

Recommendation:

Potential Purchase of Real Estate

A handwritten signature in white ink, appearing to read "Stephen W. Hefner", written over a horizontal line.

Stephen W. Hefner, Ed.D.
Superintendent
Lexington-Richland Five

July 17, 2017

On September 12, 2016, as a part of “Vision 2020” I proposed...

2. BUILD A NEW
ELEMENTARY SCHOOL
(Elementary #13) IN THE
CHAPIN GEOGRAPHICAL
AREA.

Subsequently:

- I RECOMMENDED THAT THE NEW ELEMENTARY SCHOOL (Elementary #13) BE LOCATED ON THE AMICKS FERRY SIDE OF CHAPIN,
- WE CONTRACTED WITH AN EXPERIENCED PROFESSIONAL TO LOCATE A POTENTIAL SITE(S),
- WE SECURED OPTION AGREEMENTS TO PURCHASE TWO ADJOINING PROPERTIES ON AMICKS FERRY ROAD,
- WE HAVE BEEN CONDUCTING OUR “DUE DILIGENCE” ON THOSE PROPERTIES OVER THE COURSE OF THE PAST SEVERAL MONTHS.

FREQUENTLY ASKED QUESTIONS (FAQs)

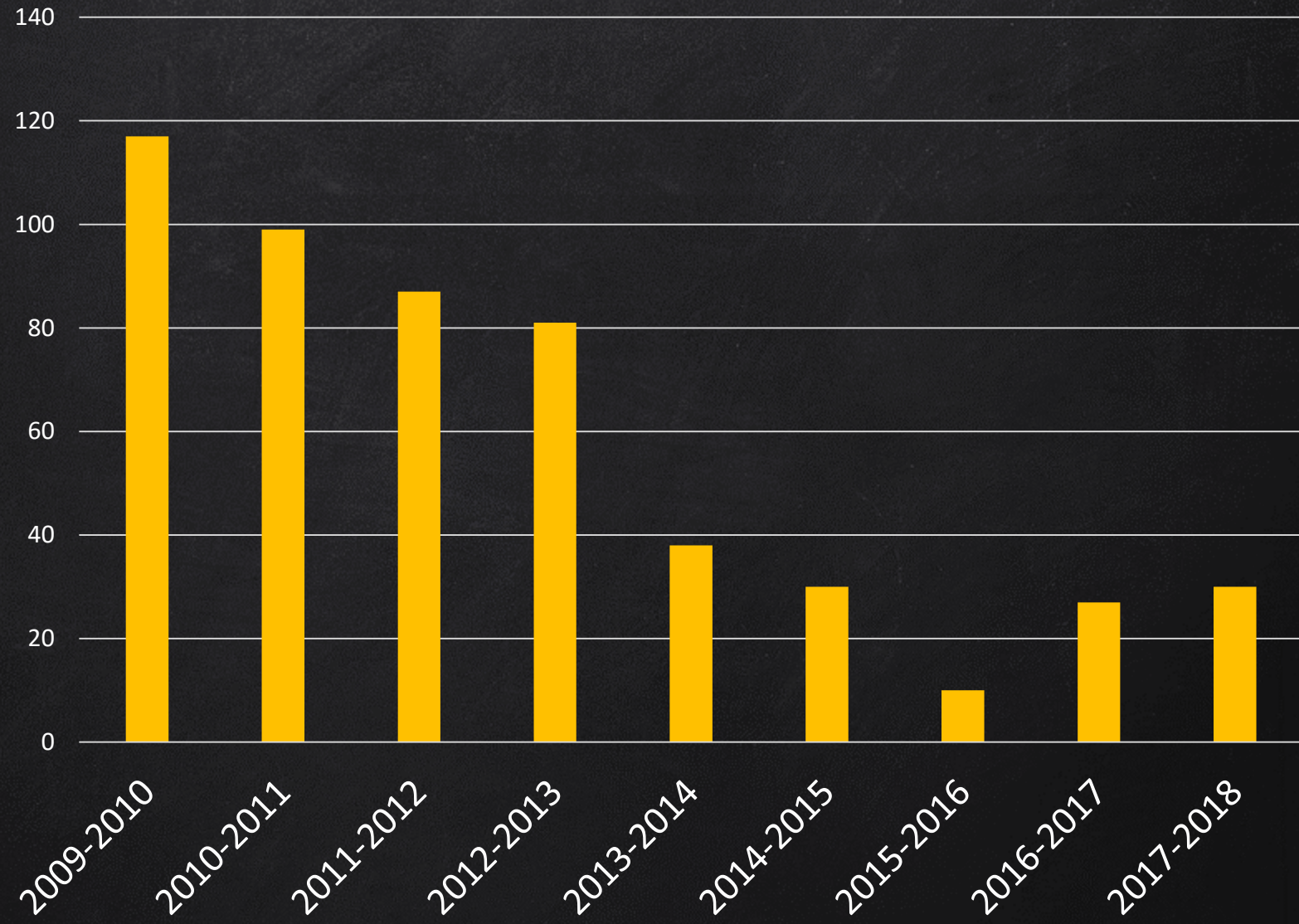
- Capacity & Enrollment
- Rezoning
- Safety
- Site Location
- Policy
- Price

Q: IS THERE A NEED FOR AN
ADDITIONAL ELEMENTARY
SCHOOL?

A: YES.

- THE NEED WAS DOCUMENTED IN THE 2008 REFERENDUM; AN ADDITIONAL ELEMENTARY SCHOOL WAS APPROVED.
- THE NEED IS EVEN GREATER NOW (IN 2017) THAN IT WAS THEN (IN 2008).

Portables Used For Instruction



BASIC BELIEF

For educational and safety reasons, it is preferable to have students in “brick-and-mortar” buildings than in portable classrooms.

Portables at Chapin Elementary



Portables at Lake Murray Elementary



Q: HAS OUR GROWTH IN
ENROLLMENT PEAKED?

A: PROJECTIONS ARE
FOR CONTINUED
GROWTH.

Local Headlines

The State

WEDNESDAY APRIL 5 2017

1 million in the Columbia area? Expect it by 2035, report says

BY TIM FLACH
tflach@thestate.com

The Midlands will be welcoming a lot more neighbors in the coming years, with the Columbia area's population expected to hit 1 million by 2035 and double today's number by 2050.

The combined population of Lexington and Richland counties will be 1 million in 20 years, an increase of 40 percent from today,

according to newly released estimates from the Central Midlands Council of Governments.

Reaching that benchmark will be a brief stop en route to 1.3 million residents in the area by 2050, nearly double the current population, the report says.

"That's a lot of growth to handle in such a short period," Lexington Mayor Steve MacDougall said. "It's going to demand a lot more services."

The forecast by the regional

planning agency was developed to help leaders of local communities prepare for what's coming.

Dealing with the influx is going to increase the strain of keeping pace, particularly with roads not designed to handle extra traffic, as more homes and stores sprout farther from existing cities and towns, some officials said.

"New building will put more stress on a (road) system already overused," Lexington County Council chairman Todd Cullum of

Cayce said.

And more homes will mean less farmland and wooded areas – and more schools, hospitals, grocery stores, ball fields and downtown high-rises.

"Those numbers put a real face on the opportunities and challenges that metropolitan areas face," Columbia Mayor Steve Benjamin said. "These decisions as to how we're going to invest in roads,

SEE POPULATION, 6A

New neighbors

Estimated population of
Lexington and Richland
counties

2015:
708,725

2035:
996,833

2050:
1,287,953

SOURCE: Central Midlands Council of
Governments

➔ ONLINE

Want specifics? Check out maps of Lexington County's projected growth in each of the next four decades. At thestate.com

“... the Columbia area’s population is expected to hit one million by 2035... The Blythewood area and town of Lexington are likely to grow mightily, along with people living in downtown Columbia and on Lake Murray.”

The State
April 5, 2017

Local Headlines

SATURDAY JUNE 17 2017
THESTATE.COM

The State

Local

3A

FACEBOOK.COM/THESSTATENEWS • TWITTER.COM/THESSTATE

Panel backs limits on homes on Lake Murray peninsula



The State file photo

Traffic congestion created partly by motorists on Amicks Ferry Road is common in the center of Chapin.

■ Commission members endorse a novel fix to slow suburbia's march along the Amicks Ferry Road corridor south of Chapin.

BY TIM FLACH
tflach@thestate.com

A limit on the number of new homes that could be built on a popular Lake Murray peninsula won the endorsement Thursday of the Lexington County Planning Commission.

The panel's support sets the stage for County Council to

adopt the changes as soon as July. The changes would reduce the number of homes allowed per acre from up to 12 to four on some of the nearly 700 undeveloped sites affected.

The move also prevents stores and offices from locating there, although exceptions can be made by county leaders.

Concern about too much traffic led some commission members to set aside misgivings about the idea.

Commission chairman Andy White of Lexington, a homebuilder, said improved road safety that development limits

would create "makes sense" even though the restrictions are more far-reaching than anywhere else in the steadily growing 758-square-mile county.

Supporters call the plan a way to save scenery and reduce congestion on a wooded peninsula with picturesque views of the 47,500-acre lake.

The 15-square-mile area is home for nearly 4,700 residents, up 400 since the 2010 census, officials at the Central Midlands Council of Governments estimate. There are nearly 1,850 homes, up from 1,700 in 2010, the analysis adds.

Residents who support the limits are concerned the largely rural area will change significantly as soon as Lexington-Richland 5 officials consider putting an elementary school there.

Tim Flach: 803-771-8483

“(Amicks Ferry peninsula...) is home for 4,700 residents, up 400 since the 2010 census and ... has 1,850 homes, up from 1,700 in 2010...”

-from Central Midlands
Council of Governments,
reported by *The State*
June 17, 2017

District 5 New Residential Building Permits 2011-2016

Legend

- Schools
- Single Family Permits

Multi-Family Number of Units

- < 25
- 25 - 100
- > 100

District 5 Elementary Zones SCHOOL NAME

- BALLENTINE ELEMENTARY
- CHAPIN ELEMENTARY
- DUTCH FORK ELEMENTARY
- H. E. CORLEY ELEMENTARY
- HARBISON WEST ELEMENTARY
- IRMO ELEMENTARY
- LAKE MURRAY ELEMENTARY
- LEAPHART ELEMENTARY
- NURSERY ROAD ELEMENTARY
- OAK POINTE ELEMENTARY
- RIVER SPRINGS ELEMENTARY
- SEVEN OAKS ELEMENTARY

- Interstates
- US Highways
- SC Highways
- Local Roads
- Railroad
- Water

Single Family Permit Density Permits/Square Mile

- < 10
- 10 - 20
- 20 - 30
- 30 - 40
- 40 - 50
- > 50

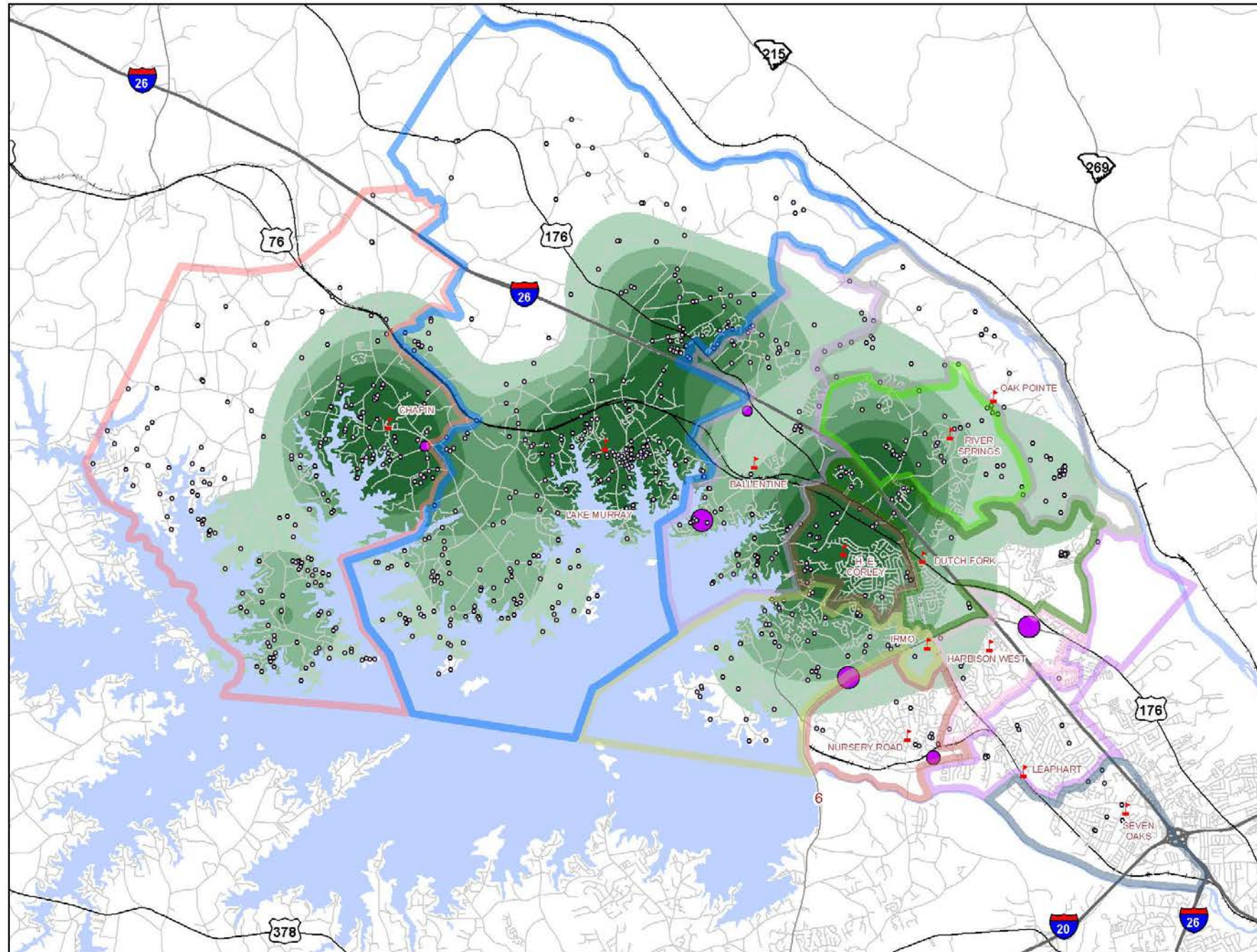
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Miles

Date Map Created: 5 July 2017

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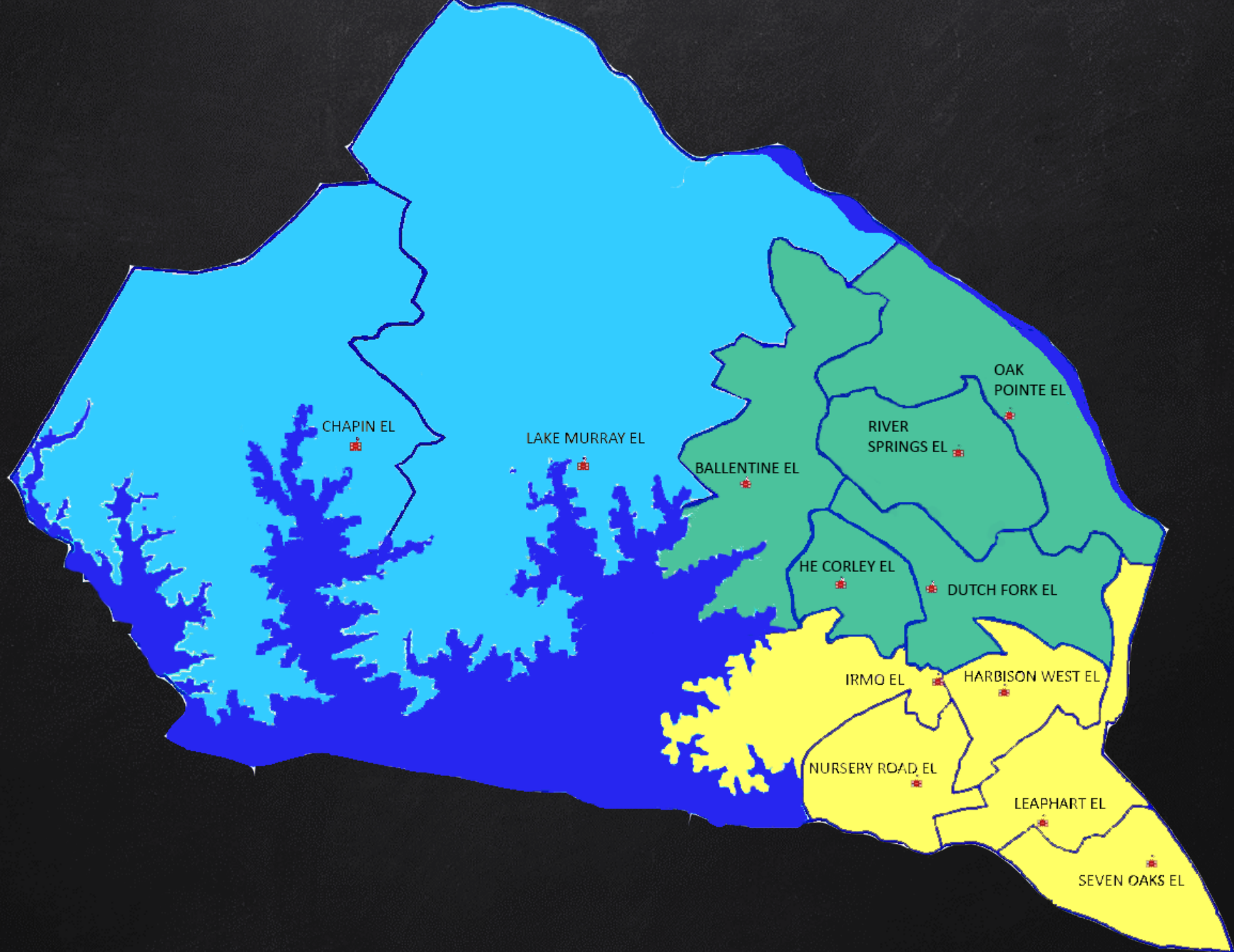


Q: CAN WE ADDRESS OUR
OVERCROWDING AT CHAPIN
ELEMENTARY AND LAKE MURRAY
ELEMENTARY THROUGH
REZONING?

A: REZONING CAN PROVIDE
SOME TEMPORARY RELIEF,
BUT WILL NOT OFFER A
PERMANENT SOLUTION.

BASIC BELIEF

Schools are learning communities,
not warehouses.



Q: IS THE SITE SAFE AND HAS
A TRAFFIC STUDY BEEN
DONE?

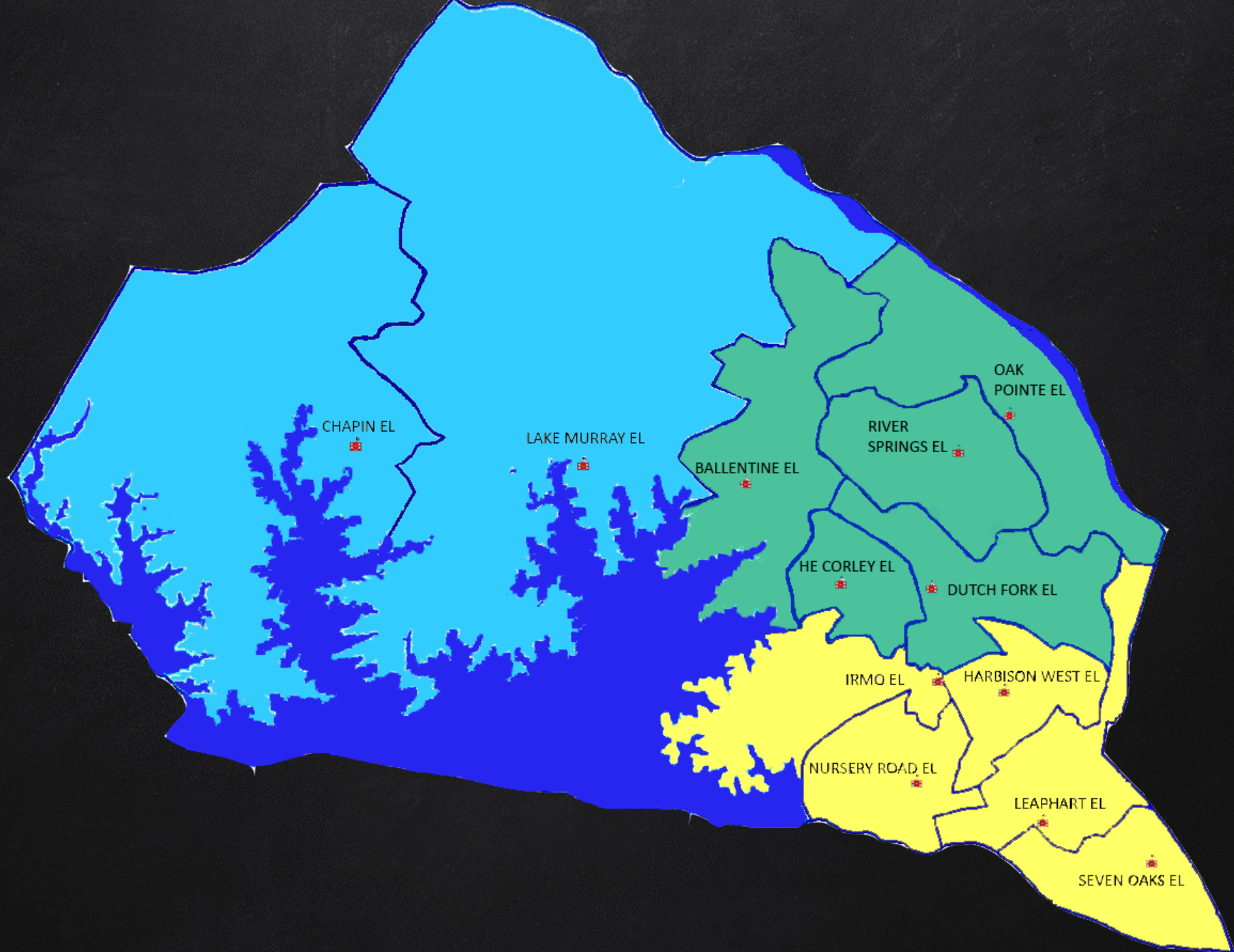
A: A TRAFFIC STUDY HAS BEEN
COMPLETED. NO
IMPROVEMENTS ARE NEEDED
BEYOND THE HIGHWAY RIGHT OF
WAY.

Q: WHY THE AMICKS FERRY SIDE OF
CHAPIN AND WHY NOT MOUNT
VERNON CHURCH ROAD/DERRICK
POND ROAD?

A: FROM MAY 22, 2017 VISION 2020
UPDATE:

1. IT IS IMPORTANT TO SERVE CHAPIN
STUDENTS IN CHAPIN.

2. IT IS IMPORTANT TO PRESERVE THE
CHAPIN GEOGRAPHICAL GROUPING
CONCEPT.





Q: HAVE THE REQUIREMENTS OF
THE DISTRICT'S POLICY ON
SITE ACQUISITION (POLICY FEE)
BEEN MET?

A: SEE THE ATTACHED
CHECKLISTS.

POLICY FEE

Purpose: To establish the basic structure for the acquisition of sites for school construction.

The board believes it is appropriate and necessary to identify and acquire land in a formalized manner to assure the most advantageous pieces of real estate are obtained for School District Five of Lexington and Richland Counties.

POLICY FEE

Requirements

- ☑ Establish parameters for selection
 - Analyze attendance zones to determine general location boundaries
 - Determine range of acreage requirements
- ☑ Identify and evaluate potential sites
 - Collect preliminary data on each potential site
 - Retain a realtor to represent the district as a buyer, if necessary
 - Eliminate unsuitable sites
 - Perform technical evaluation and comparative analysis

POLICY FEE

Requirements (Continued)

- ☑ Perform final site selection
 - Provide site recommendation to the board
 - Obtain “contingent” board approval
 - Have “Letter of Intent to Purchase” sent to the seller
 - Perform “contingent” technical evaluation
 - As part of the contingent technical evaluation, the district hired an MAI certified appraiser

POLICY FEE

Whenever possible, the board will acquire school sites long before they are needed. Such a policy will permit a better choice of site at acreage rather than lot prices and will reduce the need for costly demolition of residential or other structures.

STATE APPROVALS

- ☒ Current zoning status;
- ☒ Utility information;
- ☒ Certified plat;
- ☒ Phase I Environmental Report;
- ☒ Topographical map;
- ☒ Geotechnical Report.

Q: IS THE PRICE WE'RE PAYING A
FAIR PRICE?

A: VALUE OF THE LAND IS
PRICED FAIRLY FOR ITS
INTENDED PURPOSE, AND
THE PURCHASE PRICE IS
SUPPORTED BY THE
APPRAISAL.



Publix has purchased land near Platt Springs Road and South Lake Drive in Lexington. One Lexington County Council member Publix apparently will anchor a small strip mall at the site, which is near White Knoll High School. - The (Rock Hill) Herald file photo

LOCAL

JULY 11, 2017 6:12 PM

A major grocer just bought land near White Knoll High School in Red Bank



BY TIM FLACH
tflach@thestate.com

Publix Supermarkets has bought nine acres near a major intersection in Red Bank near White Knoll High School, one of the fastest growing areas in Lexington County.

The Florida-based grocer paid \$4.5 million recently to acquire four tracts adjoining each other on Platt Springs Road and South Lake Drive, according to county tax records.

-Publix Supermarkets recently purchased nine acres of land near White Knoll High School.

-The grocer paid \$4.5 million to acquire four tracts.

Q: WHAT ARE THE RESULTS OF
THE “DUE DILIGENCE”
ASSESSMENT?

A: VIEW VIDEO