

Lancaster County Council Regular Meeting Agenda

Monday, April 11, 2016

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

1. **Call Regular Meeting to Order – Chairman Bob Bundy** 6:30 p.m.
2. **Welcome and Recognition – Chairman Bob Bundy**
3. **Pledge of Allegiance and Invocation – Council Member Jack Estridge**
4. **Approval of the agenda** *[deletions and additions of non-substantive matter]*
5. **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]*
6. **Consent Agenda**
 - a. **Minutes of the following meetings**
 1. **March 14, 2016 Workshop and Regular meeting – pgs. 4-12**
 2. **March 21, 2016 Workshop and Regular meeting – pgs. 13-21**
7. **Non-Consent Agenda**
 - a. **Resolution 0915-R2016:** A Resolution to approve the late filing by Charles R. Joyner, Jr. for the 2015 Special Assessment as agricultural real property. *John Weaver- pgs. 22-27*
 - b. **3rd Reading of Ordinance 2016-1392 rezoning of three parcels by application of Haile Gold Mine, Inc.**

Ordinance Title: An Ordinance to amend the official zoning map of Lancaster County so as to rezone properties of Haile Gold Mine Inc. The first property is located on Gold Mine Highway ± 1,030 feet north of the intersection of Snowy Owl Road in Lancaster County, SC. The second property is located on Snowy Owl Road ± 1,100 feet east of the intersection of Gold Mine Highway in Lancaster County, SC. The third property is located on Haile Gold Mine Road ± 9,100 feet east of the intersection of Gold Mine Highway in Lancaster County, SC. All three properties to be rezoned from R-45A, Rural Residential/Intense Agriculture District to M, Mining District; and to provide for other matters related thereto. **Planning Commission recommended approval 7-0. Passed 7-0 at the March 21, 2016 Council Meeting. Penelope Karagounis – pgs.28-29**

c. 1st Reading of Ordinance 2016-1393 regarding enlarging the Walnut Creek Improvement District

Ordinance Title: An Ordinance to authorize certain modifications to the Walnut Creek Improvement District, including enlarging the district by adding certain parcels therein to Bond Area 2 and Bond Area 3; approving revised assessment rolls relating to such parcels; authorizing not exceeding \$[6,000,000] aggregate principal amount of assessment revenue bonds, in one or more series related to Bond Area 2 and Bond Area 3; and to provide for other matters relating thereto. (*Administration Committee – Favorable Recommendation*) *John Weaver – pgs. 30-43*

8. Discussion and Action Items

- a. Possible donation of land to the Lancaster County School District; parcel 0058-00-008.00. (Favorable – Administration Committee) *Steve Willis – pgs. 44-48*
- b. Noise Ordinance. (Favorable – Public Safety Committee) – *Steve Willis – pgs. 49-52*
- c. Board and Commission appointment – Fire Commission. *Debbie Hardin - pg. 53*

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

- Resolution 0911-R2016 regarding the use of funds from the sale of 3888 Chester Highway - *deferred at the 2-22-16 meeting*

10. Miscellaneous Reports and Correspondence – pgs. 54-56

- a. Capital Project Sales Tax Update
- b. Government Finance Officers Association award for the Certificate of Achievement
- c. Time Warner Cable

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

12. Executive Session

- a. **Economic Development Matters, SC Code §30-4-70(5)**
 - **Project 2015-4**
 - **Project 2016-3**
- b. **Receipt of legal advice relating to a matter of a pending, threatened or potential claim, SC Code §30-4-70(2)**

13. Calendar of Events pg.57

14. 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
Bob Bundy, District 3, Chairman
Brian Carnes, District 7, Vice Chairman
Steve Harper, District 5, Secretary
Jack Estridge, District 6
Larry Honeycutt, District 4
Larry McCullough, District 1
Charlene McGriff, District 2

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Minutes of the Lancaster County Council Workshop and Regular Meeting
101 N. Main Street, Lancaster, SC 29720

Monday, March 14, 2016

Council Members present were Bob Bundy, Larry McCullough, Jack Estridge, Brian Carnes, Larry Honeycutt, Steve Harper and Charlene McGriff. Also present was Steve Willis, Debbie Hardin, Brenisha Wells, Penelope Karagounis, Veronica Thompson, Kimberly Hill, John Weaver, the press and spectators. A quorum of Lancaster County Council was present for the meeting.

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

Call workshop to order

Chairman Bob Bundy called the workshop of Council to order at 5:00 p.m.

Kara Drane of the Catawba Regional Council of Governments and Penelope Karagounis, Planning Director, reviewed the attached presentation (schedule A) regarding the Unified Development Ordinance (UDO). Ms. Drane discussed the purpose of the update to the UDO is to have a more effective code that implements the Lancaster County Comprehensive Plan. She also discussed the differences between our current UDO and the proposed as being the overall organization, zoning districts and use classifications revised, development review process clarified, future amendments addressed differently, urban and rural communities protected and development encouraged near communities.

Ms. Karagounis and Ms. Drane discussed the public engagement aspect of the update was to have feedback from the community meetings, online resources, and stakeholder meetings. There

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were 125 participants at the four community meetings during September – October, 2015. They have also received 60 comments from property owners. There were stakeholder meetings with 30 people. The stakeholders were a group of people identified by Council, property owners, developers and citizens from all over the county. There will also be six focus group meetings in the coming week. Council requested a copy of the stakeholders list for the next meeting.

Next on the schedule are six focus groups that will have approximately 50 people and the proposed zoning maps will be available to the public to review over two days prior to the public hearing (March 29 and March 30).

Ms. Drane discussed how the new UDO will be organized and reviewed the new zoning districts and overlay districts. Ms. Drane noted that the Historic Overlay is not listed and is no longer needed. The Character Overlay District will be added and was inadvertently omitted from the slide show. She also stated they may add another overlay district that could include hazardous materials and river buffers.

Larry McCullough asked if there could be a deliverable that shows pending items such as Dave Lyle Boulevard. He noted that there are items that don't need to be dropped, but tracked.

Councilman Estridge asked if all airports in the county would be included in the Aviation Overlay District. Penelope Karagounis noted that they will check on this item and if they were, the overlay map would need to identify those different airports. She stated that they did contact the Airport and the aviation language came forward in this chapter from the previous UDO.

Penelope Karagounis noted that a change with the Highway Corridor is the proposed front setback screening with drive-thru windows. This would provide some flexibility due to topography that they could put it in the front as long as they have aesthetic features with a buffer on 521. Steve Harper asked about car franchise dealers in the overlay district. Ms. Karagounis noted that the requirements are still as in the current UDO.

Kara Drane reported that with the Cluster Subdivision Overlay, the way we have used the overlay, we have rezoned as a base-zoning district. Under state law, the overlay is on top of the current zoning and it would not actually be considered a rezoning.

Ms. Karagounis discussed conditional uses and the new process that would include a public hearing at the Planning Commission and the County Council would be the governing authority to grant the issuance of zoning permits. This would be one reading, one vote. The conditional use must meet the conditions in Chapter 5 of the new UDO.

Councilman Harper requested that Ms. Karagounis review the table of uses in depth with the Council. Ms. Drane noted that the uses are in Chapters 5 and 10.

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Councilman McCullough recommended that the UDO be crossed referenced in areas in the UDO as needed. Such as under Chapter 5, place a footnote that the definitions are in Chapter 10 and in Chapter 10, place a footnote that uses are in Chapter 5.

Ms. Drane noted that the age of the mobile homes have changed to be within 25 years old.

They also reviewed the interactive map that can be found on the county website www.mylancastersc.org. Large maps were provided for viewing at the meeting.

Councilman Harper voiced concerns regarding campgrounds that are more permanent in nature and should have some restrictions, so as to not have long term residents.

Ms. Karagounis provided a copy of an excerpt from Chapter 2 and full copies of Chapters 4, 5 and 10 for their review.

Call regular meeting to order

Chairman Bob Bundy called the regular meeting of Council to order at 6:30 p.m.

Welcome and Recognition/Pledge of Allegiance and Invocation

Chairman Bob Bundy welcomed everyone to the meeting, and announced the press notification was met. Council Member Charlene McGriff led the Pledge of Allegiance to the American Flag and provided the invocation.

Approval of the agenda

Charlene McGriff moved to approve the agenda. SECONDED by Brian Carnes. Passed 7-0.

Chairman Bundy announced that the next meeting of Council was moved to March 21, 2016, because of the Easter Holiday that fell on the regular scheduled Council meeting on March 28. County offices will be closed March 28th in observance of the Easter holiday.

Special Presentations

Thumbs Up presentations

Chairman Bundy presented Carrie Helms, Greg Brasington and Steve Yeargin with Thumbs Up Awards for receiving 10 Thumbs Up certificates.

Citizens Comments

J.R. Wilt, 903 Rock Hill Highway, Lancaster, spoke regarding obtaining a letter from the County referencing the services that would be provided to the future Town of Van Wyck.

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Waylon Wilson, 15117 Legend Oaks Court, Indian Land, spoke regarding Ansley Park Development Agreement/PDD 21.

Gary Holland, 8728 Collins Road, Indian Land, spoke regarding Ansley Park and read page two of the written comments submitted and made part of these minutes as schedule B.

Becky Peed, 1140 Moorelanwood Drive, Van Wyck, spoke requesting Council to authorize a letter regarding services for the incorporation of Van Wyck.

Wanda Rosa, 86614 Arrington Road, Indian Land, spoke regarding PDD 21, Ansley Park.

Rosa Sansbury, 821 Obenosky Road, Van Wyck, spoke regarding the incorporation of Van Wyck and the need for continued county services.

Consent Agenda

Larry Honeycutt moved to approve the Consent Agenda items a and b. Seconded by Charlene McGriff. Passed 7-0.

- a. **3rd Reading of Ordinance 2016-1391 rezoning of property of Billy Johnson**
Ordinance Title: An Ordinance to amend the official zoning map of Lancaster County so as to rezone property owned by Billy Johnson, represented by Steve Banks, located at 1391 Riverside Road from B-3 General Commercial District to R-30, Low Density Residential/Agricultural District; and to provide for other matters related thereto.
- b. **Minutes of the February 22, 2016 regular meeting**

Non-Consent Agenda

Resolution 0914-R2016 regarding a submission of a Community Development Block Grant.
Resolution Title: Authorizing the submission of a Community Development Block Grant and providing for other matters related thereto.

Charlene McGriff moved to approve Resolution 0914-R2016. Seconded by Brian Carnes. Passed 7-0.

1st Reading of Ordinance 2016-1392 rezoning of three parcels by application of Haile Gold Mine, Inc.

Ordinance Title: An Ordinance to amend the official zoning map of Lancaster County so as to rezone properties of Haile Gold Mine Inc. The first property is located on Gold Mine Highway ± 1,030 feet north of the intersection of Snowy Owl Road in Lancaster County, SC. The second property is located on Snowy Owl Road ± 1,100 feet east of the intersection of Gold Mine Highway in Lancaster County, SC. The third property is located on Haile Gold Mine Road ± 9,100 feet east of the intersection of Gold Mine Highway in Lancaster County, SC. All three properties to be rezoned from R-45A, Rural

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Residential/Intense Agriculture District to M, Mining District; and to provide for other matters related thereto.

Larry Honeycutt moved to approve 1st Reading of Ordinance 2016-1392. Seconded by Larry McCullough. Passed 7-0.

Danny Terry, a citizen in the audience voiced his opposition to the rezoning, stating the he was unable to get here in time for citizens comments.

Discussion/Action Items

SART (Sexual Assault Response Team) Grant.

Councilwoman McGriff discussed the SART Grant and noted this is the third year we have applied for this grant. She further noted that it must go through the county as the pass through agency. The grant works with the Sheriff, Solicitor, Palmetto Citizens Against Sexual Assault and Southeast Center for Strategic Community Development. This partnership creates a team to make sure domestic violence, rape and abuse victims, have a multidisciplinary approach. There will be no match on the funds and no continuation of the position required at the expiration of the grant.

After discussion, Ms. McGriff recused herself and left the meeting prior to any motion or vote regarding the item. The recusal form is on file with the Clerk to Council.

Brian Carnes moved to approve the SART Grant Application. Seconded by Larry Honeycutt. Passed 6-0.

Department of Social Services facility.

Steve Willis discussed the facility space needs of the Department of Social Services (DSS). Mr. Willis, Councilwoman McGriff and Senator Greg Gregory, met at the DSS office to tour the space and working conditions. Mr. Willis stated that he would like to have architectural design work done on the building to obtain the cost of up fit for extra space areas of the building. The cost for the design work is \$5,250. Mr. Willis noted that this up fit, if approved by Council, would be a short-term fix for these issues.

Councilwoman McGriff discussed that there is no confidentiality for the citizens that are coming in to see caseworkers. The workers are already on top of each other and they will be hiring six more positons soon, with nowhere to put anyone. She encouraged Council to go to this facility and look at the conditions for themselves.

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Councilman Honeycutt toured the facility and stated that he would support whatever we do to renovate the building to create more space. He also noted that there are security issues with the back lighting of the building.

Steve Willis informed Council that the state has a program that would reimburse 60% of the money spent toward the renovations of the DSS facility. Once we get the engineering estimate, we would be able to determine the cost to the County. The up fit would include renovating two large areas, closing a loading dock and repurposing a storage area.

Councilman Estridge asked where the funds were coming from for the expenditures. Steve Willis stated that the \$5,250 for the architectural design work will be out of this year's budget. However, the up fit cost will have to come back to Council once those estimates are in and Council will need to decide if this project will move forward and if so, what budget source will it come from.

Larry Honeycutt moved to authorize the \$5,250 expenditure to have the architectural drawings completed. Seconded by Charlene McGriff. Passed 7-0.

Larry McCullough noted that it would be good for Council to see the conditions as well as the Delegation. He asked Mr. Willis to get something in writing from the Delegation about this unfunded mandate.

RFATS (Rock Hill, Fort Mill Area Transportation Study) report.

Councilman Carnes and Penelope Karagounis discussed the information from the recent RFATS meeting regarding two projects. The intersection of US 521 / Marvin Road (S-29-54) project through RFATS is the highest rated improvement project for intersection improvements. Councilman Carnes noted that the improvements initially were \$756,000 to RFATS as the scope for intersection improvements. Ms. Karagounis' group did a small area study to see what we were facing to get the logistics prior to constructing. At this point, we do not know how much reworking that intersection will cost.

Charlene McGriff asked about when this was scheduled to begin. Penelope Karagounis stated that it is programmed for 2018. She noted that the next step is to see if SCDOT would take on the project as the project manager. She also stated that the engineering firm would review the following:

1. Elimination of signal split / timing of the traffic light
2. Distinct left and right turn lanes
3. Second southbound turn lane and necessary receiving lane on Marvin Road.

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Councilman Carnes suggested that we might want to add an impact analysis on traffic while we are doing the impact fee study.

Chairman Bundy thanked Councilman Carnes and Ms. Karagounis for the information and work on RFATS. He requested more information on what it would take to extend the COG mission essentially to involve traffic impact studies.

Councilman Honeycutt requested extending the moratorium out to slow down growth in the panhandle. Charlene McGriff requested information on the pros and cons of extending the moratorium.

Penelope Karagounis voiced her concerns with the development of property of general business that would put further burdens on 521. Specifically, Ms. Karagounis discussed intersections that have vacant land that are zoned today B-3 and zoned general business in the new UDO. She asked Council if we should down zone it to have smaller uses so that it would not have as much traffic concerns as larger zoned areas. Councilman McCullough would like a recommendation from staff regarding the zoning of intersections.

Mr. Willis informed Council of the time period for the impact fee study to be complete would be April / May. Mr. Willis reminded Council that we did include the traffic impact as part of the impact fee analysis. He will get the cost for that extra service and report back to Council.

Councilman Carnes further noted other projects are the SC 160 Phase 2 widening project and emphasis on connector roads. The SC 160 widening is in the acquisition phase of right of ways. The project has been going on longer than 8-10 years and is now projected at 1.7 million over budget.

Right of Way - Highway 160.

John Weaver, County Attorney, stated with the upgrading and widening of Highway 160, Lancaster County as received a letter regarding the acquisition of a small strip of property where Cardinal Health is located for a right of way. Additionally, there will be some water infrastructure changes that will be made so the value of the land and the cost of the infrastructure change is \$126,100. We do not have a choice with if they are going to move ahead with the project, however, we do have a choice as to if we agree to the appraise value. The questions for Council consideration is, provide the small strip of land and move forward or object the appraised value and get our own appraisal. Mr. Weaver also noted that the property is subject to a lease with Cardinal Health. This property was part of an older fee-in-lieu where it was required that the property be owned by the county and leased back to the company receiving the incentives, so any money left over after the improvement of the water, it will go to the company.

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Charlene McGriff moved to accept the offer from the South Carolina Department of Transportation for \$126,100. Seconded by Steve Harper. Passed 7-0.

Service requests from potential new municipalities.

Steve Willis discussed that in checking with the Secretary of State's office, he learned that an exact amount for services provided by Lancaster County to any municipality is not necessary at this time. Should the Town of Van Wyck incorporate, they have indicated interest in the same services as provided to the Town of Heath Springs and they would need of a letter to the Secretary of State stating our willingness to provide a level of service as we do existing similar municipalities. The letter would include the appropriate disclaimers indicating finalization of service levels would be dependent upon negotiations with the initial Van Wyck Town Council and not the current discussions with the incorporation committee.

Councilman Honeycutt noted for the record, that they are asking for a letter with a realistic estimate and asking for support by virtue of a letter and he stated that we should provide the support.

Larry Honeycutt moved to authorize the County Administrator to draw up the letter for the people of Van Wyck as requested. Seconded by Brian Carnes. Passed 7-0.

Board and Commission Appointments.

The Clerk noted for Council consideration, two appointments to the Pleasant Valley Fire Fee Board of Marshall Rock and Brian Endres for a second term. In auditing the records, Mr. Rock and Mr. Endres terms expired 6-30-2015. They have agreed to serve another term ending 6-30-2019.

Brian Carnes moved to approve the re-appointments of Brian Endres and Marshall Rock for a second 4-year term on the Pleasant Valley Fire Fee Board ending 6-30-2019. Seconded by Charlene McGriff. Passed 7-0.

Miscellaneous

Steve Willis mentioned the bricks and mortar list and survey request as Council's priority order at the road map so that we can address these items. He stated that the Clerk to Council would be contacting them to complete the survey.

Councilman Jack Estridge stated that he understood that we can make a motion to rescind Ordinance 2015-1378 that started in 2004 - Ansley Park Agreement and in light of what Mr.

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Holland said, he happened to agree with him and there are some things we did not discuss in the meetings of the I&R Committee and one of them being the \$75 per year. Bob Bundy stated that he had talked with Councilman Carnes as well and he will put it on the agenda for March 21, 2016 as a discussion item.

Adjournment

Larry Honeycutt moved to adjourn. Seconded by Larry McCullough. Passed 7-0.

Respectfully Submitted: Approved by Council, March 14, 2016

Debbie C. Hardin
Clerk to Council

Steve Harper, Secretary



Members of Lancaster County Council
Bob Bundy, District 3, Chairman
Brian Carnes, District 7, Vice Chairman
Steve Harper, District 5, Secretary
Jack Estridge, District 6
Larry Honeycutt, District 4
Larry McCullough, District 1
Charlene McGriff, District 2

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Minutes of the Lancaster County Council Workshop and Regular Meeting
101 N. Main Street, Lancaster, SC 29720

Monday, March 21, 2016

Council Members present were Bob Bundy, Larry McCullough, Jack Estridge, Brian Carnes, Larry Honeycutt, Steve Harper and Charlene McGriff. Also present was Steve Willis, Debbie Hardin, Brenisha Wells, Penelope Karagounis, Veronica Thompson, Kimberly Hill, John Weaver, the press and spectators. A quorum of Lancaster County Council was present for the meeting.

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

Call workshop to order

Chairman Bob Bundy called the Workshop of Council to order at 5:00 p.m.

Penelope Karagounis, Planning Director, distributed to Council the information and participant list from the community, stakeholder and focus group meetings. (The list is attached as schedule A)

Kara Drane of the Catawba Council of Governments spoke regarding the upcoming March 29 and 30 community meetings. She also distributed draft Chapters 6 and 8 of the Unified Development Ordinance (UDO). John Gast, from Keck & Wood, Engineering Firm, reviewed these two chapters with Council.

Kara Drane and Penelope Karagounis discussed the projected timeline as follows:

- March 29 and 30 – Community Meetings
- April 7 – Planning Workshop
- April/May – I&R Workshop/Meeting
- May 5 – Planning Workshop
- May 17 – Planning Commission (moving forward to Council as long as it is not tabled by Planning Commission)
- May 23 – County Council 1st Reading
- June 13 – County Council 2nd Reading
- June 27 – County Council 3rd Reading

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Penelope Karagounis noted the dates for Council readings are pending approval at Planning Commission May 17. She also requested an extension of the moratorium, since the rewrite would not be complete until after the current extension date of June 8.

Several Council Members discussed that the rewrite of the UDO does not need to be rushed, to ensure that there are no surprises and things need to be demystified, such as the Legacy Districts.

Kara Drane stated that although we will have a new adopted UDO and map, we would still have the Legacy Districts that will be there and will continue until they are developed.

Councilwoman McGriff asked that a list of the Legacy Districts and Planned Development Districts be included in the Unified Development Ordinance. Mrs. Drane stated that within the first chapter of the UDO, it mentions the Legacy Districts, but she will add an appendix to the code, that will include the name of the development and ordinance numbers. Once those are developed, then the County can come back and rezone and those districts will no longer exist. Steve Willis reminded Council of the Tolling Agreement in state law that affects development agreements.

Larry Honeycutt asked about the Impact Fee Study. Kara Drane noted that Robbie Moody is working on the study and will be reporting with information and alternatives. Chairman Bundy stated it would be nice to have that information at the first meeting in April so that we can start looking at how it fits into the big picture.

Penelope Karagounis stated that if County Council does not implement the Impact Fee Study, they are looking at different avenues that would help offset the cost of high-density growth as proposed in the pedestrian centers of the new UDO.

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Call regular meeting to order

Chairman Bob Bundy called the regular meeting of Council to order at 6:30 p.m.

Welcome and Recognition/Pledge of Allegiance and Invocation

Chairman Bob Bundy welcomed everyone to the meeting, and announced the press notification was met. Council Member Larry McCullough led the Pledge of Allegiance to the American Flag and provided the invocation.

Approval of the agenda

Charlene McGriff moved to approve the agenda. SECONDED by Larry McCullough. Passed 7-0.

Special Presentations

Thumbs Up presentations

Chairman Bundy presented Randall Reynolds with a Thumbs Up award for receiving 10 Thumbs Up certificates. He also presented Chris Sardelli with a Thumbs Up award for the great work he has done in the past reporting for the Lancaster News.

Citizens Comments

Danny Terry, 7926 Flat Creek Road, Kershaw, spoke regarding the Haile Gold Mine rezoning. Mr. Terry distributed to Council information attached as schedule B.

Gary Holland 8728 Collins Road, Indian Land, spoke regarding Ansley Park. Mr. Holland distributed to Council information attached as schedule C. Mr. Holland also discussed the two large maps that were placed at Council's desk.

Waylon Wilson, 15117 Legend Oaks Court, Indian Land, spoke regarding Ansley Park and submitted a hand out attached as schedule D.

Jeff Greenwald, 1362 Shinnecock Lane, Indian Land, spoke regarding development and rescinding the motion in reference to Ansley Park. Mr. Greenwald distributed a copy of a petition entitled *Slow Development, Say No to Ansley Park*, which included 112 signatures. The petition is attached as schedule E.

Jan Mercer, 9061 Henry Harris Road, Indian Land, spoke regarding Ansley Park and commented on keeping the collector road.

Tim Coey, representing Four Star, 9829 Vixen Lane, Huntersville, NC, stated that he was present, if needed, for questions of Council and spoke regarding the collector road / Ansley Park.

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Ben Levine, 5062 Terrier Lane, Indian Land, spoke regarding rescinding the Development Agreement of Ansley Park.

Richard Dole, 3056 Drummand Avenue, Indian Land, spoke regarding the Agenda Summary that was in the agenda package for the October 26, 2015 Council Meeting that was submitted by John Weaver, County Attorney. He also spoke regarding Development Agreements, Title 6 Section 6-31-110.

Consent Agenda

2nd Reading of Ordinance 2016-1392 rezoning of three parcels by application of Haile Gold Mine, Inc.

Ordinance Title: An Ordinance to amend the official zoning map of Lancaster County so as to rezone properties of Haile Gold Mine Inc. The first property is located on Gold Mine Highway ± 1,030 feet north of the intersection of Snowy Owl Road in Lancaster County, SC. The second property is located on Snowy Owl Road ± 1,100 feet east of the intersection of Gold Mine Highway in Lancaster County, SC. The third property is located on Haile Gold Mine Road ± 9,100 feet east of the intersection of Gold Mine Highway in Lancaster County, SC. All three properties to be rezoned from R-45A, Rural Residential/Intense Agriculture District to M, Mining District; and to provide for other matters related thereto.

Larry Honeycutt moved to approve 2nd Reading of Ordinance 2016-1392. Seconded by Charlene McGriff. Passed 7-0.

Discussion/Action Items

Committee Reports

- *Public Safety Committee* – Councilman Harper briefed Council on the topics of discussion for the last Public Safety Committee. The Committee will be recommending a Noise Ordinance to full Council. They also discussed aerial maps, Sheriff's Office grants and a chart that Councilman McCullough has been working on with Fire Service that will be brought to a future meeting.
- *Economic Development Structural Committee* – Chairman Bundy informed Council that Councilman McCullough is no longer serving on this Committee. Councilman Carnes will now serve. Chairman Bundy noted that they have actively been meeting, working on the structure of the department. They also met with the recruiter and work to put together proposals. This Committee will have a Workshop on April 7th to update community leaders on the Department of Economic Development.
- *I&R Committee* – Chairman Honeycutt briefed Council on the work of the I&R Committee. The Committee will recommend to Council the potential annexation of the

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overflow parking lot at the Springdale Recreation Center into the City of Lancaster. They also discussed the potential sale of 21.7-acre recreation property to the Town of Kershaw, and a vacant tract of land in the Town of Kershaw. Councilman Honeycutt noted that the Fleet Maintenance facility location is still being considered and that they are looking at other location options.

- *Administration Committee* – Councilman Carnes reported that the Administration Committee has discussed a potential business registration ordinance and a potential donation of land to the School District. The Committee also discussed an Ordinance to enlarge Walnut Creek that they will be recommending to Council at the next meeting.

Potential annexation of overflow parking for Springdale Recreation into the City of Lancaster

Steve Willis discussed the potential annexation of parcel #0082C-0A-001.06 into the City of Lancaster. This parcel is owned by Lancaster County and used for an overflow parking lot for Springdale Recreation Center. The I&R Committee recommended the annexation.

Larry Honeycutt moved that the County Administrator be authorized to submit an annexation petition to the City of Lancaster in regards to parcel #0082C-0A-001.06. Seconded by Larry McCullough. Passed 7-0.

Sheriff's grants through the Department of Homeland Security

Steve Willis reviewed the Department of Homeland Security grants and noted that these are 100% grants with no local match. The Public Safety Committee gave a favorable recommendation. The items to be purchased by the grant include the following:

| | |
|------------------------------------|--------------|
| Thermal Image Camera | \$15,000.00 |
| Emergency Rescue Vehicle (MedEvac) | \$300,000.00 |
| Dual Band Handheld radios (15) | \$108,530.00 |
| Radio Charging Base/recondition | \$3,700.00 |

Fire Commission Grants

Steve Willis informed Council that the grant applications are filed by the Fire Departments under the Assistance to Firefighters Grant Program. Fire Commission requests County Council budget for and provide the 5% match for successful grants awarded by FEMA on grants submitted by the individual departments. The local match for the grants applied for is \$44,783. The Public Safety Committee favorably recommended moving forward with the grant applications.

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Charlene McGriff moved to approve the grant submissions as presented. Seconded by Steve Harper. Passed 7-0.

Ansley Park discussion

Councilman Estridge stated that he has been on this Council a long time and saw a lot of planned development and ordinance changes and he has never seen this much change and confusion regarding a Development Agreement. He further stated that there have been misconceptions and lack of information to Council.

Jack Estridge moved that Council authorize the I&R committee to consult with a contract litigation attorney to research this matter and return to Council a written legal opinion. I would like Council to allow the committee 30 business days and instruct the Planning Department to place a hold on any action on PDD-21. I think the I&R committee would require no more than \$4,000 for a retainer and fees. I think the money should be taken from the Indian Land Developer Fund because this would benefit the whole County but especially that district. Seconded by Larry McCullough. MOTION FAILED by a vote of 2-5. Brian Carnes and Jack Estridge voted in favor of the Motion. Charlene McGriff, Larry McCullough, Steve Harper, Larry Honeycutt and Bob Bundy opposed.

Chairman Bundy and Councilwoman McGriff requested that Mr. Weaver, County Attorney, give his legal opinion regarding the two ordinances referenced in citizen's comments and on the agenda for discussion tonight.

Mr. Weaver approached the podium and addressed two items prior to presenting his legal briefing. Mr. Weaver reminded Council that he did not negotiate the contract with Forestar, as he does not have the authority nor did he ask for the authority for such negotiations. The terms of development agreement were negotiated by three members of Council and the Developer, and were approved unanimously by this Council. Mr. Weaver also stated that he has no conflict of interest in this matter and shows no favoritism towards Forestar, the Developer. He further noted that he has no interest in Ansley Park and his one client is Lancaster County.

Mr. Weaver discussed the original document from 2005, Ordinance 650 (pgs. 10-34 of the agenda package) and the 2015 Ordinance 2015-1378 (page 37). He stated that Ordinance 650 is not a contract at all; it is not a contract by Lancaster County with Cambridge Homes nor is it a contract offer by Cambridge Homes with Lancaster County. Mr. Weaver stated that, he and the Planning Department both agree that had Mr. Coey and his primary client Forestar decided that they wanted to build that subdivision based upon the rezoning ordinance, (that is all 650 is - a rezoning ordinance) and had they come to the Planning Department and gone through their plan and going through their construction documents, they would have never had reason to come to the Planning Commission or this County Council and they would have had no financial obligation to this county for one cent. Mr. Weaver defined a contract in simple terms as an

DRAFT

agreement between two people, an offer and an acceptance. An agreement between two parties is an offer made for specific things on a particular matter, the terms are specific, and the other side (receiving party) of the offer accepts the terms. Mr. Weaver called their attention to several shortcomings to Ordinance 650 that he states show that it is not a contract at all. He first stated that on December 27, 2004, the County Council was given in some way a draft letter and there is no evidence whatsoever that the draft was intended to be an offer. He pointed out that it was labeled draft just like we do draft ordinances and to make certain of that, he noted he went back to the actual minutes that were kept in 2004 and 2005 and at no time did the minutes reflect the developer making that offer when he stood before Council. The letter was never addressed by the developer in the minutes. At the 1st Reading of Ordinance 650, it passed 5-2; at the 2nd and 3rd Reading, it passed 7-0. He further stated that the Council accepted that and they made this statement: *"to amend the ordinance to add the language that Cambridge Homes will establish"*. Mr. Weaver noted the ordinance had to be amended, just as we amend ordinances all the time. Those words were never added to the ordinance and a verbal representation does not out way the written document of a contract. To be even more certain of that, sometime later, about a year, this ordinance was amended to do some technical things unrelated to this discussion, and it was not amended at that time to include the wording.

Mr. Weaver stated it is his opinion, that it is no more a contract dealing with money or terms, it is nothing but a rezoning ordinance that Forestar could have moved forward with, without doing what they have agreed to do here.

Mr. Weaver moved on to his second point that deals with Ordinance 2015-1378. He read some language from page 41, which is on the second page of the Development Agreement: *"Now therefore the parties to this agreement intending to be legally bound to a Development Agreement"* and then read page 43, Section 108, The Relationship between the Parties: *this agreement creates a contractual relationship between the parties*. Mr. Weaver stated it is in fact a contract. It was signed by the County, after being voted on by the County unanimously and signed by Forestar. He went on to explain that the financial terms in the Development Agreement are specific and because it is a contract, both parties are legally bound by those terms and conditions. Forestar is required to pay the money that Mr. Coey mentioned and we are bound under the contractual law by these terms that we have passed. Mr. Weaver further noted the he is here to tell Council that it is a legally binding contact for which the county could be sued if Council decides that it is appropriate to rescind it and if that were to happen, it is his opinion that if there were 100 judges in this case, they would rule against us 100 times.

He stated in summary, from reading the minutes, there is an affirmative requirement that we abide by the terms of this contract and that if a motion to rescind is considered by the Council and even if it is passed, it will have no impact whatsoever, just as sending it back to another committee. We have a binding contract that obligates both parties.

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Councilwoman McGriff commented that there is a difference in someone's opinion opposed to our legal obligations and our legal obligations are in contract form. She further thanked Mr. Weaver for his opinion and clarification.

Councilman Estridge stated that he was here in 2004 and the letter from Cambridge was sent to the County Administrator Mr. Hurst and in the letter, in order to assist the county and its long term public safety needs, Cambridge Homes was willing to establish a special tax district, \$75 per home per year within the PDD 21, should the project be approved by Lancaster County and it was approved. Mr. Estridge further stated that the last paragraph of the letter says; please accept this letter as Cambridge Homes commitment to the partnership with Lancaster County to continue to have ensure the county's future success. The last paragraph the developer is saying yes – this is part of it.

John Weaver noted the fact that the letter is attached or recorded is of no legal significance. If the terms of the letter had been incorporated into the rezoning ordinance then you would have a valid argument.

Steve Harper asked Mr. Weaver to comment on the two Master Plans from 2004 and 2015 regarding PDD 21 noting that this is just a preliminary Master Plan, the roads and things do not mean anything as it is just a preliminary document.

Mr. Weaver declined to speak on the Master Plans stating that he would let the Planning Department handle those questions.

Brian Carnes asked if the letter that Mr. Estridge referenced was not part of the zoning document, but talked more about being a part of a development agreement between the developer and the county and enacted in 2005, is there a time limit that the Development Agreement would have been valid up, had it been approved.

John Weaver replied that hypothetically the agreement would have no longer been valid as of November 23, 2015, when the new development agreement regarding Ansley Park was passed. It ended on that day with the new contract.

Larry McCullough commented the way agreements and documents were handled in the past versus how they are handled now. He requested that we carve out time to look at the other agreements and developments that are still out there and review what is outstanding.

Charlene McGriff noted that the question was not the past and how things are handled but the legality of the ordinance and stated that she thought that was answered.

Larry Honeycutt noted that he had been a part of the Development Agreement Committee and noted that we have had a very good set of procedures. He further noted that he would not mind checking into what we have done in the past to find anything that might need changing.

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Brian Carnes, stated that he agreed with Councilman McCullough and noted that Ms. Karagounis has a list of developments that have been approved that we need to dust off the shelf, (the legacy developments) to see if there is something, we can do to spur along or put to rest. Either way we need to know that we need to do a better job of documenting changes to ordinances. Such as, changes could be highlighted in yellow by the Clerk to Council for tracking purposes.

Jack Estridge commented that the Master Plan Map of 2004 shows a connector road so that you would not need to go back around to get on 521. If Cambridge Homes presented to County Council that this is what they are going to put in and they do not, something is wrong. He further noted that page 46 of package, Section 3.06 - Lots Widths and Bridges, the county and developer acknowledges, agrees to two minor changes to the Ansley Park Master Plan. One is the lot width and the other is the removal of the bridge across the Six Mile Creek, both of which Councilman Estridge states are major changes that Council should have been notified of.

Steve Harper commented the 2004 Master Plan is a conceptual drawing, which is stated on the document that it is preliminary and that the roads and actual design may be different. It is nothing more than a sketch plan.

Jack Estridge moved to rescind the November 23, 2015 approval of the 2015-1378 Ansley Park Development Agreement. MOTION FAILED due to lack of second.

Adjournment

Larry Honeycutt moved to adjourn. Seconded by Larry McCullough. Passed 7-0.

Respectfully Submitted: Approved by Council, March 14, 2016

Debbie C. Hardin
Clerk to Council

Steve Harper, Secretary



Brian O'Neal Trimnal
brian.trimnal@tmlawsc.com

March 8, 2016

P.O. Box 2078
Lancaster, SC 29721
P: 803-285-6000
F: 803-285-4501
C: 803-287-4558

Lancaster County
Attn: Attorney John Weaver and Steve Willis
PO Box 1809
Lancaster, SC 29721

RE: Agricultural Application for Charles R. Joyner, Jr. for 2015

Dear John and Steve,

I am writing this letter requesting for you to consider approving the 2015 Agricultural Application for Charles R. Joyner, Jr. Mr. Joyner missed the deadline for filing his application; however, I believe his reasons for not filing were reasonable.

South Carolina Code Section 12-43-220(d) 3 was provided to me by Brad Carnes, the Lancaster County Assessor. It says in pertinent part that "the governing body may extend the time for not filing upon a showing of reasonable cause for not filing on or before the first penalty date" Mr. Joyner purchased the property in May of 2014 and received an Agricultural tax bill in October of 2014. Mr. Joyner assumed that everything was taken care of for the Agricultural Rate in 2015 since the bill was Agriculture for 2014. He simply failed to apply. This was a mistake and one that is reasonable under the circumstances. Mr. Joyner is one of our local farmers and can show to Lancaster County that he was farming the subject property at all times and can produce his farming tax return if needed. Mr. Joyner lives in Steve Harper's district. I spoke to Steve about this matter and he concurred that under the circumstances, Mr. Joyner should receive the Agricultural Rate for 2015. Thank you for your consideration in this matter and I am requesting your approval. Brad indicated that he would accept your seal of approval on the application. The application is attached as is the statute for your approval.

Sincerely

Brian Trimnal,

Attorney

**APPLICATION FOR SPECIAL ASSESSMENT
AS AGRICULTURAL REAL PROPERTY**

Please file this application by May 1st to assure your property is listed at the correct assessment ratio.

O.K.

Approval - Steve [unclear]
3-9-2016

(Property Owner and Mailing Address)
Charles Joyner 2450 S. Potter Rd
Heath Springs, SC 29

| Total Acr. | Tax Yr. | Location | Dist | Map | Sh | Blk | Parcel |
|------------|---------|-----------|------|-----|----|-----|--------|
| 34.817 | 2015 | Potter Rd | | 101 | | | 86 |

Property Owner _____ Soc. Sec. No. _____

Property Owner or Spouse's Name Charles R. Joyner, Jr Soc. Sec. No. _____

If more than two (2) owners, attach a separate sheet with above information on each owner.

Total number of acres 34.817

Timberland: Yes No Number of Acres all

Cropland: Yes No Number of Acres all

(Optional Question)

If this is a timber tract and size is less than 5 acres, do you own any other timberland tracts which are contiguous to/or under the same management system as this tract? Yes No

(Optional Question)

Do you own any other non-timberland tracts which qualify as agricultural real property? Yes No

Did you have gross farm income of \$1,000 or more? Yes No

Is any portion of the entire tract being used for other than agricultural profit? Yes No If yes, explain _____

Did you file a farm income tax return? Yes No

It is unlawful for a person to knowingly and willfully make a false statement on this application. A person violating the provisions of this section is guilty of a misdemeanor and upon conviction, must be fined not more than \$200. In making this application, I certify the property which is the subject of this application meets the requirements to qualify as agricultural real property as of January 1 of the current tax year. I also authorize the assessor to verify farm income with the Department of Revenue and Taxation, the Internal Revenue Service, or the Agricultural Stabilization and Conservation Service.

Date 3/7/16

[Signature]
Signature of Owner or Agent

Phone: 863 287 4558

3) Agricultural real property does not come within the provisions of this section unless the owners of the real property or their agents make a written application therefor on or before the first penalty date for taxes due for the first tax year in which the special assessment is claimed. The application for the special assessment must be made to the assessor of the county in which the agricultural real property is located, on forms provided by the county and approved by the department and a failure to apply constitutes a waiver of the special assessment for that year. The governing body may extend the time for filing upon a showing satisfactory to it that the person had reasonable cause for not filing on or before the first penalty date. No additional annual filing is required while the use of the property remains bona fide agricultural and the ownership remains the same. The owner shall notify the assessor within six months of a change in use. For failure to notify the assessor of a change in use, in addition to any other penalties provided by law, a penalty of ten percent and interest at the rate of one-half of one percent a month must be paid on the difference between the amount that was paid and the amount that should have been paid, but not less than thirty dollars nor more than the current year's taxes.

12-43-220(d)3

12

DEED DRAWN BY TRIMNAL & MYERS, LLC

2014006224

LANCASTER COUNTY ASSESSOR
Tax Map:
0101 00 086 00

| | |
|-----------------------------|----------|
| DEED | |
| RECORDING FEES | \$10.00 |
| STATE TAX | \$247.00 |
| COUNTY TAX | \$104.50 |
| PRESENTED & RECORDED: | |
| 05-16-2014 | 11:13 AM |
| JOHN LANE | |
| REGISTER OF DEEDS | |
| LANCASTER COUNTY, SC | |
| By: CANDICE PHILLIPS DEPUTY | |
| BK: DEED 796 | |
| PG: 337-338 | |

State of SOUTH CAROLINA)
)
County of LANCASTER)

TITLE TO REAL E

Know All Men by These Presents, That Rickey David Riggins

hereinafter referred to as grantor for and in consideration of the sum of **Ninety Five Thousand and no/100ths (\$95,000.00) Dollars**-----

to grantor paid by **Charles R. Joyner, Jr.**
2450 S. Potter Road
Heath Springs, SC 29058

RECORDED THIS 19th DAY
OF MAY, 2014
IN BOOK 2014 PAGE R-1
Charles R. Joyner, Jr.
Auditor, Lancaster County, SC

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

All that piece, parcel or lot of land lying, being and situate in Lancaster County, South Carolina, being shown and described as Lot Number A, containing 36 acres, more or less, on plat made by Paul Clark, RLS, dated December 1, 1974 and recorded as Plat No. 1990. LESS AND EXCEPT: that certain piece, parcel or lot of land containing 1.183 acres, more or less, as shown on Plat No. 13142 conveyed to Joyce B. Riggins recorded in Deed Book D-11 at Page 12, Register of Deeds Office for Lancaster County, South Carolina.

Being a portion of the property conveyed to Rickey David Riggins by Deed recorded in Deed Book B-6 Page 5643 in the Register of Deeds Office for Lancaster County, South Carolina.

For reference only: TAM# 101/86

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

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

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

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

WITNESS the Grantor's Hand and Seal this 13 day of May, 2014, and in the two hundred and thirty eighth of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

[Signature]
Witness

[Signature] (SEAL)
Rickey David Riggins

[Signature]
Witness

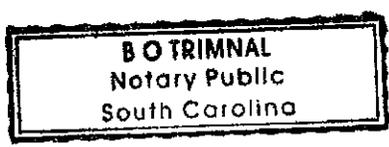
STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

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

[Signature]
Witness

SWORN to before me this 13 day of May, 2014

[Signature]
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 4/20/2020



STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ORDINANCE NO. 2016-1392

AN ORDINANCE

TO AMEND THE OFFICIAL ZONING MAP OF LANCASTER COUNTY SO AS TO REZONE PROPERTIES OF HAILE GOLD MINE INC. THE FIRST PROPERTY IS LOCATED ON GOLD MINE HIGHWAY ± 1,030 FEET NORTH OF THE INTERSECTION OF SNOWY OWL ROAD IN LANCASTER COUNTY, SC. THE SECOND PROPERTY IS LOCATED ON SNOWY OWL ROAD ± 1,100 FEET EAST OF THE INTERSECTION OF GOLD MINE HIGHWAY IN LANCASTER COUNTY, SC. THE THIRD PROPERTY IS LOCATED ON HAILE GOLD MINE ROAD ± 9,100 FEET EAST OF THE INTERSECTION OF GOLD MINE HIGHWAY IN LANCASTER COUNTY, SC. ALL THREE PROPERTIES TO BE REZONED FROM R-45A, RURAL RESIDENTIAL/INTENSE AGRICULTURE DISTRICT TO M, MINING DISTRICT; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

(a) Haile Gold Mine, Inc. applied to rezone three (3) properties. The first property is located ± 1,030 feet north of the intersection of Snowy Owl Road in Lancaster County, SC, the second property is located ± 1,100 feet east of the intersection of Gold Mine Highway in Lancaster County, SC, and the third property is located on Haile Gold Mine Road ± 9,100 feet east of the intersection of Gold Mine Highway in Lancaster County, SC from R-45A, Rural Residential/Intense Agriculture District, to M, Mining District.

(b) On February 16, 2016, the Lancaster County Planning Commission held a public hearing on the proposed rezoning and, by a vote of (7-0), recommended approval of the rezoning.

Section 2. Rezoning.

The Official Zoning Map is amended by changing the zoning district classification from R-45A, Rural Residential/Intense Agriculture District to M, Mining District for the following property(ies) as identified by tax map number or other appropriate identifier:

Tax Map No. 0136-00-001.00, 0136-00-036.03, 0140-00-023.00.

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, this 11th day of April, 2016.

LANCASTER COUNTY, SOUTH CAROLINA

Bob Bundy, Chair, County Council

Steve Harper, Secretary, County Council

ATTEST:

Debbie C. Hardin, Clerk to Council

| | |
|-------------------------|------------|
| First Reading: 3-14-16 | Passed 7-0 |
| Second Reading: 3-21-16 | Passed 7-0 |
| Third Reading: 4-11-16 | Tentative |

Approved as to form:

County Attorney

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

Agenda Item Summary

Ordinance # / Resolution# Ordinance No. 2016-

Contact Person / Sponsor: John Weaver

Department: County Attorney

Date Requested to be on Agenda: March 17, 2016

Committee: Administration

Issue for Consideration: Authorizing modifications to Walnut Creek Improvement District (f/k/a Edenmoor Improvement District), including enlarging the District to add two parcels therein to Bond Area 2 and Bond Area 3, and modifications to the related Assessment Rolls for Bond Area 2 and Bond Area 3; authorizing n/e \$6,000,000 principal amount of Assessment Revenue Bonds, relating solely to Bond Area 2 and Bond Area 3

Points to Consider:

1. These modifications relate solely to Bond Area 2 and Bond Area 3 (e.g., currently, these areas are undeveloped or are being developed but lots have not been sold to individual homeowners). **None of these modifications will affect current property owners located in Bond Area 1.** The modifications are:
 - (a) adding two parcels to Bond Area 2 and Bond Area 3; these parcels are adjacent to the existing District boundaries;
 - (b) modifying Assessment Rolls for Bond Area 2 and Bond Area 3 to increase the maximum assessments that can be imposed on individual lot owners and to change the density classifications to conform to the proposed types of housing configurations contemplated for those bond areas.
2. Any bonds issued would be sold directly to Edenmoor Acquisition, LLC or an affiliate (currently the owner of 100% of the outstanding 2006A-2 and 2006A-3 Bonds), and only in exchange for public infrastructure improvements to be dedicated to the County. **Bonds, if issued, would be payable from and secured by assessments imposed within Bond Area 2 and Bond Area 3 only; no additional assessments would be imposed within Bond Area 1 with respect to such bonds.**

Funding and Liability Factors: N/A

Council Options:

Recommendation:

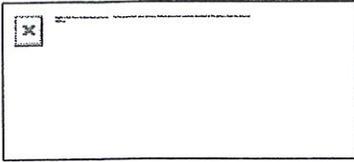
John Weaver

From: Seezen, Michael <MSeezen@MCNAIR.NET>
Sent: Monday, March 14, 2016 3:14 PM
To: John Weaver
Cc: Seezen, Michael; Heizer, Frannie
Subject: FW: Walnut Creek - Agenda Summary Form
Attachments: Page 1.jpg; Page 2.jpg

John,

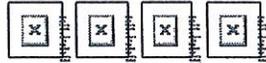
As a follow up, here are two maps that the Saybrook guys put together, showing the location of Bond Areas 2 and 3 (shaded in green and blue) and the additional property to be added to the District (shaded in yellow). Bond Area 1 is unshaded in each of them.

Michael



Michael J. Seezen
Shareholder
mseezen@mcnair.net | 803 753 3257 Direct

McNair Law Firm, P.A.
Columbia Office 1221 Main Street | Suite 1800 | Columbia, SC 29201
803 799 9800 Main | 803 933 1547 Fax
Mailing Post Office Box 11390 | Columbia, SC 29211
VCard | **Bio URL** | **Website**



From: Scott Bayliss [mailto:sbayliss@kaynecapital.com]
Sent: Monday, March 14, 2016 3:02 PM
To: Seezen, Michael <MSeezen@MCNAIR.NET>; Dave Rodriguez <droduiguez@kaynecapital.com>
Cc: Heizer, Frannie <FHeizer@MCNAIR.NET>
Subject: RE: Walnut Creek - Agenda Summary Form

Michael,

Attached are two maps with the additional parcels marked in yellow.

From: Seezen, Michael [mailto:MSeezen@MCNAIR.NET]
Sent: Monday, March 14, 2016 10:24 AM
To: Scott Bayliss; Dave Rodriguez
Cc: Heizer, Frannie
Subject: RE: Walnut Creek - Agenda Summary Form

Thanks.



R. JOE HARRIS & ASSOCIATES, INC.
 Engineering • Surveying • Planning • Management

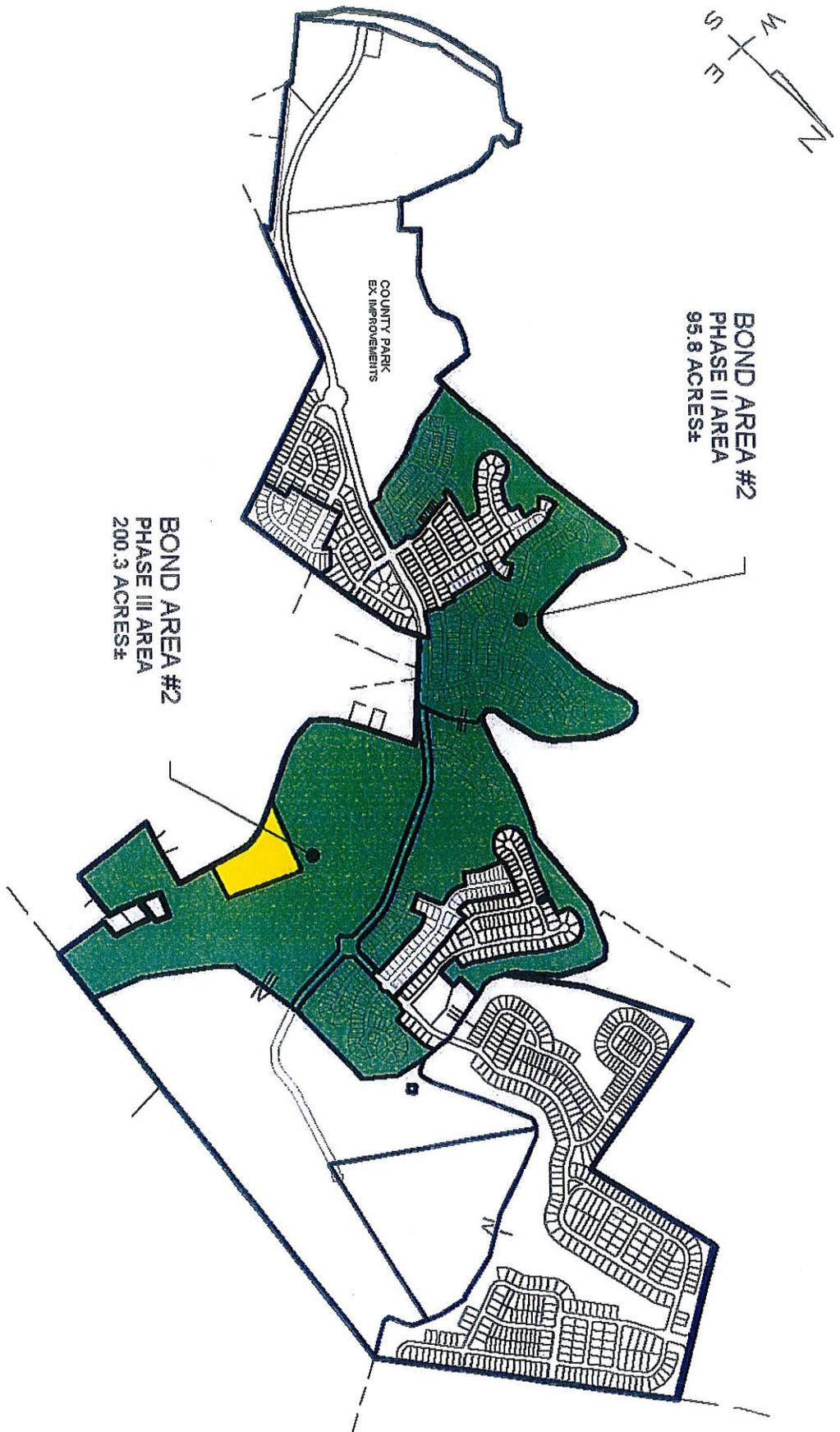
127 Ben Casey Drive, Suite 101
 Fort Mill, South Carolina 29708
 P: 803-802-1799 | F: 803-802-0886
 www.rjharris.com

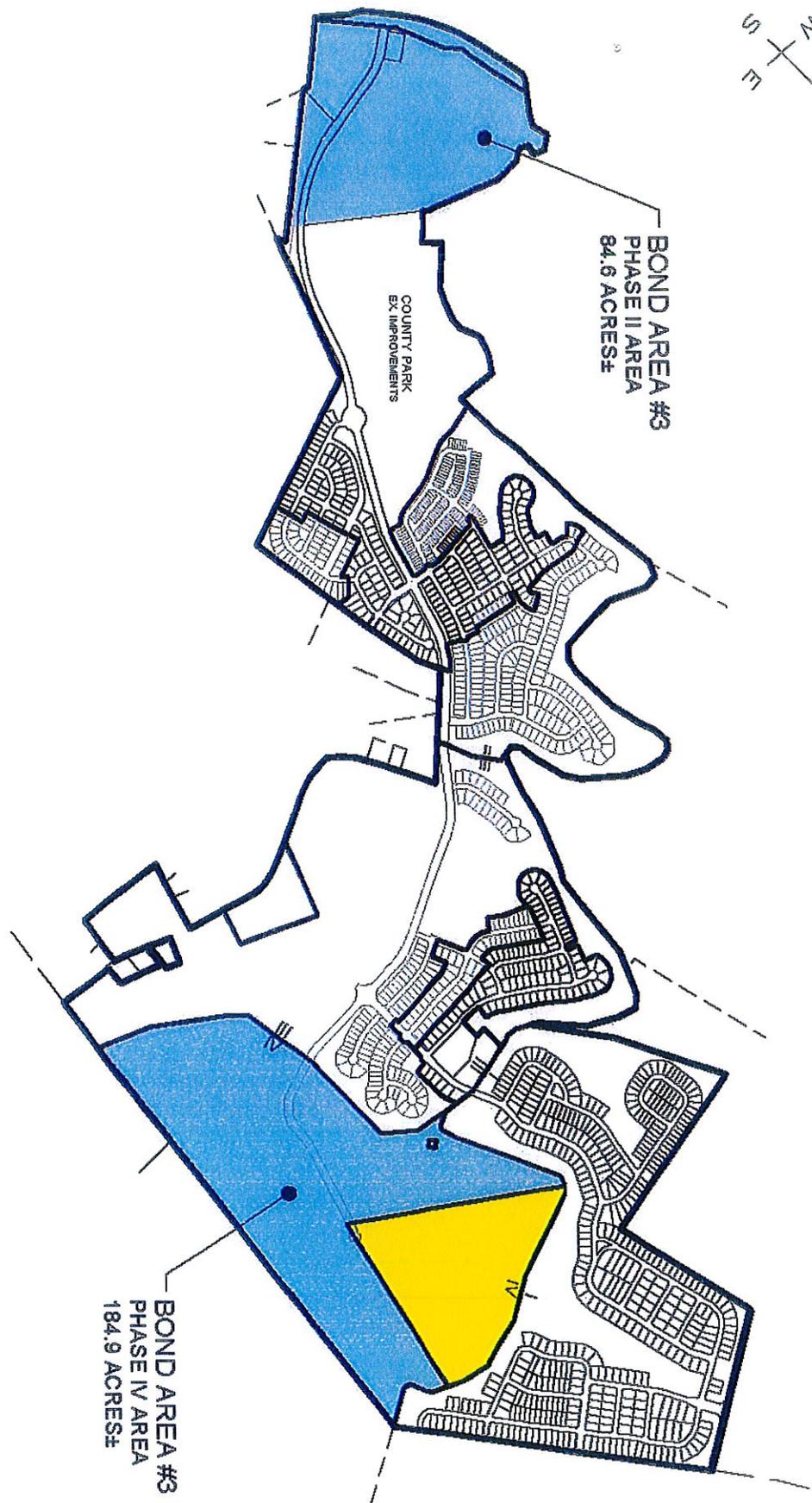
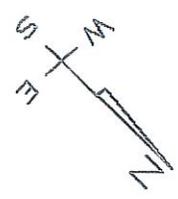
| | |
|-------------|----------|
| DATE: | 10.12.15 |
| PROJECT #: | 2211 |
| DRAWN BY: | B.S.P. |
| CHECKED BY: | B.S.P. |
| DWG. SCALE: | 1"=1500' |

CLIENT INFORMATION
 EDENMOOR LAND ACQUISITION, LLC
 1800 Avenue of the Stars, Third Floor
 Los Angeles, California 90067

WALNUT CREEK
 BOND IMPROVEMENT DISTRICT
 (FKA: EDENMOOR BOND IMPROVEMENT DISTRICT)
 BOND AREA #2 MAP

EXHIBIT "E"





BOND AREA #3
PHASE II AREA
84.6 ACRES

COUNTY PARK
EX IMPROVEMENTS

BOND AREA #3
PHASE IV AREA
184.9 ACRES



R. JOE HARRIS & ASSOCIATES, INC.
 Engineering • Surveying • Planning • Management
 127 Ben Casey Drive, Suite 101
 Fort Mill, South Carolina 29708
 P: 803-802-1799 | F: 803-802-0886
 www.rjoharris.com

DATE: 10.12.15
 PROJECT #: 2211
 DRAWN BY: B.S.P.
 CHECKED BY: B.S.P.
 DWG. SCALE: 1"=1300'

CLIENT INFORMATION

EDENMOOR LAND ACQUISITION, LLC
 1800 Avenue of the Stars, Third Floor
 Los Angeles, California 90067

WALNUT CREEK
 BOND IMPROVEMENT DISTRICT
 (FKA: EDENMOOR BOND IMPROVEMENT DISTRICT)

BOND AREA #3 MAP

EXHIBIT "F"

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ORDINANCE NO. 2016-1393

AN ORDINANCE

TO AUTHORIZE CERTAIN MODIFICATIONS TO THE WALNUT CREEK IMPROVEMENT DISTRICT, INCLUDING ENLARGING THE DISTRICT BY ADDING CERTAIN PARCELS THEREIN TO BOND AREA 2 AND BOND AREA 3; APPROVING REVISED ASSESSMENT ROLLS RELATING TO SUCH PARCELS; AUTHORIZING NOT EXCEEDING \$[6,000,000] AGGREGATE PRINCIPAL AMOUNT OF ASSESSMENT REVENUE BONDS, IN ONE OR MORE SERIES RELATED TO BOND AREA 2 AND BOND AREA 3; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO

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

Section 1. Findings.

The Lancaster County Council finds that:

(a) The County Council (the "County Council") of Lancaster County, South Carolina (the "County") by Ordinance No. 713 enacted on January 30, 2006, as corrected and confirmed by Resolution No. 527 adopted on May 22, 2006, and as amended by Ordinance No. 2015-1367 enacted on December 14, 2015 (as so amended, the "Improvement District Ordinance"), has heretofore established the Walnut Creek Improvement District, formerly known as the Edenmoor Improvement District (the "Improvement District"), relating to an approximately 868-acre residential development known as "Walnut Creek", formerly known as "Edenmoor" (the "Development"), and approved an Assessment Roll for each Bond Area (as such terms are defined herein);

(b) Pursuant to the Master Trust Indenture and the First Supplemental Trust Indenture, each dated as of June 1, 2006 (collectively, the "Original Indenture"), between the County and Wells Fargo Bank, N.A., as trustee (the "Trustee"), the County has heretofore issued the \$24,115,000 original principal amount Lancaster County, South Carolina, Edenmoor Improvement District Assessment Revenue Bonds, Series 2006A (the "Series 2006A Bonds"), and \$11,500,000 original principal amount Edenmoor Improvement District Assessment Revenue Bonds, Series 2006B (the "Series 2006B Bonds" and, together with the Series 2006A Bonds, the "Series 2006 Bonds");

(c) The Series 2006A Bonds, together with the Series 2006B Bonds, were issued in order to fund certain improvements within or associated with the Development, which Series 2006A Bonds are payable from and secured by non-*ad valorem* assessments ~~imposed upon the parcels therein~~, (presently consisting only of an Assessment A-~~) imposed upon the parcels therein~~ (each, an “Assessment” ~~and, or~~ “Assessment A”; collectively, the “Assessments”);

(d) Pursuant to the Improvement District Ordinance, the Improvement District has been subdivided into three areas (referenced herein as Bond Area 1, Bond Area 2 and Bond Area 3 (each, a “Bond Area”), as further defined herein), and the Assessment A applicable to each such Bond Area also relates to a specific sub-series of Series A Bonds (as defined in the Assessment Roll A, including the Rate and Method of Apportionment of Assessment A (the “Apportionment of Assessments”) attached as an appendix thereto (together with the Apportionment of Assessments, each, an “Assessment Roll”), relating to each such Bond Area) which are presently outstanding and/or may be hereafter issued to refund such outstanding bonds;

(e) Pursuant to the Amended and Restated Master Trust Indenture dated February 11, 2016 (the “Amended and Restated Indenture”), between the County and the Trustee, which amended and restated the Original Indenture in its entirety, the County issued \$9,670,000 aggregate principal amount of its Walnut Creek Improvement District Assessment Revenue Bonds, Series 2006A-2 Bonds (secured solely by and payable from Assessments related to Bond Area 2) in exchange for an equal aggregate principal amount of Series 2006A Bonds which were outstanding on the date thereof (the “Series 2006A-2 Bonds”), and \$4,695,000 aggregate principal amount of its Walnut Creek Improvement District Assessment Revenue Bonds, Series 2006A-3 Bonds (secured solely by and payable from Assessments related to Bond Area 3), in exchange for an equal aggregate principal amount of Series 2006A Bonds which were outstanding on the date thereof (the “Series 2006A-3 Bonds”).

(f) The County understands that Edenmoor Acquisition, LLC (the “Sole Bondholder”), presently owns 100% of the outstanding principal amount of the Series 2006A-2 Bonds and the Series 2006A-3 Bonds, and that Edenmoor Land Acquisition, LLC and Edenmoor Land Acquisition II, LLC (collectively, the “Purchaser”) presently own 100% of the property located in Bond Area 2 and Bond Area 3 (or has contractual rights to consent on behalf of the owners thereof to certain modifications to Bond Area 2 and Bond Area 3 within the Improvement District (including modifications to the quantity of Assessment A imposed therein) and the Assessment Documents related to such Bond Area 2 and Bond Area 3); and

(h) The Purchaser and the Sole Bondholder desire to make certain changes to the Improvement District and/or the Assessment Roll A previously approved for each of Bond Area 2 (the “Original Assessment Roll A-2”) and Bond Area 3 (the “Original Assessment Roll A-3” and, together, the “Assessment Documents”), namely (I) adding ~~two parcels~~ one parcel to the Improvement District within Bond Area 2 and one parcel to the Improvement District within Bond Area 3; (II) modifying the ~~density~~ classifications in the Assessment Documents for ~~new~~ development uses within Bond Area 2 and Bond Area 3; (III) increasing the ~~Assessments which may be total~~ Assessment A imposed upon the parcels within Bond Area 2 and Bond Area 3; ~~and~~ (IV) allocating the updated total Assessment A on Bond Area 2 and Bond Area 3 to the parcels in Bond Area 2 and Bond Area 3; (V) all changes to the Apportionment of Assessments for Bond Area 2 and Bond Area 3; and (VI) contemplating the issuance and sale to the Sole Bondholder or its affiliate of new bonds secured by and payable from ~~Assessments~~ Assessment A imposed on Bond Area 2 ~~and or~~ Bond Area 3, solely for purposes of reimbursement for Improvements funded directly by the Purchaser or its affiliates; provided that in no event will such changes increase or affect in any way the Assessments applicable to parcels within Bond Area 1 of the Improvement District, which secure and are payable for the County’s \$8,510,000 aggregate principal amount of Walnut Creek

Improvement District Assessment Refunding Revenue Bonds, Series 2016A-1 (the "Series 2016A-1 Bonds").

(i) Prior to the issuance of the Series 2006 Bonds, the County Council adopted an "improvement plan" (within the meaning of Section 4-35-30(4) of the Code of Laws of South Carolina 1976, as amended (the "Act"), entitled "Lawson's Bend Improvement Plan" (the "Original Improvement Plan") which Original Improvement Plan, among other things, contemplated the creation of the Improvement District as an "improvement district" (within the meaning of Section 4-35-30(3) of the Act). As set forth in Resolution 0901-R2015, adopted by County Council on December 14, 2015 (the "Resolution"), the County approved the Amended Improvement Plan, which updates and makes certain changes to the Original Improvement Plan consistent with the changes and proposed changes to the Assessment Documents described above, and as may be further amended or supplemented from time to time. The Amended Improvement Plan contemplates the construction of a roadway system, a sanitary sewer system, a water system and a drainage system—, a County park and other public improvements within the Improvement District, whether currently completed or proposed as more particularly described therein (collectively, the "Improvements"), which constitute "improvements" (within the meaning of Section 4-35-30(2) of the Act).

(j) Pursuant to Section 4-35-50 of the Act, County Council hereby finds that: (1) the Improvements are and may be beneficial within the Improvement District; (2) the Improvements have and are likely to ~~further~~ significantly improve property values within the Improvement District by promoting the development of the property, (3) it is and would be fair and equitable to finance all or part of the cost of the Improvements by an assessment upon the real property located within the Improvement District, (4) written consent for the creation of the Improvement District from a majority of the owners of real property within the Improvement District and having an aggregate assessed value in excess of sixty-six percent of the assessed value of all real property within the Improvement District ~~has been was~~ obtained, and (5) written consent for certain modifications to the Improvement District (as enlarged, the "Enlarged Improvement District"), namely the addition of ~~two parcels~~ one parcel to Bond Area 2 and one parcel to Bond Area 3, increasing the ~~Assessments which may be total~~ Assessment A imposed upon the parcels within Bond Area 2 and Bond Area 3 only, modifying the ~~density~~ classifications for ~~new~~ development ~~within uses within Bond Area 2 and Bond Area 3, allocating the updated total Assessment A on Bond Area 2 and Bond Area 3 to the parcels in Bond Area 2 and Bond Area 3, all changes to the Apportionment of Assessments for~~ Bond Area 2 and Bond Area 3 and contemplating the issuance and sale to the Sole Bondholder or its affiliate of new bonds secured by and payable from Assessments imposed on Bond Area 2 and Bond Area 3, solely for purposes of reimbursement for Improvements funded directly by the Purchaser or its affiliates, from a majority of the owners of real property within the applicable sub-districts of the Enlarged Improvement District (e.g., Bond Area 2 and Bond Area 3) having an aggregate assessed value in excess of sixty-six percent of the assessed value of Bond Area 2 and Bond Area 3, has been obtained. The basis and methodology of the Assessment A on all real property in Bond Area 2 and Bond Area 3 of the Improvement District other than property constituting the Improvements, as set forth in the Report on the Reasonable Basis of Assessment A attached hereto as Appendix A (the "Assessment Report"), is based upon ~~assessed value, the value of improvements constructed or to be constructed within the Enlarged Improvement District, or on a per parcel basis, or a combination of them, according to the procedure set forth in the Amended Improvement Plan.~~ County Council hereby determines that such basis for the Assessment A for parcels within Bond Area 2 and Bond Area 3 is ~~appropriate~~ reasonable and included in the authorized methods set forth in Section 4-35-30(1) of the Act and fairly reflects the advantage benefit derived from the Improvements by each of the individual parcels as supported by the Assessment Report.

(k) Pursuant to Section 4-35-60 of the Act and the provisions of the Resolution, a public hearing concerning the Resolution was held on October 3, 2005, which date was neither sooner than thirty days

and nor more than forty-five days following the adoption of the Resolution. Pursuant to Section 4-35-70 of the Act, the entire text of the Resolution was published once a week for three successive weeks in The Lancaster News, which is a newspaper of general circulation in the County. The last date of publication was not less than ten days prior to the date of the public hearing concerning the Resolution.

(l) There have been filed with the Clerk to Council a list of the parcels within Bond Area 1, Bond Area 2 and Bond Area 3 (including the two additional parcels proposed to be added therein), including a representative map of the Enlarged Improvement District showing each such Bond Area, attached as Appendix B hereto, and the following documents:

(1) with respect to the parcels within Bond Area 1 of the Enlarged Improvement District, an Assessment Roll A for Bond Area 1 as previously approved by the County Council (“Assessment Roll A-1”, included in Exhibit 1 attached hereto); and

(2) with respect to the parcels within Bond Area 2 of the Enlarged Improvement District, a preliminary Assessment Roll A for Bond Area 2 (“Assessment Roll A-2”, included in Exhibit 2 attached hereto); and

(3) with respect to the parcels within Bond Area 3 of the Enlarged Improvement District, a preliminary Assessment Roll A for Bond Area 3 (“Assessment Roll A-3”, included in Exhibit 3 attached hereto);

(m) There have also been filed with the Clerk to Council forms of the First Supplemental Trust Indenture to the Amended and Restated Indenture (the “Supplemental Indenture”), relating to the issuance of New Bonds (as defined herein). The Council finds, however, that certain changes in said documents may be needed prior to the completion of this transaction such that it will be in the best interest of the County to delegate to the Chairman of Council, the County Administrator and the County Attorney, or any one of them, the legal authority to determine those matters including the authority to approve the final form of the documents necessary to effectuate the issuance of the New Bonds.

Section 2. Amendment of Assessment Documents and Approval of Revised Assessment Rolls and Amendments to Amended Improvement Plan.

(a) The Original Assessment Roll A-2 is hereby amended and replaced by the Assessment Roll A-2 attached hereto as Exhibit 2, and the Original Assessment Roll A-3 is hereby amended and replaced by the Assessment Roll A-3 attached hereto as Exhibit 3, which Assessment Roll A-2 and Assessment Roll A-3 (together, the “Revised A Assessment Rolls”), together with the Assessment Roll A-1, are hereby approved and confirmed as the assessment roll within the meaning of the Act reflecting the names of the persons within Bond Area 1, Bond Area 2 and Bond Area 3, as applicable, of the Enlarged Improvement District as of the ~~date~~ respective dates specified therein, whose properties are to be assessed for Assessment A (as further described in the Assessment Roll A-1, Assessment Roll A-2 and Assessment Roll A-3, as applicable) and the amounts to be assessed against their respective properties with a brief description of the lots or parcels of land assessed, and shall be the basis for the actual Assessment A on each parcel of property listed thereon if not altered or amended by County Council resolution pursuant to the hearings and the final County Council meeting pursuant to Section 5 hereinafter. A copy of the Revised A Assessment Rolls shall be deposited in the offices of the County Administrator and made available for inspection by interested parties.

(b) The Enlarged Improvement District as described above and more fully in the Amended Improvement Plan is hereby created and the implementation of the Amended Improvement Plan is hereby authorized. Since the date of the original approval of the Amended Improvement Plan, certain

amendments to said Amended Improvement Plan have been made. Therefore, the Amended Improvement Plan, as amended, a copy of which is attached as Appendix C hereto, is hereby approved.

Section 3. Financing of Improvements and Issuance of New Bonds for Reimbursement Only.

(a) ~~Approximately \$29,250,000.~~ The County understands, based on documentation related to the Series 2006 Bonds and the representations of the Purchaser, that approximately \$[29,250,000] of the proceeds of the Series 2006 Bonds were used to finance certain costs of the Improvements, and the County understands that approximately \$25,000,000 of the Improvements have been ~~provided-funded~~ directly by the Purchaser. ~~It is expected that,~~ and the total costs of the Improvements ~~will be expected to~~ cost approximately \$91,500,000. The Original Improvement Plan contemplated that the County could issue up to \$60,000,000 in revenue bonds in one or more series ~~secured by the Assessments to finance all or a portion of the costs of the Improvements,~~ of which approximately \$36,000,000 principal amount of such bonds has been previously issued (excluding the Series 2016A-1 Bonds which refunded \$7,960,000 outstanding principal amount of the Series 2006A Bonds), all of which have been or would be secured by and serviced from revenue to be derived from the Assessments. The Amended Improvement Plan contemplates that the County may additionally issue not exceeding \$6,000,000 in revenue bonds in one or more series (the "New Bonds") secured by the Assessments imposed within Bond Area 2 or Bond Area 3 and to be serviced from revenue to be derived from the Assessments ~~with within~~ Bond Area 2 or Bond Area 3; provided, however, that (1) the New Bonds may be issued and sold only to the Purchaser or its affiliates, (2) the New Bonds may be issued only in exchange for Improvements constructed by the Purchaser and dedicated or transferred to the County, ~~and~~ to reimburse the Purchaser for its previously-expended costs, pursuant to the procedures provided by the Supplemental Indenture, (3) the New Bonds will be secured by and payable from Assessments imposed within Bond Area 2 or Bond Area 3, pari passu with the pledge of the Assessments securing the Series 2006A-2 Bonds and Series 2006A-3 Bonds, as the case may be, and in any event not from Assessments imposed within Bond Area 1, and (4) nothing herein shall obligate the County to issue the New Bonds in any particular amount, if at all. The New Bonds described in this Section 3 may be combined with or constitute a portion of a larger debt issue including bonds issued for other purposes, including the refunding of all or a portion of the Series 2006A-2 Bonds or the Series 2006A-3 Bonds.

(b) The Council does hereby approve (1) the issuance of the New Bonds as described herein (subject to the limitations described in paragraph (a) above); and (2) the pledge and application of the revenues generated from the imposition and collection of the Assessments for payment of the New Bonds and Administrative Expenses (as defined in the Revised A Assessment Rolls).

(c) The form, terms and provisions of the Supplemental Indenture, attached hereto as Appendix D hereto and filed with the Clerk to Council, be and hereby are approved. The Chairman of the Council is hereby authorized, empowered and directed to execute, acknowledge and deliver, and the Clerk to Council is hereby authorized, empowered and directed to attest the Supplemental Indenture, with such changes or revisions as are permitted hereby, in the name of and on behalf of the County. The Chairman of the Council and the County Administrator with advice from the County Attorney are hereby delegated the authority to approve such changes in the form, terms and provisions of the Supplemental Indenture as may be necessary or advisable in connection with the transactions contemplated hereby and thereby. The Chairman's execution and delivery of the Supplemental Indenture shall constitute conclusive evidence of approval of any and all changes or revisions therein from the form of the Supplemental Indenture attached hereto as Appendix D. Any amendments to the Supplemental Indenture shall be executed in the same manner.

Section 4. Notice of Revised A Assessment Rolls.

The County Administrator is hereby authorized and directed to cause to be mailed by registered or certified mail, return receipt requested, as soon as practicable, to the owner or owners of each ~~lot or~~ parcel of land in Bond Area 2 and Bond Area 3 against which an Assessment A is to be levied, at the address appearing on the records of the County Treasurer, a notice stating the nature of the Improvements, the total proposed cost of it, the amount to be assessed against the particular property, and the basis upon which the Assessment A is made, together with the terms and conditions upon which the Assessment A may be paid. The notice must contain a brief description of the particular property involved, together with a statement that the amount assessed constitutes a lien against the property superior to all other liens except property taxes. The notice also must state the time and place fixed for the hearing of objections in respect to the Assessment A and shall be mailed neither less than 15 days nor more than 30 days before such hearing regarding the objections takes place. A property owner who fails to file with the County Council a written objection to the Assessment A against his property before such hearing regarding the objections takes place shall be considered to have consented to the Assessment A.

Section 5. Hearing of Objections to Revised A Assessment Rolls.

(a) The hearing of objections to an Assessment A for parcels within Bond Area 2 and Bond Area 3 is scheduled for Monday, ~~April~~ _____, 2016, at 6:00 p.m. or at such other date and time as shall be set by the County Administrator. Once scheduled pursuant to this section, this hearing may be postponed and rescheduled pursuant to a resolution of County Council which shall provide for reasonable notice of a new date and time.

(b) All persons who file written objections to the Revised A Assessment Rolls within the time prescribed shall have an opportunity to appear either in person or by their attorney at the hearing held by the County Council for such purposes, but the final decision on each objection shall be made by a vote of the County Council at a public session thereof. At the session(s) held to make a final decision on the objections, County Council may make by resolution such corrections to the Revised A Assessment Rolls as it deems proper and confirm the same or set it aside and provide for a new Assessment A for parcels within Bond Area 2 and Bond Area 3.

(c) At the session(s) held to make a final decision on the objections, County Council may make by resolution such corrections to the Assessment Report and the Apportionment of Assessments as it deems proper.

(d) Whenever County Council shall confirm an Assessment A, either as originally prepared or as thereafter corrected, a copy thereof shall be certified by the Clerk to County Council and filed in the office of the Clerk of Court for Lancaster County, and from the time of filing the assessment impressed in the Revised A Assessment Rolls, together with the Assessment Roll A-1, constitutes and is a lien on the real property against which it is assessed superior to all other liens and encumbrances, except the lien for property taxes, and must be annually assessed and collected with the property taxes on it.

Section 6. Authority to Act.

The Council Chair, Council Secretary, Clerk to Council, County Administrator, County Attorney and all other appropriate officials of the County are authorized and directed to do any and all things necessary to effect the purposes of this ordinance.

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. Controlling Provisions.

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

SIGNATURES FOLLOW ON NEXT PAGE.

AND IT IS SO ORDAINED, this ____ day of _____, 2016.

LANCASTER COUNTY, SOUTH CAROLINA

Bob Bundy, Chair, County Council

Steve Harper, Secretary, County Council

ATTEST:

Debbie C. Hardin, Clerk to Council

First Reading: April 11, 2016 Tentative
Second Reading: April 25, 2016 Tentative
Public Hearing: May 9, 2016 Tentative
Third Reading: May 9, 2016 Tentative

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| Title | pdfDocs compareDocs Comparison Results |
| Date & Time | 4/4/2016 7:29:10 PM |
| Comparison Time | 2.65 seconds |
| compareDocs version | v4.2.0.25 |

| Sources | |
|-------------------|--|
| Original Document | [#1257817] [v2] Ordinance Authorizing Phase II Amendments/Issuance of Bonds (Walnut Creek) |
| Modified Document | [#1257817] [v3] Ordinance Authorizing Phase II Amendments/Issuance of Bonds (Walnut Creek) |

| Comparison Statistics | |
|-----------------------|----|
| Insertions | 29 |
| Deletions | 12 |
| Changes | 22 |
| Moves | 2 |
| TOTAL CHANGES | 65 |
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| Word Rendering Set Markup Options | |
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| Inserted cells | |
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| Merged cells | |
| Formatting | Color only. |
| Changed lines | Mark left border. |
| Comments color | By Author. |
| Balloons | False |

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| Character Level | Word | False |
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| Include Field Codes | Word | True |
| Include Moves | Word | True |
| Show Track Changes Toolbar | Word | False |
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| Update Automatic Links at Open | Word | False |
| Summary Report | Word | End |
| Include Change Detail Report | Word | Separate |
| Document View | Word | Print |
| Remove Personal Information | Word | False |
| Flatten Field Codes | Word | True |

John Weaver

From: Seezen, Michael <MSeezen@MCNAIR.NET>
Sent: Tuesday, April 05, 2016 12:41 PM
To: John Weaver
Cc: Debbie Hardin; Seezen, Michael; Heizer, Frannie
Subject: RE: Ordinance - Walnut Creek Phase II Amendments

John,

Thanks for forwarding the below email. I talked briefly with Debbie. My fault for not including attachments when I submitted the Ordinance. **FYI - the Ordinance contemplates the following attachments:**

Appendix A – Report on Reasonable Basis of Assessments (prepared by MuniCap, this has not been prepared and won't be available by Monday; I expect it to be available by April 25).

Appendix B – Map of District – this was prepared for the Admin Committee mtg; I can resend to Debbie if need be.

Appendix C – Amended Improvement Plan – prepared by McNair - the initial version of this document was approved at the Dec. 14, 2015 County Council mtg. My expectation is that, if there are any changes needed to be made to it before third reading, a revised draft would be submitted. I can re-send to Debbie if needed.

Appendix D – Form of First Supplemental Trust Indenture (prepared by McNair – I forwarded an initial draft of this to the working group this morning; would expect it to be revised as this matter progresses).

Exhibit 1 – Assessment Roll for Bond Area 1 – this was approved at 12/14/2015 meeting. I don't imagine this will change (although could update the list of property owners) and can send to Debbie.

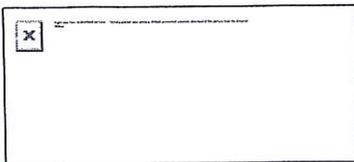
Exhibit 2/3 – Assessment Rolls for Bond Areas 2 and 3 – previous versions of these were approved at 12/14/2015 meeting, although there will be new versions to be approved by this Ordinance. Thad had circulated a portion of the new document (called the Rate and Method of Apportionment) last week. We don't have a form of the new versions to send at this point. I could send the 12/2015 versions or the portion of the new document to Debbie if needed.

If possible, we'd like to proceed with first reading on April 11, but not if all of the attachments need to be available beforehand. I'd originally planned the readings process (4/11, 4/25 and 5/9) with the expectation that the Ordinance would be adopted before May 25 (there's a 120 day deadline in the bond statute that may require the ordinance to be finished by then). Of course, there is a May 23 County Council meeting, but was hoping to avoid bumping up so close in case there are any hiccups. I've talked with the developer and MuniCap about the schedule and that, if we go past May 25, we may need to start over (e.g., resolution, public hearing, Ordinance, etc.).

Please let me know if you want me to forward any of the documents mentioned above or if we need to wait for first reading at 4/25 meeting.

Thanks,

Michael



Michael J. Seezen
Shareholder
mseezen@mcnair.net | 803 753 3257 Direct

McNair Law Firm, P.A.
Columbia Office 1221 Main Street | Suite 1800 | Columbia, SC 29201
803 799 9800 Main | 803 933 1547 Fax
Mailing Post Office Box 11390 | Columbia, SC 29211
VCard | **Bio URL** | **Website**

Agenda Item Summary

| | |
|---------------------------------|--|
| Ordinance # / Resolution#: | Discussion Item/ Potential Ordinance |
| Contact Person / Sponsor: | Steve Willis |
| Department: | Admin |
| Date Requested to be on Agenda: | March 2016 Administrative Committee April 11, 2016 County Council Meeting |

Issue for Consideration:

Donation of land to Lancaster County School District; parcel # 0058-00-008.00

Points to Consider:

This land is owned by Lancaster County as it is the site of the former Health Department. The parcel is just under one half acre and is within the Buford School complex.

It has been suggested that this might make a good site for a parking/ holding area for parents waiting to pick up their child from the Buford Middle School.

Lancaster County has no use for such a small parcel at this location.

Transferring the parcel would involve three readings of an ordinance and a public hearing.

Information on discussions with SCDOT and the COG related to traffic improvements, as well as parcel map information, is attached.

Funding and Liability Factors:

N/A We do have to insure the property so a transfer could reduce liability.

Council Options:

Transfer the parcel or retain ownership.

Staff Recommendation:

Transfer the parcel to the Lancaster County School District. If this idea finds favor with Council during the discussion we will prepare an Ordinance for the following meeting. This will also require a public hearing at third reading.

Committee Recommendation:

Transfer the parcel to the Lancaster County School District.

Steve Willis

From: Robert Moody <rmoody@catawbacog.org>
Sent: Monday, February 29, 2016 12:25 PM
To: Jordan, William E; PriceKH@scdot.org; Steve Willis; shawmg@scdot.org
Cc: Randy Imler
Subject: Re: SC 522 / Buford Elementary School - purpose & need

Apparently the Lancaster County School District has some significant plans to change the traffic pattern at these schools dependent of the passage of the upcoming bond referendum.

Let's tighten up the purpose and need, but hold off on the scope and budget until after the vote later this month.
Thanks.

Robby Moody, AICP
Senior Planner
Catawba Regional COG
www.catawbacog.org

803.327.9041/office
803.493.2942/mobile

On Feb 29, 2016, at 12:05 PM, Robert Moody <rmoody@catawbacog.org> wrote:

Thanks for making time this morning to talk through the options for improving safety and traffic flow in the Buford Community. As we discussed, the original project's scope and budget will need to be revised and likely split into 2 or more projects:

1. Buford Elementary
 - a. Northbound right-turn lane on SC 522 – CRCOG guideshare project (\$360,000 already allocated, but will likely increase and will need LCSD cooperation with R/W)
 - b. Add a lane (or two) to the on-site car driveway – Lancaster County School District project (appears to be on proposed bond list)

2. SC 522 Pedestrian Safety and Crossing
 - a. Several ideas and limited options within present R/W. Appears that acquisition of private property may be necessary.

Action Items

Robby: update the updated purpose and need for the project (see below).

Steve: contact LCSD to confirm funding for on-site improvements in bond package and follow up with Rep. Yow.

Bill: help tighten up purpose and need statements.

Kati: prepare new project scope and budget once purpose and need are completed.

| BUFORD ELEMENTARY SCHOOL – NORTHBOUD RIGHT-TURN LANE | |
|---|---|
| ORIGINAL PURPOSE | UPDATED PURPOSE |
| The purpose of the proposed project is to improve the | To improve safety and reduce traffic congestion |

| | |
|---|---|
| <p>intersection of SC 522 and the entrance to Buford Schools to provide improved traffic movement along SC 522. Acceleration/deceleration lanes are needed as well as pedestrian crossing control.</p> | <p>on SC 522 adjacent to Buford elementary and middle schools during peak drop-off and pick-up times during the week. Install an northbound deceleration lane for the cars-only driveway at Buford elementary school which will provide relief on SC 522 at the Buford middle school driveway.</p> |
| <p>ORIGINAL NEED</p> | <p>UPDATED NEED</p> |
| <p>The access road for Buford Schools is not adequate for moving traffic off of SC 522. Vehicles turning onto school grounds are stacking on SC 522 creating congestion issues during school peak hours. Buford Fire Department is located across SC 522. Emergency vehicles cannot get out to respond to emergencies during peak school hours.</p> | <p>In the immediate vicinity, SC 522 is a two-lane facility that directly serves Buford Elementary and Middle schools on its east side and a convenience store and Buford volunteer fire department on the west. During peak drop-off and pick-up times, passenger vehicles entering both schools inevitable spill out onto SC 522, thereby causing a stoppage of traffic flow. This situation impacts through traffic and severely hinders the ability of Buford Fire Department to respond to emergency calls during peak school hours.</p> |

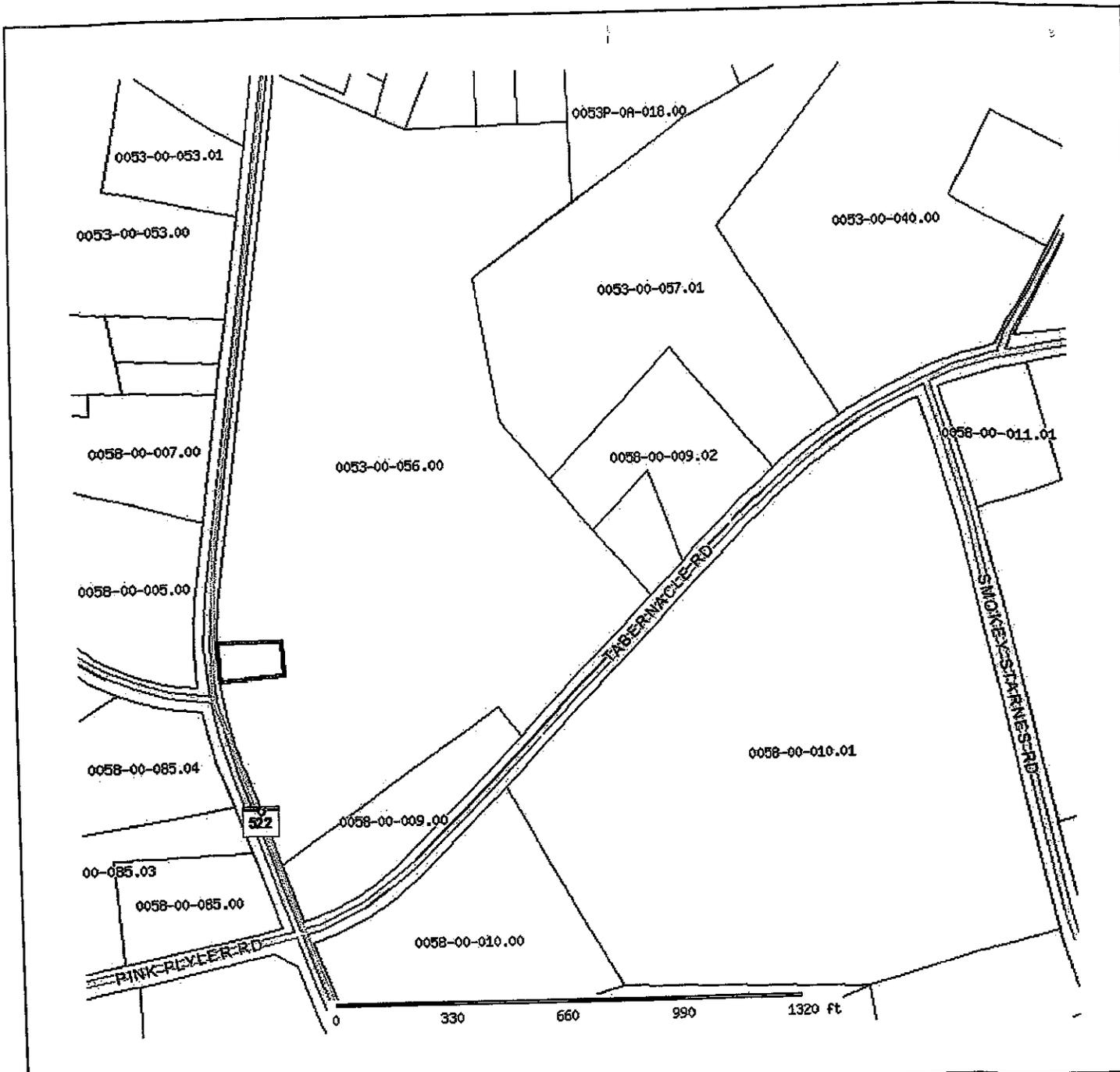
Again, thanks for the teamwork and helping us move this project forward.

Robby

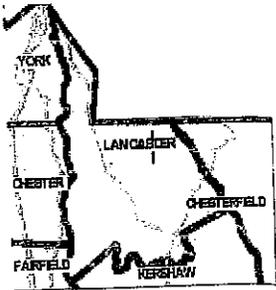
Robert C. Moody, AICP
Senior Planner

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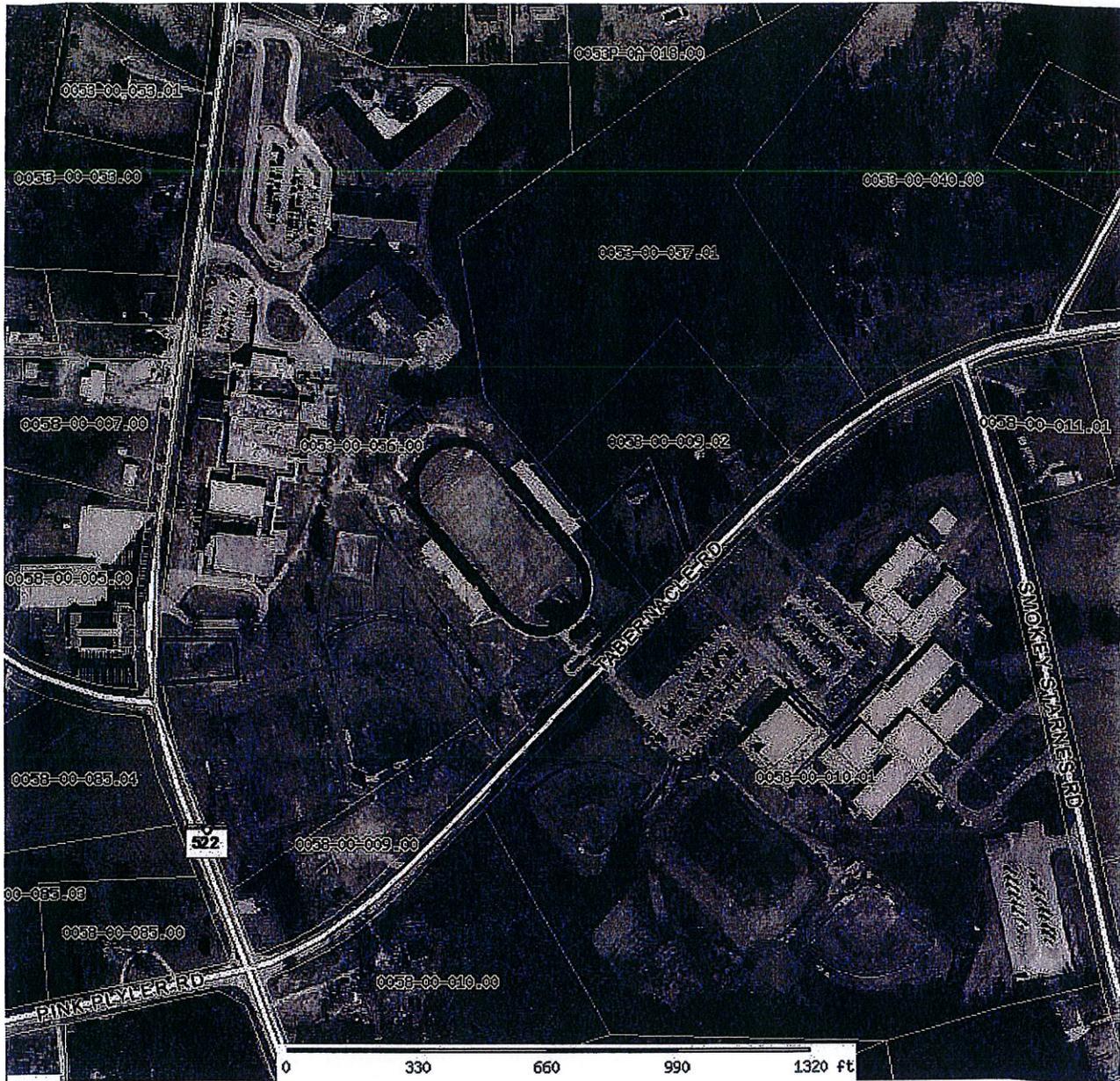
PO Box 450 · 215 Hampton Street
 Rock Hill, South Carolina 29731
 (803) 327-9041 · Fax (803) 327-1912
www.catawbacog.org



| Lancaster County Assessor | | | |
|------------------------------------|------------------------------|-----------------|------------|
| Parcel: 0058-00-008.00 Acres: 0.42 | | | |
| Name: | LANCASTER COUNTY | Land Value | \$6,300.00 |
| Site: | HWY 522 | Improvement Val | \$0.00 |
| Sale: | \$0 on 01-1900 Vacant= Qual= | Accessory Value | \$0.00 |
| Mail: | PO BOX 1809 | Total Value | \$6,300.00 |
| | LANCASTER, SC 29721-0000 | | |



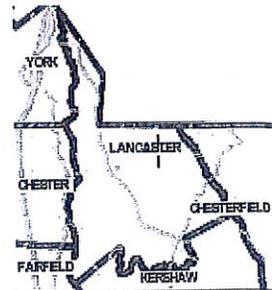
The Lancaster County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER LANCASTER COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS --THIS IS NOT A SURVEY--
Date printed: 03/02/16 : 08:41:24



Lancaster County Assessor

Parcel: 0058-00-008.00 Acres: 0.42

| | | | |
|-------|------------------------------|-----------------|------------|
| Name: | LANCASTER COUNTY | Land Value | \$6,300.00 |
| Site: | HWY 522 | Improvement Val | \$0.00 |
| Sale: | \$0 on 01-1900 Vacant= Qual= | Accessory Value | \$0.00 |
| Mail: | PO BOX 1809 | Total Value | \$6,300.00 |
| | LANCASTER, SC 29721-0000 | | |
| | | | |



The Lancaster County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER LANCASTER COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 03/02/16 : 08:42:05

Agenda Item Summary

Ordinance # / Resolution#: Discussion Item
Contact Person / Sponsor: Steve Willis
Department: Administration
Date Requested to be on Agenda: April 11, 2016 Council meeting

Issue for Consideration:

Potential revision to Noise Ordinance. We actually have two sections currently; (1) the first is in the General County Code and is geared towards club type noises and amplified noise; and (2) the second is in the UDO. This one is unenforceable as the devices to measure the sounds as described are no longer produced.

Points to Consider:

The Public Safety Committee asked for a side by side comparison but Sheriff's Attorney Doug Barfield advised the only way to proceed with a workable ordinance was to start over. I would note the UDO generally relates to construction and development activities; not ongoing enforcement issues.

There are numerous points to discuss; more than can be enumerated here. Please see the attachment for discussion points by Attorney Barfield.

Please note the purpose today is not to bring you the ordinance for first reading. We wanted to allow time for Committee members to discuss their findings with the rest of Council.

Funding and Liability Factors:

N/A

Council Options:

Adopt the new ordinance, modify the existing ordinance, or leave the current ordinance in place.

Staff Recommendation:

Proceed so that the Sheriff's Office has an enforceable ordinance.

Committee Recommendation:

Approval of the draft ordinance.

DRAFT

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER) **ORDINANCE NO. 2016-1394**

AN ORDINANCE

TO AMEND CHAPTER 23, ARTICLE II, SECTIONS 23-21 THROUGH 23-23 OF THE LANCASTER COUNTY CODE OF ORDINANCES BY THE DELETION OF SECTION 23-21, 23-22 AND 23-23 AND SUBSTITUTING THEREFORE LANGUAGE SET FORTH HERINAFTER.

WHEREAS, County Council previously considered the issue of excessive noise within the boundaries of the unincorporated sections of Lancaster; and

WHEREAS, so as to define with specificity the rules and regulations regarding excessive noise, Council did pass Ordinance No. 692 (October 3, 2005) and Ordinance No. 846 (September 10, 2007); and

WHEREAS, upon consultation with the Lancaster County Sheriff and upon recommendation of the County Administrator, Lancaster County Council has determined that a revision to the County’s noise ordinance is appropriate.

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:

- A. Chapter 23, Article II, Sections 23-21 through 23-23 of the Lancaster County Code of Ordinances are deleted in their entirety.
- B. Substituted and replaced therefore is the following:

Section 23-21. Definition

Excessive Noise is any loud unnecessary noise which disturbs the peace and quiet of any unincorporated area of the County of Lancaster or which causes disturbance, discomfort, or annoyance to any reasonable person of normal sensitivities in any incorporated area of the County of Lancaster or which endangers or injures the safety or health of any person or domestic animal in any unincorporated area of the County of Lancaster. This shall include but not be limited to noise made by human voice or mechanical, electric, or electronic machine or device. In determining whether a noise complained of constitutes excessive noise, the finder of fact shall consider all relevant factors including but not limited to the following:

- (a) The intensity and level of the noise;
- (b) The nature of the noise including whether it was usual or unusual and whether it was produced naturally or unnaturally;
- (c) The duration of the noise;
- (d) The date and time of day or night the noise occurred;
- (e) The general characteristics of the area where the noise was produced;
- (f) The general characteristics of the area where the noise was heard;
- (g) The distance between the source of the noise and the hearer of the noise;
- (h) The reasonable expectation of quiet of persons where the noise was heard;
- (i) Any prior complaints concerning the noise or its source or the person producing the noise.

Section 23-22. Prohibited Acts.

It shall be unlawful for any person to make or continue or cause to be made or continued any excessive noise in any unincorporated area of the County of Lancaster.

Section 23-23. Exceptions.

This article shall not apply to:

- (a) Noise emanating from a lawfully established business or industry on a fixed site in any unincorporated area of the County of Lancaster except a business licensed for on premise consumption of alcoholic beverages, which business shall be subject to this Article.
- (b) Noise emanating from governmental activities, airports and aircraft, railways, emergency signal devices, parades, carnivals, school band practice and performances, school or government sponsored events, or similar activities.
- (c) Noise caused by emergency operations for the immediate safety, health, and welfare of the unincorporated areas of the County of Lancaster and its inhabitants or to restore property to a safe condition following a calamity.

- (d) Noise emanating from construction activities, agriculture activities, tree harvesting or land clearing activities, lawn care activities, or similar activities between the hours of 6:00 a.m. and 10:00 p.m.

Section 23-24. Enforcement and Penalties.

- (a) The provisions of this Article shall be enforced by the Lancaster County Sheriff's Office.
- (b) A person violating this Article shall be guilty of a misdemeanor and shall be punished by a fine and/or imprisonment as provided by Section 1-10 of the Lancaster County Code of Ordinances for a first and a second offense. For a third or subsequent offense a person violating this article shall be punished by a minimum fine of \$250.00 and/or imprisonment as provided by Section 1-10 of the Lancaster County Code of Ordinances. Each occurrence shall constitute a separate offense.

AND IT IS SO ORDAINED

Dated this _____ day of _____ 2016

LANCASTER COUNTY, SOUTH CAROLINA

Bob Bundy, Chair, County Council

Steve Harper, Secretary, County Council

ATTEST:

Debbie C. Hardin, Clerk to Council

| | | |
|-----------------|----------------|-----------|
| First Reading: | April 11, 2016 | Tentative |
| Second Reading: | April 25, 2016 | Tentative |
| Third Reading: | May 8, 2016 | Tentative |



**Lancaster
County
Fire Rescue**

PO Box 1809
Lancaster, SC
29721

Business Phone
803-283-8888

Fax
803-283-6333

E-mail
LCFR@comporium.net



Proud and Progressive

TO: Debbie Hardin, Clerk to Council
FROM: Timothy M. Baker, Fire Commission Chairman *TMB*
DATE: April 6, 2016
SUBJECT: Replacement for Fire Commission—Indian Land

The Lancaster County Fire Commission respectfully submits the name of a new member from the Indian Land fire district for approval by the Lancaster County Council. This member will replace the current member who is unable to fulfill the remainder of their term through June 2018.

Indian Land Fire Department
Raymond N. Griffin
200 Six Mile Creek Road
Lancaster, SC 29720

If you have questions or need any additional information, please contact the Fire Rescue office.

TMB/dmg

SUBJECT: CAPITAL PROJECT SALES TAX UPDATE

This is the quarterly update on the SCDOT roads. The CTC roads update will be presented at the next meeting. If any member needs additional information please let us know.

Henry Harris Road: two segments – 1.65 miles on the southern end and 2.58 miles on the northern end; a total of 4.23 miles. The County Transportation Commission paved the center segment in conjunction with SC Department of Transportation.

The road is completed with the exception of thermoplastic striping and raised land marker installation. That is scheduled for spring 2016 with a completion date of April 30th.

Contract 2991430: Bailey Road – 2.99 miles; Craig Farm Road – 1.00 mile; and University Drive – 3.30 miles

Contractor will start shortly on these roads with clearing, grading, and driveway pipe work. Full depth reclamation on these roads will commence in June. Contract original completion date is July 31st. This may be adjusted on Craig Farm Road as the SC Department of Transportation and the County Transportation Committee are discussing additional work on the northern end of Craig Farm Road with the SC Department of Transportation in-house reclamation crew working that segment with the County Transportation Commission paying to resurface the segment.

Contract 2991440: Locustwood Avenue & Mahaffey Drive – 1.40 miles; Pink Plyler Road – 1.50 miles; and Taxahaw Road – 3.74 miles

Contractor is scheduled to begin work at the end of April with two reclamation crews. Contract original completion date is August 31st.

The SC Department of Transportation and the County Transportation Committee are coordinating work where possible. For example, the recent completion of Stacie Howie Road, off Henry Harris Road, was a joint project. The planned work on the northern end of Craig Farm Road would be a joint project as would planned work on Mahaffey Drive.

The Department of Transportation work totals \$6,083,600 worth of work funded by the Capital Project Sales Tax on 18.16 miles of state secondary roads. District Four Administrator John McCarter handled all engineering within his budget to stretch the amount of road work that could be accomplished.

SW



Government Finance Officers Association
203 N. LaSalle Street - Suite 2700
Chicago, IL 60601

Phone (312) 977-9700 Fax (312) 977-4806

March 28, 2016

Steve Willis
County Administrator
County of Lancaster
PO Box 1809
Lancaster SC 29721-1809

Dear Mr. Willis:

We are pleased to notify you that your comprehensive annual financial report for the fiscal year ended **June 30, 2015** qualifies for a Certificate of Achievement for Excellence in Financial Reporting. The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

An award for the Certificate of Achievement has been mailed to:

Veronica C. Thompson
Finance Director

We hope that you will arrange for a formal presentation of the Certificate and Award of Financial Reporting Achievement, and that appropriate publicity will be given to this notable achievement. A sample news release is enclosed to assist with this effort. In addition, details of recent recipients of the Certificate of Achievement and other information about Certificate Program results are available in the "Awards Program" area of our website, www.gfoa.org.

We hope that your example will encourage other government officials in their efforts to achieve and maintain an appropriate standard of excellence in financial reporting.

Sincerely,
Government Finance Officers Association

Stephen J. Gauthier, Director

Technical Services Center

SJG/ds



March 16, 2016

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

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

Dear Mr. Willis:

Time Warner Cable's agreements with programmers and broadcasters to carry their services and stations routinely expire from time to time. We are usually able to obtain renewals or extensions of such agreements, but in order to comply with applicable regulations, we must inform you when an agreement is about to expire. The following agreements are due to expire soon, and we may be required to cease carriage of one or more of these services/stations in the near future: WPDE (SD & HD), WPDE D2, WACH (SD & HD), WACH D2, WCIV (SD & HD), WCIV D2 (SD & HD), WCIV D3, WTAT (SD & HD), WTAT D2, WTGS (SD & HD), WSOC (SD & HD), WSOC D2, WAXN (SD & HD), WAXN D2, WBTW (SD & HD), WBTW D2, WCB D (SD & HD), WCB D D2 (SD & HD), WSAV (SD & HD), WSAV D2, Azteca America, YouToo, RFD HD, Pivot, HBO (SD & HD), HBO West (SD & HD), HBO2 (SD & HD), HBO2 West, HBO Signature (SD & HD), HBO Signature West, HBO Family (SD & HD), HBO Family West, HBO Comedy (SD & HD), HBO Comedy West, HBO Zone (SD & HD), HBO Zone West, HBO Latino (SD & HD), HBO Latino West, HBO On Demand, Cinemax (SD & HD), Cinemax West (SD & HD), MoreMAX (SD & HD), MoreMAX West, ActionMAX (SD & HD), ActionMAX West, ThrillerMAX (SD & HD), ThrillerMAX West, OuterMAX (SD & HD), MaxLatino (SD & HD), 5StarMAX (SD & HD), MovieMAX (SD & HD), Cinemax On Demand, TV One (SD & HD), ShopHQ/EVINE Live (SD & HD), POP/TVGN (SD & HD), Music Choice On Demand and Music Choice (channels 1900-1950), DW Amerika, Outdoor Channel (SD & HD), Al Jazeera (SD & HD).

From time to time, Time Warner Cable makes certain changes in the services that we offer in order to better serve our customers. The following changes are planned:

WGN America may be repositioned from Starter TV to Standard TV on or after March 23, 2016.

A free preview of STARZ will be provided to all TV customers with a Digital Set-Top Box April 8-10, and may contain PG, PG-13, TV-14, TV-MA and R rated programs. To block this preview and for Parental Control information, visit twc.com or call 1-800-TWCABLE. Restrictions may apply.

On or after April 16th, WMYT D3 SonLife Broadcasting will be replaced by WMYT D2 Buzzr on Channel 1265 in Cheraw.

The new services listed below cannot be accessed on CableCARD-equipped Unidirectional Digital Cable Products purchased at retail without additional, two-way capable equipment: None at this time.

For more information about your local channel line-up, visit www.twc.com/programmingnotices.

If you have any questions or concerns, please do not hesitate to call me at 803-251-5320.

Sincerely,

Ben Breazeale
Sr. Director of Government Relations
Time Warner Cable, South Carolina

MEETINGS & FUNCTIONS – 2016

| DAY/DATE | TIME | FUNCTION/LOCATION |
|----------------------------------|---------------------|--|
| Monday, April 11 th | 6:30 p.m. | Regular Council Meeting |
| Tuesday, April 12 th | 8:00 a.m. | Public Safety Committee Council Conference Room |
| Tuesday, April 12 th | 3:00 p.m. | Infrastructure and Regulation Committee Council Conference Room |
| Thursday, April 14 th | 4:30 p.m. | Administration Committee Council Conference Room |
| Tuesday, April 19 th | 11:30 am– 3:00 p.m. | Employee BBQ – Historic Courthouse |
| Monday April 25 th | 6:30 p.m. | Regular Council Meeting |
| Thursday, April 28 th | 4:30 p.m. | Committee of the Whole – Budget Workshop |

LANCASTER COUNTY STANDING MEETINGS

- The Tuesday following 1st Council meeting (most of the time it is the 2nd Tuesday)
.....8:00 a.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)
.....4:30 p.m. ... Administration Committee
- 1st Thursday of each month7:00 p.m. ... Fire Commission, Covenant Street EOC Building
- 2nd and 4th Tuesday of each month9:00 a.m. ... Development Review Committee, Council Chambers
- 2nd Tuesday of each month.....6:30 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 Tuesday6:00 p.m. ... Historical Commission, Library Conference Room
- 3rd Thursday of each month6:30 p.m. ... Community Relations Commission, County Council Chambers
- 1st Thursday of each month5:00 p.m. ... Planning Commission work session, County Council Chambers
- 3rd Tuesday of each month6:30 p.m. ... Planning Commission, County Council Chambers