CITY OF LANCASTER WORK SESSION TUESDAY, NOVEMBER 8, 2022



CITY OF LANCASTER WORK SESSION TUESDAY, NOVEMBER 8, 2022 7:00 P.M.

I.	Invocation	&	Pledge of	A	llegiance –	Council	Member	Jones
----	------------	---	-----------	---	-------------	---------	--------	-------

	D - 11	0-11
II.	ROL	l Call

- III. Citizen Comments*
- IV. Employee Comments
- V. Approval of Minutes
 - A. Regular Meeting October 25, 2022

Pg. 1

Pg. 6

VI. Ordinance

- A. O22-18 (Second Reading) An Ordinance Amending the Position Control List For Fiscal Year 22-23 (Roper)
- B. O22-19 (Second Reading) An Ordinance to Amend the Official Zoning Map of The City of Lancaster, South Carolina, as to Rezone One Parcel of Land, Identified as Tax Map #0062M-0D-012.00 Totaling 0.524 Acres Located at 1318 Charlotte Hwy, and Owned by Homes of Lancaster (Hutfles)
 Pg. 10
- C. O22-20 (Second Reading) An Ordinance to Amend the Official Zoning Map of The City of Lancaster, South Carolina, as to Rezone One Parcel of Land, Identified as Tax Map #0062M-0D-010.00 Totaling 0.332 Acres Located at 1328 Charlotte Hwy, and Owned by Cinnamon Sugar Investments, LLC (Hutfles)
 Pg. 21
- D. O22-21 (Second Reading) An Ordinance to Amend the Official Zoning Map of The City of Lancaster, South Carolina, as to Rezone One Parcel of Land, Identified as Tax Map #0082D-0K-021.00 Totaling 1.08 Acres Located on the Southside of Elliott Street, and Owned by BVJ Properties, LLC (Hutfles)
 Pg. 41
- E. O22-022 (Second Reading) An Ordinance to Amend the Official Zoning Map of The City of Lancaster, South Carolina, as to Rezone One Parcel of Land, Identified as Tax Map #0082K-0E-014.00 Totaling 0.36 Acres Located at 773 Brooklyn Avenue, and Owned by Arbor PL, LLC (Hutfles)

Pg. 61

VII. Adjournment

*Persons desiring to speak should notify the City Clerk prior to the beginning of the meeting. Please begin by stating your name and address. You will have up to 3 minutes to address Council. The entire Citizen Comments portion of the agenda shall not extend longer than thirty (30) minutes. All statements should be addressed to Council as a body and not to individual Council Members. Please be advised that this is not a period of dialogue with Council or a question and answer period.



CITY OF LANCASTER REGULAR MEETING TUESDAY, OCTOBER 25, 2022

A meeting of the Lancaster City Council was held in the City Hall Council Chambers on Tuesday, October 25, 2022, at 7:00 p.m.

Mayor T. Alston DeVenny called the meeting to order. A notice of the meeting was posted at City Hall and placed on the City's website. The local news media was contacted of the meeting time and place. The meeting was open to the public with social spacing being recommended. The meeting was also streamed live on the City's YouTube channel.

I. Invocation & Pledge of Allegiance

Council Member Sowell offered the Invocation and lead the Pledge of Allegiance

II. Roll Call

Present: Mayor Alston DeVenny, Council Member Harris, Council Member Hood, Council Member Marsh, Council Member Sowell, and Council Member Taylor

Absent: Council Member Jones

Others Present: City Administrator Flip Hutfles, City Attorney Mitch Norrell, City Clerk Tracy Rabon, Director of Building and Zoning Louis Streater, Court Administrator Cammie Heath, Finance Director Kirk Medlin, Fire Chief Justin McLellan, Police Chief Don Roper, Public Utilities Director Donnie Ledford, Ken Sims Field Superintendent for Public Works Director Rendell Mingo, Sanitation & Maintenance Operations Director Matt Berry, Human Resources Director Angela Roberson, IT Director Melissa Izzard, and Greg Summers with the Lancaster News

III. Special Presentation

A. Richard S. Campbell Award

Fire Chief Justin McLellan presented Council with the Richard S. Campbell Award. This award is to recognize the Fire Department's commitment and dedication to Public Education in Fire and Life Safety for the community and citizens of Lancaster.

Council thanked Chief McLellan and the Fire Department for their continued commitment to the safety of the citizens in the City.

IV. Citizen Comments

Betty Melton addressed Council about the noise in her neighborhood and stated it was becoming a nuisance to her day to day living. Police Chief Roper stated he would follow up with Ms. Melton's concerns.

V. Employee Comments

Ms. Roberson introduced Alize Thomas as the new Marketing and Development Manager with See Lancaster.

VI. Approval of Minutes

A. Work Session - October 11, 2022

Motion: To approve the minutes for the Work Session on October 11, 2022 **Moved by** Council Member Taylor, **Seconded by** Council Member Marsh

Vote: Motion carried by unanimous roll call vote

Action: Approved

VII. Monthly Reports for September 2022

Council Member Harris asked the Finance Director Kirk Medlin about the increase in the utility statements. Mr. Medlin stated there were no specific increases this month other than the \$5 increase of the Solid Waste portion of the statement. Mr. Hutfles noted that some of the meters were not reading correctly and although all meters are radio read, some still must be read manually. Mr. Hutfles also noted that the Public Works Department is attempting to replace the meters that are causing problems, but due to the supply chain problems, it has taken a little longer than expected.

Council Member Harris asked Human Resource Director Angela Roberson if any plans have been discussed to increase recruiting to ensure all positions within the City are filled. Ms. Roberson stated that no new ideas have been discussed, however the open positions are posted in-house, on the City's website and on the electronic sign on Main Street. Ms. Roberson stated that she has also attended job fairs. Council Member Harris stated that she would still like to see the City have its own job fair and asked for a list of employees with their tenure to hopefully see why employees are leaving.

Mayor DeVenny asked Mr. Streater if his department was able to manage the influx of work. Mr. Streater stated that hopefully once the City Planner position is filled it will alleviate some of the work for both him and the Code Enforcement Officer. Mr. Streater also stated that hopefully his Department will be able to add another inspector in the next fiscal year.

Council had no further questions or concerns regarding the Monthly Reports for September 2022. The complete report is available for review in the City Clerk's office.

VIII. September Cash Management and Finance Report

Finance Director Kirk Medlin presented the September 2022 Cash Management and Finance Report. Mr. Medlin reported that all totals are tracking as normal.

Mayor DeVenny asked about the capital improvement expenditures, such as the Police vehicles. Mr. Hutfles stated the City still has not received the vehicles that were ordered and paid for last year. However, staff continues to follow up on a delivery time frame with the dealership.

Council Member Harris asked about the Taylor Street Drainage Project. Mr. Hutfles stated he is waiting on the approval letter from the Department of Commerce. Council Member Harris also asked about the Ferguson Street Project. Mr. Hutfles stated that surveys have been completed and the engineers should have a presentation for Council by the end of the year. Council Member Harris also asked that the Finance Committee meet prior to an adjustment in the budget.

Mayor DeVenny asked how many new residents have been added this year for garbage service. Mr. Medlin stated the number was increasing, but was unsure of the exact number, but estimated approximately 50-100.

Council had no additional questions.

IX. Ordinance

A. 022-18 (First Reading) An Ordinance Amending the Position Control List for Fiscal Year 22-23

Police Chief Don Roper addressed Council regarding staffing within the Police Department. Chief Roper stated that following an initial needs assessment, staffing appears to be a critical concern. Due to the significant time before an officer is fully

trained there is a prolonged staffing issue and cause for overtime. Chief Roper presented a solution to address these issues in the form of hiring four Class I certified officers as part-time employees. These officers would be used to fill critical gaps in staffing allowing for full-time officers to focus on spending time in the community. These part time officers would not require academy training, nor would they have the associated cost of the City's benefit package, and these officers could be assigned to any shift on an as-needed basis. Chief Roper noted that these positions could be filled from the authorized positions currently unfilled at the Police Department. Chief Roper also commended the Police Department staff for stepping up and filling in when the need arises.

Council Member Harris asked about the \$10,000 salary cap. Chief Roper stated that if an officer is retired, and returns to work, the threshold of earnings is \$10,000 before they are penalized. Mr. Hutfles stated these officers will be working an average of 30 hours per week or less, but likely around 10 hours per week. Chief Roper also noted that the part-time officers will be required to complete all the same trainings as the full-time officers.

Motion: To approve the first reading of O22-18 an Ordinance amending the Position

Control List for Fiscal Year 22-23

Moved by Council Member Hood, Seconded by Council Member Harris

Vote: Motion carried by unanimous roll call vote

Action: Approved

B. 022-19 (First Reading) An Ordinance to Amend the Official Zoning Map of the City of Lancaster, South Carolina, as to Rezone One Parcel Of Land, Identified As Tax Map #0062M-0D-012.00 Totaling 0.524 Acres Located at 1318 Charlotte Hwy, and Owned by Homes of Lancaster

Director of Building and Zoning Louis Streater presented Council with O22-19 to rezone 1318 Charlotte Hwy., owned by Homes of Lancaster. Mr. Streater stated that the developer plans to combine 1318 and 1328 Charlotte Hwy to build a fast-food restaurant. The City Planning Commission recommended to zone the property as B3-General Commercial.

Motion: To approve the first reading of O22-19 an Ordinance to amend the official zoning map of the City of Lancaster, South Carolina, as to rezone one parcel of land, identified as Tax Map #0062M-0D-012.00 totaling 0.524 acres located at 1318 Charlotte Hwy, and owned by Homes of Lancaster

Moved by Council Member Taylor, Seconded by Council Member Sowell

Vote: Motion carried by unanimous roll call vote

Action: Approved

C. 022-20 (First Reading) An Ordinance to Amend the Official Zoning Map of the City of Lancaster, South Carolina, as to Rezone One Parcel of Land, Identified As Tax Map #0062M-0D-010.00 Totaling 0.332 Acres Located at 1328 Charlotte Hwy, and Owned by Cinnamon Sugar Investments, LLC

Motion: To approve the first reading of O22-2 an Ordinance to Amend the Official Zoning Map of the City of Lancaster, South Carolina, as to Rezone One Parcel of Land, Identified as Tax Map #0062M-0D-010.00 Totaling 0.332 Acres Located at 1328 Charlotte Hwy, and Owned by Cinnamon Sugar Investments, LLC

Moved by Council Member Harris, Seconded by Council Member Hood

Vote: Motion carried by unanimous roll call vote

Action: Approved

D. 22-21 (First Reading) An Ordinance to Amend the Official Zoning Map of The City of Lancaster, South Carolina, as to Rezone One Parcel of Land, Identified As Tax Map #0082D-0K-021.00 Totaling 1.08 Acres Located on the Southside Of Elliott Street, and Owned by BVJ Properties, LLC

Director of Building and Zoning Louis Streater presented Council with O22-21 to rezone 1.08 acres on the southside of Elliot Street owned by BVJ Properties, LLC. Mr. Streater reported that the developer intends to subdivide the parcel into three separate lots and developing single family homes. The City Planning Commission recommended rezoning the property to R6-Residential.

Motion: To approve the first reading of O22-21 an Ordinance to Amend the Official Zoning Map of The City of Lancaster, South Carolina, as to Rezone One Parcel of Land, Identified as Tax Map #0082D-0K-021.00 Totaling 1.08 Acres Located on the Southside Of Elliott Street, and Owned by BVJ Properties, LLC

Moved by Council Member Taylor, Seconded by Council Member Marsh

Vote: Motion carried by unanimous roll call vote

Action: Approved

E. O22-22 (First Reading) An Ordinance to Amend the Official Zoning Map of The City of Lancaster, South Carolina, as to Rezone One Parcel of Land, Identified As Tax Map #0082K-0E-014.00 Totaling 0.36 Acres Located at 773 Brooklyn Avenue, and Owned by Arbor PL, LLC

Director of Building and Zoning Louis Streater presented Council with O22-22 to rezone 773 Brooklyn Ave. Owned by Arbor Place, LLC. Mr. Streater reported that the developer is currently constructing a single-family dwelling on the parcel. The Planning Commission recommended rezoning the property to R10-Residential.

Motion: To approve the first reading of O22-22 an Ordinance to amend the Official Zoning Map of The City of Lancaster, South Carolina, as to Rezone One Parcel of Land, Identified As Tax Map #0082K-0E-014.00 Totaling 0.36 Acres Located at 773 Brooklyn Avenue, and Owned by Arbor PL, LLC

Moved by Council Member Sowell, Seconded by Council Member Taylor

Vote: Motion carried by unanimous roll call vote

Action: Approved

- X. Executive Session-Contractual Negotiations & Attorney Client Privilege (§30-4-70(a)(2)) and Personnel Matter (§30-4-70(a)(1))
 - A. To discuss the proposed purchase of property
 - B. To discuss pending litigation
 - C. To discuss the City's turnover rate

Motion: To enter Executive Session

Moved by Council Member Harris, Seconded by Council Member Taylor

Vote: Motion carried by unanimous roll call vote

Action: Approved

Council returned from Executive Session where no votes were taken. Council Member Taylor left prior to returning to open session.

Motion: To return to open session

Moved by Council Member Harris, Seconded by Council Member Sowell

Vote: Motion carried by unanimous roll call vote

Action: Approved

XI. Adjournment

Motion: To adjourn

Moved by Council Member Harris, Seconded by Council Member Sowell

Vote: Motion carried by unanimous roll call vote

Action: Adjourned

There being no further business, Council adjourned at 9:35 p.m.

Tracy Rabon	Respectfully	submitted,
Tracy Rahon		







LANCASTER POLICE DEPT. PO BOX 1008 LANCASTER, SC 29721-1008 TEL 803-283-2489 FAX 803-286-4632

Memorandum

From: Chief Don Roper

Reference: Part-Time Patrol Officers

Date: 10-20-22

Following an initial needs assessment of the Lancaster Police Department, staffing issues appear to be a critical concern. Many police agencies across the state and across the country are reporting difficulty in recruiting and retaining qualified candidates for open Police Officer positions.

When a qualified applicant is processed and hired, there is still often a significant period of time before they are able to fully function as a police officer due to the required training. This can prolong the staffing issues and cause a need for overtime and short staffing of shifts.

A solution to address some of these prolonged delays due to training, and issues involved with the selection of qualified applicants, is to recruit and hire fully certified officers as part-time employees.

These part-time police officers would be utilized to fill critical roles and relieve some of the staffing issues we face regularly. Typically, a part-time officer would be an experienced and certified officer that would not require academy basic training. The part-time officer would not require the benefits package associated with a full-time employee, and a part-time officer could typically be assigned to various shifts on an as-needed basis. The use of part-time officers would help to relieve the need to assign an officer to overtime duty.

Creating and funding four part-time police officer positions is requested to address the staffing issues and help provide the level of service to our community that is expected. The funding for these part-time positions could be covered from the authorized positions currently unfilled at the police department.

ORDINANCE 022-18

AN ORDINANCE AMENDING THE CITY OF LANCASTER POSITION CONTROL LIST FOR FISCAL YEAR 2022-2023

WHEREAS, police departments across the nation are struggling to fill their open patrol officer positions, and

WHEREAS, the City of Lancaster currently has five open patrol officer positions, one open detective sergeant position, and one patrol lieutenant position, and

WHEREAS, the City of Lancaster Police Chief has concluded that creating four part-time patrol officer positions for the City of Lancaster will provide flexible alternative modes to protect and serve the community, while simultaneously relieving some of the overtime burden that the current full-time patrol officers are bearing, and

WHEREAS, the funding for the part-time patrol officers will come from the budgeted open positions, and

WHEREAS, Lancaster City Council deems it in the best interest of the City and its residents that four part-time patrol officer positions to be created and filled.

NOW, THEREFORE, BE IT ORDAINED, by Mayor and Council of the City of Lancaster, South Carolina, in Council assembled, that the City of Lancaster Position Control List for Fiscal Year 2022-2023 is hereby amended pursuant to the attached listing.

DONE IN MEETING ASSEMBLED on the 8th day of November 2022, and to become effective November 8, 2022.

	Yeas Nays
Requested by:	
Police Chief	T. Alston DeVenny, Mayor
Approved as to Form:	
Mitch Norrell, City Attorney	Tracy Rabon, Municipal Clerk

First Reading: October 25, 2022 Second Reading: November 8, 2022

No.	Number	Position Title	Gd	Ex	Auth		FTE
0110	1006	Mayor	N/A	1	1	Γ	Γ
0110	1007	City Council	N/A	6	6	Mayor & Council	7
0120	1008	City Attorney	N/A	1	1		
0140	1009	City Solicitor	N/A	1	1		
0220	6000	Municipal Court Judge	N/A	1	1	Legal	,
0120	1001	City Administrator	224	1	1		
0120	1003	City Clerk	215	200-000	1	City Administrator	
0121	3006	Custodian	201		3		
0121	8109	Equipment Operator 3	210		1	Grounds Maintenance	
0122	1004	Human Resources Director	219	1	1		
0122	1015	Payroll & Benefits Administrator	213		1		
0122	1021	Risk Safety Manager	215	1	1	Human Resources	
0130	4001	Finance Director	222	1	1		
0130	4002	Assistant Finance Director	218	1	1		
0130	4003	Accounting Specialist	209		1	Finance	
0135	9000	IT Director	221	1	1		
0135	9001	IT Technician	211		1		
135	9002	IT Technician (Public Safety)	211		1		
1235	8384	GIS Coordinator	211		1	Information Technology	
0210	7015	Chief of Police	222	1	1		
0210	7013	Police Captain	218	2	2		
0210	7007	Detective Lieutenant	216		1		
210	7008	Lieutenant	216		4		
210	7006	Detective Sergeant	214		3		
210	7017	Training Sergeant	216		1		
210	7010	Patrol Sergeant	214		4		
210	7011	Violent Crime Investigator	214		2		
210	7012	Narcotics Investigator	214		1		
210	7020	Crime Scene Investigator	214		1		
210	7050	School Resource Officer	212		3		
210	7004	Traffic Enforcement Officer	212		1		
210	7005	Opioid Taskforce Officer	212		1		
210	7003	Corporal	212		4		
210	7014	Patrol Officer	210		12		
210	7018	Patrol Officer - PT	210		4		
210	7009	Public Information Officer	208		1		
210	7019	Accreditation Officer	212		1		
210	7013	Communications Officer	207		8		
210	7001	Communications Officer - PT	207		1		
210	7016	Records Clerk 2	205		2	Police Dont	55.
)211	7010	Victims' Ass't Advocate/Admin Assistant	208		1	Police Dept Victim Services	00.
)220	6001	Court Administrator	219	1	1	Victim Services	_
)220	6004	Lead Asso. Municipal Judge	212	,	1		
220			210		1		
_	6002	Asso. Municipal Judge					
220	6003	Asso. Municipal Judge - PT	210		3	localtata a c	١.
0220	6004	Municipal Court Clerk	207	- 1	1	Judiciary	5
230	5001	Fire Chief	221	1	1		
0230	5013	Fire Marshal	219	1	1		
0230	5002	Fire Captain	218		3 -		
)230	5012	Training Officer FD	218		1		
0230	5005	Fire Lieutenant	216		3		
0230	5010	Engineer	214		3		
0230	5009	Firefighter 2	212		3		
0230	5007	Firefighter 1	210		12		
0230	5006	Administrative Assistant	206		1	Fire Dept	

No.	Number	Position Title	Gd	Ex	Auth		FTE
0320	8102	Equipment Operator 1	206		4	Street Division	1 4
0330	8202	Garage Supervisor	218		1	Oli GOL Division	-
0330	8201	Vehicle Mechanic 3	209		1		
0330	8203	Vehicle Mechanic	208		3	Vehicle Maintenance	
0410	2001	Director of Building & Zoning	219	1	1	Veriloic Maintenaries	+-
0410	2004	City Planner	215	1	1		
0410	2003	Code Enforcement Officer	210) b .	1		
0410	2002	Business License Specialist	206	-	1	ł	
0410	2002	Building & Zoning Compliance Officer	207		1	Building & Zoning	
1162	1101	Marketing & Development Manager	211		1	See Lancaster	1
			_		1		1
1163	1102	Events & Promotions Manager	211	4		Events Management	
1201	8001	Director of Public Works	221	1	1	}	
1201	8002	Field Supervisor	218	1	1	District March Adapte	١,
1201	8003	Administrative Assistant	206		1	Public Works Admin	3
1220	8386	Utility Worker 3	211		2		
1220	8377	Utility Worker 2	208		1		1
1220	8380	Meter Technician	206		1	5	
1220	8376	Utility Worker 1	206		7	Water Service	11
1240	4006	Administrative Support Specialist	205		1		
1240	4020	Utility Billing Operations Manager	211		1		
1240	4021	Customer Account Clerk	206		2	Utility Services	4
1250	8301	Director of Waste Water Systems	221	1	1		
1250	8311	Senior Wastewater Mechanic	212		1		
1250	8304	Wastewater Sys Operator 1	206		2		1
1250	8310	Plant Operator - PT	206		1	WW Treatment	4.5
1220	8386	Utility Worker 3	211		1		
1260	8379	Utility Worker 2	208		2		
1260	8387	FOG Coordinator	211		1		
1260	8378	Utility Worker 1	206		5	WW Collection	9
3001	8106	Sanitation & Maintenance Operations Dir	221	1	1		
0320	8385	Work Order/Cemetery Specialist	206		1		
3001	8005	Administrative Assistant	206		1	Solid Waste Admin	3
3100	8105	Solid Waste Supervisor	218	1	1		
3100	8107	Equipment Operator 2	208		1		
3100	8104	Equipment Operator 1	206		2		1
3100	8201	Sanitation Worker	202		1	Residential SW	5
3110	8107	Equipment Operator 2	208		1	Recycling	1
3200	8109	Equipment Operator 2	208		1	Commercial SW	1
3300	8110	Transfer Station Supervisor	218	1	1		
3300	8108	Scalehouse Attendant	206		1		
3300	8109	Equipment Operator 3	210		8	Transfer Station	10
Γotals		With Council & Legal	1	30	188	1	18
Fotals		Without Council & Legal	1	20	178	4	17
	Police De	Positions					1
	Fire Depa						1
		r Positions					2
		i i valuona					
	Program						
	Summer						

Agenda Item VI.B & C

City of Lancaster City Council Meeting November 8, 2022

TO:

City Council

SUBJECT:

Rezoning Ordinance O22-19 & O22-20

INITIATED BY:

Homes of Lancaster, LLC/Cinnamon Sugar Investments, LLC

PREPARED BY: Louis Streater

Background: Homes of Lancaster, LLC and Cinnamon Sugar Investments, LLC are requesting a zoning map amendment to rezone two lots of land totaling 1.168 acres to B3-General Commercial recently annexed into the City. Subject properties are located at 1318 & 1328 Charlotte Hwy just north of Bojangles. A commercial developer intends combine the two lots and build a fast-food establishment.

Council unanimously approved the first reading of Ordinance O22-19 and Ordinance O22-20 at the October 25, 2022 City Council meeting.

<u>Financial</u>: As a commercial establishment, the property will be assessed at the 6% rate. Using similar fast-food restaurants that have recently been constructed it is estimated that the assessed valuation of the property and new restaurant will be approximately \$78,000, which will generate approximately \$13,700 in property tax. Also, being a restaurant, the business will generate business license revenue and hospitality tax revenue.

<u>Policy Considerations:</u> South Carolina Local Government Comprehensive Planning Enabling Act 1994. Rezoning properties to B3 General Commercial will allow all uses in the B3 district without conditions except as allowed through special exception or variance.

<u>Recommendations/Actions:</u> After conducting the required public hearing it is the unanimous recommendation of the City Planning Commission to rezone property to B3- General Commercial. Staff concurs with the recommendation.

Attachments: Ordinance O22-19, Ordinance 022-20, 1318 Charlotte Hwy- request for amendment in zoning ordinance, deed, qpublic aerial map, Annexation Ordinance O22-07, notice of public hearing, sample letter to adjacent property owners, 1328 Charlotte Hwy- request for amendment in zoning ordinance, deed, qpublic aerial map, Annexation Ordinance O22-08, notice of public hearing, sample letter to adjacent property owners, Planning Commission Public Hearing Agenda, Lancaster News Public Hearing Notice, B3- General Commercial zoning description, zoning map and zoning table of uses.

ORDINANCE 022-19

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF LANCASTER, SOUTH CAROLINA, AS TO REZONE ONE PARCEL OF LAND, IDENTIFIED AS TAX MAP #0062M-0D-012.00 TOTALING 0.524 ACRES LOCATED AT 1318 CHARLOTTE HWY, AND OWNED BY HOMES OF LANCASTER, LLC

WHEREAS, Article XIII of Chapter 31 of the City of Lancaster Code of Ordinances provides for the official zoning map to be amended from time to time; and

WHEREAS, the City of Lancaster has enacted a Zoning Ordinance which governs the rezoning of annexed property; and

WHEREAS, Homes of Lancaster, LLC, petitioned to rezone property at 1318 Charlotte Hwy to B-3 General Commercial; and

WHEREAS, On August 2, 2022, the Lancaster City Planning Commission held a public hearing on the proposed rezoning, and unanimously recommended approval of the rezoning to Lancaster City Council.

NOW, THEREFORE, BE IT ORDAINED, by Mayor and Council of the City of Lancaster, South Carolina, in Council assembled, that the property herein described below is hereby rezoned to B-3 General Commercial.

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in Gills Creek Township, County of Lancaster, State of South Carolina, located just north of the City of Lancaster, front west on US Highway 521 for a distance of 125 feet, and beginning at a point on the northern boundary of said lot and going N 80 – 15 E for a distance of 200 feet, thence S 9 – 45 E for a distance of 125 feet; thence S 80 – 15 W for a distance of 200 feet; thence N 9 – 00 W for a distance of 125 feet to the beginning. Being shown on Plat Survey entitled property of Lavoy D. Bauknight, Jack Smith, RLS dated July 20, 1972 and recorded in the Office of the Register of Deeds for Lancaster County as Plat Number 477.

Tax Map No.: 0062M-0D-012.00

Derivation This being the same property conveyed to Ruth M. Melton, Trustee of the Eugeen M. Melton Family Trust U/W by Deed recorded October 15, 2013 in the Register of Deeds/Clerk of Court for Lancaster County, South Carolina in Deed Book 760 at Page 254

DONE IN MEETING ASSEMBLED on the 8th day of November 2022, and to become effective November 08, 2022.

	Yeas Nays
Requested by:	
Homes of Lancaster, LLC	T. Alston DeVenny, Mayor
Approved as to Form:	
Mitch Norrell, City Attorney	Tracy Rabon, Municipal Clerk

First Reading: October 25, 2022 Second Reading: November 08,2022



City of Lancaster **Annexation Petition**

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

INFORMATION					
Petitioner/Owner Name Homes of Lancaster LLC	T	elephone 803-283-9961			
Mailing Address / City ST ZIP PO Box 1146 / La	incaster, SC 29721				
Additional Owner Name (if applicable)	T	elephone			
Mailing Address / City ST ZIP					
Additional Owner Name (if applicable)					
Mailing Address / City ST ZIP			,		
GENERAL LOCATION OF	SUBJECT PROPERT	Y OR PROPERTIES			
1318 Charlotte Highway / Lancaster, S	C 29/20	ax Map # 0062M-0D-012.00	Requested Zoning B-3		
		cres (±) 0.524	Requested Zoning		
8		ax Map # .cres (±)	Requested Zoning		
	T	ax Map #	Requested Zoning		
	T	ax Map #	Requested Zoning		
		.cres (±)			
*		ax Map # .cres (±)	Requested Zoning		
Attach a metes and bounds legal description prepared			of this potition		
	ATEMENT AND ASS	The state of the s	or this pention.		
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					
Howard Strickland, Jr.	Tegel Ar	- do M	5.5-22		
Michael G. Williams	Muhart	MINT	5-5-22		
	71				
· ACTION BY L	ANCASTER CITYCO	UNCIL	1		
Petition		Action Date			
Signature of Authorized City Representative	7	Date Signed	1		

03/22/10

PREPARED BY Trimnal & Myers, LLC .

LANCASTER COUNTY ASSESSOR Tax Map: 0062M 0D 012 00. RECORDED THIS 5th DAY OF NOVEMBER, 2021 IN BOOK 00 PAGE 00

2021022263 DEED RECORDING FEES \$15.00 STATE TAX \$702.00 COUNTY TAX \$297.00 PRESENTED & RECORDED 11-02-2021 02:36:41 PM BRITTANY GRANT REGISTER OF DEEDS LANCASTER, COUNTY SC By: PAM FAULKENBERRY BK:DEED 1486 PG:212-213

LANCASTER COUNTY, SC

علی میروسی میروسی Auditor, Lancaster County, SC

STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT Sandra M. Plyler, Renee M. Funderburk and Christine M. Hunter, Co-Trustees of the Eugene M. Melton Family Trust U/W (hereinafter called "Grantors") in the State aforesaid, for and in consideration of the sum of Two Hundred Seventy Thousand and 00/100 (\$270,000.00) Dollars, to it paid by Homes of Lancaster, LLC (hereinafter called "Grantee/s") in the State aforesaid (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these Presents (do(es) grant, bargain, sell and release, unto the said:

Homes of Lancaster, LLC, its Successors and/or Assigns Forever:

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in Gills Creek Township, County of Lancaster, State of South Carolina, located just north of the City of Lancaster, front west on US Highway 521 for a distance of 125 feet, and beginning at a point on the northern boundary of said lot and going N 80-15 B for a distance of 200 feet, thence S 9-45 E for a distance of 125 feet; thence S 80-15 W for a distance of 200 feet; thence N 9-00 W for a distance of 125 feet to the point of beginning. Being shown on Plat of Survey entitled property of Lavoy D. Bauknight, Jack Smith, RLS dated July 20, 1972 and recorded in the Office of the Register of Deeds for Lancaster County as Plat Number 477. For a further description, reference to said plat is craved.

TMS#

0062M-0D-012.00

Derivation

This being the same property conveyed to Ruth M. Melton, Trustee of the Eugeen M. Melton Family Trust U/W by Deed recorded October 15, 2013 in the Register of Deeds/Clerk of Court for Lancaster County, South Carolina in Deed Book 760 at Page 254.

Grantee's Address: PO Box 1146, Lancaster Sc 2972 (

This conveyance is made subject to all existing easements, restrictions, rights of way and/or encroachments.

TOGETHER will all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said GRANTEE/S, Their Heirs and/or Assigns forever.

AND the said GRANTOR/S do hereby bind themselves and their heirs and/or assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE/S, Their Heirs and/or Assigns, against Themselves and Their Heirs and/or Assigns and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

potoni (III annual) committee of the com
WITNESS our Hand(s) and Seal(s) this day of, in the year of our Lord, in the year of our
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:
Withess #1 BY: Danda m. Phile IT'S: Trustee
Witness #3 BY: Chrostin M. Hen IT'S: Trustee
BY:
STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)
I, Briv Tring M., Notary Public for the State of 52.
do hereby certify that GRANTOR/S personally appeared before me this day and acknowledged the due execution of the foregoing deed.
Sworn before me this
Notary Public for the State of
My Commission Expires: 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

Appropriet Lancaster County, SC



Parcel ID 0062M-0D-012.00
Class Non Qualified
Code Commercial
Taxing County
District LANCASTER
Land Size 125

FRONT Physical
FEET Address
Assessed
Value

Owner

HOMES OF LANCASTER LLC P O BOX 1146 LANCASTER, SC 29721 1318 CHARLOTTE HWY

Last 2 Sales

Price Reason \$270000 SOLD DOES NOT MATCH APPRAISAL RECORD 0 SPOUSE TO SPOUSE

Qual Q

Q

(Note: Not to be used on legal documents)

Date created: 7/29/2022 Last Data Uploaded: 7/29/2022 3:20:02 AM

Developed by Schneider

ORDINANCE 022-07

AN ORDINANCE ANNEXING INTO THE CITY OF LANCASTER, SOUTH CAROLINA ONE PARCEL OF LAND TOTALING 0.524 ACRES LOCATED AT 1318 CHARLOTTE HIGHWAY, AND OWNED BY HOMES OF LANCASTER, LLC

WHEREAS, the South Carolina Code of Laws of 1976, as amended, Title 5 Chapter 3 provides for the process for municipalities to annex property; and

WHEREAS, the City of Lancaster has enacted a Zoning Ordinance which governs the annexation and rezoning of annexed property; and

WHEREAS, a proper petition has been filed with the City of Lancaster by 100 percent of the freeholders owning 100 percent of the assessed value of the contiguous property hereinafter described petitioning for annexation of the property to the City of Lancaster under provisions of South Carolina Code Section 5-3-150(3); and

WHEREAS, it appears to Council that annexation would be in the best interest of the property owner and the City of Lancaster.

NOW, THEREFORE, BE IT ORDAINED, by Mayor and Council of the City of Lancaster, South Carolina, in Council assembled, that the property herein described below is hereby annexed to and becomes a party of the City of Lancaster.

ALL that certain piece, parcel, or lot of land with improvements thereon, situate, lying and being in Gills Creek Township, County of Lancaster, State of South Carolina, located just north of the City of Lancaster, front west on US Highway 521 for a distance of 125 feet, and beginning at a point on the northern boundary of said lot and going N 80-15 E for a distance of 200 feet; thence S 9-45 E for a distance of 125 feet; thence S 80-15 W for a distance of 200 feet; thence N 9-00 W for a distance of 125 feet to the point of beginning. Being shown on Plat of Survey entitled property of Lavoy D. Bauknight, Jack Smith, RLS dated July 20, 1972 and recorded in the Office of the Register of Deeds for Lancaster County as Plat Book 477.

Derivation: This being the same property conveyed to Ruth M. Melton, Trustee of the Eugeen M. Melton Family Trust U/W by Deed recorded October 15, 2013 in the Register of Deeds/Clerk of Court for Lancaster County, South Carolina in Deed Book 760 at Page 254.

Tax Map No.: 0062M-0D-012.00

The property shall have an interim zoning classification of B-3 pending rezoning pursuant to the Zoning Ordinance.

DONE IN MEETING ASSEMBLED on the 14^{th} day of June 2022, and to become effective June 14, 2022.

	Yeas 6 Nays 0
Requested by:	
Home of Lancaster, LLC	T. Alston DeVenny, Mayor
Approved as to Form: Hold Well Mitch Norrell, City Attorney	Tracy Rabon, Municipal Clerk

First Reading: May 24, 2022 Second Reading: June 14, 2022

Louis Streater

From:

Louis Streater

Sent:

Friday, July 15, 2022 3:56 PM

To:

Louis Streater

Subject:

1318 Charlotte Hwy



Sent from my iPhone



July 15, 2022

Lancaster 521 LLC % Atkins Properties 421 Penman Ste 110 Charlotte, NC 28203

RE: Rezoning – 1318 Charlotte Hwy Tax Map # 0062M-0D-012.00

Dear property owner(s):

As a courtesy, we are notifying property owners adjacent to reference property (map enclosed) of a request to amend the City's Official Zoning Map. The property owner is proposing an B3 (General Commercial) zoning classification. The proposed zoning is consistent with neighboring properties.

The Planning Commission of the City of Lancaster, South Carolina, is scheduled to hold a Public Hearing on Tuesday, August 2, 2022, with the meeting to begin at 6:30 PM in the Council Chambers at City Hall (216 S. Catawba Street), to confirm the zoning classification of B3 (General Commercial).

You are encouraged to appear and present your views either for or against this request. Additional information concerning this request is available in the Office of Building and Zoning, 216 S. Catawba St., Lancaster, South Carolina, telephone (803) 283-4253.

Respectfully,

Louis Streater
Department Director

Enclosures

ORDINANCE 022-20

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF LANCASTER, SOUTH CAROLINA, AS TO REZONE ONE PARCEL OF LAND, IDENTIFIED AS TAX MAP #0062M-0D-010.00 TOTALING 0.332 ACRES LOCATED AT 1328 CHARLOTTE HWY, AND OWNED BY CINNAMON SUGAR INVESTMENTS, LLC

WHEREAS, Article XIII of Chapter 31 of the City of Lancaster Code of Ordinances provides for the official zoning map to be amended from time to time; and

WHEREAS, the City of Lancaster has enacted a Zoning Ordinance which governs the rezoning of annexed property; and

WHEREAS, Cinnamon Sugar Investments, LLC, Susan C. Jordan, petitioned to rezone property at 1328 Charlotte Hwy to B-3 General Commercial; and

WHEREAS, On August 2, 2022, the Lancaster City Planning Commission held a public hearing on the proposed rezoning, and unanimously recommended approval of the rezoning to Lancaster City Council.

NOW, THEREFORE, BE IT ORDAINED, by Mayor and Council of the City of Lancaster, South Carolina, in Council assembled, that the property herein described below is hereby rezoned to B-3 General Commercial.

All that certain piece, parcel or lot of land, with buildings and improvements thereon, lying and being situate in Gills Creek Township, Lancaster County, South Carolina, fronting on Highway 521 for a distance of seventy-five (75') feet, containing 0.332 acre, more or less, and being the identical property shown and described on plat of survey entitled 'Plat of Survey for Gladden's Flowers, Inc' prepared by Jack Smith Surveying Co. dated February 12, 1994, and recorded in the Office of the Register of Deeds for Lancaster County, South Carolina as Plat Number 14513.

Being property conveyed to grantors herein by deeds dated November 12, 2010 and recorded in the Office of the Register of Deeds for Lancaster County in Deed Book 588, at Page 207 and Deed Book 588, at Page 212.

Tax Map No.: 0062M-0D-010.00

DONE IN MEETING ASSEMBLED on the 8th day of November 2022, and to become effective November 08, 2022.

	Yeas Nays
Requested by:	
Cinnamon Sugar Investments, LLC	T. Alston DeVenny, Mayor
Approved as to Form:	
	•
Mitch Norrell, City Attorney	Tracy Rabon, Municipal Clerk
	TI . D. II . O. I . 05 0000

First Reading: October 25, 2022 Second Reading: November 08,2022



City of Lancaster **Annexation Petition**

216 South Catawba Street PO Box 1149 Lancaster SC 29721-1149

Phone: 803-283-4253

INFORMATION					
Petitioner/Owner Name Cinnamon Sugar Investments LLC	Telephone 803-804	-0005			
Mailing Address / City ST ZIP PO Box 926 / Lancaster, SC 297212					
Additional Owner Name (if applicable) SUSAN C JORDAN Telephone 803-804-0005					
Mailing Address / City ST ZIP 1117 W MANOR DR LANCASTER SC 29720					
Additional Owner Name (if applicable) Telephone					
Mailing Address / City ST ZIP					
GENERAL LOCATION OF SUBJECT PROPE	ERTY OR PROPERTIES				
1328 Charlotte Highway / Indian Land, SC 29707	Tax Map # 0062M-0D.010.00 Acres (±) 0.332	Requested Zoning B-3			
	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 register	ed 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					
SUSAN C. JORDAN Jule C;	And .	5-13-22			
ACTION BY LANCASTER CITY	COUNCIL				
Petition	Action Date				
Signature of Authorized City Representative	Date Signed				

2019018405

DEED

RECORDING FEES
STATE TAX
COUNTY TAX
PRESENTED A RECORDED:
12-03-2019 03:55:58
BRIITIANY GRANT
RESISTRY OF BANK:
BY ENTIANY GRANT
RESISTRY OF BANK:
BK: DEED 1288
PG: 148 - 149

LANCASTER COUNTY ASSESSOR Tax Map: 0062M 0D 010 00

RICK S. CHANDLER, JR. ATTORNEY AT LAW

STATE OF SOUTH CAROL COUNTY OF LANCASTER

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that, Rheubin Ryan Brunson and Shirley Montell Brunson, ("Grantor"), in the State aforesaid, for and in consideration of the sum of Two Hundred Eighty-five Thousand and NO/100 (\$285,000.00) Dollars, to the Grantor in hand paid at and before the sealing and delivery of these Presents, by the Grantee (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto Cinnamon Sugar Investments, LLC, ("Grantee"), and Grantee's heirs, successors and assigns, in and to the following described property, to wit:

All that certain piece, parcel or lot of land, with buildings and improvements thereon, lying, being and situate in Gills Creek Township, Lancaster County, South Carolina, fronting on Highway 521 for a distance of seventy-five (75') feet, containing 0.332 acre, more or less, and being the identical property shown and described on plat of survey entitled 'Plat of Survey for Gladden's Flowers, Inc' prepared by Jack Smith Surveying Co. dated February 12, 1994, and recorded in the Office of the Register of Deeds for Lancaster County, South Carolina as Plat Number 14513. For a more minute description, reference to said plat is craved.

Being property conveyed to grantors herein by deeds dated November 12, 2010 and recorded in the Office of the Register of Deeds for Lancaster County in Deed Book 588, at Page 207 and Deed Book 588, at Page 212.

Grantee's Address: P.O. BOX 926 KANCASTER, SC 29724

The within described property is conveyed subject to existing easements and rights of way, whether of record or not, and to restrictions, if any, appearing in the chain of title which said restrictions, if any, are not intended to be reimposed hereby.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned, unto

1

RECORDED THIS 4th DAY OF DECEMBER, 2019 IN BOOK 00 PAGE 00

Jun D. Har uplace Auditor, Lancaster County, SC the said Grantee and Grantee's Heirs, Successors and Assigns forever.

AND the Grantor does hereby bind Grantor's Heirs, Successors, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee and Grantee's Heirs, Successors and Assigns, against Grantor and whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS the Grantor's Hand and Seal this __3 ** day of _December_, 2019, and in the two hundred forty-fourth year of the Sovereignty and Independence of the United States of America.

STATE OF SOUTH CAROLINA)

ACKNOWLEDGMENT

COUNTY OF LANCASTER)

I, the undersigned notary public, do hereby certify that the above-named Grantor personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 3 day of <u>December</u>, 2019.

Rick S. Chandler, Jr.

NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires: 2/2/2020

@qPublic.net™ Lancaster County, SC



Overview Legend Parcels

0062M-0D-010.00 Parcel ID Class Code Non Qualified Commercial County Taxing District

INDIAN LAND Land Size

FRONT FEET

Owner

Physical

Address

Assessed Value

CINNAMON SUGAR INVESTMENTS LLC POBOX 926 LANCASTER, SC 29721 1328 CHARLOTTE HWY Last 2 Sales Date

Price Reason Qual \$285000 TRUE 12/3/2019 Q

SALE 11/12/2010 \$1 NON Q ATI

(Note: Not to be used on legal documents)

Date created: 7/29/2022 Last Data Uploaded: 7/29/2022 3:20:02 AM



ORDINANCE 022-08

AN ORDINANCE ANNEXING INTO THE CITY OF LANCASTER, SOUTH CAROLINA ONE PARCEL OF LAND TOTALING 0.332 ACRES LOCATED AT 1328 CHARLOTTE HIGHWAY, AND OWNED BY CINNAMON SUGAR INVESTMENTS, LLC

WHEREAS, the South Carolina Code of Laws of 1976, as amended, Title 5 Chapter 3 provides for the process for municipalities to amex property; and

WHEREAS, the City of Lancaster has enacted a Zoning Ordinance which governs the annexation and rezoning of annexed property; and

WHEREAS, a proper petition has been filed with the City of Lancaster by 100 percent of the freeholders owning 100 percent of the assessed value of the contiguous property hereinafter described petitioning for annexation of the property to the City of Lancaster under provisions of South Carolina Code Section 5-3-150(3); and

WHEREAS, it appears to Council that annexation would be in the best interest of the property owner and the City of Lancaster.

NOW, THEREFORE, BE IT ORDAINED, by Mayor and Council of the City of Lancaster, South Carolina, in Council assembled, that the property herein described below is hereby annexed to and becomes a party of the City of Lancaster.

ALL that certain piece, parcel, or lot of land, with buildings and improvements thereon, lying, being and situate in Gills Creek Township, County of Lancaster, State of South Carolina, fronting on US Highway 521 for a distance of seventy-five (75') feet, containing 0.332 acre, more or less, and being the identical property shown and described on plat of survey entitled 'Plat of Survey for Gladden's Flowers, Inc' prepared by Jack Smith Surveying Co. dated February 12, 1994, and recorded in the Office of the Register of Deeds for Lancaster County, South Carolina as Plat Number 14513.

Being property conveyed to grantors herein by deeds dated_November 12, 2010 and recorded in the Office of the Register of Deeds for Lancaster County in Deed Book 588 at Page 212.

Tax Map No.: 0062M-0D-010.00

The property shall have an interim zoning classification of B-3 pending rezoning pursuant to the Zoning Ordinance.

DONE IN MEETING ASSEMBLED on the 14th day of June 2022, and to become effective June 14, 2022.

Yoas	6	Nays	0	
2 0000		111111111111111111111111111111111111111		

Requested by:

Cinnamon Sugar Investments, LLC

Approved as to Form:

Mitch Norrell, City Altorney

T. Alston De Venny, Mayor

Tracy Raban, Municipal Clerk

First Reading: May 24, 2022 Second Reading: June 14, 2022

Louis Streater

From:

Louis Streater

Sent:

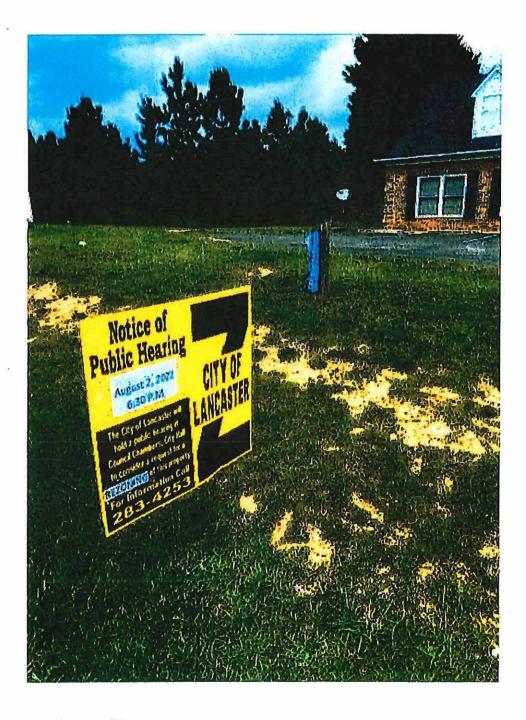
Friday, July 15, 2022 3:55 PM

To:

Louis Streater

Subject:

1328 Charlotte Hwy



Sent from my iPhone



July 15, 2022

Circle K Stores Inc. 2550 W. Tyvola Road Ste 200 Charlotte, NC 28217

RE: Rezoning – 1328 Charlotte Hwy Tax Map # 0062M-0D-010.00

Dear property owner(s):

As a courtesy, we are notifying property owners adjacent to reference property (map enclosed) of a request to amend the City's Official Zoning Map. The property owner is proposing an B3 (General Commercial) zoning classification. The proposed zoning is consistent with neighboring properties.

The Planning Commission of the City of Lancaster, South Carolina, is scheduled to hold a Public Hearing on Tuesday, August 2, 2022, with the meeting to begin at 6:30 PM in the Council Chambers at City Hall (216 S. Catawba Street), to confirm the zoning classification of B3 (General Commercial).

You are encouraged to appear and present your views either for or against this request. Additional information concerning this request is available in the Office of Building and Zoning, 216 S. Catawba St.; Lancaster, South Carolina, telephone (803) 283-4253.

Respectfully,

Louis Streater

Department Director

Enclosures



PLANNING COMMISSION REGULAR MEETING & PUBLIC HEARING

AGENDA

August 2, 2022 6:30 p.m.

To be held in Council Chambers at City Hall 216 South Catawba Street

- I. Opening of Meeting
- II. Roll Call
- III. Citizens Comments
- IV. Approval of Minutes:
 - a. Regular Meeting of May 3, 2022
- V. Secretary's Report
- VI. Public Hearings:



a. Zoning Map Amendment-Rezoning
Tax Map: 0062M-0D-012.00, 1318 Charlotte Hwy
Owner/Applicant: Homes of Lancaster



- b. Zoning Map Amendment-Rezoning Tax Map: 0062M-0D-010.00, 1328 Charlotte Hwy Owner/Applicant: Homes of Lancaster
- c. Zoning Map Amendment-Rezoning
 Tax Map: 0082K-0E-14.00, 773 Brooklyn Avenue
 Owner/Applicant: Arbor PL, LLC
- d. Zoning Map Amendment-Rezoning
 Tax Map: 0082D-0K-021.00, Southside of Elliott Street
 Owner/Applicant: BVJ Properties LLC
- VII. Other Business

The Lancaster News

LANCASTER

SERVING LANCASTER COUNTY

HEATH SPRINGS . KERSHAW

VAN WYCK

INDIAN LAND

41

WEDNESDAY, JULY 13, 2022

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that pursuant to Chapter 19, Article I, of the Code of Ordinances of the City of Lancaster, South Carolina, that the Planning Commission of the City of Lancaster, South Carolina, is scheduled to hold a Public Hearing on Tuesday, August 2, 2022, with the meeting to begin at 6:30 PM in the Council Chambers at City Hall (218 S. Catawba Street); to consider the following proposed amendments to the Zoning map of the City of Lancaster:

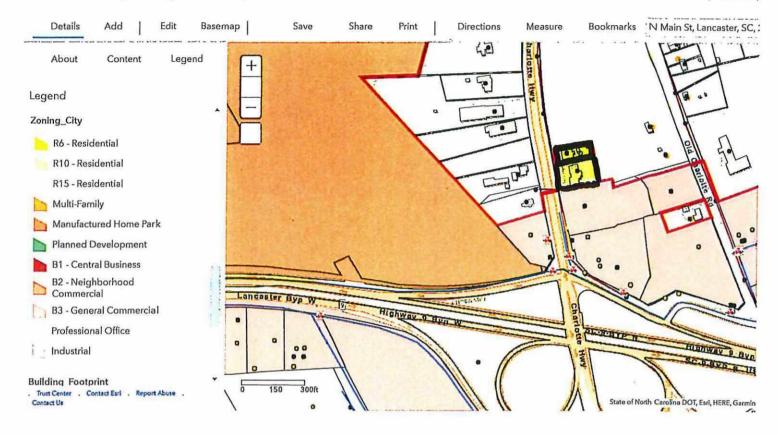
- 1. Rezoning: To confirm the zoning classification of B3- General Commercial for one parcel of land totaling 0.524 scree, recently annexed into the City of Lancaster, located at 1318 Charlotte Hwy Lancaster, SC 29720. Property parcel is identified as fax map #: 0082M-0D-012.00.

 Owner(s) Homes of Lancaster, LLC
- 2 Rezoning: To comme the zoning classification of B3 General Commercial for one parcel of land totaling 0.332 agres, recently annexed into the City of Lancaster, located at 1328 Charlotte Hwy Lancaster, SC 29720. Property parcel is identified as tax map #:0062M-0D-010.00. Owner(s) Cinnamon Sugar investments, LLC
 - 3. Rezoning: To confirm the zoning classification of R10-Residential for one parcel of land totaling 0.35 acres, recently annexed into the City of Lancaster, located at 773 Brooklyn Avenue Lancaster, 8C 29720. Property parcel is identified as tax map #: 0082K-0E-014.00. Owner(s) Arbor PL, LLC
 - 4. Rezoning: To confirm the zoning classification of R6- Residential for one parcel of land totaling 1.48 acres, recently annexed into the City of Lancaster, located on the southside of Elliott Street, in Lancaster, SC 29720. Property parcel is identified by tax map #: 0082D-0K-021.00. Owner(8) BVJ Properties, LLC

All interested persons are encouraged to appear and present their views either for or against these proposals. Additional information concerning these requests are available in the Office of Building and Zoning, 216 S. Catawba St. Lancaster, South Carolins, telephone 263-4253.

*Furthermore, to help reduce community spread of COVID-19 and or if unable to attend this meeting in person, you may submit written public comments to City Staff electronically at detevenson@lenesstercityso.com by 5:00 p.m. on the day of the meeting. Your comments will be distributed to the members of the Commission.

- (b) Commercial districts. The following commercial districts are hereby established: PO, B-1, B-2, 33 and B-3. These districts are created to accomplish the purposes and serve the objectives set forth in the remainder of this section.
 - (1) The PO professional office district is established to provide an area in which professional office uses such as doctor's, dentist's, lawyer's, surveyor's offices and related commercial establishments may be compatibly located, in order that these related land uses can be near each other for the convenience of both proprietors of these businesses and their clients.
 - (2) The B-1 central business district is designed to accommodate the office, governmental, and institutional needs of the community. The district is also designed to provide for and promote concentrated development of retail establishments and personal and business services to supply the needs of residents, transients, and business industry in the urban center of the county as well as in the entire travel area. Except for churches and residential occupancies, land uses in this district are not subject to the off-street parking requirements in article XI. Except for off-street parking requirements, multiple family dwellings and churches retro-fitted in existing buildings are not subject to regulations contained in article IV (multiple-family development and religious institutions).
 - (3) The B-2 neighborhood commercial district is intended to be a transitional district between commercial and residential areas and is designed to increase potential uses of property where limitation to strictly residential use would be unduly restrictive, but where general commercial development would not be appropriate because of the residential nature of the neighborhood. The outdoor storage or display of merchandise, materials or inventory is prohibited in this district.
 - (4) The B-3 general commercial district is designed to accommodate a wide variety of general commercial uses characterized primarily by retail, office and service establishments which are oriented primarily towards major traffic corridors and/or extensive areas of predominantly commercial usage and characteristics. Commercial uses encouraged in this district are generally patronized in single purpose trips and emphasize large general merchandise establishments, sale of large or bulky items, commercial services, repair services, automobile related sales and repair, various types of convenience stores, restaurants, and other recreational and entertainment uses. This district is also suited to accommodate travel oriented uses such as hotels and motels and gas stations. Outdoor storage shall be permitted.



R-15: Residential District R-10: Residential District R-6: Residential District MF: Multifamily District

PO: Professional Office District

B-1: Business District

B-2: Neighborhood Commercial District (GR,

B-1-G, B-4)

B-3: General Business District (GR, B-1-G, B-4)

IND: Industrial District (I-1, I-2)
MHP: Manufactured Home Park

NAICS: North American Industrial Classification System

SE: Means that a special exception from the board of zoning appeals is

necessary in order to allow use UP: Means that the use is permitted

	Use description	NAICS	R-15	R-10	R-6	РО	B-1	B- 2	B-3	IND	MF (1)	MHP (1)
1	Residential											
	Cluster Development		SE (1)	SE (1)	SE (1)			SE				
	Condominium Development					SE (1)	SE (1)	SE	SE			
	Convalescent Home		SE	SE	SE	UP		SE	SE			
†	Dwelling, Single-Family		UP	UP	UP		UP	UP		. UP	UP	UP
1	Dwelling, Two-Family		×	UP	UP		UP	UP		UP	UP	UP
T	Group Home		SE	SE	SE							
	Multifamily Development		3		*		UP (1)				UP	
	Manufactured Homes			UP (1)	UP (1)		*				UP (1)	
T	Nursing Home		SE	SE	SE	. UP	SE	UP	UP		UP	
1	Rooming and Boarding House			SE	SE		SE	SE				
	Bed and Breakfast		SE (1)	SE (1)	SE (1)	UP (1)	UP (1)	UP				
								1. 1				2

Dance Studio	611610		T	1	UP	UP	UP	T	T	1
· ·	011010				0,		51,			36
Delicatessen	611610					SE				
Drug Store, Pharmacy	446			UP	UP	UP	UP			
Dry Cleaner and Laundry Service	8123				UP	UP	UP	UP		
Electronic and Appliance Store	443				UP		UP			
Festivals, Bazaars, Outdoor sales events, Carnivals, Circuses, Revivals, Temporary Promotions		,			UP (1)	UP	UP (1)	UP (1)	UP	
Farm Machinery and implemented sales/service							UP	UP		
Farmers Market							UP	UP		
Feed and Seed, Packages and Retail					SE		UP	UP		
Financial Institution	5221			UP		UP	UP	. UP		
Firearms/Ammunition Sales/Service					UP		UP	UP		
Fireworks Sales							UP (1)	UP (1)		
Florist Shop					UP .	UP	UP	UP	, 4 ()	
Food and Beverage Stores, Convenience Stores (except 4453)	445				UP	SE	UP			
Food Service and Drinking Place	722			SE	UP		UP			
Funeral Home, Crematorium							SE	SE		
Funeral Home, Mortuary Services	812210				UP	SE	UP	UP		
Furniture Repair and Upholstery							UP	UP		
Furniture Store	442110, 453310				UP		UP			
Garden Supply Store					UP	+	UP			27

Professional, Scientific and Technical Service	541				UP	UP	UP	UP		37
Public Utility Building and Use		SE (1)	SE (1)	SE (1)		SE (1)	SE	UP (1)	UP (1)	
Restaurant					SE	UP		UP	UP	
Service Stations						SE		UP	UP	
Sporting Goods, Hobby, Book and Music Stores	·4512					UP	UP	UP	138	
Tailor						UP	UP	UP		
Tattooing, Body Piercing, Branding Establishments		* 8				ā	,	SE (1)		
Tavern, Nightclub, Pool Hall, Game-room, Private Club						SE		UP	UP	
Toy Store	451120					UP		UP		
Veterinary Clinic								UP		
Video Game Machine Establishment								UP (1)	UP (1)	
Video Store	4512						UP	UP	UP	
3 Industrial										
Apparel Manufacturing	315	İ			İ			SE	UP	
Automobile/Truck Repair and Rebuilding Shop (Body Shop)	8111							SE	UP	
Bottling Works								SE	UP	
Building Contractor and Related Activities			. •					SE	UP	
Building Materials, sales and storage	4441							UP	UP	
Cabinet Making			*	e l					SE	38

	Motion Picture and Sound Recording Industries	512							UP	UP	38
	Optical Goods Manufacturing									UP	
	Petroleum Products, bulk storage									SE	
	Pistol/Firing Range									SE	
	Printing and Publishing						SE	1	UP	UP	,
	Printing Plant									UP	
	Railroad Freight Yard									SE	
r	Railway Station							1		UP	
F	Sawmill	321113						T		SE	
r	Sheet Metal Processing									SE	
	Sporting Goods Manufacturing									UP	
	Textile Manufacture	315								SE	
	Tire Recapping and Retreading Plant	326212								UP	
	Truck Terminal									SE	
	Warehouse								UP	UP	
	Wholesale or Warehousing								UP	UP	
_	Woodworking Shop									UP	
4	Public/Institutional		- W - W								
	Armory					÷			UP	UP	
	Civic, Social, Service Organizations		SE	SE	SE		UP	UP	UP	UP	
	Cultural Facilities, Museum				,		CPC (2)	UP	CPC (2)		39

The following zones shall have a minimum of the amount of square footage indicated in the following table:

Zone	Minimum Square Feet (4)
R-15	15,000 (1)
R-10	10,000 (1), (2)
R-6	6,000 (1), (3)
MF	10,000
MHP	3 acres
РО	10,000
B-1	none
B-2	3,000
B-3	7,000
IND .	7,000

- (1) For nonresidential buildings, the lot size shall be adequate to provide the yard requirements of this article and the off-street and loading requirements of article XI; provided, however, that the lot size for each nonresidential building shall not be less than thirty thousand (30,000) square feet.
- (2) Two-family dwellings, fifteen thousand (15,000) square feet.
- (3) Two-family dwellings, eight thousand (8,000) square feet.
- (4) After the effective date of this chapter [November 13, 2007], no yard or lot existing at the time of passage of this chapter shall be reduced in size or area below the minimum requirements

- (a) The lot width shall be measured along a straight line connecting the points at which a line that delineates the required setback from the street intersects with lot boundaries lines at opposite sides of the lot.
- (b) No lot created after the effective date of this chapter [November 13, 2007] shall contain less land or be smaller in width than the minimum lot area and width established by this section.

Zone	Lot Width (4)
R-15	80
R-10	70 (1), (3)
R-6	60 (2), (3)
MF	80
MHP	100
РО	70
B-1	None
B-2	60
B-3	60
IND	60

- (1) Two-family dwellings require seventy-five (75) feet of lot width.
- (2) Two-family dwellings and multiple-family require seventy (70) feet of lot width.
- (3) Nonresidential lots require one hundred (100) feet of lot width.
- (4) After the effective date of this chapter, no yard or lot existing at the time of passage of this chapter shall be reduced in size or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this chapter shall meet at least the minimum

Agenda Item VI.D

City of Lancaster City Council Meeting November 8, 2022

TO:

City Council

SUBJECT:

Rezoning Ordinance O22-21

INITIATED BY:

BVJ Properties, LLC

PREPARED BY:

Louis Streater

Background: BVJ Properties, LLC is requesting a zoning map amendment to rezone one parcel of land totaling 1.08 acres to R6- Residential recently annexed into the city. Subject property is located on the southside of Elliott St. A developer intends on subdividing the parcel into three separate lots and developing single family homes.

Council unanimously approved the first reading of Ordinance O22-21 at the October 25, 2022 City Council meeting.

<u>Financial:</u> Future development of lots will generate property tax revenue.

<u>Policy Considerations:</u> South Carolina Local Government Comprehensive Planning Enabling Act 1994. Rezoning property to R6- Residential will allow all uses in the R6 district without conditions except as allowed through special exception or variance.

<u>Recommendations/Actions:</u> After conducting the required public hearing it is the unanimous recommendation of the City Planning Commission to rezone property to R6- Residential. Staff concurs with the recommendation.

<u>Attachments:</u> Ordinance O22-21, request for amendment in zoning ordinance, deed, qpublic aerial map, Annexation Ordinance O22-03, notice of public hearing, sample letter to adjacent property owners, Planning Commission Public Hearing Agenda, zoning map, R6- Residential zoning description, zoning map and zoning table of uses.

ORDINANCE 022-21

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF LANCASTER, SOUTH CAROLINA, AS TO REZONE ONE PARCEL OF LAND, IDENTIFIED AS TAX MAP #0082D-0K-021.00 TOTALING 1.08 ACRES LOCATED ON THE SOUTHSIDE OF ELLIOTT STREET, AND OWNED BY BVJ PROPERTIES, LLC

WHEREAS, Article XIII of Chapter 31 of the City of Lancaster Code of Ordinances provides for the official zoning map to be amended from time to time; and

WHEREAS, the City of Lancaster has enacted a Zoning Ordinance which governs the rezoning of annexed property; and

WHEREAS, BVJ Properties, LLC, petitioned to rezone property located on the southside of Elliott Street to R6- Residential; and

WHEREAS, On August 2, 2022, the Lancaster City Planning Commission held a public hearing on the proposed rezoning, and unanimously recommended approval of the rezoning to Lancaster City Council.

NOW, THEREFORE, BE IT ORDAINED, by Mayor and Council of the City of Lancaster, South Carolina, in Council assembled, that the property herein described below is hereby rezoned to R6- Residential.

All those piece, parcel, or lot of land, lying, being and situate near the City of Lancaster, Lancaster County, South Carolina fronting on Elliott Street, and being more particularly designated as Lot Nos. 4 (four), 5 (five), and 6 (six) on plat of "Springview Sub-Division No. 11" made by Wm. Charles Hendley, Jr. Land Surveying dated March 12, 1984, and recorded in the Office of the Register of Deeds for Lancaster County, South Carolina, as Plat No. 6438.

Derivation: This being the same property conveyed to Kathy B. O'Brien and Deena B. Totherow by Deed recorded March 10, 2008 in the Register of Deeds/Clerk of Court for Lancaster County, South Carolina in Deed Book 454 at Page 25.

Tax Map No: 0082D-0K-o21.00

DONE IN MEETING ASSEMBLED on the 8th day of November 2022, and to become effective November 08, 2022.

	YeasNays
Requested by:	
BVJ Properties, LLC	T. Alston DeVenny, Mayor
Approved as to Form:	
Mitch Norrell, City Attorney	Tracy Rabon, Municipal Clerk

First Reading: October 25, 2022 Second Reading: November 08,2022



City of Lancaster **Annexation Petition**

216 South Catawba Street PO Box 1149 Lancaster SC 29721-1149

Phone: 803-283-4253

INFORMATION									
Petitioner/Owner Name BVJ PROPERTIES, LLC	Telephone 704-643	6300							
Mailing Address / City ST ZIP 8508 PACK FOAD #133 C	HARLOTTE NC 28212								
	Telephone								
Mailing Address / City ST ZIP	,								
Additional Owner Name (if applicable)	Telephone								
Mailing Address / City ST ZIP									
GENERAL LOCATION OF SUBJECT PROPER	TY OR PROPERTIES								
ELLION STREET	Tax Map # 0082.D -0K - Acres (±) 60830	1,744							
	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 AS	SURANCES								
be at least 18 years of age and owner of all the area described on Exhibi whose name(s) appear on the county tax records as the owner(s) of said re property described on Exhibit A attached hereto be annexed into the C classified in the above indicated City Zoning District. I certify that I have Sections 28-2 and 31-24(e) of the City of Lancaster Code of Ordinances	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/P	ROPERTY OWNER(S) A	ND DATE							
BYT PROPERTIES LIC (Sole MEMBER VERMON BALMRIND)		2/3/2022							
ACTION BY LANCASTER CITYCO	DUNCIL								
Petition	Action Date								
Signature of Authorized City Representative	Date Signed								

PREPARED BY
Trimmal & Myers, LLC

STATE OF SOUTH CAROLINA
)
COUNTY OF LANCASTER
)

LANCASTER COUNTY, SC 2021025340 DEEL RECORDING FEES \$15.00 YATE TAX \$42.90 COUNTY TAX \$18.55 presented & Recorded 12-17-2021 01:35:50 PM BRITTANY GRANT REGISTER OF DEEDS LANCASTER, COUNTY SC BY: CANDICE PHILLIPS BK: DEED 1500 PG: 281-282

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT Kathy B. O'Brien and Deena B. Totherow (hereinafter called "Grantors") in the State aforesaid, for and in consideration of the sum of Sixteen Thousand Five Hundred and no/100ths (\$16,500.00) Dollars, to them paid by BVJ Properties, LLC (hereinafter called "Grantee/s") in the State aforesaid (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these Presents (do(es) grant, bargain, sell and release, unto the said:

BVJ Properties, LLC, its successors and/or Assigns Forever:

The decedent's interest in those pieces, parcels, or lots of land, lying, being and situate near the City of Lancaster, Lancaster County, South Carolina, fronting on Elliot Street, and being more particularly designated as Lot Nos. 4 (Four), 5 (Five), and 6 (Six) on plat of "Springview Sub-Division No. 11" made by Wm. Charles Hendley, Jr. Land Surveying, dated March 12, 1984, and recorded in the Office of the Register of Deeds for Lancaster County, South Carolina, as Plat No. 6438.

Subject to Restrictive Covenants recorded in said office in Deed Book E-6 at Page 6135.

TMS#

0082D-0K-021.00

Derivation

This being the same property conveyed to Kathy B. O'Brien and Deena B. Totherow by Deed recorded March 10, 2008 in the Register of Deeds/Clerk of Court for Lancaster County, South Carolina in Deed Book 454 at Page 25.

Grantee's Address: 8508 Park pd #133 Charlote, NC 28216

This conveyance is made subject to all existing easements, restrictions, rights of way and/or encroachments.

. TOGETHER will all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

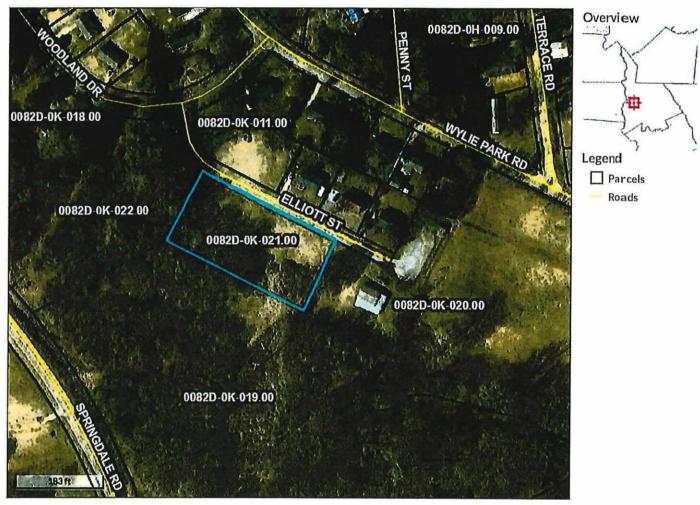
TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said GRANTEE/S, Their Heirs and/or Assigns forever.

AND the said GRANTOR/S do hereby bind themselves and their heirs and/or assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE/S, Their Heirs and/or Assigns, against Themselves and Their Heirs and/or Assigns and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

	WITNESS our Hand(s) and Scal(sof our Lord Jun.	s) this	day of <u>De</u> 1	, in the year
	SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:			
	Ing a Robert	•	- Kathy	B. D'Brien
	Witness #1 V		Deena B. Totherov	Tatherow
•				
	STATE OF LANCASTER) COUNTY OF LANCASTER)	ACKNOWLE	DGEMENT	
	do hereby certify that GRANTOR'S personal due execution of the foregoing deed,	, Notary Public onally appeared b	for the State ofefore me this day an	d acknowledged
	Sworn before me this 17 day of 10 cc , 2011.	لمحشنت		
٠.	Notary Public for the State of 52 My Commission Expires; 9/45	12050	HOTAL By C	BRIAN O. TRUMPLAL NY PUBLIC, BTATE OF SOUTH CARDLEAN OMMHODION Expired 06/25/2039



@ qPublic.net[™] Lancaster County, SC



Parcel ID Class Code

0082D-0K-021.00 Land Only

Taxing District City of Lancaster **LANCASTER**

Land Size 1.08

ACRES (Note: Not to be used on legal documents)

Owner

BVJ PROPERTIES LLC 8508 PARK RD #133 CHARLOTTE, NC 28216

Physical Address ELLIOTST Assessed Value

Last 2 Sales

Date Price 12/17/2021 \$16500 TRUESALE Q 3/5/2008

Reason Qual WILL Q

Date created: 7/29/2022 Last Data Uploaded: 7/29/2022 3:20:02 AM



ORDINANCE 022-03

AN ORDINANCE ANNEXING INTO THE CITY OF LANCASTER, SOUTH CAROLINA ONE PARCEL OF LAND TOTALING 1.08 ACRES LOCATED ON THE SOUTHSIDE OF ELLIOTT STREET, AND OWNED BY BVJ PROPERTIES, LLC

WHEREAS, the South Carolina Code of Laws of 1976, as amended, Title 5 Chapter 3 provides for the process for municipalities to annex property; and

WHEREAS, the City of Lancaster has enacted a Zoning Ordinance which governs the annexation and rezoning of annexed property; and

WHEREAS, a proper petition has been filed with the City of Lancaster by 100 percent of the freeholders owning 100 percent of the assessed value of the contiguous property hereinafter described petitioning for annexation of the property to the City of Lancaster under provisions of South Carolina Code Section 5-3-150(3); and

WHEREAS, it appears to Council that annexation would be in the best interest of the property owner and the City of Lancaster.

NOW, THEREFORE, BE IT ORDAINED, by Mayor and Council of the City of Lancaster, South Carolina, in Council assembled, that the property herein described below is hereby annexed to and becomes a party of the City of Lancaster.

ALL those piece, parcel, or lot of land, lying, being and situate near the City of Lancaster, Lancaster County, South Carolina fronting on Elliot Street, and being more particularly designated as Lot Nos. 4 (Four), 5 (Five), and 6 (Six) on plat of "Springview Sub-Division No. 11" made by Wm. Charles Hendley, Jr. Land Surveying, dated March 12, 1984, and recorded in the Office of the Register of Deeds for Lancaster County, South Carolina, as Plat No. 6438.

Derivation: This being the same property conveyed to Kathy B. O'Brien and Deena B. Totherow by Deed recorded March 10, 2008 in the Register of Deeds/Clerk of Court for Lancaster County, South Carolina in Deed Book 454 at Page 25.

Tax Map No.: 0082D-0K-021.00

The property shall have an interim zoning classification of R-6 pending rezoning pursuant to the Zoning Ordinance.

DONE IN MEETING ASSEMBLED on the 8th day of March 2022, and to become effective March 8, 2022.

Yeas	4	Nays	0	

Requested by:
DIVID

Approved as to Form:

Mifch Worrell, City Attorney

T. Alston DeVenny, Mayor

Tracy Rabou, Municipal Clerk

First Reading: February 22, 2022 Second Reading: March 8, 2022

49

SERVING LANCASTER COUNTY LANCASTER

HEATH SPRINGS

KERSHAW

VAN WYCK

INDIAN LAND

WEDNESDAY, JULY 13, 2022

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that pursuant to Chapter 19, Article I, of the Code of Ordinarices of the City of Lancaster, South Carolina, that the Planning Commission of the City of Lancaster, South Carolina, is scheduled to hold a Public Hearing on Tuesday, August 2, 2022, with the meeting to begin at 6:30 PM in the Council Chambers at City Hall (216: 8) Catawba Street); to consider the following proposed amendments to the Zoning map of the City of Lancaster:

- Rezoning: To confirm the zoning classification of B3- General Commercial for one parcel of land totaling 0.524 acres, recently annexed into the City of Lancaster, located at 1318 Charlotte Hwy Lancaster, SC 29720. Property parcel is identified as tax map 8: 0082M-00-012.00. Owner(s) Homes of Lancaster, LLC
- 2 Paxoning: To confirm the zoning classification of B3. General Commercial for one parcel of land totaling 0.832 acree, recently annexed into the City of Lancaster, located at 1328 Charlotte Hwy Lancaster, SC 29720. Property parcel is identified as tax map #:0062M-0D-010.00. Owner(s) Cinnamon Sugar investments, LLC
 - Rezoning: To confirm the zoning classification of R10-Residential for one percel of land totaling 0.35 scree, recently annexed into the City of Lancaster, located at 773 Brooklyn Avenue Lancaster, SC 29720. Property parcel is identified as tax map #: 0082K-0E-014.00. Owner(s) Arbor PL, LLC
 - Rezoning: To confirm the zoning classification of R8- Residential for one parcel of land totaling 1.48 acres, recently annexed into the City of Lancaster, located on the southside of Elliott Street, in Lancaster, SC 29720. Property parcel is identified by tax map #: 00820-0K-021.00. Owner(S) BVJ Properties, LLC

All interested persons are encouraged to appear and present in their views either for or sgainer these proposals. Additional information, concerning these requests are available in the Office of Building and Zoning, 216 S. Catawba St, Lancaster, South Carolina; telephone 283–4253.

"Furthermore, to help reduce community spread of COVID-19 and or if unable to attend this meeting in person, you may submit written public comments to City Staff electronically at deterenson@lancastercityec.com by 5:00 p.m. on the day of the meeting. Your comments will be distributed to the members of the Commission.

Sec. 31-21. - Zoning districts.

The following zoning districts are established in accordance with the city zoning ordinance. Article declared minimum requirement. The provisions of this article shall be minimum requirements, adopted for the promotion of the public health, safety, morals or general welfare. Whenever the requirements of this article are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants, the most restrictive, or that imposing the higher standards, shall govern.

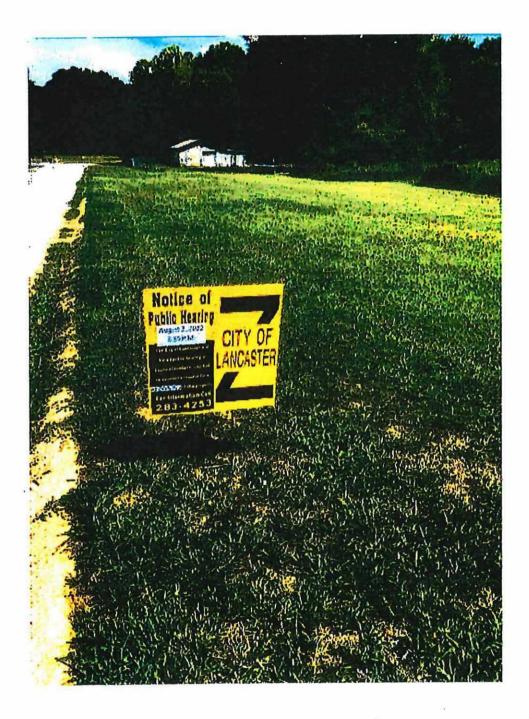
- (a) Residential districts. The following residential use districts are hereby established: R-15, R-10, R-6, MF, and MHP. Each of these districts is designed for the persons who reside there and intended to secure a comfortable, healthy, safe, and pleasant environment in which to live, sheltered from incompatible and disruptive activities.
 - (1) The R-15 residential district is designed to accommodate the least dense single-family residential developments within the city. The principal use of land is for single-family dwellings and for related recreational, religious and educational facilities normally required to provide an orderly and attractive residential areas. The regulations for this district are intended to discourage any use which, because of its character would interfere with the development of or be detrimental to the quiet residential nature of the area included in the district.
 - (2) The R-10 residential district is designed to accommodate both single and two-family residential developments within those areas of the city where a slightly higher density than is allowed in the R-15 district is appropriate. The principal use of land is for single and two-family dwellings and for related recreational, religious and educational facilities normally required to provide an orderly and attractive residential areas. The regulations for this district are intended to discourage any use which, because of its character would interfere with the development of or be detrimental to the quiet residential nature of the area included in the district.
 - (3) The R-6 residential district is established for the most dense residential development within the city. The principal use of land is for single-family and two-family dwellings and for related recreational, religious and educational facilities normally required to provide an orderly and attractive residential areas. The regulations for this district are intended to discourage any use which, because of its character would interfere with the development of or be detrimental to the guiet residential nature of the area included in the district.

Louis Streater

From: Louis Streater

Sent: Friday, July 15, 2022 3:37 PM

To: Louis Streater
Subject: Southside Elliott St



Sent from my iPhone



July 15, 2022

Crenshaw Rentals LLC 3260 McIlwain Road Heath Springs, SC 29058

RE: Rezoning – Southside of Elliott Street Tax Map # 0082D-0K-021.00

Dear property owner(s):

As a courtesy, we are notifying property owners adjacent to reference property (map enclosed) of a request to amend the City's Official Zoning Map. The property owner is proposing an R-10 (Residential) zoning classification. The proposed zoning is consistent with neighboring properties.

The Planning Commission of the City of Lancaster, South Carolina, is scheduled to hold a Public Hearing on Tuesday, August 2, 2022, with the meeting to begin at 6:30 PM in the Council Chambers at City Hall (216 S. Catawba Street), to confirm the zoning classification of R-10 (Residential).

You are encouraged to appear and present your views either for or against this request. Additional information concerning this request is available in the Office of Building and Zoning, 216 S. Catawba St., Lancaster, South Carolina, telephone (803) 283-4253.

Respectfully,

Louis Streater

Department Director

Enclosures



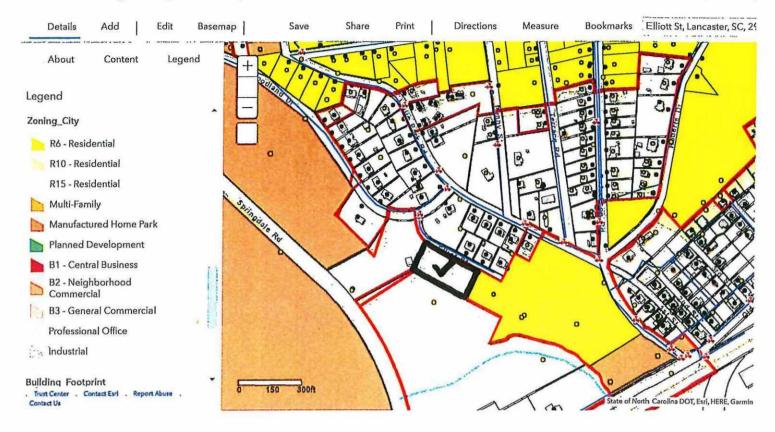
PLANNING COMMISSION REGULAR MEETING & PUBLIC HEARING

AGENDA

August 2, 2022 6:30 p.m.

To be held in Council Chambers at City Hall 216 South Catawba Street

- I. Opening of Meeting
- II. Roll Call
- III. Citizens Comments
- IV. Approval of Minutes:
 - a. Regular Meeting of May 3, 2022
- V. Secretary's Report
- VI. Public Hearings:
 - a. Zoning Map Amendment-Rezoning
 Tax Map: 0062M-0D-012.00, 1318 Charlotte Hwy
 Owner/Applicant: Homes of Lancaster
 - b. Zoning Map Amendment-Rezoning Tax Map: 0062M-0D-010.00, 1328 Charlotte Hwy Owner/Applicant: Homes of Lancaster
 - c. Zoning Map Amendment-Rezoning
 Tax Map: 0082K-0E-14.00, 773 Brooklyn Avenue
 Owner/Applicant: Arbor PL, LLC
 - d. Zoning Map Amendment-Rezoning
 Tax Map: 0082D-0K-021.00, Southside of Elliott Street
 Owner/Applicant: BVJ Properties LLC
- VII. Other Business



R-15: Residential District R-10: Residential District

R-6: Residential District

MF: Multifamily District PO: Professional Office District

B-2: Neighborhood Commercial District (GR,

B-1-G, B-4)

B-1: Business District

B-3: General Business District (GR, B-1-G, B-4)

IND: Industrial District (I-1, I-2)
MHP: Manufactured Home Park

NAICS: North American Industrial Classification System

SE: Means that a special exception from the board of zoning appeals is

necessary in order to allow use UP: Means that the use is permitted

	Use description	NAICS	R-15	R-10	R-6	РО	B-1	B- 2	B-3	IND	MF (1)	MHP (1)
1	Residential											
	Cluster Development		SE (1)	SE (1)	SE (1)			SE				
	Condominium Development					SE (1)	SE (1)	SE	SE		÷	
	Convalescent Home		SE	SE	SE	UP		SE	SE			
	Dwelling, Single-Family		UP	UP	UP		UP	UP		UP	UP	UP
	Dwelling, Two-Family			UP	UP		UP	UP		UP	UP	UP
	Group Home		SE	SE	SE							
	Multifamily Development						UP (1)				UP	
	Manufactured Homes			UP (1)	UP (1)						UP (1)	
	Nursing Home		SE	SE	SE	UP	SE	UP	UP		UP	
	Rooming and Boarding House			SE	SE		SE	SE				
	Bed and Breakfast		SE (1)	SE (1)	SE (1)	UP (1)	UP (1)	UP				77

Dance Studio	611610				UP	UP	UP			56
Delicatessen	611610	The second of th				SE				
Drug Store, Pharmacy	446			UP	UP.	UP	UP			
Dry Cleaner and Laundry Service	8123				UP	UP	UP	UP		
Electronic and Appliance Store	443				UP		UP			
Festivals, Bazaars, Outdoor sales events, Carnivals, Circuses, Revivals, Temporary Promotions					UP (1)	UP	UP (1)	UP (1)	UP	
Farm Machinery and implemented sales/service		,					UP	UP		
Farmers Market							UP	UP		
Feed and Seed, Packages and Retail		:			SE		UP	UP		
Financial Institution	5221			UP		UP	UP	UP		
Firearms/Ammunition Sales/Service					UP		UP	UP		
Fireworks Sales							UP (1)	UP (1)		
Florist Shop					UP	UP	UP	UP		
Food and Beverage Stores, Convenience Stores (except 4453)	445				UP	SE	UP			
Food Service and Drinking Place	722			SE	UP		UP			
Funeral Home, Crematorium			 				SE	SE		
Funeral Home, Mortuary Services	812210				UP	SE	UP ·	UP	7.1	
Furniture Repair and Upholstery							UP	UP		
Furniture Store	442110, 453310				UP		UP			
Garden Supply Store					UP		UP			70

	Professional, Scientific and Technical Service	541				UP	UP	UP	UP			57
	Public Utility Building and Use		SE (1)	SE (1)	SE (1)		SE (1)	SE	UP (1)	UP (1)		
	Restaurant					SE	UP		UP	UP		•
	Service Stations						SE		UP	UP		
	Sporting Goods, Hobby, Book and Music Stores	4512					UP	UP	UP			
	Tailor						UP	UP	UP			
	Tattooing, Body Piercing, Branding Establishments								SE (1)			
	Tavern, Nightclub, Pool Hall, Game-room, Private Club						SE		UP	UP		
	Toy Store	451120					UP		UP			
	Veterinary Clinic								UP			
	Video Game Machine Establishment								UP (1)	UP (1)	,	
	Video Store	4512						UP	UP	UP	r	
3	Industrial			•								
	Apparel Manufacturing	315							SE	UP		
	Automobile/Truck Repair and Rebuilding Shop (Body Shop)	8111							SE	UP		
	Bottling Works								SE	UP		
	Building Contractor and Related Activities								SE	UP		
	Building Materials, sales and storage	4441							UP	·UP		
	Cabinet Making									SE		

			(z)	٩U	CPC (2)					Cultural Facilities, Museum
		dП	dП	dП	٩U	SE	SE	SE		Civic, Social, Service Organizations
		٩N	qu							Armory
										Public/Institutional
		٩U								Woodworking Shop
		٩N	dП		*					Wholesale or Warehousing
		٩U	٩N							Warehouse
		SE								Truck Terminal
		٩U							326212	Bribserte Recapping and Retreading fine fraging
		SE							312	Textile Manufacture
		٩N								Sporting Goods Manufacturing
		SE								Sheet Metal Processing
		SE							321113	llimws2
(v)		٩n								Railway Station
		SE								basY Jdgier4 beovlisA
		٩N								tnsl9 gnitnin9
		٩U	٩U		SE					gnidsildu9 bns gnitnin9
	2	SE								egnsA gnirii\lotsi9
		SE								Petroleum Products, bulk storage
		٩U								Optical Goods Manufacturing
89		d∩	٩N				*		215	Motion Picture and Sound Recording Industries



The following zones shall have a minimum of the amount of square footage indicated in the following table:

Zone	Minimum Square Feet (4)
R-15	15,000 (1)
R-10	10,000 (1), (2)
R-6	6,000 (1), (3)
MF	10,000
MHP	3 acres
PO .	10,000
B-1 ·	none
B-2	3,000
B-3	7,000
IND	7,000

- (1) For nonresidential buildings, the lot size shall be adequate to provide the yard requirements of this article and the off-street and loading requirements of article XI; provided, however, that the lot size for each nonresidential building shall not be less than thirty thousand (30,000) square feet.
- (2) Two-family dwellings, fifteen thousand (15,000) square feet.
- (3) Two-family dwellings, eight thousand (8,000) square feet.
- (4) After the effective date of this chapter [November 13, 2007], no yard or lot existing at the time of passage of this chapter shall be reduced in size or area below the minimum requirements

- (a) The lot width shall be measured along a straight line connecting the points at which a line that delineates the required setback from the street intersects with lot boundaries lines at opposite sides of the lot.
- (b) No lot created after the effective date of this chapter [November 13, 2007] shall contain less land or be smaller in width than the minimum lot area and width established by this section.

Zone	Lot Width (4)
R-15	80
R-10	70 (1), (3)
R-6.	60 (2), (3)
MF	80
МНР	100
PO	70
B-1	None
B-2 .	60
B-3	60
IND .	60

- (1) Two-family dwellings require seventy-five (75) feet of lot width.
- (2) Two-family dwellings and multiple-family require seventy (70) feet of lot width.
- (3) Nonresidential lots require one hundred (100) feet of lot width.
- (4) After the effective date of this chapter, no yard or lot existing at the time of passage of this chapter shall be reduced in size or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this chapter shall meet at least the minimum

Agenda Item VI.E

City of Lancaster City Council Meeting November 8, 2022

TO:

City Council

SUBJECT:

Rezoning Ordinance O22-22

INITIATED BY:
PREPARED RV.

Arbor Pl, LLC

PREPARED BY: Louis Streater

Background: Arbor Pl, LLC is requesting a zoning map amendment to rezone one parcel of land totaling 0.36 acres to R10- Residential recently annexed into the city. Subject property is located at 773 Brooklyn Ave. The developer is currently constructing a single-family dwelling on the parcel.

Council unanimously approved the first reading of Ordinance O22-22 at the October 25, 2022 City Council meeting.

<u>Financial</u>: Development will generate additional property tax revenue.

<u>Policy Considerations:</u> South Carolina Local Government Comprehensive Planning Enabling Act 1994. Rezoning property to R10- Residential will allow all uses in the R10 district without conditions except as allowed through special exception or variance.

<u>Recommendations/Actions:</u> After conducting the required public hearing it is the unanimous recommendation of the City Planning Commission to rezone property to R10- Residential. Staff concurs with the recommendation.

Attachments: Ordinance O22-22, request for amendment in zoning ordinance, deed, qpublic aerial map, Annexation Ordinance O22-04, notice of public hearing, sample letter to adjacent property owners, Planning Commission Public Hearing Agenda, zoning map, R10- Residential zoning description, zoning map and zoning table of uses.

ORDINANCE 022-22

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF LANCASTER, SOUTH CAROLINA, AS TO REZONE ONE PARCEL OF LAND, IDENTIFIED AS TAX MAP #0082K-0E-014.00 TOTALING 0.36 ACRES LOCATED AT 773 BROOKLYN AVENUE, AND OWNED BY ARBOR PL, LLC

WHEREAS, Article XIII of Chapter 31 of the City of Lancaster Code of Ordinances provides for the official zoning map to be amended from time to time; and

WHEREAS, the City of Lancaster has enacted a Zoning Ordinance which governs the rezoning of annexed property; and

WHEREAS, ARBOR PL, LLC, petitioned to rezone property located at 773 Brooklyn Avenue to R10- Residential; and

WHEREAS, On August 2, 2022, the Lancaster City Planning Commission held a public hearing on the proposed rezoning, and unanimously recommended approval of the rezoning to Lancaster City Council.

NOW, THEREFORE, BE IT ORDAINED, by Mayor and Council of the City of Lancaster, South Carolina, in Council assembled, that the property herein described below is hereby rezoned to R10- Residential.

All that piece, parcel, or lot of land, with improvements theron with any and all improvements located in Lancaster County, South Carolina, fronting 68.6 feet on the Southwesterly side of West Brooklyn Avenue, just southeast of its junction with Dobson Street and being more particularly described as Lot Thirteen (13), Block H, on plat of survey recorded in the Office of the Register of Deeds for Lancaster County, South Carolina in Plat Book 7, at Page 93.

Derivation: This being the same property conveyed to Homes of Lancaster, LLC by Deed recorded December 11, 2018 in the Register of Deeds/Clerk of Court for Lancaster County, South Carolina in Deed Book 1191 at Page 164.

Tax Map No: 0082K-0E-014.00

DONE IN MEETING ASSEMBLED on the 8th day of November 2022, and to become effective November 08, 2022.

	YeasNays
Requested by:	
Arbor PL, LLC	T. Alston DeVenny, Mayor
Approved as to Form:	
Mitch Norrell, City Attorney	Tracy Rabon, Municipal Clerk
	First Reading: October 25, 2022 Second Reading: November 08,2022



RECEIVED DATE PO Box 1149 City of Lancaster **Annexation Petition**

Lancaster SC 29721-1149
MAR -1 2022 Phoney 803-283-4253

City of Lancaster

Building & Zening Depa

INFORMATION Dunling & Zoniag Department							
Petitioner/Owner Name Artor PL, LLC- Brin J. Maroga Sr.	Telephone 704-542-58	73					
Mailing Address / City ST ZIP 4119-I Rose Lake Dr. Charlotte Nc 28217							
,	Telephone						
Mailing Address / City ST ZIP							
Additional Owner Name (if applicable)	Telephone						
Mailing Address / City ST ZIP							
GENERAL LOCATION OF SUBJECT PROPER	TY OR PROPERTIES						
773 Brooklyn Ave	Tax Map # 000216 - 015 - 014.00 Acres (±)	Requested Zoning R-10 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							
Arbor PL. LLC - Bright, Macusa Sr. (1)	1	2-28-202					
ACTION BY LANCASTER CITYCOUNCIL							
Petition Approved Denied Action Date							
Signature of Authorized City Representative	Date Signed						

Fed. Sinny & 5.50

S.C. Stamp & 10,00

THE SPRINGS COLTON MILLS HTATER JAMA OF EJTIT

CORNEX OF LANCASTER The State of South Carolina,

Ernest D. Barrett

Windia P. Barratt

KNOW ALL NEN DY TREES PRESENTH, THAY THE underlined, THE SPRINGS COTTON MULE, a South Ceroling poporation.

With it principal place of pusings in Legories. Lancetist County, in the sisks aforesed for and in consideration of the sum of

14th of thategorg With the principal potes of postering a sevent of the season of the seas

the of the control of

Decrease of the control of the contr

(9) No building shall be etsoled, pisced, or perpilled to rangin on any one of said lots other finan one detached shupt-tamily devilual not be exceed two and one-half slones in helpin, and one private adress, without living quarters of any kind, for not more than two tait. (2) No threstock other than domestic fowl shall be stadled, penned or otherwise kept or permitted on any said lot.

national district and its state and the source of the sour

(4) Each of said toks is sold subject to an easement reserved in the graplor, assignable set the granfor shall delevating, for the constitution, mathetic paint of an each of the constitution, mathetic paint of the constitution, mathetic paint of the constitution, properties and consider the consider when the constitution is applicable to the constitution, properties and constitution, properties and constitution that the constitution of the co (6) No givetus of a temporary charecter, whether traiter, basewerh, ted, shack, saraye or officer outbuilding shall be erected, maintained or used on any said lot of any time for religibilish purposes.

(1) All of the foregoing resploitons shall consiliute conditions of purobase and covenants running perpetually with the land convention of the foregoing the state of the grantle and the contractions and estimate and the grantle as well as he was the covenants of the grantle of the grantle containfiles, infinite answering and estimate and interpretable of the grantle containing the finite and covenants on any one design and related the grantle coverants of the grantle containing the grantle coverants of the grantle c

(9) Anyadellon of any one of these coverents and restroitine by ludement or goint order shall in no wise alrest any 10 the other spant restroitors, which take alrest and estech. (3) An ine foregoing restrictions, conditions and coverents about become effective and binding as of the time that they, together with the above-menticated plat, shall be nice for record in the other of the Olerk or Court for Lancaster Courty, Boulin Oscoling.

COCRECERT, wilh all ond shouler, the Righls, Members, Recedifaments and Appuriconness to the said premises belonging, or the properties of the call premises belonging, or the

And thus springs Couron kulks does deredy bind ill successes and essions to versaal and foceret detend all and slughlat the said premises unto the talk Runas t D. Barrett and Windle P. Barratt, thair TOTAL TO HOLD TO HOLD and showing, the said premises unio the sold. Brance and Arter a

wirnsess is need and seed in a Sin and in the one hundred and the control of the state of one hundred and the control of the seed of the s Melen and Actions find the successors and designs, and against break views whomsever lawfully cleaning or to claim the same or the result.

THE SPRINGS COLLON MUTS

byothem .W. t memaraulex:ver assuros .t. X. iva breddet O. t. italia

to someety and and becaused har breasa, bengta

TILL J. Adema

Marte O. Montgomery

COUNTY OF LANCASTER The State of South Carolina,

and made oath that B he saw, the within payed growthy mind, by held one has a few resident, and J. C. Muddard, by and made oath that B he was, and as a tis Act and Deed, isologing within written Deed and the will written been and as a tis Act and Deed, isologing within written been and as a tis Act and Deed, isologing written with a man and a seat, and

the elast tens stoled of arona

NP SEAL Notery Public for 8. O.

S 2581

песоврей

LANCASTER COUNTY ASSESSOR
Tax Map:
0082K 0E 014 00
RECORDED THIS 22nd DAY
OF NOVEMBER, 2021
IN BOOK 00 PAGE 00

Jague 17.0 stegen L.

Auditor, Lancaster County, SC

LANCASTER COUNTY, SC 2021023385 DEEL \$15.00 RECORDING FEES \$26.00 STATE TAX COUNTY TAX \$11.00 PRESENTED & RECORDED 11-19-2021 10:50:52 AM BRITTANY GRANT REGISTER OF DEEDS LANCASTER, COUNTY SC BY: PAM FAULKENBERRY BK:DEED 1491 PG:182-183

PREPARED BY Trimnal & Myers, LLC

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT Homes of Lancaster, LLC (hereinafter called "Grantors") in the State aforesaid, for and in consideration of the sum of Ten Thousand and 00/100 (\$ 10,000.00) Dollars, to it paid by Arbor PL, LLC (hereinafter called "Grantee/s") in the State aforesaid (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these Presents (do(es) grant, bargain, sell and release, unto the said:

Arbor PL, LLC, his/her/their Heirs and/or Assigns Forever:

All that piece, parcel or lot of land with improvements thereon with any and all improvements located in Lancaster County, South Carolina, fronting 68.6 feet on the Southwesterly side of West Brooklyn Avenue, just southeast of its junction with Dobson Street and being more particularly described as Lot Thirteen (13), Block H, on plat of survey recorded in the Office of the Register of Deeds for Lancaster County in Plat Book 7, at page 93.

TMS#

0082K-0E-014.00

Derivation

This being the same property conveyed to Homes of Lancaster, LLC by Deed recorded December 11, 2018 in the Register of Deeds/Clerk of Court for Lancaster County, South Carolina in Deed Book 1191 at Page 164.

Grantee's Address: 4119 T Rose Lake Drive Charlotte, NC 28217

This conveyance is made subject to all existing easements, restrictions, rights of way and/or encroachments;

TOGETHER will all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said GRANTEE/S. Their Heirs and/or Assigns forever.

AND the said GRANTOR/S do hereby bind themselves and their heirs and/or assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE/S, Their Heirs and/or Assigns, against Themselves and Their Heirs and/or Assigns and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our Hand(s) and Seal(s) this _______ day of Novowow, in the year of our Lord 2021. SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: Homes of Lancaster, LLC Witness #1 STATE OF SOUTH CAROLINA

COUNTY OF Lancaster

ACKNOWLEDGEMENT

ovant MUSS, Notary Public for the State of South Carolly

do hereby certify that GRANTOR/S personally appeared before me this day and acknowledged

the due execution of the foregoing deed.

Sworn before me this

of November 2021,

Notary Public for the State of

My Commission Expires:

GOVAN T. MYERS, III Notary Public-State of South Carolina My Commission Expires November 05, 2024

@ qPublic.net™ Lancaster County, SC



ARBOR PL LLC Last 2 Sales 0082K-0E-Owner Parcel ID 014.00 4119 I ROSE LAKE Date Price Reason DR 11/18/2021 \$10000 Class Code Land Only CHARLOTTE, NC Taxing City of 28217 12/8/2018 District Lancaster Physical 773 BROOKLYN **LANCASTER FRONT** Address **AVE** Land Size FEET Assessed Value

Qual SOLD DOES NOT MATCH Q APPRAISAL RECORD \$120000 SOLD DOES NOT MATCH Q APPRAISAL RECORD

(Note: Not to be used on legal documents)

Date created: 7/29/2022 Last Data Uploaded: 7/29/2022 3:20:02 AM

Developed by

ORDINANCE 022-04

AN ORDINANCE ANNEXING INTO THE CITY OF LANCASTER, SOUTH CAROLINA ONE PARCEL OF LAND TOTALING 0.36 ACRES LOCATED AT 773 BROOKLYN AVENUE, AND OWNED BY ARBOR PL, LLC

WHEREAS, the South Carolina Code of Laws of 1976, as amended, Title 5 Chapter 3 provides for the process for municipalities to annex property; and

WHEREAS, the City of Lancaster has enacted a Zoning Ordinance which governs the annexation and rezoning of annexed property; and

WHEREAS, a proper petition has been filed with the City of Lancaster by 100 percent of the freeholders owning 100 percent of the assessed value of the contiguous property hereinafter described petitioning for annexation of the property to the City of Lancaster under provisions of South Carolina Code Section 5-3-150(3); and

WHEREAS, it appears to Council that annexation would be in the best interest of the property owner and the City of Lancaster.

NOW, THEREFORE, BE IT ORDAINED, by Mayor and Council of the City of Lancaster, South Carolina, in Council assembled, that the property herein described below is hereby annexed to and becomes a party of the City of Lancaster.

ALL that piece, parcel, or lot of land with improvements thereon with any and all improvements located in Lancaster County, South Carolina, fronting 68.6 feet on the Southwesterly side of West Brooklyn Avenue, just southeast of its junction with Dobson Street and being more particularly described as Lot Thirteen (13), Block H, on plat of survey recorded in the Office of the Register of Deeds for Lancaster County, South Carolina in Plat Book 7, at Page 93.

Derivation: This being the same property conveyed to Homes of Lancaster, LLC by Deed recorded December 11, 2018 in the Register of Deeds/Clerk of Court for Lancaster County, South Carolina in Deed Book 1191 at Page 164.

Tax Map No.: 0082K-0E-014.00

The property shall have an interim zoning classification of R-10 pending rezoning pursuant to the Zoning Ordinance.

DONE IN MEETING ASSEMBLED on the 22nd day of March 2022, and to become effective March 22, 2022.

Yeas 5 Nays 0

Requested by:	$\sim \Omega_{\rm a}$
Arbor PL, LLC	T. Alston DeVenny, Ma
Approved as to Form:	
Sitation of	Draw R
Mitch Norrell, City Attorney	Tracy Rabon, Mynicipa

First Reading: March 8, 2022 Second Reading: March 22, 2022

Louis Streater

From:

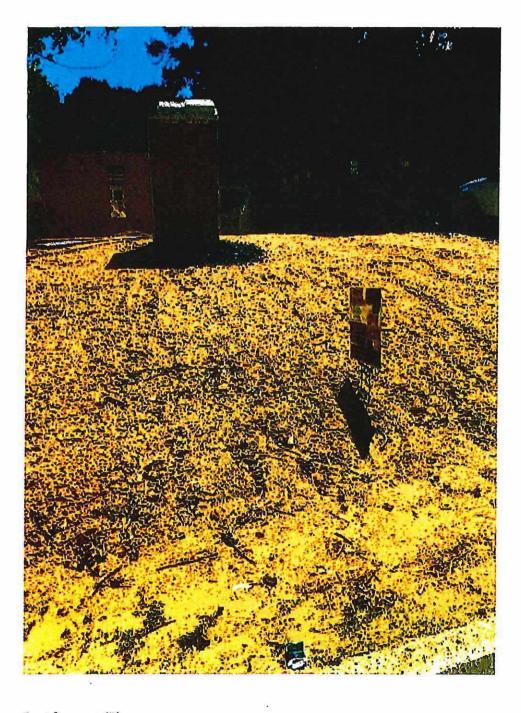
Louis Streater

Sent:

Friday, July 15, 2022 3:21 PM Louis Streater 773 Brooklyn

To:

Subject:



Sent from my iPhone

LANCASTER

SERVING LANCASTER COUNTY HEATH SPRINGS . KERSHAW

VAN WYCK '. INDIAN LAND

\$1

WEDNESDAY, JULY 13, 2022

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that pursuant to Chapter 19, Article I, of the Code of Ordinances of the City of Lancaster, South Carolina, that the Planning Commission of the City of Lancaster, South Carolina, is scheduled to hold a Public Hearing on Tuesday, August 2, 2022, with the meeting to begin at 6:30 PM in the Council Chambers at City Hall (216: S. Catawba Street); to consider the following proposed amendments to the Zoning map of the City of Lancaster.

- Rezoning: To confirm the zoning classification of B3- General Commercial for one parcel of land totaling 0.524 acres, recently annexed into the City of Lancaster, located at 1318 Charlotte Hwy Lancaster, SC 29720. Property parcel is identified as tax map #: 0062M-0D-012.00.

 Owner(s)—Homes of Lancaster, LLC
- 2. Reconling: To commm the zoning classification of B3: General Commercial for one parcel of land totaling 0.332 acres, recently annexed into the City of Lancaster, located at 1328 Charlotte Hwy Lancaster, SC 29720. Property parcel is identified as tax map \$:0062M-0D-010.00. Owner(s) - Cinnamon Sugar investments, LLC
- Rezoning: To confirm the zoning classification of R10-Residential for one parcel of land totaling 0.36 scree, recently annexed into the City of Lancaster, located at 773 Brooklyn Avenue Lancaster, 8C 29720. Property parcel is identified as tax map #: 0082K-0E-014.00. Owner(e) Arbor PL, LLC
- Rezoning: To confirm the zoning classification of R8- Residential for one parcel of land totaling 1.48 acres, recently annexed into the City of Lancaster, located on the southelds of Elliott Street, in Lancaster, SC 29720, Property parcel is identified by tax map #1 0082D-0K-021.00. Owner(S) BVJ Properties, LLC

All interested persons are encouraged to appear and present their views either for or against these proposals. Additional information concerning these requests are available in the Office of Building and Zoning, 216 S. Catawba St, Lancaster, South Carolina; telephone 263-4253.

"Furthermore, to help reduce community spread of COVID-19 and or if unable to attend this meeting in person, you may submit written public comments to City Staff electronically at deteyerson@lancasterottyse.com by 5:00 p.m. on the day of the meeting. Your comments will be distributed to the members of the Commession.



July 15, 2022

Watts Properties Holdings LLC PO Box 1118 Lancaster, SC 29721

RE: Rezoning – 773 Brooklyn Avenue Tax Map # 0082K-0E-014.00

Dear property owner(s):

As a courtesy, we are notifying property owners adjacent to reference property (map enclosed) of a request to amend the City's Official Zoning Map. The property owner is proposing an R-10 (Residential) zoning classification. The proposed zoning is consistent with neighboring properties.

The Planning Commission of the City of Lancaster, South Carolina, is scheduled to hold a Public Hearing on Tuesday, August 2, 2022, with the meeting to begin at 6:30 PM in the Council Chambers at City Hall (216 S. Catawba Street), to confirm the zoning classification of R-10 (Residential).

You are encouraged to appear and present your views either for or against this request. Additional information concerning this request is available in the Office of Building and Zoning, 216 S. Catawba St., Lancaster, South Carolina, telephone (803) 283-4253.

Respectfully,

Louis Streater
Department Director

Enclosures



PLANNING COMMISSION REGULAR MEETING & PUBLIC HEARING

AGENDA

August 2, 2022 6:30 p.m.

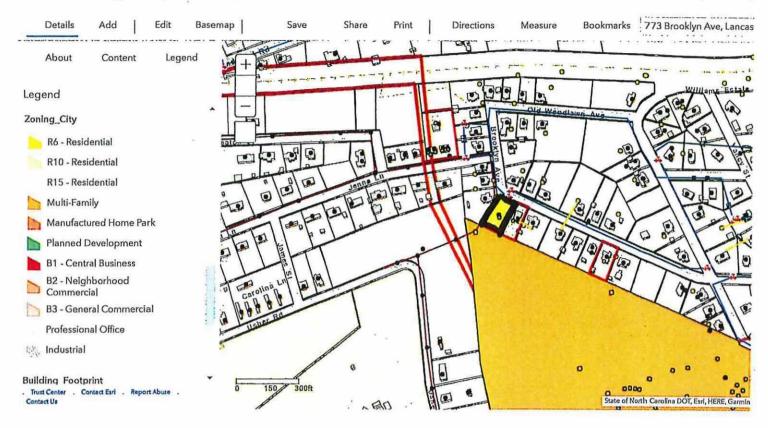
To be held in Council Chambers at City Hall 216 South Catawba Street

- I. Opening of Meeting
- II. Roll Call
- III. Citizens Comments
- IV. Approval of Minutes:
 - a. Regular Meeting of May 3, 2022
- V. Secretary's Report
- VI. Public Hearings:
 - Zoning Map Amendment-Rezoning
 Tax Map: 0062M-0D-012.00, 1318 Charlotte Hwy
 Owner/Applicant: Homes of Lancaster
 - b. Zoning Map Amendment-Rezoning Tax Map: 0062M-0D-010.00, 1328 Charlotte Hwy Owner/Applicant: Homes of Lancaster
 - c. Zoning Map Amendment-Rezoning
 Tax Map: 0082K-0E-14.00, 773 Brooklyn Avenue
 Owner/Applicant: Arbor PL, LLC
 - d. Zoning Map Amendment-Rezoning
 Tax Map: 0082D-0K-021.00, Southside of Elliott Street
 Owner/Applicant: BVJ Properties LLC
- VII. Other Business

Sec. 31-21. - Zoning districts.

The following zoning districts are established in accordance with the city zoning ordinance. Article declared minimum requirement. The provisions of this article shall be minimum requirements, adopted for the promotion of the public health, safety, morals or general welfare. Whenever the requirements of this article are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants, the most restrictive, or that imposing the higher standards, shall govern.

- (a) Residential districts. The following residential use districts are hereby established: R-15, R-10, R-6, MF, and MHP. Each of these districts is designed for the persons who reside there and intended to secure a comfortable, healthy, safe, and pleasant environment in which to live, sheltered from incompatible and disruptive activities.
 - (1) The R-15 residential district is designed to accommodate the least dense single-family residential developments within the city. The principal use of land is for single-family dwellings and for related recreational, religious and educational facilities normally required to provide an orderly and attractive residential areas. The regulations for this district are intended to discourage any use which, because of its character would interfere with the development of or be detrimental to the quiet residential nature of the area included in the district.
 - (2) The R-10 residential district is designed to accommodate both single and two-family residential developments within those areas of the city where a slightly higher density than is allowed in the R-15 district is appropriate. The principal use of land is for single and two-family dwellings and for related recreational, religious and educational facilities normally required to provide an orderly and attractive residential areas. The regulations for this district are intended to discourage any use which, because of its character would interfere with the development of or be detrimental to the quiet residential nature of the area included in the district.
 - (3) The R-6 residential district is established for the most dense residential development within the city. The principal use of land is for single-family and two-family dwellings and for related recreational, religious and educational facilities normally required to provide an orderly and attractive residential areas. The regulations for this district are intended to discourage any use which, because of its character would interfere with the development of or be detrimental to the quiet residential nature of the area included in the district.



R-15: Residential District

R-10: Residential District

R-6: Residential District
MF: Multifamily District
PO: Professional Office District

B-1: Business District

B-2: Neighborhood Commercial District (GR,

B-1-G, B-4)

B-3: General Business District (GR, B-1-G, B-4)

IND: Industrial District (I-1, I-2)
MHP: Manufactured Home Park

NAICS: North American Industrial Classification System

SE: Means that a special exception from the board of zoning appeals is

necessary in order to allow use UP: Means that the use is permitted

	Use description	NAICS	R-15	R-10	R-6	РО	B-1	B- 2	В-3	IND	MF (1)	MHP (1)
1	Residential											
	Cluster Development		SE (1)	SE (1)	SE (1)			SE				
	Condominium Development					SE (1)	SE (1)	SE	SE			
	Convalescent Home		SE	SE	SE	UP		SE	SE			
	Dwelling, Single-Family		UP	UP	UP		UP	UP		UP	UP	UP
	Dwelling, Two-Family			UP	UP		UP	UP		UP	UP	UP
	Group Home		SE	SE	SE							
	Multifamily Development						UP (1)				UP	
	Manufactured Homes			UP (1)	UP (1)						UP (1)	
	Nursing Home		SE	SE	SE	UP	SE	UP	UP		UP	
	Rooming and Boarding House			SE	SE		SE	SE				
	Bed and Breakfast		SE (1)	SE (1)	SE (1)	UP (1)	UP (1)	UP			1.0	<i>5</i> 9

Dance Studio	611610					UP	UP	UP			78
Delicatessen	611610						SE				
Drug Store, Pharmacy	446				UP	UP	UP	UP			
Dry Cleaner and Laundry Service	8123					UP	UP	UP	UP		
Electronic and Appliance Store	443					UP		UP		1	
Festivals, Bazaars, Outdoor sales events, Carnivals, Circuses, Revivals, Temporary Promotions				TOTAL CONTRACTOR CONTR		UP (1)	UP	UP (1)	UP (1)	UP	
Farm Machinery and implemented sales/service							The state of the s	UP	UP		
Farmers Market						<u> </u>		UP	UP		
Feed and Seed, Packages and Retail						SE		UP	UP		
Financial Institution	5221				UP		UP	UP	UP	1	
Firearms/Ammunition Sales/Service						UP		UP	UP		
Fireworks Sales								UP (1)	UP (1)	1	
Florist Shop		p#				UP	UP	UP	UP		
Food and Beverage Stores, Convenience Stores (except 4453)	445					UP `	SE	UP			
Food Service and Drinking Place	722				SE	UP		UP			
Funeral Home, Crematorium			! :					SE	SE		
Funeral Home, Mortuary Services	812210	,				UP	SE	UP	UP		
Furniture Repair and Upholstery								UP	UP		4
Furniture Store	442110, 453310					UP		UP			
Garden Supply Store	Francisco					UP		UP	,		60

	Professional, Scientific and Technical Service	541				UP	UP	UP	UP		79
	Public Utility Building and Use		SE (1)	SE (1)	SE (1)		SE (1)	SE	UP (1)	UP (1)	
	Restaurant					SE	UP		UP	UP	
	Service Stations						SE		UP	UP	
	Sporting Goods, Hobby, Book and Music Stores	4512					UP	UP	UP		5.
	Tailor				10-52		UP	UP	UP		
	Tattooing, Body Piercing, Branding Establishments								SE (1)		
	Tavern, Nightclub, Pool Hall, Game-room, Private Club						SE		UP	UP	
	. Toy Store	451120					UP		UP		
	Veterinary Clinic		411-50				<u> </u>		UP		
	Video Game Machine Establishment					×			UP (1)	UP (1)	
	Video Store	4512		*				UP	UP	UP	
	Industrial										
-	Apparel Manufacturing	315							SE	UP	
	Automobile/Truck Repair and Rebuilding Shop (Body Shop)	8111	(9						SE	UP	
	Bottling Works								SE	UP	
	Building Contractor and Related Activities								SE	UP	
	Building Materials, sales and storage	4441							UP	UP	
	Cabinet Making									SE	101

	Motion Picture and Sound Recording Industries	512						UP	UP	80	0
	Optical Goods Manufacturing								UP		
	Petroleum Products, bulk storage					×.			SE		
	Pistol/Firing Range								SE		
	Printing and Publishing					SE		UP	UP		
	Printing Plant								UP		
	Railroad Freight Yard								SE		
	Railway Station								UP		
	Sawmill	321113							SE		
	Sheet Metal Processing								SE		
	Sporting Goods Manufacturing								UP		
	Textile Manufacture	315							SE		
	Tire Recapping and Retreading Plant	326212							UP		
	Truck Terminal								SE		
	Warehouse							UP	UP		
	Wholesale or Warehousing			1				UP	UP		
	Woodworking Shop								UP		
4	Public/Institutional										
Ī	Armory							UP	UP		
	Civic, Social, Service Organizations		SE	SE	SE	UP	UP	UP	UP		
	Cultural Facilities, Museum					CPC (2)	UP	CPC (2)			

The following zones shall have a minimum of the amount of square footage indicated in the following table:

Zone	Minimum Square Feet (4)
R-15	15,000 (1)
R-10	10,000 (1), (2)
R-6	6,000 (1), (3)
MF .	10,000
МНР	3 acres
РО	10,000
B-1	none
B-2 .	3,000
B-3	7,000
IND .	7,000

- (1) For nonresidential buildings, the lot size shall be adequate to provide the yard requirements of this article and the off-street and loading requirements of article XI; provided, however, that the lot size for each nonresidential building shall not be less than thirty thousand (30,000) square feet.
- (2) Two-family dwellings, fifteen thousand (15,000) square feet.
- (3) Two-family dwellings, eight thousand (8,000) square feet.
- (4) After the effective date of this chapter [November 13, 2007], no yard or lot existing at the time of passage of this chapter shall be reduced in size or area below the minimum requirements

- (a) The lot width shall be measured along a straight line connecting the points at which a line that delineates the required setback from the street intersects with lot boundaries lines at opposite sides of the lot.
- (b) No lot created after the effective date of this chapter [November 13, 2007] shall contain less land or be smaller in width than the minimum lot area and width established by this section.

Zone	Lot Width (4)
R-15	80 .
R-10	70 (1), (3)
R-6	60 (2), (3)
MF	80
МНР	100
PO	70
B-1	None
B-2	60
B-3	60
IND	60

- (1) Two-family dwellings require seventy-five (75) feet of lot width.
- (2) Two-family dwellings and multiple-family require seventy (70) feet of lot width.
- (3) Nonresidential lots require one hundred (100) feet of lot width.
- (4) After the effective date of this chapter, no yard or lot existing at the time of passage of this chapter shall be reduced in size or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this chapter shall meet at least the minimum