

Lancaster County Council Infrastructure and Regulation (I & R) Committee Regular Meeting Agenda

Tuesday, August 14, 2018

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

1. Call to Order Regular Meeting – Committee Member Billy Mosteller 3:00 p.m.
2. Approval of the agenda *[deletions and additions of non-substantive matters]*
3. Citizens Comments
4. Approval of Minutes from the June 12, 2018 I&R Committee regular meeting – pgs. 2-5
5. Discussion / Action Items
 - a. Discussion of potential plan to close Hector Road Railroad Crossing: purpose, need and history of project and the NEPA process - **Brian E. Gackstetter, EI, Division Rail Coordination Engineer, Rail Division, North Carolina Department of Transportation – pgs. 6-12**
 - b. Discussion of Demolition of Abandoned/Destroyed Houses – **Shannon Catoe/Amy Bowers – pgs. 13-15**
 - c. Update on directional signs for the Recreation Department fields – **Hal Hiott/Steve Willis**
 - d. Update on Buford Playground – **Hal Hiott**
 - e. Discussion of Regent Parkway – **Steve Willis/Jeff Catoe**
6. Adjournment

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

Lancaster County Council Infrastructure and Regulation Committee agendas are posted at the Lancaster County Administration Building and are available on the Website: www.mylancaster.org



Members of Lancaster County Council
I & R Committee

Larry Honeycutt, District 4, Chairman
Terry Graham, District 1
Billy Mosteller, District 3

DRAFT

Minutes of the Lancaster County Council Infrastructure and Regulation (I & R) Committee Regular Meeting

101 N. Main Street, Lancaster, SC 29720

Tuesday, June 12, 2018

Committee Members present were Larry Honeycutt, Terry Graham and Billy Mosteller. Council members Charlene McGriff, Steve Harper and Brian Carnes were also present at the meeting. Also present were County Administrator Steve Willis, Clerk to Council Sherrie Simpson, Deputy Clerk to Council Chelsea Gardner, Planning Director Penelope Karagounis, David Hooper of Rock Hill Fort Mill Area Transportation Study (RFATS) staff, Chief Financial Officer Veronica Thompson, Budget Analyst Kim Belk, Procurement Director Nicholas Miller, McMillan/Pazden/Smith Architect Cary Perkins, Public Works Director Jeff Catoe, various department heads and citizens. A quorum of the Lancaster County I & R Committee 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 for the required length of time.

Call to Order

Committee Chairman Larry Honeycutt called the regular meeting to order at approximately 3:00 p.m.

Approval of the Agenda

Billy Mosteller moved to approve the agenda. Seconded by Terry Graham. The approval of the agenda passed by unanimous vote of 3-0.

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Citizens Comments

Meta R. Smith, Indian Land, SC, spoke regarding the cats at the Animal Shelter.

Nadine Day, Indian Land, SC, spoke regarding the cats at the Animal Shelter.

Approval of Minutes

Terry Graham moved to approve the minutes from the May 22, 2018 I & R Committee regular meeting. Seconded by Billy Mosteller. The approval of the May 22, 2018 I & R Committee regular meeting minutes passed by unanimous vote of 3-0.

Discussion / Action Items

Discussion of RFATS Collector Road Study.

Penelope Karagounis stated that RFATS' goal for the Collector Road study is that every jurisdiction work together and adopt the plan. She further stated that the Collector Road Study presentation was being made so that Council can decide whether or not the County will adopt the Collector Road study. David Hooper of RFATS reviewed the Collector Road Study with the Committee and asked that Council consider adopting the Plan so that staff can actively use the document and reference it during planning and development. Penelope Karagounis stated that if Council adopts the Plan, staff will use it as a policy guide. David Hooper and Brian Carnes discussed the importance for regional cooperation for the plan for the RFATS region and area. After discussion of collector roads and growth in the RFATS area, the Committee asked that the Planning staff bring the Collector Road Study back to the I & R Committee for review in three or four months.

Discussion of Regent Parkway.

Brian Carnes stated that Regent Parkway is a connector road between York County and Lancaster County. He noted that the road is a privately held road. He further noted that it is a heavily travelled road. He stated that he would like a Resolution taken to Council that would allow the Administrator and County Attorney to negotiate with the owner of the road to see if he wanted to donate the road to the County. He stated that once upgrades have been made to the road to bring it up to County standards, then the State has already indicated that they would swap the road for a like section of unpaved road in the County and that they would eventually take control of the road. Billy Mosteller asked who owns the bridge and Brian Carnes indicated that York County owns the bridge because they have utilities under it. Steve Willis indicated that the preliminary costs to get the road up to standards will be approximately \$350,000 to \$400,000. He further noted that once the road is up to standards, the County and State can do a road swap.

Terry Graham moved that the County Attorney and County Administrator negotiate with the owner of Regent Parkway to discuss ownership of the road. Seconded by Billy Mosteller. The Committee passed the motion by unanimous vote of 3-0.

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Discussion of Animal Shelter.

Nicholas Miller provided a handout of the proposed floor plan for the proposed Animal Shelter, which is attached as Schedule A. Nicholas Miller and Cary Perkins reviewed the layout of the Shelter. Cary Perkins noted that Lancaster needs a Shelter that is efficient for staff and that can evolve and change over time so that the Shelter can grow in the future. Larry Honeycutt noted that a breakroom has been added to the floor plan. After discussion of the floor plan, Billy Mosteller moved that the Committee accept the design presented by the architect – at least for the time being – with the architect completing any additional work that may be necessary to make the animal shelter bid ready and that the Procurement Director initiate advertisement and bid process and to report progress on the bids at each Committee meeting hereafter. Seconded by Terry Graham. The motion passed by unanimous vote of 3-0.

Discussion of Garage.

Nicholas Miller stated that he has received the design estimates for the Garage, which are attached as Schedule B. He noted that the estimates contain two options: renovation of the existing structure or new construction. He noted that the estimates include site work and that the costs are higher than expected due to site work and generator costs.

Steve Harper stated that he cannot recommend a three million dollar Garage and he stated that he felt it could be remodeled for less than the estimate. Billy Mosteller stated that he would like to see the design and how the company came up with the estimates. Nicholas Miller stated that the square footage is based off of data entry points of machinery and inventory. The Committee discussed the budget for the Garage. Charlene McGriff stated that Council needs a reasonable budget for the Garage. Steve Harper stated that there is a disconnect between Council and staff regarding expectations for the Garage. Larry Honeycutt suggested that a discussion of the Garage be put off until the next I & R Committee meeting and that staff see if the Garage can be built within the 2.5 million dollar range.

Discussion of litter in Lancaster County.

Larry Honeycutt stated that there is a tremendous amount of litter in Lancaster County due to Encore papers. Steve Willis provided a handout, which is attached as Schedule C, which the County will provide to citizens so they can opt out of the Charlotte Observer Encore if they so desire. He noted that the County has also created some litter bags for citizens to use in their cars that may also help with litter in the County.

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Adjournment

Billy Mosteller moved to adjourn the meeting. Seconded by Terry Graham. The motion to adjourn passed by unanimous vote of 3-0. There being no further business, the I & R Committee meeting adjourned at approximately 4:03 p.m.

Respectfully Submitted:

Approved by the I & R Committee

Sherrie Simpson
Clerk to Council

Larry Honeycutt, Chairman

Agenda Item Summary

Ordinance # / Resolution#:	Referred Item – Resolution 1010-R2018
Contact Person / Sponsor:	Steve Willis
Department:	Administration
Date Requested to be on Agenda:	August I&R Meeting

Issue for Consideration:

This item, related to Hector Road, was referred by full Council for additional review.

Points to Consider:

We do not have full plans to review at this time and may not for several months. Once the information below is discussed it may be preferable to simply table the matter until further contacted by Union County and NCDOT.

When discussed by the MPO the project was approved for inclusion on the NC project list. Planning for the project will commence in the coming months. Funding for project construction is still several years away.

I learned from Bjorn that the failure to close Hector Road would not necessarily be a deal killer for CSX. They have existing right of way to double track the segment in South Carolina. They wanted to close the crossing from a safety standpoint.

If the existing single track is double tracked there is a possibility that the crossing could be blocked for some short time period as the train waits for another train. That is no different than today. If the crossing is blocked there are now multiple outlets from Hancock Road into Walnut Creek.

We lack right of way to widen Hector Road. Residents would have to donate land for there to be any widening of the roadway. Widening would not address the grade issues between SC 75 and the railroad crossing. Widening the roadway could worsen the cut through traffic from Walnut Creek which has concerned the residents in the past.

As a side note, without objection from the Committee, staff will ask for a motion to withdraw the Resolution at the second Council meeting in August. It is obvious that any progress on the overpass project will not occur this year and we need to resolve the Resolution by the end of the current term of Council. At some point in the future a new Resolution can be considered by a future Council.

Funding and Liability Factors:

None; project would be funded by NCDOT, CSX Railroad, and the Mecklenburg Union MPO.

Council Options:

Approve or reject the Resolution.

Staff Recommendation:

To be determined once plans are received.

Committee Recommendation:

To be determined.

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER

RESOLUTION NO.: 1010-R2018

A RESOLUTION

TO VOICE THE SUPPORT OF THE LANCASTER COUNTY COUNCIL TO THE PROPOSAL BROUGHT FORWARD BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND THE CSX RAILROAD TO CLOSE THE HECTOR ROAD CROSSING LOCATED IMMEDIATELY NORTH OF HIGHWAY 75 AND TO REPLACE THAT CROSSING WITH A RAILROAD OVERPASS ON HELMS ROAD.

WHEREAS, Lancaster County has been contacted by representatives of Union County, North Carolina regarding a plan to potentially close the Hector Road railroad crossing with CSX. This proposal would be contingent upon NCDOT funding and the completion of a railroad overpass at the existing Helms Road crossing located in North Carolina; and

WHEREAS, Helms Road connects to Waxhaw Marvin Road which, in turn, intersects with Jim Wilson Road, Shelley Mullis Road and Marvin Road, providing, if ever necessary because of a problem with the Highway 521 bridge, a wide, two-lane paved road access back into Lancaster County ; and

WHEREAS, the present Hector Road crossing is a single lane road crossing with significant grade differential between the railroad crossing and Highway 75, creating the potential for trucks using that route to "bottom out"; and

WHEREAS, Lancaster County Council has received a presentation on the potential closure of the Hector Road railroad crossing and Council has considered the benefits of an alternative overpass at Helms Road, and find that the best interests of Lancaster County will be served by this Council's support for the proposal.

THEREFORE, BE IT RESOLVED, THAT Lancaster County Council offers its support of and provides its consent to the closure of the Hector Road railroad crossing and the construction of a two-lane railroad overpass on Helms Road.

SIGNATURES FOLLOW ON NEXT PAGE.

AND IT IS SO RESOLVED.

Dated this _____ day of _____, 2018.

LANCASTER COUNTY, SOUTH CAROLINA

Steve Harper, Chair, County Council

Larry Honeycutt, Secretary, County Council

Attest:

Sherrie Simpson, Clerk to Council

MEMORANDUM

TO: County Council

FROM: Steve Willis, County Administrator *SW*

TODAY'S DATE: June 25, 2018

DUE DATE: N/A

SUBJECT: Potential Closure of Hector Road Railroad Crossing

We have been contacted by Bjorn Hansen of the Union NC Planning Department regarding a plan to potentially close the Hector Road railroad crossing with CSX. This will be on the July 16 Council agenda as Council would have to consent to the closing. This would be contingent upon NCDOT funding and completing an overpass for the Helms Road crossing in NC.

CSX is proposing to lengthen the current passing siding that currently stops at the state line. This would extend into SC but the exact length is unknown.

As part of this, they are proposing the following:

- Closing all grade crossings between US 521 in Lancaster and downtown Waxhaw, NC.
- Construction of an overpass for the Helms Road crossing. This is still conceptual and no plans currently exist for review. This would be coordinated with NCDOT.
- The Helms Road overpass would be approximately 1½ miles from the Hector Road crossing and just under a mile from the state line.
- Helms Road connects to Waxhaw Marvin Road which intersects with Jim Wilson Road, Shelley Mullis Road, and Marvin Road (names are different in NC). This would give wide two lane paved road access back into Lancaster County should there ever be a problem with the US 521 bridge.
- The Hector Road crossing is a single lane road crossing with significant grade differential between the railroad crossing and SC 75. Any truck traffic would likely bottom out if it tried to cross there. There is no way to correct the grade differential.
- In the past I have heard complaints from the residents on Hancock Road about cut through traffic from SC 75 to Walnut Creek. This would eliminate that but we would still need to see what the residents think about this.

At this time this is just a proposal from Union County and NCDOT. I have attached two maps for your information; one is a wide view of the area and the other is a closer in view of the immediate area that would be affected. Please advise if you need any additional information for your consideration. Thanks.

SW

attachments

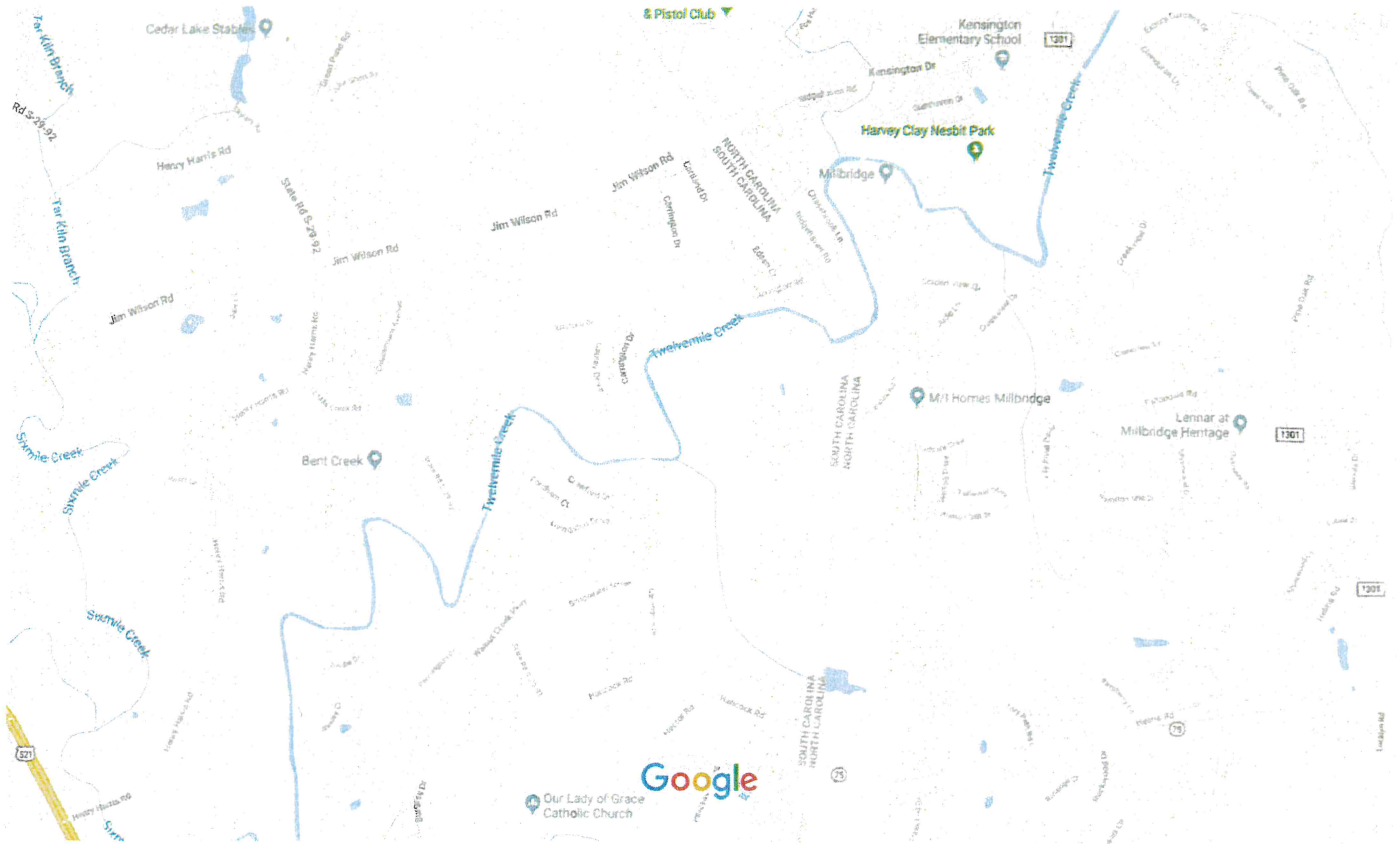
cc: Jeff Catoe, Public Services Director
Penelope Karagounis, Planning Director



Potential Road Project - Helms Road



Google Maps



Map data ©2018 Google 1000 ft

Complaint Notice of Unsafe Building and Abatement

Case # R-2018-022

Property Located at:

Tax Map Number: 0082M-OH-005.00-001

Type of Structure: mobile home

You are hereby formally notified that the above referenced property and structure(s) has been deemed in violation of the International Property Maintenance Code, adopted by Lancaster County according to state mandate by the SC building Codes Council.

The conditions determining the building or structure unsafe and requiring corrections are described on the attached inspection report hereto. The structure and premises referenced above are illegal and shall be abated by repair, rehabilitation or by demolition. Said abatement shall commence within (60) sixty days from the date of arrival of this notice and continued to completion, not to exceed (90) ninety days from the date of arrival of this notice. If the violation is abated by repair/rehabilitation all permits must be obtained and repairs must comply with the requirements of the International Property Maintenance Code, latest addition, and all other applicable codes, in accordance with Section 108 of the International Property Maintenance Code. If demolition is necessitated a Lancaster County Demolition permit is required and must be obtained. Be also notified that permit time limitations do not override said days of commencement and completion stated above.

If the required repairs, rehabilitation or demolition is not commenced within or completed by the specified times, an order will be issued to vacate the premises and also posted to prevent further occupancy. Said premises shall remain vacant until approval is secured from this office.

Failure or refusal to commence and/or complete action to comply will force any or all of the following:

1. Lancaster County may implement action to have said premises repaired/rehabilitated to the extent required to render safe; or
2. Cause the premises/structure(s) to be demolished and all debris removed from said premises.
3. Litigation enacted charging you with violation of County Ordinance, the penalty for violation is a (\$500) five hundred dollar fine or (30) thirty days served in confinement. Each day of continued violation constitutes a separate offense.

Cost of repair, rehabilitation or demolition shall be applied as a lien on the property and/or collectable in the manner of applying to property taxes.

Be it further known that any or all persons having legal interest in the property may request a hearing by making a formal written request to the Zoning Official no later than (10) ten days from the date of service of this notice. Such appeal of this notice, to the Board of Adjustment and Appeals will be scheduled within (30) thirty days from date of service of this notice. Failure to request a hearing in the time specified will automatically constitute a waiver of all rights to an administrative hearing.

No person(s) shall deface or remove this notice from premises which has been determined to be unsafe.

Your cooperation and immediate attention to this matter of repair, rehabilitation and/or demolition of the premises, structure(s) will be greatly appreciated. Please contact this office at (803)416-9777 if you have questions or need clarification of facts pertinent to this notice.

Lancaster County

**Amy Bowers
Zoning Officer**

July 6, 2018

Witness

Witness

Notary Public for South Carolina

Commission expires

STATE OF SOUTH CAROLINA)

ORDER TO DEMOLISH

COUNTY OF LANCASTER)

Date: March 27, 2018

VERSES:

NAME:

ADDRESS:

CASE: R-2018-002

Property located at:

Tax Map Number: 0003-00-069.00

WHEREAS: The structure(s) situated on your property referenced above and verified by Lancaster County Tax records have been deemed by Lancaster County Building & Zoning as Unsafe, Unsanitary, and Dangerous to human life and therefore are subject to the International Building Code, 200 Edition and as such shall be brought into compliance.

WHEREAS: In addition said structure(s) constitutes a public nuisance and hazard safety and health by reason if inadequate maintenance, dilapidation, obsolescence or abandonment. Such structures constitute violation to public welfare and thereby must be abated.

WHEREAS: Said structure(s) are deemed beyond the capability of repair or rehabilitation by such conditions of decay, deterioration and dilapidation that abatement can only be allowed by demolition.

Therefore: You are hereby ordered to demolish and remove all debris within (30) thirty days from date of arrival of this order. Initial action to begin demolition on said structure(s) shall be within (10) ten days of arrival of this notice as stated above not to exceed (30) thirty days. If said demolition has commenced as stated above and for reasonable cause an extension of time is necessitated or extension of time could be granted by the Lancaster County Building Official for due cause up to an additional (20) twenty working days. All applicable permits such as Lancaster County Demolition Permit and/or if applicable SCDHEC permits are required and shall be attained prior to demolition. Failure to comply with said order or to attain permits shall constitute a misdemeanor violation subject to a penalty fine up to (\$200.00) two hundred dollars or (30) thirty days served in confinement. In addition, Lancaster County will cause the structure(s) in violation to be demolished and all such applicable charges to the property taxes and/or a lien on said property. Each day of violation constitutes a separate offense and penalty.

Amy Bowers – Lancaster County Zoning Officer