



Sangaree Special Tax District Five Year Capital Improvement Plan: FY 2026 - 2031

Sangaree Special Tax District

Purpose:

This five-year plan outlines prioritized projects within the tax district aimed at enhancing community infrastructure, recreational opportunities, and long-term usability of public spaces. It balances improvements with fiscal responsibility and ensures sustained community benefit through structured development.

I. Plan Amendments and Safeguards:

To preserve the integrity of this long-term plan and ensure consistency in capital investment and community development, the following stipulations are in place:

- A.** This plan does not prevent other projects from being started or implemented and is instead intended to ensure that the plans for the future of the Sangaree community are upheld as requested.
- B.** Additions to these projects can be made at any time by the usual means of Commission vote and council approval, where needed.
- C.** Any other proposed amendment, deviation, or removal of a project from this plan shall require the affirmative approval of:
 - 1. The sitting Tax District Councilperson,
 - 2. A majority vote of the Tax District Commission, and
 - 3. Final ratification by Berkeley County Council.

This provision ensures that no single party, elected or appointed, may unilaterally alter the agreed-upon five-year plan without comprehensive oversight and community representation.

II. Plan Projects

A. Sangaree Library Expansion

- 1. Construct a new office facility for the tax district as an addition to the existing library property, with primary funding provided by Berkeley County. It is expected that additional Berkeley County offices will be housed here as well, providing expanded services to the community.

B. Park Enhancements and Upgrades

1. Sangaree Park
 - a) Extension of the existing playground area towards the ballfield and basketball courts, by a minimum of 32 feet and equalling the existing length of the arm to provide space for the addition of ADA equipment
 - b) ADA enhancements, to include poured-in-place (or wet pour) rubber surfacing, which will be completed prior to adding any ADA playground equipment, if grants are available to assist with funding
 - c) Single ADA swing to be added in the extension area towards the ballfields/basketball court, only after pour-in becomes available
 - d) Addition of saddle spinners to the layout of the park
2. Trenholm Park
 - a) Purchase a sign for Trenholm Park, to be named Trenholm Park
 - b) Purchase soccer goals for Trenholm Park
3. Pierre Park
 - a) Addition of a new basketball court to this park, matching the size and design of the existing court at Sangaree Park.

C. Park Pavilion Construction

Up to five small pavilions may be constructed per year, unless a substantial discount is available for constructing more at one time, subject to availability of funds from the annual budget. Locations and distribution across the five years:

1. Sangaree Park: 3 small pavilions
2. Sangaree Duck Pond: 2 small pavilions (see Attachment A for locations)
3. Pierre Park: 3 small pavilions (see Attachment B for locations)
4. Cambridge Park: 1 small pavilion
5. Distribution of the pavilion installations are to be spread out over multiple parks as opposed to completing one park before moving on to another, as requested by the residents

D. Pathways and Parking Improvements

1. Sidewalks:
 - a) Construct a sidewalk at Sangaree Park, with material (asphalt or alternative) to be selected based on cost analysis and Commission approval.
 - b) Additional pavilions constructed at Sangaree Park shall be connected to existing or expansion sidewalks.
 - c) A sidewalk expansion for Sangaree Park, location and distance shall be voted upon by the Commission.
 - d) Connect the new pavilions at Sangaree Duck Pond to the existing sidewalk.
2. Develop driveway and parking areas at:
 - a) Cambridge Park

- (1) Parking area to be leveled out and completed with gravel or other similar material
 - b) Sangaree Park
 - (1) Entrance to park between 619 Longleaf Rd and the library parking lot.
 - (2) Create a parking area near the playground, which includes removal of approximately ten feet of the treeline to provide a double line of spacing
 - c) Pierre Park
 - (1) Extend parking further inside the park and surface the entrance with gravel or other similar material
 - d) Trenholm Park
 - (1) Parking area to be leveled out as needed and completed with gravel or other similar material
- *Materials for all parks under consideration include chip seal or other cost-effective solutions. Cambridge Park can only be gravel/dirt due to pipes and cables under the entrance*

E. Electrical Upgrades and Fan Installations

1. Sangaree Duck Pond:
 - a) Add electricity to the existing gazebo at Sangaree Duck Pond.
2. Sangaree Park:
 - a) Add two lights to Sangaree Park. All lighting should be set on a timer which should be set to cut off no later than 10:00 pm as voted by the residents.
 - (1) One at the basketball court closest to the drainage ditch
 - (2) One at the skate park centered closest to the drainage ditch.
 - b) Large Pavilion
 - (1) Additional power outlets for event use. These outlets should be secured to prevent unauthorized use.
 - (2) Installation of three fans, Big Ass Fans brand if possible
 - (3) Add lighting to the inside of the pavilion
3. Provide power to the Sangaree Park pavilion for fans, lighting, and outlets for community day and other events. Any power outlets should be secured so that unauthorized use is prevented. All other power should be on timers to prevent running overnight.
4. Add two lights to Cambridge Park to cover the park, location to be determined by the Commission at the time of installation

III. Project Priorities

The following project list is in the requested order of priority as determined by the commissioners, with any associated notes referencing priority reasoning. If a project with a higher priority is delayed due to planning or any other reason that is not budget related, lower priority plans may be implemented instead. If a higher priority project is delayed for budgetary

reasons, every effort shall be made to minimize the use of funds to carryover additional funds until said project can begin.

A. Sangaree Library Expansion

1. The Commission has agreed that the highest priority project is the expansion of the library, which will include a new home for the office of the Sangaree Special Tax District, as this would remove the lease from the annual budget and free up approximately \$26,000 per year of funds for other projects and needs.

B. Park Pavilion Construction

C. Electrical Upgrades and Fan Installations

D. Park Enhancements

1. This priority does not include the ADA portion of the enhancements as that is dependent on availability of grants and other funds

E. Pathways and Parking Improvements

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