

Lancaster County Council Regular Meeting Agenda

Monday, May 14, 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 Jack Estridge**
4. **Approval of the agenda** *[deletions and additions of non-substantive matter]*
5. **Special Presentations**
 - a. Thumbs Up for J.B. “Bill” Knight, Historical Commission – ***Presented by Chairman Steve Harper and Councilman Larry Honeycutt***
 - b. Recognition of Lancaster County Coalition for Healthy Youth for Implementation of a Science-Based Intervention to Reduce Impaired Driving - Presented to representatives of the Coalition: Michael D. George, Paul N. McKenzie, Heather R. Mueller, Donna C. Herchek and Sheriff Barry S. Faile – ***Presented by Chairman Steve Harper and Vice-Chairwoman Charlene McGriff***
6. **Citizen Comments** *[Speakers are allowed approximately 3 minutes. If there are still people on the list who have not spoken at the end of thirty (30) minutes, Council may extend the citizen comments section or delay it until a later time in the agenda]*
7. **Consent Agenda** *[Items listed under the Consent Agenda have previously been discussed by Council and approved unanimously. As such, these items are normally voted on as a group through a single vote rather than with a Council vote for each individual item. However, any Council member may remove any item on the Consent Agenda for individual discussion and vote]*
 - a. Minutes from the April 23, 2018 County Council regular meeting – ***pgs. 5-11***
 - b. **3rd Reading of Ordinance 2018-1490 regarding Rezoning Property from PDD-5 to PDD-27**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone Approximately 9.625 Acres Located In Bailes Ridge, Identified As Tax Map No. 0005-00-090.00, From Planned Development District-5 (PDD-5) To Avondale Mixed Use Planned Development District (PDD-27); To Amend Various Sections Of Ordinance No. 2015-1369 (PDD-27), So As To Reflect The Addition Of The Approximately 9.625 Acres To PDD-27.
– ***Planning Commission recommended approval by a vote of 6-0. Passed 7-0 at the April 9, 2018 County Council Meeting. Passed 7-0 at the April 23, 2018 County Council Meeting. – Penelope Karagounis – pgs. 12-14***

c. **3rd Reading of Ordinance 2018-1491 regarding Approval of the Second Amendment To The Development Agreement Avondale Development**

Ordinance Title: An Ordinance To Approve A Second Amendment To The Development Agreement Avondale Development; To Authorize Certain County Officials To Execute And Deliver The Second Amendment To The Development Agreement Avondale Development. – *Planning Commission recommended approval by a vote of 6-0. Passed 7-0 at the April 9, 2018 County Council Meeting. Passed 7-0 at the April 23, 2018 County Council Meeting. – John Weaver – pgs. 15-24*

d. **3rd Reading of Ordinance 2018-1504 regarding Rezoning Property Owned by the Katawba Valley Land Trust**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone ± 367.9 Acres Of Property Owned By The Katawba Valley Land Trust, Located Near The Intersection Of HWY 265 And Taxahaw Road From AR, Agricultural Residential District To OSP, Open Space Preservation District. – *Planning Commission recommended approval by a vote of 6-0. Passed 7-0 at the April 9, 2018 County Council Meeting. Passed 7-0 at the April 23, 2018 County Council Meeting. – Penelope Karagounis – pgs. 25-26*

e. **3rd Reading of Ordinance 2018-1505 regarding Rezoning Property Owned by the Lancaster County Water and Sewer District**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone ± 151 Acres Of Property Owned By The Lancaster County Water Sewer District, Located At 5107 Riverside Road From INS, Institutional District To HI, Heavy Industrial District. – *Planning Commission recommended approval by a vote of 6-0. Passed 7-0 at the April 9, 2018 County Council Meeting. Passed 7-0 at the April 23, 2018 County Council Meeting. – Penelope Karagounis – pgs. 27-28*

8. **Non-Consent Agenda**

a. **Public Hearing and 3rd Reading of Ordinance 2018-1503 regarding a Budget Amendment**

Ordinance Title: An Ordinance To Amend Ordinance No. 2017-1447, Relating To The Appropriation Of Funds And The Approval Of A Detailed Budget For Lancaster County For The Fiscal Year Beginning July 1, 2017 And Ending June 30, 2018 (FY 2017-2018), To Further Provide For Revenues And Expenditures During The Fiscal Year. – *Passed 7-0 at the April 9, 2018 County Council Meeting. Passed 7-0 at the April 23, 2018 County Council Meeting. – Kim Hill – pgs. 29-32*

b. **1st Reading of Ordinance 2018-1508 regarding Rezoning Property Owned by Todd Payne**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone A ± 1.41 Acre Tract Of Property Owned By Mr. Todd Payne, Located On The Southwest Corner Of Highway 521 And New Hope Road From RR, Rural Residential District To GB, General Business District. – *Planning Commission recommended approval by a vote of 5-0. – Penelope Karagounis – pgs. 33-38*

- c. **1st Reading of Ordinance 2018-1509 regarding a Rezoning Application of Lancaster County to Rezone Properties Located at Cedarbrook Lane in Indian Land**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone A Total Of \pm 2.24 Acres Located At 105, 117, And 133 Cedarbrook Lane From MX, Mixed-Use District To RB, Regional Business District. – *Planning Commission recommended approval by a vote of 5-0. – Penelope Karagounis – pgs. 39-44*
- d. **1st Reading of Ordinance 2018-1510 regarding Rezoning Property Owned by Edward Cook**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone A \pm 2.5 Acres Of Property Owned By Edward Cook, Located At 9315 Old Bailes Road In The Indian Land Section Of Lancaster County From LDR, Low Density Residential District To GB, General Business District. – *Planning Commission recommended denial by a vote of 5-0. – Penelope Karagounis – pgs. 45-50*
- e. **1st Reading of Ordinance 2018-1511 regarding Rezoning Property Owned by Pleasant Dale Baptist Church**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone A \pm 3.615 Acres Of Property Owned By Pleasant Dale Baptist Church, Located At 133 South Potter Road In The Indian Land Section Of Lancaster County From RN, Rural Neighborhood District To INS, Institutional District. – *Planning Commission recommended approval by a vote of 5-0. – Penelope Karagounis – pgs. 51-56*
- f. **1st Reading of Ordinance 2018-1512 regarding Rezoning Property Owned by Linda Faulkner**
Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone A \pm 2.54 Acres Of Property Owned By Linda Faulkner, Located At 9843 Calvin Hall Road In The Indian Land Section Of Lancaster County From MDR, Medium Density Residential District To PB, Professional Business District. – *Planning Commission recommended denial by a vote of 3-2. – Penelope Karagounis – pgs. 57-75*
- g. **1st Reading of Ordinance 2018-1513 regarding Amending the UDO regarding Trail Requirements**
Ordinance Title: An Ordinance To Amend A Section Of The Unified Development Ordinance, Appendix C, R19, Sheet 2, Relating To Trail Detail Schematics And Trail Width Requirements For The Different Trail Types. – *Planning Commission recommended approval by a vote of 5-0. – Penelope Karagounis – pgs. 76-86*
- h. **1st Reading of Ordinance 2018-1514 regarding Amending the UDO regarding Setback Requirements for Agriculture Uses**
Ordinance Title: An Ordinance To Amend A Section Of The Unified Development Ordinance, Section 5.10.1A, Relating To Minimum Setback Requirements For Farm Animals. – *Planning Commission recommended approval by a vote of 5-0. – Penelope Karagounis – pgs. 87-93*

9. Discussion and Action Items

- a. Nomination for appointment to the Airport Commission to fill an unexpired term for District 7 – *pgs. 94-95*
 - William R. (Bill) Simmons for an unexpired term ending on 6/30/2021
- b. Nomination for appointment to the Pleasant Valley Fire District Commission – *pg. 96*
 - Sarah McPeck for a 4 year term ending on 6/30/2022
- c. Update on County Revenue – *Steve Willis*

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

- a. **Resolution 0999-R2018 regarding Authorization of a Modification to the TAP Grant Through RFATS**
Resolution Title: A Resolution To Authorize The Modification Of A Transportation Alternative Program Grant Through RFATS; To Commit To Funding A Local Grant Match In Cooperation With The Lancaster County School District. – *Tabled at the 4-23-2018 County Council Meeting. - Steve Willis/Penelope Karagounis – pgs. 97-98*

11. Miscellaneous Reports and Correspondence

- a. Charter Communications – *pg. 99*
- b. Certificate of Achievement for Excellence in Financial Reporting (CAFR) awarded to Lancaster County by the Government Finance Officers Association (GFOA) – *pg. 100*

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

13. Executive Session

- a. *Economic Development Discussions: Project Tea, Project Green Onion and Project Wine. SC Code 30-4-70(a)(5).*

14. Calendar of Events – pg. 101

15. Adjournment

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

Lancaster County Council agendas are posted at the Lancaster County Administration Building and are available on the Website: www.mylancastersc.org



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

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Minutes of the Lancaster County Council Regular Meeting

101 N. Main Street, Lancaster, SC 29720

Monday, April 23, 2018

Council Members present were Brian Carnes, Jack Estridge, Terry Graham, Steve Harper, Larry Honeycutt, Charlene McGriff and Billy Mosteller. Also present were Steve Willis, John Weaver, Sherrie Simpson, Chelsea Gardner, Penelope Karagounis, Veronica Thompson, Kim Hill, Nicholas Miller, Jeff Catoe, various department heads and elected officials, the press and spectators. A quorum of Lancaster County Council was present for the meeting.

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

Call to Order regular meeting

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

Welcome and Recognition/Pledge of Allegiance and Invocation

Chairman Steve Harper welcomed everyone to the meeting. Billy Mosteller 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

Chairman Steve Harper and Hal Hiott presented a Thumbs Up award to the Buford High School Army ROTC for helping clean up the historic Buford Battleground site.

Chairman Steve Harper and Hal Hiott presented a Thumbs Up award to the Friends of the Buford Battleground for helping clean up the historic Buford Battleground site.

Chairman Steve Harper recognized Robin Ghent, Director of Veterans Affairs, for being awarded a South Carolina County Veteran Affairs Officer of the Year award.

Dr. Courtney Catledge presented an overview of the Nursing Program at the University of South Carolina - Lancaster.

Citizens Comments

Mary Reimers, Lancaster, SC, spoke regarding the Animal Shelter.

Consent Agenda

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

- a. Minutes from the March 29, 2018 County Council Workshop
- b. Minutes from the April 9, 2018 County Council regular meeting
- c. **2nd Reading of Ordinance 2018-1490 regarding Rezoning Property from PDD-5 to PDD-27**
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e. **2nd Reading of Ordinance 2018-1504 regarding Rezoning Property Owned by the Katawba Valley Land Trust**

Ordinance Title: An Ordinance To Amend The Official Zoning Map Of Lancaster County So As To Rezone ± 367.9 Acres Of Property Owned By The Katawba Valley Land Trust, Located Near The Intersection Of HWY 265 And Taxahaw Road From AR, Agricultural Residential District To OSP, Open Space Preservation District.

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Non-Consent Agenda

Resolution 0999-R2018 regarding Authorization of a Modification to the TAP Grant Through RFATS

Resolution Title: A Resolution To Authorize The Modification Of A Transportation Alternative Program Grant Through RFATS; To Commit To Funding A Local Grant Match In Cooperation With The Lancaster County School District.

Brian Carnes moved to approve Resolution 0999-R2018. Seconded by Jack Estridge.

Steve Willis reported that the School Board has not approved any additional funding for the TAP grant sidewalk project at this time. He stated that he asked Penelope Karagounis to check with the Rock Hill Fort Mill Area Transportation Study (RFATS) and the Council of Governments (COG) to see if the County could shrink the scope of the project so that the local match would not be so much, which she did. Penelope Karagounis stated that they advised against reducing the scope of the project. Steve Willis noted that they advised that the County should bank the grant instead and make the project a two (2) year TAP grant. He further noted that making this grant a 2 year TAP grant project was recommended by the COG, RAFTS, the Department of Transportation (DOT) and Lancaster staff. Charlene McGriff stated that the consensus of the Administration Committee is that no further additional funding should be committed to this project. Steve Willis asked if Council wanted to change this project into a 2 year TAP grant. Council and staff discussed the possible amounts of the local match for the project. Terry Graham asked if the school district was aware of the 2 year TAP grant recommendation and Steve Willis indicated that they did not because the information was just received.

Terry Graham made a motion to table Resolution 0999-R2018. Seconded by Charlene McGriff. Council tabled Resolution 0999-R2018 by unanimous vote of 7-0.

Public Hearing and 2nd Reading of Ordinance 2018-1491 regarding Approval of the Second Amendment To The Development Agreement Avondale Development

Ordinance Title: An Ordinance To Approve A Second Amendment To The Development Agreement Avondale Development; To Authorize Certain County Officials To Execute And Deliver The Second Amendment To The Development Agreement Avondale Development.

Larry Honeycutt moved to approve the 2nd Reading of Ordinance 2018-1491. Seconded by Charlene McGriff.

Chairman Steve Harper opened the floor for the public hearing on Ordinance 2018-1491. There were 28 citizens in attendance during the Public Hearing portion of the meeting. He asked if any citizens would like to come forward and speak regarding Ordinance 2018-1491. No citizens came forward to comment. Chairman Harper closed the public hearing.

Council voted to approve the 2nd Reading of Ordinance 2018-1491 by unanimous vote of 7-0.

Discussion and Action Items

Committee Reports:

I&R Committee:

Larry Honeycutt reported that the I&R Committee met on April 10, 2018. He stated that the Committee's main discussion was about the Animal Shelter. He stated that this project is not moving. He noted that the Committee made a motion to move to full Council a recommendation to put the Animal Shelter at the Farmer's Market site. He explained that the Committee has been told this site will not work even though it has been recommended by some people. He stated that the Committee also discussed the garage and he noted that the garage is the second (2nd) building project priority. He stated that the garage will not be on the agenda again until the Animal Shelter gets moving. He stated that the Committee also discussed the TDON development.

Public Safety Committee:

Brian Carnes reported that the Public Safety Committee did not meet for the month of April.

Administration Committee:

Charlene McGriff reported that the Administration Committee discussed the TAP grant, which was tabled earlier in the meeting. She stated that the Committee has been reviewing the fiscal year 2018-2019 budget. She stated that the Committee also discussed whether the County should provide office space for the Soil and Water Conservation District at the Historic Jail.

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American Battlefield Protection Program grant.

Steve Willis noted that this item is for information only for Council. He explained that this grant helps to preserve the battlefields in Lancaster County.

Potential office space for the Soil and Water Conservation office.

Steve Willis explained that he has met with the United States Department of Agriculture (USDA) and the Soil and Water Conservation staff and that now the USDA is interested in renting all of the offices in the Historic Jail once the renovations are complete.

Steve Willis indicated that if there is no objection from Council, he will continue exploring the possibility of Soil and Water Conservation and the USDA renting this office space. Brian Carnes stated that this use of the building is great and that if a building sits vacant, then the building will deteriorate.

Annual Catawba Council of Governments planning grant.

Steve Willis noted that this item is also for information only for Council. He explained that no action is required from Council and that the County has historically been the lead sponsor for the planning activities for all four (4) member counties of the Council of Governments (COG). He stated that there is no cost to the County to be the lead sponsor. He noted that the County will move forward with being the lead sponsor again this year.

Bailes Ridge EMS site.

Steve Willis explained that the County is looking at a parcel of real property located in Bailes Ridge Business Park to use for a future EMS station.

Brian Carnes moved that the County Administrator take all steps necessary to complete the appropriate pre-purchase steps and procedures and, thereafter to report to Council those findings to Council on or before its May 14, 2018 meeting. Seconded by Larry Honeycutt. The motion passed by unanimous vote of 7-0.

Discussion of Convenience Site hours.

Jack Estridge stated that he would like to see the Convenience sites stay open until 7:00 p.m. during the summer months. He noted that the County has changed to longer summer hours at the Convenience sites in the past. Steve Willis stated that staff has been discussing changing the hours in general and has been studying whether the County should expand hours at some sites while reducing hours at others.

Jeff Catoe explained that the Convenience sites have stayed open until 7:00 p.m. during daylight savings hours for the last five (5) years. He stated that the staff has been studying the trends and use of the Convenience sites and he discussed their findings. He noted that since the decision was made to keep the hours the same for summer and winter, the Public Works department has

only logged 7 calls regarding the hours not changing back to 7:00 p.m. during daylight savings time. He stated that they have more complaints about the sites being closed on Tuesdays. He stated that staff safety was a consideration for the hours to remain the same, since it is so hot during the summer and it is a long day if the sites stay open until 7:00 p.m.

Jack Estridge moved that the Convenience sites remain open until 7:00 p.m. this summer. Seconded by Brian Carnes. The motion failed by a vote of 2-5. Jack Estridge and Brian Carnes voted in favor of the motion and Larry Honeycutt, Steve Harper, Charlene McGriff, Billy Mosteller and Terry Graham opposed.

Locate the proposed Animal Shelter on the site of the current Farmer's Market on the Pageland Highway.

Larry Honeycutt moved to locate the Animal Shelter on the current Farmer's Market site. Seconded by Brian Carnes.

Steve Willis explained and reviewed the work that has been done on the Animal Shelter since the financing was finalized in November of 2017. He noted that, due to the required five hundred (500) foot setbacks in the Unified Development Ordinance, the County would need a variance from zoning in order to locate the Animal Shelter at the current Farmer's Market site.

Nicholas Miller explained the procurement process and the work that has been accomplished on the Animal Shelter. He noted that the civil engineer has been in the kick-off and program meetings regarding the Animal Shelter. He further noted that the architect has stated that a winged facility will not fit in the Farmer's Market area; however, they are looking at other County owned property. He further noted that the Animal Shelter is currently in the design phase and he explained the design phase. He also noted that the date for site selection is May 17, 2018. Steve Willis discussed the possible County owned sites for the Animal Shelter. Terry Graham asked why they are looking at two (2) different County properties and Nicholas Miller explained that the County should have a contingency property in case something falls through with the preferred property.

Council discussed the positive and negative points of using various properties for the Animal Shelter. John Weaver suggested that the architect come to a Council meeting to answer questions. Council discussed the process for moving forward with a recommended site for the Animal Shelter and that Council will approve the site recommendation from staff via a Resolution. Steve Harper suggested that since the Animal Shelter is moving forward now, that Council review the site recommendation from the selection committee and have the architect at a Council meeting.

Larry Honeycutt withdrew his motion to locate the Animal Shelter at the current Farmer's Market site. Brian Carnes withdrew his second.

Council requested an update on the Animal Shelter and site selection at the May 29, 2018 Council meeting.

DRAFT

Update on County Revenue.

Steve Willis stated that three utility companies have now been correctly billed and two have already been paid. He noted that the Homestead reimbursement from the State is still pending. He further noted that Springs Hospital has filed an appeal of their tax bill.

Council requested that this item remain on the agenda.

Adjournment

Larry Honeycutt moved to adjourn the meeting. Seconded by Brian Carnes. Council voted to adjourn the meeting by unanimous vote of 7-0. The Council meeting adjourned at approximately 7:20 p.m.

Respectfully Submitted:

Approved by Council, May 14, 2018

Sherrie Simpson
Clerk to Council

Larry Honeycutt, Secretary

STATE OF SOUTH CAROLINA

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ORDINANCE NO. 2018-1490

COUNTY OF LANCASTER

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AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE APPROXIMATELY 9.625 ACRES LOCATED IN BAILES RIDGE, IDENTIFIED AS TAX MAP NO. 0005-00-090.00, FROM PLANNED DEVELOPMENT DISTRICT-5 (PDD-5) TO AVONDALE MIXED USE PLANNED DEVELOPMENT DISTRICT (PDD-27); TO AMEND VARIOUS SECTIONS OF ORDINANCE NO. 2015-1369 (PDD-27), SO AS TO REFLECT THE ADDITION OF THE APPROXIMATELY 9.625 ACRES TO PDD-27.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) D.R. Horton, Inc., applied to rezone approximately 9.625 acres located in Bailes Ridge, identified as Tax Map No. 0005-00-090.00, from Planned Development District-5 (PDD-5, Ordinance No. 458) to Avondale Mixed Use Planned Development District (PDD-27, Ordinance No. 2015-1369).

(b) On March 20, 2018, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a vote of 6-0, recommended approval of the rezoning.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from Planned Development District-5 (PDD-5) to Avondale Mixed Use Planned Development District (PDD-27, Ordinance No. 2015-1369) for the following property:

Tax Map No. 0005-00-090.00

Section 3. Property Included in the PDD-27 Ordinance.

Section 4 of Ordinance No. 2015-1369 (PDD-27), relating to the property zoned PDD-27, is amended to read:

“This Ordinance applies to the property known as the Avondale mixed use development property which consists of approximately ~~179.35~~ 188.975 acres (the "Property"). The Tax Map Numbers for the Property are 0005-00-093.05, 0005-00-078.00, 0005-00-083.00, 0005-00-089.01, 0005-00-089.00, 0005-00-076.00, 0005-00-077.00, 0005-00-093.04, 0005-00-092.00, 0005-00-091.03, 0005-00-091.00, 0005-00-075.01, 0005-00-075.00, 0005-00-079.01, 0005-00-090.00, and a portion of 0005-00-074.03.”

Section 4. Amendment of Master Plan for PDD-27.

Section 6 of Ordinance No. 2015-1369 (PDD-27), relating to the PDD-27 Master Plan, is amended to read:

“The Master Plan for the Development, prepared by ESP Associates and dated ~~October 10, 2016~~ _____ (the “Master Plan”), is attached hereto as Exhibit A and incorporated into this Ordinance by reference.”

Section 5. Model Homes.

Section 21 of Ordinance No. 2015-1369 (PDD-27), relating to model homes and other buildings, is amended to read:

“Within the boundaries of tax parcels 0005-00-093.05, 0005-00-078.00, 0005-00-083.00, 0005-00-089.01, 0005-00-089.00, 0005-00-076.00, 0005-00-077.00, 0005-00-093.04, 0005-00-092.00, 0005-00-091.03, 0005-00-091.00, 0005-00-075.01, 0005-00-075.00, 0005-00-079.01, 0005-00-090.00, and a portion of 0005-00-074.03, prior to the installation of water and sewer for the Development or any of its components, the Developer at any given time may be issued not more than eleven (11) building permits of which ten (10) may be for model single family residences for sale ("Model Homes") and one (1) for a sales office, provided that all applicable requirements of the Lancaster County Water and Sewer District are satisfied by Developer, and all applicable requirements of the South Carolina Department of Health and Environmental Control and other relevant governmental agencies are satisfied by Developer. The absence of a certificate of occupancy does not prevent developer from using the Model Home for Model Home purposes.”

Section 6. Village Designation.

For the purposes of the Avondale Mixed Use Planned Development District (PDD-27, Ordinance No. 2015-1369), the 9.625 acres added to PDD-27 pursuant to Section 2 of this ordinance is included in Village ____ for all purposes of the Avondale Mixed Use Planned Development District (PDD-27, Ordinance No. 2015-1369).

Section 7. 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 8. Conflicting Provisions.

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

Section 9. 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: April 9, 2018 Passed 7-0
Second Reading: April 23, 2018 Passed 7-0
Third Reading: May 14, 2018

STATE OF SOUTH CAROLINA

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ORDINANCE NO. 2018-1491

COUNTY OF LANCASTER

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AN ORDINANCE

TO APPROVE A SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT AVONDALE DEVELOPMENT; TO AUTHORIZE CERTAIN COUNTY OFFICIALS TO EXECUTE AND DELIVER THE SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT AVONDALE DEVELOPMENT.

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

Section 1. Findings and Determinations; Purpose.

A. The Council finds and determines that:

(a) Lancaster County is authorized by the South Carolina Local Government Development Agreement Act, codified as Sections 6-31-10 to -160, Code of Laws of South Carolina 1976, as amended, and by the Development Agreement Ordinance for Lancaster County, South Carolina, Ordinance No. 663, codified as Section 9.2.18 in Chapter 9 of the Unified Development Ordinance, to enter into development agreements with developers;

(b) Council approved a development agreement for the Avondale development between Sinacori Builders, LLC ("Developer"), and the County of Lancaster and that development agreement, dated November 28, 2016, is recorded in the records of the Lancaster County Register of Deeds in Deed Book 1018, Pages 15-42 (the "Development Agreement");

(c) Developer subsequently assigned it rights under the Development Agreement to D.R. Horton, Inc. ("Subsequent Developer"), pursuant to that certain Assignment and Assumption of Development Agreement dated and recorded January 26, 2017 in the records of the Lancaster County Register of Deeds in Deed Book 1029, Pages 34-38.

(d) at the request of the Subsequent Developer, Council passed Ordinance No. 2017-1478, which approved the First Amendment to the Development Agreement Avondale Development (the "First Amendment") and the First Amendment, among other things, approved amendments relating to certain road improvements at the intersection of Calvin Hall Road and Harrisburg Road.

(e) Subsequent Developer has acquired additional property which Subsequent Developer is requesting Council to include in the Development Agreement

B. It is the purpose of this ordinance to approve a second amendment to the Development Agreement with the amendment providing for additional property of Subsequent Developer to be included in the Development Agreement.

Section 2. Approval of Second Amendment; Authorization to Act.

A. The Council Chair and Council Secretary are each authorized, empowered and directed to execute, acknowledge and deliver a Second Amendment to the Development Agreement Avondale Development between D.R. Horton, Inc., a Delaware corporation and the County of Lancaster (the "Second Amendment") in the name and on behalf of the County of Lancaster. The form of the Second Amendment is attached hereto as Exhibit A and all terms, provisions and conditions of the Second Amendment are incorporated herein by reference as if the Second Amendment were set out in this ordinance in its entirety. By adoption of this ordinance, the Council approves the Second Amendment and all of its terms, provisions and conditions. The Second Amendment is to be in substantially the form as attached to this ordinance and hereby approved, or with such minor changes therein as shall be approved by the officials of the County executing the same, their execution thereof to constitute conclusive evidence of their approval of any and all changes or revisions therein from the form of the Second Amendment attached to this ordinance.

B. The Council Chair and Council Secretary are each authorized to execute and deliver any related instruments, documents, certificates and other papers as are necessary to effectuate the purpose of this ordinance and the Second Amendment. The Council and its duly elected or appointed officers and any other County official are each authorized to take any and all action as may be necessary to effectuate the purposes of this ordinance and the Second Amendment.

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 thereby.

Section 4. Controlling Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained elsewhere in the Lancaster County Code or other County ordinances, orders and resolutions, 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.

SIGNATURES FOLLOW ON NEXT PAGE.

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

Planning Commission Public Hearing:	March 20, 2018	
First Reading:	April 9, 2018	Passed 7-0
Second Reading:	April 23, 2018	Passed 7-0
Council Public Hearing:	April 23, 2018	
Third Reading:	May 14, 2018	

Exhibit A to Ordinance No. 2018-1491

**Second Amendment to the Development Agreement Avondale Development
between
D.R. Horton, Inc., and the County of Lancaster**

See attached.

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(Space above this line for recording use)

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER) **SECOND AMENDMENT TO THE
) DEVELOPMENT AGREEMENT
) AVONDALE DEVELOPMENT**

This **SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR THE AVONDALE DEVELOPMENT** ("Second Amendment") is made and entered into as of the ____ day of _____ 2018, by and between **D.R. HORTON, INC.**, ("Subsequent Developer"), a Delaware corporation, and the **COUNTY OF LANCASTER** (the "County"), a body politic and corporate, a political subdivision of the State of South Carolina.

RECITALS

WHEREAS, the Development Agreement dated November 28, 2016 for the Avondale development was entered into by Sinacori Builders, LLC ("Developer"), a North Carolina limited liability company and the County (the "Development Agreement"). The Development Agreement is recorded in the records of the County Register of Deeds in Deed Book 1018, Pages 15-42;

WHEREAS, Developer subsequently assigned it rights under the Development Agreement to Subsequent Developer, pursuant to that certain Assignment and Assumption of Development Agreement dated and recorded January 26, 2017 in the records of the County Register of Deeds in Deed Book 1029, Page 34-38;

WHEREAS, at the request of Subsequent Developer, the First Amendment to the Development Agreement Avondale Development was approved by the County by passage of Ordinance No. 2017-1478 and the First Amendment, among other things, approved amendments relating to certain road improvements at the intersection of Calvin Hall Road and Harrisburg Road. The First Amendment is recorded in the records of the County Register of Deeds in Deed Book 1126, Pages 216-221;

WHEREAS, Subsequent Developer has acquired additional property which Subsequent Developer is requesting to be included in the Development Agreement;

WHEREAS, Section 5.02 of the Development Agreement provides that amendments to the Development Agreement must be in writing and, for the amendment to be effective, it must be signed by the party against whom the amendment is sought to be enforced;

WHEREAS, it is the purpose of this Second Amendment to amend provisions of the Development Agreement so as to include additional property of Subsequent Developer.

SECOND AMENDMENT

NOW THEREFORE, in consideration of the foregoing and the terms and conditions set forth in this Second Amendment, the receipt and sufficiency of such consideration being acknowledged by the parties, the parties to this Second Amendment intending to be legally bound, agree as follows:

Section 1. The above recitals are incorporated in this Second Amendment as if the recitals were set out in this Second Amendment in their entirety.

Section 2. The first recital to the Development Agreement is amended to read:

“WHEREAS, Developer has obtained the right to acquire certain real property consisting of approximately ~~479.35~~ 188.975 acres, more or less, located between Calvin Hall Road and Harrisburg Road in the Indian Land section of the County and known as the Avondale development.”

Section 3. The definitions in Section 1.02 of the Development Agreement, as last amended by the First Amendment, are further amended by adding definitions for “Ordinance No. 2018-1490,” “Ordinance No. 2018-1491,” and “Second Amendment”:

“(11A) ‘Ordinance No. 2018-1490’ means Ordinance No. 2018-1490 of the County zoning the land identified as Tax Map No. 0005-00-090.00 as Planned Development District (PDD-27).

(11B) ‘Ordinance No. 2018-1491’ means Ordinance No. 2018-1491 of the County approving the Second Amendment.

(14A) ‘Second Amendment’ means the Second Amendment to the Development Agreement Avondale Development, dated _____, 2018, and approved by passage of Ordinance No. 2018-1491.”

Section 4. Section 1.05 of the Development Agreement, relating to zoning, is amended to read:

“The Property is zoned Planned Development District pursuant to Ordinance No. 2015-1369 and Ordinance No. 2018-1490.”

Section 5. Exhibit A of the Development Agreement, relating to property description, is amended to read:

“Exhibit A
Property Description

Avondale Development

Tax Map No. 1 – 0005-00-077.00
Tax Map No. 2 – 0005-00-076.00
Tax Map No. 3 – 0005-00-075.01
Tax Map No. 4 – 0005-00-075.00
Tax Map No. 5 – a portion of 0005-00-074.03
Tax Map No. 6 – 0005-00-093.04
Tax Map No. 7 – 0005-00-093.05
Tax Map No. 8 – 0005-00-092.00
Tax Map No. 9 – 0005-00-091.03
Tax Map No. 10 – 0005-00-091.00
Tax Map No. 11 – 0005-00-089.00
Tax Map No. 12 – 0005-00-089.01
Tax Map No. 13 – 0005-00-083.00
Tax Map No. 14 – 0005-00-079.01
Tax Map No. 15 – 0005-00-078.00
Tax Map No. 16 – 0005-00-090.00 (owned by Subsequent Developer)”

Section 6. Exhibit E of the Development Agreement, as last amended by the First Amendment, relating to Laws and Land Development Regulations, is amended to read:

“Exhibit E
Laws and Land Development Regulations

1. Ordinance No. 2015-1369, zoning the Property Planned Development District.
2. Ordinance No. 2015-1370, approving this Development Agreement.
3. The Development Agreement Ordinance for Lancaster County, South Carolina: Ordinance No. 663.
4. Unified Development Ordinance of Lancaster County (UDO): Ordinance No. 309, as amended as of the Agreement Date. The UDO includes Ordinance No. 328, as amended, as of the Agreement Date and which is cited as the Land Development Regulations of Lancaster County. A copy of the UDO is filed in the County Planning Department.
5. Land Development Regulations of Lancaster County: See Unified Development Ordinance of Lancaster County.
6. Article V, Chapter 26, Lancaster County Code of Ordinances, Road Construction Standards.

7. Ordinance No. 2017-1478 approving the First Amendment to this Development Agreement.
8. Ordinance No. 2018-1490, zoning the land identified as Tax Map No. 0005-00-090.00 as Planned Development District (PDD-27).
9. Ordinance No. 2018-1491, approving the Second Amendment to this Development Agreement.”

Section 7. County agrees to record this Second Amendment with the Lancaster County Register of Deeds within fourteen (14) days of the execution of this Second Amendment.

Section 8. (A)(1) The County represents that it has approved this Second Amendment by adoption of Ordinance No. 2018-1491 in accordance with the procedural requirements of the South Carolina Local Government Development Agreement Act, codified as Sections 6-31-10 to -160, Code of Laws of South Carolina 1976, as amended, Lancaster County Ordinance No. 663 and any other applicable law.

(2) The County represents that prior to the final reading of Ordinance No. 2018-1491 that at least two public hearings were held after publication of the required notice and the publication of a notice of intent to consider a proposed development agreement.

(B) Subsequent Developer represents and warrants that the execution, delivery and performance by the individual or entity signing this Second Amendment on behalf of Subsequent Developer has been duly authorized and approved by all requisite action on the part of Subsequent Developer.

Section 9. This Second Amendment may be executed in several counterparts, each of which shall be deemed an original, and such counterparts shall constitute but one and the same instrument.

Section 10. Upon submission of appropriate documentation of the expenditure, Subsequent Developer agrees to reimburse the County, not later than May 31, 2018, for the County's reasonable unreimbursed actual costs related to this Second Amendment. The cost reimbursement is limited to County payments to third-party vendors and service providers, including, but not limited to, attorneys.

Section 11. Upon execution of this Second Amendment by the parties, the Development Agreement consists of the Development Agreement as originally executed and recorded as amended by the First Amendment and this Second Amendment.

Section 12. This Second Amendment is effective upon its execution.

SIGNATURES FOLLOW ON NEXT PAGE.

IN WITNESS WHEREOF, D.R. Horton, Inc., has caused this instrument to be executed by its duly authorized Division President, all by order and authority duly granted by its corporate board of directors, as of the day and year first above written.

D.R. HORTON, INC.,
a Delaware corporation

Witness #1

By: **THIS IS AN EXHIBIT AND NOT FOR EXECUTION**
Brian Etheridge, Division President

Witness #2

STATE OF _____
COUNTY OF _____

I, _____, a Notary Public of the County and State aforesaid, certify that Brian Etheridge personally appeared before me this day and acknowledged that he is Division President of D.R. Horton, Inc., a Delaware corporation, and that he, being duly authorized to do so, executed the foregoing for and on behalf of said corporation.

Witness my hand and official stamp or seal, this _____ day of _____, 2018.

NOTARY SEAL

Signature of Notary Public
My Commission Expires: _____

COUNTY SIGNATURES FOLLOW ON NEXT PAGE.

IN WITNESS WHEREOF, the County of Lancaster, South Carolina, has caused this instrument to be executed by its duly authorized Chair and Secretary, as of the day and year first above written.

**COUNTY OF LANCASTER,
SOUTH CAROLINA**

Witness #1

By: THIS IS AN EXHIBIT AND NOT FOR EXECUTION
Steve Harper, Chair, County Council

Witness #2

Witness #1

By: THIS IS AN EXHIBIT AND NOT FOR EXECUTION
Larry Honeycutt, Secretary, County Council

Witness #2

**STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER**

I, _____, a Notary Public of the County and State aforesaid, certify that Steve Harper personally appeared before me this day and acknowledged that he is Chair of the County Council of Lancaster County, South Carolina, a body politic and corporate, a political subdivision of the state of South Carolina, and that he, being duly authorized to do so, executed the foregoing for and on behalf of said County and that Larry Honeycutt personally appeared before me this day and acknowledged that he is Secretary of the County Council of Lancaster County, South Carolina, a body politic and corporate, a political subdivision of the state of South Carolina, and that he, being duly authorized to do so, executed the foregoing for and on behalf of said County..

Witness my hand and official stamp or seal, this _____ day of _____, 2018.

NOTARY SEAL

Signature of Notary Public

My Commission Expires: _____

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STATE OF SOUTH CAROLINA

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ORDINANCE NO. 2018-1504

COUNTY OF LANCASTER

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AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE ± 367.9 ACRES OF PROPERTY OWNED BY THE KATAWBA VALLEY LAND TRUST, LOCATED NEAR THE INTERSECTION OF HWY 265 AND TAXAHAW ROAD FROM AR, AGRICULTURAL RESIDENTIAL DISTRICT TO OSP, OPEN SPACE PRESERVATION DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Richard Christie of the Katawba Valley Land Trust applied to rezone property located near the intersection of HWY 265 and Taxahaw Road from AR, Agricultural Residential District to OSP, Open Space Preservation District.

(b) On March 20th, 2018 the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a vote of (6-0), recommended approval of the rezoning.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from AR, Agricultural Residential District to OSP, Open Space Preservation District for the following properties as identified by tax map number or other appropriate identifier:

Tax Map No. 0116-00-006.00 and 0116-00-004.02

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:	April 9, 2018	Passed 7-0
Second Reading:	April 23, 2018	Passed 7-0
Third Reading:	May 14, 2018	

STATE OF SOUTH CAROLINA

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ORDINANCE NO. 2018-1505

COUNTY OF LANCASTER

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AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE ± 151 ACRES OF PROPERTY OWNED BY THE LANCASTER COUNTY WATER SEWER DISTRICT, LOCATED AT 5107 RIVERSIDE ROAD FROM INS, INSTITUTIONAL DISTRICT TO HI, HEAVY INDUSTRIAL DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Stephen White of the Lancaster County Water Sewer District applied to rezone property located at 5107 Riverside Road from INS, Institutional District to HI, Heavy Industrial District.

(b) On March 20th, 2018 the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a vote of (6-0), recommended approval of the rezoning.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from INS, Institutional District to HI, Heavy Industrial District for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. 0028-00-003.00

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:	April 9, 2018	Passed 7-0
Second Reading:	April 23, 2018	Passed 7-0
Third Reading:	May 14, 2018	

STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

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ORDINANCE NO. 2018-1503

~~Indicates Matter Stricken~~

Indicates New Matter

AN ORDINANCE

TO AMEND ORDINANCE NO. 2017-1447, RELATING TO THE APPROPRIATION OF FUNDS AND THE APPROVAL OF A DETAILED BUDGET FOR LANCASTER COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2017 AND ENDING JUNE 30, 2018 (FY 2017-2018), TO FURTHER PROVIDE FOR REVENUES AND EXPENDITURES DURING THE FISCAL YEAR.

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

Section 1. Appropriations; Detailed Budget.

(a) Section 2. of Ordinance No. 2017-1447 is amended to read:

/A. Subject to the terms and conditions of this ordinance, the sums of money set forth below, if so much is necessary, are appropriated from the General Fund of the County and other applicable funds as specified, to meet the ordinary expenses, including debt service, of county government for the fiscal year beginning July 1, 2017 and ending June 30, 2018 (FY 2017-2018):

APPROPRIATIONS	AMOUNT
Airport Fund	232,233
Capital Improvement Fund	1,826,832
Capital Project Sales Tax 2	12,884,471
County Debt	6,524,686
County Transportation Committee Fund	2,850,000
Court Mandated Security	1,371,695
Development Agreement Fund	302,000
E-911 Fund	598,945
General Fund	51,722,132
	51,864,188
Hospitality Tax Fund	950,000
Indian Land Fire Protection District Fund	704,438
Local Accommodations Tax Fund	55,000
Pleasant Valley Fire Protection District Fund	630,294
Recreation Fund	2,564,282
Victims Services Fund	93,000
State Accommodations Tax Fund	107,581
Sunday Alcohol Sales Tax Fund	7,000
Stormwater Fund	1,027,690

(b) The County Administrator is authorized to adjust the detailed operating budget for the County, as contained in the Annual Financial Plan, as previously approved by Council in Section 2A) of Ordinance No. 2017-1447, for the following items:

General Fund		Revenue	Expense
	Supplemental Revenue- Fund Balance	142,056	
	Employee Christmas Bonus		142,056

17.00 RECREATION FEES

17.03 After School and Summer Day Camp

Program	Registration	First Child (per day)	Additional Child (per day)
Summer Day Camp Tween Program	\$20.00	\$10.00	\$10.00

Section 4. 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 5. Conflicting Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained 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 6. Effective Date.

This ordinance is effective upon Third Reading.

SIGNATURES FOLLOW ON NEXT PAGE.

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: April 9, 2018
Second Reading: April 23, 2018
Public Hearing: May 14, 2018
Third Reading: May 14, 2018

Passed 7-0
Passed 7-0

The Lancaster News

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

PUBLIC HEARING NOTICE

Fiscal Year 2017-2018 LANCASTER COUNTY BUDGET

The County of Lancaster will hold a public hearing on **Monday, May 14, 2017** at 6:00pm in County Council Chambers, County Office Building, 101 N. Main St., 2nd floor, Lancaster, SC, for the purpose of obtaining written and oral comments from the public concerning the adoption of an Ordinance amending the Fiscal Year 2017-2018 County Budget.

ORDINANCE 2018-1503 TO AMEND ORDINANCE 2017-1447

TO MAKE SUPPLEMENTAL APPROPRIATIONS FOR LANCASTER COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2017 AND ENDING JUNE 30, 2018 (FY2017-2018); TO SPECIFY THE SOURCE OF FUNDS FOR THE SUPPLEMENTAL APPROPRIATIONS:

General Fund		Revenue	Expense
	Supplemental Revenue- Fund Balance	142,056	
	Employee Christmas Bonus		142,056

17.00 RECREATION FEES

17.03 After School and Summer Day Camp

Program	Registration	First Child (per day)	Additional Child (per day)
Summer Day Camp Tween Program	\$20.00	\$10.00	\$10.00

At the time and place fixed for said public hearing, all interested persons who appear will be given an opportunity to express their views for or against this ordinance. Persons requiring special arrangements to attend this meeting due to a physical disability should contact the Administrator's office at 285-1565 at least 24 hours in advance.

At the time and place fixed for said public hearing, all interested persons who appear will be given an opportunity to express their views for or against this ordinance. Persons requiring special arrangements to attend this meeting due to a physical disability should contact the Administrator's office at 285-1565 at least 24 hours in advance.

This is to certify that the attached Legal Notice was published in The Lancaster News in the issue of *April 22, 2018*.

Berita G. Gumbel

Notary Public of South Carolina

My Commission Expires
January 13, 2021

Agenda Item Summary

Ordinance # 2018-1508 / RZ-018-017

Contact Person: Tina Young

Department: Planning

Date Requested to be on Agenda: May 14th, 2018

Issue for Consideration:

This is an application submitted by Mr. Todd Payne to rezone a \pm 1.41 acre tract of property located on the southwest corner of Highway 521 and New Hope Road (Tax Map 132, Parcel 9.08) from RR, Rural Residential District to GB, General Business District. The applicant wishes to rezone the property to GB for future development (car wash or retail depending on a feasibility study).

Points to Consider:

The subject property is adjacent to three parcels that are zoned GB, General Business District. Properties to the west are zoned RR, Rural Residential District. Heath Springs Cemetery is also adjacent to the subject property. There is also one parcel zoned NB, Neighborhood Business District located south about 300 feet from the subject property.

The property is currently zoned RR, Rural Residential District on the Lancaster County Zoning Map. The Future Land Use Map identifies this property as Urban based on the *Lancaster County Comprehensive Plan 2014-2024*. The subject property is fronting a major road (Highway 521) which could handle more general commercial uses within the urban center noted on the Future Land Use Map.

Prior to the rewrite of the Unified Development Ordinance, this parcel was zoned R-45b, Rural Residential/ Business/ Agricultural District, which did allow for commercial uses such as gas stations, automotive services, and other retail. By rezoning this property to GB, General Business District, it would be consistent with the surrounding zoning and be appropriate for this area.

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, April 17th, 2018 the Commission voted to **APPROVE** the rezoning application of Todd Payne by a vote of (5-0). At the above referenced meeting, no one signed up to speak on this case.

STATE OF SOUTH CAROLINA

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COUNTY OF LANCASTER

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ORDINANCE NO. 2018-1508

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AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE A ± 1.41 ACRE TRACT OF PROPERTY OWNED BY MR. TODD PAYNE, LOCATED ON THE SOUTHWEST CORNER OF HIGHWAY 521 AND NEW HOPE ROAD FROM RR, RURAL RESIDENTIAL DISTRICT TO GB, GENERAL BUSINESS DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Todd Payne applied to rezone property located on the southwest corner of Highway 521 and New Hope Road from RR, Rural Residential District to GB, General Business District.

(b) On April 17th, 2018 the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a vote of (5-0), recommended approval of the rezoning.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from RR, Rural Residential District to GB, General Business District for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. 0132-00-009.08

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: May 14, 2018
Second Reading: May 29, 2018 (Tentative)
Third Reading: June 11, 2018 (Tentative)

Date of 1st Reading: May 14th, 2018
__ Approved __ Denied __ No Action

Date of 2nd Reading: May 29th, 2018
__ Approved __ Denied __ No Action

Date of 3rd Reading: June 11th, 2018
__ Approved __ Denied __ No Action



Case No. RZ-018-017
Staff Report to Planning Commission
Meeting Date: April 17th, 2018

Proposal: Application of Todd Payne to rezone a \pm 1.41 acre tract of property from RR, Rural Residential District to GB, General Business District. The applicant would like to rezone the property to GB for future development (car wash or retail depending on feasibility study).

Property Location: Southwest corner of Highway 521 and New Hope Road, Lancaster County, SC (Tax Map 132, Parcel 9.08)

Zoning District Classification: Rural Residential District

Voting District: District 6, Jack Estridge

Site Information

Site Description:

The property is currently vacant.

Vicinity Data

Surrounding Conditions:

Heath Springs Cemetery is located to the south of the subject property. To the west, is a wooded and vacant lot zoned RR, Rural Residential District. There are three parcels all zoned GB, General Business District, surrounding the subject property. There is one parcel zoned NB, Neighborhood Business District, located south about 300 feet from the subject property.

Exhibits

1. Location & Zoning Map

Findings and Conclusions

The facts and findings of this report show that the property is currently zoned RR, Rural Residential District on the Lancaster County Zoning Map. The Future Land Use Map identifies this property as Urban based on the *Lancaster County Comprehensive Plan 2014-2024*. The subject property is adjacent to three parcels that are zoned GB, General Business District.

Prior to the rewrite of the Unified Development Ordinance, this parcel was zoned r45b, Rural Residential/Business/Agricultural District, which did allow for commercial uses such as gas stations, automotive services, and other retail. Additionally, the subject property is fronting a major road (Highway 521) which could handle more general commercial uses within the urban center noted on the Future Land Use Map. By rezoning this property to GB, General Business District, it would be consistent with the surrounding zoning and be appropriate for this area.

Date of 1st Reading: May 14th, 2018
☐ Approved ☐ Denied ☐ No Action

Date of 2nd Reading: May 29th, 2018
☐ Approved ☐ Denied ☐ No Action

Date of 3rd Reading: June 11th, 2018
☐ Approved ☐ Denied ☐ No Action

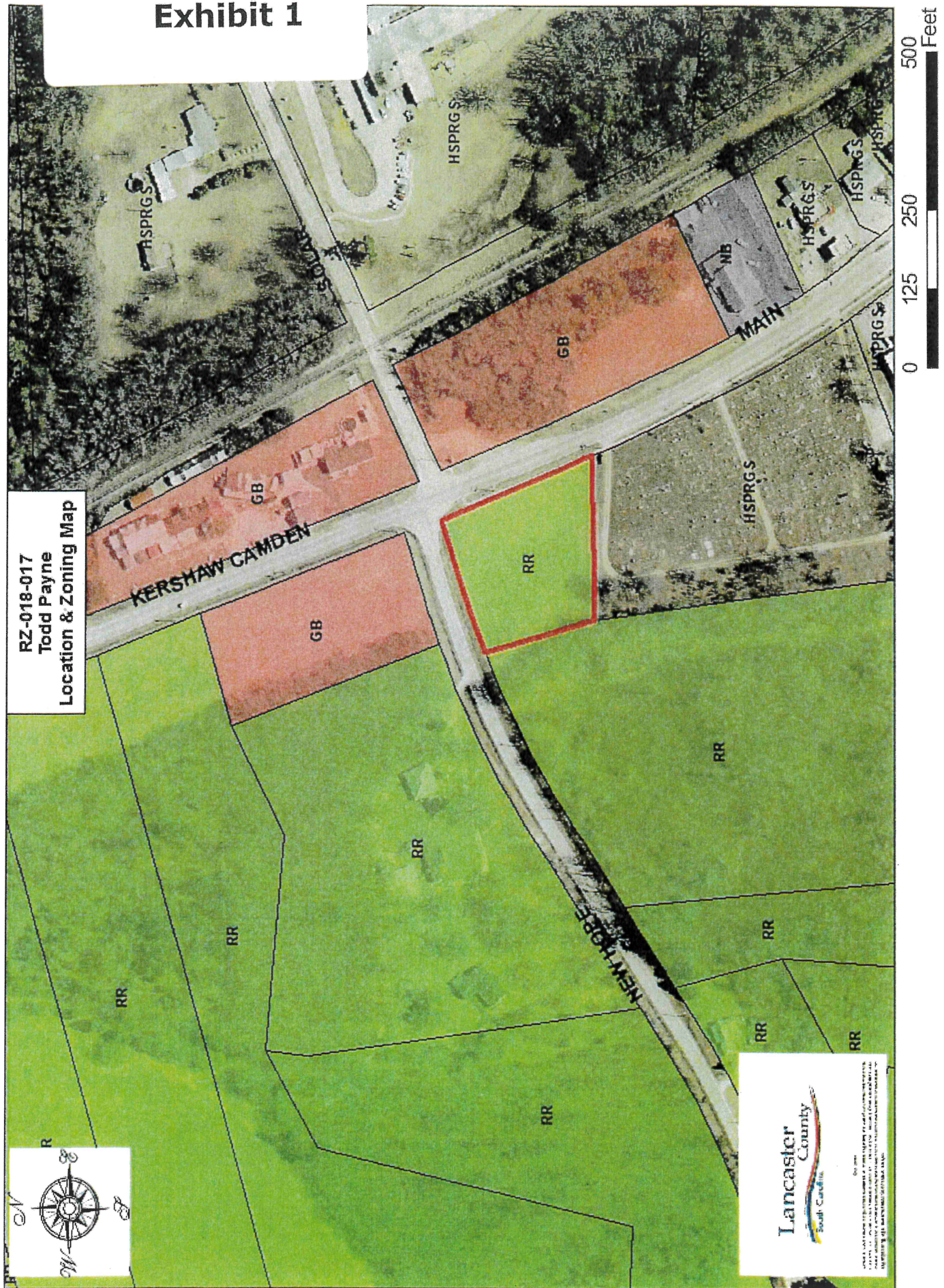
Planning Staff Recommendation

It is therefore the recommendation of the planning staff that the rezoning request by Todd Payne for the ± 1.41 acre tract of property located on the southwest corner of Highway 521 and New Hope Road be **APPROVED**.

Planning Commission Meeting Recommendation

At the Lancaster County Planning Commission meeting on Tuesday, April 17th, 2018 the Commission voted to **APPROVE** the rezoning application of Todd Payne by a vote of (5-0). At the above referenced meeting, no one signed up to speak on this case.

Exhibit 1



Agenda Item Summary

Ordinance # 2018-1509 / RZ-018-019

Contact Person: Penelope Karagounis

Department: Planning

Date Requested to be on Agenda: May 14th, 2018

Issue for Consideration:

This is an application submitted by Lancaster County to rezone three properties for a total of \pm 2.24 acres from MX, Mixed-Use District to RB, Regional Business District. The properties are located at 105, 117, and 133 Cedarbrook Lane in the Indian Land section of Lancaster County (TMS# 0008B-0A-002.00, 0008B-0A-003.00, and 0008B-0A-004.00).

Points to Consider:

Adjacent properties include the Red Stone Phase II development, and these parcels are zoned RB, Regional Business District. Red Ventures is located to the north and these parcels are zoned MX, Mixed-Use District. Parcels to the west are zoned GB, General Business District.

The subject properties are currently zoned MX, Mixed-Use District and do not meet the minimum standards to be developed, which is 25 acres. These properties were zoned MX, Mixed-Use District after the rewrite of the Unified Development Ordinance, because this area is classified as a Pedestrian Center node on the Future Land Use map. It was anticipated that the surrounding parcels would be assembled together to create a mixed-use project, which did not happen.

This year, the parcels that were purchased for the Red Stone Phase II development have been rezoned to RB, Regional Business District. Two of the three properties subject to this rezoning application have also been purchased for the Red Stone Phase II project, therefore, the County would like to rezone these to RB, Regional Business District, in order to be consistent with the surrounding zoning.

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, April 17th, 2018 the Commission voted to **APPROVE** the rezoning application of Lancaster County by a vote of (5-0). At the above referenced meeting, no one signed up to speak on this case.

STATE OF SOUTH CAROLINA

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COUNTY OF LANCASTER

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ORDINANCE NO. 2018-1509

(

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE A TOTAL OF ± 2.24 ACRES LOCATED AT 105, 117, AND 133 CEDARBROOK LANE FROM MX, MIXED-USE DISTRICT TO RB, REGIONAL BUSINESS DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Lancaster County applied to rezone property located at 105, 117, and 133 Cedarbrook Lane from MX, Mixed-Use District to RB, Regional Business District.

(b) On April 17th, 2018 the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a vote of (5-0), recommended approval of the rezoning.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from MX, Mixed-Use District to RB, Regional Business District for the following properties as identified by tax map number or other appropriate identifier:

Tax Map No. 0008B-0A-002.00, 0008B-0A-003.00, and 0008B-0A-004.00

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: May 14, 2018
Second Reading: May 29, 2018 (Tentative)
Third Reading: June 11, 2018 (Tentative)

Date of 1st Reading: _____
___ Approved ___ Denied ___ No Action

Date of 2nd Reading: _____
___ Approved ___ Denied ___ No Action

Date of 3rd Reading: _____
___ Approved ___ Denied ___ No Action



Case No. RZ-018-019
Staff Report to Planning Commission
Meeting Date: April 17th, 2018

Proposal: Application of Lancaster County to rezone three properties for a total of \pm 2.24 acres from MX, Mixed-Use District to RB, Regional Business District.

Property Location: 105, 117, and 133 Cedarbrook Lane
(TMS# 0008B-0A-002.00, 0008B-0A-003.00, and 0008B-0A-004.00)

Zoning District Classification: Mixed-Use District

Voting District: District 7, Brian Carnes

Site Information

Site Description: All three parcels contain single family homes.

Vicinity Data

Surrounding Conditions: To the south is the Red Stone Phase II development, and these parcels are zoned RB, Regional Business District. Red Ventures is located to the north and these parcels are zoned MX, Mixed-Use District. Parcels to the west are zoned GB, General Business District.

Exhibits

1. Location & Zoning Map

Findings and Conclusions

The facts and findings of this report show that the properties are currently zoned MX, Mixed-Use District and do not meet the minimum standards to be developed, which is 25 acres. These properties were zoned MX, Mixed-Use District after the rewrite of the Unified Development Ordinance, because this area is classified as a Pedestrian Center node on the Future Land Use map. It was anticipated that the surrounding parcels would be assembled together to create a mixed-use project, which did not happen.

This year, the parcels that were purchased for the Red Stone Phase II development have been rezoned to RB, Regional Business District. Two of the three properties subject to this rezoning application have also been purchased for the Red Stone Phase II project, therefore, the County would like to rezone these to RB, Regional Business District, in order to be consistent with the surrounding zoning.

Date of 1st Reading: _____
__Approved __ Denied __ No Action

Date of 2nd Reading: _____
__Approved __ Denied __ No Action

Date of 3rd Reading: _____
__Approved __ Denied __ No Action

Planning Staff Recommendation

It is therefore the recommendation of the planning staff that the rezoning request by Lancaster County to rezone three (3) properties located at 105, 117, and 133 Cedarbrook Lane in the Indian Land section of Lancaster County be **APPROVED**.

Planning Commission Meeting Recommendation

At the Lancaster County Planning Commission meeting on Tuesday, April 17th, 2018 the Commission voted to **APPROVE** the rezoning application of Lancaster County by a vote of (5-0). At the above referenced meeting, no one signed to speak on this case.

A vertical scale bar labeled "Feet" with markings at 0, 50, 100, and 200. The bar is divided into four equal segments by horizontal lines at the 50, 100, and 150-foot marks.

Agenda Item Summary

Ordinance # / Resolution# 2018-1510 (RZ-018-016)

Contact Person / Sponsor: Andy Rowe

Department: Planning

Date Requested to be on Agenda: 5/14/18

Issue for Consideration:

Rezoning application of Edward Cook to rezone a \pm 2.5 acres of property from LDR, Low Density Residential District to GB, General Business District. The applicant proposes to rezone for general business uses.

Points to Consider:

The property is surrounded by LDR, Low Density Residential District. The property is within \pm 100 feet south of PDD-5 (Bailes Ridge) commercial portion. Some business located in this commercial section include granite sales and cutting, custom cabinetry, furniture maker, and pool service.

The facts and findings of this report show that the property is designated as LDR, Low Density Residential District on the Lancaster County Zoning Map. The Future Land Use Map identifies this property as Neighborhood Mixed-Use based on the *Lancaster County Comprehensive Plan 2014-2024*. Based on the current zoning, the property does not have any adjacent parcels with commercial zoning designations. Majority of the area is zoned for residential uses and rezoning this parcel to GB, General Business District would not be complementary to the zoning in this area. The current tenants who occupy the buildings \pm 100 feet north of this property includes granite sales and cutting, custom cabinetry, furniture maker, and pool service. While General Business uses are similar to the uses \pm 100 feet north of the property rezoning of the area would not.

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, April 17th, 2018 the Planning Commission voted to **deny** the rezoning application of Edward Cook by a vote of (5-0). No citizens signed up to speak against this rezoning request. The Planning Department did receive one letter and several phone calls against the rezoning petition.

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

STATE OF SOUTH CAROLINA

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COUNTY OF LANCASTER

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ORDINANCE NO. 2018-1510

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE A ± 2.5 ACRES OF PROPERTY OWNED BY EDWARD COOK, LOCATED AT 9315 OLD BAILES ROAD IN THE INDIAN LAND SECTION OF LANCASTER COUNTY FROM LDR, LOW DENSITY RESIDENTIAL DISTRICT TO GB, GENERAL BUSINESS DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Edward Cook applied to rezone ± 2.5 acres of property located at 9315 Old Bailes Road from LDR, Low Density Residential District to GB, General Business District.

(b) On April 17, 2018, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a vote of 5-0, recommended denial 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 GB, General Business District for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. 0007-00-023.00

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: May 14, 2018
Second Reading: May 29, 2018 (Tentative)
Third Reading: June 11, 2018 (Tentative)

Planning Staff Recommendation

It is therefore the recommendation of the planning staff that the rezoning request by Edward Cook for the property located at 9315 Old Bailes Road be **Denied**.

Planning Commission Recommendation

At the Lancaster County Planning Commission meeting on Tuesday, April 17th, 2018 the Planning Commission voted to **deny** the rezoning application of Edward Cook by a vote of (5-0). No citizens signed up to speak against this rezoning request. The Planning Department did receive one letter and several phone calls against the rezoning petition.

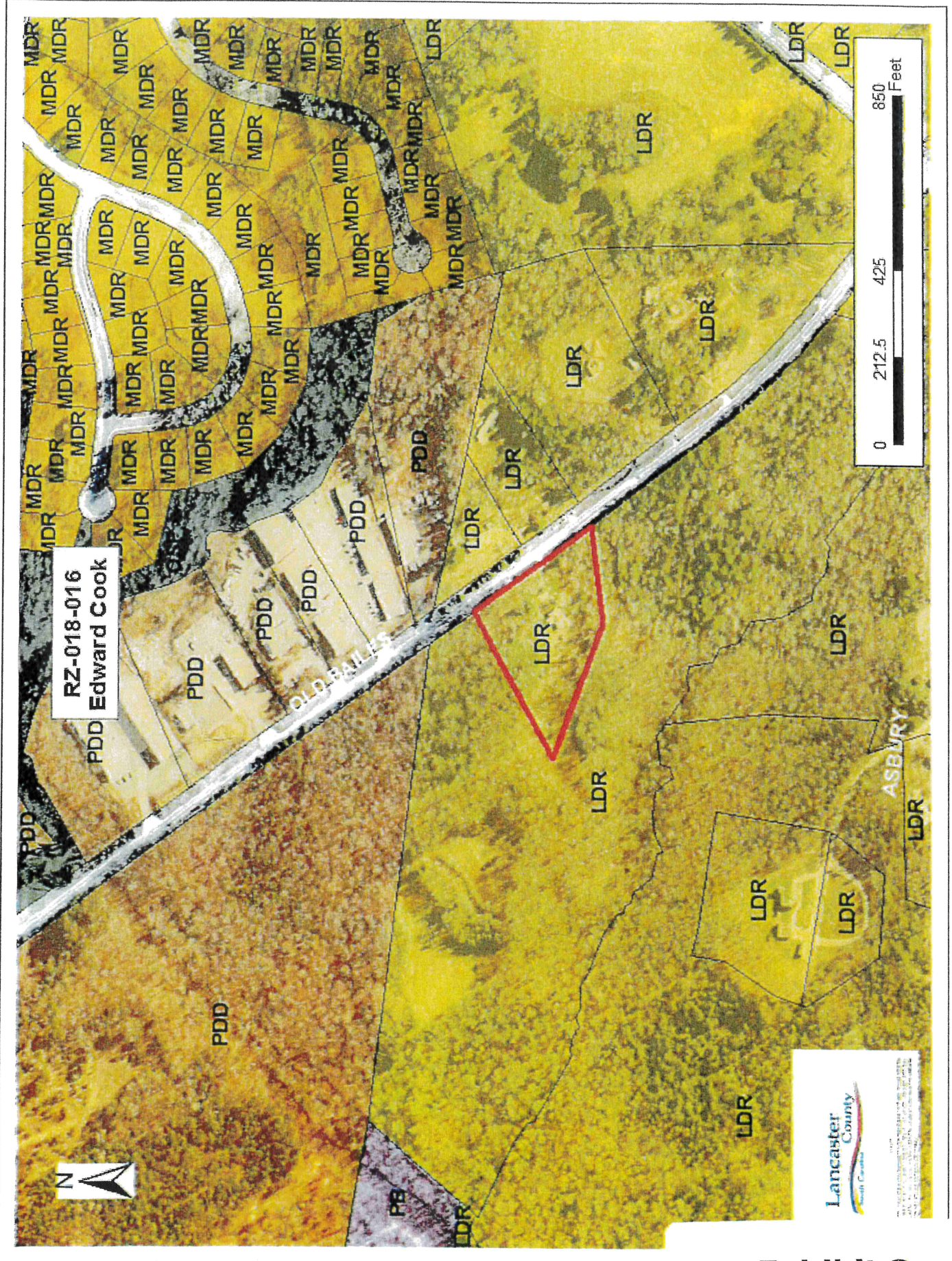


Exhibit 2

RZ-018-016

FILE COPY

Received 4/13/18

Rezoning of 9315 Old Bailes Rd.

My family and I have been living here going on almost 50 years now. We move to this area with hopes of not being surrounded by the growing business & factories. Her step father Andrew Potts who was living in that home across the street at 9315 Old Bailes Rd. for years. He offered us a parcel of land where live now. We decided this is where we would move to. We had this home built. His home was sold by my wife and her brothers to Mr. Cook, after him and her mother passed away couple of years ago.

Business has come from Hwy. 160 down Old Bailes Rd. to next door to us already. The traffic has grown so that we have had our street widen twice to accommodate the traffic. We're getting almost the same traffic as #160 is sometimes. It's used as a short cut for some. We can't speak for all the others in our community, but I think it will hurt us. Also what affect will this affect the value of our homes later?

Once you have allowed this small parcel of property to be rezone commercial, then this opens the gate for any business to come in. That might be able to use it. We don't see how it's going to manage a good business in this area. After it moves on what's coming into it later? Families now want more neighbors instead of shops and companies. Whenever we ride down Hwy. 160 to Fort Mill we see what it will end up looking like later own.

Looking at some of the changes to Indian Land & Old Bailes Rd. here are just a few that has grown up in just a matter of years. And some of these are adding on more to their business. I remembered a case the rezoning McClancy Seasoning Company had. To really get a full view of our area GOOGLE in just to see what it really looks like now, compared to a few years ago.

We are against the rezoning of this parcel to Commercial.

Thank You, William Toney & Family

William Toney
Deane Toney

Agenda Item Summary

Ordinance # / Resolution# 2018-1511 (RZ-018-018)

Contact Person / Sponsor: Andy Rowe

Department: Planning

Date Requested to be on Agenda: 5/14/18

Issue for Consideration:

Rezoning application of Pleasant Dale Baptist Church to rezone ± 3.615 acres of property from RN, Rural Neighborhood District to INS, Institutional District. The applicant proposes to construct a new sanctuary on the property.

Points to Consider:

Adjacent properties to the north, east, and south are zoned RN, Rural Neighborhood District. Adjacent parcels to the west are zoned LDR, Low Density Residential District.

The facts and findings of this report show that the property is designated as RN, Rural Neighborhood District on the Lancaster County Zoning Map. The Future Land Use Map identifies this property as Rural Living based on the *Lancaster County Comprehensive Plan 2014-2024*. Based on the current zoning, the Institutional District would be complementary to the zoning in this area and would be located adjacent to the Church already zoned institutional. 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 5.6.3B and must be in accordance with section 7.1.5B of the Unified Development Ordinance.

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, April 17th, 2018 the Planning Commission voted to **approve** the rezoning application of Pleasant Dale Baptist Church by a vote of (5-0). No citizens signed up to speak on this rezoning request.

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

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ORDINANCE NO. 2018-1511

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE A ± 3.615 ACRES OF PROPERTY OWNED BY PLEASANT DALE BAPTIST CHURCH, LOCATED AT 133 SOUTH POTTER ROAD IN THE INDIAN LAND SECTION OF LANCASTER COUNTY FROM RN, RURAL NEIGHBORHOOD DISTRICT TO INS, INSTITUTIONAL DISTRICT.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Pleasant Dale Baptist Church applied to rezone ± 3.615 acres of property located at 133 South Potter Road from RN, Rural Neighborhood District to INS, Institutional District.

(b) On April 17, 2018, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a vote of 5-0, recommended approval of the rezoning.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from RN, Rural Neighborhood District to INS, Institutional District for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. 0069-00-047.02

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:	May 14, 2018	
Second Reading:	May 29, 2018	(Tentative)
Third Reading:	June 11, 2018	(Tentative)

Proposal: Rezoning application of Pleasant Dale Baptist Church to rezone \pm 3.615 acres of property from RN, Rural Neighborhood District to INS, Institutional District. The applicant proposes to construct a new sanctuary on the property.

Property Location: 133 South Potter Road (Tax Map 69, Parcel 47.02)

Zoning District Classification: Rural Neighborhood District (RN)

Voting District: District 3, Billy Mosteller

Site Information

Site Description: The property is currently vacant and wooded.

Vicinity Data

Surrounding Conditions:

Adjacent properties to the north, east, and south are zoned RN, Rural Neighborhood District. Adjacent parcels to the west are zoned LDR, Low Density Residential District.

Exhibits

1. **Rezoning Application**
 2. **Location Map/Zoning Map**
 3. **Tax Inquiry Sheet**
 4. **Section 5.6.3/Section 7.1.5A**
-

Findings and Conclusions

The facts and findings of this report show that the property is designated as RN, Rural Neighborhood District on the Lancaster County Zoning Map. The Future Land Use Map identifies this property as Rural Living based on the *Lancaster County Comprehensive Plan 2014-2024*. Based on the current zoning, the Institutional District would be complementary to the zoning in this area and would be located adjacent to the Church already zoned institutional. 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 5.6.3B and must be in accordance with section 7.1.5B of the Unified Development Ordinance.

Planning Staff Recommendation

It is therefore the recommendation of the planning staff that the rezoning request by Pleasant Dale Baptist Church for the property located at 133 South Potter Road be **Approved**.

Planning Commission Recommendation

At the Lancaster County Planning Commission meeting on Tuesday, April 17th, 2018 the Planning Commission voted to **approve** the rezoning application of Pleasant Dale Baptist Church by a vote of (5-0). No citizens signed up to speak on this rezoning request.

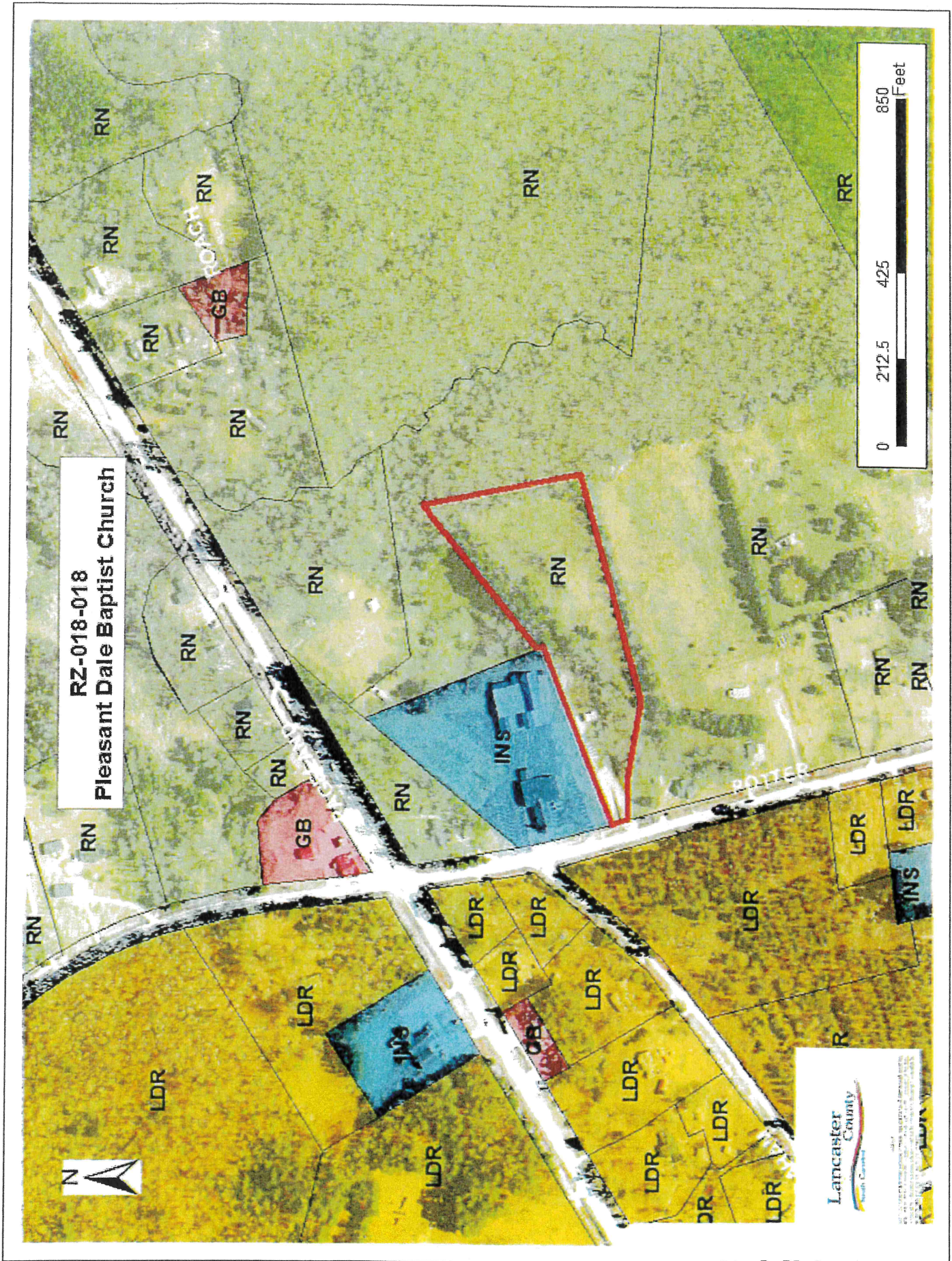


Exhibit 2

Agenda Item Summary

Ordinance # / Resolution# 2018-1512 (RZ-018-020)

Contact Person / Sponsor: Andy Rowe

Department: Planning

Date Requested to be on Agenda: 5/14/18

Issue for Consideration:

Rezoning application of Linda Faulkner to rezone a \pm 2.54 acres of property from MDR, Medium Density Residential District to PB, Professional Business District. The applicant proposes to rezone for professional business uses to enhance and contribute to the neighborhood.

Points to Consider:

The property is adjacent to the north and west by parcels zoned MDR, Medium Density Residential District. Adjacent parcels to the south are zoned PDD (PDD-5 (Bailes Ridge), and adjacent parcels to the east are zoned PDD (PDD-27 Avondale).

The facts and findings of this report show that the property is designated as MDR, Medium Density Residential District on the Lancaster County Zoning Map. The Future Land Use Map identifies this property as Neighborhood Mixed-Use based on the *Lancaster County Comprehensive Plan 2014-2024*. The proposed location could be fitting for a professional zoning district designation. The PB, Professional Business District is the lowest level of commercial zoning designation due to the lack of uses allowed. The Professional Business District by definition is as follows: "The Professional Business District is generally located adjacent to neighborhoods and provides opportunities for the provision of office and professional services that do not adversely impact the surrounding communities". Based on this definition and the Future Land Use Map this use could be compatible. 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 A buffer yard and must be in accordance with section 7.1.5B of the Unified Development Ordinance.

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, April 17th, 2018 the Planning Commission voted to **deny** the rezoning application of Linda Faulkner by a vote of (3-2). Several citizens signed up to speak against this rezoning request. The Planning Department has received multiple letters and phone calls against the rezoning petition.

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

STATE OF SOUTH CAROLINA

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COUNTY OF LANCASTER

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ORDINANCE NO. 2018-1512

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE A ± 2.54 ACRES OF PROPERTY OWNED BY LINDA FAULKNER, LOCATED AT 9843 CALVIN HALL ROAD IN THE INDIAN LAND SECTION OF LANCASTER COUNTY FROM MDR, MEDIUM DENSITY RESIDENTIAL DISTRICT TO PB, PROFESSIONAL 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) Linda Faulkner applied to rezone ± 2.54 acres of property located at 9843 Calvin Hall Road from MDR, Medium Density Residential District to PB, Professional Business District.

(b) On April 17, 2018, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a vote of 3-2, recommended denial 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 PB, Professional Business District for the following property as identified by tax map number or other appropriate identifier:

Tax Map No. 0005-00-088.00

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:	May 14, 2018	
Second Reading:	May 29, 2018	(Tentative)
Third Reading:	June 11, 2018	(Tentative)

Proposal: Rezoning application of Linda Faulkner to rezone a \pm 2.54 acres of property from MDR, Medium Density Residential District to PB, Professional Business District. The applicant proposes to rezone for professional business uses to enhance and contribute to the neighborhood.

Property Location: 9843 Calvin Hall Road (Tax Map 5, Parcel 88.00)

Zoning District Classification: Medium Density Residential District (MDR)

Voting District: District 7, Brian Carnes

Site Information

Site Description: The property is currently occupied by a single family residence.

Vicinity Data

Surrounding Conditions:

The property is adjacent to the north and west by parcels zoned MDR, Medium Density Residential District. Adjacent parcels to the south are zoned PDD (PDD-5 (Bailes Ridge), and adjacent parcels to the east are zoned PDD (PDD-27 Avondale).

Exhibits

1. Rezoning Application
 2. Location Map/Zoning Map
 3. Tax Inquiry Sheet
 4. Section 7.1.5A
-

Findings and Conclusions

The facts and findings of this report show that the property is designated as MDR, Medium Density Residential District on the Lancaster County Zoning Map. The Future Land Use Map identifies this property as Neighborhood Mixed-Use based on the *Lancaster County Comprehensive Plan 2014-2024*. The proposed location could be fitting for a professional zoning district designation. The PB, Professional Business District is the lowest level of commercial zoning designation due to the lack of uses allowed. The Professional Business District by definition is as follows: “The Professional Business District is generally located adjacent to neighborhoods and provides opportunities for the provision of office and professional services that do not adversely impact the surrounding communities”. Based on this definition and the

Future Land Use Map this use could be compatible. 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 A buffer yard and must be in accordance with section 7.1.5B of the Unified Development Ordinance.

Planning Staff Recommendation

It is therefore the recommendation of the planning staff that the rezoning request by Linda Faulkner for the property located at 9843 Calvin Hall Road be **Approved**.

Planning Commission Recommendation

At the Lancaster County Planning Commission meeting on Tuesday, April 17th, 2018 the Planning Commission voted to **deny** the rezoning application of Linda Faulkner by a vote of (7-0). Several citizens signed up to speak against this rezoning request. The Planning Department has received multiple letters and phone calls against the rezoning petition.

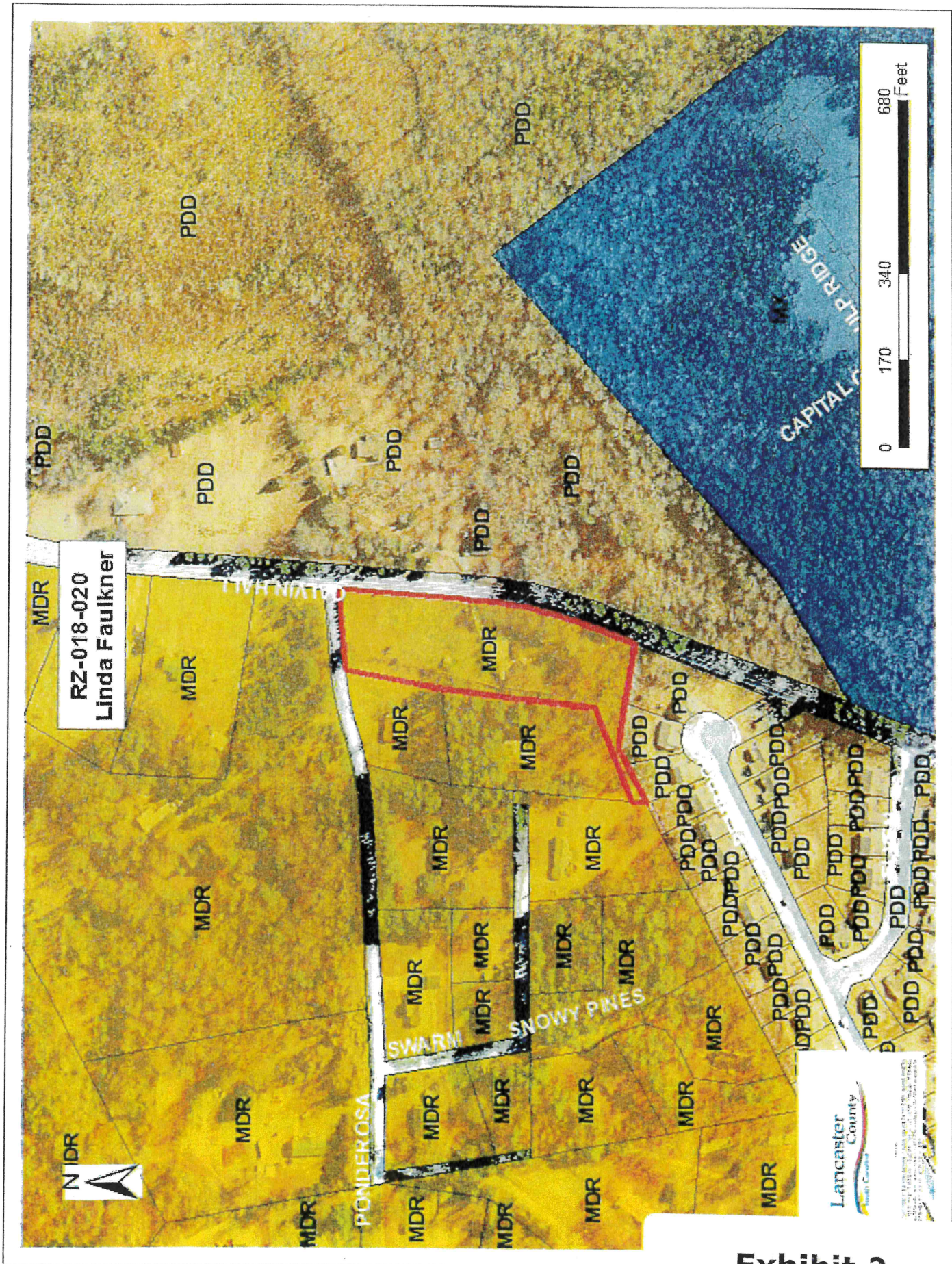


Exhibit 2

FILE COPY

RECEIVED
4-16-18

April 10, 2018

Planning Department
Lancaster County
P.O. Box 1809
Lancaster, SC 29721

Re: Rezoning Application RZ-018-020

Dear Lancaster County Planning Department:

A request is currently under consideration for the rezoning of the 2.54 acre property located at 9843 Calvin Hall Road in Indian Land, SC from Medium Residential (MDR) to Professional Business (PB). I am opposed to this request due to concerns about safety and disturbances (traffic, noise, and light) as well as the lack of cohesiveness with the surrounding community. While there do not appear to be any specific plans or prospective buyers for this property, this rezoning would allow the opportunity for development that includes anything within the guidelines of the Lancaster County Unified Development Ordinance (UDO). Without any intended plan, we must assume that this rezoning would lead to development that would cause the most impact on our home and community.

The safety concern is primarily based on our children and other children that live in the neighboring houses. We live in the Clairemont neighborhood in the property at the end of Pembroke Court, which is adjacent to the property under consideration. We have two young children and there are more than 10 additional young children in the immediate vicinity of our property, all of which regularly play outside. The potential for a business at this location would lead to a regular flow of strangers that exposes our children to a security risk that is unnecessary and undesired. While opaque screening would hopefully be included in the development, the exposure would still be more than we are comfortable with.

Development of a business at this location also has a significant potential for increasing traffic, noise, and light disturbances. There is significant residential development underway in the immediate area and traffic congestion is already an issue that appears to be getting worse. Adding non-residential development to this location would only intensify the issue. Similarly, business development would have the potential for adding significant noise and light to the area, causing a disturbance to us and neighboring properties. While a berm or wall would hopefully be included in development, the disturbance would be reduced but not be eliminated.

The 2.54 acre property that is under consideration is also surrounded by residential homes and adding a business in this area would not be consistent with current development and would not provide a cohesive flow. While the large Avondale development directly across Calvin Hall Road is zoned for mixed use, the latest plans provided by the developer showed all non-residential development to be located along Harrisburg Road, which is more consistent with the other businesses along that road. Currently, the entire length of Calvin Hall Road from Hwy 160 to Harrisburg Road, including all connecting side roads, consists of only residential communities.

In the associated Zoning Map Amendment Application, the project description listed was as follows:

"We need to sell our home. In accordance with the UDO, we would like our property to be rezoned for the purpose of enhancing and contributing to the neighborhood".

The current homeowner previously listed this property for sale in 2017 with an asking price of \$415,000 (2017 tax value listed at \$213,400). The listing was then later removed when the rezoning application was submitted. While I appreciate the desire to gain as much value out of the property as possible, as an owner of an adjacent property, I strongly disagree that this rezoning would lead to "enhancing and contributing to the neighborhood". I love the Indian Land community and enjoy living here and would hate to see anything negatively impact this area.

Based on the concerns presented, I would like to ask that the Planning Commission and Planning Department recommend this application to be denied when presented to the County Council. However, if the Planning Department and County Council do decide to support Ms. Faulkner and approve the rezoning request, we hope to be given the respect of honoring certain wishes that we have regarding use, privacy, and safety.

Thank you for the time and service you give to our community, and for taking the time to read my opinions on the matter at hand. The Planning Department staff have all been very helpful and patient through this process and I appreciate your help.

Sincerely,



Athen Tate

9143 Pembroke Court
Indian Land, SC 29707
704-221-9854

FILE COPY

RECEIVED
4-16-18

04/13/2018

Planning Department

Lancaster County

Re: Rezoning Application RZ-018-020

I am writing to you regarding the application for rezoning of the property located at 9843 Calvin Hall Road (Tax parcel ID 0005-00-088-00). This application requests the parcel to be rezoned from MDR to PB. The parcel in question is surrounded by residential properties, many of which are new neighborhoods and are single family properties. As a property owner in one of these neighborhoods, we have several concerns about this rezoning. Some of these concerns are as follows:

1. Permitted Use: There are a number of permitted uses in the PB zoning that we believe would have an adverse effect on the surrounding properties. We would like to submit a list of uses for which we have objections.
2. Possibility of further rezoning. The parcel under consideration is 2.54 acres. That size somewhat limits the possible uses for the property. However, once this is rezoned, it might be easier to rezone a contiguous property that would make the parcel large enough to develop a use that would definitely have negative benefits to the surrounding properties.
3. Setback concerns: According to my understanding of the zoning regulations, the setback for side and rear yard for a PB use is 10 feet. It appears that it would be possible to situate a building 10' off the property line of the backyard of one of the adjacent properties.
4. Added traffic: I am concerned about added traffic to a road that is soon to be over burdened with the development of the Avondale properties.
5. Light pollution: A business use will have parking lights and increased building lighting over residential. This light may encroach onto the adjacent properties and even be visible from other surrounding properties.
6. Visibility: To my understanding, the zoning regulations do not require an opaque screen between the properties. The building and parking areas will be visible from the adjacent properties.
7. Safety: There are 10 small children who live in the adjacent cul-de-sac. A potential business directly next to this area would lead to a large increase in strangers flowing in and out, increasing security concerns for all parents of small children nearby.

These represent some of my present concerns. As we learn more about the rezoning, I may have more concerns. I anticipate the opportunity to voice these concerns and take part in discussions regarding the property and how to use it in such a way that it does not have an adverse effect on neighboring properties.

It is my understanding that that a site plan and elevations for the intended use have not been presented. It is also my understanding that it is not necessary for these to be presented with an application. My concern here is that once the permission to rezone has been given, the neighboring properties and communities will be affected in ways that we cannot anticipate at this time due to the vague nature of this request. Until further information is provided, I would request that the planning board not recommend this parcel to be rezoned.

There may be other concerns as the process evolves, but this is a list of concerns at present. If there was a specific use and layout including architectural views for the neighborhoods to review, it would be easier to work together to find a good solution. It is not my wish to hinder Ms. Faulkner's options for her property any more than necessary, however I do want to ensure that the quality of life is not adversely affected for the surrounding properties.

Respectfully,

Michael Atkins

9128 Pembroke Ct.

Indian Land, SC 29707

RECEIVED
4-17-18

Timothy D. Jones, AICP
(Town Planner for Waxhaw, NC)
9104 Pembroke Court
Indian Land, SC 29707
803-431-7265
tdjonesaicp@gmail.com
April 17, 2018 Date

Planning Department
PO Box 1809
Lancaster, SC 29721

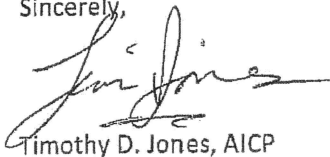
Dear Planning Department:

I have been a resident of the Clairemont Subdivision in Indian Land for 12 years. I am writing to express that I am against the rezoning application for RZ-018-020 by Linda Faulkner on the property at 9843 Calvin Hall Road. The land use along Calvin Hall Road from the intersection with Highway 160 to Harrisburg Rd. Professional Business zoning would not be an appropriate zoning application in the middle of the residential uses existing and under construction on this corridor.

The definition of the existing zoning district of MDR reveals that it is an appropriate designation for this property. The Medium Density Residential District is "to maintain previously developed or approved single-family residential subdivisions..." The definition goes on to state that the existing district is "Intended to act as a transitional zoning district between rural and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district." "Transitional zoning" is a good phrase in the definition because this residential corridor on Calvin Hall Road transitions to professional business park uses south of Highway 160, not on the north side.

I hope you will consider this input for the hearing tonight. Thank you for the chance to express my views as a resident.

Sincerely,



Timothy D. Jones, AICP

FILE COPY

Received 4/13/18



Mr. Julius A. Giglio
10417 Tintinhull Dr
Indian Land, SC 29707-1577

April 10, 2018

Penelope Karagounis, Planning Dir.
Lancaster County, Planning Dept.
PO Box 1809
Lancaster, S.C. 29721

Dear Ms. Kazagounis

I am writing to you to inform you that I and my family are strongly
against approval of

Rezoning applictrion # RZ-0180-020

at

9843 Calvin Hall Road
Indian Land, S.C. 29707

Our Clairmont development is being surrounded by all kinds of
new developements that will have a negative effect on our peace &
solitude that I have moved here to avoid as well as the resale values
of our homes, enough is enough.

I am 92 years old and a WW II navy veteran, I emplore you to deny
this rezoning application.

Sincerely,

Julius A. Giglio



FILE COPY

Received 4/16/18

April 14, 2018

Planning Department

Lancaster County

Re: Rezoning Application RZ-018-020

We are writing to you in regards to the application for rezoning of the property located at 9843 Calvin Hall Road (Tax parcel ID 0005-00-088-00). This application requests the parcel to be rezoned from MDR to PB. The parcel in question is surrounded by residential properties, many of which are new neighborhoods and are single family properties. As a property owner of an adjacent property – 9137 Pembroke CT (Tax parcel 0006M-0A-057.00) we have a number of concerns about this rezoning. Some of these concerns are as follows:

1. Permitted Use: this is our primary concern. There are a number of permitted uses in the PB zoning that we believe would have an adverse effect on the surrounding properties. We would like to submit a list of uses for which we have objections.
2. Possibility of further rezoning. The parcel under consideration is 2.54 acres. That size somewhat limits the possible uses for the property. However, once this is rezoned, it might be easier to rezone a contiguous property that would make the parcel large enough to develop a use that would definitely have negative impacts to the surrounding properties.
3. Setback concerns: according to our understanding of the zoning regulations, the setback for side and rear yard for a PB use is 10 feet. It appears that it would be possible to situate a building 10' off the property line of the backyard of our adjacent property
4. Noise: There are permitted uses such as events that would occur in a clubhouse which would typically occur in afternoon and evenings. Many if not most of the surrounding houses have young children who have early bed times. The proximity of the events would make it impossible to effectively buffer the noise.
5. Light pollution: A business use will have parking lights (and increased building lighting) over residential. This light may encroach onto the adjacent properties and even be visible from other surrounding properties.
6. Visibility: The zoning regulations do not require an opaque screen between the properties. The building and parking areas will be visible from the adjacent properties.

These represent some of our concerns. As we learn more about the rezoning, we may have more concerns that we need to voice. It is customary in a rezoning (especially when rezoning to business or commercial) for the applicant to submit a sit plan and elevations for the intended use. It is a concern that nothing has been submitted other than a request for the rezoning. Until further information is provided we would request that the planning board not recommend this parcel to be rezoned.

However, if it is determined that it is acceptable to rezone the property, then we request that the rezoning be a conditional use. That way the Planning Board and Council may apply the following restrictions:

1. Restrict the allowable uses to only those acceptable to the surrounding neighborhoods.
2. Require the building envelope to be positioned in a location that would not be too close to the adjacent properties.
3. Limit the allowable height of site light poles and require light screening so that no light be allowed to encroach onto adjacent properties, and no light fixtures illumination to be seen from surrounding properties.
4. Increase the buffer requirement to require screening to be opaque through a combination of berms. Fencing and planting.
5. Impose noise requirements for decibels heard from surrounding properties to a level acceptable to the neighborhoods.

There may be other concerns as the process evolves but this is a list of concerns at present. If there was a specific use and layout including architectural views for the neighborhoods to review, it would be easier to work together to find a good solution. We do not want to hinder Ms. Faulkner's options for her property any more than necessary but do want to make sure that the quality of life is not adversely affected for the surrounding properties.

Respectfully:

Kelly and Mason Thompson

9137 Pembroke Ct.

Indian Land, SC 29707

803-230-3160

Kellyt9216@hotmail.com

Masont9@live.com

April 17, 2018

Planning Department

Lancaster County

Re: Rezoning Application RZ-018-020

Letter of Opposition to Rezoning

FILE COPY
Received 4/11/18

I am writing to you in regards to the application for rezoning of the property located at 9843 Calvin Hall Road (Tax parcel ID 0005-00-088-00). This application requests the parcel to be rezoned from Medium Residential District (MDR) to Professional Business District (PB). The parcel in question is surrounded by residential properties, many of which are new neighborhoods and are single family properties. As a property owner in one of these neighborhoods (or adjacent to the property – 9131 Pembroke Ct.) I have a number of concerns about this rezoning. Some of these concerns are as follows:

1. Permitted Use: this is my primary concern. There are a broad number of permitted uses in the PB zoning that I believe would have an adverse effect on the surrounding properties.
2. Possibility of further rezoning. The parcel under consideration is 2.54 acres. That size somewhat limits the possible uses for the property. However, once this is rezoned, it might be easier to rezone a contiguous property that would make the parcel large enough to develop a use that would definitely have negative benefits to the surrounding properties.
3. Setback concerns: according to our understanding of the zoning regulations, the setback for side and rear yard for a PB use is 10 feet. It appears that it would be possible to situate a building such as a Garbage Storage Bin 10' off the property line of the backyard of one of the adjacent properties.
4. Noise: There are permitted uses for example such as events that would occur in a clubhouse which would typically occur in afternoon and evenings. Many if not most of the surrounding houses have young children who have early bed times. The proximity of the events would make it impossible to effectively buffer the noise.
5. Light pollution: A business use will have parking lights (and increased building lighting) over residential. This light may encroach onto the adjacent properties and even be visible from other surrounding properties.
6. Visibility: The zoning regulations do not require an opaque screen between the properties. The building and parking areas will be visible from the adjacent properties.

These represent some of my concerns. As I learn more about the rezoning, I may have more concerns that I need to voice. It is customary in a rezoning (especially when rezoning to business or commercial) for the applicant to submit a sit plan and elevations for the intended use. It is a concern that nothing has been submitted other than a request for the rezoning. Until further information is provided my neighbors and myself would request that the planning board not recommend this parcel to be rezoned.

However, if it is determined that it is acceptable to rezone the property, and then we request that the rezoning be a conditional use. That way the Planning Board and Council may apply the following restrictions:

1. Restrict the allowable uses to only those acceptable to the surrounding neighborhoods.
2. Require the building envelope to be positioned in a location that would not be too close to the adjacent properties.
3. Limit the allowable height of site light poles and require light screening so that no light be allowed to encroach onto adjacent properties, and no light fixtures illumination to be seen from surrounding properties.
4. Increase the buffer requirement to require screening to be opaque through a combination of berms. Fencing and planting.
5. Impose noise requirements for decibels heard from surrounding properties to a level acceptable to the neighborhoods.

There may be other concerns as the process evolves but this is a list of concerns at present. If there was a specific use and layout including architectural views for the neighborhoods to review, it would be easier to work together to find a good solution. We do not want to hinder Ms. Faulkner's options for her property any more than necessary but do want to make sure that the quality of life is not adversely affected for the surrounding properties.

At this point in time I am against changing the rezoning from Medium Density District (MDR) to Professional Business District (PB).

Respectfully:

Mario Cozza

9131 Pembroke Ct.

Indian Land, SC 29707

April 10, 2018

Planning Department
Lancaster County
P.O. Box 1809
Lancaster, SC 29721

FILE COPY
Received 4/13/18

Re: Rezoning Application RZ-018-020

Dear Lancaster County Planning Department:

I am writing to you regarding the application for rezoning of the property located at 9843 Calvin Hall Road (Tax parcel ID 0005-00-088.00). This application requests the parcel to be rezoned from MDR to PB. I live in the property at the end of Pembroke Court, adjoining the property at 9843 Calvin Hall Road. The back 66 feet of our property, the entire width of our back yard, directly borders the Calvin Hall property requesting rezoning. Our family has lived in this home for 3.5 years and love the Indian Land community. When we moved in, we were fully aware of the development that would take place in the land around our neighborhood, and knew that one day there could be new houses in the property behind ours; however, we never imagined that the county would support business use of this small land parcel that is located right in the middle of acres and acres of residential zoning.

When 9843 Calvin Hall Road was listed for sale in 2017 with the asking price of \$415,000 (2017 tax value is listed at \$213,400) we assumed that they were trying to attract developers to the land. After several months without a sale the house was removed from the market and this rezoning application was submitted. I feel strongly that the owner's struggle to sell their house should not become the burden of the surrounding community. I hope that the Lancaster County Planning Department would consider whether any reasonable offers were made to purchase the property for residential use. It appears as though the property owner is looking out for her own best interest, rather than considering the impact of rezoning on the houses and neighborhoods nearby. In the application Ms. Faulkner states that she would like her "property to be rezoned for the purpose of enhancing and contributing to the neighborhood," (RZ-018-020 Zoning Map Amendment Application). I whole-heartedly disagree with this opinion and have not heard of any other nearby property owners who think rezoning would improve our neighborhood.

I am very concerned about the influx of people this rezoning will bring to where our young children play. There are 13 children that regularly play at the end of our street and across our back yards. Opening the property to business use means that our children will be exposed to a regular flow of strangers in and out of the area where they play every day, compromising their safety and privacy. Even considering the development buffer standards that would be put into place, I am uncomfortable with the foot traffic an office, business, or clinic will bring to our home. Some additional concerns we have about the rezoning to PB in the middle of residential space are listed below.

1. Setting the precedent for further rezoning. The parcel under consideration is 2.54 acres. That size somewhat limits the possible uses for the property; however, once this is rezoned, it might be easier to rezone a contiguous property that would make the parcel large enough to develop a use that would have negative benefits to the surrounding properties.

2. Business activity in a predominantly residential area. When looking at the general picture, it may seem that a business use of the 2.5 acres at 9843 Calvin Hall will flow into the mixed use zoning of the Avondale development across the street. But the latest plans show all of the business and commercial development of Avondale on the Harrisburg Road side of the property, which does not actually provide a logical or cohesive flow of business into the 2.5 acres across Calvin Hall.
3. Setback concerns. According to our understanding of the zoning regulations, the setback for side and rear yard for a PB use is 10 feet. It appears that it would be possible to situate a building just 10' from our property line.
4. Noise. With the addition of an office space, studio, post office, medical clinic, etc. there will be increased noise from the flow of people and cars in and out of the area.
5. Light pollution. A business use will have parking lights (and increased building lighting) over residential. This light may bleed onto our property and even through our windows.
6. Visibility. The zoning regulations do not require an opaque screen between the properties. Any new buildings and parking areas will be visible from our property, possibly compromising our privacy and home value.

I respect Ms. Faulkner's right to try and sell her land for the highest bid possible, but due to these concerns and the odd situation of PB zoning amidst residential zoning, I would like to ask that the Planning Commission and Planning Department NOT support this application when presented to the County Council. If the Planning Department and County Council do decide to support Ms. Faulkner and approve the rezoning request, we hope to be given the respect of honoring certain wishes that we have regarding use, privacy, and safety.

Thank you for the time and service you give to our community, and for taking the time to read my opinions on the matter at hand. The Planning Department staff have all been very helpful and patient with me as I have tried to understand the rezoning process and UDO, and I appreciate your help.

Sincerely,



Angela Tate
9143 Pembroke Court
Indian Land, SC 29707
513-659-3432

vague nature of this request. Until further information is provided, I would request that the planning board not recommend this parcel to be rezoned.

However, if it is determined that it is acceptable to rezone the property, then I would request that the rezoning be a conditional use. In doing this, the Planning Board and Council may apply the following restrictions:

1. Restrict the allowable uses to only those acceptable to the surrounding neighborhoods.
2. Require the building envelope to be positioned in a location that would not be too close to the adjacent properties.
3. Limit the allowable height of site light poles and require light screening so that no light be allowed to encroach onto adjacent properties, and no light fixtures illumination to be seen from surrounding properties.
4. Increase the buffer requirement to require screening to be opaque through a combination of berms, fencing, and planting.
5. Impose noise requirements for decibels heard from surrounding properties to a level acceptable to the neighborhoods.

There may be other concerns as the process evolves, but this is a list of concerns at present. If there was a specific use and layout including architectural views for the neighborhoods to review, it would be easier to work together to find a good solution. It is not my wish to hinder Ms. Faulkner's options for her property any more than necessary, however I do want to ensure that the quality of life is not adversely affected for the surrounding properties.

Respectfully:

A handwritten signature in black ink, appearing to read 'Curt Atkins', with a long horizontal stroke extending to the right.

CURT ATKINS

Agenda Item Summary

Ordinance # 2018-1513

Contact Person: Penelope G. Karagounis, Planning Director

Date Requested to be on Agenda: May 14, 2018

Issue for Consideration:

Application of Lancaster County to amend the Unified Development Ordinance, Appendix C, R-19 Sheet 2 of 2. This text amendment will add trail detail schematics and provide trail width requirements for the different trail types.

Points to Consider:

The trail detail schematics and trail width requirements for the different trail types have been reviewed and supported by the Carolina Thread Trail.

Funding and Liability Factors: N/A

Council Options: To approve or deny the text amendment.

Recommendation: At the Lancaster County Planning Commission meeting on April 17, 2018, the Planning Commission recommended to approve the text amendment by a vote of (5-0). Two members of the Planning Commission were absent and that is why the vote was 5-0.

STATE OF SOUTH CAROLINA

ORDINANCE NO.: 2018-1513

COUNTY OF LANCASTER

AN ORDINANCE

TO AMEND A SECTION OF THE UNIFIED DEVELOPMENT ORDINANCE, APPENDIX C, R19, SHEET 2, RELATING TO TRAIL DETAIL SCHEMATICS AND TRAIL WIDTH REQUIREMENTS FOR THE DIFFERENT TRAIL TYPES.

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

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

WHEREAS, the text amendment noted herein has been reviewed and recommended by the Planning Staff and the Planning Commission and, following additional review by County Council, it is the finding of County Council that the recommended amendment is reasonable, necessary and appropriate in all respects;

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

Section 1. Title.

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

The present Trail Detail identified as R19, Sheet 2 of 2, located in Appendix C of the Lancaster County Uniform Development Ordinance shall be removed and replaced by a revised R19, Sheet 2 of 2, a copy being attached hereto and incorporated fully herein.

Section 2. Severability.

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

Section 3. Conflicting Provisions.

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

Section 4. Effective Date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2018.

LANCASTER COUNTY, SOUTH CAROLINA

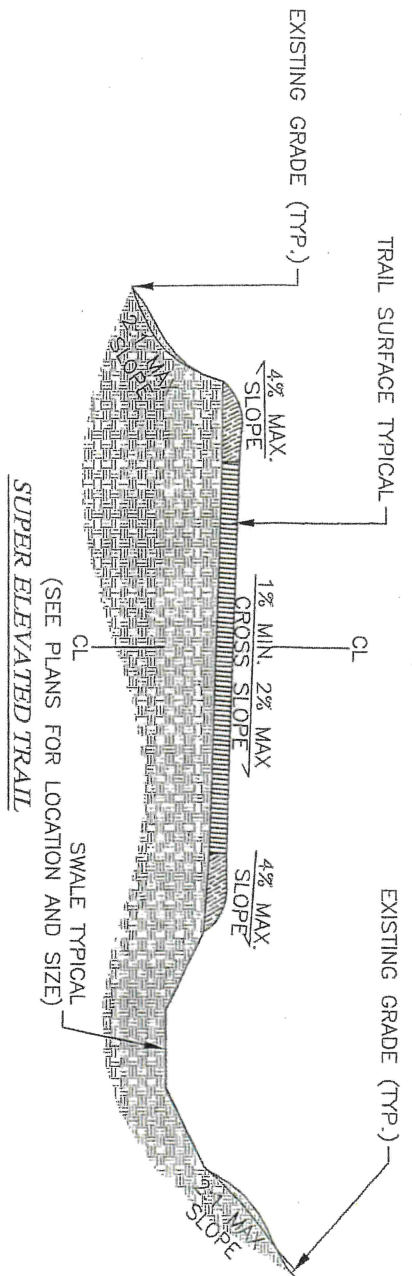
Steve Harper, Chair, County Council

Larry Honeycutt, Secretary, County Council

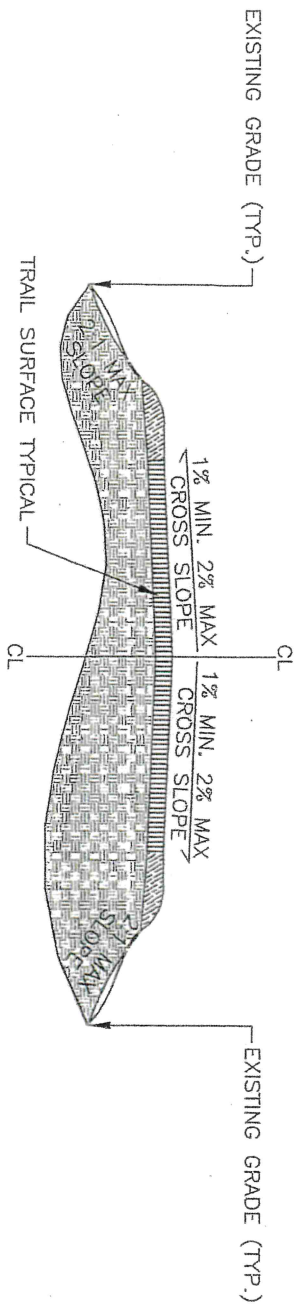
Attest:

Sherrie Simpson, Clerk to Council

First Reading:	May 14, 2018	
Second Reading:	May 29, 2018	(Tentative)
Third Reading:	June 11, 2018	(Tentative)



- NOTES:
- 1.) SEE PLANS FOR DETERMINATION FOR TRAIL SLOPES.
 - 2.) SIDE SLOPE USED TO TIE INTO EXISTING GRADE SHALL NOT EXCEED 2:1.



TRAIL WIDTH REQUIREMENTS

TRAIL TYPE	TRAIL WIDTH
SHARED USE TRAIL	10' MIN. - 12' PREFERRED (2' MIN. SHOULDER ON BOTH SIDES OF TRAIL)
FOOTPATH HIKING	3' MIN. - 6' PREFERRED
BOARDWALKS	8' MIN. (UP TO 14' IF EMERGENCY VEHICLES IS REQUIRED)
EQUESTRIAN	4' MIN. - 6' PREFERRED (CAN BE ADDED TO ONE SIDE OF SHARED USE TRAIL)

NOTE: IN HIGH USE ZONES THE COUNTY RESERVES THE RIGHT TO INCREASE THE WIDTH OF SHARED USE TRAILS UP TO 14'



EFFECTIVE DATE	11/26/2016
REVISIONS:	

TRAIL DETAIL

DETAIL No.	R19
	SHEET 2 OF 2

Proposal: Application of Lancaster County to amend the Unified Development Ordinance, Appendix C, R-19 Sheet 2 of 2. This text amendment will add trail detail schematics and provide trail width requirements for the different trail types.

Original Text Amendment: See Attachment 1.

Proposed Text Amendment: See Attachment 2.

Exhibits

1. Text Amendment Application
 2. Proposed Text Amendment
-

Findings and Conclusions

The proposed text amendment is to provide trail width requirements for the different trail types. Staff has consulted with the Carolina Thread Trail staff and they support the addition of the specified trail with requirements on the different trail types.

Planning Staff Recommendation

The Planning staff recommends to approve the amendment of the Unified Development Ordinance text for Appendix C, R-19, Sheet 2 of 2 to add trail detail schematics and provide trail width requirements for the different trail types.



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

TEXT AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant
- Fees associated with Application

GENERAL INFORMATION

UDO Section(s) Proposed to be Amended Appendix C, R-19 sheet 2 of 2

Current Text Trail detail = see attachment 1

Proposed Text Adding trail with requirements

See Attachment 2

Description of Need for Proposed Text To provide trail with requirements for the different trail types.

☒ Additional pages attached for more information

CONTACT INFORMATION

Applicant Name Lancaster County

Address P.O. Box 1809

City Lancaster State SC Zip 29721 Phone 803-416-9300

Fax _____ Email Swillisc@lanasteresc.net

APPLICATION CERTIFICATIONS

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


Applicant

3-5-18
Date

Property Owner(s)

Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number UDO-TA-018-003 Date Received 3-5-18 Receipt Number —

Amount Paid Fee Waived Check Number — Cash Amount —

Received By JB Planning Commission Meeting Date 4-17-18

SCHEDULE/PROCESS

1. Submit Application

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

2. Planning Commission

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

3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval.

APPENDIX C

LANCASTER COUNTY

MANUAL OF SPECIFICATION AND STANDARD DETAILS



November 28, 2016

Table of Contents

Section 1 – Standard Specifications

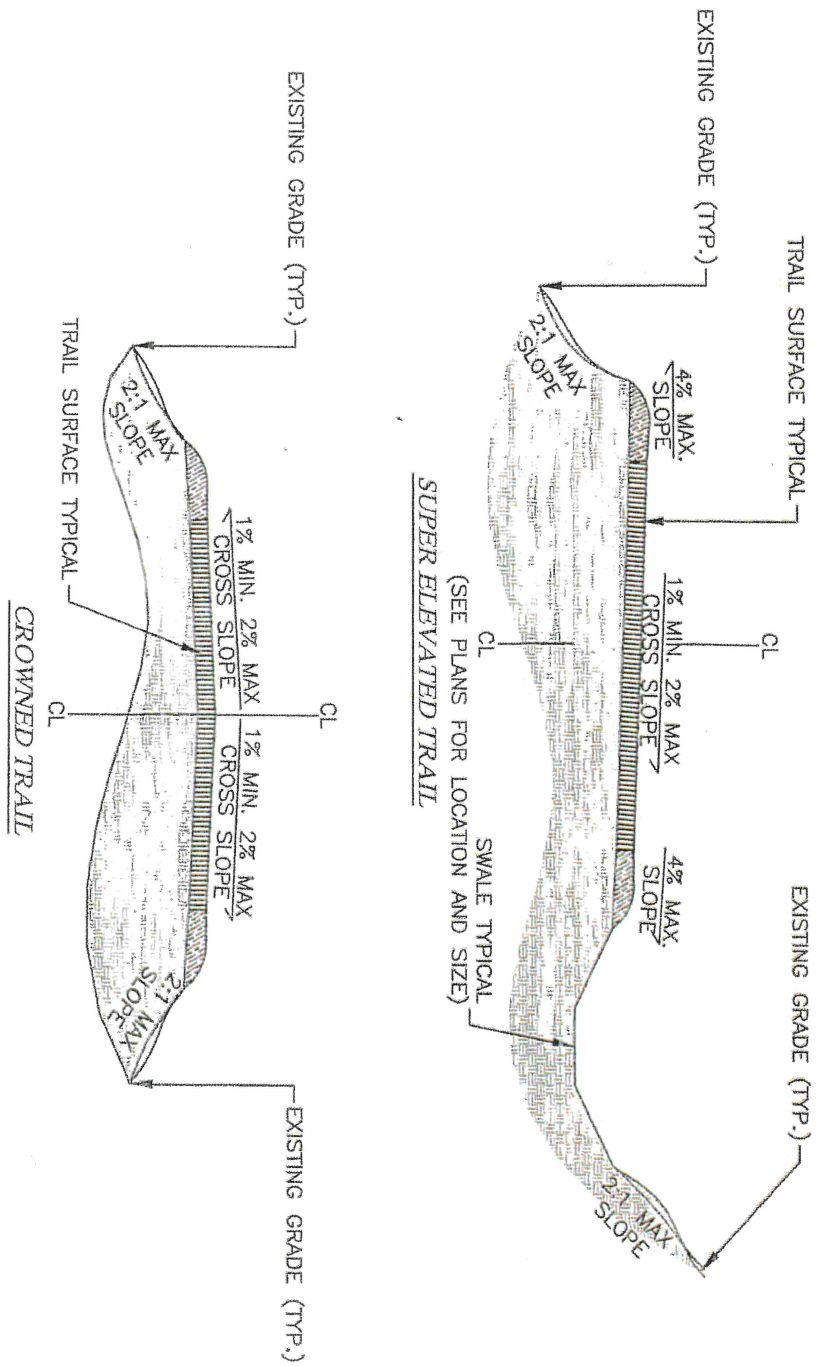
Section 2 –Roadway Details

Local Street (Urban)	R1
Local Street (Rural).....	R2
Collector (Urban).....	R3
Collector (Rural)	R4
Standard Collector (Bike Lanes)	R5
Commercial/Arterial (Urban)	R6
Commercial/Arterial (Rural).....	R7
Alley.....	R8
Standard Concrete Curb & Gutter	R9
Curb End Taper	R10
Residential Cul-de-sac Dimensions	R11
Cluster Box Unit (CBU) Mailbox – Type I.....	R12
Cluster Box Unit (CBU) Mailbox – Type II.....	R13
Standard Driveway Apron.....	R14
Standard Concrete Multi-use Path	R15
Standard Concrete Sidewalk.....	R16
Standard Utility Locations in Street	R17
Open Cut Repair for Roadways	R18
Trail Details	R19
Parking Standards	R20

Section 3 – Storm Water Details

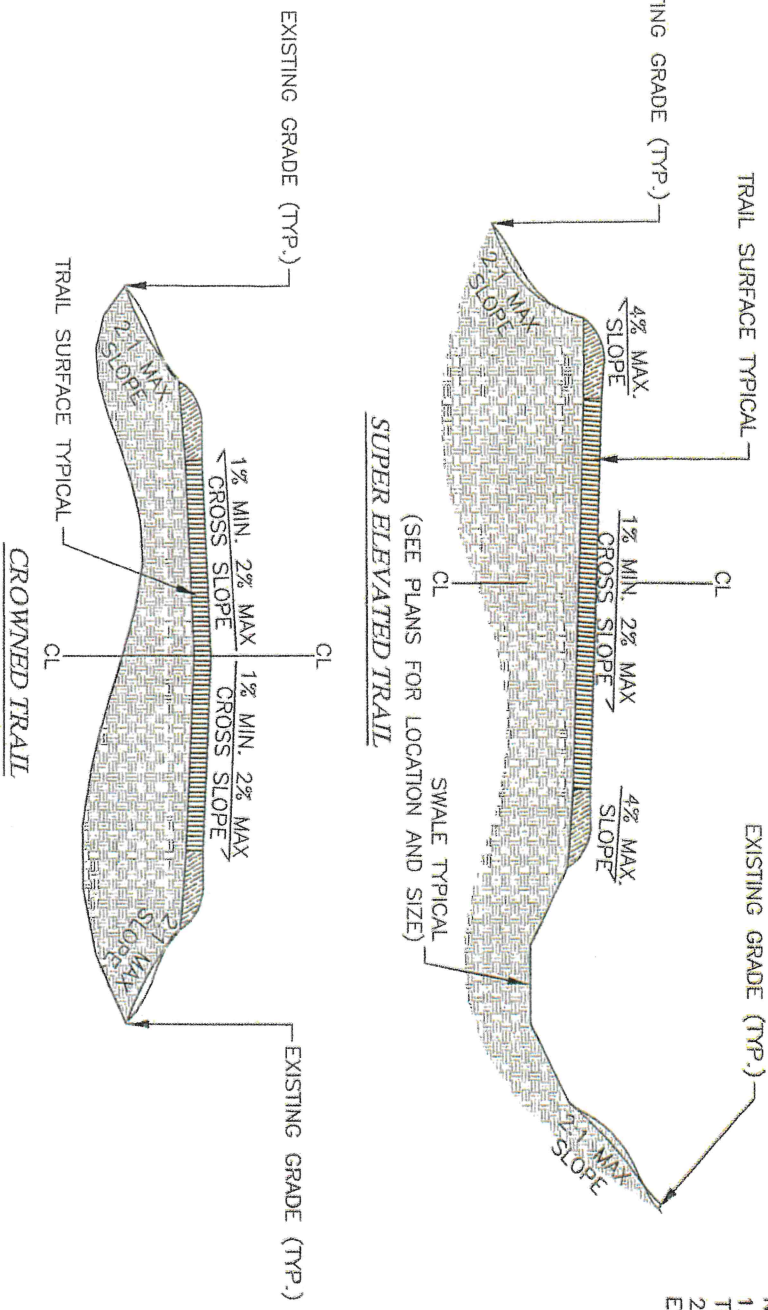
Minimum Drainage Easement Requirements.....	SD1
Trench Detail for Storm Drain Pipes	SD2
Structure Steps.....	SD3

Attachment 1 TO BE DELETED



- NOTES:
- 1.) SEE PLANS FOR DETERMINATION FOR TRAIL SLOPES.
 - 2.) SIDE SLOPE USED TO TIE INTO EXISTING GRADE SHALL NOT EXCEED 2:1.

		EFFECTIVE DATE 11/26/2016	
REVISIONS:		DETAIL No.	
TRAIL DETAIL		R19 SHEET 2 OF 2	



NOTES:
1.) SEE PLANS FOR DETERMINATION FOR TRAIL SLOPES.
2.) SIDE SLOPE USED TO THE INTO EXISTING GRADE SHALL NOT EXCEED 2:1.

TRAIL WIDTH REQUIREMENTS

TRAIL TYPE	TRAIL WIDTH
SHARED USE TRAIL	10' MIN. - 12' PREFERRED (2' MIN. SHOULDER ON BOTH SIDES OF TRAIL)
FOOTPATH HIKING	3' MIN. - 6' PREFERRED
BOARDWALKS	8' MIN. (UP TO 14' IF EMERGENCY VEHICLES IS REQUIRED)
EQUESTRIAN	4' MIN. - 6' PREFERRED (CAN BE ADDED TO ONE SIDE OF SHARED USE TRAIL)

NOTE: IN HIGH USE ZONES THE COUNTY RESERVES THE RIGHT TO INCREASE THE WIDTH OF SHARED USE TRAILS UP TO 14'



EFFECTIVE DATE
11/26/2016

REVISIONS:

TRAIL DETAIL

DETAIL No.

R19
SHEET 2 OF 2

Agenda Item Summary

Ordinance # 2018-1514

Contact Person: Penelope G. Karagounis, Planning Director

Date Requested to be on Agenda: May 14, 2018

Issue for Consideration:

Application of Lancaster County by the Zoning Department to amend the Chapter 5, Use Regulations, Section 5.10, Agriculture Uses, Subsection 5.10.1, Animal Production, General Farms [AR, RR, RN, RUB, LDR] of the Lancaster County Unified Development Ordinance by deleting "tether, or other type enclosure or structure such as a barn in Subsection 5.10.1, A. and by deleting #2 of Subsection 5.10.1, A. where it states shall be 50 feet from the property line of an adjoining lot.

Points to Consider:

The proposed text amendment is to delete the 50 feet from the property line of an adjoining lot because the Zoning Department received complaints from property owners that they were concerned for any new General Farms, the fencing requirement would prohibit to use all of their property due to the fencing being required to be 50 feet from the property line of adjoining lot.

Funding and Liability Factors: N/A

Council Options: To approve or deny the text amendment

Recommendation: At the Lancaster County Planning Commission meeting on April 17, 2018, the Planning Commission recommended to approve the text amendment by a vote of (5-0). Two members of the Planning Commission were absent and that is why the vote was 5-0.

AN ORDINANCE

TO AMEND A SECTION OF THE UNIFIED DEVELOPMENT ORDINANCE, SECTION 5.10.1A, RELATING TO MINIMUM SETBACK REQUIREMENTS FOR FARM ANIMALS.

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

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

WHEREAS, the text amendment noted herein has been reviewed and recommended by the Planning Staff and the Planning Commission and, following additional review by County Council, it is the finding of County Council that the recommended amendment is reasonable, necessary and appropriate in all respects;

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

Section 1. Title.

The text of the Lancaster County Uniform Development Ordinance shall be amended in the following particulars and henceforth shall read as follows

5.10.1 ANIMAL PRODUCTION, GENERAL FARMS [AR, RR, RN, RUB, LDR]

- A. Minimum setback requirements for keeping any horse, mule, pony, cow, sheep, goat, swine or other livestock, including poultry, by a fence shall be 100 feet from any septic tank or private water supply intended for human consumption.**

Section 2. Severability.

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

Section 3. Conflicting Provisions.

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

Section 4. Effective Date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this _____ day of _____, 2018.

LANCASTER COUNTY, SOUTH CAROLINA

Steve Harper, Chair, County Council

Larry Honeycutt, Secretary, County Council

Attest:

Sherrie Simpson, Clerk to Council

First Reading:	May 14, 2018	
Second Reading:	May 29, 2018	(Tentative)
Third Reading:	June 11, 2018	(Tentative)

5.10 AGRICULTURE USES**5.10.1 ANIMAL PRODUCTION, GENERAL FARMS [AR, RR, RN, RUB, LDR]**

A. Minimum setback requirements for keeping any horse, mule, pony, cow, sheep, goat, swine, or other livestock, including poultry, by means of tether, fence, or other type enclosure or structure such as a barn shall be as follows:

1. 100 feet from any septic tank or private water supply intended for human consumption,
2. 50 feet from the property line of an adjoining lot.

B. Waste lagoons shall not be permitted within a flood hazard area.

C. Best management practices shall be applied in using and maintaining structures for livestock including stables, so as to eliminate or minimize nuisances and adverse impacts to the maximum extent possible.

5.10.2 ANIMAL PRODUCTION FACILITIES, NON-SWINE [AR]

Such uses shall comply with South Carolina Code of Laws, Title 46, Chapter 45, Section 46-45-60 (Local Ordinances to Contrary Null and Void) minimum separation distances required between this use, including all buildings and structures, shall be based upon South Carolina Department of Health and Environmental Control R.61-43 (Standards for the Permitting of Agricultural Animal Facilities). All SCDHEC requirements relative to non-swine agricultural facilities are contained in part 200 of R.61-43. All requirements of R.61-43, part 200 must be met in order to obtain an agricultural permit or authorization to operate non-swine agricultural facilities from SCDHEC.

5.10.3 ANIMAL PRODUCTION FACILITIES, SWINE [AR]

Such uses shall meet the following requirements:

- A. The minimum separation distance between swine operations shall be five miles including swine facilities located in adjacent counties to Lancaster County.
- B. Except for the owner's residence and/or facilities used as part of the operation, including housing for farm labor, the minimum separation requirement between swine facilities and the following uses shall be as follows:

Uses	Separation Requirements
Residential Use	One half mile
Religious Institutions	One mile
Public or Private Schools and Education Facilities	Two miles
Public Parks and Recreational Facilities	One mile
Commercial and Industrial Uses	One mile
Incorporated Municipal Limits within County	Two miles
County Industrial Parks	Two miles
Public Waters Sources and Surface Water Intakes	One mile



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

Exhibit 1

TEXT AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant
- Fees associated with Application

GENERAL INFORMATION

UDO Section(s) Proposed to be Amended

Current Text

Ch. 5, Sec. 5.10 Agriculture Uses,
Subsection 5.10.1 Animal
Production, General FARM S

See Attachment

Proposed Text

See attachment

Description of Need for Proposed Text

Deleting tether, other type
enclosure or structure such as A barn
under Section 5.10.1 Animal Production, General
FARM S. We are proposing to also delete the
50 feet from the property line of an
adjoining lot for fences.

☐ Additional pages attached for more information

CONTACT INFORMATION

Applicant Name

Address

City

Fax

Lancaster County Zoning Dept.

P.O. Box 1809

Lancaster

State

SC

Zip

29721

Phone

416-9777

Email

Kcauthen@lanastercountysc.net
Kenneth Caution

Exhibit 1

APPLICATION CERTIFICATIONS

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

L.H.C. Cuth
Applicant

3-14-18
Date

Property Owner(s)

Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number UDO-TA-018-004 Date Received 3-14-18 Receipt Number —

Amount Paid Fee waived Check Number — Cash Amount —

Received By JB Planning Commission Meeting Date 4-17-18

SCHEDULE/PROCESS

1. Submit Application

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

2. Planning Commission

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

3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval.

Exhibit 2

Chapter 5, Use Regulations, Section 5.10 Agriculture Uses,

Subsection 5.10.1 Animal Production, General Farms [AR, RR, RN, RUB, LDR]

A. Minimum setback requirements for keeping any horse, mule, pony, cow, sheep, goat, swine, or other livestock, including poultry, by means of tether, fence, or other type enclosure or structure such as a barn shall be as follows:

1. 100 feet from any septic tank or private water supply intended for human consumption,
2. 50 feet from the property line of an adjoining lot.

Proposed New Text:

Chapter 5, Use Regulations, Section 5.10 Agriculture Uses,

Subsection 5.10.1 Animal Production, General Farms [AR, RR, RN, RUB, LDR]

A. Minimum setback requirements for keeping any horse, mule, pony, cow, sheep, goat, swine, or other livestock, including poultry, by means of a fence shall be 100 feet from any septic tank or private water supply intended for human consumption.

LANCASTER COUNTY BOARDS & COMMISSIONS
APPLICATION FOR SERVICE



Name William R. (Bill) Simmons County Council District _____

Mailing Address _____ City/Zip Indian Land, SC 29707-3548

Street Address Same Registered Voter yes X no _____

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

Email: bsimmons02@earthlink.net

Occupation Retired Engineer/Pilot Place of employment N/A

Address N/A Normal working hours N/A
(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 Airport Authority Board 2nd choice _____

3rd choice _____

Reason for interest

I currently own an airplane, hangared at the Lancaster Airport, since I moved to South Carolina in 2013. Prior to moving to SC, I was on the Warren County airport Authority Board in Ohio for 13 years, serving as President for 11 years. Over the last 4 years I have had many discussions with the airport manager, Paul Moses, about issues and opportunities at our airport. I like what I've seen and heard and believe I can make a positive contribution to the board's ongoing efforts to manage this important County asset.

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)

Commercial Pilot with instrument and multi-engine rating, USAF Command Pilot, Mechanical Engineer, Airport Authority Board Member for 13 years, 11 as President, in Ohio. Extensive experience working with County Commissioners, FAA Airports District Offices, Consulting Engineers, Airport Master Plan issues, airspace compliance problems, zoning, eminent domain and condemnation, contracting, bidding, work supervision, obtaining and managing FAA grants, public meetings, as well as other day-to-day airport issues.
(See attached "proclamation")

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

Have you ever served on a county board? Yes If yes, list Warren County Ohio Airport Authority Board

Additional pertinent information

Applicant's signature William R. Simmons Date August 11, 2017
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

Proclamation

*From the Office of the Board of County Commissioners
Warren County, Ohio*

HONOR WILLIAM SIMMONS FOR HIS MANY YEARS OF DEDICATED SERVICE
ON THE WARREN COUNTY AIRPORT AUTHORITY BOARD
AND PROCLAIM SEPTEMBER 24, 2013, AS "WILLIAM SIMMONS DAY" IN WARREN COUNTY

WHEREAS, William Simmons is an outstanding citizen of Warren County who has devoted himself to the service of the citizens of Warren County; and

WHEREAS, Mr. Simmons graduated from the University of Cincinnati with a Bachelor of Science in Mechanical Engineering and was commissioned into the United States Air Force through the ROTC program, assigned to Vance Air Force Base in Oklahoma for pilot training where he received his wings in 1966; and

WHEREAS, during his 28 year career in the United States Air Force and Air National Guard, Mr. Simmons flew F-4 Phantoms in Japan, Korea and Southeast Asia, including 200 combat missions from Ubon, Thailand, where he received the Distinguished Flying Cross and thirteen Air Medals and also served as a T-37 Instructor Pilot and Chief of Maintenance Flight Test at Williams Air Force Base, Arizona, and flew F-100 Supersabers and A-7 Corsairs in the Ohio Air National Guard and while on diplomatic duty in Korea was awarded his wings as a pilot in the Republic of Korea Air Force, working his way through the ranks to become a Lieutenant Colonel; and

WHEREAS, Mr. Simmons was appointed to the Warren County Airport Authority on October 10, 2000, and was elected as President of the Airport Authority Board in 2002, and through his tenure, has made many strides in making the airport a more attractive place to fly, as evident by diligently working to obtain millions of dollars in FAA Grants to improve the airport making it safer by adding weather reporting, removing obstructions, making more of the runway available for landing and allowing improved instrument approaches, bringing the airport up to current FAA standards, and working towards a new taxiway to replace the airport's aging taxiway; and

WHEREAS, this Board desires to honor Mr. William Simmons for his many years of loyal and dedicated service to the citizens of Warren County; and

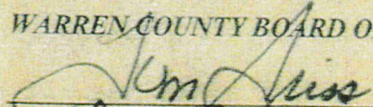
NOW THEREFORE BE IT RESOLVED to recognize and honor Bill Simmons for his many years of leadership and proclaim Tuesday, September 24, 2013, as

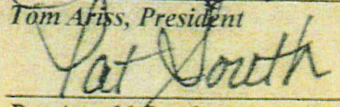
"WILLIAM SIMMONS DAY"

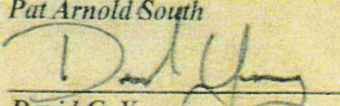
in Warren County and encourage others to honor him for his dedication to Warren County.

IN WITNESS WHEREOF, we have hereunto subscribed our names and caused the seal of Warren County to be affixed at Lebanon this 24th day of September in the year of our Lord, Two Thousand Thirteen.

WARREN COUNTY BOARD OF COMMISSIONERS


Tom Ariss, President


Pat Arnold South


David G. Young



LANCASTER COUNTY BOARDS & COMMISSIONS
APPLICATION FOR SERVICE

Name Sarah McPeek County Council District 7

Mailing Address _____ City/Zip Indian Land 29707

Street Address _____ Registered Voter yes^x no

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

Email: s_mcpeek@yahoo.com

Occupation Executive Assistant Place of employment Saint Benedict Press

Address 13315 Carowinds Blvd; Charlotte, NC 28273 Normal working hours 8:00a - 5:00p
(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 PVFD Fee Board 2nd choice _____

3rd choice _____

Reason for interest

Lived most my life here in the upper panhandle. Always concerned about what is going on and how the money is spent.

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)

In my career I have always been given a "budget" in which to spend. Never once have gone over budget! Just have a talent for budgeting. I've also been an Executive Assistant for over 15 years and am able to fill the Secretary position if need be.

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

Served on the Ladies Aux. board for around 8 years.

Applicant's signature

eSigned via SeamlessDocs.com
Sarah A. McPeek
Key: 349d9b47d3d0e37ae264bd1c81dd9b1

Date 5.7.18

Receipt of application does not guarantee an appointment. Applicants will be notified of appointments by mail.

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

RESOLUTION NO. 0999-R2018

A RESOLUTION

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

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

Section 1. Findings.

WHEREAS, Lancaster County Council approved Resolution 0995-R2018 related to the fact that sidewalks are needed in the vicinity of Indian Land Middle and High Schools, and

WHEREAS, the South Carolina Department of Transportation advised the data supplied on the prior application was incorrect, and

WHEREAS, the Council of Governments now has the new numbers for the local grant match related to the sidewalk project.

Section 2. Authorization by County Council.

By way of Resolution Number 0999-R2018 the Lancaster County Council hereby authorizes the increase of the local cash match from twenty four thousand one hundred fifty seven dollars (\$24,157) to sixty seven thousand six hundred and eighty dollars (\$67,680) with funding coming from the FY 18-19 Grant Match account.

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



April 25, 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.

On June 1, 2018, the Animal Planet channel is moving to the SPP Select Tier.

On May 30, 2018 we will be adding the following channels to our Hispanic Spectrum Choice Tier: Discovery En Espanola, ESPN Deportes, Fox Deportes, Univision Deportes, beIN SPORTS En Espanola, CNN En Espanola, WAPA America, Estrell TV, UniMas and Azteca America.

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 (919) 882- 4741 or via email at mia.bailey@charter.com.

Sincerely,

A handwritten signature in black ink that reads "Mia D. Bailey". The signature is written in a cursive, flowing style.

Mia Bailey
Director of Government Affairs
Charter Communications



GOVERNMENT FINANCE OFFICERS ASSOCIATION
NEWS RELEASE

FOR IMMEDIATE RELEASE

04/23/2018

For more information contact:
Michele Mark Levine, Director/TSC
Phone: (312) 977-9700
Fax: (312) 977-4806
E-mail: mlevine@gfoa.org

(Chicago, Illinois)--The Certificate of Achievement for Excellence in Financial Reporting has been awarded to **County of Lancaster** by Government Finance Officers Association of the United States and Canada (GFOA) for its comprehensive annual financial report (CAFR). The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

An Award of Financial Reporting Achievement has been awarded to the individual(s) or department designated by the government as primarily responsible for preparing the award-winning CAFR.

The CAFR has been judged by an impartial panel to meet the high standards of the program, which includes demonstrating a constructive "spirit of full disclosure" to clearly communicate its financial story and motivate potential users and user groups to read the CAFR.

Government Finance Officers Association is a major professional association servicing the needs of nearly 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.

MEETINGS & FUNCTIONS – 2018

DAY/DATE	TIME	FUNCTION/LOCATION
Monday, May 14, 2018	6:00 p.m.	Council Meeting Council Chambers, Administration Building
Thursday, May 17, 2018	6:00 p.m.	Administration Committee Meeting Council Conference Room, Administration Building
Tuesday, May 22, 2018	3:00 p.m.	Infrastructure & Regulation (I&R) Committee Council Conference Room, Administration Building
Tuesday, May 22, 2018	5:00 p.m.	Public Safety Committee Meeting Council Conference Room, Administration Building
Monday, May 28, 2018		MEMORIAL DAY – COUNCIL MEETING MOVED TO TUESDAY, MAY 29, 2018
TUESDAY, May 29, 2018	6:00 p.m.	Council Meeting Council Chambers, Administration Building

LANCASTER COUNTY STANDING MEETINGS

The Tuesday following 1st Council meeting (most of the time it is the 2nd Tuesday)
 5:00 p.m. ... Public Safety Committee
 The Tuesday following the 1st Council meeting (most of the time it is the 2nd Tuesday)
 3:00 p.m. ... Infrastructure and Regulation Committee
 The Thursday following the 1st Council meeting (most of the time it is the 2nd Thursday)
 6:00 p.m. ... Administration Committee
 1st Thursday of each month 7:00 p.m. ... Fire Commission, Covenant Street EOC Building
 1st Tuesday of each month 6:00 p.m. ... Zoning Appeals Board, County Council Chambers
 2nd Tuesday of each month 6:30 p.m. ... Recreation Commission, 260 S. Plantation
 Last Tuesday of each month (Every other month – Beginning with Feb.) 6:00 p.m. Library Board, Carolinian Room, Library
 2nd Wed (Jan/March/May/July/Sept/Nov) 11:45 a.m. ... Health & Wellness Comm., various locations
 2nd Tuesday 6:00 p.m. ... Historical Commission, Historic Courthouse
 3rd Thursday of each month 6:30 p.m. ... Community Relations Commission, Marine Corps League Lodge
 1st Thursday of each month 5:00 p.m. ... Planning Commission work session, County Council Chambers
 3rd Tuesday of each month 6:00 p.m. ... Planning Commission, County Council Chambers