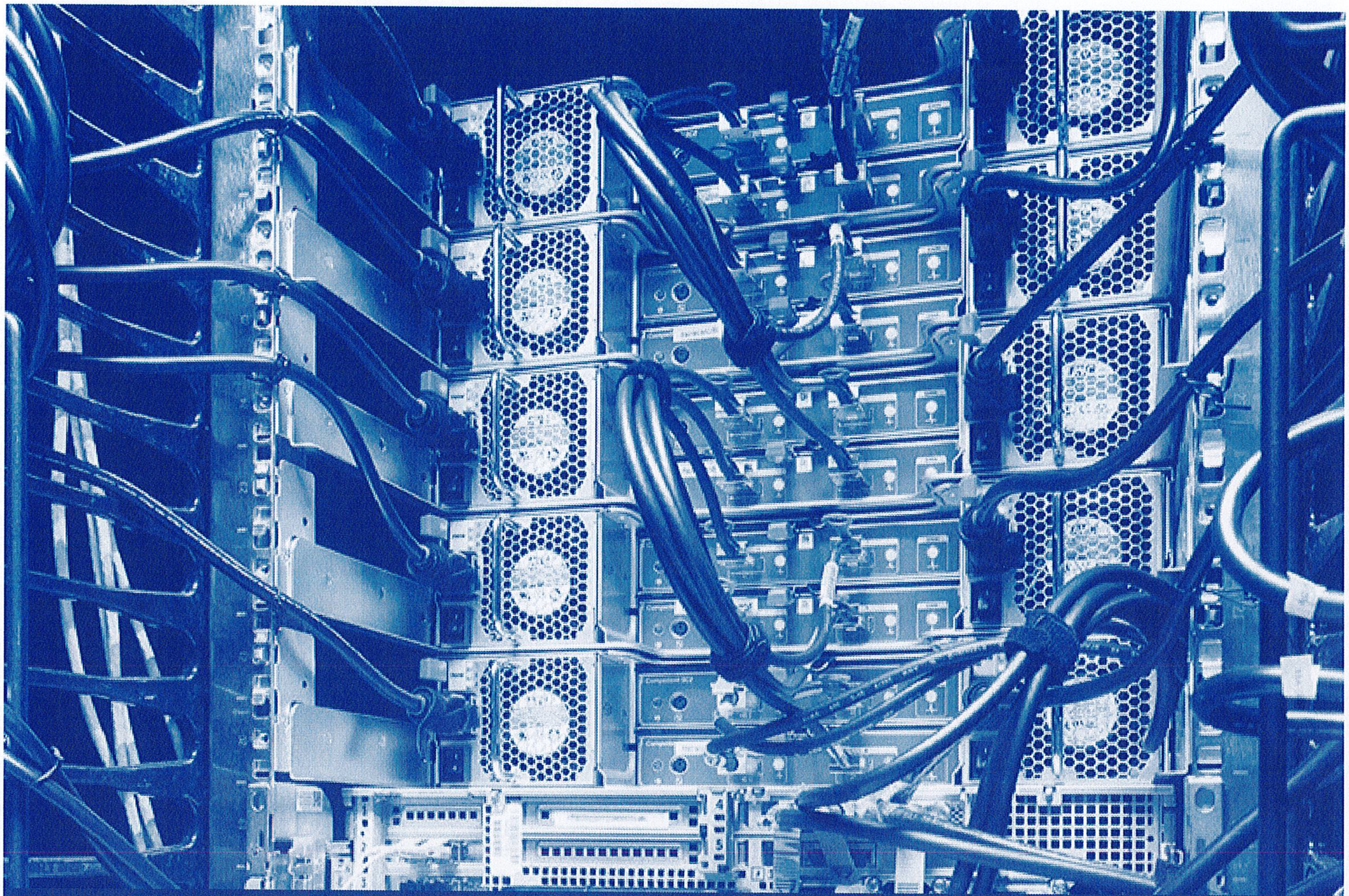

Appendix

Appendix A — State Enabling Legislation
Appendix B — US Census Data & ITE Employee Space Ratio Calculations
Appendix C — Parks & Recreation Inventory & Analysis Tables
Appendix D — Fire Protection Inventory & Analysis Tables
Appendix E — EMS Inventory & Analysis Tables
Appendix F — Municipal Facilities & Services Inventory & Analysis Tables

Table F.1 – Municipal Facilities & Services Replacement Land Values

Facility Name [A, B]	Location	Acres [C]	Estimated Land Value [D]
Kershaw County Government Center [E]	515 Walnut Street	3.000	$91,080
Kershaw County Library, Bethune	206 Main Street, South	0.43	$7,200
Kershaw County Library, Camden	1304 Broad Street	1.370	$250,000
Kershaw County Library, Elgin	2652 Main Street	3.220	$241,500
Agriculture Building (Library Administration Only) [F]	632 Dekalb Street	0.180	$9,000
Public Works Maintenance Building [G]	860 Park Road	0.000	$0
Solid Waste - Engineer - Public Works Office [G]	860 Park Road	0.000	$0
Bethune Sheriff Substation [H]	101 Elm Street	0.120	$0
Elgin Sheriff Substation [H]	2502 Greenhill Road	0.660	$0
Sherwood Forest Sheriff Substation [H]	7 Sherwood Court	4.570	$0
Kershaw County Detention Center	101 Bramblewood Plantation	20.230	$8,485
Kershaw County Detention Center Storage Building	101 Bramblewood Plantation	20.230	$193,815
Kershaw County Law Enforcement Center	821 Ridgeway Road	3.930	$59,000
Kershaw County Landfill	860 Park Road	844.840	$1,689,660
Airport Recycle Center	670 Highway 1, North	27.000	$13,300
Bethune Recycle Center	108 Walton Street	0.490	$5,500
Elgin Recycle Center	2328 Highway 1, South	7.540	$600,000
Highway 97 Recycle Center	3007 John G. Richards Road	0.286	$8,300
Lugoff Recycle Center	60 Reclamation Road	34.300	$48,000
Mt. Pisgah Recycle Center	1663 Jones Road	4.480	$17,900
North Central Recycle Center	829 Keys Lane	3.000	$12,000
Parkland Recycle Center	23 Parkland Drive	11.060	$120,400
Springdale Recycle Center [I]	2752 Springdale Drive	0.003	$0
Wateree Recycle Center	1561 Wateree Dam Road	4.950	$19,800
	Totals	57.940	$3,394,940

Notes:

[A] = The development impact fee study identified the following departments for the municipal facilities and services impact fee category: law enforcement, public works, library services, solid waste, and portions of general government service departments influenced by future year growth (i.e., fire inspections/plan review, E911 dispatch/administration, planning and zoning, and the County Engineer).

[B] = An inventory of municipal facilities in Kershaw County that were qualified for the development impact fee study was provided by the Public Works Director on July 1, 2022 and the Building Maintenance Director on July 20, 2022. This information was reviewed and updated, as necessary, during a meeting on June 4, 2024.

[C] = The size of each municipal facility, in acres, was collected from the County Tax Assessor Online Tool, Think GIS: www.kershawsc.wthgis.com. The site was accessed on October 11, 2024, to create this table.

[D] = Assessed value for each municipal facility was obtained from the County Tax Assessor Online Tool, Think GIS: www.kershawsc.wthgis.com. The site was accessed on October 11, 2024, to create this table.

[E] = County departments reactive to future year growth in the Kershaw County Government Center (in need of expansion to keep pace with future growth) were limited to fire services, E911 dispatch/administration, planning and zoning, and the County Engineer. Facilities in the building used by the four departments (5,772 s.f.) represents 12% of the total building square feet (i.e., 5,772 / 50,000 = 11.5%, Rounds to 12%). The estimated land value for the entire site was discounted to represent only the portion attributable to the four growth-sensitive departments (i.e., $759,000 x 12% =

[F] = The library facilities in the Agriculture Building (2,500 s.f.) represents 25% of the total building square feet (i.e., 2,500 / 9,978 = 25%). The estimated land value for the entire site was discounted to represent only the portion attributable to library facilities (i.e., $36,000 x 25% = $9,000.00).

[G] = Land for the Public Works Maintenance Building and the Solid Waste-Engineer-Public Works Office is owned by the State of South Carolina. No land value was assumed for the development impact

[H] = Sheriff Substations at Bethune, Elgin, and Sherwood Forest are all reported as "privately-owned" in the South Carolina Counties Property and Liability Trust, 2024-25 Property and Liability Insurance Schedules for Kershaw County. This information was used for the development impact fee calculations, which results in a building valuation of $0.00 for all three locations.

[I] = Land for the Springdale Recycle Center is owned by the State of South Carolina. No land value was assumed for the development impact fee assessment because of the land ownership.

Table F.2 – Municipal Facilities & Services Replacement Values

Facility Type	Location	Size (sq. ft.) [A]	Building Valuation [A]	Site Development Cost Allowance (15%) [B]	Professional Services Allowance (10%) [C]	Total Replacement Valuation [D]
Kershaw County Government Center [E]	515 Walnut Street	5,772	$1,463,292	$219,494	$146,329	$1,829,115
Kershaw County Library, Bethune	206 Main Street, South	1,232	$258,468	$38,770	$25,847	$323,085
Kershaw County Library, Camden	1304 Broad Street	14,103	$2,614,056	$392,108	$261,406	$3,267,570
Kershaw County Library, Elgin [F]	2652 Main Street	1,678	$94,900	$14,235	$9,490	$118,625
Agriculture Building (Library Administration) [G]	632 Dekalb Street	2,500	$335,861	$50,379	$33,586	$419,826
Public Works Maintenance Building	900 Park Road	5,475	$581,400	$87,210	$58,140	$726,750
Solid Waste - Engineer - Public Works Office	880 Park Road	5,965	$1,891,260	$283,689	$189,126	$2,364,075
Bethune Sheriff Substation [H]	101 Elm Street	200	$0	$0	$0	$0
Elgin Sheriff Substation [H]	2502 Greenhill Road	120	$0	$0	$0	$0
Sherwood Forest Sheriff Substation [H]	7 Sherwood Court	143	$0	$0	$0	$0
Kershaw County Detention Center	101 Bramblewood Plantation	28,609	$7,736,904	$1,160,536	$773,690	$9,671,130
Kershaw County Detention Center Storage Building	101 Bramblewood Plantation	1,200	$32,041	$4,806	$3,204	$40,051
Kershaw County Law Enforcement Center	821 Ridgeway Road	19,112	$4,685,472	$702,821	$468,547	$5,856,840
Kershaw County Landfill [I]	860 Park Road	0	$0	$0	$0	$0
Airport Recycle Center	670 Highway 1, North	144	$15,078	$2,262	$1,508	$18,848
Bethune Recycle Center	108 Walton Street	144	$15,078	$2,262	$1,508	$18,848
Elgin Recycle Center	2328 Highway 1, South	144	$15,078	$2,262	$1,508	$18,848
Highway 97 Recycle Center	3007 John G. Richards Road	144	$47,118	$7,068	$4,712	$58,898
Lugoff Recycle Center	60 Reclamation Road	144	$15,078	$2,262	$1,508	$18,848
Mt. Pisgah Recycle Center	1663 Jones Road	144	$15,078	$2,262	$1,508	$18,848
North Central Recycle Center	829 Keys Lane	144	$23,959	$3,594	$2,396	$29,949
Parkland Recycle Center	23 Parkland Drive	144	$15,078	$2,262	$1,508	$18,848
Springdale Recycle Center	2752 Springdale Drive	196	$15,078	$2,262	$1,508	$18,848
Wateree Recycle Center	1561 Wateree Dam Road	144	$15,078	$2,262	$1,508	$18,848
	Totals	87,601	$19,885,355	$2,982,806	$1,988,537	$24,856,698

Notes:

[A] = Size and Building Valuation statistics were captured from information published in the South Carolina Counties Property and Liability Trust for Kershaw County, Property and Liability Insurance Schedules, 2024-25. Information was provided by Kershaw County.

[B] = Site development costs (15%) are assumed as part of "system improvements costs" summarized in Section 6-1-920(22) of the South Carolina Development Impact Fee Act.

[C] = Professional services allowance (10%) assumed as part of "system improvements costs" summarized in Section 6-1-920(22) of the South Carolina Development Impact Fee Act.

[D] = Building Valuation + Site Development Cost Allowance + Professional Services Allowance

[E] = County departments reactive to future year growth in the Kershaw County Government Center (in need of expansion to keep pace with future growth) were limited to fire services, E911 dispatch/administration, planning and zoning, and the County Engineer. Facilities in the building used by the four departments (5,772 s.f.) represents 12% of the total building square feet (i.e., 5,772 / 50,000 = 11.5%, Rounds to 12%). The estimated building value for the entire building was discounted to represent only the portion attributable to the four growth-sensitive departments (i.e., $6,513,859 x 12% = $781,663).

[F] = The building is not identified in the South Carolina Counties Property and Liability Trust for Kershaw County, Property and Liability Insurance Schedules, 2024-25. The development impact fee study used the building square feet and building valuation from Kershaw County Online Appraiser Data

[G] = The library facilities in the Agriculture Building (2,500 s.f.) represents 25% of the total building square feet (i.e., 2,500 / 9,978 = 25%). The estimated building valuation for the entire building was discounted to represent only the portion attributable to library facilities (i.e., $1,350,194 x 25% = $337,549).

[H] = Sheriff Substations at Bethune, Elgin, and Sherwood Forest are all reported as "privately-owned" in the South Carolina Counties Property and Liability Trust, 2024-25 Property and Liability Insurance Schedules for Kershaw County. This information was used for the development impact fee calculations, which results in a building valuation of $0.00 for all three locations.

[I] = Facilities that support the Kershaw County Landfill are included in the Public Works Maintenance Building.

Table F.3 – Municipal Facilities & Services Equipment Replacement Values

Equipment	Location	Make / Model / Year	VIN Number	Primary Use	Total Replacement Cost [A, B, C]
Outdoor Above Ground Diesel Tank	Public Works Maintenance Building	Not Available	Not Available	Fuel Storage	$14,829 [D]
Motor Grader (1)	Public Works Maintenance Building	John Deere / 670G / 2013	-4500	Public Works	$187,000
Side Cutter	Public Works Maintenance Building	John Deere / 6105M / 2014	-4251	Public Works	$135,000
Backhoe	Public Works Maintenance Building	Caterpillar / 420 / 2017	-2146	Public Works	$112,397
Motor Grader (2)	Public Works Maintenance Building	John Deere / 670-PW / 2018	-2201	Public Works	$225,707
Motor Grader (3)	Public Works Maintenance Building	John Deere / 670-PW / 2018	-2241	Public Works	$225,707
Motor Grader (4)	Public Works Maintenance Building	John Deere / 670-PW / 2018	-2277	Public Works	$225,707
Backhoe	Public Works Maintenance Building	Caterpillar / 420E / 3273 ES-SW	-108	Public Works	$129,306
Motor Grader (4)	Public Works Maintenance Building	John Deere / 670-PW / 2018	-2436	Public Works	$225,707
Motor Grader (5)	Public Works Maintenance Building	John Deere / 670-PW / 2018	-2438	Public Works	$225,707
Utility Truck	Public Works Maintenance Building	International / 2020	-2166	Public Works	$160,000
Dump Truck	Public Works Maintenance Building	Mack / 2023	-2645	Public Works	$140,000
Dump Truck, Triaxle	Public Works Maintenance Building	Mack / GU 713 / 2018	-8103	Public Works	$143,000
Tanker Truck	Public Works Maintenance Building	International / 4700 / 1999	-1621	Public Works	$120,000
Dump Truck	Public Works Maintenance Building	Freightliner / FLD1208 / 2001	-3656	Public Works	$225,000
Dump Truck	Public Works Maintenance Building	Freightliner / FLD1208 / 2001	-3657	Public Works	$225,000
Dump Truck	Public Works Maintenance Building	Sterling / LT9500 / 2007	-5701	Public Works	$100,000 [E]
Dump Truck	Public Works Maintenance Building	Sterling / LT9500 / 2007	-5702	Public Works	$100,000 [E]
Fuel Truck	Public Works Maintenance Building	International / 4300 / 2004	-7456	Public Works	$303,000
Dump Truck	Public Works Maintenance Building	International / 7400 / 2006	-9497	Public Works	$225,000
Motor Grader	Public Works Maintenance Building	John Deere / 670G / 2001	-1949	Public Works	$300,000
Bookmobile	Library	Unknown	-2525	Library System	$160,000
County Government Center, EDP Equipment [F]	Kershaw County Government Center	Not Available	Not Available	County Government	$285,429
Public Works Maintenance, EDP Equipment	Public Works Maintenance Building	Not Available	Not Available	Public Works	$44,900
Library System, EDP Equipment	Bethune-Camden-Elgin-Admin Libraries	Not Available	Not Available	Library System	$213,910
Law Enforcement Center, EDP Equipment	Kershaw County Law Enforcement Center	Not Available	Not Available	Law Enforcement	$446,142
Detention Center, EDP Equipment	Kershaw County Detention Center	Not Available	Not Available	Law Enforcement	$339,820
E911 Backup System	Kershaw County Law Enforcement Center	Not Available	Not Available	Law Enforcement	$278,710
Dozer Cab	Public Works Building / Landfill	Caterpillar / D6R-D6T / 2016	-1026	Sanitation	$442,000
Scraper	Public Works Building / Landfill	Caterpillar / 615C / 2008	-2122	Sanitation	$229,000
Roll-Off Truck, (1)	Public Works Building / Landfill	Mack / GU 813 / 2018	-1434	Sanitation	$110,000
Roll-Off Truck, (2)	Public Works Building / Landfill	Mack / GU 813 / 2018	-1435	Sanitation	$130,000
Roll-Off Truck, (3)	Public Works Building / Landfill	Mack / GU 813 / 2018	-1436	Sanitation	$130,000
Roll-Off Truck, (4)	Public Works Building / Landfill	Mack / GU 813 / 2018	-1437	Sanitation	$130,000
Roll-Off Truck, (5)	Public Works Building / Landfill	Mack / GU 813 / 2018	-1438	Sanitation	$130,000
Roll-Off Truck, (6)	Public Works Building / Landfill	Mack / 2006	-1566	Sanitation	$302,900
Roll-Off Truck (7)	Public Works Building / Landfill	Mack / GR64F / 2022	-9462	Sanitation	$178,000
Roll-Off Truck (8)	Public Works Building / Landfill	Mack \MD 742	-4836	Sanitation	$127,000
Dump Truck	Public Works Building / Landfill	Freightliner / 2008	-4352	Sanitation	$225,000
Dump Truck	Public Works Building / Landfill	GMC / 2000	-9879	Sanitation	$100,000 [E]
Dump Truck	Public Works Building / Landfill	International / 1997	-8188	Sanitation	$225,000
Landfill Packer	Public Works Building / Landfill	Bomag / BC-473-RB5 / 2020	-1016	Sanitation	$500,000
				Total	$8,475,878

Notes:

[A] = Total replacement costs for vehicles and equipment associated with municipal facilities and services were published in the South Carolina Counties Property and Liability Trust for Kershaw County, Property and Liability Insurance Schedules, 2024-25. Information was provided by Kershaw County. This information was supplemented with data provided by the Kershaw County Public Works Director on October 11, 2022.

[B] = Total replacement costs reported in the table include the vehicle and any minimum equipment required to put the vehicle into service.

[C] = Vehicles and equipment included in this table must have a value greater than $100,000 to comply with Section 6-1-920(18)(g) of the South Carolina Development Impact Fee Act.

[D] = A planning-level cost estimate for this equipment was obtained from an internet search. The website – www.tankandbarrel.com – was accessed on October 7, 2022.

[E] = A specific replacement cost value was not available for this vehicle. An assumed value of $100,000 (conservative estimate) was assumed for this analysis.

[F] = County departments reactive to future year growth in the Kershaw County Government Center (in need of expansion to keep pace with future growth) were limited to fire services, E911 dispatch/administration, planning and zoning, and the County Engineer. Facilities in the building used by the four departments (5,772 s.f.) represents 12% of the total building square feet (i.e., 5,772 / 50,000 = 11.5%, Rounds to 12%). The estimated total replacement coast for buildings electronic, data, and processing (EDP) equipment was discounted to represent only the portion attributable to the four growth-sensitive departments (i.e., $2,378,575 x 12% = $285,429).

Table F.4 – Inventory of Other Available Funding Sources for Municipal Facilities & Services in Kershaw County

Awarding Agency	Revenue Source	Award Amount	Start Date	
Federal	Library Services and Technology	$1,000	Fiscal Year 2014	A
Federal	Library Services and Technology	$3,500	Fiscal Year 2014	A
Federal	Library Services and Technology	$750	Fiscal Year 2015	A
Federal	Library Services and Technology	$1,000	Fiscal Year 2015	A
Federal	Library Services and Technology	$39,299	Fiscal Year 2015	A
State	Solid Waste/Sanitation	$8,729	Fiscal Year 2015	A
State	Solid Waste/Sanitation	$10,425	Fiscal Year 2015	A
State	Solid Waste/Sanitation	$8,350	Fiscal Year 2015	A
Federal	Library Services and Technology	$208	Fiscal Year 2015-17	A
Federal	Library Services and Technology	$10,610	Fiscal Year 2016-17	A
Federal	Library Services and Technology	$962	Fiscal Year 2016-17	A
Federal	Library Services and Technology	$1,390	Fiscal Year 2016-17	A
Federal	Library Services and Technology	$1,354	Fiscal Year 2015-17	A
Federal	Library Services and Technology	$750	Fiscal Year 2016	A
Federal	Library Services and Technology	$15,519	Fiscal Year 2016	A
Federal	Library Services and Technology	$39,299	Fiscal Year 2016	A
Federal	Library Services and Technology	$1,000	Fiscal Year 2016	A
State	Solid Waste/Sanitation	$15,275	Fiscal Year 2016	A
State	Solid Waste/Sanitation	$4,750	Fiscal Year 2016	A
State	Solid Waste/Sanitation	$3,000	Fiscal Year 2017	A
State	Solid Waste/Sanitation	$23,170	Fiscal Year 2017	A
State	Solid Waste/Sanitation	$4,520	Fiscal Year 2017	A
Federal	Library Services and Technology	$1,000	Fiscal Year 2017	A
Federal	Library Services and Technology	$1,300	Fiscal Year 2017	A
Federal	Library Services and Technology	$962	Fiscal Year 2018	A
Federal	Library Services and Technology	$1,390	Fiscal Year 2018	A
Federal	Library Services and Technology	$886	Fiscal Year 2018	A
Federal	Library Services and Technology	$475	Fiscal Year 2018	A
State	Library Services and Technology	$985	Fiscal Year 2019	A
State	Library Services and Technology	$1,000	Fiscal Year 2019	A
Federal	Library Services and Technology	$1,334	Fiscal Year 2019	A
State	Library Services and Technology	$2,000	Fiscal Year 2019	A
State	Solid Waste/Sanitation	$12,425	Fiscal Year 2019	A
State	Solid Waste/Sanitation	$9,463	Fiscal Year 2019	A
State	Library Services and Technology	$1,000	Fiscal Year 2021	A
State	Library Services and Technology	$10,162	Fiscal Year 2021	A
State	Solid Waste/Sanitation	$1,650	Fiscal Year 2021	A
State	Solid Waste/Sanitation	$36,167	Fiscal Year 2021	A
State	Public Safety	$21,122	Fiscal Year 2021	A
State	Public Safety	$6,728	Fiscal Year 2021	A
Federal	Library Services and Technology	$28,500	Fiscal Year 2021	A
Federal	Library Services and Technology	$9,008	Fiscal Year 2022	A
State	Library Services and Technology	$410	Fiscal Year 2022	A
State	Library Services and Technology	$30,000	Fiscal Year 2022	A
State	Solid Waste/Sanitation	$2,900	Fiscal Year 2022	A
State	Solid Waste/Sanitation	$32,673	Fiscal Year 2022	A
Federal	Public Safety	$58,365	Fiscal Year 2022	A
Federal	Public Safety	$5,947	Fiscal Year 2022	A
Federal	Library Services and Technology	$500	Fiscal Year 2022	A
Federal	Library Services and Technology	$1,979	Fiscal Year 2022	A
Federal	Public Safety	$15,345	Fiscal Year 2023	A
Federal	Public Safety	$67,500	Fiscal Year 2023	A
Federal	Public Safety	$99,482	Fiscal Year 2023	A
Federal	Library Services and Technology	$2,000	Fiscal Year 2023	A
Federal	Library Services and Technology	$38,195	Fiscal Year 2023	A
Federal	Public Safety	$112,560	Fiscal Year 2023	A
Federal	Public Safety	$76,165	Fiscal Year 2023	A
State	Solid Waste/Sanitation	$6,800	Fiscal Year 2023	A
State	Solid Waste/Sanitation	$13,655	Fiscal Year 2023	A
State	Library Services and Technology	$15,000	Fiscal Year 2023	A
Federal	Library Services and Technology	$886	Unknown	A
Federal	Library Services and Technology	$475	Unknown	A
Offset for Double Payment of Taxes, Fees, or Tariffs	E-911 Tariff	$176,647	Annual Fees	B
Offset for Double Payment of Taxes, Fees, or Tariffs	Landfill, Tire Disposal, and Recycle Goods	$28,049	Annual Fees	B
Offset for Double Payment of Taxes, Fees, or Tariffs	Solid Waste (Residential) Collection Fee	$181,837	Annual Fees	B

Notes:

[A] = Information on grants and donations received by the different department included in the impact fee category were summarized by the Kershaw County Fire Department and Budget Office.

[B] = Offset for double payment of taxes, fees, and tariffs for a future dwelling unit or business estimtaed from the Kershaw County FY 24/25 Budget. Households in Kershaw County pay $123 per year for solid waste/recycle center services. The analysis assumes 5% of the fee is used for capital expenditures that increase system capacity. Households and businesses in Kershaw County pay $12.00 per year for wire line telephones and $12.00 per year for regular or pre-paid cell phones. The state also shares reveue from wireless customers with teh county. This analysis assumes 25% of the tariff and state reveue for E911 is used for capital expenditures that increase system capacity. Households and businesses in Kershaw County may pay tipping fees at the landfill, a tire disposal fee at a convenience center, or a recycled goods fee at a convenience center. This analysis assumes 5% of these fees are used for capital expenditures that increase system capacity.

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