

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER

FILED
OFFICE OF CLERK
OF COURT

ORDINANCE NO.: 2017-1448

2017 JUN 27 PM 3:00

CLERK OF COURT
LANCASTER, SC

AN ORDINANCE

TO AUTHORIZE AND APPROVE THE LONG TERM LEASE OF TWO COUNTY OWNED PARCELS OF REAL PROPERTY TO THE INDIAN LAND VOLUNTEER FIRE DEPARTMENT, INC. FOR THE DEPARTMENT'S USE IN PROVIDING ENHANCED FIRE SERVICE PROTECTION

WHEREAS, Lancaster County is the owner of two parcels of real property located within the boundaries of the Indian Land Fire District, namely:

1. **TMS# 0016-00-031.01** – a 2.2 acre parcel adjacent to and north of Six Mile Creek Road (see Exhibit A attached hereto);
2. **TMS# 0013-00-061.01** – a 10.9 acre parcel adjacent to and north of Shelly Mullis Road (see Exhibit B attached hereto); and

WHEREAS, parcel #1 is adjacent to the existing INDIANLAND VOLUNTEER FIRE DEPARTMENT, INC.'s ("**ILVFD**") existing fire station and was donated to the County by a developer for use as a county recycling site, a use for which is no longer needed at that location; and

WHEREAS, ILVFD has requested that Lancaster County authorize and approve a long term occupancy of the parcel by ILVFD for its use in providing additional parking on the parcel, made necessary because of an planned expansion of the department's existing fire station; and

WHEREAS, a portion of parcel #2 is utilized at present as a recreation site designated as Roy Hardin Park, but the vast majority of the remaining acreage within the parcel is unused and not suitable for athletic fields because of the uneven terrain, the entire parcel having been donated to the County for its use as Council deems appropriate; and

WHEREAS, the ILVFD has requested that Lancaster County authorize and approve a long term occupancy of two (2) acres of the unused parcel by ILVFD for its use in constructing a fire substation to serve the northern portion of the district's fire protection area; and

WHEREAS, County Council has considered the request and the anticipated use thereof of both parcels by ILVFD and finds the purpose of the request to be appropriate and in the best interest of the county's citizens and residents in that panhandle area of the county.

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

1. The Indian Land Volunteer Fire Department, Inc. is approved and authorized to occupy and utilize all of TMS# 0016-00-031.01 and two (2) acres of TMS# 0013-00-061.01 as determined by a site survey as agreed to by both the ILVFD and the County Administrator; further
2. Occupancy of the two (2) parcels shall be established and vested via a written lease by and between the parties for a term not to exceed fifty (50) years at an annual lease rate of One (\$1.00) Dollar, said lease to be recorded in the Office of the Register of Deeds; further
3. The specific terms and conditions of the lease, once drafted, shall be presented to the Council for its consideration and ratification through the passage of a Resolution. Once ratified, the Administrator is authorized to execute the lease in behalf of Lancaster County.

Section 2. Severability

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

Section 3. Conflicting Provisions.

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

Section 4. Effective Date.

This ordinance is effective upon passage of Third Reading.

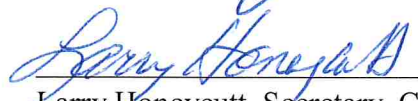
AND IT IS SO ORDAINED

Dated this 26th day of June, 2017

LANCASTER COUNTY, SOUTH CAROLINA

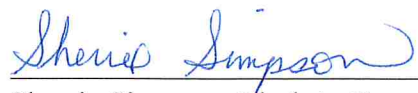


Steve Harper, Chair, County Council



Larry Honeycutt, Secretary, County Council

ATTEST:

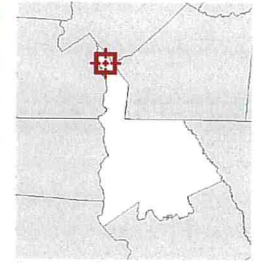


Sherrie Simpson, Clerk to Council

First Reading:	May 22, 2017
Second Reading:	June 12, 2017
Public Hearing	June 12, 2017
Third Reading:	June 26, 2017



Overview



Legend

- Address Numbers
- Parcel Numbers
- Parcels
- Roads
- Railroad

Parcel ID	0016-00-031.01	Owner	LANCASTER COUNTY	Last 2 Sales			
Class Code	Exempt		PO BOX 1809	Date	Price	Reason	Qual
Taxing District	Lancaster		LANCASTER, SC	4/12/2010	\$0	SOLD DOES NOT MATCH APPRAISAL RECORD	Q
Acres	2.194		29721	12/17/1998	\$10	INTER-COMPANY TRANSFER	Q
		Physical Address	0 SIX MILE CREEK RD				
		Assessed Value					

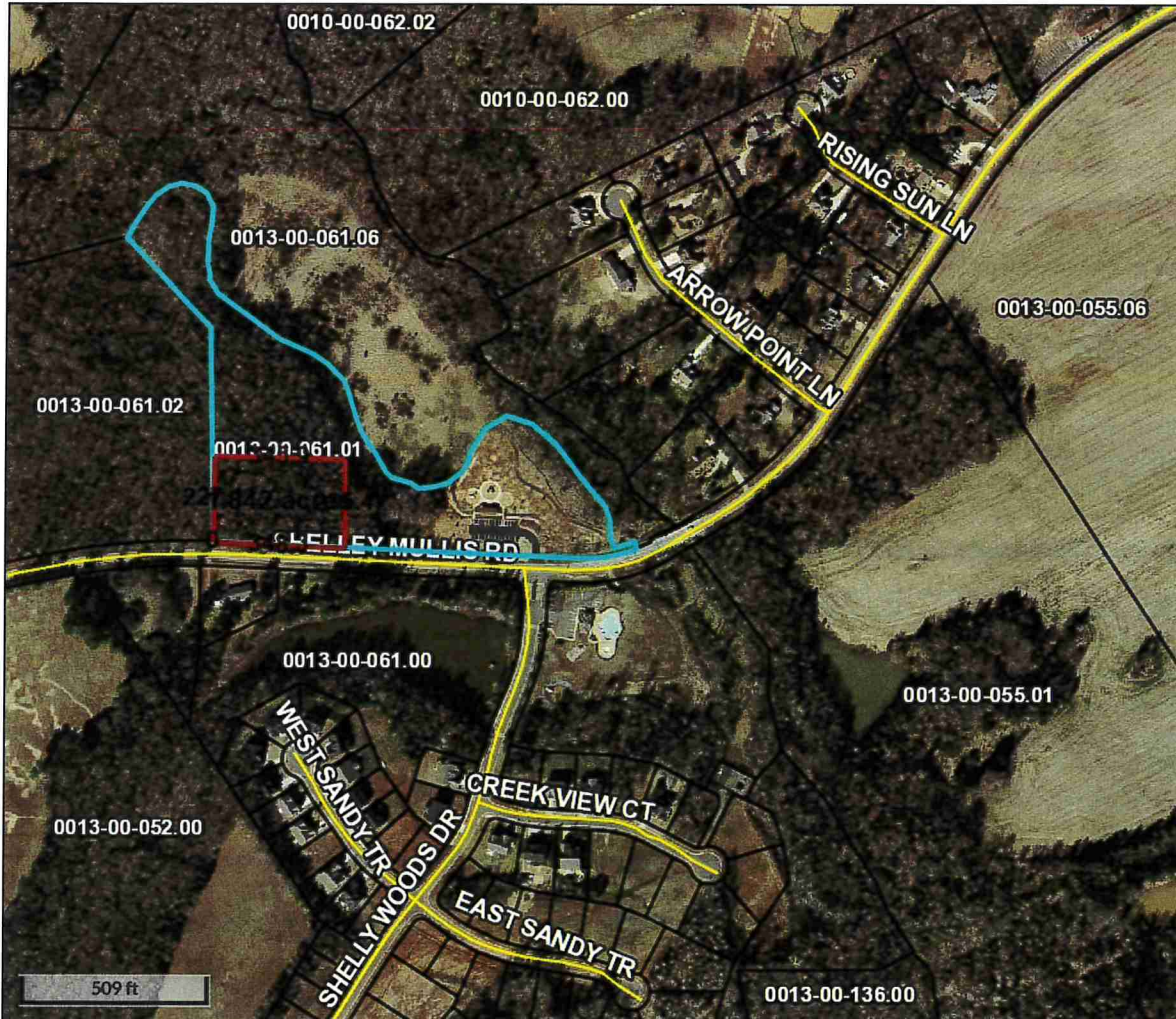
(Note: Not to be used on legal documents)

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Developed by
The Schneider Corporation



Overview



Legend

- Address Numbers
- Parcel Numbers
- Parcels
- Roads
- Railroad

Parcel ID	0013-00-061.01	Owner	LANCASTER	Last 2 Sales			
Class Code	Exempt		COUNTY	Date	Price	Reason	Qual
Taxing District	Lancaster		PO BOX 1809	4/21/2010	\$665000	NON ATI	Q
Acres	10.93		LANCASTER, SC	3/3/2010	\$396396	SOLD DOES NOT MATCH APPRAISAL RECORD	Q
		Physical Address	29721				
		Assessed Value	0 SHELLEY MULLIS RD				

(Note: Not to be used on legal documents)

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