

INFORMATION for the DISTRICT 4 BOND REFERENDUM

A bond referendum is scheduled in District 4 on August 11, 2022.

This web page will be updated regularly with information regarding the referendum.

Questions may be emailed to ReferendumQuestions@Spartanburg4.org for a timely response, or individuals may call the District Office at 864-476-3186 with questions.

WHAT IS A BOND REFERENDUM?

A bond referendum is an election in which the voters in a school district decide whether the district will be allowed to issue bonds in a specified amount for a specific purpose. South Carolina law limits the amount of money that a school district may borrow without a referendum approval.

WHAT IS THE AMOUNT OF THE BONDS TO BE VOTED ON IN THE REFERENDUM AND FOR WHAT PURPOSES WILL THOSE BOND PROCEEDS BE USED?

District 4 is asking to issue bonds for \$100,000,000 to build and equip a new high school and to construct sports facilities.

District 4 is NOT building a new football stadium to replace W.L.Varner Stadium.

The specific wording of the bond referendum says :

Not exceeding \$100,000,000 general obligation bonds “to defray costs of (a) design, acquisition, construction, furnishing, and equipping a new Woodruff High School, to include without limitation athletic facilities, but not to include a football stadium (the “Project”), and (b) to the extent proceeds of such general obligation bonds remain available after completion of the Project, renovating, repairing, expanding, equipping and furnishing of other existing facilities of the School District in such order of priority as determined by the Board of Trustees, and (c) the costs of issuance with respect to those bonds.”

HOW DID THE BOARD OF TRUSTEES DETERMINE THAT A NEW HIGH SCHOOL WAS NEEDED?

Construction of a new high school was the least expensive option presented by an architectural firm.

There are approximately 5,000 new homes planned in several new housing developments within the District 4 attendance zone. Click [here](#) to see the current map of developments.

The industry average of school-aged children per new home is approximately 0.5 children, or a growth of approximately 2,500 students in District 4 over the next few school years.

All four of the District 4 schools are currently at or nearing capacity.

District 4 consulted with an architectural firm for options to accommodate increasing enrollment.

The architectural firm presented three options:

1. Additions and / or renovations to each existing school
2. Additions to WPS, WES, WHS, and the construction of a new middle school.
3. Construction of a new high school.

Construction of a new high school was the least expensive option.

Construction of a new high school also provides additional space in all current buildings.

A realignment of the grade structure would free up 10 – 15 classrooms in each of our current buildings to allow for growth.

SCHOOL RESTRUCTURING PLAN

SCHOOL NAME	GRADE LEVELS	BUILDING
Woodruff Primary	3-year-old Kindergarten – 1 st Grade	Current primary school
Woodruff Elementary	2 nd Grade – 3rd Grade	Current elementary school
Woodruff Intermediate	4 th Grade – 5 th Grade	Current middle school
Woodruff Middle	6 th Grade – 8 th Grade	Current high school
Woodruff High	9 th Grade – 12 th Grade	New building

WHY DID DISTRICT 4 HAVE TO PURCHASE ADDITIONAL PROPERTY TO BUILD THE NEW SCHOOL?

The Office of School Facilities (OSF) and the SC Department of Transportation (SCDOT) would not approve school construction on the parcels of land the district owned. The parcels did not have the approximate 100 acres of space and lacked road access, which would have created unacceptable traffic concerns.

The OSF and the SCDOT have the authority to determine if a site is suitable for a new school. District 4 requested these offices evaluate property District 4 currently owned, 49 acres on the east side of Varner Road and 38 acres on the west side of Varner Road. These parcels were not approved.

District 4 searched for other properties. The parcel had to be approximately 100 acres and have sewer access. The Board of Trustees felt strongly the property should also be in close proximity to the other schools but not so close as to cause additional traffic concerns. After an extensive 2 ½ year search, District 4 purchased acreage on Cross Anchor Road and Allendale Road from 7 different property owners to total 108 acres. City of Woodruff officials have confirmed sewer would be available to the property.

HOW WILL THIS AFFECT MY TAXES?

Bonds approved in the referendum will be paid from property taxes levied in District 4, which will require a tax increase.

Based on projections provided by the District 4's financial advisor, the tax increase on an owner-occupied home not entitled to the homestead exemption with an appraised value of \$100,000 would be \$120 annually. For an owner-occupied home valued at \$200,000, the annual tax increase is projected to be \$240 annually; a home with a \$300,000 value would have an increase of \$360 annually.

For an owner-occupied home entitled to the Homestead Exemption, the tax increase projected to result from the issuance of the bonds would be \$60 annually on a \$100,000 home. For each additional \$100,000 value on property, the annual tax would increase by \$120.

Home Value	Owner-Occupied Home	Owner Occupied Home with Homestead Exemption
\$100,000	\$120 per year increase	\$ 60 per year increase
\$200,000	\$240 per year increase	\$180 per year increase
\$300,000	\$360 per year increase	\$300 per year increase

WHAT HAPPENS IF DISTRICT 4 VOTERS DO NOT APPROVE THE BOND REFERENDUM?

District 4 will be unable to build a new school building.

Portable classrooms will have to be used to house students as enrollment increases.

Infrastructures such as cafeterias, media centers, and gymnasiums will remain undersized for increasing student body sizes.

Without approval by the voters in the referendum, the District can only issue bonds up to its constitutional debt limit, which is equal to 8% of the assessed value of property in the District.

District 4 projects that such amounts will not be sufficient to fund the creation of additional school capacity to meet the schools' projected needs immediately.

District 4's current plan is to use portable units to meet its needs, with the possibility of issuance of general obligation bonds within the District's 8% debt limit from time to time to fund the addition of classrooms in phases, if practical. The current cost for a classroom portable unit is approximately \$250,000.

WHAT IS THE REFERENDUM QUESTION?

The referendum is posed as a question.

If you agree with the construction of a new school, vote “in favor of the question.”

If you disagree with the construction of a new school, select “opposed to the question.”

The actual ballot will look like this:

OFFICIAL BALLOT, REFERENDUM
GENERAL OBLIGATION BONDS
SPARTANBURG COUNTY SCHOOL DISTRICT FOUR, SOUTH CAROLINA
August 11, 2022

Question

Shall the Board of Trustees of Spartanburg County School District Four, South Carolina, be authorized to issue and sell, either at one time as a single issue or from time to time as several separate issues, general obligation bonds of Spartanburg County School District Four, South Carolina, in the total principal amount of not exceeding \$100,000,000, the proceeds of which shall be applied to defray costs of (a) design, acquisition, construction, furnishing, and equipping a new Woodruff High School, to include without limitation athletic facilities, but not to include a football stadium (the “Project”), and (b) to the extent proceeds of such general obligation bonds remain available after completion of the Project, renovating, repairing, expanding, equipping and furnishing of other existing facilities of the School District in such order of priority as determined by the Board of Trustees, and (c) the costs of issuance with respect to those bonds?

In favor of the question

Opposed to the question

If you are in favor of the question and are voting by optical scan ballot, darken the oval before the words “In favor of the question.” If you are in favor of the question and are voting electronically, touch the area with the words “In favor of the question.”

If you are opposed to the question and are voting by optical scan ballot, darken the oval before the words “Opposed to the question.” If you are opposed to the question and are voting electronically, touch the area with the words “Opposed to the question.”