

**CITY OF LANCASTER  
WORK SESSION  
TUESDAY, APRIL 11, 2023**



**CITY OF LANCASTER  
WORK SESSION  
TUESDAY, APRIL 11, 2023  
7:00 P.M.**

- I. **Invocation & Pledge of Allegiance** – Mayor DeVenny
- II. **Roll Call**
- III. **Special Presentation**
  - A. Oakridge Middle School “Our Town” Project (*Rabon*) **Pg. 1**
- IV. **Citizen Comments\***
- V. **Employee Comments**
- VI. **Approval of Minutes**
  - A. Regular Meeting – March 28, 2023 **Pg. 5**
- VII. **Discussion and Action Items**
  - A. Proclaiming April as Fair Housing Month (*Rabon*) **Pg. 10**
- VIII. **Ordinance**
  - A. O23-10 (Second Reading) An Ordinance Annexing Into the City of Lancaster, South Carolina One Parcel of Land Totaling 7.7 Acres Located at 591 Highway 9 Bypass East, and Owned by Insite Lancaster, LLC (*Huffles*) **Pg. 11**
  - B. O23-11 (Second Reading) An Ordinance to Amend the Official Zoning Map of the City of Lancaster, South Carolina as to Rezone One Parcel of Land, Identified As Tax map #0062-00-084.00, Totaling 21.8 Acres Located in the General Vicinity of 1926 University Drive, and Owned by Hazel R. Cauthen Jr. (*Huffles*) **Pg. 24**
- IX. **Executive Session-Attorney Client Privilege (§30-4-70(a)(2))**
  - A. To receive legal advice on contractual matters with the Lancaster County Water & Sewer District

*N.B.: Upon returning to open session, Council may take action on matters discussed in executive session*

**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.

QR Code



## Total Cost

- Your gas total will be \$28.15
- Overall, your total cost, including gas, would be \$721.29.



*I HOPE YOU HAVE A  
GREAT TIME!*



**LANCASTER**  
**THE RED ROSE CITY**

*THANK YOU FOR  
CHOOSING  
LANCASTER*

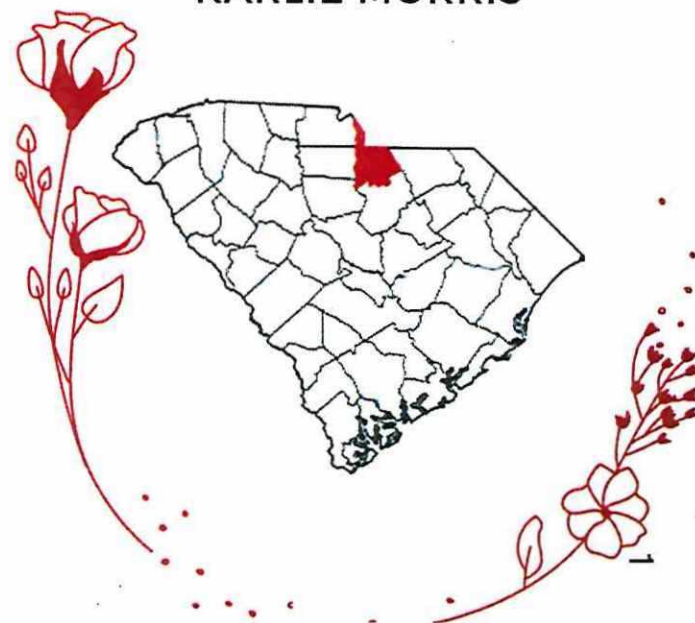


# Lancaster south carolina

A PLANNED WEEKEND STAY

March 3-5

BY JELLA DRAHOLA  
&  
KARLIE MORRIS





# DAY ONE

For lunch, you will drive 61 minutes (43.4 miles) from Oakridge Middle School to Punkys on Main.

- Cowboy Burger (\$7.99)
- Ice tea (\$1.89)
- Carolina Burger (\$7.59)
- Lemonade (\$1.89)

After a 14 minute drive (9.4 miles), you will drive to the Edgewater Golf Course. (\$26.00)

Once you finish golfing, you will take a 21 minute drive (14 miles) to enjoy your dinner at Grandma's House Cafe.

- Bolognese (\$11.00)
- Coke (\$2.50)
- Grilled/fried Chicken (\$9.00)
- Sprite (\$2.50)



For a night activity, you will drive 12 minutes (6.4 miles) to the Crown Cinema to watch Puss in Boots with 2 large popcorns. (\$24.00)

After the movie, you will drive 8 minutes (4 miles) to Kilburnie Inn to stay in the Captain James Walk up suite. (\$458.00)



# DAY TWO

From Kilburnie, you will take a 7 minute drive (3 miles) to LeighAnne's Restaurant for breakfast.

- Pancakes (\$5.00)
- French toast (\$4.50)
- Two coffees (8.50)



After finishing breakfast, you will drive 1 minute (0.2 miles) to the Native American Studies Center, this museum is free of cost.

For lunch, you will drive 23 minutes (18 miles) to Brew's Tavern restaurant.

- 12 wings (\$16.50)
- The Gamecock (\$12.50)
- Two waters (free)

For your night time activity it will take 16 minutes (14 miles) to get to the Lancaster Motor Speedway (\$50.00)



As a late dinner, you will drive 15 minutes (11 miles) to Buford's Sports Cafe.

- Beef hotdog (\$2.29)
- Philly Cheese steak (\$5.99)
- Water (free)

Lastly, it will take you 16 minutes (11 miles) to drive back to Kilburnie to rest for the night.



# DAY THREE

For breakfast, you will drive 8 minutes (3.3 miles) from Kilburnie to The daily Grind.

- Mocha latte, iced (\$4.50)
- White chocolate mocha (\$4.50)
- Apple Fritter (\$4.00)
- Croissants (\$3.50)



After breakfast, you will drive 14 minutes (9.3 miles) to the Andrew Jackson State Park for your final daytime activity, this includes trails, picnic shelters, and ranger programs. (\$6.00)



After visiting the park, you will go to lunch after a 13 minute (9.4 miles) drive to Subbies Sandwich Shop.

- Pizza Sub (\$4.00)
- Meatball Sub (\$4.00)
- Lemonade (\$2.50)
- Coke (\$2.50)

You will then head home during a 58 minute drive (44.7 miles) from Subbies to Oakridge Middle School.

# City of Lancaster

## State of South Carolina

### *Mayoral Appreciation*

On behalf of The Lancaster City Council, I would like to express our sincere admiration to **Jella Drahola** for her hard work and originality in the development of her flyer that brought recognition to the City of Lancaster. As citizens of the City of Lancaster, we pride ourselves on our community and are grateful that you chose the City of Lancaster as the location of your project.

Given the quality and level of research completed, it is clear that **Jella Drahola** will contribute to the energy and growth of any endeavors that she chooses to tackle in her educational career. It is our pleasure to see the ripening of a young mind that welcomes new experiences as a chance to grow. **Jella Drahola** is one of the emerging young minds that is obviously motivated, resourceful, and responsible.

We thank Oakridge Middle School and its educators for allowing their students the opportunity to research and experience the culture of communities surrounding the Clover, SC area.

Once again, please accept our deepest appreciation for your hard work and dedication to this project. We wish you the absolute best for your continued success in your educational goals and encourage you to continue using your artistic gifts.

Most Sincerely Yours,

---

*T. Alston DeVenny, Mayor*  
*City of Lancaster, South Carolina*

# City of Lancaster

## State of South Carolina

### *Mayoral Appreciation*

On behalf of The Lancaster City Council, I would like to express our sincere admiration to **Karlie Morris** for her hard work and originality in the development of her flyer that brought recognition to the City of Lancaster. As citizens of the City of Lancaster, we pride ourselves on our community and are grateful that you chose the City of Lancaster as the location of your project.

Given the quality and level of research completed, it is clear that **Karlie Morris** will continue to grow and thrive in any endeavors that she chooses to tackle in her educational career. We are delighted to see the development of a young mind that welcomes new challenges as a chance to grow. **Karlie Morris** is one of the emerging young minds that is obviously driven, imaginative, and responsible.

We thank Oakridge Middle School and its educators for allowing their students the opportunity to research and experience the culture of communities surrounding the Clover, SC area.

Once again, please accept our deepest appreciation for your hard work and dedication to this project. We wish you the absolute best for your continued success in your educational goals and encourage you to continue using your artistic gifts.

Most Sincerely Yours,

---

*T. Alston DeVenny, Mayor  
City of Lancaster, South Carolina*

**CITY OF LANCASTER  
REGULAR MEETING  
TUESDAY, MARCH 28, 2023**

A meeting of the Lancaster City Council was held in the City Hall Council Chambers on Tuesday, March 28, 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**

Mayor T. Alston DeVenny offered the Invocation and led the Pledge of Allegiance.

**II. Roll Call**

**Present:** Mayor Alston DeVenny, Council Member Harris, Council Member Hood, Council Member Jones, and Council Member Sowell

**Absent:** Council Member Marsh, and Council Member Taylor

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

**III. Special Presentation**

**A. Police Department Promotion Recognition and Pinning Ceremony**

Police Chief Don Roper presented Council with the recent Departmental promotions and conducted the pinning ceremony for the following officers:

- Steven Rice to Deputy Police Chief
- Brian Small to Professional Standards Lieutenant
- Paul Knight to Detective Lieutenant
- John Prince to Patrol Lieutenant
- Lee Lewis to Patrol Lieutenant
- Donnie Sims to Desk Sergeant/ Jail Administrator/Court Liaison
- Vernon Mills to Patrol Sergeant
- Matt Jones to Patrol Sergeant

The following employees of the Police Department were also promoted:

- Doreen Samuel to Lead Communications Officer
- Charlie Mingo to Police Records Specialist

**IV. Citizen Comments**

Betty Melton of 124 Penny Street addressed Council regarding a concern with her neighbor that refuses to remove a tree that was cut down in his yard. Ms. Melton stated that the tree is causing problems on her property. Ms. Melton noted that her property is in the County, but her neighbor's property is within the City limits.

Mr. Hutfles noted that the City has contacted our contractor, and a violation letter has been sent to the adjoining property owner informing them that the woody waste is a code violation, and they are responsible for the removal of the tree.

**V. Employee Comments**

There were no employee comments

**VI. Approval of Minutes**

*A. Regular Meeting – February 28, 2023*

**Motion:** To approve the minutes for the Regular Meeting on February 28, 2023

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

**Vote:** Motion carried by unanimous roll call vote

**Action:** Approved

*B. Goal Session – March 8, 2023*

**Motion:** To approve the minutes for the Goals Session on March 8, 2023

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

**Vote:** Motion carried by unanimous roll call vote

**Action:** Approved

*C. Work Session – March 14, 2023*

**Motion:** To approve the minutes for the Work Session on March 14, 2023

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

**Vote:** Motion carried by unanimous roll call vote

**Action:** Approved

**VII. Monthly Reports for February 2023**

Council Member Harris commended the Police Department on the department's detailed monthly report and also commended Chief Roper on his leadership skills.

Council Member Harris asked Mr. Medlin for a status update of the City's audit. Mr. Medlin stated that it was approximately eighty percent complete, however being short staffed has delayed the City providing additional information to the auditor. Mr. Medlin stated that he is hopeful that he will have it to Council as soon as possible. Council Member Harris asked that an update be added to the monthly report showing the progress.

Council Member Harris asked Human Resource Director Ms. Roberson if the City was fully staffed. Ms. Roberson stated that as a whole, yes, however with the promotions in the Fire and Police Departments, Council will see a shift in staffing that will cause additional openings. Ms. Roberson also noted one opening in the Public Works Department and the City Planner position.

Council Member Harris asked Public Works Director Mr. Mingo for a status on the Meeting Street area repairs. Mr. Mingo stated the road is currently open, however it will be closed in the upcoming days to lay the asphalt for the open cut sewer repairs. Council Member Harris recommended street closing be posted on Facebook.

Council Member Harris asked Public Utilities Director Mr. Ledford if the Wastewater Treatment Plant is prepared for the continued rain. Mr. Ledford stated that the pumps are doing well and can sustain the continued need.

Council Member Jones asked Sanitation & Maintenance Operations Director Matt Berry about the potholes on Willow Lake Road. Mr. Berry noted that the repair request has been sent to the South Carolina Department of Transportation. Council Member Harris asked about the overall conditions



of the street. Mr. Hutfles noted that the City is responsible for only a small percentage of the streets located inside the city limits as the majority of the streets are SCDOT maintained roads. Mayor DeVenny noted that citizens just want the roads repaired and are not concerned about who is responsible.

Council had no further questions or concerns regarding the Monthly Report for February 2023. The complete report is available for review in the City Clerk's office.

#### VIII. February Cash Management and Finance Report

Finance Director Kirk Medlin presented the February Cash Management and Finance Report.

Council Member Harris asked if the City was incurring increased banking fees and asked if there was an increase in the use of the payment kiosk. Mr. Medlin noted that banking fees have remained the same and the payment kiosk remains at about twenty to thirty people using the kiosk each month. Mr. Medlin also noted that drive-through and walk-ins are consistent month to month and citizens utilizing draft payments remain at approximately twenty percent.

Council had no further questions or concerns regarding the February Cash Management and Finance report.

#### IX. Resolution

A. *R23-05 A Resolution Adopting the City of Lancaster Budget Goals for Fiscal Year 2023-2024*

Mr. Hutfles presented R23-05 requesting adoption of the Fiscal Year 2023-2024 Budget Goals.

Council Member Harris stated that at the next Goals Session she would like to be able to see some improvement/progress on the FY 23/24 goals. Council Member Harris also noted that that the goals need to be viewed as a workable document that includes target dates. Mayor DeVenny recommended adding the updates to the weekly progress emails.

Council Member Sowell recommended a more in-depth Goals Session away from City Hall to allow for a more intimate and detailed discussion. He noted that it could lead to a better product if more time is spent in development.

**Motion:** To approve R23-05 a Resolution adopting the City of Lancaster Budget Goals for Fiscal Year 2023-2024

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

**Vote:** Motion carried by unanimous roll call vote

**Action:** Approved

B. *R23-06 A Resolution Authorizing the Awarding of Hospitality Tax Grants*

Mr. Medlin presented R23-06 requesting authorization to award the recommended Hospitality Tax Grants as follows:

- Carolina Elite Panthers Mentor, Leadership, & Sports Program for the 2023 Youth Football Competition Home Games Program was awarded \$12,800.
- iAM Dance Center of the Arts for the Majorette Dance Competition was awarded \$14,720.
- Ja'Von Crockett Foundation for the National Youth Empowerment Kids Day Festival was awarded \$12,000.
- James R. Clark Memorial Sickle Cell Foundation for the Sickle Cell Festival Family Day was awarded \$10,480.

Mayor DeVenny noted that some applicants have a proven success with their events in the past and the Finance Committee has recommended these events to be included in the City's new budget. Council Member Harris noted that Hospitality Tax dollars should be used for activities and programs that benefit the City and citizens and that bring tourism to the City.

Mayor DeVenny and Council Member Harris stated that State law allows spending hospitality tax monies for marketing, however, at this time more research needs to be completed to see the true benefit before those applications are allowed.

**Motion:** To approve R23-06 a Resolution authorizing the awarding of Hospitality Tax Grants

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

**Vote:** Motion carried by unanimous roll call vote

**Action:** Approved

- C. *R23-07 A Resolution Authorizing the Purchase of a 6.28 Acre Parcel of Land Located Along the Southern Boundary of West Meeting Street West of its Confluence with Memorial Park Road*

Fire Chief McLellan presented R23-07 asking for authorization to purchase 6.28 acres located on West Meeting Street to allow for a Fire Station to be constructed.

Council Member Harris asked if there were any environmental concerns. Mr. Hutfles noted there were two business concerns in the assessment, a septic tank and a well on the property. There were no recorded environmental concerns. Mr. Hutfles also noted that the property has access to City water and sewer, so the septic tank and well will not be a concern once the structure is constructed.

**Motion:** To approve R23-07 a Resolution authorizing the purchase of a 6.28 acre parcel of land located along the southern boundary of West Meeting Street west of its confluence with Memorial Park Road

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

**Vote:** Motion carried by unanimous roll call vote

**Action:** Approved

## X. Ordinance

- A. *O23-10 (First Reading) An Ordinance Annexing Into the City of Lancaster, South Carolina One Parcel of Land Totaling 7.7 Acres Located at 591 Highway 9 Bypass East, and Owned by Insite Lancaster, LLC*

Mr. Hutfles presented the first reading of O23-10 to annex into the City 7.7 acres located at 591 Hwy 9 Bypass East. Insite Lancaster, LLC has requested new water service, and with a utility service/annexation agreement in place, the City is able to ask the owner to submit a petition for annexation. Mr. Hutfles reported that this annexation will generate approximately \$11,096 in property tax.

**Motion:** To approve the first reading of O23-10 an Ordinance annexing into the City of Lancaster, South Carolina one parcel of land totaling 7.7 acres located at 591 Highway 9 Bypass East, and owned by Insite Lancaster, LLC

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

**Vote:** Motion carried by unanimous roll call vote

**Action:** Approved

- B. *023-11 (First Reading) An Ordinance to Amend the Official Zoning Map of the City of Lancaster, South Carolina. As to Rezone One Parcel of Land, Identified As Tax Map #0062-00-084.00 Totaling 21.8 Acres Located in the General Vicinity of 1926 University Drive, and Owned by Hazel R. Cauthen Jr.*

Mr. Hutfles presented the first reading of 023-11 an Ordinance to rezone property in the vicinity of 1926 University Drive to MF-Multi-Family. The developer 1640 University Development, LLC is proposing to build 150-200 market rate apartment units that will also incorporate a Veteran Memorial Nature Trail that has potential to tie into the Lindsay Pettus Greenway. Ty Valkanas with 1640 University Development, LLC was also available for questions. Mr. Hutfles noted that the City's Planning Commission approved the rezoning unanimously.

**Motion:** To approve the first reading of 023-11 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 #0062-00-084.00 totaling 21.8 acres located in the general vicinity of 1926 University Drive, and owned by Hazel R. Cauthen Jr

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

**Vote:** Motion carried by unanimous roll call vote

**Action:** Approved

#### XI. Adjournment

**Motion:** To adjourn

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

**Vote:** Motion carried by unanimous roll call vote

**Action:** Adjourned

There being no further business, Council adjourned at 8:15 p.m.

Respectfully submitted,

---

Tracy Rabon  
City Clerk

# City of Lancaster

## State of South Carolina

### A PROCLAMATION IN SUPPORT OF FAIR AND EQUITABLE HOUSING

*WHEREAS*, the State of South Carolina enacted the South Carolina Fair Housing law in 1989; and

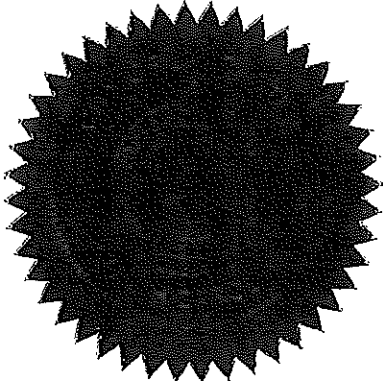
*WHEREAS*, the Lancaster City Council desires that all its citizens be afforded the opportunity to attain a decent, safe and sound living environment; and

*WHEREAS*, the Lancaster City Council supports fair and equitable housing for all its citizens, regardless of race, religion, color, sex, national origin, disability, and/or other familial status in the sale, rental or provision of other housing services; and

*WHEREAS*, April is recognized nationally as Fair Housing Month.

*NOW, THEREFORE*, I, T. Alston DeVenny, Mayor of the City of Lancaster, do hereby proclaim the month of April 2023 as **FAIR HOUSING MONTH** throughout the City of Lancaster

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the City of Lancaster to be fixed this 11<sup>th</sup> Day of April, in the Year of our Lord, Two Thousand, Twenty-Three.



*T. Alston DeVenny*  
T. Alston DeVenny, Mayor

Attest: *Tracy Rabon*  
Tracy Rabon, City Clerk



## Agenda Item VIII.A

**City of Lancaster  
City Council Meeting  
April 11, 2023**

**TO:** City Council  
**SUBJECT:** Annexation Ordinance  
**INITIATED BY:** Insite Lancaster, LLC  
**PREPARED BY:** Building & Zoning Director

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**Background:** Insite Lancaster, LLC has submitted an annexation petition for a single parcel consisting of 7.7 acres that is located near the northwest corner of Meeting Street/Camp Creek Road and Highway 9 Bypass E. The property owner has requested a new water service for the shopping plaza. Article I Chapter 28 of the City Code states in part that when new water or sewer service is furnished or rendered in any area outside the city limits a utility service/annexation agreement must be signed. Furthermore, this agreement states that the City can call at any time for the owner to petition to annex into the City.

This parcel is contiguous to the City on the southside of Highway 9 Bypass East.

Council unanimously approved the first reading of Ordinance O23-10 at the March 28, 2023 City Council meeting.

**Financial:** Currently this parcel is appraised at \$1,034,300. As a commercial development, this property will be assessed at the 6% rate which will generate \$11,096 in property tax. Plus, the City will collect business license revenue. Furthermore, this annexation will not place any additional burden on the existing police and fire services, and commercial trash.

**Policy Considerations:** Section 28-1, 28-2, and 28-3 of the City Code.

**Recommendations/Actions:** Approve Ordinance O23-10.

**Attachments:** Ordinance O23-10, annexation petitions, deed, and location map.

**ORDINANCE O23-10**

**AN ORDINANCE ANNEXING INTO THE CITY OF LANCASTER, SOUTH CAROLINA ONE PARCEL OF LAND TOTALING 7.7 ACRES LOCATED AT 591 HIGHWAY 9 BYPASS EAST AND OWNED BY INSITE LANCASTER, LLC**

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

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

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

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

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

That parcel, with improvements thereon, situate in Lancaster County, South Carolina, being shown on Survey for Sawtooth Properties, Ltd. Prepared by Freeland & Associates dated March 31, 1986, recorded in the Office of the Register of Deeds for Lancaster County as Plat No. 7761, said property having such courses, metes, measurements, and boundaries as shown on the aforesaid plat, which plat is incorporated herein by reference.

Together with a right-of-way and easement for roadway purposes thirty feet (30') in width extending from the southeastern corner of the above described property at the corner of the property now or formerly owned by First Citizens Bank to Barr Street, as shown on the above referenced plat.

Derivation: This being the same property conveyed to IRT Property Company by Sawtooth Properties, Ltd. By deed dated May 1, 1986, recorded in the Office of the Register of Deeds for Lancaster County on May 2, 1986, in Deed Book H-6 at page 289.

Tax Map No.: 0068-00-023.00

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

**DONE IN MEETING ASSEMBLED** on the 11<sup>th</sup> day of April 2023, and to become effective April 11, 2023.

Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Requested by:

Insite Lancaster, LLC

T. Alston DeVenny, Mayor

Approved as to Form:

Mitch Norrell, City Attorney

Tracy Rabon, Municipal Clerk

First Reading: March 28, 2023  
Second Reading: April 11, 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 <i>InSite Lancaster, LLC</i>	Telephone <i>(803) 603-9340</i>
Mailing Address / City ST ZIP <i>621 Meadow St., Columbia, SC 29205</i>	
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

<i>Intersection of Hwy. 9 Bypass E and Camp Creek Rd.</i>	Tax Map # <i>0068-00-025.00</i>	Requested Zoning
	Acres (±) <i>7.7</i>	<i>B-3</i>
<i>Lancaster Plaza</i>	Tax Map #	Requested Zoning
	Acres (±)	
	Tax Map #	Requested Zoning
	Acres (±)	
	Tax Map #	Requested Zoning
	Acres (±)	
	Tax Map #	Requested Zoning
	Acres (±)	

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

### PETITIONER'S STATEMENT AND ASSURANCES

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

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

<i>Cam Smith</i>	<i>CAS</i>	<i>3/22/23</i>

### ACTION BY LANCASTER CITY COUNCIL

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



Prepared by:  
Alan J. Marcus, Esquire  
20803 Biscayne Blvd.  
Suite 301  
Aventura, FL 33180  
305-937-1800

2011008256  
DEED  
RECORDING FEES \$13.00  
STATE TAX \$2340.00  
COUNTY TAX \$990.00  
PRESENTED & RECORDED:  
07-29-2011 03:48 PM  
JOHN LANE  
REGISTER OF DEEDS  
LANCASTER COUNTY, SC  
By: CANDICE KIRKLEY DEPUTY  
BK: DEED 626  
PG: 216-222

This space for recorder's use only

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made as of this 27 day of July, 2011, between EQUITY ONE, INC., a Maryland corporation, as successor by merger to IRT PROPERTY COMPANY, a Georgia corporation, having an address of 1600 NE Miami Gardens Drive, North Miami Beach, Florida 33179 hereinafter called the Grantor, and INSITE LANCASTER, LLC, a South Carolina limited liability company, hereinafter called the Grantee, whose mailing address is PO Box 130, Ridgeway, SC 29130.

(Whenever used herein the terms "GRANTOR" and "GRANTEE" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH:

THAT said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold, subject to matters herein stated, to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Lancaster County, South Carolina.

SEE LEGAL DESCRIPTION ATTACHED HERETO AS Exhibit A AND MADE A PART HEREOF FOR ALL PURPOSES.

See Articles of Merger attached hereto as Exhibit B.

AND said Grantor does hereby specifically warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise. Title to the property hereinabove described is subject to the matters herein stated and the exceptions set forth as follows: real property taxes and assessments for the year 2011 and thereafter, not yet due and payable; zoning and other regulatory laws and ordinances affecting the Property; easements, rights of way, limitations, conditions, covenants, restrictions of record and all other matters of record, without reimposing same.

*(Signature Page Follows)*

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal as of the day and year first above written.

GRANTOR:

Signed, sealed and delivered in the presence of:

Sheryl C. Vainstein

Witness

Print Name: Sheryl C. Vainstein

Brent Levison

Witness

Print Name: Brent Levison

EQUITY ONE, INC., a Maryland corporation, as successor by merger to IRT PROPERTY COMPANY, a Georgia corporation

Arthur Gallagher

By:

Arthur Gallagher,  
Executive Vice President

Corporate Seal

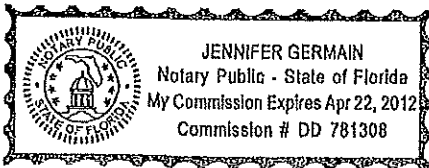
STATE OF FLORIDA §

§

COUNTY OF MIAMI-DADE §

The foregoing instrument was acknowledged before me this 27 day of July, 2011, by ARTHUR GALLAGHER as the Executive Vice President of EQUITY ONE, INC., a Maryland corporation, as successor by merger to IRT PROPERTY COMPANY, a Georgia corporation, for and on behalf of said corporation, who is ( x ) personally known to me.

[NOTARY SEAL]



Jennifer Germain  
Notary Public in and for the State and County aforesaid.  
Commission Number: \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Print Notary Name: \_\_\_\_\_

EXHIBIT A

That parcel of land, with improvements thereon, situate in Lancaster County, South Carolina, being shown on Survey for Sawtooth Properties, Ltd. prepared by Freeland & Associates dated March 31, 1986, recorded in the Office of the Register of Deeds for Lancaster County as Plat No. 7761, said property having such courses, metes, measurements, and boundaries as shown on the aforesaid plat, which plat is incorporated herein by reference.

Together with a right-of-way and easement for roadway purposes thirty feet (30') in width extending from the southeastern corner of the above described property at the corner of the property now or formerly owned by First Citizens Bank to Barr Street, as shown on the above referenced plat.

DERIVATION: This being the same property conveyed to IRT Property Company by Sawtooth Properties, Ltd. by deed dated May 1, 1986, recorded in the Office of the Register of Deeds for Lancaster County on May 2, 1986, in Deed Book H-6 at page 289.

TMS No. 0068-00-023.00

AND

Those parcels of land, with improvements thereon, situate in Lancaster County, South Carolina, being shown and designated as Tract A containing 0.416 acres and Tract B containing 1.732 acres on Plat of Property of Lancaster Plaza Prepared for Harris-Teeter Properties, Inc. by R.H. Iseley, R.L.S. and J.C. Crumpler, R.L.S. dated March 26-28, 1986, recorded in the Office of the Register of Deeds for Lancaster County as Plat No. 8091, said property having such courses, metes, measurements, and boundaries as shown on the aforesaid plat, which plat is incorporated herein by reference.

DERIVATION: This being the same property conveyed to Harris-Teeter Properties, Inc. by the following deeds recorded in the Office of the Register of Deeds for Lancaster County: (i) deed from NCNB National Bank of North Carolina, Trustee under the Ruddick Corporation and Subsidiaries Retirement Plan Master Trust Agreement dated August 18, 1986, recorded on August 20, 1986, in Deed Book N-6 at page 134; and (ii) deed from Harris-Teeter Supermarkets, Inc., a/k/a Harris Teeter Super Markets, Inc. dated April 21, 1987, recorded on April 21, 1987, in Deed Book Y-6 at page 148. Harris-Teeter Properties, Inc. merged into IRT Property Company pursuant to Articles of Merger recorded in Book T-9 at page 173.

TMS No. 0068P-0N-002.00

**Secretary of State**  
**Corporations Division**  
315 West Tower  
#2 Martin Luther King, Jr. Dr.  
Atlanta, Georgia 30334-1530

DOCKET NUMBER : 030431036  
CONTROL NUMBER : J417615  
EFFECTIVE DATE : 02/12/2003  
REFERENCE : 0048  
PRINT DATE : 02/12/2003  
FORM NUMBER : 411

ALSTON & BIRD LLP  
J. CHAD DAVIS  
1201 WEST PEACHTREE STREET  
ATLANTA GA 303093424

**CERTIFICATE OF MERGER**

I, Cathy Cox, the Secretary of State of the Georgia, do hereby issue this certificate pursuant to Title 14 of the Official Code of Georgia annotated certifying that articles or a certificate of merger and fees have been filed regarding the merger of the below entities, effective as of the date shown above. Attached is a true and correct copy of the said filing.

Surviving Entity:  
EQUITY ONE, INC., A MARYLAND CORPORATION

Non-surviving Entity/Entities:  
1ST PROPERTY COMPANY, A GEORGIA CORPORATION



*Cathy Cox*  
CATHY COX  
SECRETARY OF STATE

40112744

**EXHIBIT B**



**ARTICLES OF MERGER**  
**OF**  
**IRT PROPERTY COMPANY,**  
**a Georgia Corporation**  
**WITH AND INTO**  
**EQUITY ONE, INC.,**  
**a Maryland Corporation**

Pursuant to Section 14-2-1105 of the Georgia Business Corporation Code, the undersigned hereby certify the following:

**FIRST:** Pursuant to an Agreement and Plan of Merger dated as of October 28, 2002 (the "Agreement and Plan of Merger") between IRT Property Company, a Georgia corporation ("IRT"), and Equity One, Inc., a Maryland corporation ("Equity One"), upon the Effective Time (as defined herein), IRT will merge with and into Equity One (the "Merger").

**SECOND:** The Agreement and Plan of Merger and the Merger have been approved by an affirmative vote of at least a majority of all of the votes entitled to vote on the matter at a special meeting of the shareholders duly called therefor on February 12, 2003 in accordance with the Georgia Business Corporation Code and the articles of incorporation and bylaws of IRT.

**THIRD:** A copy of the Agreement and Plan of Merger is attached hereto as Exhibit A.

**FOURTH:** Equity One is the corporation to survive the Merger.

**FIFTH:** The charter of Equity One shall be the articles of incorporation of the surviving domestic corporation.


**SIXTH:** The Merger shall become effective immediately upon the filing and acceptance for record of these Articles of Merger by the Georgia Secretary of State (the "Effective Time").

**SEVENTH:** The executed Agreement and Plan of Merger is on file at the office of Equity One, the surviving domestic corporation, the address of which is 1696 N.E. Miami Gardens Drive, North Miami Beach, Florida 33179.


**EIGHTH:** The undersigned hereby undertakes to deliver the request for publication of a notice of filing of these Articles of Merger and payment therefor as required by Section 14-2-1105.1(b) of the Georgia Business Corporation Code.

IN WITNESS WHEREOF, these Articles of Merger have been duly executed by the parties hereto this 12<sup>th</sup> day of February 2003.

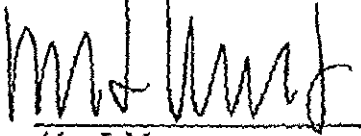
ATTEST:

  
W. Benjamin Jones  
Executive Vice President and Secretary

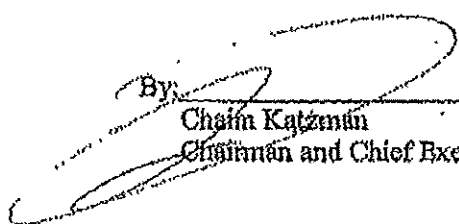
IRT Property Company

By:   
Thomas N. McAulay  
President and Chief Executive Officer

ATTEST:

  
Alan J. Marcus  
Secretary

Equity One, Inc.

By:   
Chaim Katzman  
Chairman and Chief Executive Officer

SECRETARY OF STATE  
2003 FEB 12 P 2:51  
CORPORATIONS DIVISION

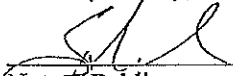
STATE OF SOUTH CAROLINA )  
COUNTY OF RICHLAND ) AFFIDAVIT

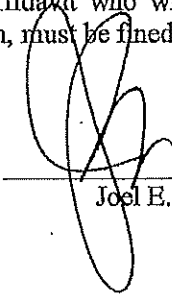
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

- 1. I have read the information on this Affidavit and I understand such information.
- 2. The properties being transferred are located on West Meeting Street and on SC Highway 9 By-Pass bearing Lancaster County Tax Map Numbers 0068-00-023.00 and 0068P-0N-002.00 were transferred by Equity One, Inc., successor by merger to IRT Property Company to Ketod Trio, LLC on July 27, 2011.
- 3. Check one of the following: The deed is
  - (a) X 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:
- 4. Check one of the following if either item 3(a) or item 3(b) above has been checked:
  - (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$900,000.00.
  - (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 X 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:	900,000.00
(b) Place the amount listed in item 5 above here:	<u>0.00</u>
(c) Subtract Line 6(b) from Line 6(a) and place result here:	900,000.00
- 7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$3,330.00
- 8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: attorney for Grantee
- 9. I understand that a person required to furnish this Affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN to before me this  
28th day of July, 2011.

 (SEAL)  
Notary Public  
My commission expires: 12-12-11

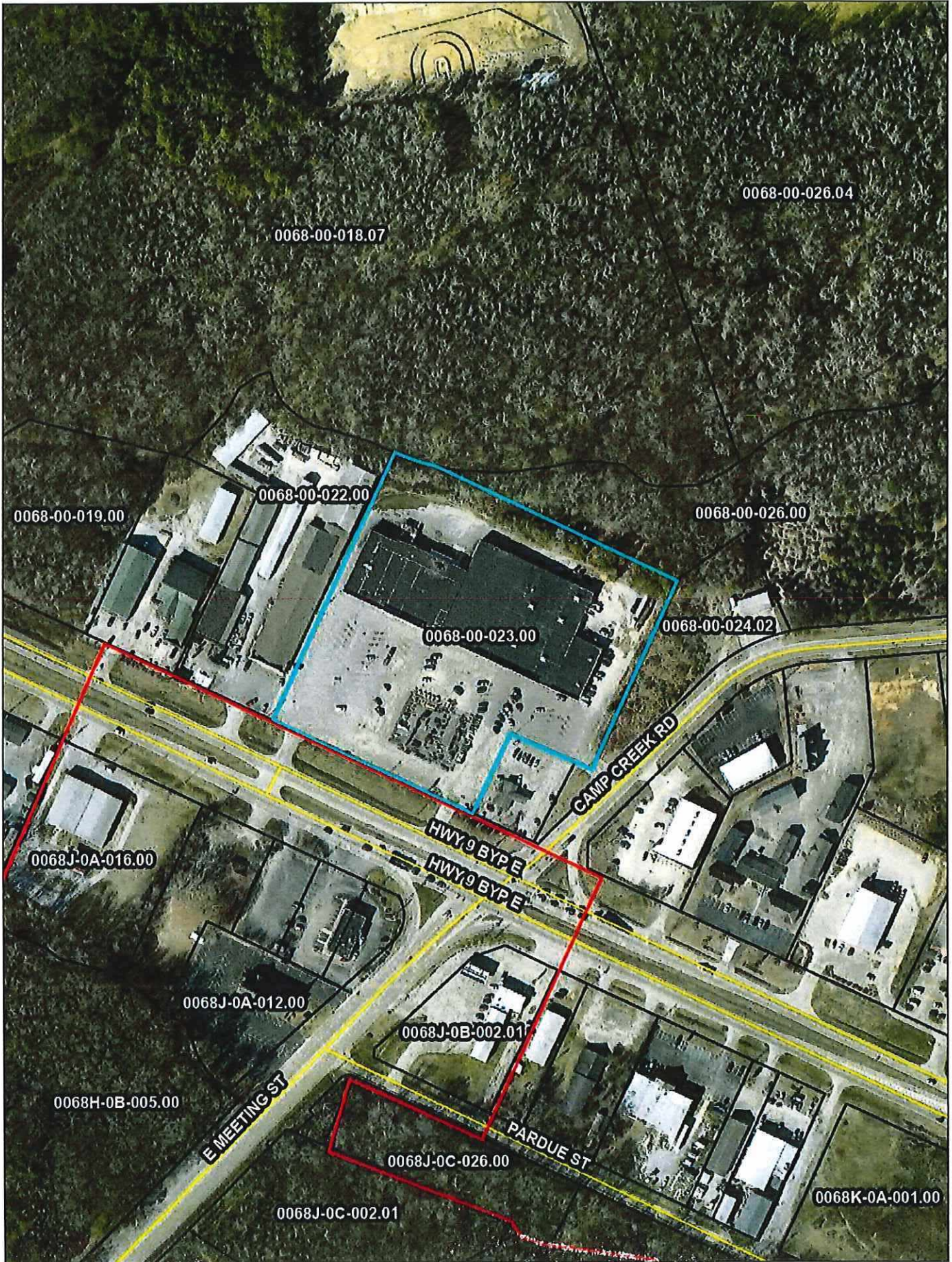
  
Joel E. Gottlieb, attorney for Grantee

**EXHIBIT A-1****LEGAL DESCRIPTION OF LAND**

That parcel of land, with improvements thereon, situate in Lancaster County, South Carolina, being shown on Survey for Sawtooth Properties, Ltd. prepared by Freeland & Associates dated March 31, 1986, recorded in the Office of the Register of Deeds for Lancaster County as Plat No. 7761, said property having such courses, metes, measurements, and boundaries as shown on the aforesaid plat, which plat is incorporated herein by reference.

Together with a right-of-way and easement for roadway purposes thirty feet (30') in width extending from the southeastern corner of the above described property at the corner of the property now or formerly owned by First Citizens Bank to Barr Street, as shown on the above referenced plat.







## Agenda Item VIII.B

**City of Lancaster  
City Council Meeting  
April 11, 2023**

**TO:** City Council  
**SUBJECT:** Rezoning Ordinance O23-11  
**INITIATED BY:** Hazel Cauthen Jr.  
**PREPARED BY:** Building & Zoning Director

---

**Background:** Property owner Hazel Cauthen Jr. is requesting a zoning map amendment to rezone one parcel of land totaling 21.8 acres to MF-Multi-Family that has recently been annexed into the City. Subject property is located in the general vicinity of 1926 University Drive near the entrance into the Arrowood Subdivision. The developer "1640 University Development, LLC" is proposing to build 150-200 market rate apartment units. The estimated cost of the development is currently projected at thirty million dollars. Developers plan to incorporate a Veteran Memorial Nature Trail that may someday tie into the Lindsay Pettus Greenway.

Council unanimously approved the first reading of Ordinance O23-11 at the March 28, 2023 City Council meeting.

**Financial:** When developed the project is expected to generate approximately \$322,000 a year in additional property tax revenue. This is based on the thirty million dollar valuation.

**Policy Considerations:** South Carolina Local Government Comprehensive Planning Enabling Act 1994. Rezoning property to MF-Multi-Family will allow all uses in the MF-Multi-Family district without conditions except as allowed through special exceptions or variance.

**Recommendations/Actions:** After conducting the required public hearing it is the unanimous recommendation of the City Planning Commission to rezone subject property to MF-Multi-Family. Staff concurs with the recommendation.

**Attachments:** Ordinance O23-11, project summary, sketch plan layout, metes and bounds description, QPublic aerial map, plat, deed, Annexation Ordinance O23-04, sample letter to adjacent property owners, property posting notice of public hearing, newspaper notice of public hearing, Planning Commission Agenda, MF-Multi-Family zoning description, and zoning table of uses.

**ORDINANCE O23-11**

**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 #0062-00-084.00 TOTALING 21.8 ACRES LOCATED IN THE GENERAL VICINITY OF 1926 UNIVERSITY DRIVE, AND OWNED BY HAZEL R. CAUTHEN JR.**

**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 Hazel Cauthen Jr., LLC, petitioned to rezone property located in the general vicinity of 1926 University Drive to MF- Multi-Family; and

**WHEREAS**, On March 07, 2023, 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 MF- Multi-Family.

ALL that certain piece, parcel, or lot of land, lying, being and situate about three miles North of the Town of Lancaster on the Southside of S.C. State Highway No. 29-56 in Gills Creek Township, Lancaster County, S.C., fronting North on S.C. State Highway No. 29-56 for a distance of 900 feet, designated as Lot Nos. 18, 19, 20 and 21 on a Plat of Subdivision entitled "E.W. Sistare Estate" dated July 14, 1960, recorded in the Office of the Clerk of Court for Lancaster County, S.C. in Plat Book 11 at page 61, reference to which Plat is made for a more particular description.

Derivation: The grantors herein derived their interest as the sole heirs at law of E.W. Sistare.

Tax Map No.: 0062-00-084.00

**DONE IN MEETING ASSEMBLED** on the 11<sup>th</sup> day of April 2023, and to become effective April 11, 2023.

Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Requested by:

Hazel R. Cauthen Jr.

\_\_\_\_\_  
T. Alston DeVenny, Mayor

Approved as to Form:

\_\_\_\_\_  
Mitch Norrell, City Attorney

\_\_\_\_\_  
Tracy Rabon, Municipal Clerk

First Reading: March 23, 2023  
Second Reading: April 11, 2023



## Annexation - Project Summary

Tax ID: 0062-00-084.00 (21.8 acres)


We envision annexing the property into city limits and rezone from the existing Medium Density Residential (MDR) to Multifamily (MF) to meet the city's growing need of nicer apartment homes in beautiful garden style buildings.

This parcel has a flood-plain along the eastern property line where an existing creek is located. The flood-plain will remain green space and no structures will be constructed within it. We anticipate having approximately 8 acres of buildable land where the primary structures, parking lot and other site features will be located.

Along the existing creek and flood-plain we envision building a Veteran Memorial Nature Trail along the creek with memorial sites where the community can learn about the sacrifices made by our Special Forces in all branches of our military during times of war.

We have had initial discussions with city planning about tying the city's *Lindsay Pettus Greenway* into the memorial park trails that will bring the community together and attract people to the greenway and promote a healthier lifestyle to walk, ride bikes, and spend more time outdoors.



<b>APPROVALS</b> Project Eng: _____ Drawn By: _____ Checked By: _____ Recheck: _____ Date: _____ Comments: _____		<b>PREPARED BY</b> <b>JOEL E. WOOD &amp; ASSOCIATES</b> PLANNING • ENGINEERING • MANAGEMENT  P.O. BOX 206 CLOVERLE, SC 29719 (803) 664-0260		<b>SEALS</b> <b>INFORMATION ONLY</b>		<b>PROJECT</b> UNIVERSITY DRIVE APARTMENTS LANCASTER COUNTY, SOUTH CAROLINA PROVIDED FOR TY WALKER		<b>SHEET TITLE</b> SKETCH PLAN LAYOUT FOR NEW APARTMENTS		<b>BY</b> REVISIONS NO. DATE _____ _____ _____ _____		<b>SCALE:</b> 1" = 40' <b>DATE:</b> 11/16/2022 <b>JOB NO.:</b> 221015 <b>SHEET:</b> 1	
--	--	--	--	---	--	--	--	--	--	--	--	--	--

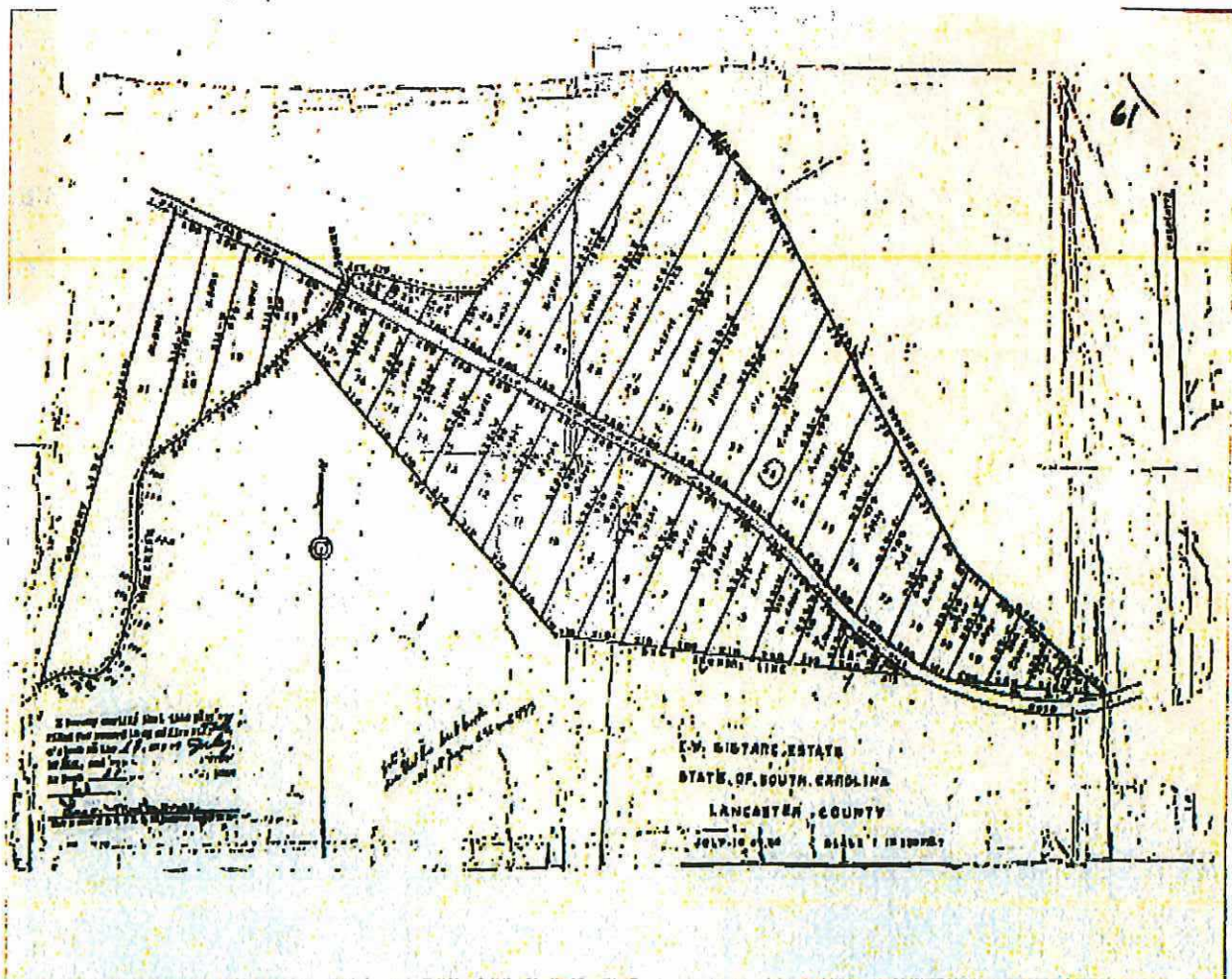


Metes and Bounds for Tax ID: 0062-00-084.00

Recorded as follows:

All that piece, parcel or lot of land, lying, being and situate about three miles North of the Town of Lancaster on the South side of S. C. State Highway No. 29-56 in Gills Creek Township, Lancaster County, S. C., fronting North on S. C. State Highway No. 29-56 for a distance of 900 feet, designated as Lot Nos. 18, 19, 20 and 21 on a Plat of Subdivision entitled "E. W. Sistare Estate" dated July 14, 1960, recorded in the Office of the Clerk of Court for Lancaster County, S. C. in Plat Book 11 at page 61, reference to which Plat is made for a more particular description. The grantors herein derived their interest as the sole heirs at law of E. W. Sistare.

Plat Book 11 at page 61:





Legend  
 □ Parcels  
 — Roads

Parcel ID	0062-00-084.00	Owner	CAUTHEN HAZEL R JR	Last 2 Sales			
Class Code	Qualified Agricultural		P O BOX 1528	Date	Price	Reason	Qual
Taxing District	County		LANCASTER, SC 29721	1/16/1962	0	n/a	U
	LANCASTER	Physical Address	UNIVERSITY DR	n/a	0	n/a	n/a
Land Size	21.8	CROP/TIMBER	Assessed Value	Value \$106			

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

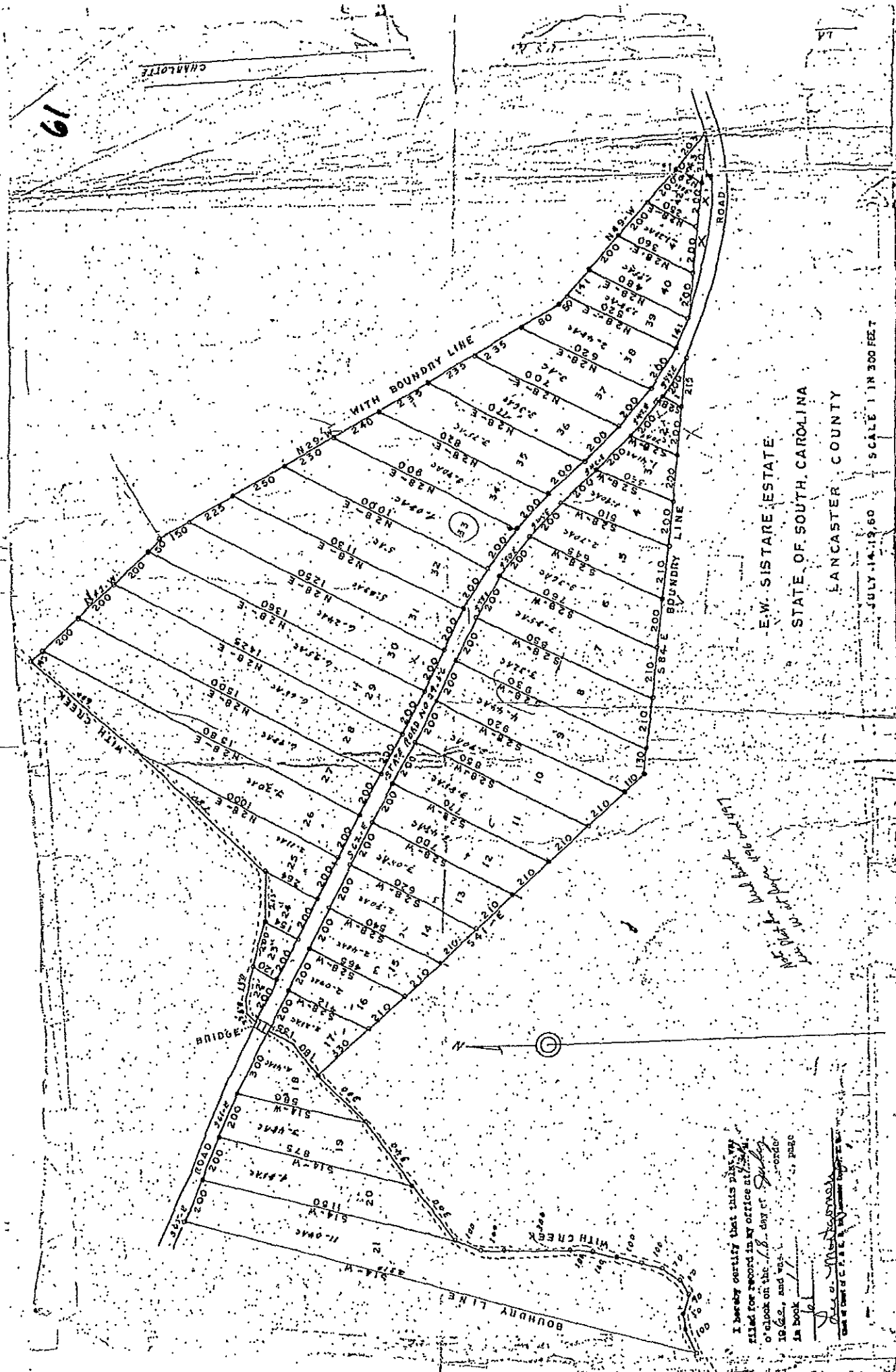
Date created: 2/9/2023  
 Last Data Uploaded: 2/9/2023 2:41:05 AM  
 Developed by Schneider  
 GEOSPATIAL



61

CHARLOTTE

17



E.W. SISTARE ESTATE  
 STATE OF SOUTH CAROLINA  
 LANCASTER COUNTY

JULY 14, 1960  
 SCALE 1" IN 300 FEET

*Note: See plat for description of lots and acreage.*

I hereby certify that this plat was  
 filed for record in my office this  
 16 day of July  
 1960, and was  
 in book \_\_\_\_\_, page \_\_\_\_\_

*[Signature]*  
 CLERK OF COURTS

State of South Carolina  
COUNTY OF LANCASTER

KNOW ALL MEN BY THESE PRESENTS, THAT

We, Katherine S. Boyd, Marion M. Sistare, Margaret S. Spencer, Macy S. Biggs and Frank Sistare  
of Lancaster County,

of the State aforesaid for and in consideration of the sum of

Twenty Five Hundred, Eighty Two & 23/100 (\$2582.23) DOLLARS  
to US in hand paid at and before the sealing of these presents by H. Roger Cauthen and Hazel R. Cauthen, Jr., of  
Lancaster County,

of the State aforesaid 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

H. Roger Cauthen and Hazel R. Cauthen, Jr.:

All that piece, parcel or lot of land, lying, being and situate about three miles North of  
the Town of Lancaster on the South side of S. C. State Highway No. 29-56 in Gills Creek Township,  
Lancaster County, S. C., fronting North on S. C. State Highway No. 29-56 for a distance of 900  
feet, designated as Lot Nos. 18, 19, 20 and 21 on a Plat of Subdivision entitled "E. W. Sistare  
Estate" dated July 14, 1960, recorded in the Office of the Clerk of Court for Lancaster County,  
S. C. in Plat Book 11 at Page 61, reference to which Plat is made for a more particular descrip-  
tion. The grantors herein derived their interest as the sole heirs at law of E. W. Sistare.

See Restrictions recorded in Book Y-4 at Page 144.

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

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned, unto the said  
H. Roger Cauthen and Hazel R. Cauthen, Jr., their  
Heirs and Assigns forever.

AND We do hereby bind ourselves and our Heirs  
Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said  
H. Roger Cauthen and Hazel R. Cauthen, Jr., their

Heirs and Assigns, against US and our Heirs, Executors, Administrators,  
and Assigns and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS Our Hand and Seal this 16th day of January in the year of our Lord  
one thousand nine hundred and Sixty Two and in the one hundred and Eighty Fifth year of the Sovereignty and  
Independence of the United States of America.

Signed, sealed and delivered in the presence of  
Margaret P. Hunter } Katherine S. Boyd (L. S.)  
Margaret M. Hammond } Marion M. Sistare (L. S.)

THE STATE OF SOUTH CAROLINA, } Margaret S. Spencer (L. S.)  
COUNTY OF LANCASTER, } Macy S. Biggs (L. S.)  
Frank Sistare (L. S.)

PERSONALLY appeared before me Margaret P. Hunter  
and made oath that she saw the within-named Katherine S. Boyd, Marion M. Sistare, Margaret S. Spencer,  
Macy S. Biggs and Frank Sistare  
sign, seal, and as their Act and Deed deliver the within-written Deed; and that she,  
with Margaret M. Hammond witnessed the execution thereof.

Sworn to before me, this 16th  
day of January, 1962  
Margaret M. Hammond (L. S.)  
Notary Public for South Carolina. Margaret P. Hunter

THE STATE OF SOUTH CAROLINA, } RENUNCIATION OF DOWER  
COUNTY OF LANCASTER, }

I, Margaret M. Hammond a Notary Public for South Carolina do hereby certify unto  
all whom it may concern, that Mrs. Susanna G. Sistare and Hazel N. Sistare

wives of the within-named Marion M. Sistare and Frank W. Sistare  
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 com-  
pulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within-named  
H. Roger Cauthen and Hazel R. Cauthen, Jr., their

Heirs 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 16th day of January, Anno Domini 1962  
Margaret M. Hammond (L. S.) Susanna G. Sistare (L. S.)  
Notary Public for South Carolina. Hazel N. Sistare (L. S.)  
Recorded 25th day of January, 1962 Lee O. Montgomery Clerk

144

RESTRICTIONS  
applying to

E. W. SISTARE EST. FARM, LANCASTER, S. C.

The following is the agreement between the purchaser and the seller, to be announced by the Auctioneers for the firm of Penny Brothers of Charlotte, N. C.

- I. Any one purchasing any one of the tracts of land on which a building (barns - old houses) is located is to tear down, and clean up debris within sixty (60) days from date of sale.
- II. This property is subject to all apparent utility easements and state right-of-ways.
- III. The acreage, announced by the Auctioneers at this sale, is in accordance with the BLUE PRINT to be exhibited at this sale. The stakes representing each lot have been set back thirty (30) feet from the center of the highway.
- IV. Purchasers do agree that, when they build, they build no residence with less than 1,000 Sq. Ft. of heated floor space, and no house is to be built on any area of land containing less than 20,000 Sq. Ft. Should a purchaser decide to cut any street in the property, said street must meet the requirements of the State of South Carolina and Lancaster County.
- V. All buildings to have a set back line from the front lines of at least fifty (50) feet. No building to be closer than fifteen (15) feet of the lines.
- VI. This property is to be used for residential purposes only. No buildings to be used for trailers or commercial purposes. No alcohol, no intoxicating beverages to be sold on any of this property.

Witness  
Lee O. Montgomery  
Mary Lou P. Mosley

E. W. Sistare - Est.  
Katherine S. Boyd  
Administratrix  
Marion M. Sistare  
Administrator

Recorded July 23, 1960.



**ORDINANCE O23-04**

**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.**

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

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

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

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

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

ALL that certain piece, parcel, or lot of land, lying, being and situate about three miles North of the Town of Lancaster on the Southside of S.C. State Highway No. 29-56 in Gills Creek Township, Lancaster County, S.C., fronting North on S.C. State Highway No. 29-56 for a distance of 900 feet, designated as Lot Nos. 18, 19, 20 and 21 on a Plat of Subdivision entitled "E.W. Sistare Estate" dated July 14, 1960, recorded in the Office of the Clerk of Court for Lancaster County, S.C. in Plat Book 11 at page 61, reference to which Plat is made for a more particular description.

Derivation: The grantors herein derived their interest as the sole heirs at law of E.W. Sistare.

Tax Map No.: 0062-00-084.00


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

**DONE IN MEETING ASSEMBLED** on the 24<sup>th</sup> day of January 2023, and to become effective January 24, 2023.

Yeas 7 Nays 0

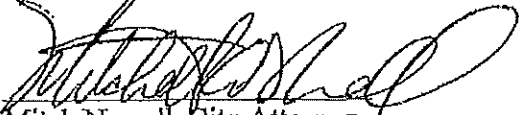
Requested by:

Riverside Investment Options, Inc.



T. Alston DeVenny, Mayor

Approved as to Form:



Mitch Norrell, City Attorney



Tracy Rabon, Municipal Clerk

First Reading: January 10, 2023  
Second Reading: January 24, 2023



February 9, 2023

Clark Anderson  
PO Box 1043  
Lancaster, SC 29721

RE: Rezoning – University Drive  
Tax Map # 0062-00-084.00

Dear property owner(s):

As a courtesy, we are notifying property owners adjacent to reference property (map enclosed) of a request to amend the City's Official Zoning Map. The property owner is requesting a MF- Multi-Family zoning classification.

The Planning Commission of the City of Lancaster, South Carolina, is scheduled to hold a Public Hearing on Tuesday, March 7, 2023, 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 MF- Multi-Family.

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

# Adjacent Property Owner

Volina English  
1652 Havenwood Drive  
Lancaster, SC 29720

George & Sandra Kent  
1620 Patriot Way  
Lancaster, SC 29720

Vickie Baker  
1618 Patriot Way  
Lancaster, SC 29720

David & Kathy Grozowski  
1608 Patriot Way  
Lancaster, SC 29720

Earl Holmes  
1649 Charles Avenue  
Lancaster, SC 29720

Rebecca Quinn & Vickie  
Baker  
1700 Havenwood Drive  
Lancaster, SC 29720

Joel & Tracey Denney  
1606 Blackstone Drive  
Lancaster, SC 29720

Aug Parker  
1600 Millwood Road  
Lancaster, SC 29720

Ashley & David Percent  
1604 Millwood Road  
Lancaster, SC 29720

Deborah Lane & Corrie Shores  
1608 Millwood Road  
Lancaster, SC 29720

Paul Barton & Dianne Mildred  
1422 Clark Place  
Lancaster, SC 29720

Jerry & Kathleen Parkman  
1636 Havenwood Drive  
Lancaster, SC 29720

Clark Anderson  
PO Box 1043  
Lancaster, SC 29721

Clifford & Jannie Griffin  
1601 Millwood Drive  
Lancaster, SC 29720

Sherrell Wright  
1528 Magnolia Drive  
Lancaster, SC 29720

Francis Faile Jr. Etal  
PO Box 1287  
Lancaster, SC 29721

Donovans Stacks  
1605 University Drive  
Lancaster, SC 29720

William & Ann Ferguson  
962 Anderson Drive  
Lancaster, SC 29720

Home of Lancaster LLC  
PO Box 1691  
Lancaster, SC 29721

J J J F LLC  
408 Conaway Court  
Waxhaw, NC 28173

Hans Lengers  
8827 Collins Road  
Indian Land, SC 29707

Isaiah & Lindsay Mobley  
PO Box 154  
Fort Mill, SC 29716

Benita Mackey  
2278 University Drive  
Lancaster, SC 29720

Christopher & Eden Mabry  
1619 Patriot Way  
Lancaster, SC 29720

Wanda Pate Etal  
1639 Havenwood Avenue  
Lancaster, SC 29720

Katawba Valley Land Trust  
PO Box 1776  
Lancaster, SC 29721

Shareeka Thompson  
1601 University Drive  
Lancaster, SC 29720

Joaquin Pavon  
958 Anderson Road  
Lancaster, SC 29720

David Russo & Elaine  
Aschettino  
1525 University Drive  
Lancaster, SC 29720

Kenneth Benjamin  
8 Monterra Court  
Rockville, MD 20850

Tommy Robinson  
3870 Great Falls Hwy  
Lancaster, SC 29720

David Good  
2232 University Drive  
Lancaster, SC 29720

Sam & Billie Mackey  
2302 University Drive  
Lancaster, SC 29720

Sharon Witherspoon  
1628 Havenwood Drive  
Lancaster, SC 29720

John & Debra Norris  
1649 Havenwood Drive  
Lancaster, SC 29720

Cephus & Ruby Rathel  
1621 University Drive  
Lancaster, SC 29720

Deborah Mona Gibson  
637 Baron Road  
Weddington, NC 28173

Vinh & Linh Tran  
165 N. Corner Estates Road  
Lancaster, SC 29720

Laverne Galloway  
1521 University Drive  
Lancaster, SC 29720

Stoneville LLC  
1716 Craven Hill Drive  
Rock Hill, SC 29730

Ricky & Penny Magee  
1617 Havenwood Drive  
Lancaster, SC 29720

Jody Allen Mackey  
2250 University Drive  
Lancaster, SC 29720

Doris Bennett  
1609 Patriot Way  
Lancaster, SC 29720

William & Betty Taylor  
1627 Havenwood Drive  
Lancaster, SC 29720

John Galeno  
1665 Havenwood Drive  
Lancaster, SC 29720



**Louis Streater**

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**From:** Louis Streater  
**Sent:** Friday, March 3, 2023 11:36 AM  
**To:** Louis Streater  
**Subject:** University Drive



*Notice of  
Public Hearing  
Posted  
2-7-23*





Notice of Public  
Hearing

Posted  
2-7-23

Sent from my iPhone



# The Lancaster News

980 N Woodland Drive  
PO Box 640  
Lancaster, SC 29721  
803-283-1133

### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that pursuant to Chapter 19, Article 1, 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, March 7, 2023, with the meeting to begin at 6:30 PM in the Council Chambers at City Hall (218 S. Catawba Street), to consider the following proposed amendments to the Zoning map of the City of Lancaster:

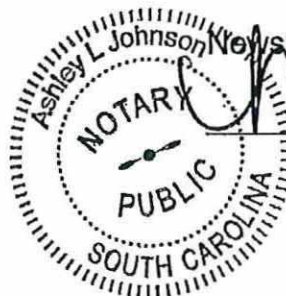
- 1. Rezoning: To confirm the zoning classification of MF-Multi-Family for one parcel of land totaling 21.8 acres, recently annexed into the City of Lancaster, located in the general vicinity of 1928 University Drive Lancaster, SC 29720. Property parcel is identified as tax map #: 0082-00-084.00 Owner(s) - Hazel Cauthen Jr.

All interested persons are encouraged to appear and present their views either for or against this proposal. Additional information concerning these requests are available in the Office of Building and Zoning, 218 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 [davevanson@lancastercitysc.com](mailto:davevanson@lancastercitysc.com) by 5:00 p.m. on the day of the meeting. Your comments will be distributed to the members of the Commission.

I hereby certify that on the above notice published in The Lancaster News, a general circulation in Lancaster County, South Carolina, in accordance with law on February 11<sup>th</sup> 2023.

SWORN to before me this 13<sup>th</sup> day of February, 2023  
Ashley L Johnson  
Notary Public for South Carolina  
My Commission Expires: 01/20/2027



Newspaper Rep Signature  
[Handwritten Signature]



**PLANNING COMMISSION  
REGULAR MEETING & PUBLIC HEARING  
March 7, 2023  
6:30 p.m.**

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

- I. Opening of Meeting**
- II. Roll Call**
- III. Citizens Comments**
- IV. Approval of Minutes:**
  - a. Regular Meeting of December 6, 2022
- V. Secretary's Report**
- VI. Discussion/Action Item:**
  - a. City' Comprehensive Plan Survey – Benchmark Planning, Jason Epley
- VII. Public Hearings:**
  - a. Zoning Map Amendment - Rezoning: MF-Multifamily  
Tax Map #:0062-00-084.00, University Drive,  
Owner/Applicant: Hazel Cauthen
- VIII. Other Business**
- IX. Adjournment**

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

Any person requiring special accommodation should contact the Building & Zoning Department at (803) 283-4253 at least twenty-four (24) hours prior to the meeting.

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.

- X (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



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

(a) *Residential districts.* The following residential use districts are hereby established: R-15, R-10, R-6, MF, and MHP. Each of these districts is designed for the persons who reside there and intended to secure a comfortable, healthy, safe, and pleasant environment in which to live, sheltered from incompatible and disruptive activities.

(1) The R-15 residential district is designed to accommodate the least dense single-family residential developments within the city. The principal use of land is for single-family dwellings and for related recreational, religious and educational facilities normally required to provide an orderly and attractive residential areas. The regulations for this district are intended to discourage any use which, because of its character would interfere with the development of or be detrimental to the quiet residential nature of the area included in the district.

(2) The R-10 residential district is designed to accommodate both single and two-family residential developments within those areas of the city where a slightly higher density than is allowed in the R-15 district is appropriate. The principal use of land is for single and two-family dwellings and for related recreational, religious and educational facilities normally required to provide an orderly and attractive residential areas. The regulations for this district are intended to discourage any use which, because of its character would interfere with the development of or be detrimental to the quiet residential nature of the area included in the district.

(3) The R-6 residential district is established for the most dense residential development within the city. The principal use of land is for single-family and two-family dwellings and for related recreational, religious and educational facilities normally required to provide an orderly and attractive residential areas. The regulations for this district are intended to discourage any use which, because of its character would interfere with the development of or be detrimental to the quiet residential nature of the area included in the district.

\* (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



R-15: Residential District R-10: Residential District R-6: Residential District <b>MF: Multifamily District</b> PO: Professional Office District B-1: Business District B-2: Neighborhood Commercial District (GR, B-1-G, B-4)	B-3: General Business District (GR, B-1-G, B-4) IND: Industrial District (I-1, I-2) MHP: Manufactured Home Park NAICS: North American Industrial Classification System <b>SE:</b> Means that a special exception from the board of zoning appeals is necessary in order to allow use <b>UP:</b> Means that the use is permitted
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	Use description	NAICS	R-15	R-10	R-6	PO	B-1	B-2	B-3	IND	MF (1)	MHP (1)
1	<i>Residential</i>											
	Cluster Development		SE (1)	SE (1)	SE (1)			SE				
	Condominium Development					SE (1)	SE (1)	SE	SE			
	Convalescent Home		SE	SE	SE	UP		SE	SE			
	Dwelling, Single-Family		UP	UP	UP		UP	UP		UP	UP	UP
	Dwelling, Two-Family			UP	UP		UP	UP		UP	UP	UP
	Group Home		SE	SE	SE							
	Multifamily Development						UP (1)				UP	
	Manufactured Homes			UP (1)	UP (1)						UP (1)	
	Nursing Home		SE	SE	SE	UP	SE	UP	UP		UP	
	Rooming and Boarding House			SE	SE		SE	SE				
	Bed and Breakfast		SE (1)	SE (1)	SE (1)	UP (1)	UP (1)	UP				
2	<i>Commercial</i>											
	Ambulance Service		SE	SE	SE	UP	UP	SE	UP	UP	SE	SE
	Appliance Sales/Service						UP		UP			



Automatic Car Wash								UP	UP			
Automobile Parking Lot							UP	UP	UP	UP		
Automobile Parts Sales							SE		UP	UP		
Automobile Sales/Service	441						UP		UP	UP		
Automobile Upholstery Shop									UP	UP		
Bakery							UP	UP	UP	UP		
Barber and Beauty Shop	81211						UP	UP	UP	UP		
Bingo							SE		UP	UP		
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)	SE (1)	UP	SE	UP (1)	(1)			
Children's Home		SE	SE	SE			SE					
Clinical, Medical, Dental					UP	UP						
Clothing and Clothing Accessories Store	448					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				
Delicatessen	611610						SE					
Drug Store, Pharmacy	446				UP	UP	UP	UP				
Dry Cleaner and Laundry Service	8123					UP	UP	UP	UP			

Electronic and Appliance Store	443					UP		UP			
Festivals, Bazaars, Outdoor sales events, Carnivals, Circuses, Revivals, Temporary Promotions						UP (1)	UP	UP (1)	UP (1)	UP	
Farm Machinery and Implemented sales/service								UP	UP		
Farmers Market								UP	UP		
Feed and Seed, Packages and Retail						SE		UP	UP		
Financial Institution	5221				UP		UP	UP	UP		
Firearms/Ammunition Sales/Service						UP		UP	UP		
Fireworks Sales								UP (1)	UP (1)		
Florist Shop						UP	UP	UP	UP		
Food and Beverage Stores, Convenience Stores (except 4453)	445					UP	SE	UP			
Food Service and Drinking Place	722				SE	UP		UP			
Funeral Home, Crematorium								SE	SE		
Funeral Home, Mortuary Services	812210					UP	SE	UP	UP		
Furniture Repair and Upholstery								UP	UP		
Furniture Store	442110, 453310					UP		UP			
Garden Supply Store						UP		UP			
General Merchandise Store	452					UP		UP			
Greenhouse and Plant Nursery								UP	UP		
Health and Personal Care Services	446				UP	UP		UP			



Heating, Air Conditioning and Plumbing Sales and Service								UP	UP		
Historical Site and Building							UP	UP			
Home Occupations		UP (3)	UP (3)	UP (3)			UP (3)	UP		UP (3)	UP (3)
Hotel and Motel							UP (1)		UP (1)		
Informational and Data Processing Services	721110					UP	UP	UP	UP		
Laboratory, Medical, Dental						UP	UP		UP	UP	
Liquor Store							UP		UP		
Medical Facility						UP	UP	SE	UP		
Medical Supplies, Sales and Service						UP	UP	UP		UP	
Miscellaneous Retailers (except 453930)	453						UP		UP		
Manufactured/Modular Home and Recreational Vehicle Sales/Service	453930								UP (1)	UP (1)	
Motorcycle Sales and Service	441221						UP		UP	UP	
Office, Business or Professional						UP	UP	UP	UP	UP	
Other Amusement and Recreational Facilities	7139						SE		UP		
Pawn Shop							UP		UP		
Personal and Household Goods Repair and Maintenance	8114						UP		UP	UP	
Professional, Scientific and Technical Service	541					UP	UP	UP	UP		
Public Utility Building and Use		SE (1)	SE (1)	SE (1)			SE (1)	SE	UP (1)	UP (1)	
Restaurant						SE	UP		UP	UP	
Service Stations							SE		UP	UP	

	Sporting Goods, Hobby, Book and Music Stores	4512					UP	UP	UP			
	Tailor						UP	UP	UP			
	Tattooing, Body Piercing, Branding Establishments								SE (1)			
	Tavern, Nightclub, Pool Hall, Game-room, Private Club						SE		UP	UP		
	Toy Store	451120					UP		UP			
	Veterinary Clinic								UP			
	Video Game Machine Establishment								UP (1)	UP (1)		
	Video Store	4512						UP	UP	UP		
3	<i>Industrial</i>											
	Apparel Manufacturing	315							SE	UP		
	Automobile/Truck Repair and Rebuilding Shop (Body Shop)	8111							SE	UP		
	Bottling Works								SE	UP		
	Building Contractor and Related Activities								SE	UP		
	Building Materials, sales and storage	4441							UP	UP		
	Cabinet Making									SE		
	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		







Cemetery/Mausoleum		UP	UP	UP	UP	UP	UP	UP	UP	UP		
Public Park and Playground		UP	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/CPC (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. 009-16, 6-23-09)