nonspendable-examples would include inventory and prepaid items
2. Restricted-externally enforceable by law, etc.
3. Committed-self-imposed limitations (requires ordinance-highest level)
4. Assigned-intended use limitations
5. Unassigned

## **Requests for Information**

This financial report is designed to provide a general overview of Lancaster County's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to:

**Kimberly Hill**

**Budget Analyst**

**[khill@lanastercountysc.net](mailto:khill@lanastercountysc.net)**



## Major Projects Tracker

<u>Department</u>	<u>Item</u>	<u>Budget</u>	<u>Notes</u>
County Council	Strategic Planning	25,000	Surveys should be out.
County Council	Compensation Study	50,000	Will be reviewing preliminary draft by end of month.
County Council	Development Cost Analysis Update--Clemson	30,000	Contract executed; May 30 is goal end date
County Council	Historic Jail Repairs	600,000	Exterior estimated finish in April.
IT	Building Security Upgrades--Card Reader System	84,830	Security system installed
IT	County-wide Firewall implementation	69,480	No Update
IT	Upgrades for CJIS Compliance for Sheriff	75,000	Still awaiting SLED's audit; we had a conversation just a few weeks ago and we were given further approval to continue moving forward with the implementation that we outlined two (2) years ago.
Planning	Small Area Plan	40,000	Contract signed; will need steering committee
Planning	Tracking Software	25,000	Active internally; working on next step to have a public portal
Detention Center	Detention Center Study	19,000	Moseley Architects did a site visit at the detention center in January to review the existing conditions—no update
EMS	Bays for EMS2	85,000	Bid awarded
EMS	Generators for EMS 5 & 8	40,000	Bid awarded—Complete
Building Maintenance	Maintenance projects for various buildings	800,000	Moving on list; DSS office expansion done—awaiting inspection; detention center roof should be started in next week
Animal Shelter	Trap Neuter Return Program	72,000	Full Council passed resolution in January to allow for Part-time help to assist with transporting animals funded out of this budget—no update
Animal Shelter	Incinerator replacement	90,000	Will wait until new shelter built

## Other Fund Overview-February 28, 2018

### CAPITAL IMPROVEMENT FUND

CATEGORY	BUDGET	YTD	%
Revenues	1,826,832	1,567,778	85.82%
Expenditures	-1,826,832	-1,152,794	63.10%
Other Financing Source	0	0	
Revenues Over (Under) Expenditures	0	414,984	

### COURT MANDATED SECURITY

CATEGORY	BUDGET	YTD	%
Revenues	1,371,695	1,179,601	86.00%
Expenditures	-1,371,695	-799,003	58.25%
Other Financing Source	0	0	
Revenues Over (Under) Expenditures	0	380,598	

### VICTIMS SERVICES FUND

CATEGORY	BUDGET	YTD	%
Revenues	78,000	46,698	59.87%
Expenditures	-93,000	-63,850	68.66%
Other Financing Source	15,000	0	
Revenues Over (Under) Expenditures	0	-17,152	

### E-911

CATEGORY	BUDGET	YTD	%
Revenues	598,945	297,365	49.65%
Expenditures	-598,945	-204,041	34.07%
Other Financing Use	0	0	
Revenues Over (Under) Expenditures	0	93,325	

### HOSPITALITY TAX FUND

CATEGORY	BUDGET	YTD	%
Revenues	950,000	603,949	63.57%
Expenditures	-200,000	-17,700	8.85%
Other Financing Use	-750,000	0	



Revenues Over (Under) Expenditures	0	586,249
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#### STATE ACCOMMODATIONS TAX FUND

CATEGORY	BUDGET	YTD	%
Revenues	54,000	0	0.00%
Expenditures	-81,131	0	0.00%
Other Financing Source	53,581	0	
Other Financing Use	-26,450	0	
Revenues Over (Under) Expenditures	0	0	

#### STORMWATER FUND

CATEGORY	BUDGET	YTD	%
Revenues	1,027,690	1,079,000	104.99%
Expenditures	-731,383	-203,215	27.79%
Other Financing Use	-296,307	0	
Revenues Over (Under) Expenditures	0	875,785	

#### COUNTY TRANSPORTATION COMMISSION FUND

CATEGORY	BUDGET	YTD	%
Revenues	2,225,000	1,064,362	47.84%
Expenditures	-2,850,000	-2,740,339	96.15%
Other Financing Source	625,000	0	
Revenues Over (Under) Expenditures	0	-1,675,977	

#### INDIAN LAND FIRE PROTECTION DISTRICT FUND

CATEGORY	BUDGET	YTD	%
Revenues	579,438	722,498	124.69%
Expenditures	-604,438	-381,638	63.14%
Other Financing Source	125,000	0	
Other Financing Use	-100,000	0	
Revenues Over (Under) Expenditures	0	340,860	

#### LOCAL ACCOMODATIONS TAX FUND

CATEGORY	BUDGET	YTD	%
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Revenues	55,000	39,950	72.64%
Expenditures	-55,000	-15,142	27.53%
Other Financing Source	0	0	
Revenues Over (Under) Expenditures	0	24,808	

#### **SUNDAY ALCOHOL SALES TAX FUND**

<b>CATEGORY</b>	<b>BUDGET</b>	<b>YTD</b>	<b>%</b>
Revenues	0	1,950	-
Expenditures	-7,000	-785	11.21%
Other Financing Source	7,000	0	
Revenues Over (Under) Expenditures	0	1,165	

#### **DEBT SERVICE FUND**

<b>CATEGORY</b>	<b>BUDGET</b>	<b>YTD</b>	<b>%</b>
Revenues	2,693,151	2,335,704	86.73%
Expenditures	-6,524,686	-6,520,491	99.94%
Other Financing Source	3,831,535	2,949,838	
Revenues Over (Under) Expenditures	0	-1,234,949	

#### **CAPITAL PROJECT SALES TAX FUND 2**

<b>CATEGORY</b>	<b>BUDGET</b>	<b>YTD</b>	<b>%</b>
Revenues	8,500,000	4,487,663	52.80%
Expenditures	-9,786,280	-1,637,132	16.73%
Other Financing Source	4,384,471	0	0.00%
Other Financing Use	-3,098,191	2,949,838	-95.21%
Revenues Over (Under) Expenditures	0	5,800,370	

#### **RECREATION FUND**

<b>CATEGORY</b>	<b>BUDGET</b>	<b>YTD</b>	<b>%</b>
Revenues	1,356,052	820,919	60.54%
Expenditures	-2,564,282	-1,608,165	62.71%
Other Financing Source	1,208,230	0	
Revenues Over (Under) Expenditures	0	-787,246	

**AIRPORT FUND**

CATEGORY	BUDGET*	YTD*	%
Revenues	165,233	108,719	65.80%
Expenditures	-232,233	-165,240	71.15%
Other Financing Source	67,000	0	
Revenues Over (Under) Expenditures	0	-56,522	

\*Does not include grant revenue or expenditures

**PLEASANT VALLEY FIRE PROTECTION DISTRICT FUND**

CATEGORY	BUDGET	YTD	%
Revenues	530,294	579,020	109.19%
Expenditures	-530,294	-317,726	59.92%
Other Financing Source	100,000	0	0.00%
Other Financing Use	-100,000	0	0.00%
Revenues Over (Under) Expenditures	0	261,294	

**DEVELOPMENT AGREEMENT FUND**

CATEGORY	BUDGET	YTD	%
Expenditures	-102,000	-86,227	84.54%
Other Financing Source	302,000	0	0.00%
Other Financing Use	-200,000	0	
Revenues Over (Under) Expenditures	0	-86,227	

\*Balance total is \$1.9 million. The above is only the portion of the balance budgeted for this fiscal year.

## REVENUE &amp; EXPENDITURE STATEMENT

COUNTY OF LANCASTER

02/01/2018 To 02/28/2018

FY 2017-2018

	Budget (\$)	Current Period (\$)	YTD With Encumbrance (\$)	Remaining Balance (\$)	% Used
<b>10 General Fund</b>					
<b>Revenue</b>					
400 Current Property Taxes Subtotal	\$23,805,550.00	\$496,754.30	\$21,137,473.84	\$2,668,076.16	89
410 Delinquent Property Taxes Subtotal	\$731,500.00	\$233.49	\$284,637.67	\$446,862.33	39
417 Property Taxes-State Reim Subtotal	\$1,702,447.00	\$36,947.85	\$150,274.22	\$1,552,172.78	9
418 Property Taxes-Lost Rev Subtotal	\$6,319,535.00	\$0.00	\$3,341,023.69	\$2,978,511.31	53
419 Multi County Pilot Subtotal	\$15,000.00	\$14,352.59	\$18,136.61	-\$3,136.61	121
422 Other Taxes Subtotal	\$2,375,473.00	\$202,731.24	\$1,529,178.07	\$846,294.93	64
430 State Grants Subtotal	\$0.00	\$0.00	\$7,550.00	-\$7,550.00	0
434 Intergovernmental- State Subtotal	\$3,448,875.00	\$22,451.77	\$1,739,275.93	\$1,709,599.07	50
435 State Aid to Library Subtotal	\$114,978.00	\$50,926.55	\$117,625.60	-\$2,647.60	102
436 Intergovernmental- Local Subtotal	\$866,015.00	\$58,187.67	\$788,292.54	\$77,722.46	91
439 Other Governmental Revenue Subtotal	\$0.00	\$0.00	\$5,533.33	-\$5,533.33	0
440 License- Miscellaneous Subtotal	\$0.00	\$0.00	\$2,000.00	-\$2,000.00	0
441 License- Franchise Subtotal	\$476,213.00	\$186,867.34	\$381,815.87	\$94,397.13	80
442 Lic & Permits- Bldg Subtotal	\$3,097,830.00	\$300,578.00	\$2,565,687.00	\$532,143.00	83
444 Lic & Permits- Planning Subtotal	\$34,100.00	\$6,524.50	\$54,784.50	-\$20,684.50	161
446 Lic & Permits- Rod Subtotal	\$930,000.00	\$82,207.93	\$746,759.36	\$183,240.64	80
448 Lic & Permits- Coroner Subtotal	\$3,000.00	\$800.00	\$4,250.00	-\$1,250.00	142
450 Chgs. For Svcs.- Public W Subtotal	\$111,400.00	\$11,702.88	\$50,628.75	\$60,771.25	45
455 Chgs. For Svcs.- Fees Subtotal	\$272,500.00	\$7,056.20	\$197,999.04	\$74,500.96	73
456 Chgs. For Svcs.- Copies Subtotal	\$14,800.00	\$2,280.35	\$9,212.71	\$5,587.29	62
457 Chgs. For Svcs.- Other Subtotal	\$28,200.00	\$2,276.06	\$15,424.94	\$12,775.06	55
458 Chgs. For Svcs.- Ems Subtotal	\$2,600,000.00	\$343,374.30	\$1,794,210.60	\$805,789.40	69
459 Chgs. For Svcs.- Misc Subtotal	\$32,000.00	\$12,988.90	\$39,672.50	-\$7,672.50	124
460 Fines & Fees- Prop. Tax Subtotal	\$2,500.00	\$0.00	\$65,192.45	-\$62,692.45	2,608
461 Fines & Fees- Courts Subtotal	\$792,500.00	\$67,806.99	\$472,425.77	\$320,074.23	60
464 Fines & Fees- Other Subtotal	\$10,000.00	\$700.00	\$6,025.00	\$3,975.00	60
465 Fines & Fees- Other Subtotal	\$0.00	\$0.00	\$100.00	-\$100.00	0
466 Fines & Fees- Other Subtotal	\$15,000.00	\$930.00	\$6,435.00	\$8,565.00	43
467 Fines & Fees- Other Subtotal	\$37,000.00	\$7,125.00	\$37,050.00	-\$50.00	100
468 Fees- Bank Subtotal	\$68,250.00	\$4,315.60	\$42,610.46	\$25,639.54	62
470 Contribution & Donations Subtotal	\$25,000.00	\$480.00	\$28,046.83	-\$3,046.83	112
471 Library Donations Subtotal	\$28,000.00	\$68.42	\$7,113.15	\$20,886.85	25
480 Interest Income Subtotal	\$50,500.00	\$0.00	\$159,838.98	-\$109,338.98	317
490 Other Income Subtotal	\$92,212.00	\$18,447.70	\$95,826.41	-\$3,614.41	104
491 Other Income Subtotal	\$35,000.00	\$3,936.75	\$25,258.51	\$9,741.49	72
495 Other Income Subtotal	\$1,500.00	\$0.00	\$82.36	\$1,417.64	5
Revenue Subtotal	\$48,136,878.00	\$1,943,052.38	\$35,927,451.69	\$12,209,426.31	75
<b>Expenditure</b>					
500 Wages Subtotal	\$21,746,743.00	\$1,611,730.94	\$13,507,013.67	\$8,239,729.33	62
510 Fringe Subtotal	\$9,014,393.00	\$647,851.09	\$5,292,847.57	\$3,721,545.43	59



# BUDGET REPORT BY DEPARTMENT - EXPENDITURE

Current Period: 02/01/2018 To 02/28/2018

County Of Lancaster

FY 2017-2018

Ideal Remaining Percent: 34 %

Account	Budgeted	Current	Year To Date	Encumbrance	Remaining Balance	PCT
005 Non-Departmental	1,547,858.00	13,823.70	1,244,002.38	0.00	303,855.62	20
007 Cnty Economic Dev. Dept.	411,246.00	23,008.74	223,430.85	0.00	187,815.15	46
011 County Council	2,330,001.00	248,207.41	1,250,013.06	387,049.94	692,938.00	30
012 Council Transfers	1,236,004.00	0.00	0.00	0.00	1,236,004.00	100
014 Direct Assistance	1,081,124.00	20,631.32	779,322.96	0.00	301,801.04	28
021 Administrator	514,531.00	28,300.97	223,481.69	985.00	290,064.31	56
022 Legal Team	348,708.00	113,957.48	231,287.96	0.00	117,420.04	34
023 Finance	649,325.00	45,403.89	390,280.10	0.00	259,044.90	40
024 Human Resources	349,179.00	23,977.61	349,081.97	0.00	97.03	0
025 Risk Management	186,950.00	11,138.13	87,799.03	62,323.07	36,827.90	20
026 Mis	1,210,230.00	152,765.06	728,798.17	5,500.00	475,931.83	39
027 Gis	204,450.00	9,347.46	134,251.86	0.00	70,198.14	34
029 Zoning	422,647.00	46,889.01	256,979.40	0.00	165,667.60	39
031 Building	1,000,755.00	55,233.18	476,262.66	0.00	524,492.34	52
032 Planning	576,873.00	68,169.40	286,722.59	0.00	290,150.41	50
041 Assessor	849,882.00	56,398.39	508,907.75	0.00	340,974.25	40
043 Auditor	353,570.00	17,461.83	197,145.76	0.00	156,424.24	44
044 Treasurer	411,293.00	23,635.67	264,801.08	0.00	146,491.92	36
045 Delinquent Tax	327,903.00	17,509.30	201,976.37	0.00	125,926.63	38
051 Registration & Elect	310,995.00	15,586.58	132,309.11	3,533.76	175,152.13	56
060 Register Of Deeds	341,600.00	31,559.25	211,936.74	0.00	129,663.26	38
061 Circuit Court	83,075.00	2,045.43	22,804.84	0.00	60,270.16	73
063 Clerk Of Court	375,800.00	26,051.19	232,820.08	0.00	142,979.92	38
064 Family Court	376,297.00	30,017.08	229,818.92	0.00	146,478.08	39
068 Coroner	465,775.00	59,041.13	363,942.39	0.00	101,832.61	22
069 Probate Court	452,833.00	35,119.15	284,966.10	0.00	167,866.90	37
070 Mag-Countywide	907,505.00	69,720.32	593,563.36	0.00	313,941.64	35
110 Sheriff	8,336,091.00	717,918.34	5,137,458.66	40,430.15	3,158,202.19	38
111 Sher:Drug Asset Forf	0.00	3,211.23	7,545.22	18,797.18	-26,342.40	0
117 Sheriff Dpt- Town Of Kers	549,330.00	37,849.14	358,539.75	0.00	190,790.25	35
120 Detention Center	2,470,331.00	161,181.72	1,401,376.68	3,075.00	1,065,879.32	43
121 School Resource Officers	123,173.00	13,495.97	89,927.60	0.00	33,245.40	27
130 Communications	2,226,897.00	113,190.55	1,282,273.24	97,395.82	847,227.94	38
140 Emergency Management	353,690.00	28,106.84	200,203.72	0.00	153,486.28	43
141 Fire Service	1,056,474.00	149,356.48	565,332.82	197,807.94	293,333.24	28
142 Town Of Kershaw- Fire	167,195.00	11,590.60	98,857.63	3,500.00	64,837.37	39
144 Lanc. County Firefighters	1,401,571.00	101,938.09	799,697.10	1,595.00	600,278.90	43
153 Lancaster Ems	6,797,541.00	484,867.57	4,130,058.34	50,974.60	2,616,508.06	38
202 Road Maintenance	2,989,025.00	227,212.75	2,015,625.13	134,654.67	838,745.20	28
210 Fleet Maintenance	604,921.00	53,049.14	378,255.17	20,611.97	206,053.86	34
251 Building Maintenance	2,355,735.00	237,713.69	1,162,723.60	64,707.67	1,128,303.73	48
310 Landfill-Solid Waste	56,398.00	1,500.00	2,900.00	10,865.00	42,633.00	76
312 Solid Waste Collect	2,670,204.00	233,998.41	1,507,595.49	138,566.30	1,024,042.21	38
318 Animal Shelter	375,630.00	20,384.99	182,790.65	0.00	192,839.35	51
330 Health Services	82,600.00	5,521.39	55,640.62	0.00	26,959.38	33
601 Dept. Of Social Services	64,210.00	2,638.94	25,308.54	0.00	38,901.46	61

**BUDGET REPORT BY DEPARTMENT - EXPENDITURE**

Current Period: 02/01/2018 To 02/28/2018

County Of Lancaster

FY 2017-2018

Ideal Remaining Percent: 34 %

Account	Budgeted	Current	Year To Date	Encumbrance	Remaining Balance	PCT
602 D.S.S. Family Indep	58,330.00	5,544.36	39,176.74	0.00	19,153.26	33
610 Veterans Affairs	196,990.00	15,776.09	126,298.23	0.00	70,691.77	36
840 Library	1,189,980.00	100,553.38	717,920.29	0.00	472,059.71	40
999 Lease	172,089.00	0.00	128,429.50	0.00	43,659.50	25
Report Totals Net	51,624,814.00	3,971,598.35	30,320,641.90	1,242,373.07	20,061,799.03	39



Government Finance Officers Association  
203 North LaSalle Street, Suite 2700  
Chicago, Illinois 60601-1210  
312.977.9700 fax: 312.977.4806

February 22, 2018

Steve Willis  
County Administrator  
County of Lancaster  
101 N. Main Street  
Lancaster, SC 29720

Dear Mr. Willis:

We are pleased to notify you that County of Lancaster, South Carolina, has received the Distinguished Budget Presentation Award for the current budget from Government Finance Officers Association (GFOA). This award is the highest form of recognition in governmental budgeting and represents a significant achievement by your organization.

When a Distinguished Budget Presentation Award is granted to an entity, a Certificate of Recognition for Budget Presentation is also presented to the individual(s) or department designated as being primarily responsible for its having achieved the award. This has been presented to:

**Kimberly Hill, Budget Analyst**

We hope you will arrange for a formal public presentation of the award, and that appropriate publicity will be given to this notable achievement. A press release is enclosed for your use.

We appreciate your participation in GFOA's Budget Awards Program, and we sincerely hope that your example will encourage others to achieve and maintain excellence in governmental budgeting.

Sincerely,

Michele Mark Levine  
Director, Technical Services Center

Enclosure





**Government Finance Officers Association**  
203 North LaSalle Street, Suite 2700  
Chicago, Illinois 60601-1210  
312.977.9700 fax: 312.977.4806

## **FOR IMMEDIATE RELEASE**

February 22, 2018

**For more information, contact:**

**Technical Services Center**

**Phone: (312) 977-9700**

**Fax: (312) 977-4806**

**E-mail: [budgetawards@gfoa.org](mailto:budgetawards@gfoa.org)**

(Chicago, Illinois)--Government Finance Officers Association is pleased to announce that **County of Lancaster, South Carolina**, has received GFOA's Distinguished Budget Presentation Award for its budget.

The award represents a significant achievement by the entity. It reflects the commitment of the governing body and staff to meeting the highest principles of governmental budgeting. In order to receive the budget award, the entity had to satisfy nationally recognized guidelines for effective budget presentation. These guidelines are designed to assess how well an entity's budget serves as:

- a policy document
- a financial plan
- an operations guide
- a communications device

Budget documents must be rated "proficient" in all four categories, and in the fourteen mandatory criteria within those categories, to receive the award.

When a Distinguished Budget Presentation Award is granted to an entity, a Certificate of Recognition for Budget Presentation is also presented to the individual(s) or department designated as being primarily responsible for having achieved the award. This has been presented to **Kimberly Hill, Budget Analyst**.

There are over 1,600 participants in the Budget Awards Program. The most recent Budget Award recipients, along with their corresponding budget documents, are posted quarterly on GFOA's website. Award recipients have pioneered efforts to improve the quality of budgeting and provide an excellent example for other governments throughout North America.

*Government Finance Officers Association is a major professional association servicing the needs of more than 19,000 appointed and elected local, state, and provincial-level government officials and other finance practitioners. It provides top quality publications, training programs, services, and products designed to enhance the skills and performance of those responsible for government finance policy and management. The association is headquartered in Chicago, Illinois, with offices in Washington D.C.*

Washington, DC Office

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March 15, 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 in April, 2018, the MAVTV Channel will be added to our channel line-up.

Effective on May 29, 2018, the Newsy Channel will replace the Retirement Living Channel where it was previously carried, and will also launch on systems where the Retirement Living Channel was not included on our channel line-up.

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](mailto:michael.tanck@charter.com).

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael E. Tanck".

Michael E. Tanck  
Director of Government Affairs  
Charter Communications

# MEETINGS & FUNCTIONS – 2018

DAY/DATE	TIME	FUNCTION/LOCATION
Monday, March 26, 2018	6:00 p.m.	Council Meeting Council Chambers, Administration Building
Thursday, April 5, 2018	6:00 p.m.	Administration Committee Special Meeting Council Conference Room, Administration Building
Monday, April 9, 2018	6:00 p.m.	Council Meeting Council Chambers, Administration Building
Tuesday, April 10, 2018	3:00 p.m.	Infrastructure & Regulation (I&R) Committee Council Conference Room, Administration Building
Tuesday, April 10, 2018	5:00 p.m.	Public Safety Committee Meeting Council Conference Room, Administration Building
Thursday, April 12, 2018	6:00 p.m.	Administration Committee Meeting Council Conference Room, Administration Building
Monday, April 23, 2018	6:00 p.m.	Council Meeting Council Chambers, Administration Building

## LANCASTER COUNTY STANDING MEETINGS

The Tuesday following 1<sup>st</sup> Council meeting (most of the time it is the 2<sup>nd</sup> Tuesday)  
 .....5:00 p.m. ... Public Safety Committee  
 The Tuesday following the 1<sup>st</sup> Council meeting (most of the time it is the 2<sup>nd</sup> Tuesday)  
 .....3:00 p.m. ... Infrastructure and Regulation Committee  
 The Thursday following the 1<sup>st</sup> Council meeting (most of the time it is the 2<sup>nd</sup> Thursday)  
 .....6:00 p.m. ... Administration Committee  
 1<sup>st</sup> Thursday of each month .....7:00 p.m. ... Fire Commission, Covenant Street EOC Building  
 1<sup>st</sup> Tuesday of each month .....6:00 p.m. ... Zoning Appeals Board, County Council Chambers  
 2<sup>nd</sup> 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  
 2<sup>nd</sup> Wed (Jan/March/May/July/Sept/Nov) ..... 11:45 a.m. ... Health & Wellness Comm., various locations  
 2<sup>nd</sup> Tuesday .....6:00 p.m. ... Historical Commission, Historic Courthouse  
 3<sup>rd</sup> Thursday of each month .....6:30 p.m. ... Community Relations Commission, Marine Corps League Lodge  
 1<sup>st</sup> Thursday of each month .....5:00 p.m. ... Planning Commission work session, County Council Chambers  
 3<sup>rd</sup> Tuesday of each month .....6:00 p.m. ... Planning Commission, County Council Chambers