



York County Planning Commission Meeting

September 12, 2022

Vision

To Learn, Serve, and Give as **ONE**.

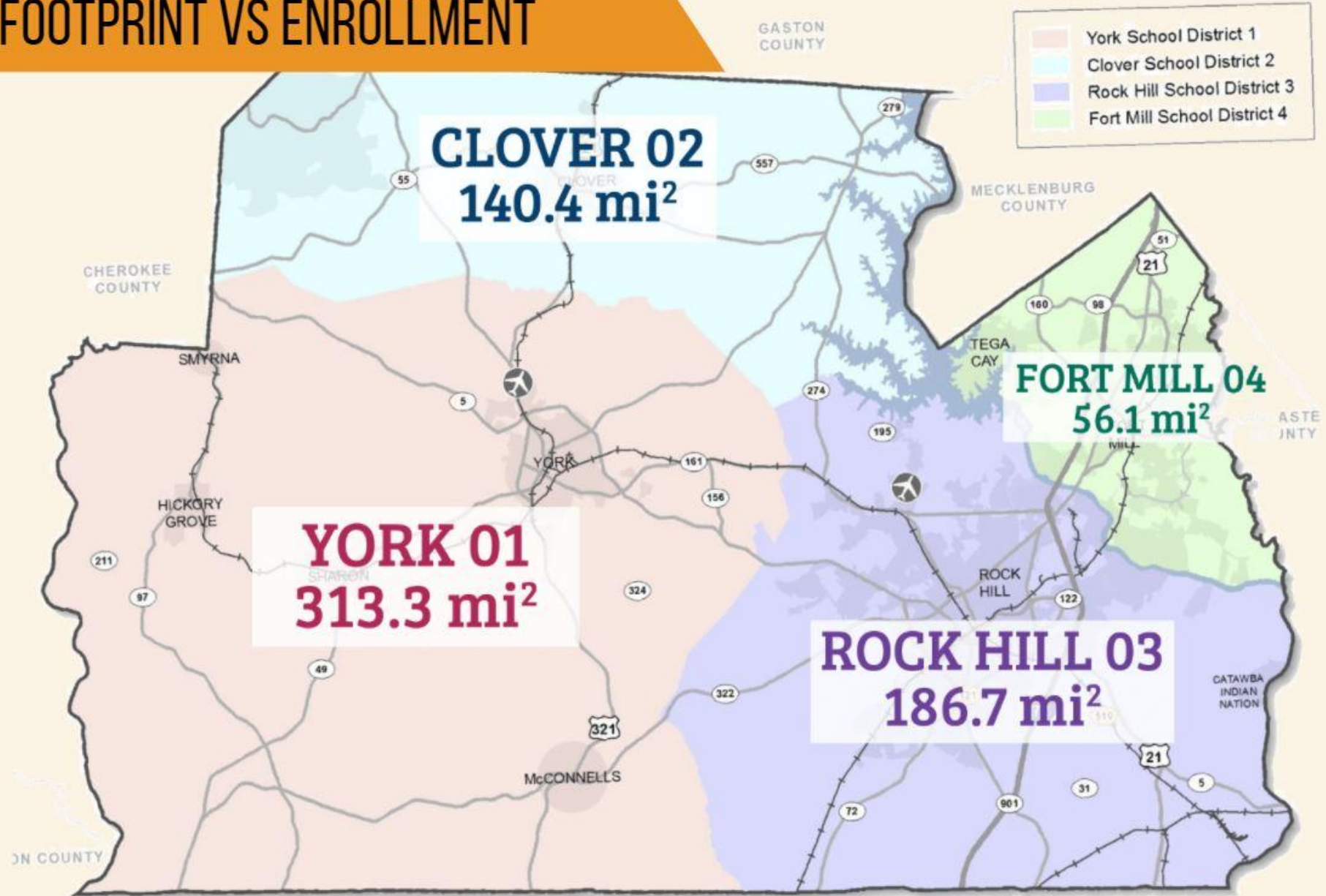
Mission

Our mission is to cultivate a service-oriented community of learners who strive for personal growth and excellence as communicators, collaborators, creators, and critical thinkers.





YORK COUNTY GEOGRAPHICAL FOOTPRINT VS ENROLLMENT



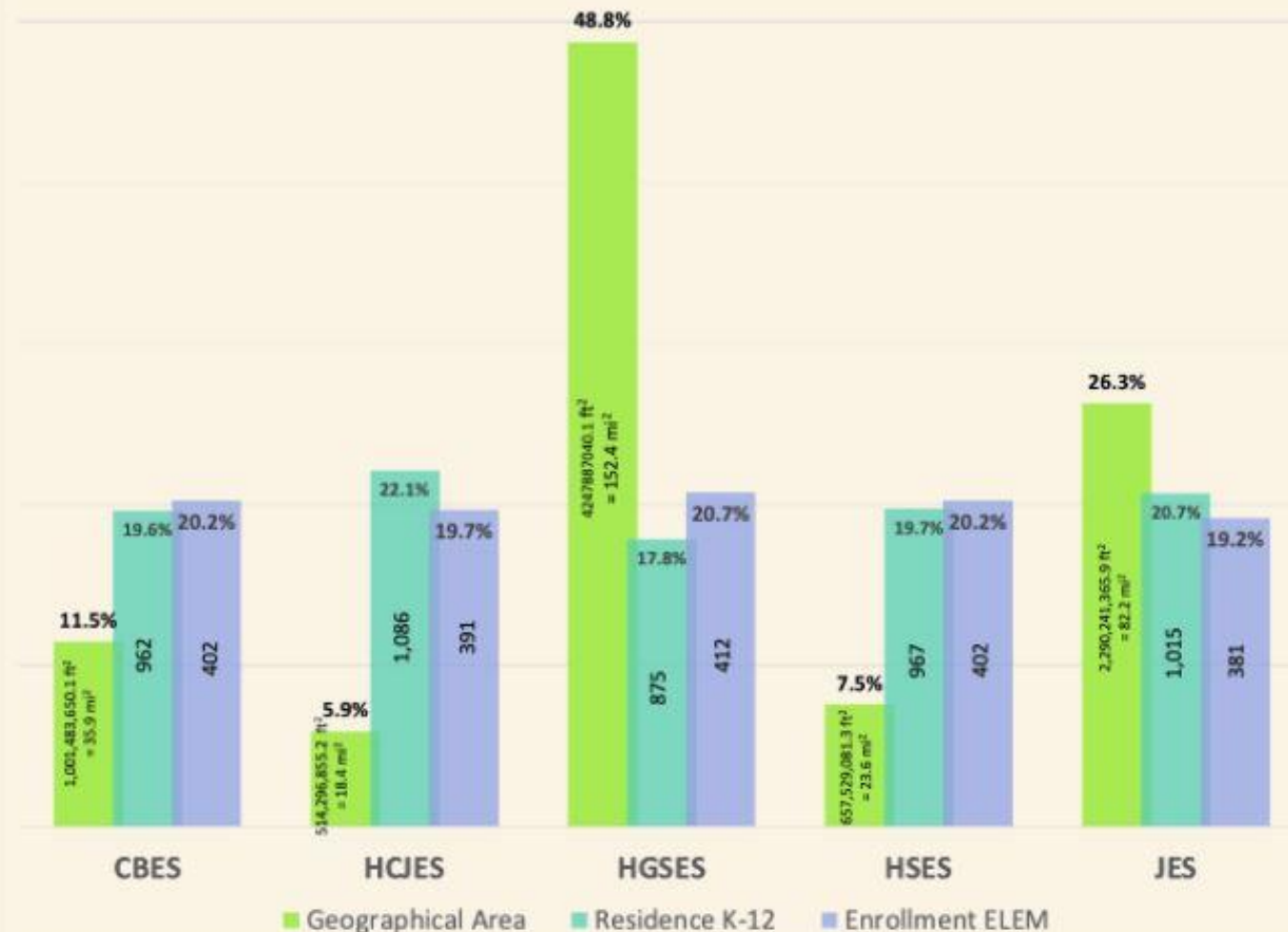
York School District One comprises **40%** of York County’s land use but only **7.22%** of York County’s total assessed value.

District	Assessed Value	Mill Value-Operations	Mill Value-Debt Service
1	\$124,000,000	\$ 65,000	\$116,000
2	\$411,000,000	\$244,000	\$387,000
3	\$600,000,000	\$352,000	\$564,000
4	\$584,000,000	\$269,000	\$549,000



YSD1 GEOGRAPHICAL FOOTPRINT VS RESIDENCE & ENROLLMENT

Geographical Footprint vs Student Residence & Enrollment
2021-2022



Target Class Size Ratios

Grades

Average Class Size

Pre-Kindergarten

20

Kindergarten

20

Grades 1-4

21

Grades 5-12

25

Research on Class Size Reduction

The most famous and rigorous study of class size reduction took place in Tennessee beginning in 1985, when some kindergarten students were randomly assigned to unusually small classes through third grade. Test scores in the classes of 13 to 17 students quickly surpassed scores in the larger classes of 22 to 25. Those gains persisted for years.

Other studies in California, Minnesota, New York City, North Carolina, Texas, and Wisconsin have shown lower class sizes boost test scores, too.

A few studies have also found other benefits, with smaller classes leading to greater classroom engagement and higher attendance. In Tennessee, researchers later found that students in smaller classes in early grades were also more likely to attend and graduate from college.

Impact Fee Timeline

- District entered into a contract for a facility and enrollment study July 2020
- Demographic and growth study (Holden) October 2020
- Facility capacity study for each school (Holden) October 2020
- Facility assessments results (Cumming) January 2021
- Board voted to conduct an Impact Fee Study (TischlerBise) May 2021
- Impact fee study presentation (Carson Bise) Jan/Feb 2022
- Board approval of impact fee resolution March 2022

ENROLLMENTS AND PROGRAM CAPACITIES BY SCHOOL

ELEMENTARY SCHOOLS GRADES PK-6	PROGRAM CAPACITY	2019-20 CURRENT ENROLL*	2024-25 PROJ ENROLL*	2029-30 PROJ ENROLL*
COTTON BELT ELEM PK-4	481	435	480	521
HAROLD C. JOHNSON ELEM PK-4	486	486	537	582
HICKORY GROVE-SHARON ELEM PK-6	486	408	439	481
HUNTER STREET ELEM PK-4	525	494	625	683
JEFFERSON ELEM PK-4	498	429	462	511
TOTALS	2,476	2,252	2,543	2,778

*INCLUDES PRE-K ENROLLMENT

INTERMEDIATE & MIDDLE SCHOOLS GRADES 5-6 & 7-8	PROGRAM CAPACITY	2019-20 CURRENT ENROLL	2024-25 PROJ ENROLL	2029-30 PROJ ENROLL
YORK INTERMEDIATE 5-6	925	679	751	806
YORK MIDDLE 7-8	876	803	851	937
TOTALS	1,801	1,482	1,602	1,743

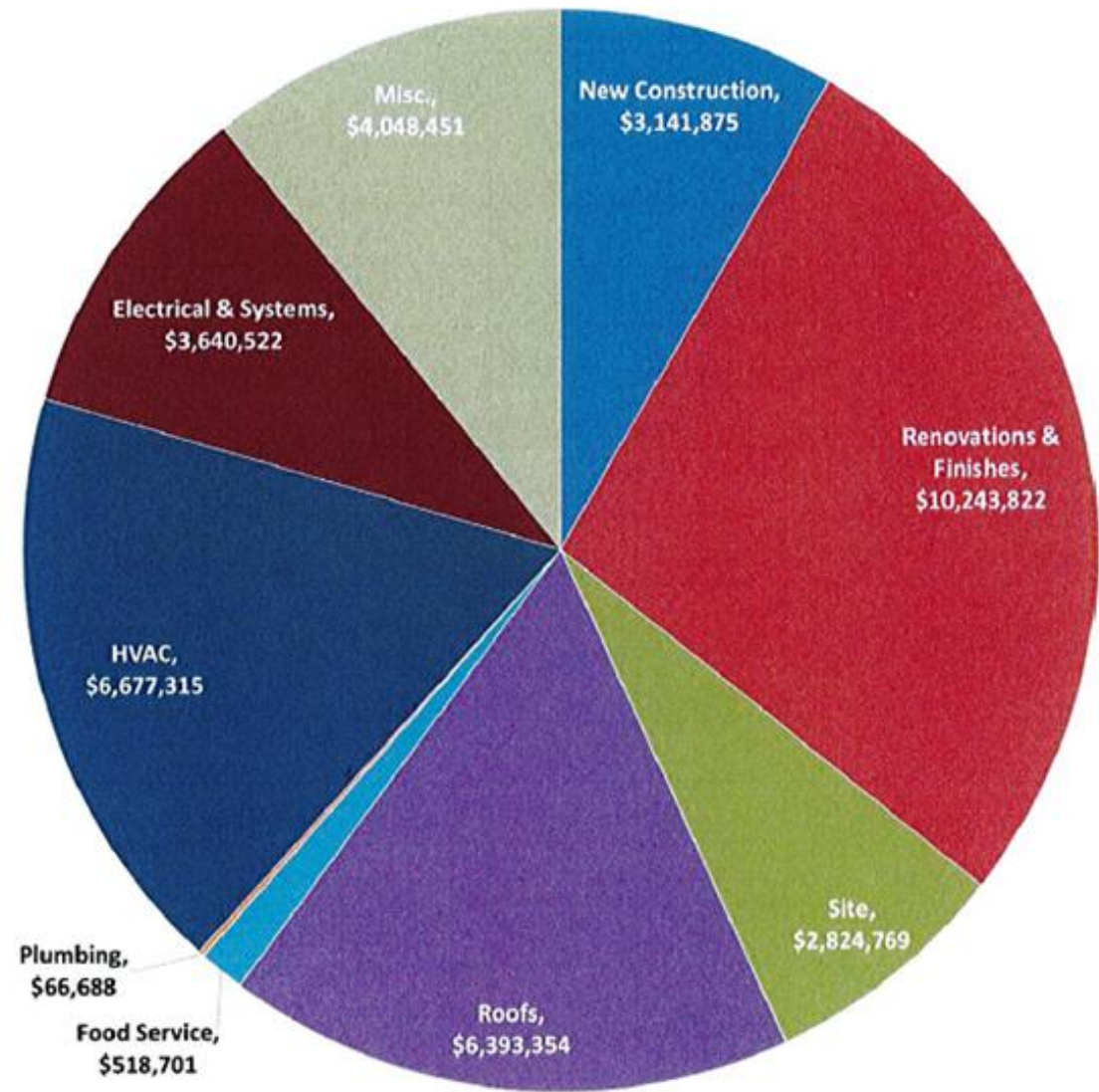
HIGH SCHOOL GRADES 9-12	PROGRAM CAPACITY	2019-20 CURRENT ENROLL	2024-25 PROJ ENROLL	2029-30 PROJ ENROLL
YORK COMPREHENSIVE HIGH 9-12 & FLOYD D. JOHNSON TECHNOLOGY CENTER	1,760	1,469	1,648	1,822
TOTALS	1,760	1,469	1,648	1,822

Facility & Enrollment Study

\$37,555,498

	Facilities	Total Facility Needs
ELEMENTARY SCHOOLS	Cotton Belt Elementary	\$1,769,442
	Harold C Johnson Elementary	\$2,346,322
	Hickory Grove Sharon Elementary	\$1,537,394
	Hunter Street Elementary	\$2,445,854
	Jefferson Elementary	\$2,457,709
MIDDLE SCHOOLS	York Intermediate School	\$3,031,431
	York Middle School	\$11,091,274
HIGH SCHOOLS	York Comprehensive High	\$4,954,040
	York One Academy	\$2,552,773
CENTRAL SERVICES	Central Office Admin Bldg.	\$3,469,721
	Maintenance Building	\$605,123
	Transportation Office	\$17,550
	Education Service Center	\$361,000
	Technology Service Center	\$915,864
		\$ 37,555,498

Facility and Enrollment Study



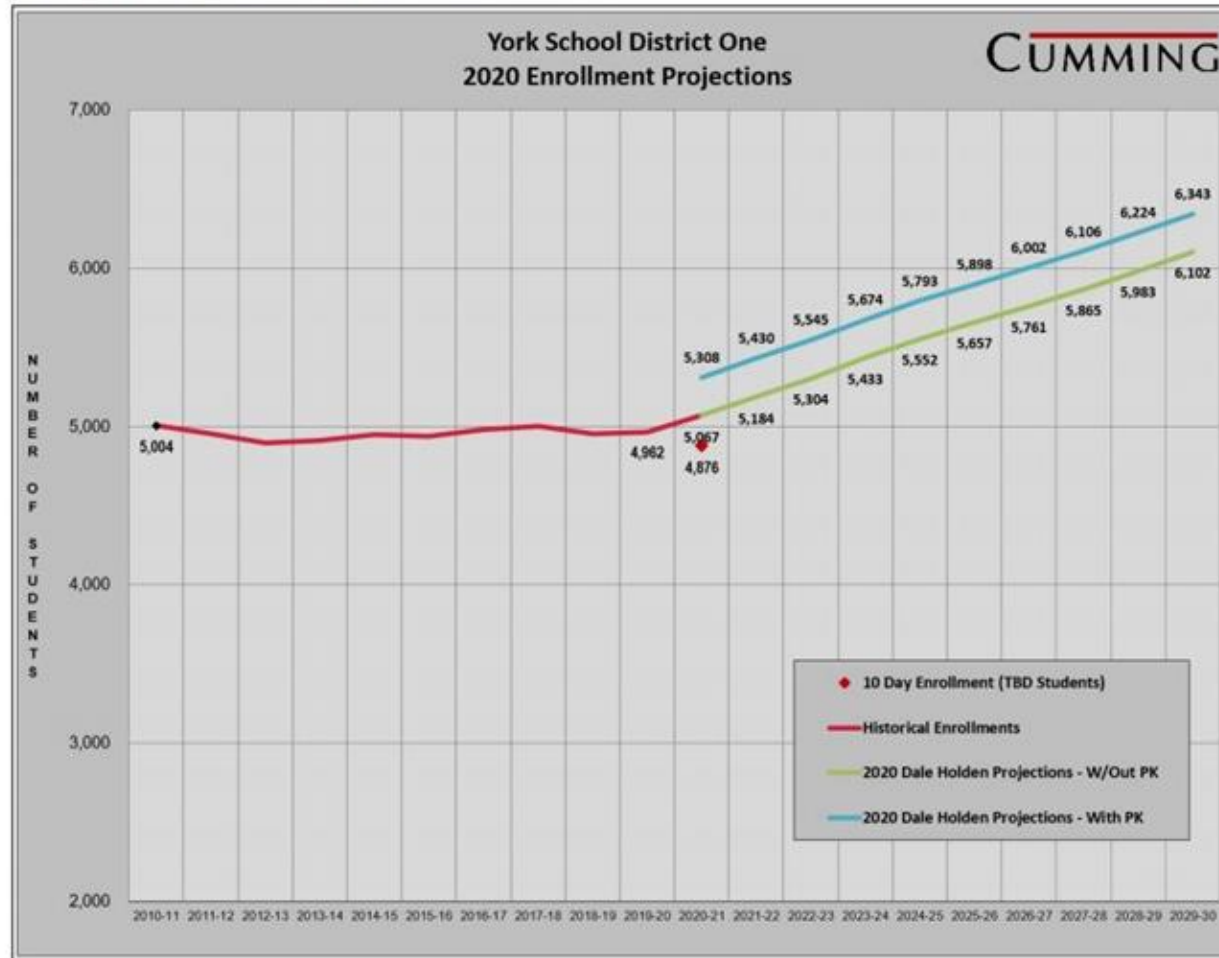
PLANNED DEVELOPMENTS WITHIN YSD1

RESIDENTIAL DEVELOPMENT SUMMARY - YORK SCHOOL DISTRICT ONE				
CITY OF YORK	APPROVED UNITS	REMAINING UNITS	TYPE OF UNITS	EXPECTED YR OF COMPLETION
1. ALEXANDER MEADOWS - HSES	145	123 SF & 22 TH	SF & TH	UNDER REVIEW
2. AUSTEN LAKES - CBES	327	100 SF	SF	2022
3. FERGUS CROSSROADS - HSES	353	243 SF & 110 TH	SF & TH	UNDER REVIEW
4. LIBERTY RIDGE - HCJES	128	128 SF	SF	2023
5. MERITAGE - S PACIFIC AVE & HUNTER - HSES	157	157 SF	SF	2025
6. BLACK HWY & ALEXANDER LOVE HWY - CBES	152	152	SF	
-PENDING PROJECTS-				
7. PROJECT ADJACENT TO BROOKSIDE - HSES	POTENTIALLY 200	200	SF	PENDING
8. SPRINGLAKE - CBES	156	156	SF	PENDING
9. MCFARLAND RD & E LIBERTY ST - HCJES*	POTENTIALLY 40	40	TH	PENDING
10. NEW ST & HILL ST (2.82 acre tract) - CBES	POTENTIALLY 7	7	SF	PENDING
11. WASHINGTON/W MADISON/LOWRY ROW (2.82 ACRES)-HCJES	POTENTIALLY 10	10	SF	PENDING
HSES - 855, CBES - 415, HCJES - 178 = 1,448				
TOTAL NUMBER OF UNITS		1,448		
<div> <div>* City Council will vote on 3-2-21</div> <div> <div>SF=SINGLE FAMILY: 1,276</div> <div>TH=TOWNHOMES: 172</div> <div>TOTAL: 1,448</div> </div> </div>				
1/25/2021				

CUMMING
Building Value Through Expertise

OVERALL DISTRICT ENROLLMENT PROJECTIONS

ENROLLMENTS PROVIDED BY DR. H. DALE HOLDEN



CUMMING
Building Value Through Expertise



FACILITY ENROLLMENT PROJECTIONS

FLAME CHART – PROJECTED ENROLLMENT INCLUDING PK

School Types		Capacity	2020 Dale Holden Projections - With PK									
		2020-21	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Elementary Schools	Cotton Belt Elementary	481	445	461	464	473	480	486	496	499	509	521
	Harold C. Johnson Elementary	486	496	506	517	526	537	545	555	564	572	582
	Hickory Grove-Sharon Elementary	486	418	413	422	431	439	448	455	467	474	481
	Hunter Street Elementary	525	522	550	575	603	625	640	652	662	672	683
	Jefferson Elementary	498	435	442	448	456	462	473	482	491	502	511
	Elementary School Totals	2,476	2,316	2,372	2,426	2,489	2,543	2,592	2,640	2,683	2,729	2,778
Middle Schools	York Intermediate	925	697	715	725	737	751	762	774	783	796	806
	York Middle	876	789	802	817	835	851	866	880	898	916	937
	Middle School Totals	1,801	1,486	1,517	1,542	1,572	1,602	1,628	1,654	1,681	1,712	1,743
High Schools	York Comprehensive High	1,760	1,506	1,541	1,577	1,613	1,648	1,678	1,708	1,742	1,783	1,822
	High School Totals	1,760	1,506	1,541	1,577	1,613	1,648	1,678	1,708	1,742	1,783	1,822
Subtotals		6,037	5,308	5,430	5,545	5,674	5,793	5,898	6,002	6,106	6,224	6,343

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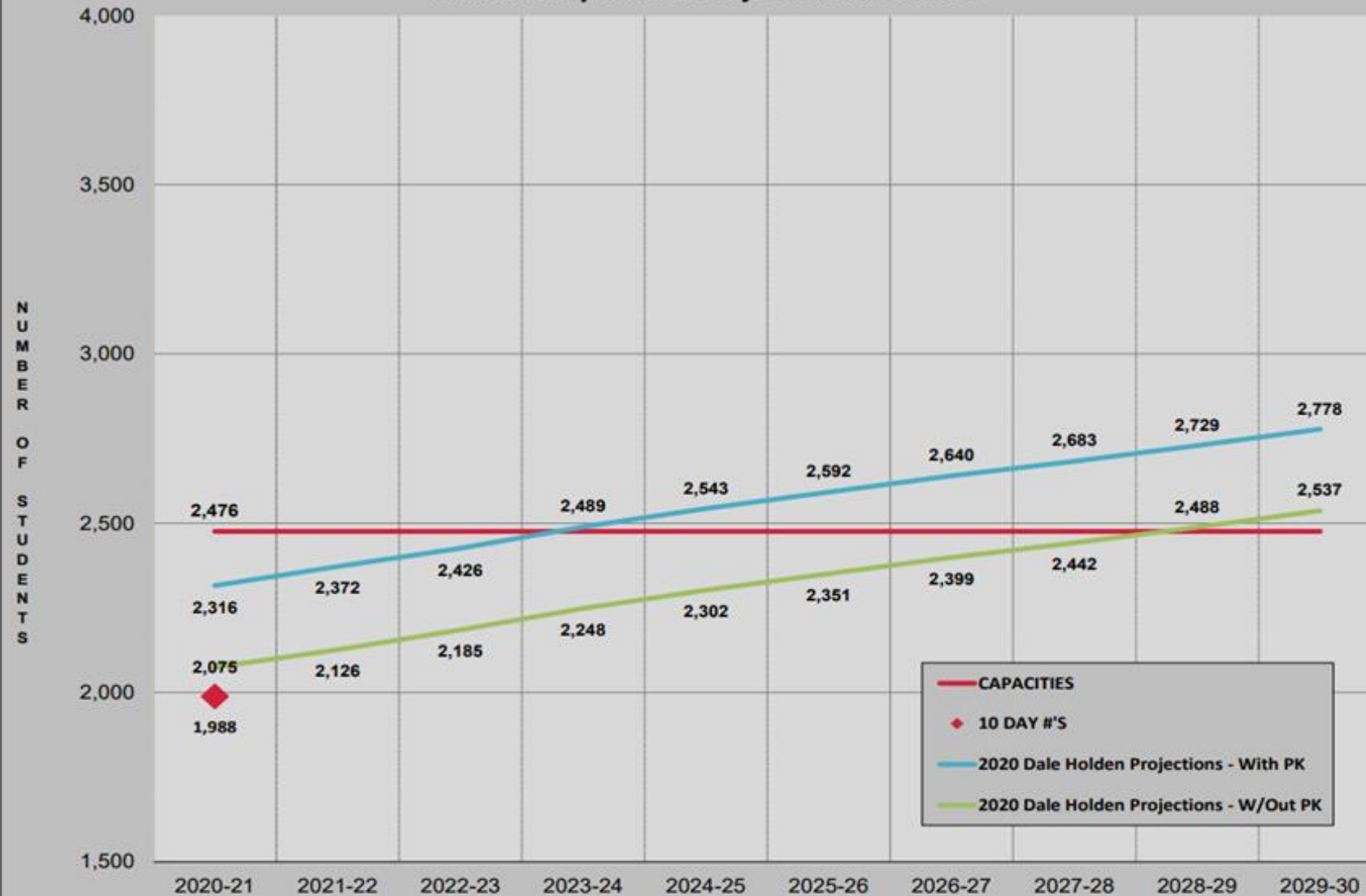
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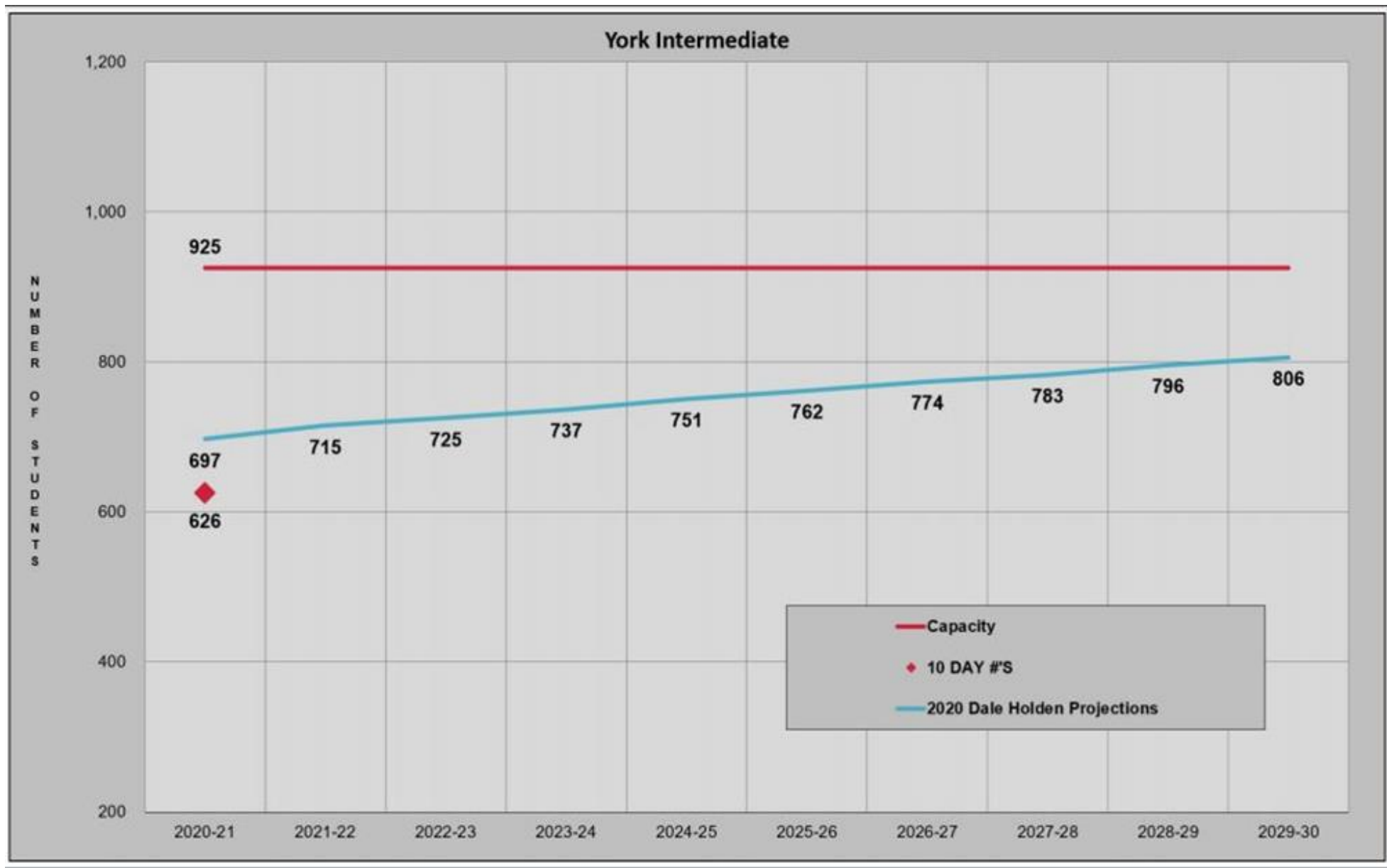
CUMMING
Building Value Through Expertise

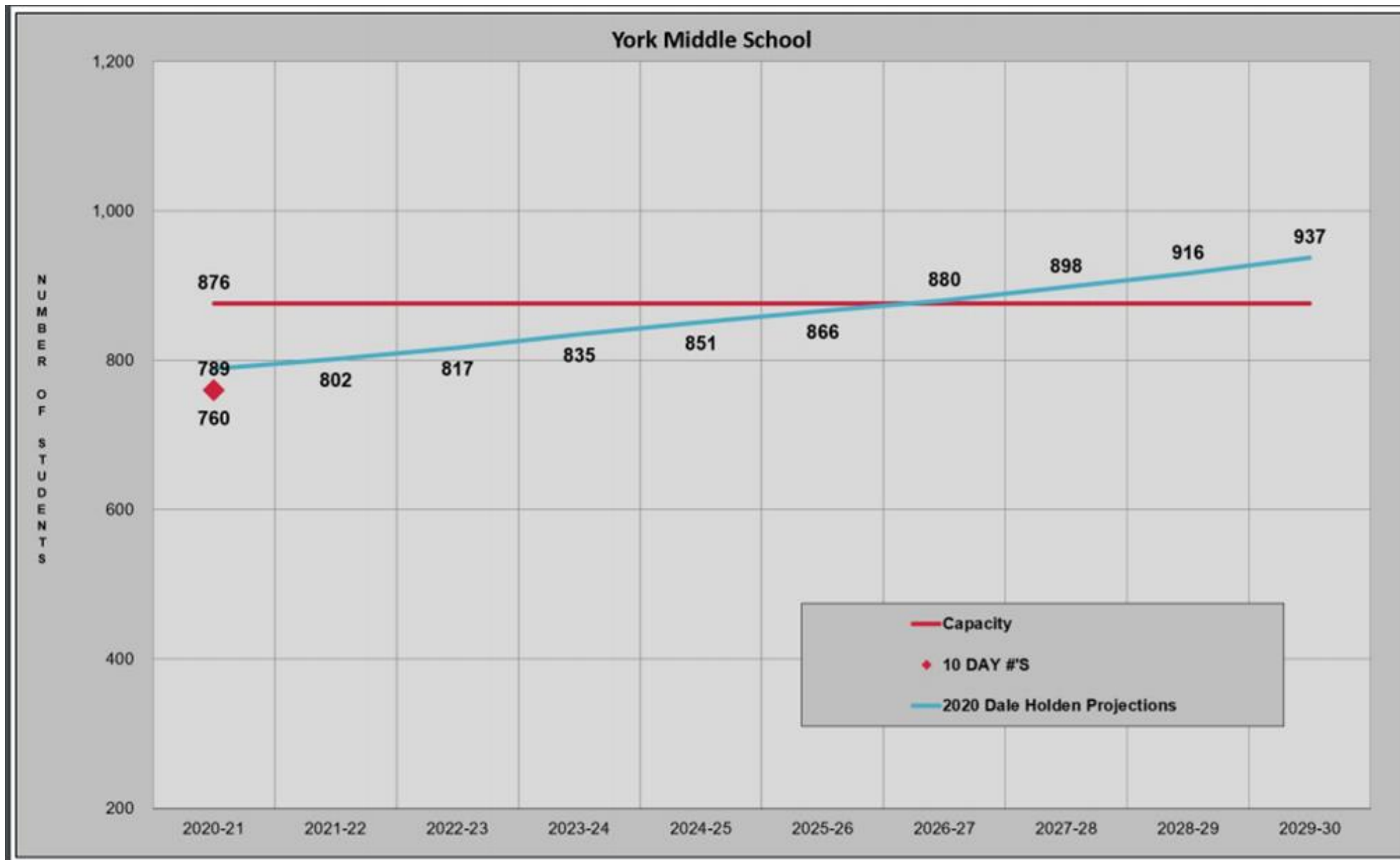


York School District One Elementary School Projected Enrollment

CUMMING







RESIDENTIAL DEVELOPMENT SUMMARY - YORK SCHOOL DISTRICT ONE

<u>CITY OF YORK</u>	<u>APPROVED UNITS</u>	<u>TYPE OF UNITS</u>	<u>ELEM SCHOOL</u>	<u>BUILDER</u>	<u>EXPECTED YEAR OF COMPLETION</u>
1. WILKERSON PLACE-COOPERATIVE WAY	145	123 SF, 22 TH & 7 COMMERCIAL	HSES	TRUE HOMES	2025
2. AUSTEN LAKES-PHASE 5	62	SF	CBES	TRUE HOMES	2022
3. FERGUS CROSSROADS - ALEX LOVE HWY	353	243 SF, 110 TH & 3 COMMERCIAL	HSES		2025
4. ABRIAL RIDGE-LINCOLN RD	128	SF	HCJES	DR HORTON	2024
5. MONTEREY PARK - S PACIFIC AVE & HUNTER ST	157	SF	HSES	MERITAGE	2025
6. THE TRAILS AT ASBURY RIDGE-BLACK HWY & ALEXANDER LOVE	152	SF	CBES	CENTURY COMMUNITIES	2024
7. THE LANDINGS AT WHITE ROSE - E LIBERTY TOWNHOMES	40	TH	HCJES	TRUE HOMES	2022
8. MCFARLAND ESTATES	159	SF	JES	H&H	2025
9. CANNON VILLAGE-4TH ST ACROSS FROM REC COMPLEX	209	100 SF & 109 TH	HSES		
10. SPRINGLAKE	153	SF	CBES	EASTWOOD	
11. BELLINA-OFF HS	75	SF	HSES		
12. BRIGHTON SPRINGS-OFF HWY 5 AND PARK PLACE RD	173	SF	HSES	MERITAGE	
13. YORK MEADOWS-ALEXANDER LOVE & LINCOLN RD	155	TH & 1 COMMERCIAL	HCJES		
14. OLD PINCKNEY ROAD	282	126 SF, 156 TH & 1 COMMERCIAL	JES		PENDING
15. CREEKSIDE TOWNES - ALEXANDER LOVE & N CONGRESS ST	147	TH & 1 COMMERCIAL	HCJES	CENTURY COMMUNITIES	PENDING
TOTAL NUMBER OF UNITS	2,390				
HSES-1112, CBES-367, HCJES-470, JES-441					
Update August 2022					

RESIDENTIAL DEVELOPMENT SUMMARY - YORK SCHOOL DISTRICT ONE

<u>COUNTY</u>	<u>APPROVED UNITS</u>	<u>TYPE OF UNITS</u>	<u>Acres</u>	<u>LOCATION</u>	<u>ELEM SCHOOL</u>	<u>APPROVED BY YC PLANNING COMMISSION</u>
1. Vermilyea	11	SF	31.43	Off Hwy 5 between Eastview Rd and Billy Wilson Rd	HSES	2/20
2. Magnolia Plantation	45	SF	98.72	Off Filbert Hwy (off Holly Rd and Smith Rd)	CBES	10/20
3. Stonecrest Meadows-Phase I	18	SF	66.62	Off 161 and Philbeck Rd (out toward Filbert)	CBES	10/20
4. Lauren Pines	50	SF	88.26	Smith Rd to Stroupe Rd (on left)	CBES	2/21
5. Filbert Farms	6	SF	29.68	Off Filbert Hwy	CBES	5/21
6. Lexie Brooke Farms	11	SF	75.74	Off Black Hwy (pass Beersheba Rd) and then Burns R	HGSES	5/21
7. Hopes Corner	35	SF	63.13	Off Hwy 5 and S Shiloh Rd (near W Mt. Gallant)	HSES	6/21 and 12/21
8. Heartland Acres	29	SF	55.112	off Adnah Church Rd (Balmoral)	HSES	10/21
9. Stonecrest Meadows-Phase II	51	SF	81.78	Off 161 and Philbeck Rd (out toward Filbert)	CBES	11/21
10. Gladden Fields	81	SF	138.7	Meadow Rd near Filbert Hwy	HCJES	2/22
11. King Road	6	SF	10.48	King Road and Sutton Springs Rd	CBES	3/22
12. Mobile Home Park	350	MH	155	Hwy 5- McAfee Court	HSES	DEFERRED
TOTAL NUMBER OF UNITS	693					

HSES-425, CBES-176, HGSES-11, HCJES-81

Updated August 2022

Potential Impact to Schools

School	# Units
HSES	1,537
HCJES	551
CBES	543
JES	441
HGSES	11
YIS	3,083
YMS	3,083
YCHS	3,083

How can York School District One Raise Funds for Building Needs Related to Growth?

- Bond Referendum
 - Taxes that all residents and businesses pay
- Impact Fee on *New* Construction
 - Only residents building or purchasing new construction

What is the Benefit of an Impact Fee?

- Growth pays for growth
- Provides a revenue source outside of taxing current citizens to build new schools.
- Collecting impact fees on NEW construction will give YSD1 a down payment for the known future facilities and equipment needs generated by growth and lower the bond referendum and impact of new taxes for current residents.

What is the Potential New Revenue from Impact Fee?

- The table shows new revenue which could be collected from an impact fee to new residents in the community.
- These funds will be used to reduce the debt millage for ALL taxpayers.

Estimated Housing Units (next 5-7 years)	Impact Fee Amount	Impact Fee Revenue
1,994 SF	\$12,469	\$24,863,186
739 TH	\$10,237	\$7,565,143
350 MH	\$11,165	\$3,907,750

TOTAL	\$36,336,079
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Comprehensive Facility Plan Components

- New Elementary School
- New Middle School
- Repurposing existing schools
- Reconfiguring grade structure
- Redrawing attendance lines



York School District 1 Impact Fees

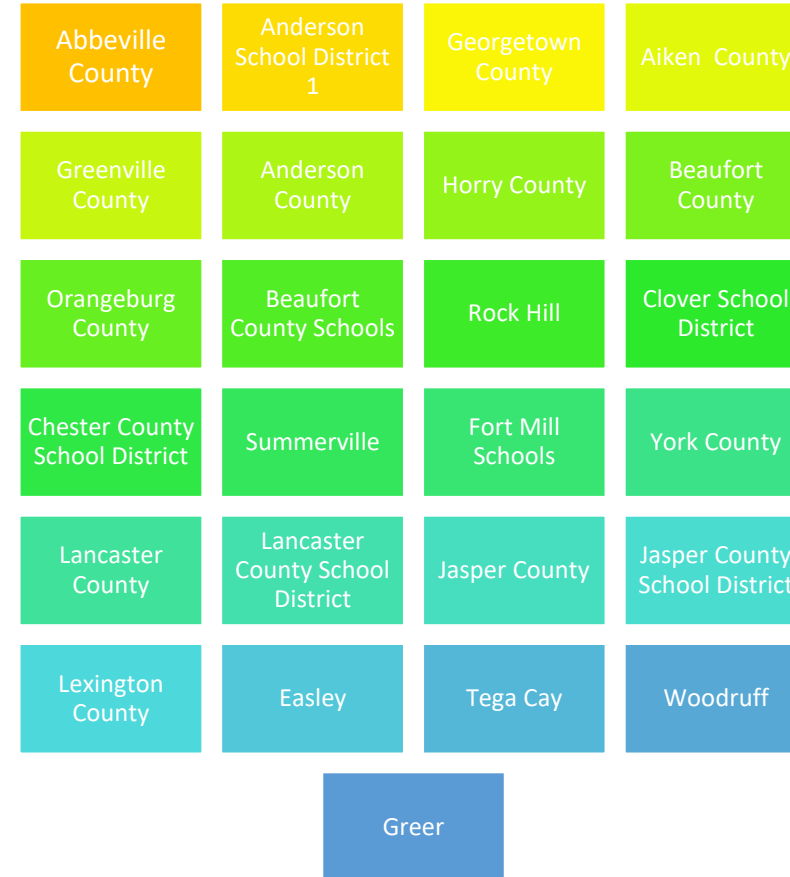
Planning Commission Briefing

September 12, 2022



40-year consulting practice serving local government nationwide

- Impact fees/infrastructure financing strategies
- Fiscal/economic impact analyses
- Capital improvement planning
- Infrastructure finance/revenue enhancement
- Real estate and market feasibility





Legal and Methodology

- One-time payments to fund system improvements
 - » Can't be used for maintenance and repairs
 - » Can't be used for operating costs
- Cannot be deposited into the General Fund
- Basic legal requirements are need, benefit, and proportionality
- General Methods
 - » Plan Based
 - » Cost Recovery
 - » Incremental Expansion



Impact Fees in South Carolina



- Impact fee revenue must be maintained in an interest-bearing account
- Monies must be spent within 3 years of scheduled date for construction in the Capital Improvement Plan
- Must publish an Annual Monitoring Report
- All maximum allowable fee changes require an updated study
- Requires an analysis that estimates the effect of imposing updated impact fees on affordable housing in York School District 1



Proposed School Impact Fees

- York School District 1 impact fees have the following cost components
 - » Construction of additional K-8 classroom space
 - » Land
 - » Central Services space
 - » Buses
- Credits given for future payments on existing and future debt

Pupil Yields and Enrollment Projections

- To establish proportionately, student generation rates are calculated for single family, multifamily, and mobile homes
- Based on data from the US Census Bureau
- 1,843 new students in the next ten years
 - » 1,060 elementary students
 - » 401 intermediate and middle school students
 - » 383 high school students

**York School District 1 Public School Students
Per Housing Unit**

Public School Students per Dwelling				
	Housing Types			Weighted
	Single-Family	Multi-Family	Mobile Homes	
Elementary School	0.215	0.165	0.171	0.209
Middle & Intermediate School	0.148	0.129	0.146	0.154
High School	0.146	0.085	0.113	0.153
Total	0.509	0.379	0.430	0.516

Source: TischlerBise estimates for York School District 1 using U.S. Census Bureau, 2015-2019 ACS Weighted Public Use Microdata Sample for South Carolina PUMA 00501 and 00502 (calibrated to YSD1 enrollment for 2019-2020 and 2015-2019 ACS housing unit estimate.)

Planned Capacity Projects

Facility	Timeframe	Cost	Building Sq Ft	Student Capacity	Sq. Ft. Per Student
New Elementary School	SY25-30	\$50,663,378	130,000	1,000	130
New Middle School	SY25-30	\$65,628,490	160,000	1,000	160

Source: York School District 1

Projected Enrollment to Capacity

School Type	Current Utilization	Additional Planned Seats	Utilization in SY31-32
Elementary	75%	1,000	84%
Middle	77%	1,000	64%
High	84%	0	106%

Summary of Assumptions

	School Level		TOTAL
	Elementary (PK-4)	Middle/Intermediate (5-8)	
Public School Students per Housing Unit			
Single Family	0.215	0.148	0.363
Multifamily	0.165	0.129	0.294
Mobile Homes	0.171	0.146	0.318

Current Level of Service Standards		
	Elementary	Middle/Intermediate
Permanent Building Square Feet per Student	130.00	160.00
Total Cost per Square Foot	\$390	\$410
Total Building Construction Cost per Student	\$50,663	\$65,628
Acreage per Student	0.0880	0.0720
Land Cost per Acre	\$4,664	\$4,664
Land Cost per Student	\$410	\$336
Central Services Square Feet Per Student	2.9639	2.9639
Total Cost per Square Foot	\$557	\$557
Total Central Services Cost per Student	\$1,650	\$1,650
Activity Buses per Student	0.0030	0.0030
Cost per Activity Bus	\$106,000	\$106,000
Activity Bus Cost per Student	\$315	\$315
Total Gross Capital Cost per Student	\$53,040	\$67,930
Credit for Future Debt Principal	(\$13,835)	(\$13,835)
Credit for Existing Debt Principal	(\$10,925)	(\$10,925)
Total Net Local Capital Cost per Student	\$28,279	\$43,170

Draft Impact Fee Calculations

Recommended School Impact Fees: York School District 1			
	Elementary	Middle & Intermediate	Maximum Fee
	(PK-4)	(5-8)	
Single Family	\$6,068	\$6,400	\$12,469
Multifamily	\$4,679	\$5,558	\$10,237
Mobile Homes	\$4,849	\$6,316	\$11,165

Housing Affordability Analysis

- Housing cost burden without proposed York School District 1 impact fee

Condition	Monthly Income	Monthly Cost	Cost Burden
Single Family	\$3,758	\$1,182	31.5%
Renter-Occupied	\$3,758	\$790	21.0%
Mobile Home	\$3,758	\$728	19.4%

- Housing cost burden with proposed York School District 1 impact fee

Condition	Monthly Income	Monthly Cost	Cost Burden
Single Family	\$3,758	\$1,246	33.2%
Renter-Occupied	\$3,758	\$818	21.8%
Mobile Home	\$3,758	\$786	20.9%



Questions