

**CITY OF LANCASTER
WORK SESSION
TUESDAY, FEBRUARY 14, 2023**



CITY OF LANCASTER
WORK SESSION
TUESDAY, FEBRUARY 14, 2023
7:00 P.M.

- I. **Invocation & Pledge of Allegiance** – Council Member Harris
- II. **Roll Call**
- III. **Citizen Comments***
- IV. **Employee Comments**
- V. **Special Presentation**
 - A. Smokefree Palmetto State Certification (*Buck Wilson, DHEC Health Director*)
 - B. Sidewalk Masterplan (*Tripp Barrineau, Keck & Wood*)
- VI. **Approval of Minutes**
 - A. Regular Meeting – January 24, 2023 Pg. 1
- VII. **Discussion and Action Items**
 - A. Adopting the Fiscal Year 2023-2024 Budget Calendar (*Medlin*) Pg. 8
- VIII. **Resolutions**
 - A. R23-03 A Resolution Adopting the Commercial Roofing Improvement Grant Program (*Hutfles*) Pg. 9
- IX. **Ordinances**
 - A. O23-05 (Second Reading) An Ordinance Amending the Official Zoning Map of the City Of Lancaster, South Carolina, as to Rezone One Parcel of Land, Identified as Tax Map #0049-00-149.00 Totaling 71.59 Acres Located in the General Vicinity of 2080 Charlotte Highway, and Owned by Central Monroe, LLC (*Streater*) Pg. 18
 - B. O23-06 (Second Reading) An Ordinance Amending the Official Zoning Map of the City Of Lancaster, South Carolina, as to Rezone One Parcel of Land, Identified as Tax Map #0049-00-148.00 Totaling 12.58 Acres Located at 2120 Charlotte Highway, and Owned by Charles M & Peggy J Thompson (*Streater*) Pg. 29
 - C. O23-07 (Second Reading) An Ordinance Amending the Official Zoning Map of the City Of Lancaster, South Carolina, as to Rezone One Parcel of Land, Identified as Tax Map #0049-00-150.00 Totaling 29.0 Acres Located in the General Vicinity of 2250 Charlotte Highway, and Owned By 521 Property, LLC (*Streater*) Pg. 36
 - D. O23-08 (Second Reading) An Ordinance Amending the Official Zoning Map of the City Of Lancaster, South Carolina, as to Rezone One Parcel of Land, Identified as Tax Map #0062-00-004.01 Totaling 13.5 Acres Located at 2081 Charlotte Highway, and Owned by Raymon E & Kathi W Chisom (*Streater*) Pg. 62
 - E. O23-09 (First Reading) An Ordinance Amending the City of Lancaster Operating Budget for Fiscal Year 2022-2023 (*Medlin*) Pg. 92
- X. **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.



Any person requiring special accommodations should contact the Office of the City Administrator at (803) 289-1453 at least 24 hours prior to the scheduled meeting.

**CITY OF LANCASTER
REGULAR MEETING
TUESDAY, JANUARY 24, 2023**

A meeting of the Lancaster City Council was held in the City Hall Council Chambers on Tuesday, January 24, 2023, 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

City Attorney Mitch Norrell offered the Invocation for Council Member Taylor. Council Member Taylor led the Pledge of Allegiance.

II. Roll Call

Present: Mayor Alston DeVenny, Council Member Harris, Council Member Hood, Council Member Marsh, Council Member Sowell, Council Member Taylor, and Council Member Jones arrived during the monthly report section.

Others Present: City Administrator Flip Hutfles, City Attorney Mitch Norrell, City Clerk Tracy Rabon, Director of Building and Zoning Louis Streater, Associate Municipal Judge Ronda Parker for Court Administrator Cammie Heath, Finance Director Kirk Medlin, Fire Chief Justin McLellan, Police Chief Don Roper, Public Utilities Director Donnie Ledford, Public Works Director Rendell Mingo, Sanitation & Maintenance Operations Director Matt Berry, IT Director Melissa Izzard, and Haley Jones with the Lancaster News.

III. Citizen Comments

Rev. Sh'Kur Francis introduced himself as the new Project Director for the Lancaster Promise Neighborhood and thanked City Council for their continued support.

IV. Employee Comments

Council Member Taylor addressed Council about her statement regarding the Boards and Commission appointments made at the last Council meeting. Council Member Taylor stated that she meant to say that the previous Council recommended to nominate citizens within the City.

Council Member Taylor also stated that Mayor DeVenny made a comment during that meeting that she did not like concerning appointees needing to "know what they are doing" and noted that Council Members would not make nominations if they did not feel that the nominee had the knowledge needed. Mayor DeVenny thanked Council Member Taylor for her comments.

V. Approval of Minutes

A. Work Session – January 10, 2023

Motion: To approve the minutes for the Work Session on January 10, 2023

Moved by Council Member Taylor, **Seconded by** Council Member Marsh

Vote: Motion carried by unanimous roll call vote

Action: Approved

VI. Monthly Reports for November & December 2022

Council Member Sowell asked Chief Roper for an update on the Police Department Accreditation process. Chief Roper stated that the Accreditation Manager has been contacting partner agencies to develop a plan. Chief Roper stated a Policy Committee has been developed to review the current policies and make any necessary updates. Chief Roper also noted that the South Carolina Criminal Justice Academy will begin implementing nine standards that every police department in the State will be required to implement, and the departments that are not already accredited will be audited. Chief Roper stated that the Police Department will begin reviewing and implementing those nine standards.

Mayor DeVenny asked if these state standards were new. Chief Roper stated that the SC Criminal Justice Academy is standardizing practices throughout the state, and they have decided on these nine standards to begin the process. Mayor DeVenny recommended having a community meeting to present the policies. Chief Roper stated that involving the community is a part of the accreditation process. Council Member Harris asked that the monthly report note any updates in the accreditation process.

Council Member Harris asked Judge Parker about the Court's reduced total fees and fines for the month of December as compared to November. It was reported that Court revenue has been declining for the past years due to courts in the State not being able to issue bench warrants for citizens that do not pay their fines. Council Member Harris asked if the Court continues to implement the payment system. Judge Parker noted that the payment system is still in place and funds are still collected through the set-off debt program. Council Member Harris stated these numbers need to be reflected in the Monthly Report. Council Member Harris also recommended that Court staff reach out to other municipalities to see how they are handling the loss in revenue.

Council Member Harris thanked the participants of the MLK parade and ceremony. Mayor DeVenny thanked the MLK Committee for their continued commitment to the development of the event.

Council had no further questions or concerns regarding the Monthly Reports for November and December 2022. The complete reports are available for review in the City Clerk's office.

VII. November & December Cash Management and Finance Report

Finance Director Kirk Medlin presented the November and December 2022 Cash Management and Finance Report. Mr. Medlin reported that the Utility Billing Department is back at full staff, and an offer has been made to an applicant for the Accounts Payable position, and he was waiting for a response.

Council Member Harris asked about the headings on the Statement of Revenues page and if the heading of "expenditures" was correct. Mr. Medlin stated that he was unsure why Incode prints it that way, but he would work on the corrections.

Council had no additional questions or concerns regarding the November and December Cash Management and finance reports.

VIII. Discussion and Action Items

A. Board Appointments

Mr. Hutfles presented Council with a list of openings on the City's Boards and Commissions. There are currently eleven seats that need appointments due to expiring terms at the end of 2022.

Mr. Hutfles stated that the following members are currently serving on the boards and wish to be reappointed:

- International Property Maintenance Code Board of Adjustments and Appeals (3-year term)
 - Mace Green Jr. – Owner of Mace Green Builders, Inc.
 - Erica Simpson – Owner of Erica Homes, LLC
- Mechanical Board of Adjustment and Appeals (3-year term)
 - Ken Roberts – HVAC Contractor
 - Ken Snipes – HVAC Contractor
- Board of Electrical Examiners (3-year term)
 - Tommy Baker – Duke Energy Senior Project Manager
 - Jerry Carnes – Owner of Jerry’s Plumbing & Heating, Inc.
- Board of Gas Examiners (3-year term)
 - Steve Port – Owner of Port’s Heat and Air
- Lancaster Landmarks Commission (3-year term)
 - Betty Huey – Retiree Supervisor from Springs Industries
 - Conner Tindal – Owner of Carolina Masonry Restoration
- Employee Grievance Commission (3-year term)
 - Earl Gainey – FOG Coordinator
 - Johnsie Blythe – Utility Billing Operations Manager

Motion: To approve the Boards and Commissions appointment as presented

Moved by Council Member Harris, **Seconded by** Council Member Hood

Vote: Motion carried by unanimous roll call vote

Action: Approved

IX. Resolution

- A. *R23-01 A Resolution Declaring Certain Equipment Surplus to the Needs of the City and Authorizing its Disposal*

Mr. Hutfles presented the following equipment list to council for disposal on GovDeals:

- 1985 John Deere Tractor
- 1991 International Dump Truck
- 1992 Ford F350 Flat Bed
- 2005 Ford F150
- 2006 Chevy Silverado
- 2008 Ford F150
- 2013 International Roll-Off
- 2012 Ferris Mower
- 2007 Yamaha Rhino
- Clean Burn Heater
- Coats Wheel Balancer
- Asphalt Repair Body

Mayor DeVenny asked about the City’s policy on disposal of vehicles and equipment. Mr. Hutfles stated that the City’s Purchasing Policy calls for the disposal of items that are inoperable, obsolete, or otherwise surplus to the City needs. With vehicles and/or equipment that are being replaced, before disposal, all other departments are contacted to

see if they need the vehicle or equipment. If the vehicle or equipment is not passed to other departments, and there is no other need for the vehicle or equipment, it is sold on GovDeals.

Motion: To approve R23-01 a Resolution declaring certain equipment surplus to the needs of the City and authorizing its disposal

Moved by Council Member Taylor, **Seconded by** Council Member Jones

Vote: Motion carried by unanimous roll call vote

Action: Approved

- B. *R23-02 A Resolution Adopting the Lancaster County Multi-Jurisdictional Hazard Mitigation Plan as Approved by the Federal Emergency Management Agency*

Mr. Hutfles reported to Council that in order for local governments to receive disaster relief funds after a federally declared disaster, local governments must have a FEMA endorsed Hazard Mitigation Plan. The City has been included in the County's Plan allowing for the City to be eligible for funding. On December 30, 2022, the County received approval from FEMA for the local Hazard Mitigation Plan. Mr. Hutfles also noted that Lancaster County will be adopting the Plan at the February 27, 2023, County Council meeting.

Motion: To approve R23-02 a Resolution adopting the Lancaster County Multi-Jurisdictional Hazard Mitigation Plan as approved by the Federal Emergency Management Agency

Moved by Council Member Harris, **Seconded by** Council Member Jones

Vote: Motion carried by unanimous roll call vote

Action: Approved

X. Ordinance

- A. *O23-01 (Second Reading) An Ordinance Amending Section 8-8 of the Lancaster Code of Ordinance Changing Municipal General Election Dates, and Re-Setting The Election Date for Mayor*

Motion: To approve the second reading of O23-01 an Ordinance amending Section 8-8 of the Lancaster Code of Ordinance changing Municipal General Elections dates, and re-setting the election date for Mayor

Moved by Council Member Sowell, **Seconded by** Council Member Taylor

Vote: Council Members Harris, Hood, Jones, Marsh, Sowell, and Taylor voted **yes**; Mayor DeVenny **recused** himself.

Action: Approved

- B. *O23-02 (Second Reading) An Ordinance Amending Section 8-8 of the Lancaster Code of Ordinance Changing Municipal General Election Dates, and Re-Setting The Election Date for Districts 1, 2, and 5*

Motion: To approve the second reading of O23-02 an Ordinance amending Section 8-8 of the Lancaster Code of Ordinance Changing Municipal General Election Dates, and re-setting the election date for Districts 1, 2, and 5

Moved by Council Member Jones, **Seconded by** Council Member Sowell

Vote: Council Members Harris, Jones, Sowell, and Mayor DeVenny voted **yes**; Council Members Hood, Marsh and Taylor **recused** themselves.

Action: Approved

- C. *023-03 (Second Reading) An Ordinance Amending Section 8-8 of the Lancaster Code of Ordinance Changing Municipal General Election Dates, and Re-Setting The Election Date for Districts 3, 4, and 6*

Motion: To approve the second reading of 023-03 an Ordinance amending Section 8-8 of the Lancaster Code of Ordinance changing Municipal General Election Dates, and re-setting the election date for Districts 3,4, and 6.

Moved by Council Member Hood, **Seconded by** Council Member Taylor

Vote: Council Members Hood, Marsh, Taylor and Mayor DeVenny voted **yes**; Council Members Harris, Jones and Sowell **recused** themselves

Action: Approved

- D. *023-04 (Second Reading) An Ordinance Annexing into the City of Lancaster, South Carolina One Parcel of Land Totaling 21.8 Acres Located in the General Vicinity of 1926 University Drive, and Owned by Hazel R. Cauthen Jr.*

Council Member Harris asked if tying the proposed trail into the Lindsay Pettus Greenway was still in the plans. Ty Valkanas with Riverside Development stated that no changes have been made to the presented plans at this time, and it was still in the plan.

Motion: To approve the second reading of 023-04 an Ordinance annexing into the City of Lancaster, South Carolina one parcel of land totaling 21.8 acres located in the general vicinity of 1926 University Drive and owned by Hazel R. Cauthen Jr.

Moved by Council Member Taylor, **Seconded by** Council Member Jones

Vote: Motion carried by unanimous roll call vote

Action: Approved

- E. *023-05 (First Reading) An Ordinance Amending the Official Zoning Map of the City of Lancaster, South Carolina, as to Rezone One Parcel of Land, Identified as Tax Map #0049-00-149.00 Totaling 71.59 Acres Located in the General Vicinity of 2080 Charlotte Highway, and Owned By Central Monroe, LLC*

Building and Zoning Director Louis Streater presented 023-05, 023-06, and 023-07 to Council to rezone the properties referenced in the Ordinances. Mr. Streater stated these three parcels totaling 113.17 acres are being recommended for a zoning change from Lancaster County zoning to City R15-Residential zoning.

Mr. Streater also noted that the Public Hearing was conducted during a Planning Commission meeting on December 6, 2022, meeting. Mr. Streater stated there were worries from citizens at the meeting concerning development on the current Crows Nest Driving Range property. Mr. Streater noted that this property lies in a flood plain, so no development is scheduled for this property at this time. He also noted that the developer intends to donate this property to the City. The Planning Commission unanimously voted to rezone the properties to R-15 Residential and to zone the Crows Nest B3-General Commercial.

Spencer McNabb with D.R. Horton Homes presented Council with a presentation of the proposed 273 single family residential subdivision on the eastside of US Highway 521 near the Arrowood Subdivision.

Council Member Harris asked what concerns were addressed regarding the Crows Nest. Mr. Streater stated the residents of the Arrowood Subdivision did not want development of the property.

Council Member Harris noted that Council needs to continue to prioritize serving the current City citizens and to address the unsafe sidewalks within the City. Mayor DeVenny noted that the City has a very diverse population that allows for opportunities within and surrounding the City.

Motion: To approve the first reading of O23-05 an Ordinance amending the official zoning map of the City of Lancaster, South Carolina, as to rezone one parcel of land, identified as Tax Map #0049-00-149.00 totaling 71.59 acres located in the general vicinity of 2080 Charlotte Highway, and owned by Central Monroe, LLC

Moved by Council Member Hood, **Seconded by** Council Member Harris

Vote: Motion carried by unanimous roll call vote

Action: Approved

- F. *O23-06 (First Reading) An Ordinance Amending the Official Zoning Map of the City of Lancaster, South Carolina, as to Rezone One Parcel of Land, Identified as Tax Map #0049-00-148.00 Totaling 12.58 Acres Located at 2120 Charlotte Highway, and Owned by Charles M & Peggy J Thompson*

Motion: To approve the first reading of O23-06 an Ordinance Amending the Official Zoning Map of the City of Lancaster, South Carolina, as to Rezone One Parcel of Land, Identified as Tax Map #0049-00-148.00 Totaling 12.58 Acres Located at 2120 Charlotte Highway, and Owned by Charles M & Peggy J Thompson

Moved by Council Member Taylor, **Seconded by** Council Member Jones

Vote: Motion carried by unanimous roll call vote

Action: Approved

- G. *O23-07 (First Reading) An Ordinance Amending the Official Zoning Map of the City of Lancaster, South Carolina, as to Rezone One Parcel of Land, Identified as Tax Map #0049-00-150.00 Totaling 29.0 Acres Located in the General Vicinity of 2250 Charlotte Highway, and Owned By 521 Property, LLC*

Motion: To approve the first reading of O23-07 an Ordinance Amending the Official Zoning Map of the City of Lancaster, South Carolina, as to Rezone One Parcel of Land, Identified as Tax Map #0049-00-150.00 Totaling 29.0 Acres Located in the General Vicinity of 2250 Charlotte Highway, and Owned By 521 Property, LLC

Moved by Council Member Jones, **Seconded by** Council Member Marsh

Vote: Motion carried by unanimous roll call vote

Action: Approved

- H. *O23-08 (First Reading) An Ordinance Amending the Official Zoning Map of The City of Lancaster, South Carolina, as to Rezone One Parcel of Land, Identified as Tax Map #0062-00-004.01 Totaling 13.5 Acres Located at 2081 Charlotte Highway, and Owned By Raymon E & Kathi W Chisom*

Motion: To approve the first reading of O23-07 an Ordinance Amending the Official Zoning Map of The City of Lancaster, South Carolina, as to Rezone One Parcel of Land, Identified as Tax Map #0062-00-004.01 Totaling 13.5 Acres Located at 2081 Charlotte Highway, and Owned By Raymon E & Kathi W Chisom

Moved by Council Member Taylor, **Seconded by** Council Member Jones

Vote: Motion carried by unanimous roll call vote

Action: Approved

XI. Adjournment

Motion: To adjourn

Moved by Council Member Taylor, **Seconded by** Council Member Jones

Vote: Motion carried by unanimous roll call vote

Action: Adjourned

There being no further business, Council adjourned at 8:21 p.m.

Respectfully submitted,

Tracy Rabon
City Clerk

City of Lancaster Budget Calendar

Fiscal Year 2023-2024

February 16 Thursday	5:00 p.m.	Department Goals due from Department Heads
February 20		Budget Request packets distributed to City Departments Finance Director
February 21 Tuesday	6:00 p.m.	Department Goal/Project Presentation to City Council City Administrator Finance Director Department Heads
March 8	6:00 p.m.	City Council Budget Workshop City Administrator Charlie Barrineau (MASC)
March 20		Department Budget Packets due back to Finance Department Heads
April 4 Tuesday		Budget request document - first draft due Finance Director
April 5-12		Departmental budget reviews City Administrator Finance Director Department Heads
April 24		Budget request document - first review complete City Administrator Finance Director
April 28 Friday	3:00 p.m.	Finance Committee budget review
May 15		Budget Document - first draft due Finance Director
May 22		Recommended Balanced Budget distributed to City Council City Administrator Finance Director
May 30 Tuesday	6:00 p.m.	Budget Workshop and Presentation City Administrator Finance Director
June 1 Thursday	3:00 p.m.	Finance Committee review and comments prior to First Reading City Administrator Finance Director
June 2 Friday		Notification of Public Hearing in <i>The Lancaster News</i> City Administrator Finance Director
June 13 Tuesday	7:00 p.m.	First Reading of 2023-2024 Annual Budget Ordinance
June 20 Tuesday	6:00 p.m.	Public Hearing
June 27 Tuesday	7:00 p.m.	Second Reading of 2023-2024 Annual Budget Ordinance
July 1		Start of Fiscal Year 2023-2024

RESOLUTION R23-03

A RESOLUTION ADOPTING THE COMMERCIAL ROOFING IMPROVEMENT GRANT PROGRAM

WHEREAS, for decades, state and local governments have used economic development incentives to attract businesses, retain jobs, and to improve the local tax base; and

WHEREAS, the City of Lancaster has made economic development a high priority and is committed to revitalizing Downtown; and

WHEREAS, the Commercial Roofing Improvement Grant Program offers commercial property owners, or tenants within Downtown a grant for reimbursement of up to forty thousand dollars (\$40,000) for roofing repairs; and

WHEREAS, the owners or tenants must provide a matching funds of a minimum of 50%; and

WHEREAS, the Lancaster City Council finds that the Commercial Roofing Improvement Grant Program serves a public purpose by helping to improve the physical appearance of Downtown, stimulating private sector investments, encouraging the retention of existing businesses and attracting new establishments, beautifying buildings within Downtown, and increasing property values, thus benefitting the City and its residents.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Lancaster, South Carolina, in Council assembled hereby adopts the Commercial Roofing Improvement Grant Program attached hereto as Exhibit A.

DONE IN MEETING ASSEMBLED on the 14th day of February 2023, and to become effective February 14, 2023.

Yeas _____ Nays _____

Requested by:

Marketing & Development Manager

T. Alston Devenny, Mayor

Approved as to Form:

Mitch Norrell, City Attorney

Tracy Rabon, Municipal Clerk

More Information If you need more information or have questions about the Façade Grant Program, please contact The Marketing and Development Manger

- by phone at (839) 213-2878 E
- by email at athomas@lancastercitysc.com
- by mail at City of Lancaster, PO Box 1149, Lancaster SC 29721-1149
- or in person at to the See Lancaster Department, 201 West Gay Street., Lancaster, SC 29720

ROOFING GRANT PROGRAM



ROOFING GRANT PROGRAM

The City of Lancaster, in its continuing effort to support the development of the Downtown Business District, has created a Roofing Grant Program for all property owners that have an active business or plan to open a business within the designated District. The Roofing Grant Program will encourage economic growth and help create a more inviting character for the downtown area. The following outlines the details of the Roofing Grant Program.

What is a Roofing Grant Program?

The City wishes to encourage and support building and business owner investment in upgrading their existing buildings. The Roofing Grant Program is a 50/50 reimbursement grant; making the City pay 50% of the project. This process is where the City will provide assistance of up to \$40,000 (with a minimum of \$10,000) of a 50/50 match per property for eligible Roofing improvements. A business/building owner may not apply for the same property more than once every ten (10) years. The building or business owner must apply for and be approved in order to receive the grant. The following provides the program's criteria for eligibility and the approval process.

Eligible Properties and Applicants

1. At this time, eligibility is limited to Business and Commercial buildings or structures located within the following streets; Meeting Street to Chesterfield Avenue/Elm St and South French Street to Market Street.
2. Owners or tenants may apply for the Roofing grants; however, any tenant must have the owner's signature on the application.

Eligible and Ineligible Improvements

1. Examples of eligible improvements for Roofing Grant funding include:
 - Replacing damaged or missing shingles
 - Fixing roof leaks
 - Replacing damaged or worn Flashing
 - Repair/replacement rotten Fascia Board or Soffit
 - Repair/replacement of ceiling tile
 - Ventilation issues (Does NOT include Heat/AC Unit replacement)

ROOFING GRANT PROGRAM (CONT.)

Time Limitations

Roofing projects must be completed within six (6) months to a year after the applicant has been notified of approval. A reasonable extension may be granted, based upon the good faith efforts of the applicant, through written notification to the Marketing and Development Manager. Funds will not be released to the applicant if the project is not completed within the time period.

Guidelines

1. Rehabilitation of structures in Lancaster should be considered concerning the architectural integrity of the entire structure, retaining those elements that enhance the building.
2. All rehabilitation proposals will meet the zoning, building, and fire code requirements of the City of Lancaster.
3. Contractors must have a valid City of Lancaster business license AND be appropriately licensed by the State of South Carolina.
4. Any exterior renovation proposal - from an entire roofing rehabilitation to maintenance items is eligible for funding, but top priority will be given to projects which will make a highly visible contribution to the revitalization of the district. (i.e. Preventing Roof Collapse)
5. Retention and repair of existing cornices are strongly encouraged wherever possible. Re-creation of missing cornices should be done with care, using historic photographs as a guide.
6. Before and after pictures are required for any reimbursement.
7. All work must be permanently attached to the building. Items that may be easily removed from the building are not eligible.
8. Applicant must also be able to demonstrate where the purchased material is with receipts from reputable businesses. Handwritten receipts from individuals will not be accepted.

APPLICATION PROCESS

Applications for the Roofing Grant Program can be obtained at City Hall, 216 South Catawba Street, or online at www.lancastercitysc.com. Only completed applications that include all required documentation and information will be accepted. The Marketing and Development Manager will review the application for accuracy. The application will then be sent to the Design Committee. The Design Committee will consider the application and determine eligibility. If the application receives approval, the applicant must enter into an agreement with the City.

- The owner/tenant completes the Application and attaches the following required documentation:
 - At least two 8 X 10 color photographs of the existing Roof/Ceiling.
 - Photos, plans, or sketches of proposed improvements.
 - Quotes, fee proposal, and any other backup that supports the proposed budget.
 - Owner's permission, if necessary.
- Owner/tenant submits the Application to the City of Lancaster's Marketing and Development Manager.
- The Design Committee reviews and approves or disapproves the application. The Design Committee reserves the right to deny an application based on their experience and to recommend alternatives in light of the current use of the building. A notification letter is sent to the applicant stating whether the project has been accepted as described in the application, accepted with conditions, or rejected. If the application is rejected, it may be resubmitted with modifications.
- The Roofing Grant Agreement must be signed upon approval and prior to beginning work. Parties in the agreement will be the applicant, the building owner (if any other than the applicant), and the City Administrator who is authorized to sign on behalf of the City of Lancaster.
- ANY CHANGES TO THE APPROVED DESIGN MUST BE SUBMITTED TO THE MARKETING AND DEVELOPMENT MANAGER
- Upon project completion, copies of all the applicant's dated statements or invoices must be submitted to the Marketing and Development Manager.
- The Marketing and Development Manager and/or a qualified representative will inspect the completed work, and a check will be issued for the actual project cost (Minimum of \$10,000), or up to \$40,000 under the 50/50 reimbursement match requirement.

Roofing Grant Application

Please fill out this application completely and legibly.

Property Information	Business Name	Telephone
	Physical Address	Fax

Applicant Information	Full Name	Telephone
	Mailing Address	Fax
	Email	Federal Tax ID Number

Owner Information (if other than applicant)	Full Name	Telephone
	Mailing Address	Fax
	Email	Federal Tax ID Number

Proposed Roofing Improvements (please specify)
--

Scope of Proposed Project (include a summary of the building's current roof/ceiling condition, areas to be improved and how, as well as any proposed materials or colors)

Required Documentation (these items must be submitted with the signed Application)
 At least two 8 X 10 color photographs of the existing Roof/Ceiling.
 Photos, plans, or sketches of proposed improvements.
 Quotes, fee proposal, and any other back up that supports the proposed budget.
 Owner's permission, if necessary.

I agree to comply with the guidelines and standards of the City of Lancaster Roofing Grant Program and I understand that this is a voluntary program, under which the City has the right to approve or deny any project or proposal or portions thereof.

Applicant Signature/Date: _____

Owner Signature/Date: (if other than applicant) _____

- Submit the completed Application, with all required documentation attached . . .
- by email to athomas@lancastercitysc.com
 - by mail to See Lancaster, City of Lancaster, PO Box 1149, Lancaster SC 29721-1149
 - or in person to the office of See Lancaster, 120 W Arch St., Lancaster, SC 29720

City of Lancaster

Roofing Grant Agreement

THIS AGREEMENT is entered into this _____ day of _____, _____, by and between the CITY OF LANCASTER (City) and _____ (Grantee), whose address is _____.

WHEREAS the City has approved a Roofing Improvement Grant to Grantee subject to the execution of this Agreement, and Grantee desires to accept the grant and to abide by the terms of this Agreement, and

WHEREAS the City has approved a grant in an amount not to exceed Forty Thousand and No/100 Dollars (\$40,000.00) under the 50/50 reimbursement match for Roofing improvements at _____, Lancaster,

South Carolina,

NOW THEREFORE, the parties agree as follows:

1. Grantee reaffirms that all information provided to the City in its Roofing Grant Application is correct and accurate.
2. Grantee has read and agrees to abide by the provisions and requirements of the City of Lancaster Roofing Grant Program.
3. All work performed by Grantee will be consistent with the approval by the City. If Grantee desires to make any changes in the project, Grantee will obtain written approval from the City before implementing such changes. Grantee understands that the City is not required to approve any changes.
4. Grantee agrees to complete the improvements within one (1) year from the date of this Agreement and understands that failure to complete the improvements within such period will result in forfeiture of the grant. Extensions given will be under the discretion of the City Administrator.
5. Grantee understands that the grant will be paid to Grantee only upon completion of the work, submission of all dated statements or invoices to the City, and approval by the City of the completed work.
6. Grantee will notify the City immediately if Grantee's interest in the subject property changes in any way. This Agreement is not assignable by Grantee without prior written approval of the City, which will not be unreasonably withheld.
7. Grantee hereby grants to the City the right to use pictures, renderings, or descriptions of the work for any and all promotional purposes desired by the City.
8. The City of Lancaster assumes no Liability.

IN WITNESS WHEREOF, the parties have signed this Agreement on the day and year first written above.

WITNESSES FOR THE CITY OF LANCASTER

CITY OF LANCASTER

By: Alize Thomas, See Lancaster

WITNESSES FOR THE GRANTEE

GRANTEE

By: _____

WITNESSES FOR OWNER

OWNER (if other than Grantee)

By: _____

Signature of City Administrator for final approval:

City of Lancaster
City Administrator, Steven "Flip" Huffles

Agenda Item IX. A, B, & C

**City of Lancaster
City Council Meeting
February 14, 2023**

TO: City Council
SUBJECT: Rezoning Ordinance O23-05, O23-06 & O23-07
INITIATED BY: D.R. Horton Inc.
PREPARED BY: Louis Streater

Background: D.R. Horton Inc., on behalf of Central Monroe, LLC, Charles M & Peggy J Thompson, and 521 Property, LLC as a part of the annexation process is requesting a zoning map amendment to rezone three parcels of land totaling 113.17 acres from county zoning to city R15-Residential zoning. D.R. Horton intends to develop a 273 single-family residential subdivision on the eastside of US Highway 521 (Charlotte Highway) near the main entrance into the Arrowood Subdivision.

Council unanimously approved the first reading of Ordinance O23-05, O23-06, and O23-07 at the January 24, 2023 City Council meeting.

Financial: Even though there will be a significant increase in the number of residential dwelling units when this development is fully built it is not expected to place a significant strain on police and fire services as these departments will grow along with the subdivision. As primary residential dwelling units the properties will be assessed at the 4% residential rate. The developer is planning on selling the houses between \$300,000 and \$390,000. With an average price of \$345,000 the development will generate over \$675,000 in additional property tax revenue once fully built out.

Policy Considerations: South Carolina Local Government Comprehensive Planning Enabling Act 1994. Rezoning properties to R15- Residential will allow all uses in the R15 district without conditions except as allowed through special exception or variance.

Recommendations/Actions: After conducting the required public hearing it is the unanimous recommendation of the City Planning Commission to rezone properties to R15- Residential. Staff concurs with the recommendation.

Attachments: Petition for rezoning, owners' information, concept plan, Lancaster News Notice of Public Hearing(s), sample letter to adjacent property owners, R15- Residential zoning description, Zoning Table of Uses, **Zoning Ordinance 023-05-** Central Monroe, LLC, and supporting documents, **Zoning Ordinance 023-06-** Charles M. & Peggy J. Thompson and supporting documents, **Zoning Ordinance 023-07-** 521 Property, LLC and supporting documents.

ORDINANCE O23-05

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 #0049-00-149.00 TOTALING 71.59 ACRES LOCATED IN THE GENERAL VICINITY OF 2080 CHARLOTTE HIGHWAY, AND OWNED BY CENTRAL MONROE, 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, Property owner Central Monroe, LLC, petitioned to rezone property located in the general vicinity of 2080 Charlotte Highway to R15- Residential; and

WHEREAS, On December 6, 2022, the Lancaster City Planning Commission held a public hearing on the proposed rezoning, and unanimously recommended approval of the rezoning to 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 R15- Residential.

ALL that certain parcel of land, situated, lying and being in the Lancaster Township, County of Lancaster, State of South Carolina, and more particularly described as follows:

Commencing at a ¾" square iron found, the southwest corner of Lot 10 of Tabor Hills, the Lora Ann Massey property as shown in Deed:1448-20 recorded in the Lancaster County, SC., Register of Deeds Office, said square iron also being the southwestern corner of Lot 11 of Tabor Hills, the Lora Massey property as shown in Deed: 1325-209 recorded in the Lancaster County, SC., Register of Deeds Office, and said square iron being an angle point of the 521 Property LLC property as shown in Deed:244-138 and recorded in the Lancaster County, SC., Register of Deeds Office and said square iron being the northwest corner of the John E. Craig Jr and Jahannes L M Tromp property as shown in Deed:1021-328 and recorded in the Lancaster County, SC., Register of Deeds Office; Thence S22-41-00E 250.34' to a #5 rebar found the southeast corner of the 521 Property LLC property and the northeast corner of the Central Monroe LLC property as shown in Deed: 285-158 recorded in the Lancaster County SC., Register of Deeds Office, said #5 rebar also being a corner of the John E. Craig Jr and Jahannes L M Tromp property as shown in Deed:1021-328 and recorded in the Lancaster County, SC., Register of Deeds Office and being the Point of Beginning.

Thence from said Point of Beginning with the western line of the John E. Craig Jr and Jahannes L M Tromp property S22-41-12E 1084.43' to a leaf spring found the southwestern corner of the John E. Craig Jr and Jahannes L M Tromp property in the northern line of the Eleanor Craig Edwards property as shown in Deed: G8-182 recorded in the Lancaster County SC., Register of Deeds Office; Thence with the northern line of the Eleanor Craig Edwards property S58-47-49W 242.69' to a ¾" Iron Pipe found, the northwester corner of the Eleanor Craig Edwards property and the northeastern corner of the Michael G. Williams property as shown in Deed:Z-5-2408; Thence with the northern line of the Michael G. Williams property S61-15-48W 811.66' to a 1" flat bar found, the northwestern corner of the Michael G. Williams property; Thence with the western line of the Michael G. Williams property S35-07-33E 335.60' to a point in a creek, the northeast corner of the Snipes Farm LLC property as shown in Deed:440-280 recorded in the Lancaster County SC., Register of Deeds Office; Thence 16 calls with the creek and with the northern line of the Snipes Farm LLC property; 1) S78-00-10W 96.02' to a point; 2) S43-00-10W 113.05' to a point; 3)S24-50-50W 177.16' to a point; 4) S79-29-20W 93.51' to a point; 5) S41-05-50W 64.22' to a point; 6)S05-03-50W 104.30' to a point; 7) S18-05-40W 171.46' to a point; 8) S72-38-50W 101.30 to a point; 9) N67-57-00W 131.83' to a point; 10) S70-40-10W 67.74' to a point; 11) N03-58-15W 85.98' to a point; 12) S70-20-43W 129.08' to a point; 13) S47-35-18W 116.69' to a point; 14) S74-52-50W 166.79' to a point; 15) N84-10-55W 65.00' to a point; 16) S59-56-24W 122.37' to a point on the eastern right-of-way of US Highway 521; Thence 7 calls with the eastern right-of-way of US Highway 521; 1) N22-46-01W 175.38' to a SCDOT right-of-way marker found; 2) S66-08-25W 5.00' to a point; 3)N22-34-42W 242.01' to a SCDOT right-of-way marker found; 4) N66-52-27E 5.07' to a SCDOT right-of-way marker found; 5) N22-28-27W 109.87' to a point; 6) S64-39-04W 5.11' to a point; 7) n22-31-20w 136.72' to a #5 rebar found, the southwest corner of the Adams Lancaster LLC property as shown in Deed: 949-254 recorded in the Lancaster County SC., Register of Deeds Office; Thence leaving the right-of-way with the southern line of the Adams Lancaster LLC property N71-06-07E 549.97' to a 1"iron pipe found, the southeastern corner of the Adams Lancaster LLC property and the southwestern corner of the Charles M Thompson & Peggy J Thompson property as shown in Deed: F6-666 recorded in the Lancaster County SC., Register of Deeds Office; Thence 5 calls with the Charles M Thompson & Peggy J Thompson property; 1) N70-11-30E 293.59' to a 1" iron pipe found; 2) N22-33-31W 1129.35' to a 1-1/2" iron rebar found; 3) N53-20-13W 217.03' to a 1" iron pipe found; 4)S65-30-53W 532.14' to a 1-1/2" iron rebar found; 5) S65-30-53W 8.14' to appoint in the eastern right-of-way of SC Highway 521; Thence 5 calls with the eastern right-of-way of SC Highway 521; 1) N06-55-35W 26.17' to a SCDOT right-of-way marker found; 2) N60-11-50E 7.63' to a SCDOT right-of-way marker found; 3) N07-02-54W 215.00' to a SCDOT right-of-way marker found; 4) S81-31-48W 6.65' to a point; 5) N06-47-50W 64.02' to a #5 rebar found the southwest corner of the 521 Property LLC property; Thence 2 calls with the southern line of the 521 Property LLC property; 1) N75-20-49E 530.57' to a 1" pipe found; 2) N75-46-08E 1704.41' to a #5 rebar found, the Point of Beginning.

Derivation: This being the same property as recorded in Deed: 285-158 and recorded in the Lancaster County, South Carolina. Register of Deed Office.

Tax Map No.: 0049-00-149.00

DONE IN MEETING ASSEMBLED on the 14th day of February 2023, and to become effective February 14, 2023.

Yeas _____ Nays _____

Requested by:

D.R. Horton

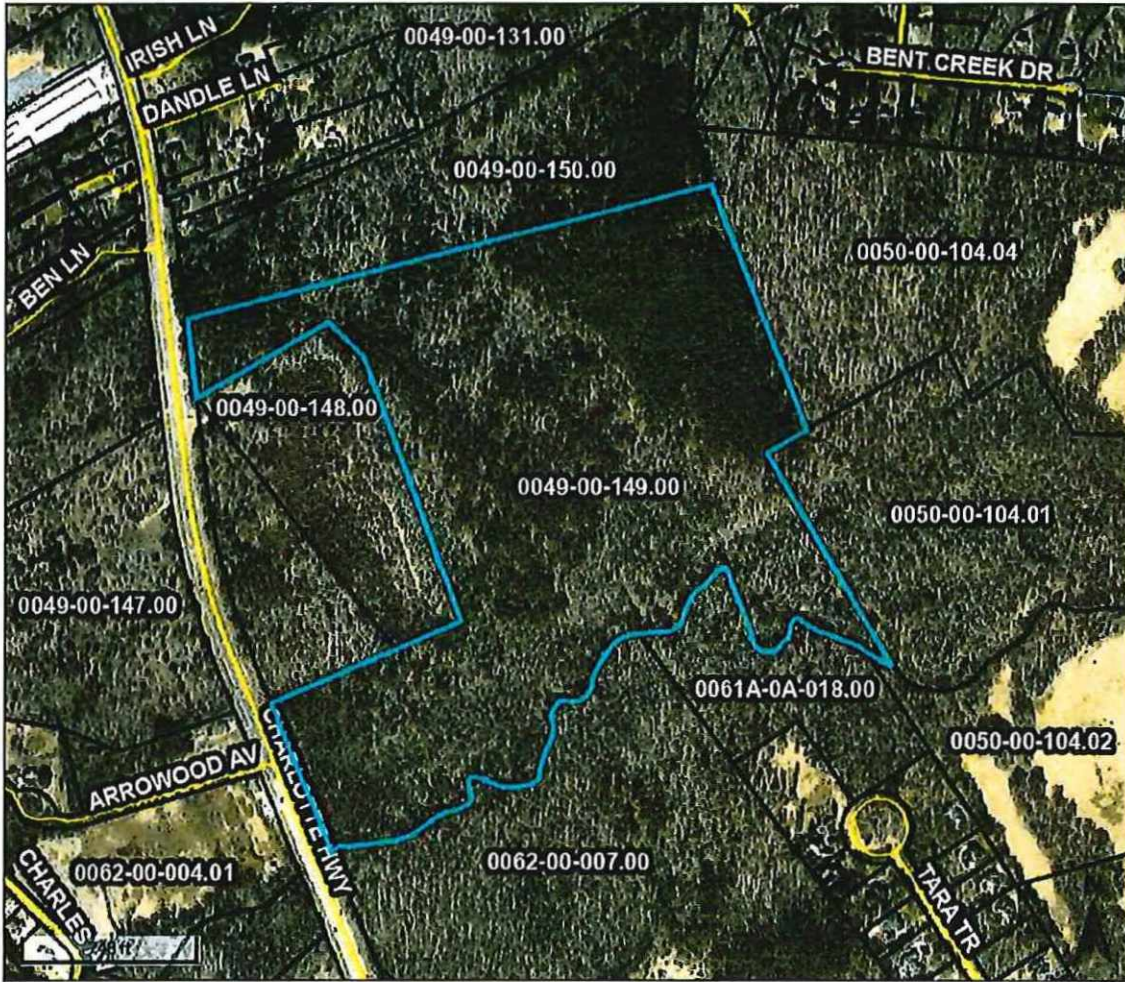
T. Alston DeVenny, Mayor

Approved as to Form:

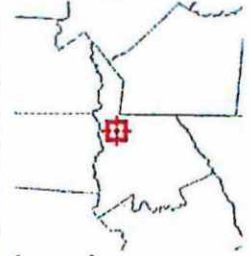
Mitch Norrell, City Attorney

Tracy Rabon, Municipal Clerk

First Reading: January 24, 2023
Second Reading: February 14, 2023



Overview



Legend

- Parcels
- Roads

Parcel ID	0049-00-149.00	Owner	CENTRAL MONROE LLC	Last 2 Sales			
Class Code	Qualified Agricultural		3048 SHERMAN DR LANCASTER, SC 29720	Date	Price	Reason	Qual
Taxing	County	Physical	CHARLOTTE HWY	6/1/2005	\$650000	TRUE	Q
District	LANCASTER	Address		n/a	0	n/a	n/a
Land Size	71.59	CROP/TIMBER	Assessed Value	Value \$349			

(Note: Not to be used on legal documents)

Date created: 12/1/2022
Last Data Uploaded: 12/1/2022 8:27:09 AM

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GEOSPATIAL

The Address of the Grantee is:

1318 Somerset Drive
Lancaster, SC 29720

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 premises before mentioned unto 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 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 1st day of June, 2005, and in the Two Hundred Twenty-ninth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

CENTRAL UNITED METHODIST CHURCH OF
MONROE, INC., one in the same as and formerly
known as CENTRAL UNITED METHODIST
CHURCH OF MONROE NORTH CAROLINA

Ken Hill

BY: *Ken Hill* (SEAL)
Ken Hill, Trustee and Chairman of the Board
of Trustees

Don Richardson

BY: *Don Richardson* (SEAL)
Don Richardson, Trustee



[Handwritten scribble]

11-7-22



ORDINANCE O23-06

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 #0049-00-148.00 TOTALING 12.58 ACRES LOCATED AT 2120 CHARLOTTE HIGHWAY, AND OWNED BY CHARLES M & PEGGY J THOMPSON

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, Property owners Charles M. & Peggy J. Thompson, petitioned to rezone property located at 2120 Charlotte Highway to R15- Residential; and

WHEREAS, On December 6, 2022, the Lancaster City Planning Commission held a public hearing on the proposed rezoning, and unanimously recommended approval of the rezoning to 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 R15- Residential.

ALL that certain parcel of land, situated, lying and being in the Lancaster Township, County of Lancaster, State of South Carolina, and more particularly described as follows:

Beginning at a 1" iron pipe found the southeast corner of the Adams Lancaster LLC property as shown in Deed: 949-254, being also the southwest corner of the Charles M Thompson & Peggy J Thompson property as shown in Deed: F6-666 recorded in the Lancaster County SC., Register of Deeds Office.

Thence from said Point of Beginning 5 calls with the Charles M Thompson & Peggy J Thompson property; 1) N70-11-30E 293.59' to a 1" iron pipe found; 2) N22-33-31W 1129.35' to a 1-1/2" iron rebar found; 3) N53-20-13W 217.03' to a 1" iron pipe found; 4) S65-30-53W 532.14' to a 1-1/2" iron rebar found; 5) S65-30-53W 8.14' to appoint in the eastern right-of-way of SC Highway 521; Thence with the eastern right-of-way of SC Highway 521 S06-49-54E 154.51' to a point, the northwestern corner of the Adams Lancaster LLC property as shown in Deed: 949-254 recorded in the Lancaster County SC., Register of Deeds Office;; Thence leaving the right-of-way of SC Highway 521 two calls with the Adams Lancaster LLC property; 1) N86-55-54E 106.35' to a point; 2) S37-47-36E 1139.39' to a 1" iron pipe found, the Point of Beginning.

Derivation: This being the same property as recorded in Deed: F6-666 and recorded in the Lancaster County, South Carolina. Register of Deed Office.

Tax Map No.: 0049-00-148.00

DONE IN MEETING ASSEMBLED on the 14th day of February 2023, and to become effective February 14, 2023.

Yeas _____ Nays _____

Requested by:

D.R. Horton

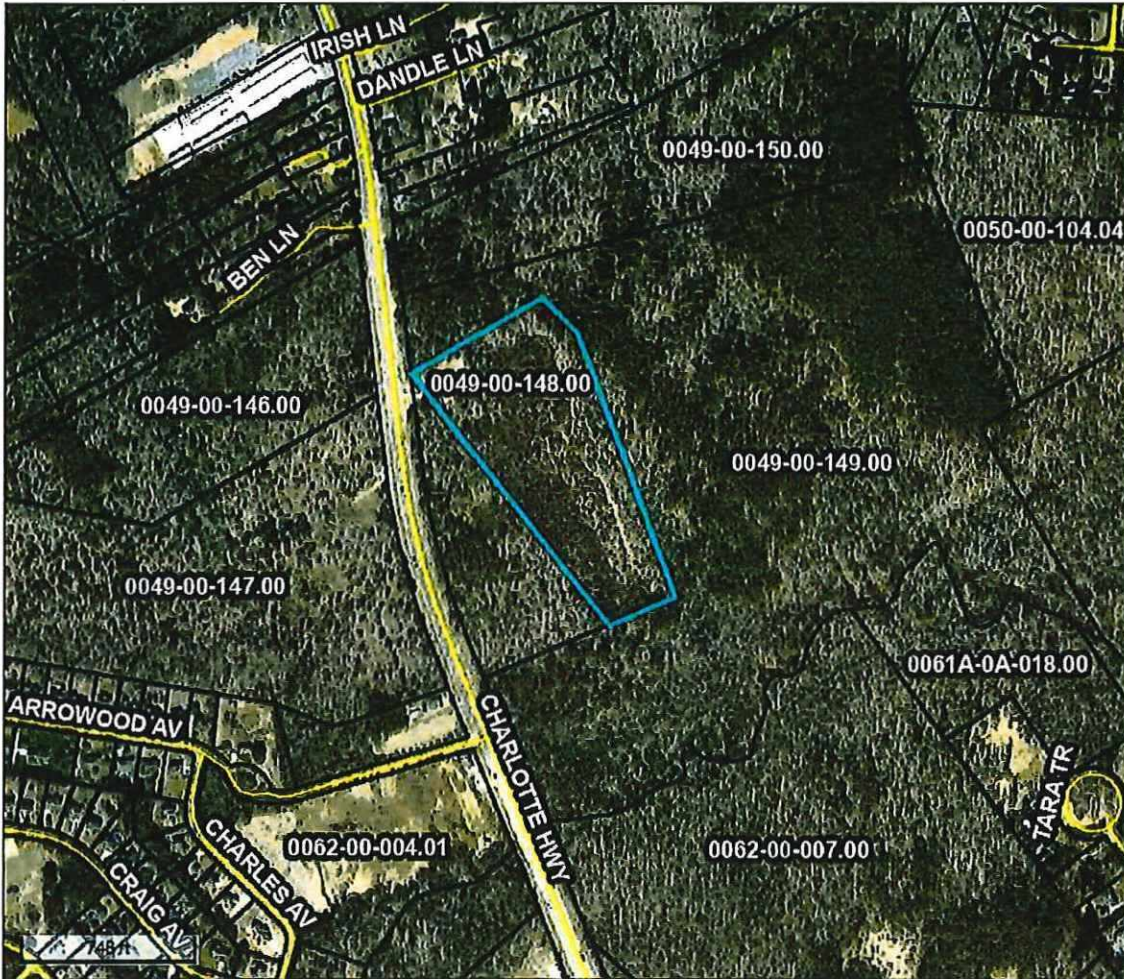
T. Alston DeVenny, Mayor

Approved as to Form:

Mitch Norrell, City Attorney

Tracy Rabon, Municipal Clerk

First Reading: January 24, 2023
Second Reading: February 14, 2023



Legend
 □ Parcels
 — Roads

Parcel ID	0049-00-148.00	Owner	THOMPSON CHARLES M & PEGGY	Last 2 Sales			
Class Code	Non Qualified Residential		J	Date	Price	Reason	Qual
Taxing	County		625 WESTGLEN PL	9/21/1984	\$5	n/a	U
District	LANCASTER		LANCASTER, SC 29720	n/a	0	n/a	n/a
Land Size	12.58	ACRES	Physical Address	2120 CHARLOTTE HWY			
			Assessed Value	Value \$57			

(Note: Not to be used on legal documents)

Date created: 12/1/2022
 Last Data Uploaded: 12/1/2022 8:27:09 AM

Developed by Schneider GEOSPATIAL

TITLE NOT EXAMINED.

State of South Carolina, }
County of Lancaster

TITLE TO REAL ESTATE

Know All Men by These Presents, That I, J. N. Thompson, of Lancaster County, South Carolina,

hereinafter referred to as grantor for and in consideration of the sum of

Five and No/100 (\$5.00) Dollars, love and affection, Dollars

to grantor paid by Charles M. Thompson and Peggy J. Thompson

hereinafter referred to as grantees, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee and grantee's heirs, successors and assigns, the following described property, to wit:

"All that certain piece, parcel or tract of land, lying, being and situate in Lancaster County, South Carolina, consisting of one lot of land containing one-third (1/3) of an acre, more or less, and the said lot is bounded now of formerly as follows: On the North by lands of John Steele; East by lands of J. J. Montgomery; South by lands of The Adams Estate; and on the West by a Paved Highway, designated as State Highway No. 521. Said lot being more fully described by a plat made December 30, 1946, by A. N. Joyner."

Being the identical property conveyed to Grantor herein by deed of Mrs. Lois Adams Belk, and Mrs. Juanita Adams Tucker, dated January 4, 1947 and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina, in Deed Book V-3 at Page 273.

ALSO: "All that certain piece, parcel or lot of land, lying, being and situate in Gills Creek Township, Lancaster County, South Carolina, containing 12 1/4 (twelve and one-quarter) acres as shown by plat of J. H. Mobley, Surveyor, dated March 2, 1931, and recorded in the Office of the Clerk of Court for Lancaster County in Deed Book Z at Page 313."

Being property conveyed to Ruth Montgomery Thompson and J. Melvin Thompson by deed recorded in Deed Book L-3 at Page 441. Thereafter Ruth Montgomery Thompson conveyed her 1/2 interest to J. Melvin Thompson by deed dated April 26, 1978 and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina, in Deed Book Z-5 at Page 148.

Grantees' Address: Route 1, Box 59
Lancaster, South Carolina 29720

RECORDED
Lancaster, South Carolina
SEP 27 1984

ASSESSOR'S OFFICE

Received 9-28-84
Tax Map Code 49 @ 148
Or Portion Of _____

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 premises before mentioned unto the said grantee and grantee's heirs, successors and assigns forever.

And 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 21st day of September, 1984, and in the two hundred and ninth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
Carol McMenus
Witness
Walter F. Ballard
Witness

J. M. Thompson
J. M. Thompson (Seal)

(Seal)

STATE OF SOUTH CAROLINA, }
County of Lancaster.

PERSONALLY appeared before me, the undersigned witness, and made oath that (s)he saw the Grantor sign, seal and, as grantor's act and deed, deliver the within-written Deed for the uses and purposes therein mentioned and that (s)he, with the other witness above, witnessed the execution thereof.

SWORN to before me, this 21st day of September 19 84.
Walter F. Ballard (Seal)
Notary Public of South Carolina

Carol McMenus
Witness

My Commission Expires: 9/21/89

STATE OF SOUTH CAROLINA, }
County of Lancaster.

RENUNCIATION OF DOWER

I, the undersigned Notary Public, a Notary Public of South Carolina, do hereby certify unto all whom it may concern, that the undersigned, wife of the grantor, did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread, or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within-named grantee and grantee's heirs, successors and assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

Given under my Hand and Seal, this _____ day of _____, 19_____

(Seal)
Notary Public of South Carolina
My Commission Expires:

SPITE
State of South Carolina,
County of Lancaster

J. MELVIN THOMPSON
TO
CHARLES M. THOMPSON and
PEGGY J. THOMPSON

TITLE TO REAL ESTATE

I hereby certify that the within Deed was filed for record in my office at _____ M.o'clock on the 21st day of SEPT. 19 84, and was immediately entered upon the proper indexes and duly recorded in Book _____ of Deeds, page 666

Clerk of Court of Common Pleas and General Sessions or Register Mesne Conveyance for the State and County aforesaid.

I hereby certify that the within Deed has been this _____ day of _____ A.D. 19_____, Recorded in Book _____ of Deeds, page _____ Auditor of the State and County aforesaid.

COPYRIGHT © 1980
LAWRENCE J. C.

ORDINANCE 023-07

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 #0049-00-150.00 TOTALING 29.0 ACRES LOCATED IN THE GENERAL VICINITY OF 2250 CHARLOTTE HIGHWAY, AND OWNED BY 521 PROPERTY, 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, Property owner 521 Property, LLC, petitioned to rezone property located in the general vicinity of 2250 Charlotte Highway to R15- Residential; and

WHEREAS, On December 6, 2022, the Lancaster City Planning Commission held a public hearing on the proposed rezoning, and unanimously recommended approval of the rezoning to 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 R15- Residential.

ALL that certain parcel of land, situated, lying and being in the Lancaster Township, County of Lancaster, State of South Carolina, and more particularly described as follows:

Beginning at a ¾" square iron found, the southwest corner of Lot10 of Tabor Hills, the Lora Ann Massey property as shown in Deed:1448-20 recorded in the Lancaster County, SC., Register of Deeds Office, said square iron also being the southwestern corner of Lot 11 of Tabor Hills, the Lora Massey property as shown in Deed: 1325-209 recorded in the Lancaster County, SC., Register of Deeds Office, and said square iron being an angle point of the 521 Property LLC property as shown in Deed:244-138 and recorded in the Lancaster County, SC., Register of Deeds Office and said square iron being the northwest corner of the John E. Craig Jr and Jahannes L M Tromp property as shown in Deed:1021-328 and recorded in the Lancaster County, SC., Register of Deeds Office.

Thence from said Point of Beginning S22-41-00E 250.34' to a #5 rebar found, the northeast corner of the Central Monroe LLC property as shown in Deed:285-158 recorded in the Lancaster County, SC., Register of Deeds Office; Thence with the northern line of the Central Monroe LLC property S75-46-08W 1704.41' to a 1" pipe found; Thence S75-20-49W 530.57' to a #5 rebar found the northeast corner of the northwest corner of the Central Monroe LLC property on the eastern right-of-way of SC Hwy 521; Thence 3 calls with the eastern right-of-way of SC Hwy 521; 1) N07-08-56W 91.20' to a SC right-of-way marker found; 2) Thence S82-18-22W 24.22'

to a point; 3) Thence N06-50-06W 209.08' to a point; Thence leaving the right-of-way of SC Hwy 521 five calls with the southern line of the Jeffrey Morris Ghent & Jean Marie Ghent property as shown in Deed: 686-35 recorded in the Lancaster SC., Register of Deeds Office 1) N84-30-44E 43.97' to a point; 2) Thence N63-27-04E 462.86' passing through a stone found at 10.48', to a #4 iron pin found; 3) N65-10-20E 17.05' to a #4 rebar found; 4) N62-46-38E 94.58' to a #4 rebar found; 5) N62-46-01E 446.16' to a 3/4" iron found, the southeastern corner of the Robert Wayne Vick and Karon Elaine V Furr property as shown In Deed: 838-307 recorded in the Lancaster County, SC., Register of Deeds Office; Thence with the southern line of the Robert Wayne Vick and Karon Elaine V Furr property N62-59-55E 1104.60' to a 1/2" iron rod found, the southwestern corner of Lot 12 of Tabor Hills as shown in Deed: 1466-240; Thence with the southern line of Lot 12 of Tabor Hills N63-00-54E 291.00' to a 1/2" iron rod found, the southeast corner of Lot 12 of Tabor Hills and the northwest corner of Lot 11 of Tabor Hills; Thence with the western line of Lot 11 of Tabor Hills S06-24-30W 613.70' TO A 3/4" Square iron found, the Point of Beginning.

Derivation: This being the same property as recorded in Deed: 244-138 and recorded in the Lancaster County, South Carolina. Register of Deed Office.

Tax Map No.: 0049-00-150.00

DONE IN MEETING ASSEMBLED on the 14th day of February 2023, and to become effective February 14, 2023.

Yeas _____ Nays _____

Requested by:

D.R. Horton

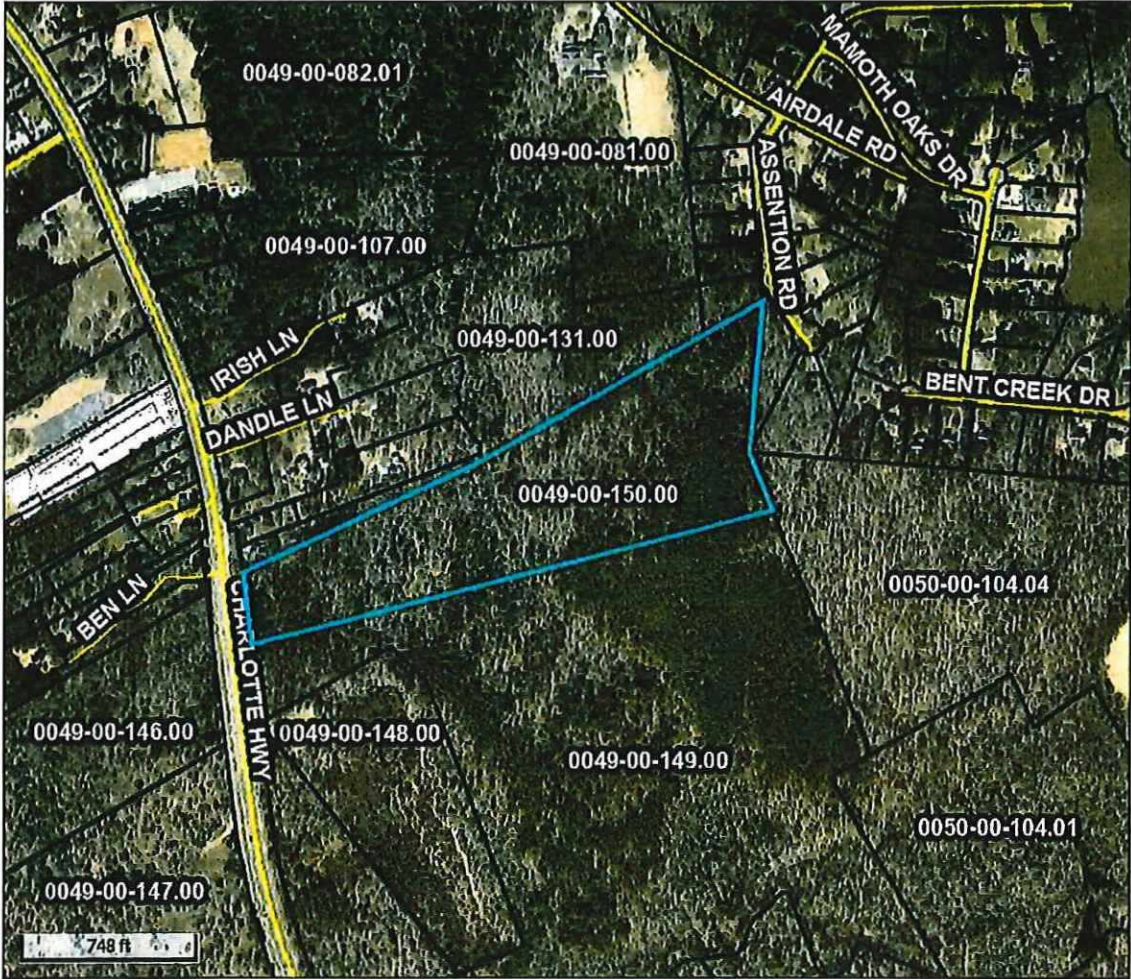
T. Alston DeVenny, Mayor

Approved as to Form:

Mitch Norrell, City Attorney

Tracy Rabon, Municipal Clerk

First Reading: January 24, 2023
Second Reading: February 14, 2023



Legend
 □ Parcels
 — Roads

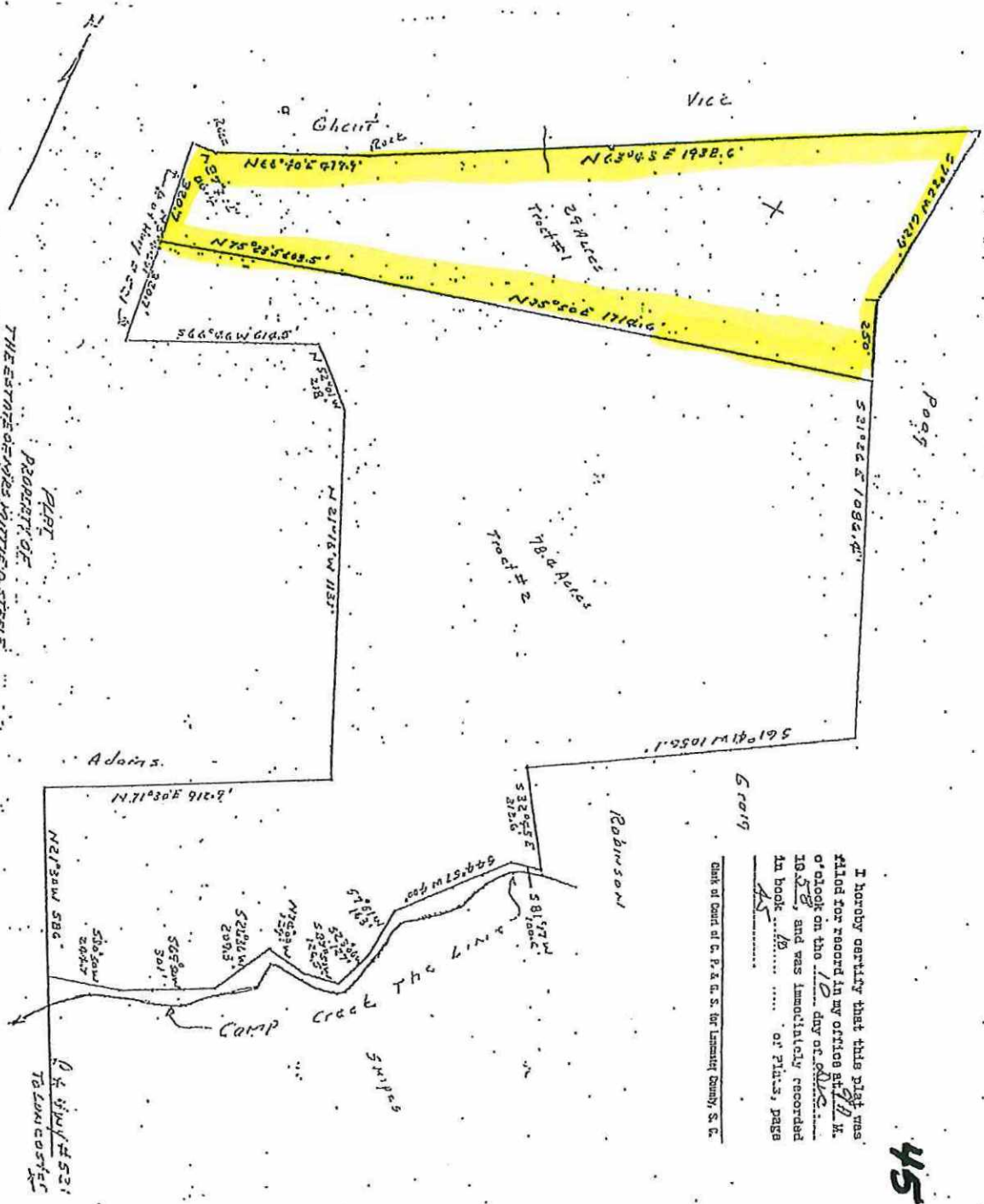
Parcel ID	0049-00-150.00	Owner	521 PROPERTY LLC	Last 2 Sales			
Class Code	Corporate Agriculture	Use	3048 SHERMAN DR LANCASTER, SC 29720	Date	Price	Reason	Qual
Taxing	County	Physical Address	CHARLOTTE HWY	n/a	0	n/a	n/a
District	INDIAN LAND	Assessed Value	Value \$212				
Land Size	29	CROP/TIMBER					

(Note: Not to be used on legal documents)

Date created: 12/1/2022
 Last Data Uploaded: 12/1/2022 8:27:09 AM

Developed by Schneider GEOSPATIAL

APPT
 PROPERTY OF
 THE ESTATE OF MRS. MINTIE D. STEELE
 NORTHERN CRACK QUARRY, F-521
 SCALE 1" = 200'
 Survey by
 J. A. Kester



I hereby certify that this plat was
 filed for record in my office at 9 A. M.
 of the day of June, 1952, and was immediately recorded
 in book 45 of Plats, page
45

Clark of Court of C. P. & C. S. for Lincoln County, S. C.

45

RECORDED THIS 14th DAY
 OF July, 2004
 IN BOOK 0 PAGE 501 Bk: 00244 Pg: 00138

When recorded return to:

Charles A. Moran

Bell, Tindal & Freeland, PA
 P.O. Box 867
 312 North Main Street
 Lancaster, SC 29721

FILED, RECORDED, INDEXED
 07/14/2004 09:38AM
 Auditor, Lancaster County, SC
 Co Fees: \$10.00 St Fees: \$58.00
 Co Fees: \$63.00 Pages: 3
 Register of Deeds
 LANCASTER COUNTY, SC

(Space Above This Line For Recording Data)

STATE OF SOUTH CAROLINA,)
)
 COUNTY OF LANCASTER,) **TITLE TO REAL ESTATE**

KNOW ALL MEN BY THESE PRESENTS, THAT MARGARET EDNA STEELE hereinafter referred to as grantor for and in consideration of the sum of THREE HUNDRED THIRTY THOUSAND AND NO/100 (\$330,000.00) DOLLARS to grantor paid by **521 PROPERTY, LLC** hereinafter referred to as grantee, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee and grantee's heirs, successors and assigns, the following described property, to wit:

"All that piece, parcel or lot of land, with buildings and improvements thereon, lying, being and situate in Gills Creek Township, Lancaster County, South Carolina, on the East side of U. S. Highway 521, containing 29 acres, more or less and is more minutely described on Plat of Survey made by F. E. Kerr, Jr., November 22, 1958 as Tract No. 1 on above Plat entitled "The Estate of Mrs. Mittie D. Steele." Beginning at a point on said Highway and running thence with said Highway N 5-44 W 320.7 feet; thence along line of Ghent N 87-41 E 86.4 feet to a rock; thence N 66-40 E 479.9 feet to a rock; thence with line of Vick N 63-43 E 1938.6 feet to a point; thence with line of Poag S 7-32 W 612.9 feet; thence S 21-36 E 250 feet; thence N 75-50 E 1714.6 feet; thence N 75-23 E. 603.5 feet to the beginning point. Being bounded, now or formerly, on the North by lands of Ghent and Vick; East by Poag lands; South by lands of Benjamin Eugene Steele and Cora S. Steele and on the West by U. S. Highway 521. Said Plat being recorded in Plat Book 10, at Page 45 for which reference is hereby made."

Being the property conveyed to Margaret Edna Steele by deed from Lee O. Montgomery, Clerk of Court dated December 10, 1958, recorded in the Office of the Register of Deeds for Lancaster County, South Carolina in Deed Book T-4 at Page 426.

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.

ASSESSOR'S OFFICE
 Received 7-15-04
 Tax Map No. N9-150.00
 Or Portion Of _____

The Address of the Grantee is:

1318 Somerset Drive
Lancaster, SC 29720

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 premises before mentioned unto 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 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 13th day of July, 2004, and in the Two Hundred Twenty-ninth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Handwritten signatures of witnesses]

Margaret Edna Steele (SEAL)
MARGARET EDNA STEELE
Margaret Edna Steele by her attorney-in-fact Noel M. Hurley, Sr. (SEAL)
MARGARET EDNA STEELE, by her Attorney-in-fact NOEL M. HURLEY, SR. by Power of Attorney recorded in the Office of the Register of Deeds for Lancaster County, South Carolina in Deed Book 77 at Page 278

STATE OF SOUTH CAROLINA,)
)
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 13th day of July, 2004.



NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires: *8/25/08*



City of Lancaster Annexation Petition

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

INFORMATION		
Petitioner/Owner Name	Telephone	
Mailing Address / City ST ZIP SEE ATTACHED PETITIONER AND OWNER INFORMATION AND SIGNATURE PAGES		
Additional Owner Name (if applicable)	Telephone	
Mailing Address / City ST ZIP		
Additional Owner Name (if applicable)	Telephone	
Mailing Address / City ST ZIP		
GENERAL LOCATION OF SUBJECT PROPERTY OR PROPERTIES		
2081 Charlotte Highway	Tax Map # 0062-00-004.01 Acres (±) 13.5	Requested Zoning B-3
E/O Hwy 521	Tax Map # 0049-00-149.00 Acres (±) 71.59	Requested Zoning R-15
E/O Hwy 521	Tax Map # 0049-00-148.00 Acres (±) 12.58	Requested Zoning R-15
Hwy 521	Tax Map # 0049-00-150.00 Acres (±) 29	Requested Zoning R-15
	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		
<p>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.</p>		
PRINTED NAME(S) AND SIGNATURE(S) OF PETITIONER/PROPERTY OWNER(S) AND DATE		
	SEE ATTACHED PETITIONER AND OWNER INFORMATION AND SIGNATURE PAGES	
ACTION BY LANCASTER CITYCOUNCIL		
Petition <input type="checkbox"/> Approved <input type="checkbox"/> Denied		Action Date
Signature of Authorized City Representative		Date Signed

Annexation Petition – Owners Information and Signature Page

Owners 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 or part of the area described on Exhibit A attached hereto 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 City Zoning District Requested on the petition form. I certify that I have received a copy of, understand and agree to the Sections 28-2 and 31-4(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.

Property Owner Certification

I hereby certify that I have received a copy of the Annexation Petition and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable City ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or (his/her) authorized agent, of the subject property and authorize DR Horton, Inc. to submit this Annexation Petition on my behalf. I understand that falsifying any information herein may result in rejection or denial of this request.

Information

Parcel ID:	0049-00-149.00
Petitioners Name:	Central Monroe, LLC
Contact Name:	Malcom Edwards
Mailing Address:	3048 Sherman Drive Lancaster, SC 29720
Telephone:	803-285-4333
Email:	macmdeye@gmail.com



Signature

Malcom Edwards

Printed Name

8-18-22

Date

Annexation Petition – Owners Information and Signature Page

Owners 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 or part of the area described on Exhibit A attached hereto 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 City Zoning District Requested on the petition form. I certify that I have received a copy of, understand and agree to the Sections 28-2 and 31-4(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.

Property Owner Certification

I hereby certify that I have received a copy of the Annexation Petition and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable City ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or (his/her) authorized agent, of the subject property and authorize DR Horton, Inc. to submit this Annexation Petition on my behalf. I understand that falsifying any information herein may result in rejection or denial of this request.

Information

Parcel ID: 0049-00-148.00
Petitioners Name: Jim Thompson (Power of Attorney)
Charles M. Thompson and Peggy J Thompson
Mailing Address: 625 Westglen Place
Lancaster, SC 29720
Telephone: 336-736-9601
Email: jm3thompson@aol.com

James P. Thompson JAMES P. THOMPSON 8/18/22
Signature Printed Name Date

Annexation Petition – Owners Information and Signature Page

Owners 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 or part of the area described on Exhibit A attached hereto 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 City Zoning District Requested on the petition form. I certify that I have received a copy of, understand and agree to the Sections 28-2 and 31-4(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.

Property Owner Certification

I hereby certify that I have received a copy of the Annexation Petition and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable City ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or (his/her) authorized agent, of the subject property and authorize DR Horton, Inc. to submit this Annexation Petition on my behalf. I understand that falsifying any information herein may result in rejection or denial of this request.

Information

Parcel ID: 0049-00-150.00
 Petitioners Name: 521 Property, LLC
 Contact Name: Malcolm Edwards
 Mailing Address: 3048 Sherman Drive
 Lancaster, SC 29720
 Telephone: 803-285-4333
 Email: macmdeye@gmail.com



Signature

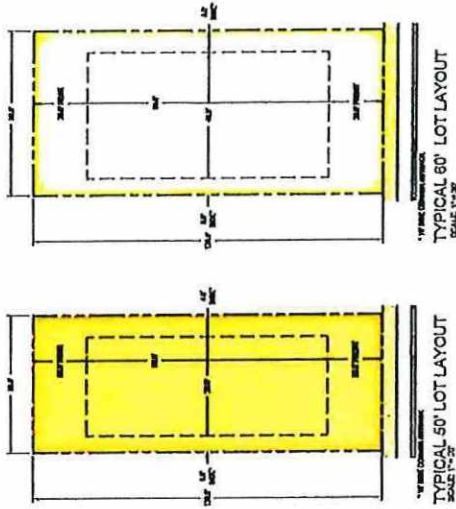
Malcolm Edwards

Printed Name

8-18-22

Date

Site Data		
Central Monroe City of Lancaster, Lancaster County, South Carolina		
Parcel Numbers: 0049-00-150.00, 0049-00-149.00, 0049-00-148.00, and 0052-00-004.01		
Project Area	Ac.	Density
Gross Ac.	135.50 Ac.	2.01 DU/Ac.
Gross Ac. Min. Parcel	121.24	
Gross Ac. Existing Drivng Range	14.26	
Zoning		
Current Zoning	Lancaster County GS / LDR	
Proposed Zoning	City of Lancaster B3 / R15 Cluster (with annexation)	
Max. Impervious	67.75 Ac.	50.00%
Unit Type	Qty	Mix
Lots 50' x 130'	151	55.3%
Lots 60' x 130'	122	44.7%
Total	273	100.0%



SCALE: 1" = 20'

DATE: 09/13/2022

SCALE: 1" = 20'

11111 METROPOLITAN AVE, SUITE 250
 CHARLOTTE, NC 28224
 www.bceinc.com
 NC LICENSE #C-4337

DR HORTON - CENTRAL MONROE CONCEPT PLAN

11111 METROPOLITAN AVE, SUITE 250
 CHARLOTTE, NC 28224
 www.bceinc.com
 NC LICENSE #C-4337

THIS DOCUMENT IS TO BE USED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. PLEASE DO NOT REPRODUCE OR TRANSMIT THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BCE INC. SHALL BE WITHOUT LIABILITY TO BCE INC.

The Lancaster News



SERVING LANCASTER COUNTY
LANCASTER • HEATH SPRINGS • KERSHAW • VAN WYCK • INDIAN LAND

SATURDAY-SUNDAY, OCTOBER 29-30, 2022

\$1

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, December 6, 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:

1. Rezoning: To confirm the zoning classification of B3- General Commercial for one parcel of land totalling .13.5 acres, recently annexed into the City of Lancaster, located at 2081 Charlotte Highway Lancaster, SC 29720. Property parcel is identified as tax map #: 0062-00-004.01
Owner(s) -- Raymon E. & Kathi W. Chlson
2. Rezoning: To confirm the zoning classification of R15- Residential for one parcel of land totalling 71.69 acres, recently annexed into the City of Lancaster, located in the general vicinity of 2080 Charlotte Highway Lancaster, SC 29720. Property parcel is identified as tax map #: 0049-00-149.00
Owner(s) -- Central Monroe, LLC
3. Rezoning: To confirm the zoning classification of R15- Residential for one parcel of land totalling 12.58 acres, recently annexed into the City of Lancaster, located at 2120 Charlotte Highway Lancaster, SC 29720. Property parcel is identified as tax map #: 0049-00-148.00
Owner(s) -- Charles M. & Peggy J. Thompson
4. Rezoning: To confirm the zoning classification of R15- Residential for one parcel of land totalling 29.0 acres, recently annexed into the City of Lancaster, located in the general vicinity of 2260 Charlotte Highway Lancaster, SC 29720. Property parcel is identified by tax map #: 0049-00-150.00
Owner(s) -- 521 Property, 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 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 dslavanson@lancastercitysc.com by 5:00 p.m. on the day of the meeting. Your comments will be distributed to the members of the Commission.

Any person requiring special accommodations should contact the Building, Planning and Zoning Department at least 24 hours prior to the meeting.



LANCASTER
THE RED ROSE CITY
Building & Zoning Department

November 11, 2022

Jeffrey Morris & Jean Marie Ghent
2260 Charlotte Highway
Lancaster, SC 29720

RE: Rezoning - Charlotte Hwy
Tax Map # 0049-00-148.00
Tax Map # 0049-00-149.00
Tax Map # 0049-00-150.00

Dear property owner(s):

As a courtesy, we are notifying property owners adjacent to reference properties (maps enclosed) of a request to amend the City's Official Zoning Map. The property owner(s) are requesting an R-15 (Residential) zoning classification for a proposed subdivision.

The Planning Commission of the City of Lancaster, South Carolina, is scheduled to hold a Public Hearing on Tuesday, December 6, 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-15 (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

ing), then in computing such period, the day of the event shall not be included but the day of the action shall be included. For example, if notice of a public hearing is required to be published at least fifteen (15) days before the hearing, then if the notice is published on the first of the month it would be satisfactory for a hearing on the sixteenth of that same month.

Sec. 31-11. Miscellaneous.

As used in this chapter, words importing the masculine gender include the feminine and neuter. Words used in the singular in this chapter include the plural and words used in the plural include the singular.

Sec. 31-12. Effect of article on land and buildings within city.

(a) *New uses or construction.* After the effective date of this article [November 13, 2007], any new construction or uses of land shall conform to the use and dimensional requirements for the district in which it is to be located.

(b) *Open space requirements.* After the effective date of this article, no part of a yard, court or other open space, or off-street parking or loading space required for the purpose of complying with the provisions of this article shall be included as part of a yard, open space, or parking and loading space required for any other building.

(c) *Reduction of lot and yard area prohibited.* After the effective date of this article, no yard or lot existing at the time of passage of this article shall be reduced in size or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this article shall meet at least the minimum requirements established herein.

(d) *Conforming uses.* After the effective date of this article, structures or the uses of land or structures which then conform to the regulations for the district in which land structures or uses are located may be continued; provided that any structural alteration or change in use shall conform to the regulations herein specified.

Secs. 31-13—31-20. Reserved.

ARTICLE II. ZONING DISTRICTS AND ZONING MAP

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

Sec. 31-361. - Zoning table of uses.

<p>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)</p>	<p>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</p>
---	---

	Use description	NAICS	R-15	R-10	R-6	PO	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							

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	UP		
Farmers Market									UP	UP	UP		
Feed and Seed, Packages and Retail								SE	UP	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	UP		
Food Service and Drinking Place	722						SE	UP		UP			
Funeral Home, Crematorium										SE	SE		
Funeral Home, Mortuary Services	812210							UP	SE	UP	UP		

Coal, sales and storage	4543								SE		
Commercial Kennel									SE		
Concrete Products Manufacture	327390								SE		
Cotton and Vegetable Oil Processing and Refining	3112								SE		
Electrical Equipment Assembly								SE	UP		
Farm Implement Machinery Sales and Storage								UP	UP		
Feed Mill									SE		
Fire Training Center									UP		
Food Processing and Packaging, except Slaughtering									UP		
Foundry	3315								SE		
Furniture Manufacturing								SE	SE		
Instrument and Meter Manufacturing								SE	UP		
Jewelry and Watch Manufacturing	3399							SE	UP		
Junkyards for Automobiles, Building Materials, Metal or Other Salvage									SE		

	Public Utility and ROW		UP	UP	UP		UP	UP	UP			
	Religious Institutions		UP	UP	UP	UP	UP	UP	UP	UP		
	Senior Citizens Center			UP	UP	UP	UP	UP	UP			
	School, Public		CPC (2)	CPC (2)	CPC (2)	CPC (2)		UP	CPC (2)			
	School, Parochial		UP	UP	UP	UP		UP	UP			
5	Park/Recreational/Conservation											
	Cemetery/Mausoleum		UP	UP	UP	UP	UP	UP	UP	UP		
	Public Park and Playground		UP	UP	UP	UP	UP	UP	UP	UP		
	Recreational Facilities (public-lighted, private)		SE/JCP (1), (2)	SE/CPC (1), (2)	SE/CPC (1), (2)	SE/CPC (1), (2)	SE/CPC (1), (2)	SE	UP/CP C (1), (2)	UP/CPC (1), (2)	SE/CPC (1), (2)	SE/CPC (1), (2)

(1) See article IV for special conditions associated with use.

(2) CPC means that although allowed, a public project review shall be obtained by the city planning commission (CPC) prior to issuance of permits.

(3) See sections 31-34 and 31-232 for specific regulations pertaining to home occupations.

(Ord. No. O09-16, 6-23-09)

Agenda Item IX.D

**City of Lancaster
City Council Meeting
February 14, 2023**

TO: City Council
SUBJECT: Rezoning Ordinance O23-08
INITIATED BY: D.R. Horton Inc.
PREPARED BY: Louis Streater

Background: D.R. Horton Inc., on behalf of Central Monroe, LLC, Charles M & Peggy J Thompson, and 521 Property, LLC as a part of the annexation process is requesting a zoning map amendment to rezone one parcel of land totaling 13.5 acres located at 2081 Charlotte Highway from county zoning to city B3- General Commercial zoning. The property is currently a golf driving range called the Crow's Nest. D.R. Horton has no plans to further develop the parcel and wishes to donate the property to the City of Lancaster.

Council unanimously approved the first reading of Ordinance O23-08 at the January 24m 2023 City Council meeting.

Financial: The city will collect property taxes and business license taxes under current ownership.

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

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

Attachments: Zoning Ordinance 023-08- Raymon E. & Kathi W. Chisom, petition for rezoning, owners' information, concept plan, Lancaster News Notice of Public Hearing(s), sample letter to adjacent property owners, B3- General Commercial zoning description, Zoning Table of Uses, and supporting documents.

ORDINANCE O23-08

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 #0062-00-004.01 TOTALING 13.5 ACRES LOCATED AT 2081 CHARLOTTE HIGHWAY, AND OWNED BY RAYMON E & KATHI W CHISOM

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, Property owners Raymon E. & Kathi W. Chisom, petitioned to rezone property located at 2081 Charlotte Highway to B3- General Commercial; and

WHEREAS, On December 6, 2022, the Lancaster City Planning Commission held a public hearing on the proposed rezoning, and unanimously recommended approval of the rezoning to 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 B3- General Commercial.

ALL that certain parcel of land, situated, lying and being in the Lancaster Township, County of Lancaster, State of South Carolina, and beginning at a # 4 rebar with cap found at the northwest corner of the Raymon E. Chisom & Kathi W. Chisom property as shown in Deed: 482-66 recorded in the Lancaster County SC., Register of Deeds Office, said #4 rebar found also being the southwest corner of the Crow's Nest Driving Range property as shown in Deed: J13-166 recorded in the Lancaster County SC., Register of Deeds Office, said #4 rebar found also being on the easterly right-of-way of Charles Avenue as shown in Plat 2008-587.

Thence from said Point of Beginning 8 calls with the eastern right-of-way of Charles Avenue; 1) with the arc of a curve to the left having a radius of 135.50' an arc length of 69.45' (subtended by chord N29-43-26W 68.69') to a point; 2) N45-35-57W 157.47' to a point; 3) N45-31-21W 105.12' to a point; 4) N45-42-34W 104.93' to a point; 5) N45-36-10W 99.44' to a point; 6) N33-09-33W 81.35' to a point; 7) with the arc of a curve to the right having a radius of 136.35' an arc length of 61.44' (subtended by chord N02-23-13W 60.92') to a point; 8) N11-02-56E 175.15' to a rebar set at the right-of-way intersection of Charles Avenue and Arrowood Avenue as shown in Plat 2011-626 recorded in the Lancaster County SC., Register of Deeds Office; Thence 4 calls with the southern right-of-way of Arrowood Avenue; 1) S57-34-29E 113.25' to a point; 2) with the arc of a curve to the left having a radius of 75.00' an arc length of 184.66' (subtended by chord S57-34-29E 141.43') to a point; 3) with the arc of a curve to the left having a radius of 201.39' an arc length of 139.96'

(subtended by chord S78-49-30E 137.16') to a point; 4) n73-54-26e 777.73' to a rebar set at the right-of-way intersection of Arrowood Avenue and the western right-of-way of SC Highway 521; Thence 6 calls with the western right-of-way of SC Highway 521; 1) S23-22-23E 73.98' to a point; 2) S22-20-22E 40.45' to a point; 3)S22-24-13E 94.34' to a point; 4) S22-57-16E 18.12' to a point; 5) S67-25-18W 5.00' to a point; 6)S22-32-48E 213.88' to a point in Camp Creek; Thence 11 calls with Camp Creek; 1)S46-37-33W 108.21' to a point; 2) S59-40-58W 119.66' to a point; 3)S79-41-31W 78.19' to a point; 4) S75-29-50W 101.60' to a point; 5) S61-36-45W 71.86' to a point; 6) S50-17-17W 41.30' to a point; 7) S29-56-04W 35.36' to a point; 8) S22-14-54W 36.09' to a point ; 9) S31-10-53W 63.19' to a point; 10) S38-05-03W 68.17' to a point; 11) S39-32-51W 64.04' to a point, the northeast corner of the Raymon E. Chisom & Kathi W. Chisom property ; Thence with the northern line of the Raymon E. Chisom & Kathi W. Chisom property N66-05-21W 308.10' (passing through a #4 rebar found at 15.00') to a #4 rebar found, the Point of Beginning.

Derivation: This being the same property as recorded in Deed: J13-166 and recorded in the Lancaster County, South Carolina. Register of Deed Office.

Tax Map No.: 0062-00-004.01

DONE IN MEETING ASSEMBLED on the 14th day of February 2023, and to become effective February 14, 2023.

Yeas _____ Nays _____

Requested by:

D.R. Horton

T. Alston DeVenny, Mayor

Approved as to Form:

Mitch Norrell, City Attorney

Tracy Rabon, Municipal Clerk

First Reading: January 24, 2023
Second Reading: February 14, 2023

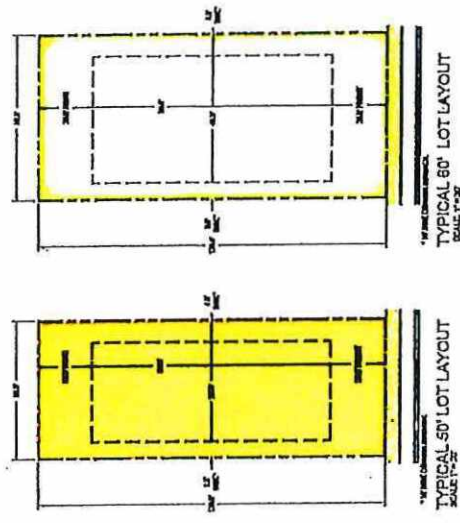
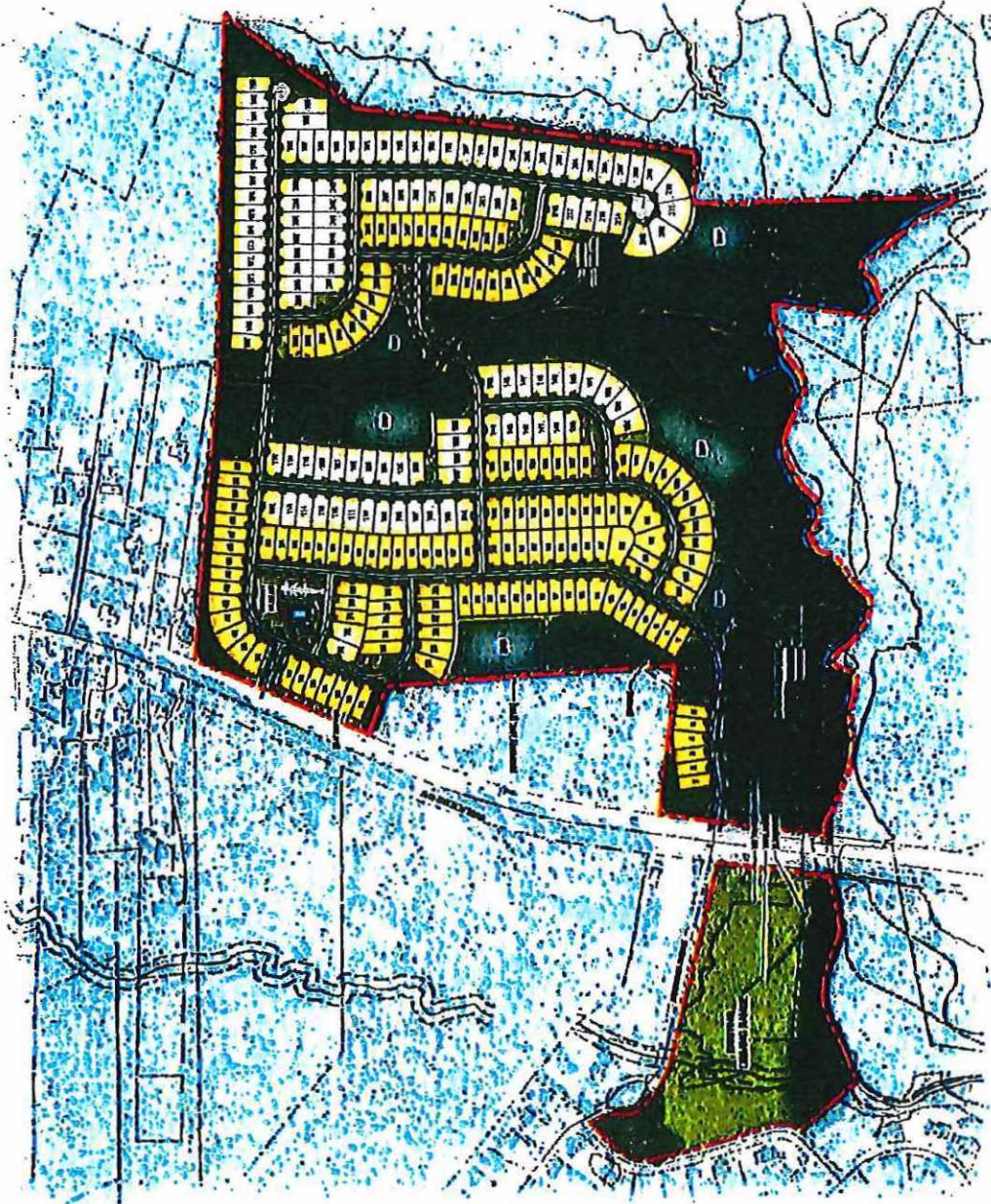


City of Lancaster Annexation Petition

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

INFORMATION		
Petitioner/Owner Name	Telephone	
Mailing Address / City ST ZIP SEE ATTACHED PETITIONER AND OWNER INFORMATION AND SIGNATURE PAGES		
Additional Owner Name (if applicable)	Telephone	
Mailing Address / City ST ZIP		
Additional Owner Name (if applicable)	Telephone	
Mailing Address / City ST ZIP		
GENERAL LOCATION OF SUBJECT PROPERTY OR PROPERTIES		
2081 Charlotte Highway	Tax Map # 0062-00-004.01 Acres (±) 13.5	Requested Zoning B-3
E/O Hwy 521	Tax Map # 0049-00-149.00 Acres (±) 71.59	Requested Zoning R-15
E/O Hwy 521	Tax Map # 0049-00-148.00 Acres (±) 12.58	Requested Zoning R-15
Hwy 521	Tax Map # 0049-00-150.00 Acres (±) 29	Requested Zoning R-15
	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		
<p>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.</p>		
PRINTED NAME(S) AND SIGNATURE(S) OF PETITIONER/PROPERTY OWNER(S) AND DATE		
	SEE ATTACHED PETITIONER AND OWNER INFORMATION AND SIGNATURE PAGES	
ACTION BY LANCASTER CITYCOUNCIL		
Petition <input type="checkbox"/> Approved <input type="checkbox"/> Denied		Action Date
Signature of Authorized City Representative		Date Signed

Site Data		
Central Monroe City of Lancaster, Lancaster County, South Carolina		
Parcel Numbers: 0049-00-150.00, 0049-00-149.00, 0049-00-148.00, and 0052-00-004.01		
Project Area	Ac.	Density
Gross Ac.	135.50 Ac.	2.01 DU/Ac.
Grass Ac. Min. Parcel	121.24	
Gross Ac. Existing Drivng Range	14.26	
Zoning		
Current Zoning	Lancaster County SB / LDR	
Proposed Zoning	City of Lancaster B3 / R15 Clusters (with annexation)	
Max Impervious	67.75 Ac.	50.00%
Unit Type	Qty	Mix
Units 50' x 130'	151	55.3%
Units 60' x 130'	122	44.7%
Total	273	100.0%



DATE: 09/13/2022

1:111 METROPOLITAN AVE, SUITE 200
 CHARLOTTE, NC 28204
 NC LICENSE #C-0387

DR HORTON - CENTRAL MONROE CONCEPT PLAN

THE DOCUMENT CONTAINS WITHIN THE CONCEPT AND DESIGN PRESENTED HEREIN AND ANY PART THEREOF, WITHOUT AUTORIZATION AND ADAPTATION BY THE CLIENT, SHALL BE WITHOUT LIABILITY TO E.C.E.



The Lancaster News

LANCASTER HEATH SPRINGS KERSHAW VAN WYCK INDIAN LAND

SATURDAY SUNDAY, OCTOBER 29-30, 2022

\$1

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, December 6, 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:

1. Rezoning: To confirm the zoning classification of B3- General Commercial for one parcel of land totaling 13.5 acres, recently annexed into the City of Lancaster, located at 2081 Charlotte Highway Lancaster, SC 29720. Property parcel is identified as tax map #: 0062-00-004.01
Owner(s) – Raymon E. & Kathi W. Chisom
2. Rezoning: To confirm the zoning classification of R15- Residential for one parcel of land totaling 71.59 acres, recently annexed into the City of Lancaster, located in the general vicinity of 2080 Charlotte Highway Lancaster, SC 29720. Property parcel is identified as tax map #: 0049-00-149.00
Owner(s) – Central Monroe, LLC
3. Rezoning: To confirm the zoning classification of R15- Residential for one parcel of land totaling 12.58 acres, recently annexed into the City of Lancaster, located at 2120 Charlotte Highway Lancaster, SC 29720. Property parcel is identified as tax map #: 0049-00-148.00
Owner(s) – Charles M. & Peggy J. Thompson
4. Rezoning: To confirm the zoning classification of R15- Residential for one parcel of land totaling 29.0 acres, recently annexed into the City of Lancaster, located in the general vicinity of 2250 Charlotte Highway Lancaster, SC 29720. Property parcel is identified by tax map #: 0049-00-150.00
Owner(s) – 521 Property, 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 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 dstevenson@lancastercitysc.com by 5:00 p.m. on the day of the meeting. Your comments will be distributed to the members of the Commission.

Any person requiring special accommodations should contact the Building, Planning and Zoning Department at least 24 hours prior to the meeting.



LANCASTER
THE RED ROSE CITY
Building & Zoning Department

November 11, 2022

Nishits & Smrutiben Patel
2045 Charles Avenue
Lancaster, SC 29720

RE: Rezoning - 2081 Charlotte Hwy
Tax Map # 0062-00-004.01

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 requesting a B3 (General Commercial) zoning classification.

The Planning Commission of the City of Lancaster, South Carolina, is scheduled to hold a Public Hearing on Tuesday, December 6, 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

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.
- (4) The MF multiple-family district is designed to accommodate moderate density single-family development and low density multiple-family developments in areas within the city's planning jurisdiction that are appropriate for development at higher densities. This district should function as the location for alternative housing types near or in direct relationship to single-family detached housing. The maximum density permitted in this district for single-family developments (including duplexes) and for multiple-family development is found in section 31-102. The density for a high density multiple-family development is found in subsection 31-89(1)b.
- (5) The MHP manufactured home park district is established to accommodate planned manufactured housing park developments. This district affords city residents with an alternative housing type and thereby promotes the health, safety, and welfare of the community. This district shall apply to specified parcels of land only at the request of the owners of such parcels. Such manufactured home parks shall be developed with a zoning permit issued in accordance with both the permit approval and conditional and special exception uses articles of this chapter.

(b) *Commercial districts.* The following commercial districts are hereby established: PO, B-1, B-2, 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.

(c) *Industrial districts.* The following industrial district is hereby established: (Ind.) This district is designed to accommodate businesses engaged in the manufacturing, processing, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment and is established to provide areas for a range of industrial uses, including warehousing, distribution, fabrication, manufacturing, processing, assembly and bulk storage. Industrial activities shall be conducted within a structure. It should be located near major transportation facilities (road, rail and air) to ensure adequate access to those users located within the district.

(d) *Planned development district.* The PDD planned development district is established to accommodate a mixture of compatible residential, office, commercial, or other uses of land which are planned and developed as an integral unit and which, due to such mixture of uses or other aspects of design could not be located in other districts established in this chapter without compromising the proposed concept of integrated and flexible development.

(1) *General design criteria and development standards.* In order to qualify as a planned development district, a project request must generally meet the following requirements; provided, however, that such requirements may be modified based on

specific alternative proposals by the applicant which may be approved by the city planning commission and city council based on an affirmative staff recommendation:

- a. The site must contain at least five (5) acres, have a minimum width between any two (2) points on opposite boundary lines of four hundred (400) feet, and must adjoin or have direct access to at least one (1) collector street.
- b. The site shall be in one (1) ownership, or if in several ownerships, the application for amendment to this chapter shall be filed jointly by the owners.
- c. Overall site design shall be harmonious in terms of landscaping, enclosure of principal and accessory uses, sizes of structures, street patterns, and use relationships. Variety in building types, heights, facades, setbacks, and size of open spaces shall be encouraged. Common open space shall be located so as to enhance the living environment of the proposed development. Generally, this shall mean that the common open space shall be distributed throughout the site and not aggregated in large areas that provide little or no benefit to the individual uses or the development at large.
- d. Maximum building height and development density shall be proposed for each appropriate section of the PDD as part of the master plan submittal and shall be subject to approval or modification by the city planning commission and city council. Any PDD must include a minimum twenty-five (25) percent usable open space and maximum sixty (60) percent impervious surface ratio.
- e. In general, parking and loading requirements for each PDD shall comply with the requirements of the parking article of this chapter. How-

Sec. 31-361. - Zoning table of uses.

<p>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)</p>	<p>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</p>
--	--

	Use description	NAICS	R-15	R-10	R-6	PO	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							

Bingo				UP		SE								
Body Piercing/Branding Establishments				SE (1)										
Building Material, Garden Equipment and Supplies Dealers	444130	UP	UP	UP										
Bus Stations, Taxicab Stations		UP	UP	UP										
Cabinet Shop			UP											
Use description	NAICS	R-15	R-10	R-6	PO	B-1	B-2	B-3	IND	MF (1)	MHP (1)			
Child Care or Day Care Center, Adult Day Care		SE	SE (1)	SE (1)	UP	SE	UP	UP (1)	(1)					
Children's Home		SE	SE	SE			SE							
Clinical, Medical, Dental					UP	UP								
Clothing and Clothing Accessories Store	448				UP	UP	UP	UP						
Communication Tower and Antenna		SE (1)	SE (1)	SE (1)	UP (1)	UP (1)	SE	UP	UP (1)	SE (1)	SE (1)			
Dance Studio	611610				UP	UP	UP	UP						
Delicatessen	611610						SE							
Drug Store, Pharmacy	446					UP	UP	UP						

	8123	UP	UP	UP								Dry Cleaner and Laundry Service
	443	UP	UP	UP								Electronic and Appliance Store
		UP	UP	UP	(1)	UP						Festivals, Bazaars, Outdoor sales events, Carnivals, Circuses, Revivals, Temporary Promotions
		UP	UP	UP								Farm Machinery and implemented sales/service
		UP	UP	UP								Farmers Market
		UP	UP	UP	SE							Feed and Seed, Packages and Retail
	5221	UP	UP	UP	UP							Financial Institution
		UP	UP	UP								Firearms/Ammunition Sales/Service
		UP	UP	UP								Fireworks Sales
		UP	UP	UP								Florist Shop
	445	UP	UP	UP	SE							Food and Beverage Stores, Convenience Stores (except 4453)
	722		UP	UP	SE							Food Service and Drinking Place
		SE										Funeral Home, Crematorium
	812210	UP	SE	UP								Funeral Home, Mortuary Services

			UP																Furniture Repair and Upholstery
			UP																Furniture Store
			UP																442110, 453310
			UP																Garden Supply Store
			UP																General Merchandise Store
			UP																452
			UP																Greenhouse and Plant Nursery
			UP																Health and Personal Care Services
			UP																446
			UP																Heating, Air Conditioning and Plumbing Sales and Service
																			Historical Site and Building
																			Home Occupations
																			UP (3) UP (3)
			UP (1) UP (1)																Hotel and Motel
			UP																Informational and Data Processing Services
			UP																721110
			UP																Laboratory, Medical, Dental
			UP																Liquor Store
			UP																Medical Facility

				UP	UP	UP										Medical Supplies, Sales and Service
				UP	UP	UP										Miscellaneous Retailers (except 453930)
				UP												Manufactured/Modular Home and Recreational Vehicle Sales/Service
				UP	UP	UP										453930
				UP	UP	UP										Recreational Vehicle Sales and Service
				UP	UP	UP										441221
				UP	UP	UP										Motorcycle Sales and Service
				UP	UP	UP										Office, Business or Professional
				UP	UP	UP										Other Amusement and Recreational Facilities
				UP	UP	UP										Pawn Shop
				UP	UP	UP										Personal and Household Goods Repair and Maintenance
				UP	UP	UP										Professional, Scientific and Technical Service
				UP	UP	UP										Public Utility Building and Use
				UP	UP	UP										Restaurant
				UP	UP	UP										Service Stations
				UP	UP	UP										Sporting Goods, Hobby, Book and Music Stores
				UP	UP	UP										4512

			UP	UP								Tailor
			SE									Tattooing, Body Piercing, Branding
			SE									Establishments
			UP									Tavern, Nightclub, Pool Hall, Game-room, Private Club
			UP	UP							451120	Toy Store
			UP									Veterinary Clinic
			UP	UP								Video Game Machine Establishment
			UP	UP							4512	Video Store
3												Industrial
			SE								315	Apparel Manufacturing
			SE								8111	Automobile/Truck Repair and Rebuilding Shop (Body Shop)
			SE									Bottling Works
			UP									Building Contractor and Related Activities
			UP								4441	Building Materials, sales and storage
			SE									Cabinet Making

Coal, sales and storage	4543								SE		
Commercial Kennel									SE		
Concrete Products Manufacture	327390								SE		
Cotton and Vegetable Oil Processing and Refining	3112								SE		
Electrical Equipment Assembly								SE	UP		
Farm Implement Machinery Sales and Storage								UP	UP		
Feed Mill									SE		
Fire Training Center									UP		
Food Processing and Packaging, except Slaughtering									UP		
Foundry	3315								SE		
Furniture Manufacturing								SE	SE		
Instrument and Meter Manufacturing								SE	UP		
Jewelry and Watch Manufacturing	3399							SE	UP		
Junkyards for Automobiles, Building Materials, Metal or Other Salvage									SE		

			SE							316	Leather Goods Fabrication, except Curing of Hides
			SE							332710	Machine Shop
			SE								Meat Packing Plant
			UP	UP (1)							Mini Warehouse
			SE								Mixing Plants for Concrete or Paving Materials
			UP	UP						512	Motion Picture and Sound Recording Industries
			UP								Optical Goods Manufacturing
			SE								Petroleum Products, bulk storage
			SE								Pistol/Firing Range
			UP	UP	SE						Printing and Publishing
			UP								Printing Plant
			SE								Railroad Freight Yard
			UP								Railway Station
			SE							321113	Sawmill
			SE								Sheet Metal Processing

		UP											Sporting Goods Manufacturing
	315	SE											Textile Manufacture
	326212	UP											Tire Recapping and Retreading Plant
		SE											Truck Terminal
		UP	UP										Warehouse
		UP	UP										Wholesale or Warehousing
		UP											Woodworking Shop
4													Public/Institutional
			UP										Armory
			UP	UP	UP		SE	SE	SE				Civic, Social, Service Organizations
			CPC (2)	UP	CPC (2)								Cultural Facilities, Museum
			CPC (2)	UP	CPC (2)								Governmental Offices and Uses (Police Station, Fire Station, Post Office)
			UP	UP	UP								Historical Site and Building
			UP	UP	UP								Hospital
			CPC (2)	UP	CPC (2)								Library

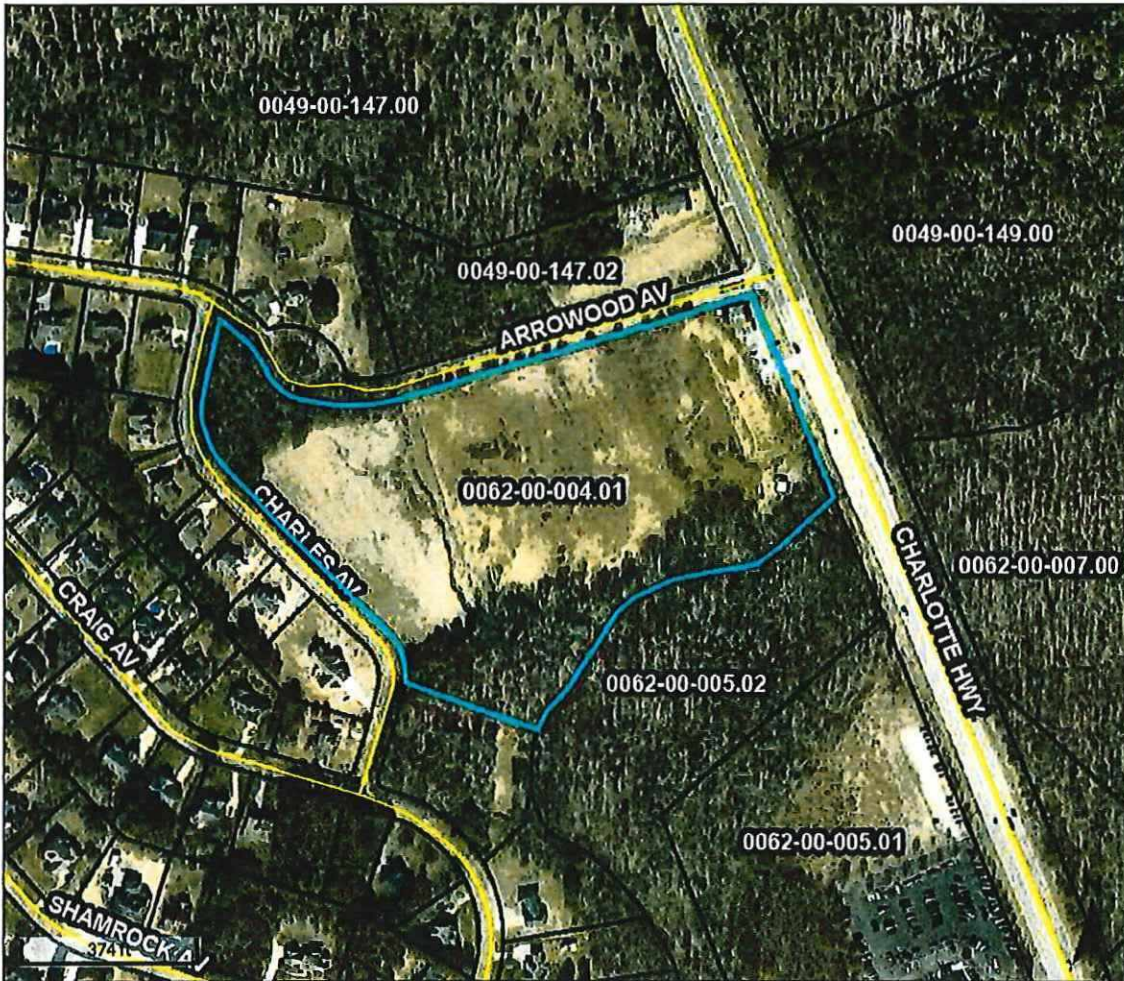
	Public Utility and ROW		UP	UP	UP		UP	UP	UP			
	Religious Institutions		UP	UP	UP	UP	UP	UP	UP	UP		
	Senior Citizens Center			UP	UP	UP	UP	UP	UP			
	School, Public		CPC (2)	CPC (2)	CPC (2)	CPC (2)		UP	CPC (2)			
	School, Parochial		UP	UP	UP	UP		UP	UP			
5	Park/Recreational/Conservation											
	Cemetery/Mausoleum		UP	UP	UP	UP	UP	UP	UP	UP		
	Public Park and Playground		UP	UP	UP	UP	UP	UP	UP	UP		
	Recreational Facilities (public-lighted, private)		SE/JCP (1), (2)	SE/CPC (1), (2)	SE/CPC (1), (2)	SE/CPC (1), (2)	SE/CPC (1), (2)	SE	UP/CP C (1), (2)	UP/CPC (1), (2)	SE/CPC (1), (2)	SE/CPC (1), (2)

(1) See article IV for special conditions associated with use.

(2) CPC means that although allowed, a public project review shall be obtained by the city planning commission (CPC) prior to issuance of permits.

(3) See sections 31-34 and 31-232 for specific regulations pertaining to home occupations.

(Ord. No. O09-16, 6-23-09)



Legend
 □ Parcels
 — Roads

Parcel ID	0062-00-004.01	Owner	CHISOM RAYMON E & KATHI W	Last 2 Sales			
Class Code	Non Qualified Commercial		1930 FAIRWAY DR	Date	Price	Reason	Qual
Taxing	County		LANCASTER, SC 29720	6/5/1998	\$77000	TRUE SALE	Q
District	INDIAN LAND	Physical Address	2081 CHARLOTTE HWY	n/a	0	n/a	n/a
Land Size	13.5	ACRES	Assessed Value				

(Note: Not to be used on legal documents)

Date created: 12/1/2022
 Last Data Uploaded: 12/1/2022 8:27:09 AM

Developed by Schneider GEOSPATIAL

0004702 Bk: 0012 Pg: 0039

When recorded return to:

Bell, Tindal & Reelnd, PA
 P.O. Box 867
 312 North Main Street
 Lancaster, SC 29721

FILED, RECORDED, INDEXED
 06/08/1998 01:10:50 PM
 Rec Fees 10.00 Bk Fees 860.00
 Co Fees 64.76 Pages 5
 Clerk of Court
 VERNON MCNORRIS

DEED PREPARED ONLY
 TITLE NOT EXAMINED

(Space Above This Line For Recording Data)

STATE OF SOUTH CAROLINA,)
)
 COUNTY OF LANCASTER.)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT CHARLES R. WALTERS and CHERYL Y. WALTERS hereinafter referred to as grantor for and in consideration of the sum of SEVENTY SEVEN THOUSAND AND NO/100 (\$77,000.00) DOLLARS to grantor paid by RAYMON E. CHISOM and KATHI W. CHISOM hereinafter referred to as grantee, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee and grantee's heirs, successors and assigns, the following described property, to wit:

"ALL that certain piece, parcel or lot of land, lying, being and situate in Cane Creek Township, Lancaster County, South Carolina, in a subdivision known as Arrowwood Estates, lying on the West side of U. S. Highway 521, containing thirteen and one-half (13 1/2) acres, more or less, and being further described as follows: BEGINNING at a point in the southwestern corner of the intersection of Arrowwood Avenue and U. S. Highway 521, and running with the southern right of way line of Arrowwood Avenue for a distance of approximately 1,250 feet to a point in the southeastern most corner of the intersection of Arrowwood Avenue and Charles Avenue; thence running with the eastern right of way line of Charles Avenue to the point at which the bearing of the eastern right of way line of Charles Avenue is South 50 degrees 05 minutes 50 seconds East; thence continuing with the eastern right of way line of Charles Avenue South 50 degrees 05 minutes 50 seconds East for such distance as is required to reach a point where the eastern right of way line of Charles Avenue begins to curve to the southwest; thence running South 50 degrees 05 minutes 50 seconds East to a point in the center of Camp Creek; thence meandering with the center of and up Camp Creek in generally an easterly direction for a distance of approximately 900 feet to a point at the intersection of the center of Camp Creek and the western right of way line of U. S. Highway 521; thence running with the western right of way line of U. S. Highway 521 in generally a northwestern direction for a distance of approximately 400 feet to a point in the southwestern most corner of the intersection of the western right of way line of U. S. Highway 521 and the southern right of way line of Arrowwood Avenue, the point of beginning. Being bounded now or formerly as follows: On the North by Arrowwood Avenue on the East by U. S. Highway 521; on the South by Camp Creek; and on the

ASSessor'S OF THE

Issue Date 6-9-98
 Tax Map Code 020-1101
 or Portion Of

0004702 Bk= 0012 Pg= 0042

STATE OF SOUTH CAROLINA)
COUNTY OF Lancaster)

Page 1 of 2

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says: \

1. I have read the information on this affidavit and I understand such information.

2. The property being transferred is located at 2081 Charlotte Highway, Lancaster, SC 29720
bearing Lancaster County Tax Map Number, was transferred
by Charles R. Walters and Cheryl Y. Walters
to Raymon E. Chison & Keith W. Chison on June 5, 1998

3. Check one of the following: The deed is

- (a) subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
- (b) subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c) exempt from the deed recording fee because (See Information section of affidavit):
(If exempt, please skip items 4-7, and go to item 8 of this affidavit).

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):

- (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$77,000.00
- (b) The fee is computed on the fair market value of the realty which is _____
- (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is _____

5. Check Yes or No to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____

6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: \$77,000.00
- (b) Place the amount listed in item 5 above here: 0.00
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$77,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$284.90

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: BUYER

0004702 BK= 0012 Pg= 0041

STATE OF SOUTH CAROLINA,)
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 5th day of June, 1998.

[Signature]
NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires: 3-18-2001

RECORDED THIS 8th DAY
OF June, 19 98
IN BOOK 0 PAGE C-1
Cheryl A. Morgan
Auditor, Lancaster County, S. C.

0004702 Bk# 0012 Pg# 0040.

West by Charles Avenue and by other property of Arrowood Estates, Inc. Reference is made to the following plats of survey for a more minute description: (1) Plat of Survey made by R. H. Iseley and J. C. Crumpler, RLS, dated September 1990, entitled "PLAT OF PORTION OF BLOCKS M-L-N-O-I OF ARROWOOD ESTATES, INC." and recorded as Plat Number 12771; (2) Plat of Survey made by R. H. Iseley and M. G. Furr, dated July 7, 1962, entitled "ARROWOOD ESTATE, INC." and recorded in Plat Book 13, page 20. Reference to said plat is craved for a more minute description."

Being property conveyed to Charles R. Walters and Cheryl Y. Walters by deed of Arrowood Estates, Inc. dated September 7, 1995 and recorded September 14, 1995 in the Office of the Clerk of Court for Lancaster County, South Carolina in Deed Book J-13, page 166.

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.

The Address of the Grantee is:

1930 Fairway Drive
Lancaster, SC 29720

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 premises before mentioned unto the said grantee and granted'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 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 5th day of June 5, 1998, and in the Two Hundred Twenty-second year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Patricia S. Givens
W. J. [unclear]

Charles R. Walters (SEAL)
CHARLES R. WALTERS
Cheryl Y. Walters (SEAL)
CHERYL Y. WALTERS



Sent from my iPhone

Louis Streater

From: Louis Streater
Sent: Thursday, December 1, 2022 12:56 PM
To: Louis Streater
Subject: Public Hearing Notice



ORDINANCE O23-09

AN ORDINANCE AMENDING THE CITY OF LANCASTER OPERATING BUDGET FOR FISCAL YEAR 2022-2023

BE IT ORDAINED, by the Mayor and Council of the City of Lancaster, South Carolina, in Council assembled as follows:

Section 1: The City of Lancaster Operating Budget for Fiscal Year 2022-2023 is hereby amended pursuant to the attached Budget Amendment Form.

DONE IN MEETING ASSEMBLED on the 28nd day of February 2023, effective as of February 28, 2023 for the fiscal year ending June 30, 2023.

Yeas _____ Nays _____

Requested by:
Finance Director

T. Alston DeVenny, Mayor

Approved as to Form:

Mitch Norrell, City Attorney

Tracy Rabon, City Clerk

First Reading: February 14, 2023
Second Reading: February 28, 2023

SUMMARY

Account Type	Fund Number	Fund Name	Original Budget	Mid Year Amendments	Final Budget	Reconcile	
Revenue	100	General Fund	14,836,183	609,130	15,445,313	Total - Prior:	35,477,655
Revenue	110	Hospitality Tax Fund	1,175,280	0	1,175,280	Total - Amended:	36,262,885
Revenue	115	E911 Fund	42,000	0	42,000	Total - Change:	785,230
Revenue	200	Gross Rev Fund	14,564,358	150,100	14,714,458	GF Rev to Exp Diff:	Balanced
Revenue	210	Solid Waste Fund	4,859,834	26,000	4,885,834	Hosp. Rev to Exp Diff:	Balanced
Expense	100	General Fund	14,836,183	609,130	15,445,313	E911 Rev to Exp Diff:	Balanced
Expense	110	Hospitality Tax Fund	1,175,280	0	1,175,280	GR Rev to Exp Diff:	Balanced
Expense	115	E911 Fund	42,000	0	42,000	SW Rev to Exp Diff:	Balanced
Expense	200	Gross Rev Fund	14,564,358	150,100	14,714,458		
Expense	210	Solid Waste Fund	4,859,834	26,000	4,885,834		

REVENUE

Account Type	Account Number	Account Name	Original Budget	Mid Year Amendments	Final Budget	Justification
Other	100 0100 41025	Building Permits	198,000	93,500	291,500	increase in housing starts
Interest	100 0100 41051	Interest on Savings	19,196	88,380	107,576	higher return on investments
Taxes	100 0100 41061	Accommodations Tax	65,000	35,000	100,000	higher taxes collected
Carryover	100 0100 41090	Carryover - CIP	2,730,539	392,250	3,122,789	Fire Station #3 - land; IT building @ \$25K
Other	200 0100 42005	Water Taps	35,000	35,000	70,000	increase in housing starts
Other	200 0100 42035	Sewer Taps	40,000	35,000	75,000	increase in housing starts
Interest	200 0100 42060	Interest on Savings	15,000	80,100	95,100	higher return on investments
Interest	210 0100 46400	Interest on Savings	1,834	20,000	21,834	higher return on investments
Other	210 0100 46510	Sale of Assets	2,000	6,000	8,000	better than expected return on disposals

EXPENDITURES/EXPENSES

Dept.	Account No.	Account Name	Original Budget	Mid Year Amendments	Final Budget	Justification
Council	100 0110 52021	Unclassified Expense	3,950	500	4,450	Council meals
City Adm.	100 0120 51003	Overtime	1,000	1,500	2,500	reflect actual costs
Finance	100 0130 51001	Salaries Regular	187,399	(18,150)	169,249	offset 100-0110-52021, 100-0120-51003, 100-0130-51003, 100-0140-52010, 100-0140-52018, 100-0150-52026, & 100-0162-52010
Finance	100 0130 51003	Overtime	1,500	2,500	4,000	increase in required coverage
Legal	100 0140 52010	Travel and Training	150	650	800	City Attorney attending MASC Annual Meeting
Legal	100 0140 52018	Special Contracts	6,000	16,000	22,000	reflect actual costs
General	100 0150 52026	Credit/Debit Charges	8,000	5,000	13,000	City covering credit card fees
See Lanc	100 0162 52010	Travel and Training	1,000	2,000	3,000	M&D Manager - additional training
See Lanc	100 0162 52015	Printing and Advertising	11,050	11,500	22,550	higher Accommodation Tax revenue
See Lanc	100 0162 52030	Special Projects - Events	15,000	21,500	36,500	higher Accommodation Tax revenue
Police	100 0210 51001	Salaries Regular	2,525,477	(97,660)	2,427,817	offset 100-0210-51002, 52011, 52014, & 52021
Police	100 0210 51002	Salaries Special	1,800	28,200	30,000	increase off duty work
Police	100 0210 52011	Operation Motor Vehicles	127,000	92,000	219,000	higher fuel costs
Police	100 0210 52014	Fuel for Heating/Water	0	2,500	2,500	unfunded expenditure
Police	100 0210 52021	Unclassified Expense	5,500	3,840	9,340	welcome reception for Chief Roper
Fire	100 0230 51001	Salaries Regular	1,523,071	145,000	1,668,071	extra shifts for ISO 1 status (Dpt. Chief/3 FT)
Fire	100 0230 52018	Special Contracts	3,250	7,250	10,500	Station 3 appraisal & environmental study
Veh Maint	100 0330 51001	Salaries Regular	57,127	(2,500)	54,627	offset 100-0330-51002
Veh Maint	100 0330 51002	Overtime	2,000	2,500	4,500	reflect actual costs
CIP GF	100 0910 53100	Capital Outlay - Cash	2,730,539	385,000	3,115,539	Station 3 land purchase & IT building repairs

EXPENDITURES/EXPENSES

Dept.	Account No.	Account Name	Original Budget	Mid Year Amendments	Final Budget	Justification
Hosp Exp	110 1100 51008	Insurance	16,200	(2,600)	13,600	offset 110-1100-52013 & 52010
Hosp Exp	110 1100 52013	Electricity	0	1,100	1,100	unfunded expenditures
See Lanc	110 1162 52010	Travel and Training	0	1,500	1,500	training for Development & Marketing Mag
See Lanc	110 1162 52020	Materials and Supplies	1,250	2,500	3,750	new laptop
See Lanc	110 1162 51001	Salaries Regular	42,711	(4,000)	38,711	offset 110-1162-52020 & 110-1163-52010
Event Mgmt	110 1163 52010	Travel and Training	500	1,500	2,000	additional training
PW Admin	200 1201 52012	Communications	10,000	4,000	14,000	higher call center costs
Water Svc	200 1220 51003	Overtime	15,000	7,700	22,700	additional coverage required
Veh Maint	200 1230 51001	Salaries Regular	56,629	(2,500)	54,129	offset 200-1230-51003
Veh Maint	200 1230 51003	Overtime	2,000	2,500	4,500	additional coverage required
Util Blng	200 1240 51003	Overtime	1,500	15,000	16,500	additional coverage required
WWTP	200 1250 51003	Overtime	3,000	1,500	4,500	additional coverage required
WWTP	200 1250 52011	Operation Motor Vehicles	22,650	(50)	22,600	offset 200-1250-52012
WWTP	200 1250 52012	Communications	0	50	50	to cover unfunded line item
WWTP	200 1250 52029	Solids Disposal	237,523	86,800	324,323	wet weather requires land apply
SW Collect	200 1260 51003	Overtime	15,000	10,000	25,000	additional coverage required
GR General	200 1270 52016	Subscriptions and Dues	275	100	375	increased membership charges
GR General	200 1270 52018	Special Contracts	14,500	25,000	39,500	system development fees
General	210 3000 52016	Subscriptions and Dues	250	200	450	increased dues
General	210 3000 52019	Repairs And Maintenance	5,000	3,500	8,500	gate repair
SW Admin	210 3001 52015	Printing And Advertising	1,200	1,000	2,200	higher printing costs
Res Garb	210 3100 51003	Overtime	7,500	3,000	10,500	additional coverage required
Tran Sta	210 3300 51003	Overtime	40,000	10,000	50,000	additional coverage required
Tran Sta	210 3300 52013	Electricity	1,000	3,300	4,300	to correct underfunded line item
Veh Maint	210 3330 51003	Overtime	4,000	5,000	9,000	additional coverage required

Dept No.	Position Number	Position Title	Gd	Ex	Auth		FTE
0110	1006	Mayor	N/A	1	1		
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	3
0120	1001	City Administrator	224	1	1		
0120	1003	City Clerk	215		1	City Administrator	2
0121	3006	Custodian	201		3		
0121	8109	Equipment Operator 3	210		1	Grounds Maintenance	4
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	3
0130	4001	Finance Director	222	1	1		
0130	4002	Assistant Finance Director	218	1	1		
0130	4003	Accounting Specialist	209		1	Finance	3
0135	9000	IT Director	221	1	1		
0135	9001	IT Technician	211		1		
0135	9002	IT Technician (Public Safety)	211		1		
1235	8384	GIS Coordinator	211		1	Information Technology	4
0210	7015	Chief of Police	222	1	1		
0210	7021	Deputy Chief of Police	220	1	1		
0210	7013	Police Captain	218	2	2		
0210	7022	Professional Standards Lieutenant	216	1	1		
0210	7007	Detective Lieutenant	216		1		
0210	7008	Lieutenant	216		4		
0210	7006	Detective Sergeant	214		3		
0210	7010	Patrol Sergeant	214		4		
0210	7011	Violent Crime Investigator	214		2		
0210	7012	Narcotics Investigator	214		1		
0210	7020	Crime Scene Investigator	214		1		
0210	7023	Jail Administrator/Court Liaison/Desk Sgt.	214		1		
0210	7050	School Resource Officer	212		3		
0210	7004	Traffic Enforcement Officer	212		1		
0210	7005	Opioid Taskforce Officer	212		1		
0210	7003	Corporal	212		4		
0210	7014	Patrol Officer	210		12		
0210	7018	Patrol Officer - PT	210		4		
0210	7009	Public Information Officer	208		1		
0210	7019	Accreditation Officer	212		1		
0210	7024	Lead Communications Officer	209		1		
0210	7001	Communications Officer	207		7		
0210	7002	Communications Officer - PT	207		1		
0210	7025	Police Records Specialist	206		1		
0210	7016	Records Clerk 2	205		1	Police Dept	58.5
0211	7030	Victims' Ass't Advocate/Admin Assistant	208		1	Victim Services	1
0220	6001	Court Administrator	219	1	1		
0220	6004	Lead Asso. Municipal Judge	212		1		
0220	6002	Asso. Municipal Judge	210		1		
0220	6003	Asso. Municipal Judge - PT	210		3		
0220	6004	Municipal Court Clerk	207		1	Judiciary	5.5
0230	5001	Fire Chief	221	1	1		
0230	5021	Deputy Fire Chief	220	1	1		
0230	5013	Fire Marshal	219	1	1		
0230	5002	Fire Captain	218		3		
0230	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		15		
0230	5006	Administrative Assistant	206		1	Fire Dept	32

Dept No.	Position Number	Position Title	Gd	Ex	Auth		FTE
0320	8102	Equipment Operator 1	206		4	Street Division	4
0330	8202	Garage Supervisor	218		1		
0330	8201	Vehicle Mechanic 3	209		1		
0330	8203	Vehicle Mechanic	208		3	Vehicle Maintenance	5
0410	2001	Director of Building & Zoning	219	1	1		
0410	2004	City Planner	215	1	1		
0410	2003	Code Enforcement Officer	210		1		
0410	2002	Business License Specialist	206		1		
0410	2005	Building & Zoning Compliance Officer	207		1	Building & Zoning	5
1162	1101	Marketing & Development Manager	211		1	See Lancaster	1
1163	1102	Events & Promotions Manager	211		1	Events Management	1
1201	8001	Director of Public Works	221	1	1		
1201	8002	Field Supervisor	218	1	1		
1201	8003	Administrative Assistant	206		1	Public Works Admin	3
1220	8386	Utility Worker 3	211		2		
1220	8377	Utility Worker 2	208		1		
1220	8380	Meter Technician	206		1		
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		
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		
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
Totals		With Council & Legal		33	194		191
Totals		Without Council & Legal		23	184		181

Volunteer City Positions		
0210	Police Department	12
0230	Fire Department	15
Total Volunteer Positions		27

Intern Program		
0122	Summer	5
1163	See Lancaster (USCL)	1

CLASSIFICATION	PAY GRADE	MINIMUM	MIDPOINT	MAXIMUM
Custodian	201	12.600	15.750	18.900
Worker, Sanitation	202	13.104	16.380	19.656
Clerk II, Records Specialist, Administrative Support	205	14.740	18.425	22.110
Administrative Assistant Attendant, Scalehouse Clerk I, Customer Accounts Laborer Operator I, Equipment Operator I, Wastewater Systems Specialist, Business License Specialist, Police Records	206	15.330	19.163	22.995
Specialist, Work Order/Cemetery Sexton Technician, Meter Reader Worker I, Utility				
Clerk, Municipal Court Officer, Compliance (Building & Zoning) Officer, Police Communications	207	16.097	20.120	24.145
Mechanic, Vehicle Firefighter (Recruit) Officer, Police Patrol (Recruit) Operator II, Equipment Public Information Officer Victim Assistant Adv/Admin Assistant Worker II, Utility	208	16.097	21.126	25.351
Lead, Police Communications Officer				
Mechanic III, Vehicle Specialist, Accounting	209	17.746	22.182	26.620
Associate Judge, Municipal Court Firefighter I Manager, Performing Arts Officer, Code Enforcement Officer, Police Patrol Operator III, Equipment	210	18.633	23.292	27.950
Coordinator, FOG Coordinator, GIS Manager, Events & Promotions Manager, Marketing & Development Manager, Utility Billing Operations Technician, IT Worker III, Utility	211	19.566	24.457	29.348
Corporal, Police Patrol Firefighter II Lead Associate Judge, Municipal Court Mechanic, Senior Wastewater Officer, Accreditation Officer, Opioid Taskforce Officer, School Resource Officer, Traffic Enforcement	212	20.543	25.679	30.815

CLASSIFICATION	PAY GRADE	MINIMUM	MIDPOINT	MAXIMUM
Accountant, Senior Specialist, Payroll & Benefits	213	21.776	27.220	32.664
Crime Scene Investigator Engineer Sergeant, Desk/Jail Administrator	214	23.082	28.853	34.624
Sergeant, Police Detective				
Sergeant, Police Detective (Narcotics)				
Sergeant, Police Patrol				
City Clerk City Planner Manager, Risk & Safety	215	24.467	30.584	36.702
Lieutenant, Fire Lieutenant, Patrol Lieutenant, Police Detective Lieutenant, Professional Standards	216	25.936	32.420	38.904
Captain, Fire Captain, Police Administration Division Captain, Police Patrol Division Officer, Training (Fire) Supervisor, Field Supervisor, Garage Supervisor, Transfer Station Supervisor, Solid Waste	218	29.142	36.427	43.712
Administrator, Court Director, Building & Zoning Director, Human Resources Fire Marshal	219	31.181	38.976	46.771
Deputy, Fire Chief Deputy, Police Chief	220	33.364	41.705	50.045
Chief, Fire Director, IT Director, Public Works Director, Sanitation & Maintenance Ops. Director, Wastewater Systems	221	35.699	44.624	53.549
Chief, Police Director, Finance	222	38.198	47.748	57.297
City Administrator	224	44.142	55.178	66.213
Secondary City Jobs	SPEC	\$25.000	N/A	N/A
Police Extra Duty	ALL	CITY NET - ZERO RATE *		

* Net-Zero is the amount collected by the City less the total related