



City of Lancaster

Annexation Petition

216 South Catawba Street
 PO Box 1149
 Lancaster SC 29721-1149
 Phone: 803-283-4253
 Fax: 803-286-5927

INFORMATION	
Petitioner/Owner Name	Telephone
Mailing Address / City ST ZIP	
Additional Owner Name (if applicable)	Telephone
Mailing Address / City ST ZIP	
Additional Owner Name (if applicable)	Telephone
Mailing Address / City ST ZIP	

GENERAL LOCATION OF SUBJECT PROPERTY OR PROPERTIES		
	Tax Map # Acres (±)	Requested Zoning
	Tax Map # Acres (±)	Requested Zoning
	Tax Map # Acres (±)	Requested Zoning
	Tax Map # Acres (±)	Requested Zoning
	Tax Map # Acres (±)	Requested Zoning

Attach a metes and bounds legal description prepared by a surveyor registered in South Carolina as Exhibit A of this petition.

PETITIONER'S STATEMENT AND ASSURANCES

I, the undersigned, pursuant to Section 5-3-150(3) of the Code of Laws of the State of South Carolina, representing to be at least 18 years of age and owner of all the area described on Exhibit A attached hereto at the date hereof, and whose name(s) appear on the county tax records as the owner(s) of said real estate, do by this petition, request that the property described on Exhibit A attached hereto be annexed into the City of Lancaster, South Carolina, and be classified in the above indicated City Zoning District. I certify that I have received a copy of, understand and agree to Sections 28-2 and 31-24(e) of the City of Lancaster Code of Ordinances regarding provision of utility services to contiguous properties and extension of City services pending final action by City Council regarding annexation.

PRINTED NAME(S) AND SIGNATURE(S) OF PETITIONER/PROPERTY OWNER(S) AND DATE

ACTION BY LANCASTER CITYCOUNCIL

Petition <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Action Date
Signature of Authorized City Representative	Date Signed



City of Lancaster

216 South Catawba Street
P O Box 1149
Lancaster SC 29721-1149
Phone: 803-283-4253
Fax: 803-286-5927

Lancaster City Code Provisions Related To Annexation (For distribution with Annexation Petition)

Sec. 28-2

Neither new water nor sewer services shall be furnished or rendered in any area outside the City limits unless the customer executes a utility service/annexation agreement. The City shall furnish forms of service and annexation agreement for any service rendered by the City to its customers, which forms are on file and available for use in the City offices, and which forms may from time to time be amended as necessary to meet the requirements of law. The service and annexation agreement, when signed by the grantor(s) and by an authorized representative of the city, shall become a contract under which the City agrees to furnish utility services to the individual consumer, and the consumer agrees to receive and pay for the service in accordance with the rate schedule and the service regulations of the City on file in the office of the City, and as the same may be modified from time to time, which rate schedules and service regulations are hereby made a part of the contract as effectually as if fully set forth therein.

Sec. 31-24 (e)

Where annexation of new area into the City is desired, the affected property owner(s) shall submit an annexation petition. Such petition shall include a point-to-point boundary description and the desired zoning classification. The planning commission shall review the annexation petition and make a recommendation as to zoning prior to consideration by City Council.

In an effort to expedite development requests, City services may be provided to the annexation area after filing of a petition and prior to final action by City Council under the following conditions:

1. The zoning district requested in the petition is the most restrictive of such existing City zoning districts which are contiguous to the area proposed for annexation.
2. No building permit which provides for a use not permitted in the requested zoning district will be issued.
3. Site improvements will comply fully with all applicable City laws, regulations, and standards.
4. The annexation petition shall not be withdrawn.

CHAPTER 3.

CHANGE OF CORPORATE LIMITS

SECTION 5-3-150. Alternate methods where petition signed by all or seventy-five percent of landowners.

(1) Any area or property which is contiguous to a municipality may be annexed to the municipality by filing with the municipal governing body a petition signed by seventy-five percent or more of the freeholders, as defined in Section 5-3-240, owning at least seventy-five percent of the assessed valuation of the real property in the area requesting annexation. Upon the agreement of the governing body to accept the petition and annex the area, and the enactment of an ordinance declaring the area annexed to the municipality, the annexation is complete. No member of the governing body who owns property or stock in a corporation owning property in the area proposed to be annexed is eligible to vote on the ordinance. This method of annexation is in addition to any other methods authorized by law; however, this property may not be annexed unless the following has been complied with: (1) the petition must be dated before the first signature is affixed to it and all necessary signatures must be obtained within six months from the date of the petition; (2) the petition and all signatures to it are open for public inspection at any time on demand of any resident of the municipality or area affected by the proposed annexation or by anyone owning property in the area to be annexed; (3) the petition must state the act or code section pursuant to which the proposed annexation is to be accomplished; (4) the petition must contain a description of the area to be annexed and there must be attached to the petition a plat of the area to be annexed; (5) the municipality or any resident of it and any person residing in the area to be annexed or owning real property of it may institute and maintain a suit in the court of common pleas, and in that suit the person may challenge and have adjudicated any issue raised in connection with the proposed or completed annexation; (6) not less than thirty days before acting on an annexation petition, the annexing municipality must give notice of a public hearing by publication in a newspaper of general circulation in the community, by posting the notice of the public hearing on the municipal bulletin board, and by written notification to the taxpayer of record of all properties within the area proposed to be annexed, to the chief administrative officer of the county, to all public service or special purpose districts, and all fire departments, whether volunteer or full time. This public hearing must include a map of the proposed annexation area, a complete legal description of the proposed annexation area, a statement as to what public services are to be assumed or provided by the municipality, and the taxes and fees required for these services. The notice must include a projected timetable for the provision or assumption of these services.

(2) The conditions relating to petitions set forth in this section apply only to the alternate method of annexation as defined in subsection (1) of this section.

(3) Notwithstanding the provisions of subsections (1) and (2) of this section, any area or property which is contiguous to a municipality may be annexed to the municipality by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation. Upon the agreement of the governing body to accept the petition and annex the area, and the enactment of an ordinance declaring the area annexed to the municipality, the annexation is complete. No member of the governing body who owns property or stock in a corporation owning property in the area proposed to be annexed is eligible to vote on the ordinance. This method of annexation is in addition to any other methods authorized by law.

(4) For purposes of this section any real property owned by a governmental entity and leased to any other entity pursuant to a fee in lieu of taxes transaction under Section 4-29-67 or 4-29-69 is considered to have an assessed valuation equal to the original cost of the real property as determined under Section 4-29-67(D). For purposes of this section, the lessee of real property pursuant to a fee in lieu of taxes transaction under Section 4-29-67 or 4-29-69 is the freeholder with respect to the property.

(5) For purposes of this section, any real property included within a multicounty park under Section 4-1-170 is considered to have the same assessed valuation that it would have if the multicounty park did not exist. Notwithstanding any other provision of law, any real property which is or has been included within a multicounty park under Section 4-1-170 and title to which is held by the State of South Carolina, only may be annexed with prior written consent of the State of South Carolina, and when title to real property in the park is held by a political subdivision of the State, the property may be annexed only with prior written consent of the governing body of the political subdivision holding title.