



LAURENS COUNTY VETERANS AFFAIRS OFFICE  
LAURENS COUNTY HALL OF HEROES  
PO BOX 193  
PUBLIC SQUARE  
LAURENS, SOUTH CAROLINA 29360

Carey D. Bolt, Director

April 28, 2020

Chairman and Members  
Laurens County Capital Project Sales Tax Commission  
Post Office Box 248  
Laurens, South Carolina 29360

RE: APPLICATION SUBMISSION - CAPITAL PROJECTS SALES TAX  
LAURENS COUNTY VETERANS MEMORIAL MONUMENT

Dear Members of the Capital Projects Sales Tax Committee:

On behalf of the Laurens County Veterans Hall of Heroes, Incorporated., I am pleased to present for the Commission's consideration an application for the construction of a Veterans Memorial Monument and Plaza to be located on the north side of the Historic Court House Square in the City of Laurens. In response to Question No. 5 in the Capital Projects Sales Tax application, I offer the following:

- 1.) Once the Veterans Memorial Plaza is installed on the Historic Court House grounds, the ownership of the plaza and monument will be under the control of Laurens County Council in perpetuity. The major interest the Laurens County Veterans Hall of Heroes, Incorporated is to have a suitable memorial to the memory and honor of Laurens County Veterans erected in the historic center of Laurens County, the Court House Square. The Veterans Hall of Heroes, Incorporated has no interest or desire for credit or recognition in its efforts to complete this project. Honoring veterans and their families is the organization's only goal.
- 2.) The Veterans Hall of Heroes, Incorporated does not anticipate any cost overruns on this project. The organization has negotiated carefully with the company that will design and install the Veterans Plaza and monument and the \$200,000 requested in this application will be sufficient funding to complete the project. If minor cost overrun should occur, the Veterans Hall of Heroes will cover those overruns through the solicitation of citizen and corporate donations and the sale of sponsoring granite pavers to be installed in the Plaza.
- 3.) Once the Veterans Plaza is installed, the Veterans Hall of Heroes, Incorporated does not anticipate any ongoing maintenance or operational expenses for the project.

Again, thank you to the Laurens County Capital Projects Sales Tax Commission for the opportunity to submit this application for a very worthy project. Our representatives are available to meet with the Commission at any time to discuss this project.

Sincerely,

*James Buchanan*

James Buchanan, President  
Laurens County Veterans Hall of Heroes, Incorporated

## CAPITAL PROJECT SALES TAX APPLICATION

- I. **PROJECT** - CONSTRUCTION OF A VETERANS PLAZA RECOGNIZING VETERANS OF ALL THE ARMED SERVICES FROM LAURENS COUNTY.
  - II. **LOCATION** - LOCATED ON THE NORTH SIDE OF THE PUBLIC SQUARE ON THE GROUNDS OF THE LAURENS COUNTY HISTORIC COURT HOUSE, IN THE CITY OF LAURENS, SOUTH CAROLINA.
  - III. **SUBMITTED BY** – THE LAURENS COUNTY VETERANS AFFAIRS OFFICE THROUGH THE LAURENS COUNTY HALL OF HEROS.
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- 1.) Project Description - In general terms, describe the intent of the project, including program(s) to be associated with it, populations to be served by it and its intended geographic location.

The Laurens County Veterans Hall of Heroes Incorporated will build an imposing, but suited to the available space, monument and plaza that will honor veterans of all the armed services from Laurens County. The monument will feature six columns of equal height that will honor each branch of the combat services, along with a larger, centrally-situated monument that will honor, for all time, the veterans and their families who have provided brave and selfless service to their community, state and nation.

The monument will serve as a focal point for the celebration of Veterans Day, Memorial Day and other events in honor of the United States of America. In addition to its inherent value as a symbol of dedication and sacrifice of veterans, the monument will also be an attractive and suitable addition to the Public Square in the City of Laurens. The monument will attract veterans, their families and other visitors to downtown Laurens and will assist in local efforts to make the Public Square a more attractive location to visitors and to businesses in the area.

The monument will be located on the north side of the Historic Court House, located on the Public Square in the City of Laurens. Laurens County Council has already approved the location of the monument on public property. In addition to the monument, the Laurens County Veterans Hall of Heroes will market and sell attractive granite pavers that will generate income for the care and maintenance of all monuments located in the area.

- 2.) Cite the specific portions of Code Section 4-10-330 (A) (1) of the South Carolina Code of Laws under which the project qualifies for CPST funding.

The project qualifies under Section 4-10-320(c) that addresses “cultural, historic and recreational facilities.

- 3.) a.) Provide plats or tax maps of all property involved. Include a preliminary engineered drawing indicating the proposed locations of all structures associated with the projects including buildings, interior roadways, turning lanes, parking lots, utilities, etc.

An aerial view of the Historic Court House square is enclosed as part of this application. The location of the proposed Veterans Plaza is denoted in red. Also enclosed is an accurate rendering of the proposed monument as provided by the monument company selected to produce and construct the Veterans Plaza. The company, Keystone Memorials of Elberton, Georgia, is a leading producer of monuments and memorials throughout the region.

Keystone Memorials designed and installed the very attractive Veterans Plaza in Greenwood County. Representatives of the Laurens County Veterans Hall of Heroes, Incorporated have

visited the Keystone Memorials plant in Georgia and the organization has worked closely with Keystone throughout the planning process for this project.

b.) Who owns the property required to undertake the project?

The County of Laurens, South Carolina owns the property where the monument will be located. Inserted below is an excerpt of the Laurens County Council Minutes of the January 28, 2020 meeting at which Laurens County Council agreed to have the monument located on the referenced location.

VETERANS MEMORIAL PRESENTATION - Veterans Affairs Officer, Carey Bolt and Mr. King Dixon presented to Council a request for Council approval of placing a Veterans Memorial on the North side of the Historical Courthouse.

VA Officer Bolt said, "I was asked to come back before Council to again present a request for a veteran memorial to be placed on the courthouse grounds. We specifically wish to ask for Council approval towards the placement of the monument".

Mr. Bolt introduced the Veterans Memorial Board Members that was present as Mr., Ernie Segars, Mr., James Buchanan, Mr. Clyde Vaugh, Mr. Joey Avery, Mr. Joe Nixon, Mr. King Dixon and Mr. Tom Arnold. and asked for Mr. Dixon to offer his comments.

Mr. Dixon said, "We, the Board of Directors of a 501c19 Board come to you tonight to present a proposal and to ask for Council approval of a veteran memorial placement on the Northern are of the Courthouse grounds inside the chain link fence. We have an opportunity to honor and memorialize those whose names we all know; those that serve today, those with past service and especially those that have laid down the lives. There has been a call from the community to do more towards honoring our own, our veterans. We come to Council again to make this request due to the previous request having been misinterpreted as to the size of the monument. It all would be proportionate to the other memorials on the Courthouse grounds".

There was a PowerPoint Video shown that described more detail about the proposed monument project and that pavers would be purchased by the families of the veterans to raise money to support any maintenance of the monument. Keystone Memorials of Elberton, Georgia has been selected to create the monument.

Councilwoman Anderson stated that she would like to make an appointment to this Veterans Committee. Mr. Dixon thanked Mrs. Anderson for her suggestion and replied that this is not an appointed Committee but is a 501c19 Incorporation Board of Directors consisting of veterans.

VICE CHAIRMAN WOOD made the MOTION to approve the requested monument and donation of an area on the Courthouse grounds. COUNCILMAN YOUNTS SECONDING for discussion.

Councilman Carroll stated, "Baring any ordinances or law concerning this property, I am in favor of the request".

Councilwoman Anderson stated that she had not problem with the request.

Chairman Pitts said, "I find this to be a fitting monument for the public".

Vice Chairman Wood said, "Mr. Bolt has worked long and hard for this office and the veterans of Laurens County. This memorial is one project he has requested for several years now. We have talked about it many times and I hope Mr. Bolt remains working for Laurens County while this project is in motion. If a little town like Ware Shoals can raise the money necessary to construct a veterans monument in town, then Laurens County can provide the space for a monument. Every time you drive by there, there is always people there looking at the pavers. This is something that Laurens County needs".

Councilman Patterson said, "I thank you both for your service and I am supportive of this project. However, I am concerned about the legalities of the 501c19 Corporation and the County working together towards the process of donating the site. I do want to see these legalities worked out first. Not having these facts before us tonight, I will be abstaining during the vote".

VICE CHAIRMAN WOOD AMENDED his previous motion to say that Council approves on first reading an ordinance that allows for the use of a designated area for the veteran memorial. COUNCILMAN YOUNTS agreeing to the amended motion. VOTE 6-0-1 (Councilman Patterson abstained).

- c.) Demonstrate all access points to be used by the public in utilizing the project. Will vehicular access by the public require encroachment permits, turning lanes, etc? If so, demonstrate approval by the appropriate agency, County, SC DOT, etc?

The proposed monument will be erected in an area already restricted to use by pedestrians only. No vehicular traffic is allowed at the site of the monument.

- d.) List all utilities, i.e. water, sanitary sewer, electricity, natural gas, storm sewerage needed to serve the project. Verify through utility providers sufficient capacity and willingness to serve the project. What costs will be incurred in connecting to the required utilities?

The only required utility will be electric power for the lighting of the monument. Electric power is already located on the Public Square and the fee for lighting the monument will be included in the installation cost. Expenses after the initial installation will be minimal.

- e.) Demonstrate the topography of the property and provide cost estimates for all clearing, grading, drainage, permits and other site preparation expenses associated with the project.

The site for the monument is currently a paved area used by pedestrians. The existing pavement will be removed to allow for the construction of the monument. No other areas will be disturbed and no permits will be required for the project.

- f.) Has a Phase One Environmental Site Assessment been completed for the property/project?

Due to the nature and location of the project, a Phase One Site Assessment study will not be required.

- g.) Is the land use associated with the proposed project allowed under current land use/zoning restrictions?

The site of the proposed monument is located on county-owned property. The site already contains several monuments and the proposed monument will not present a conflicting use for the property. Zoning is not applicable to this project.

- h.) Estimate the number of persons and the number of vehicles that will be on or in the general vicinity of the property at times during peak usage.



The placement of this monument will have minimal impact on pedestrian traffic and/or the number of vehicles on the Public Square in the City of Laurens. There could be an increase in the number of persons around the Square on the occasion of Veterans Day and other celebrations. However, these increases will be for a short time only. It is anticipated that more visitors will come to the Square to view this impressive monument. Increased visitation will be to the advantage of the City of Laurens and of Laurens County.

- i.) Describe the capacity of the property to accommodate future expansions of the intended use.

Once the granite monument is constructed and installed, there will be no more space requirements for the monument itself. The Laurens County Veterans Hall of Heroes, Inc will market attractive pavers and monuments to maintain the project but these pavers will be installed on existing, publicly-owned property. No expansion will be required.

## 2.) CONSTRUCTION PLANNING AND BUDGETING:

- a.) Describe the structures to be built/renovated on the property, construction type, estimated cost per square foot and total construction.

The monument will be approximately 52 feet in length and will feature six 5.5-foot columns containing the name and founding date of each branch of the United States Armed Forces. The column at the central point of the monument will be approximately eight feet in height and honor the veterans and their families from Laurens County. The total cost of the monument, including lighting, is \$200,000.

- b.) Estimate costs of engineering/design and construction management.

The \$200,000 referenced above covers all expenses associated with this project.

- c.) Provide cost estimates for exterior lighting, fencing, security systems, utility connections, fiber/connectivity, landscaping and any other services that may apply.

The \$200,000 referenced above covers all expenses associated with this project.

- d.) Provide cost estimates for furnishings, computers, equipment, appliances, etc.

This question is not applicable to the referenced project.

- e.) If the voters approve the CPST referendum and funding is made available, when do you anticipate design work for this project beginning, and how long will it take to complete the design work? When would construction commence and how long will it take to complete construction?

The design work has already been completed. If funding is approved through the Capital Project Sales Tax, construction could begin immediately and be completed within 60-90 days.

## 3.) STATEMENT OF PROJECT SUBMISSION AND SUPPORT

Additionally, the sponsoring qualified entry must submit a letter containing that it will 1.) own the project during the life of the CPST, 2.) fund any cost overruns beyond balloted amounts, identifying the sources of the funding, and 3.) fund any ongoing operating and maintenance costs of the project after its completion, describing the entity's capacity to absorb such costs.

Please see the attached letter from James Buchanan, the president of the Laurens County Hall of Heroes, Incorporated.

**LAURENS COUNTY**  
**CAPITAL PROJECT SALES TAX ("CPST") COMMISSION**  
**PROJECT PROPOSAL SUBMISSION FORM**

**GENERAL INFORMATION:**

Only statutorily qualified entities may request funding through the CPST. Qualified entities include county and municipal governments, special purpose districts, and, in conjunction with another qualified entity, school districts.

Entities requesting CPST funding bear the responsibility of providing reliable cost estimates and other critical information concerning their project proposals. This Project Proposal Submission Form, completed to include all requested information, must accompany each project proposal submission to the CPST Commission. Additionally, the sponsoring qualified entity must submit a letter confirming that it will: 1) own the project during the life of the CPST; 2) fund any cost overruns beyond balloted amounts, identifying specifically the source of this funding; and 3) fund ongoing operating and maintenance costs of the project after its completion, describing the entity's capacity to absorb such costs.

**SUBMISSION INFORMATION REQUIREMENTS:**

Project proposal submissions must respond to all matters addressed in the sections and subsections below.

**1. Project Description**

- (a) In general terms, describe the intent of the project, including the program(s) to be associated with it, population(s) to be served by it, and its intended geographic location.
- (b) Cite the specific portion of Code Section 4-10-330(A)(1) of the South Carolina Code of Laws under which the project qualifies for CPST funding.

**2. Site Acquisition and Preparation Budgeting**

- (a) Provide plats and/or tax maps of all property involved. Include a preliminary engineered drawing indicating the proposed locations of all structures associated with the project, including buildings, interior roadways, turning lanes, parking lots, utilities, etc.

- (b) Who owns the property required to undertake the project? Indicate the property owner's willingness to sell and terms of sale, including purchase price, for providing the property for this project. If the property is not owned by the sponsoring entity, provide a suitable purchase option that will guarantee the property's purchase price and availability for the project. Purchase options must also include a due diligence period to assess any geotechnical or environmental concerns.
- (c) Demonstrate all access points to be used by the public in utilizing the project. Will vehicular access by the public require encroachment permits, turning lanes, etc.? If so, demonstrate approval by the appropriate agency, e.g. County, SCDOT.
- (d) List all utilities, i.e. water, sanitary sewer, electricity, natural gas, storm sewerage, etc., needed to serve the project. Verify through utility providers sufficient capacity and willingness to serve the project. What costs will the project incur in connecting to the required utilities?
- (e) Demonstrate the topography of the property and provide cost estimates for all clearing, grading, drainage, permits, and other site preparation expenses associated with the project.
- (f) Has a Phase One Environmental Site Assessment been completed for the property/project? (The CPST Commission highly recommends investment in a Phase One assessment.) If so, please list any environmental costs associated with developing the property for this project, and indicate what source(s) of funding will pay for these items. Does the submitting qualified entity acknowledge that it will be responsible for any cost overruns related to expenses of this kind?
- (g) Is the land use associated with the proposed project allowed under current land use/zoning restrictions? Do any existing covenants, easements, setbacks, or other restrictions prevent the proposed uses? What provisions are being made to overcome any prohibitions in this regard? Describe the prevailing land uses in the general and on adjacent parcels. Would the proposed use create any negative spillover effects, such as light, noise, traffic, parking, etc.?
- (h) Estimate the number of persons and the number of vehicles that will be on or in the general vicinity of the property at times of peak usage.

- (i) Describe the capacity of the property to accommodate future expansions of the intended use.

### 3. Construction Planning and Budgeting

- (a) Describe the structures to be built/renovated on the property, construction type, estimated cost per square foot, and total construction cost.
- (b) Estimate costs for engineering/design and construction management.
- (c) Provide cost estimates for exterior lighting, fencing, security systems, utility connections, fiber/connectivity, landscaping, and any other similar services that may apply.
- (d) Provide cost estimates for furnishings, computers, equipment, appliances, etc.
- (e) If the voters approve the CPST referendum and funding is made available, when do you anticipate design work for this project beginning, and how long will it take to complete the design work? When would construction commence, and how long will it take to complete construction?

### 4. Project Cost Summary

Site Acquisition	\$ _____
Clearing/Grading/Drainage Site Preparation	\$ _____
Paving (include parking, turn lanes)	\$ _____
Construction/Renovation	\$ <u>200,000</u>
Engineering/Design/Construction Management	\$ _____
Testing/Geotechnical	\$ _____
Phase One Environmental Testing	\$ _____
Environmental-related Development Costs	\$ _____
Permits	\$ _____
Landscaping	\$ _____
Fencing	\$ _____
Exterior Lighting	\$ _____



Fiber/Connectivity	\$ _____
Security Systems	\$ _____
Furnishings/Equipment/Computers	\$ _____
Other (please describe by attachment)	\$ _____
 Total	 \$ <u>200,000</u>

## 5. Statement of Project Submission and Support

Additionally, the sponsoring qualified entity must submit a letter confirming that it will: 1) own the project during the life of the CPST; 2) fund any cost overruns beyond balloted amounts, identifying specifically the source of this funding; and 3) fund ongoing operating and maintenance costs of the project after its completion, describing the entity's capacity to absorb such costs.

## 6. Project Proposal Submission Deadline

Completed project proposal submissions must be delivered to the CPST Commission no later than 5:00 p.m. on Thursday, April 28, 2020. Proposals may be submitted by US Mail, courier, or hand delivery to:

Mailing  
LCCC  
Attention: CPST Commission  
PO Box 248  
Laurens, SC 29360

Physical  
Laurens County Chamber of Commerce  
291 Professional Park Road  
Clinton, SC 29325









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AIR FORCE



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## MEMORANDUM

To: Laurens County Capital Projects Sales Tax Commission

From; Ernest B. Segars, Secretary, Laurens County Veterans Hall of Heroes, Inc.

Subject: Amendment to the Application submitted to the CPST Commission for the construction of a Veterans Memorial Park at the Historic Court House in the City of Laurens, South Carolina

Date: May 8, 2020

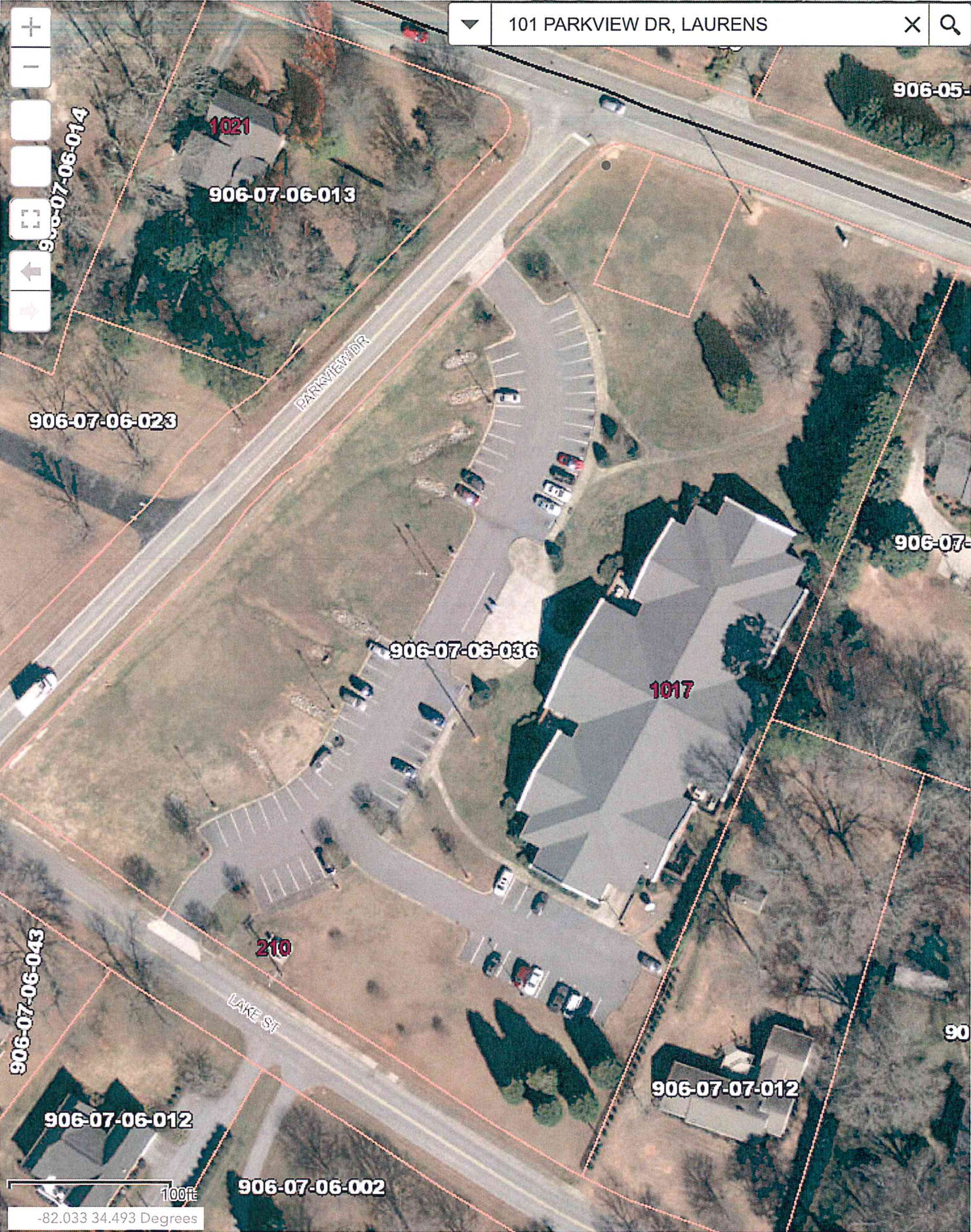
After an extensive and very beneficial discussion with officials of Laurens County and the City of Laurens, the Board of Directors of the Laurens County Veterans Hall of Heroes, Inc. is submitting an amendment to its application for the referenced project. The Board would propose an alternative site for the location of the Veterans memorial plaza- the east side of the Laurens County Library on West Main Street in the City of Laurens. Included as part of the Memorandum is a GIS depiction of this proposed alternative site. Please note that the Board is not seeking an increase in the amount of funding requested from the CPST Commission. The \$200,000 in the original application will be sufficient.

The Board of Directors recognizes that its most important task is to honor the memory of the valor service and in many cases, the ultimate sacrifice of the many Laurens County veterans. The Board also realizes that flexibility in the proposed location of the Veterans Memorial plaza will allow the opportunity for maximum exposure, celebration and honor to those who have given so much.

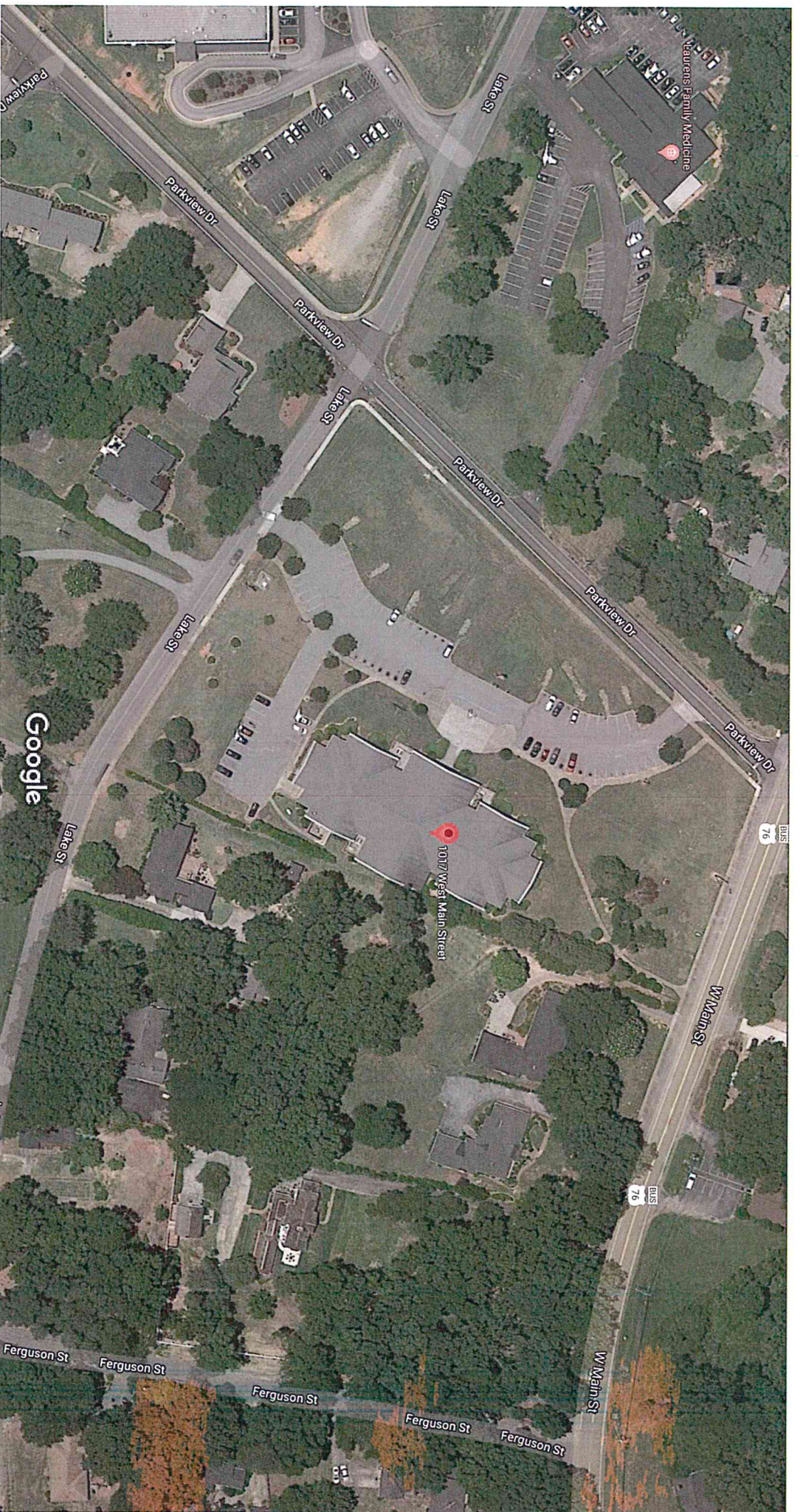
The Board of Directors expresses its deep appreciation to the CPST Commission for its interest and assistance in this project. Board members are available at any time to answer questions on this amendment or the full application.

Thank you.











**From:** Ernie Segars [mailto:[esegars@prtcnet.com](mailto:esegars@prtcnet.com)]  
**Sent:** Wednesday, April 29, 2020 6:10 AM  
**To:** '[cpstcommission@gmail.com](mailto:cpstcommission@gmail.com)'  
**Cc:** '[jjbuchanan@prtcnet.com](mailto:jjbuchanan@prtcnet.com)'; '[jjbuchanan@prtcnet.com](mailto:jjbuchanan@prtcnet.com)'; 'Claude Vaughn'; '[akd1200@aol.com](mailto:akd1200@aol.com)'; '254deck02'  
**Subject:** Projected exterior lighting costs of the Veterans Plaza proposed for the Laurens Public square (Capital Project Sales Tax application)

Mr. Hughes- The Board of Directors of the Laurens County Veterans Hall of Heroes, Inc. wants to thank the Laurens County Capital Project Sales Tax Commission for the opportunity to meet on April 28, 2020 to discuss the referenced project. We appreciate the Commission's courtesy and interest. In response to Chairman Hughes' inquiry concerning the cost of exterior lighting for the project, we offer the following:

Cost of construction and erecting the Veterans Monument- \$189,500	
Exterior Lighting	\$10,500
Total Project Cost	\$200,000

We obtained referenced project costs from Keystone Memorials of Elberton, Georgia, the vendor/contractor for the proposed project.

Please contact our organization if you have additional questions. My telephone number is (864) 876-0027 .

Sincerely,  
  
Ernie Segars  
Secretary  
Laurens County Veterans Hall of Heroes, Inc.