

**EMPOWER**  
**ONE**  
LEXINGTON COUNTY SCHOOL DISTRICT ONE



# Ballot Issues Employee Ethics Reminders

**Today's presentation is for informational purposes only, as we are aware that employees:**

- Cannot influence an election or campaign for a bond referendum
- Cannot use public funds, staff, property, equipment, materials or buildings to influence an election or bond referendum
- Cannot wear campaign buttons, hand out materials or attempt to influence anyone to support/oppose a ballot issue on school grounds or while “on the clock”

# Long-Range Growth Analysis

Last year, the district contracted with Milone and MacBroom, Inc. for a long-range growth analysis of the district's attendance areas.

Milone & MacBroom, one of the largest consulting firms in the Northeast, offers a diverse set of specialty practices in the fields of engineering, planning, landscape architecture, and environmental science and services.

Much of the following information summarizes the findings in their study.

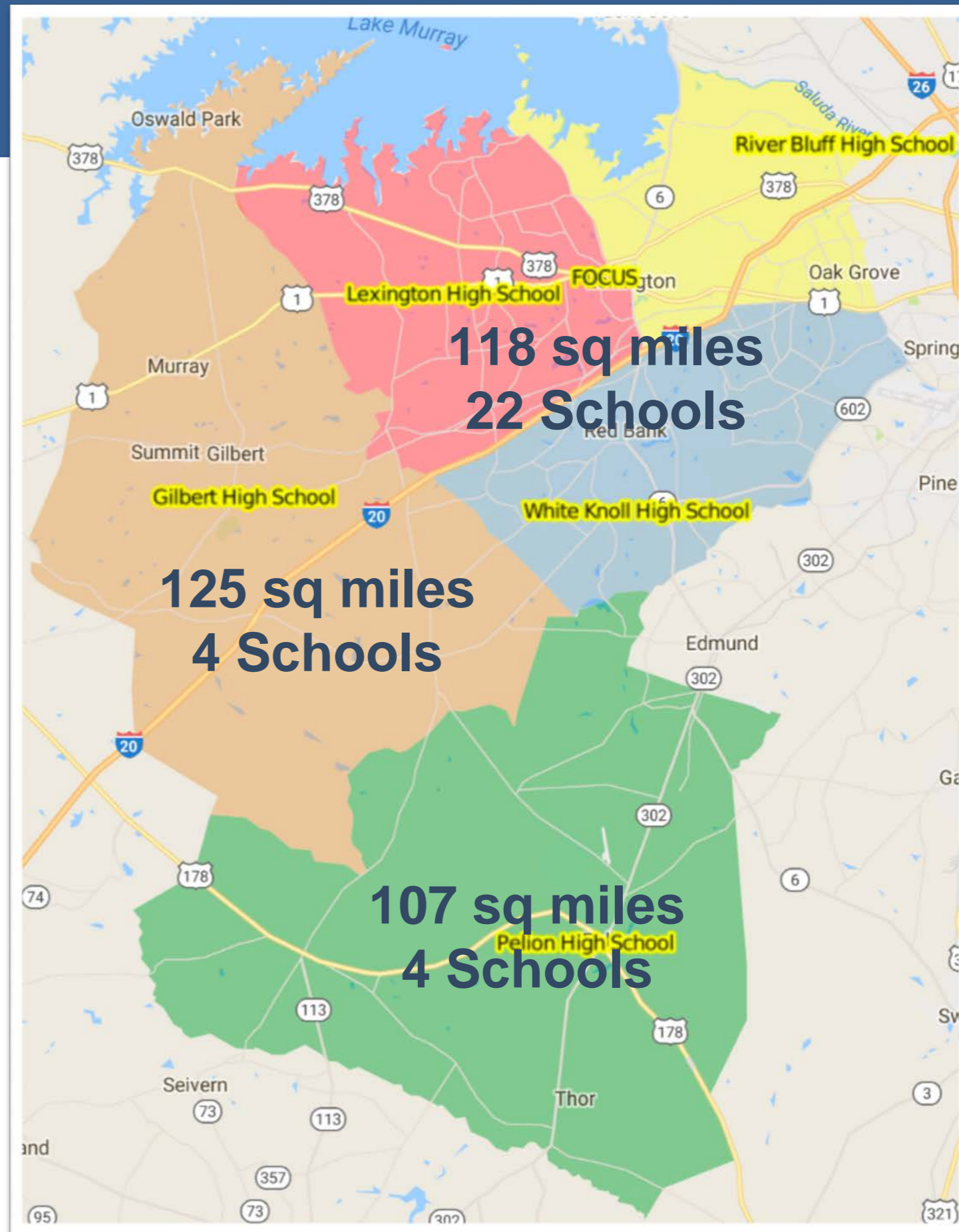
# Attendance Areas

One of fastest-growing school districts in state and ranked sixth in enrollment

360 square miles from the banks of Lake Murray to the county's southern border with Aiken County

District occupies 48 percent of the county's 750 square miles.

One of the county's major employers



# Total Population Projections

- Central Midlands Council of Governments projects a total population increase of about 100,000 people by 2030 to reach a total population of 388,000 in Lexington County.
- Lexington County distributed the projected population to the Census Tract level.
- For the area most closely corresponding to **Lexington County School District One**, the following increases are projected:
  - By 2030, total population increases by **70,000** (+50%) to approximately 203,000.
  - By 2050, total population increases by **207,000** (+150%) to approximately 340,000.

# Projected Population

## Projected Change in Population, by Census Tract: 2020 to 2030

- Less than 500
- 500 - 999
- 1,000 - 1,499
- 1,500 - 1,999
- 2,000 or Higher

- Elementary Districts 2017
- Lexington County School District 1

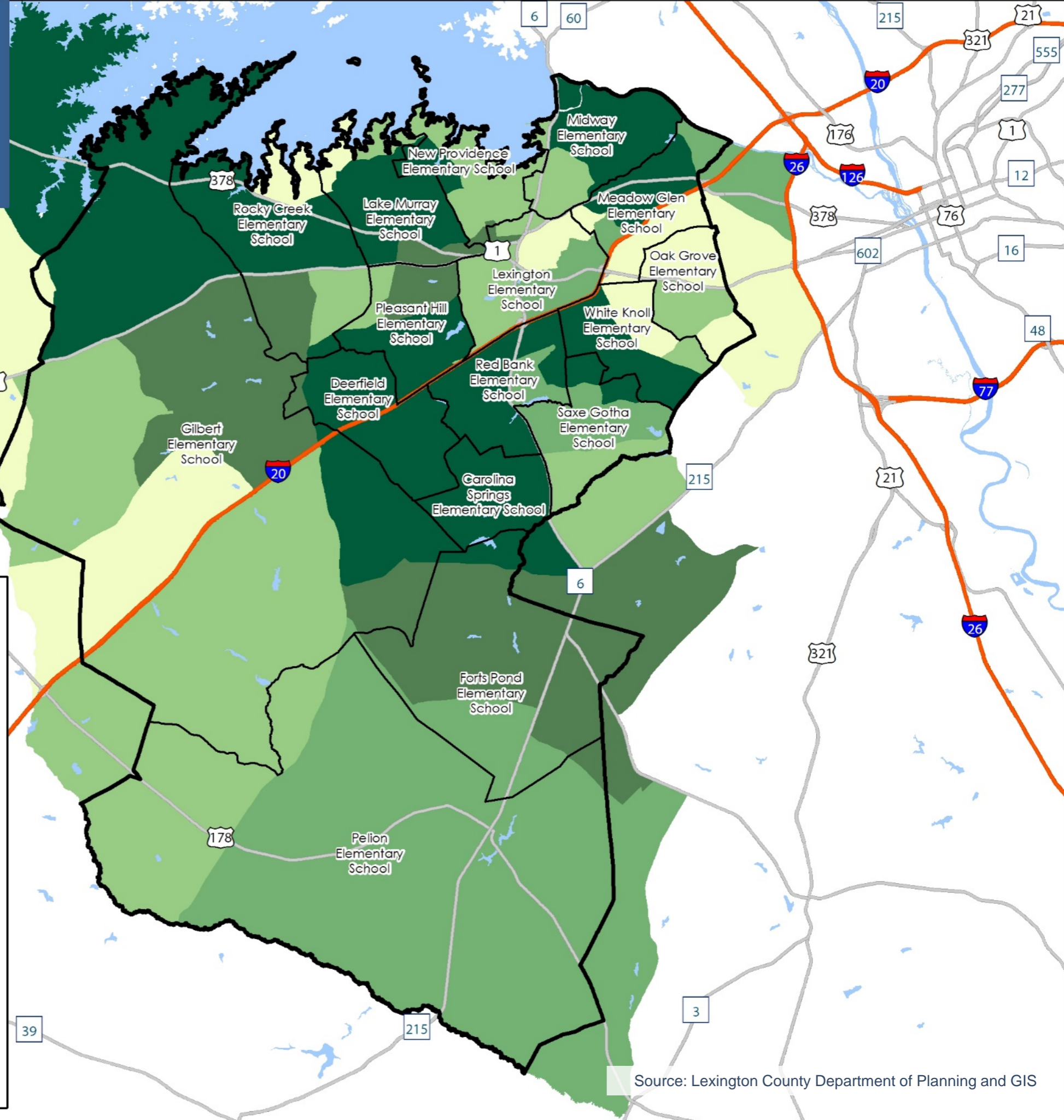
Source: Lexington County Department of Planning & GIS



0 5 Miles



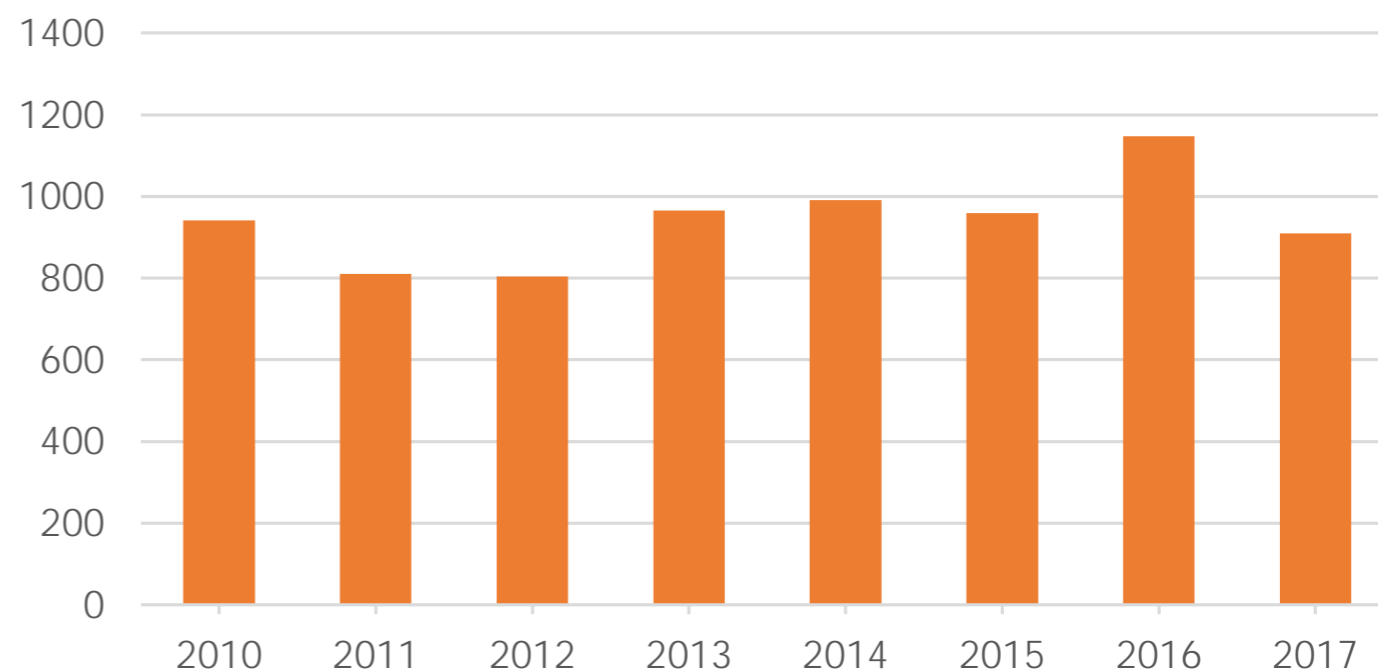
Source: Lexington County Department of Planning and GIS



# A Look Back

- Census estimates the number of housing units increased by 6.5% (3,200 units) from 2010–2016, to a total of about 53,000 units.
- County trends indicate elevated construction activity over the past five years.
- Significant permitting of 3+ bedroom units from 2012–2016 in Deerfield, Pleasant Hill, Rocky Creek, Lake Murray, Carolina Springs and Midway attendance zones.

Lexington School District 1  
Housing Units Year Built

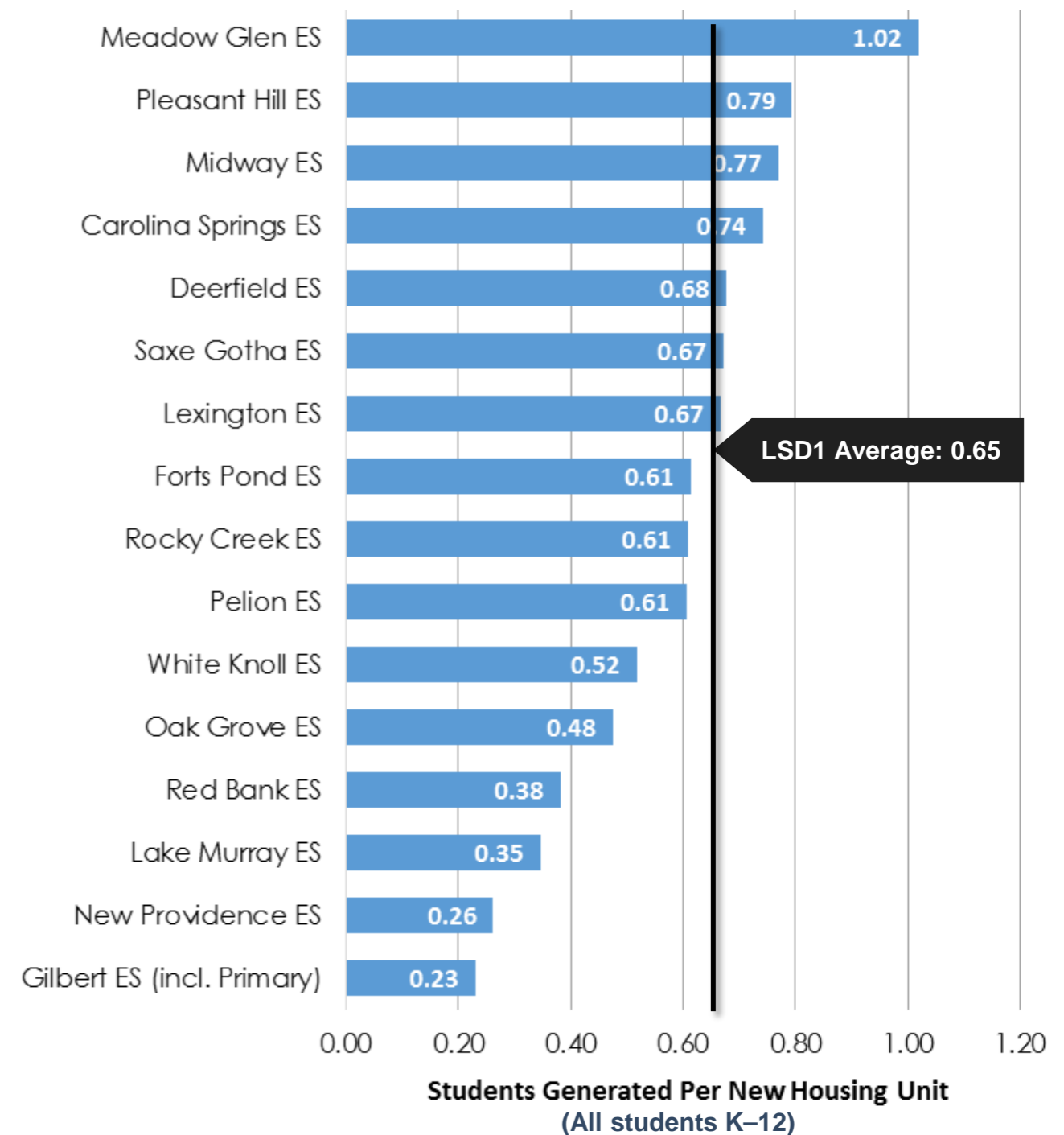


Source: Lexington County GIS data

# Student Generation — New Housing

- 2,456 K–12 students in 2017–2018 identified from 3,888 housing units of 3+ bedrooms permitted after 2013.
- Over half of the student multiplier consists of K–5 students.
- These students will be in our system for many years.

**Students Generated Per New Housing Unit, by Elementary School Area: 2014 to 2017**

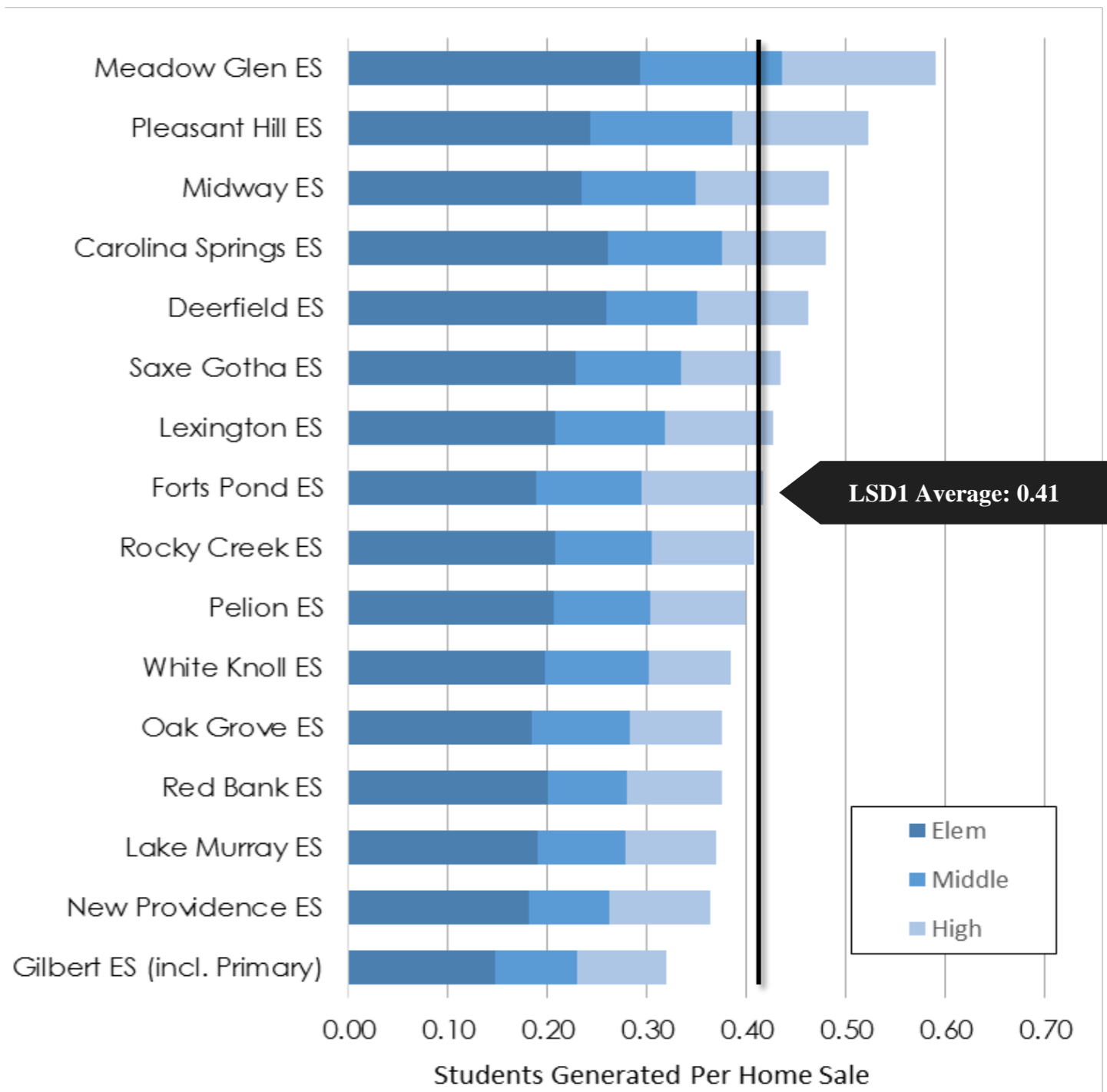




# Housing Turnover

- Sales of existing units (excluding new construction) increased 45% between 2014 and 2016.
- Student growth is not just a result of new home construction.

## Students Generated Per Home Sale, by Elementary School Area: 2014–2017



# Planned Housing

- Another 5,100 potential housing units are already planned in existing residential development projects and new projects in Lexington County School District One.
- Applying the student multiplier, the district expects another 3,300 students from new housing development over the next seven years.

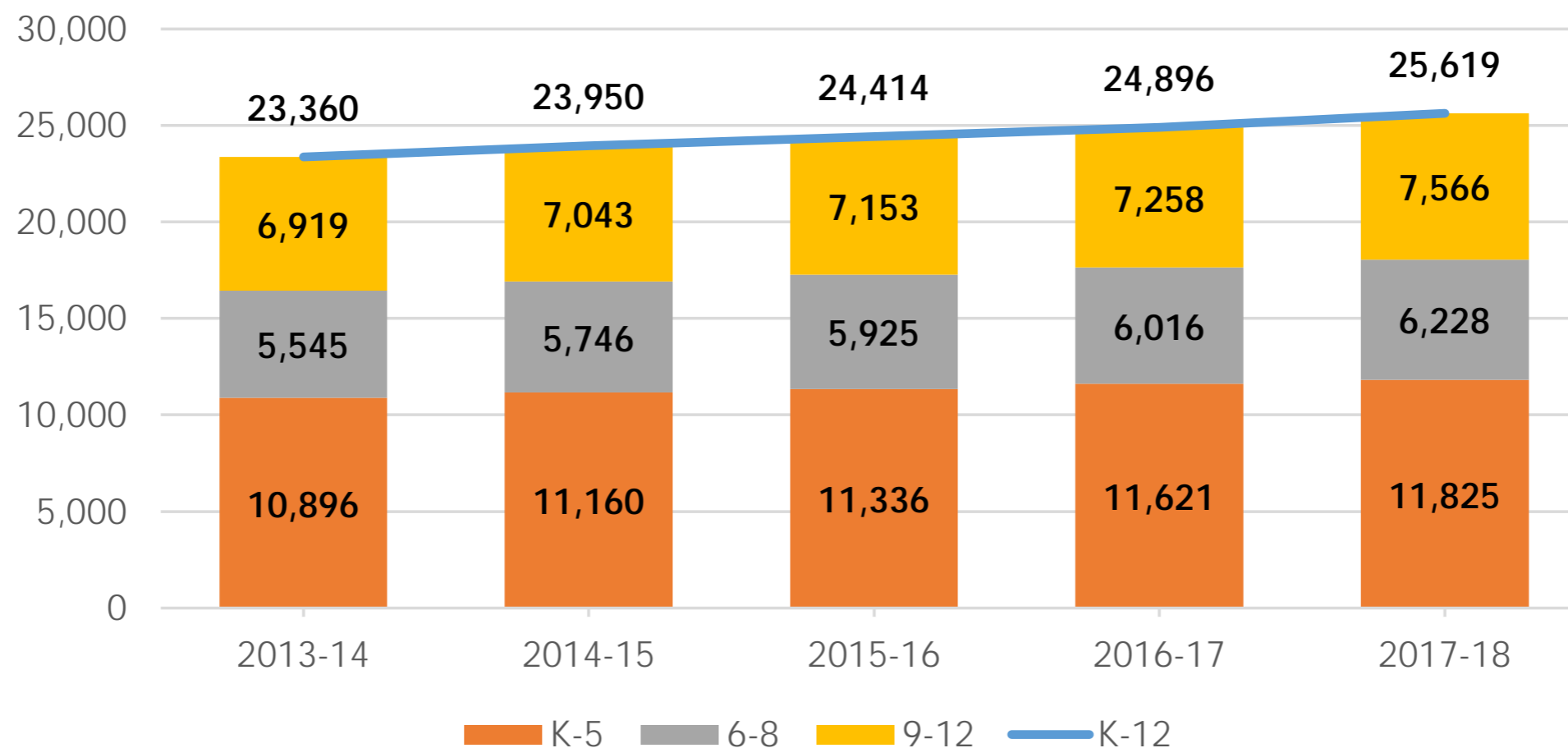
	Planned Housing
Carolina Springs	480
Deerfield	429
Forts Pond	260
Gilbert	753
Lake Murray	327
Lexington	168
Meadow Glen	128
Midway	295
New Providence	322
Oak Grove	214
Pelion	368
Pleasant Hill	493
Red Bank	93
Rocky Creek	429
Saxe Gotha	203
White Knoll	178
<b>Total</b>	<b>5,140</b>

# Enrollment Trends Over the Past Five Years

Steady total enrollment increase of approximately 10%.

- Elementary — 8.5%
- Middle — 12.3%
- High — 9.3%

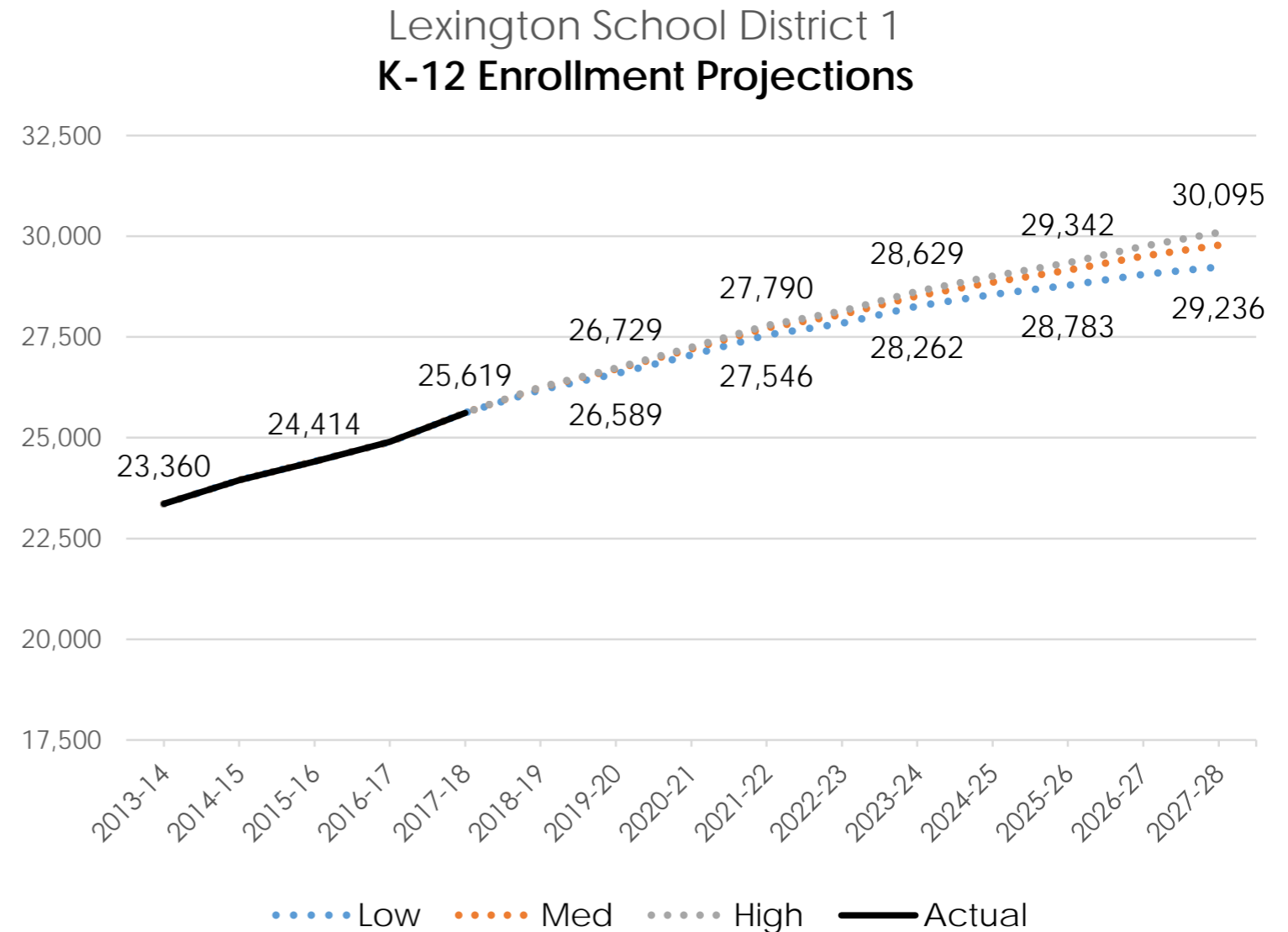
Lexington School District 1  
K-12 Enrollment



Note: Totals above do not include 4-year old Kindergarten Enrollment.

# K-12 Enrollment Projections

- 5-year growth projections range from 8 to 10% overall increase
- 10-year projections range from 14 to 18% overall increase
- Potential gain of 3,600 to 4,500 additional students over the next 10 years



# Growth Impact Summary

## Plan for enrollment growth at all levels.

- Continued housing activity and known increases in birth rates will impact the elementary school grades population.
- Continued housing activity and larger incoming cohorts already in the system will impact middle school grades population.
- Continued housing activity and known larger incoming cohorts will impact the high school grades population.

# Growth Impact Summary continued

**Growth necessitates the need for more classroom capacity in certain locations.**

- At the elementary school level:
  - Oak Grove/Meadow Glen/Midway areas
  - Pleasant Hill/Carolina Springs areas
- At the middle school level:
  - Carolina Springs/Pleasant Hill areas
  - Meadow Glen area
- At the high school level:
  - Lexington area
  - River Bluff area
  - White Knoll area

# Five-phase Growth Plan

**In 2017, the district implemented a five-phase growth plan.**

- Phase One — Rezone existing attendance lines to provide relief to the Meadow Glen schools. **(completed April 2017)**
- Phase Two — Build a new middle school on Highway 378 with existing capital funds and 8% money.
- Phase Three — Do a complete districtwide facilities study. **(completed spring 2018)**
- Phase Four — Consider a future Bond Referendum to pay for facilities' needs and future construction identified in the facilities study. **(completed August 7, 2018)**
- Phase Five — Implement approved recommendations from the facilities study.

# Phase Two — New Highway 378 Middle School

- Opens — August 2019
- Initial capacity 1,200 — Core Facilities 1,500







MAIN ENTRY

# Phase Three — 2018 Facilities Study Process

- District formed Facilities Study Committee.
  - 115 members representing all schools across the district (community members, parents, staff and students)
- Committee met four times and reviewed:
  - long-range growth analysis of the district's attendance areas conducted by Milone and MacBroom, Inc.
  - long-range facilities improvement plan developed by M.B. Kahn Construction Co., Inc.
  - overall needs of the district related to growth, future-ready classrooms, technology, class size, school size, type of facility, etc.
- Committee reached consensus on five-year facilities plan.

# Five-Year Facilities Plan includes:

- Updated safety and security systems at all district schools and facilities;
- Three new schools to replace old schools (GES, LMS, PMS) and increase student capacity;
- Repurpose existing GES, LMS, PMS campuses;
- Two new elementary schools to accommodate student growth in the White Knoll and Town of Lexington areas;

# Five-Year Facilities Plan includes continued:

- Additions to WKHS, GHS, PHS, among others;
- Renovations and/or upgrades to:
  - 14 elementary schools,
  - 5 middle schools,
  - 5 high schools,
  - district's maintenance facility,
  - technology center,
  - community learning center
- A new district transportation facility; and

# Five-Year Facilities Plan includes continued:

- Information technology equipment and furniture to create **“Future-Ready Classrooms”** at all schools.



# Furniture for Future-Ready Classrooms Grades K-2



# Furniture for Future-Ready Classrooms

## Grades 3–5



# Furniture for Future-Ready Classrooms Grades 6–8





# Furniture for Future-Ready Classrooms Grades 9–12



# 2018 Facilities Study Breakdown

- Revised proposed \$365 million breakdown
  - New Schools — \$210 million
  - Additions — \$64.5 million
  - Renovations and Building Systems — \$32 million
  - Safety and Security — \$16 million
  - Furniture and Technology — \$42.5 million



# 2018 Facilities Study Breakdown by Attendance Area

- Gilbert Attendance Area — 17%
- Lexington Attendance Area — 14%
- Pelion Attendance Area — 21%
- River Bluff Attendance Area — 21%
- White Knoll Attendance Area — 27%



# Funding the 2018 Facilities Study

# 2018 Bond Referendum

- The district's financial advisor projects that no more than an additional 14 mills would be required to fund the referendum.
- 14 mills equals an increase of \$56 to homeowners assessed at \$100,000 (\$4.67 per month).
- 14 mills equals an increase of \$84 to businesses assessed at \$100,000 (\$7 per month).
- Millage will be applied over the 5-year plan as bonds are sold and projects started.

# Questions and Answers

**Reminder! Today's presentation is for informational purposes only.**

We can only answer questions related to facts and information about the \$365 million five-year building plan to address rapid student growth.

We cannot advocate.

**Empower**  
*each child*  
to **DESIGN**  
the **FUTURE.**

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*Our mission is to cultivate a caring community where ALL learners are extraordinary communicators, collaborators, creators and critical thinkers.*