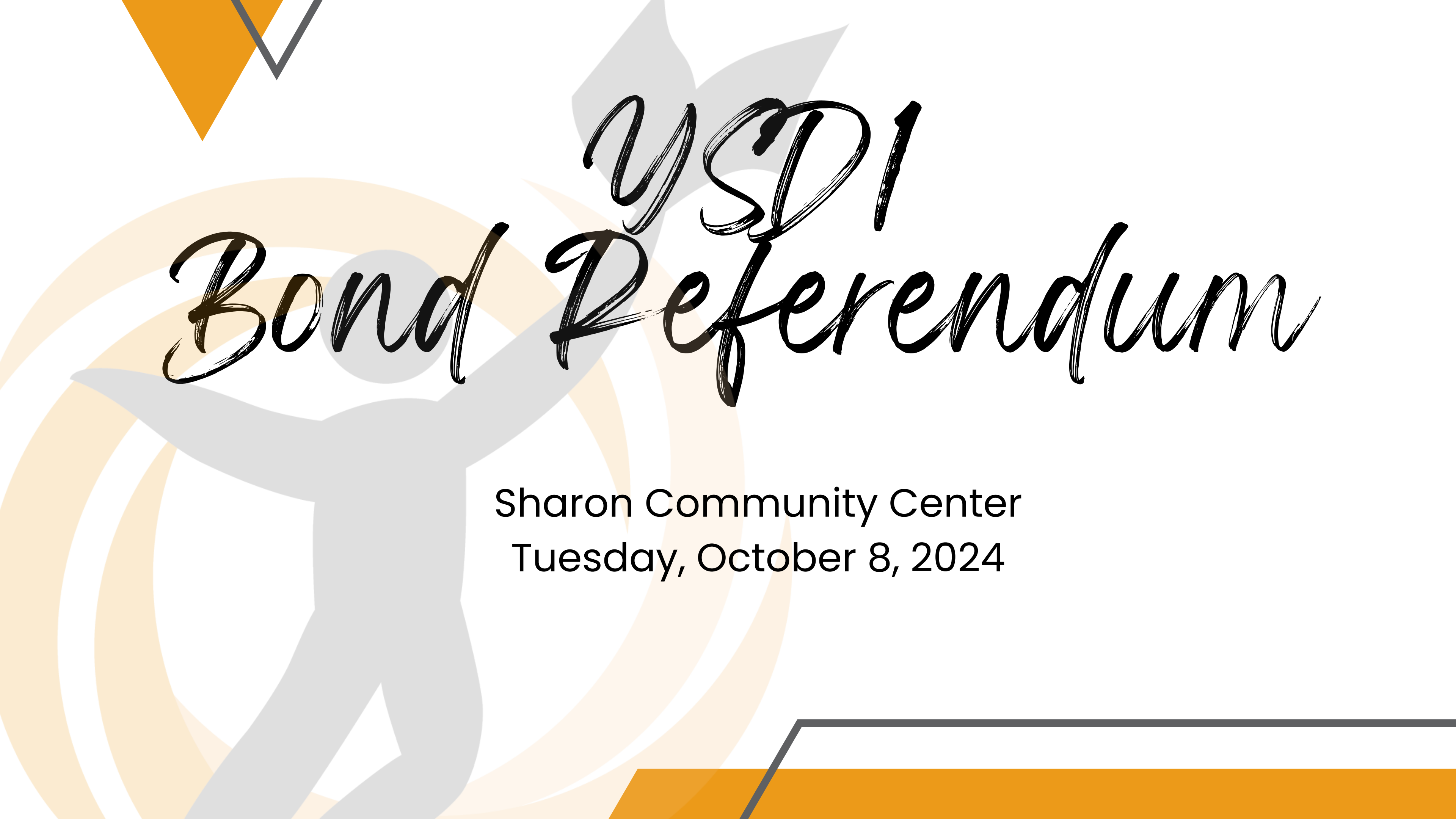




VSD1 Bond Referendum

Sharon Community Center
Tuesday, October 8, 2024

Table Of Contents

Content List

1

Growth in YSD1

2

The Challenge

3

The Solution

RESIDENTIAL DEVELOPMENT SUMMARY - YORK SCHOOL DISTRICT ONE					
CITY OF YORK	APPROVED UNITS	TYPE OF UNITS	ELEM SCHOOL	BUILDER	EXPECTED YEAR OF COMPLETION
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	DR HORTON	2028
4. ABRIAL RIDGE-LINCOLN RD	128	SF	HCJES	DR HORTON	2024
5. MONTEREY PARK - S PACIFIC AVE & HUNTER ST	157	SF	HSES	MERITAGE	2024
6. THE TRAILS AT ASBURY RIDGE-BLACK HWY & ALEXANDER	152	SF	CBES	CENTURY	2025
7. THE LANDINGS AT WHITE ROSE - E LIBERTY TOWNHOMES	40	TH	HCJES	TRUE HOMES	2024
8. MCFARLAND ESTATES - DEVINNEY & MCFARLAND RD	159	SF	JES	H&H Homes	2026
9. CANNON VILLAGE-4TH ST ACROSS FROM REC COMPLEX	209	100 SF & 109 TH	HSES		2027
10. TRADITION AT SPRING LAKES	153	SF	CBES	EASTWOOD	2026
11. BELLINA-OFF HUNTER STREET	75	SF	HSES		2025
12. BRIGHTON SPRINGS-OFF HWY 5 AND PARK PLACE RD	173	SF	HSES	MERITAGE	2026
13. YORK MEADOWS-ALEXANDER LOVE & LINCOLN RD	155	TH & 1 COMMERCIAL	HCJES		2026
14. OLD PINCKNEY ROAD	282	126 SF, 156 TH & 1 COMMERCIAL	JES		2027
15. RATLIFF HEIGHTS - OFF KINGS MTN STREET	133	133 SF	CBES		2026
TOTAL NUMBER OF UNITS	2,376				
HSES-1112, CBES-500, HCJES-323, JES-441					
Updated January 2024					

Growth in YSD1

City
Developments



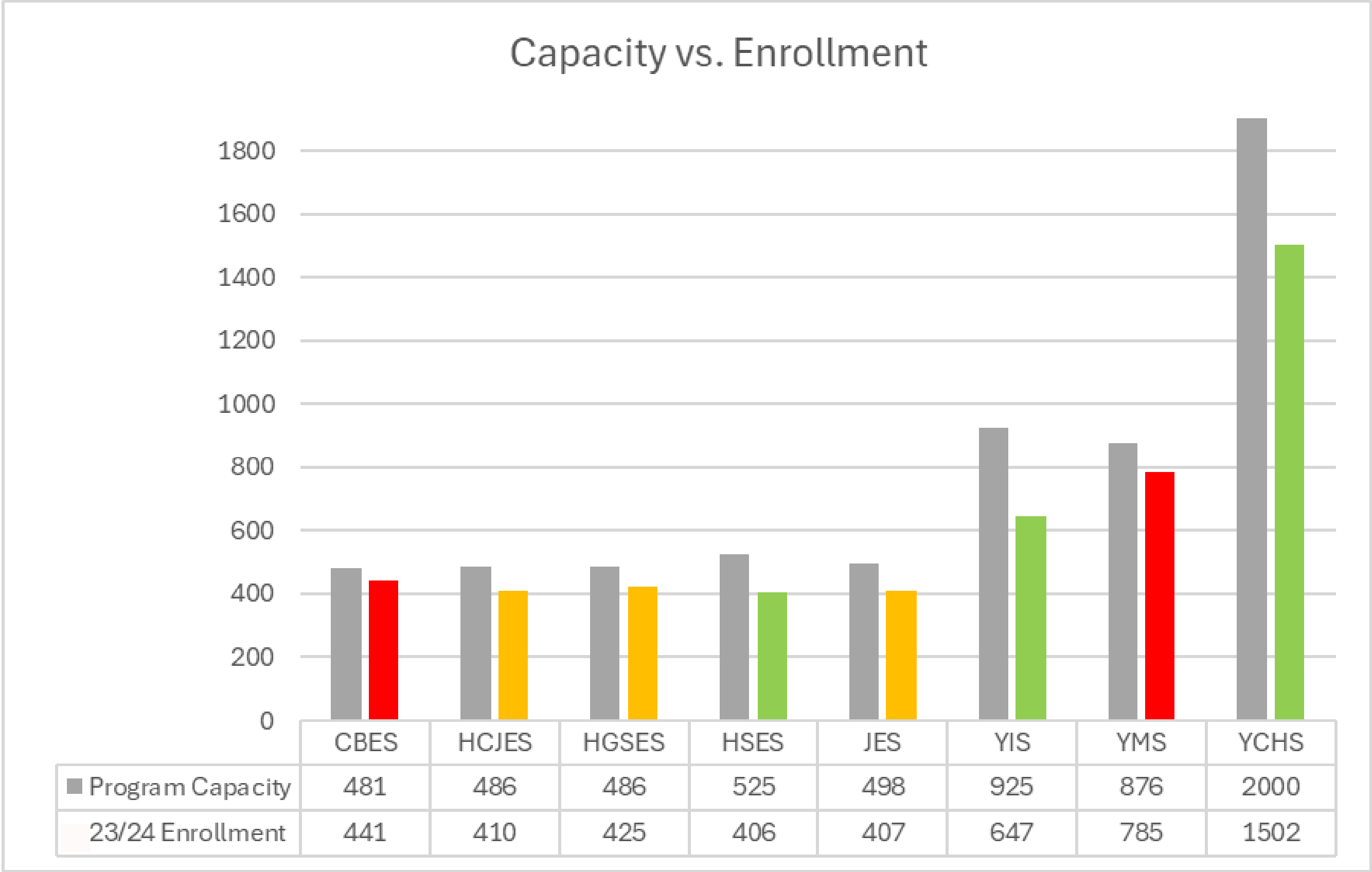
Project List Map

Posted on City of York Web Page

The map displays the Spring Lake area in Michigan, with a focus on ongoing residential development. A red line delineates the jurisdiction boundaries. The legend identifies 15 specific development areas, each color-coded: Abrial Ridge (brown), Austin Lakes Phase 5 (dark blue), Bellina (teal), Brighton Springs (light green), Cannon Village (purple), Ferguson Crossing (dark blue), McFarland Estates (olive), Monterey Park (green), Pinckney Rd PUD (purple), Ratliff Heights (brown), The Landings @ White Rose (purple), The Trails @ Asbury Ridge (green), Tradition @ Spring Lakes (dark blue), Wilkerson Place (maroon), York Meadows (green), and <all other values> (grey). The map also shows major roads like Spring Lake Rd, Black Hwy, and E Alexander Love Hwy, and landmarks like Spring Lake Country Club.

Posted on City of York Web Page

The Challenge *Capacity and Enrollment*



Data as of
February 2024

The Challenge

York School District One comprises 40% of York County's land use but only 7.36% of York County's total assessed value.

District	Assessed Value	Mill Value-Debt Service
York One	\$143,000,000	\$134,000
Clover	\$457,000,000	\$429,000
Rock Hill	\$665,000,000	\$625,000
Fort Mill	\$676,000,000	\$636,000

Potential Solutions

Potential Solutions Available to School Districts	YSD1 Solution Feasibility
<p><u>Impact Fees</u></p> <ul style="list-style-type: none">• Allowable by law if you can show you are growing and you don't have the capacity in your schools to handle the growth.• Only applies to residential development on new construction.	<ul style="list-style-type: none">• Denied by York County Council in November 2022 .• No longer an option.

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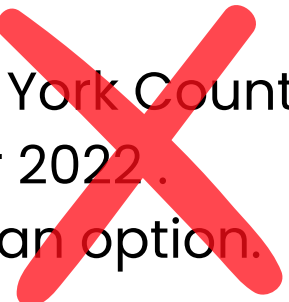
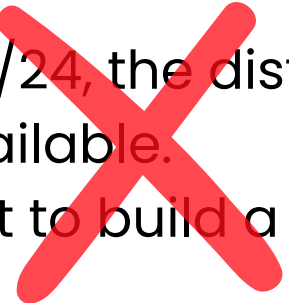
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What if...

We do Nothing or the Referendum Fails?

- Increased Class Size Ratios
- May Need to Purchase Learning Cottages to Accommodate Growth
- Decentralized Early Childhood Programs

The Solution

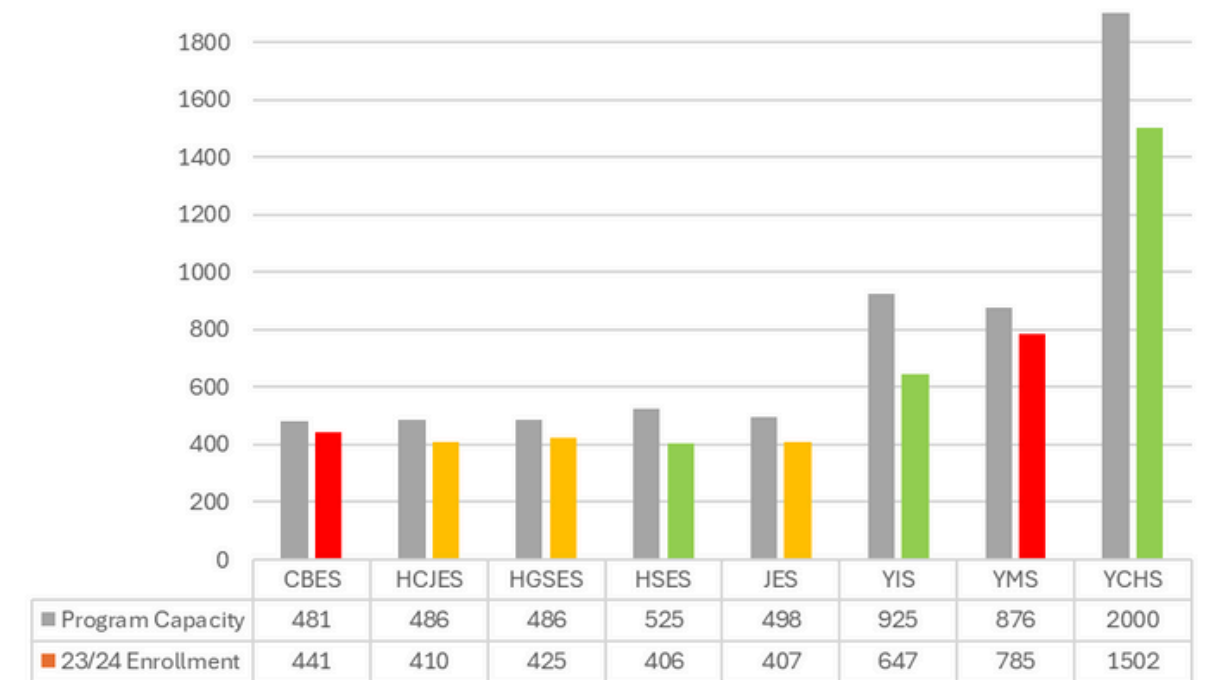
Bond Referendum

- November 5, 2024 Referendum Vote
- Requires a 9 Mill Increase to Debt Service
 - Currently at 84 Mills
- Financial Impact to Taxpayers for \$90 Million Bond Referendum
 - Owner Occupied Property
 - Valued at \$100,000 – \$36/Year
 - Rental and 2nd Homes
 - Valued at \$100,000 – \$54/Year
 - Businesses
 - Valued at \$1,000,000 – \$945/Year

The Solution

Project List

- Renovate Pinckney Street Learning Center/York One Academy to Become an Early Childhood Center
- Additional Middle School (1,000 Student Capacity)
- Land Purchase to Plan for Future Growth



The Solution

- May 28, 2024
 - Referendum Presentation to the School Board of Trustees
- June 11, 2024
 - School Board of Trustees Approved Referendum Resolution

Upcoming:

- November 5, 2024
 - Referendum Vote

The Solution

For additional information, please visit our
website at

<https://www.york.k12.sc.us/growth>



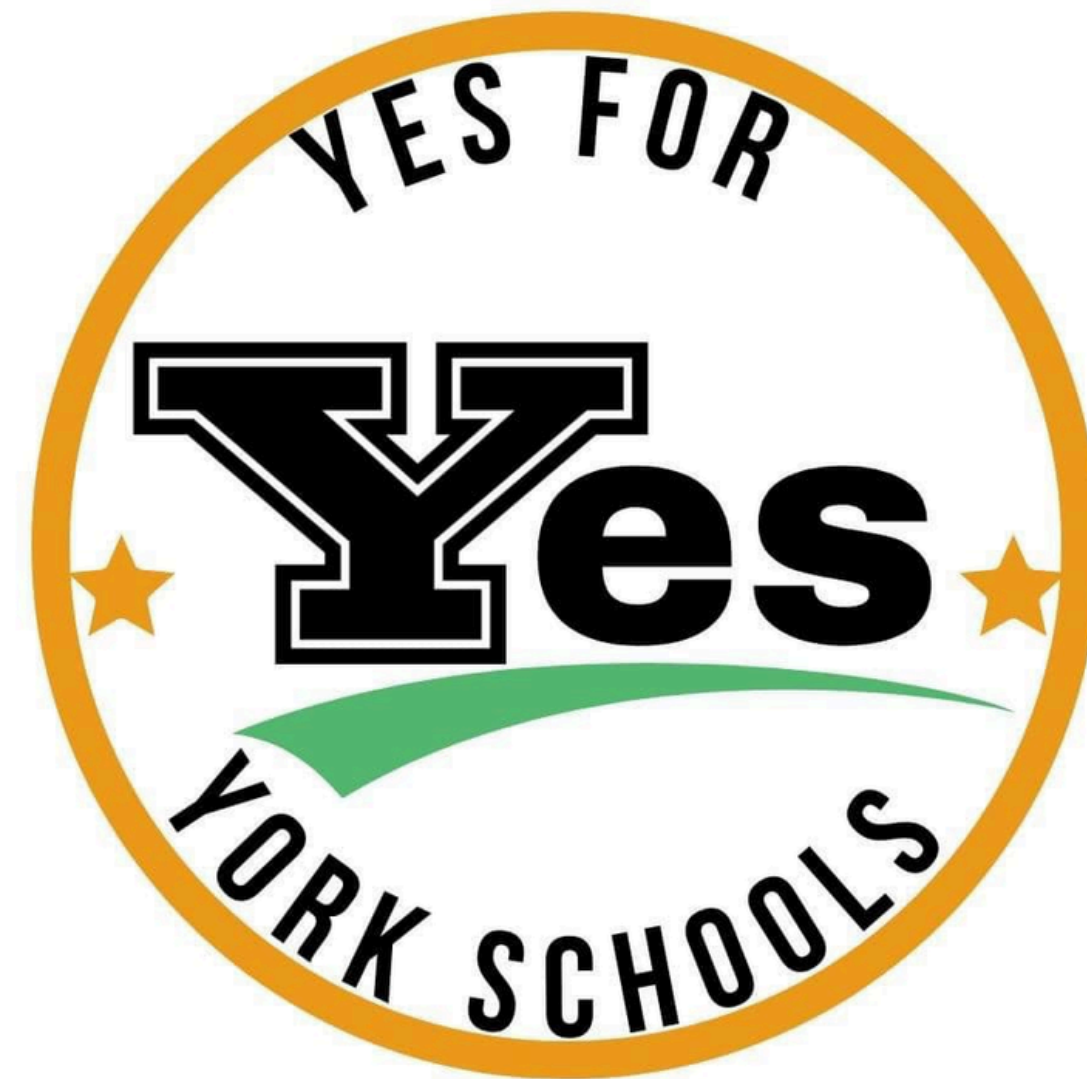
Any Questions

???

Yes for **York**
Schools!

Yes for York Schools Committee

- Julie Shillinglaw, Chair
- Holly Starnes, Secretary
- Ronnie Bailes, Treasurer
- Laura Brooks
- Tom Faulkenberry
- Chris Stephenson
- James Love
- Phyllis Ward



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