

Katrina Goggins  
Director of Communications



June 8, 2017



Dear 

This letter is being written as a follow-up to the questions you submitted during the “Public Participation” portion of the May 22 meeting of the Trustees of School District 5 of Lexington and Richland Counties.

You asked, “What led the Board, in particular Dr. Hefner (who stated in an email to me May 16 that he proposed the site) to the proposed Amicks Ferry site?”

**In the superintendent’s Vision 2020 report, he proposed to build a new elementary school in the Chapin geographical area due to our current student enrollment. The recommendation is that the new elementary school be built on the west side of the Town of Chapin. This supports the District’s commitment to neighborhood schools.**

**With many factors to consider, the District has determined that the land on Amicks Ferry Road is desirable to place a school in that area. Not only does it appear to fit all the criteria of a school site, it helps avoid a situation where the students west of Chapin are the Chapin Elementary population, the current Chapin Elementary students residing east of Chapin get moved to Lake Murray Elementary, and those students living in close proximity to Lake Murray are moved to a location further east.**

**All indications are that the Chapin area will continue to grow, and the district must respond to this growth. It is very important that the children in Chapin continue to be able to attend school in Chapin.**

You also asked “What due diligence has been sought to date?”

**Attached are documents that include general information on the district’s site selection considerations.**

Regards,

A handwritten signature in black ink, appearing to read 'Katrina Goggins', with a long horizontal flourish extending to the right.

Katrina Goggins

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# **THE SELECTION PROCESS FOR A SCHOOL SITE**

**The selection and purchase of a school site is critical in providing a setting and environment that provides the design team the ability to create the needed site improvements for the educational program. The curriculum and extracurricular programs drive the need for facilities. An understanding of these issues is important before a district purchases a site for a school. School sites are purchased for specific purposes. This is not a normal real estate transaction.**












**The following check list is used to insure appropriate analysis in the selection and procurement process.**

- 1. Understand the intended educational and extracurricular programs for the site.**
- 2. Identify the target population and attendance area to be served by the school.**
- 3. Understand the long range capital plan of the district.**
- 4. Determine the size of the school site.**
- 5. Understand safety and security issues to be considered.**
- 6. Insure accessibility for students, parents, visitors and staff.**
- 7. Insure adequate road system to the site.**
- 8. Consider compatibility of land use.**
- 9. Perform geo-technical and environmental studies of the site to insure construction compatibility.**
- 10. Determine topographical conditions of the site.**
- 11. Identify utility infrastructure to service the site**
  - water**
  - Sewer**
  - Gas**
  - Electrical**
- 12. Identify wetlands and endangered species of wildlife.**
- 13. Obtain agency approvals.**

# Site Selection Procedure & Data Collection

Determining the general location of a needed school site involves the current need and also future site needs. Current student populations and five-year student projections provide needed data for immediate school site needs. We will meet with representatives of your school district to gather and analyze this information.

There are also physical properties and agency guidelines that guide the site location process. These include:

-  Location of current schools affected by this proposed site
-  Traffic patterns and existing roads allow safe access to site
-  Reasonable access to infrastructure of water, sewer, natural gas, electrical, etc.
-  Soil conditions affecting site development
-  Topography – desirable less than 4-6%
-  Wetlands – minimal disturbance
-  Endangered species habitat and archaeological deposits
-  Zoning – must allow school construction; never allowed in industrial
-  Property access – desired two access points with minimum of 1350 feet of road frontage, safe sight lines and on-site stacking of vehicles. See Chapter 4 SCDOT School Access Design
-  Configuration of site – minimum road frontage of 1350 feet and depth of 800 feet. Elementary site needs 20-25 acres. Middle School site needs 35-40 acres and high school needs about 150 acres.
-  Problematic Features – Potential Hazards, cemetery, air traffic, etc.; see Form F2A, SCSDE, Office of School Facilities

**The following exhibits represent data that is gathered and analyzed by our firm and presented to the school district in the selection process.**

**FORM F2A EVALUATION FOR APPROVAL OF PROPERTY ACQUISITION**

COUNTY \_\_\_\_\_ DISTRICT \_\_\_\_\_

BUILDING TYPE: Elementary Middle Jr. High High CATE  
Other \_\_\_\_\_  
If Instructional Space: Initial Capacity \_\_\_\_\_ Estimated Max. Capacity \_\_\_\_\_  
Grades Included \_\_\_\_\_

NUMBER OF ACRES \_\_\_\_\_ USABLE ACRES \_\_\_\_\_ PROJECTED OCCUPANCY DATE \_\_\_\_\_

CURRENT ZONING CLASS \_\_\_\_\_ REZONING REQUIRED FOR INTENDED USE?  NO  YES

SITE LOCATION:  City  Suburb  Urban  Rural

GIS, Address or Location Description \_\_\_\_\_

NEIGHBORHOOD:  Residential  Industrial  Business  Undeveloped

Growth Trends \_\_\_\_\_

TOPOGRAPHY:  Natural Drainage  Woods  Standing Water \_\_\_\_\_

Gentle Slope  Pasture  Stream/River  Drainage Ditch

Steep Slope  Cultivated  Paved/Developed

Number of Feet Road Frontage \_\_\_\_\_ Plat attached  NO  YES

**POTENTIALLY PROBLEMATIC FEATURES:**

- None  Air traffic  Poor Access  Highway
- R.R.  Industrial Noise  Industrial Waste  HV Power Lines
- Old buildings  Heavy Traffic  Cemetery
- Transmission pipeline, propane  Transmission pipeline, natural gas
- Other potentially problematic features \_\_\_\_\_

REMARKS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SITE VISIT ATTENDEES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THIS EVALUATION IS BASED ON INFORMATION OBSERVED AT THE SITE. IT IS THE RESPONSIBILITY OF THE DISTRICT TO ENSURE THAT THE SITE IS FREE OF CONDITIONS AND NEARBY INSTALLATIONS THAT COULD ENDANGER THE LIFE, SAFETY AND HEALTH OF CHILDREN

OSF REPRESENTATIVE: \_\_\_\_\_ DATE: \_\_\_\_\_

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What led the Board, in particular Dr. Hefner (who stated in an email to me May 16 that he proposed the site) to the proposed Amicks Ferry site?

What due diligence has been sought to date? Please share those due diligence reports with the people to whom "the public schools belong, those who created them and support them by taxation" (Policy KA School-Parent-Community Relations)?

Thank you in advance for your prompt response,



*May 22, 2017*