



YSD1 Preparing for Growth

York Ministerial Association

October 13, 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.



# 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       |
| • YSD1 Presented Before York Planning Commission                       | September 2022   |
| • 1 <sup>st</sup> Reading before York County Council                   | October 3, 2022  |
| • 2 <sup>nd</sup> Reading & Public Hearing before York County Council  | October 17, 2022 |
| • 3 <sup>rd</sup> Reding & Final Reading before York County Council    | November 7, 2022 |

# FACILITY ENROLLMENT PROJECTIONS

FLAME CHART – PROJECTED ENROLLMENT INCLUDING PK

School Types		Capacity	2020 Dale Holden Projections - <b>With PK</b>									
		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

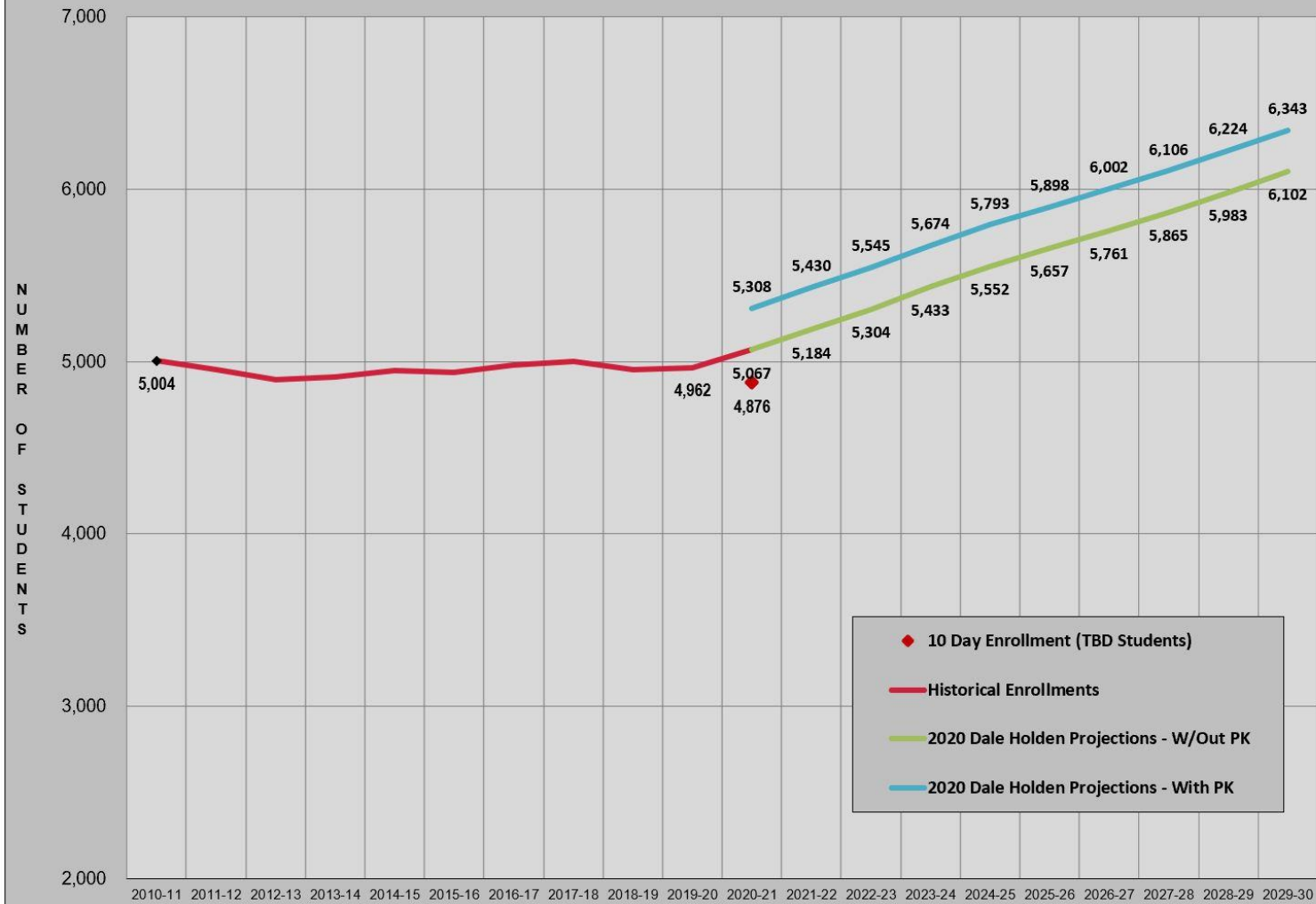
< 90%

90% - 100%

100% <

# York School District One 2020 Enrollment Projections

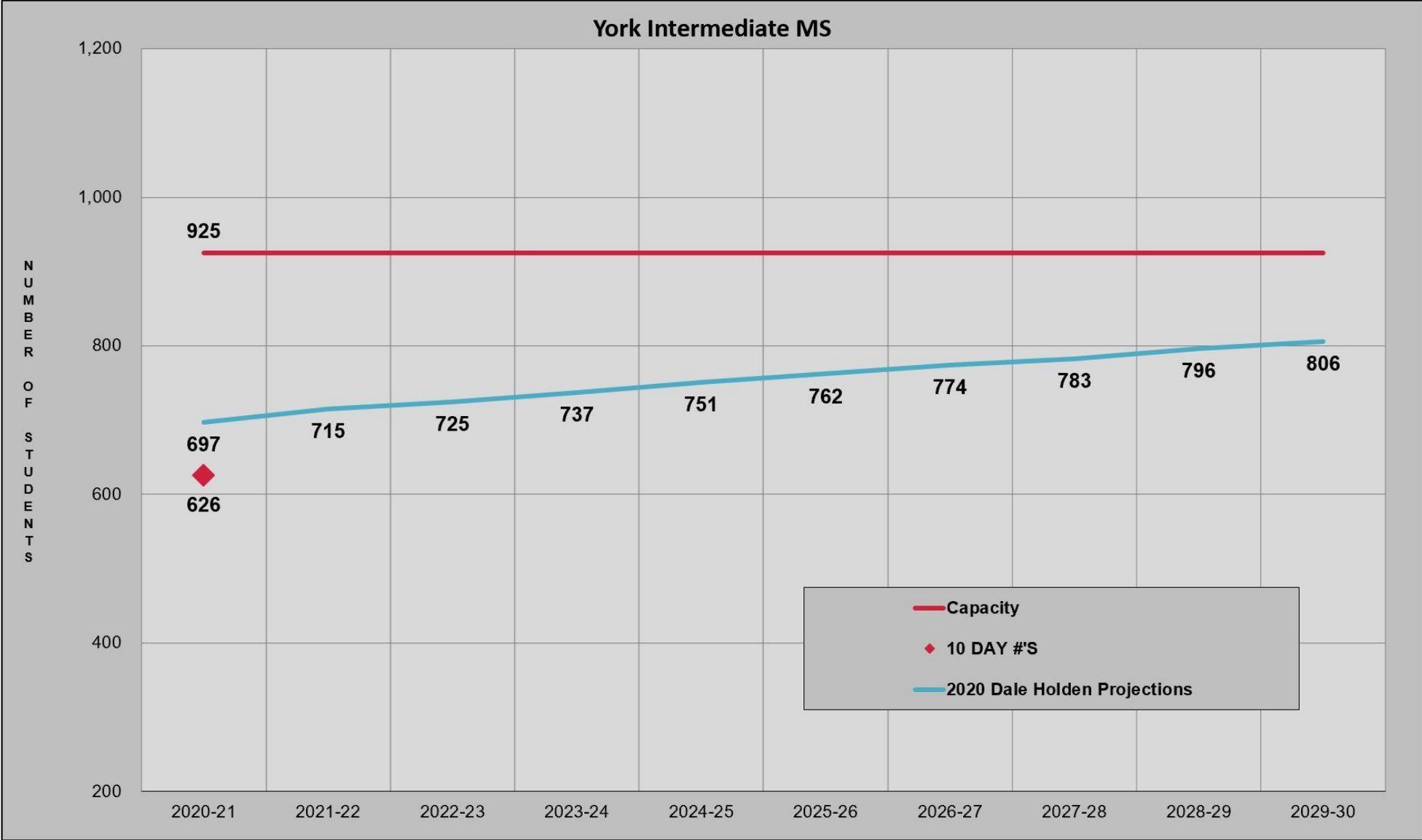
CUMMING

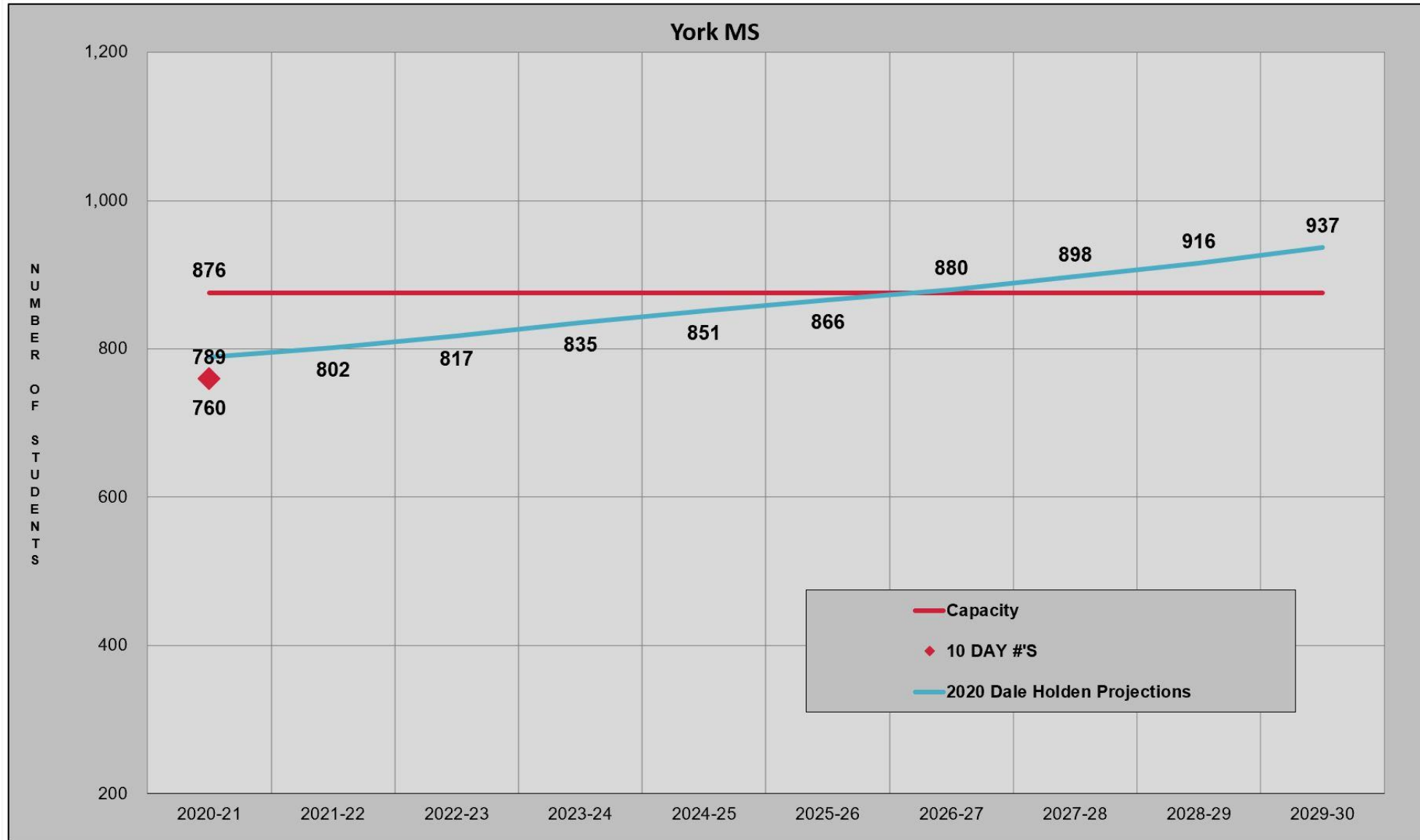


# York School District One Elementary School Projected Enrollment

CUMMING







# District's Response to Growth

There are two (2) ways for the district to generate revenue for facilities:

- Bond Referendum
- Impact Fee

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

# What is an Impact Fee?

- 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
- Include the following cost components
  - Construction of additional K-8 classroom space
  - Land
  - Central Services space
  - Buses

# 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

## 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
<b>TOTAL NUMBER OF UNITS</b>	<b>2,390</b>				
<b>HSES-1112, CBES-367, HCJES-470, JES-441</b>					
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
<b>TOTAL NUMBER OF UNITS</b>	<b>693</b>					

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

Updated August 2022

## Comprehensive Facility Plan Components

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

***COST will be a determining factor.***

as **QUESTIONS** to **Know**

**YORK SCHOOL DISTRICT**

**CONNECTED AS**

