

**CITY OF LANCASTER  
WORK SESSION  
TUESDAY, OCTOBER 10, 2023**



**CITY OF LANCASTER  
WORK SESSION  
TUESDAY, OCTOBER 10, 2023  
7:00 P.M.**

- I. **Invocation & Pledge of Allegiance** – Council Member Jones
- II. **Roll Call**
- III. **Citizen Comments\***
- IV. **Employee Comments**
- V. **Approval of Minutes**
  - A. Regular Meeting – September 26, 2023 **Pg. 1**
- VI. **Ordinance**
  - A. O23-23 (Second Reading) An Ordinance Annexing into the City of Lancaster, South Carolina One Parcel of Land Totaling 1.69 Acres Located at 415 Fairfield Street, and Owned by JJ Ultra Construction, LLC (*Hutfles*) **Pg. 6**
  - B. O23-24 (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 #0061-00-118.01 Totaling 3.00 Acres Located in the General Vicinity of 211 Monroe Highway, Owned by Dominick DePaola and Cindy DePaola (*Hutfles*) **Pg. 15**
  - C. O23-25 (Second Reading) An Ordinance to Amend the Official Zoning Map of the City of Lancaster, South Carolina, as to Rezone One Parcel of Land Identifies as Tax Map #0082-00-007.01 Totaling 1.861 Acres Located in the General Vicinity of 1114 Lockwood Lane, Owned by Pro Auto Sales, LLC (*Hutfles*) **Pg. 54**
- VII. **Adjournment**

\*Persons desiring to speak should notify the City Clerk prior to the beginning of the meeting. All persons wishing to speak must be signed in and present prior to the start 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, SEPTEMBER 26, 2023**

A meeting of the Lancaster City Council was held in the City Hall Council Chambers on Tuesday, September 26, 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 about the meeting time and place. The meeting was open to the public and streamed live on the City's YouTube channel.

**I. Invocation & Pledge of Allegiance**

Council Member Ronnie Sowell offered the invocation and led the Pledge of Allegiance.

**II. Roll Call**

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

**Absent:** Council Member Hood and Council Member Taylor

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

**III. Citizen Comments**

Ja'Von Crockett addressed Council with concerns about the Hospitality Tax Grant program. Mr. Crockett stated that he received the grant for the Kids Day Festival that he organizes each year as a back-to-school event. Mr. Crockett stated he did not feel that he was treated fairly and expressed concerns with the changes implemented this year. He also asked for clarification on the proper grant to apply for.

Mayor DeVenny thanked Mr. Crockett for his commitment to the community and confirmed that attendees at past festivals were from outside of the City, therefore the Hospitality Tax Grant would be appropriate. Council Member Marsh also expressed concern with the flyer and the requirements of the volunteers that provide food to the citizens.

Mayor DeVenny recommended that the Finance Committee address the concern. Council Member Harris recommended that the See Lancaster Department's Monthly Report include updates on the distribution of Hospitality Tax funds.

**IV. Employee Comments**

There were no employee comments

**V. Approval of Minutes**

*A. Work Session – September 12, 2023*

**Motion:** To approve the minutes for the Work Session September 12, 2023

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

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

**Action:** Approved

**VI. Monthly Reports for August 2023**

Council Member Harris asked Chief Roper for an update on the progress of the Police Department's Accreditation. Chief Roper stated that the process is ongoing and stated the Department has contracted with Palmetto Solutions to assist with taking the correct steps to ensure accreditation.

Mayor DeVenny asked Public Works Director Rendell Mingo about the reported water loss. Mayor DeVenny noted that the loss has been fairly consistent for the past few years. Mr. Mingo stated that the reported numbers are based on the amount of water purchased, and due to the age of the lines, Mr. Mingo noted that there could be unknown water leaks. Mayor DeVenny asked if there was a way to check for leaks in the water line like there is for the sewer lines. Mr. Mingo stated that the sewer line can be checked with a camera, but the water line cannot. Mayor DeVenny recommended repairing water lines when the roads are in the process of being repaired. Mr. Mingo stated staff is trying to focus on replacing lines instead of repairs when possible.

Council Member Harris asked Court Administrator Cammie Heath if the Court tracking system is working. Judge Heath stated that the system is operational, and staff members are in the process of entering the information. Judge Heath also noted that the Court is in the process of converting back to LawTrack. IT Director Melissa Izzard stated LawTrack should be live by the end of October.

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

**VII. August Cash Management and Finance Report**

Finance Director James Absher presented the August 2023 Cash Management and Finance Report. Council had no questions or concerns regarding the August Cash Management and Finance Report.

**VIII. Discussion and Action Items**

*A. Discussing City of Lancaster Logo*

Alize Thomas, Marketing & Development Manager, presented the rebranding recommendations from the 2020 Downtown Revitalization Plan. Ms. Thomas noted that at the September 12, 2023, Council Meeting that Council requested staff to seek public input on logo variation 1A and 4A through Facebook. Ms. Thomas reported that the City received 138 responses with mixed reviews on the logos. 1A received 106 votes and 4A received 32 votes. Citizens also noted that the "City of" underneath the rose was redundant since the logo also states, "the Red Rose City." Other recommendations were to add leaves to the rose, to use the updated rose, and to use a shade of red between the colors presented on 1A and 4A. After discussion, Council implemented citizen suggestions by staying with the brighter red and removing "City of" from logo 1A due to redundancy.

**Motion:** To approve the logo labeled 1A with the removal of "City of" stating only "Lancaster South Carolina" in blue, and "The Red Rose City" in red, with the arches changed from black to blue, and using the existing rose design with the brighter red hue.

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

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

**Action:** Approved

**IX. Resolution**

*A. R23-16 A Resolution Authorizing the Consumption of Beer and Wine at the Lancaster Rotary Club Octoberfest Block Party & Cornhole Tournament*

Mr. Hutfles presented Council with a request from the Lancaster Rotary Club to authorize the consumption of beer and wine at their Octoberfest event on October 7<sup>th</sup> from 4:00 pm to 10:00 pm. This event will be held on Gay Street from Main Street to Catawba Street. The LA Tap Room will be the vendor for beer and wine. Mr. Hutfles reported that the beer and wine will be poured in designated cups and consumption of beer and wine will only be allowed within the LA Tap Room or on the 100 block of West Gay Street. The Rotary Club has received approval from the South Carolina Department of Transportation for the road closure and has obtained an event permit from the City.

David Sims, President of the Rotary Club stated this fundraiser will be for service projects that will benefit the wellness of the community, such as a Mental Health fair in May for Mental Health Awareness Month. Police Chief Roper stated that when it gets closer to the event, he will meet with the organization to implement a Security Action Plan.

**Motion:** To approve R23-16 a Resolution authorizing the consumption of beer and wine at the Lancaster Rotary Club Octoberfest Block Party & Cornhole Tournament

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

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

**Action:** Approved

B. *R23-17 A Resolution Declaring Certain Equipment Surplus to the Needs of the City and Authorizing its Disposal*

Mr. Hutfles presented Council with R23-17 declaring the following City equipment surplus and asked for authorization for its disposal.

- 1990 Cat Excavator from the Public Works Department
- 2002 Godwin Pump from the Wastewater Treatment Plant
- 2005 Bobcat Excavator from the Wastewater Treatment Plant
- 2005 Club Car 4x4 from the Wastewater Treatment Plant
- 2000 International Vac Truck from the Public Works Depa
- 2007 Chevy Impala from the Police Department
- 2008 Chevy Impala from the Police Department
- 1996 Toyota Pick Up Truck from the Police Department
- Land Pride Bush Hog from the Public Works Department
- Twenty-eight 250 Gallon Totes from the Public Works Department
- Bel Aire Air Compressor from the Vehicle Maintenance Department

Mayor DeVenny confirmed with Mr. Hutfles that the protocol of disposal was followed. Mr. Hutfles confirmed that protocol was followed and he further stated that when he receives a complete surplus equipment list, he sends it out by email to all Department Heads to see if the equipment can be utilized for their department. If the equipment cannot be used by any other department, then it is recommended for disposal.

**Motion:** To approve R23-17 a Resolution Declaring Certain Equipment Surplus to the Needs of the City and Authorizing its Disposal

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

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

**Action:** Approved

**X. Ordinance**

- A. *023-22 (Second Reading) An Ordinance Amending the City of Lancaster Operating Budget for Fiscal Year 2022-2023*

**Motion:** To approve the second reading of 023-22 an Ordinance amending the City of Lancaster Operating Budget for Fiscal Year 2022-2023

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

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

**Action:** Approved

- B. *023-23 (First Reading) An Ordinance Annexing into the City of Lancaster, South Carolina One Parcel of Land Totaling 1.69 Acres Located at 415 Fairfield Street and Owned by JJ Ultra Construction, LLC*

Building and Zoning Director Louis Streater presented Council with 023-23 to request approval to annex 415 Fairfield Street owned by JJ Ultra Construction. Utility service to the property was disconnected on June 26, 2018. JJ Ultra purchased the property on November 30, 2022 and will be rehabilitating the current single-family dwelling, and due to the size of the property, may construct additional single-family dwellings. The City Code states in part that neither water nor sewer service shall be provided outside of the City limits to an existing structure if the structure has been without water service for six consecutive months unless the customer executes a utility service/annexation agreement.

**Motion:** To approve the first reading of 023-23 an Ordinance annexing into the City of Lancaster, South Carolina one Parcel of Land Totaling 1.69 Acres Located at 415 Fairfield Street and Owned by JJ Ultra Construction, LLC

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

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

**Action:** Approved

- C. *023-24 (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 #0061-00-118.01 Totaling 3.00 Acres Located in the General Vicinity of 211 Monroe Highway, Owned by Dominick DePaola and Cindy DePaola*

Building and Zoning Director Louis Streater presented Council with 023-24 to request an amendment to the Official Zoning Map of the City for 211 Monroe Highway, owned by Dominick DePaola and Cindy DePaola. Mr. and Mrs. DePaola have requested to construct self-storage mini warehouses which need a zoning change to B3-General Commercial. Mr. Streater noted that the City Planning Commission unanimously approved the rezoning to B3 General Commercial.

**Motion:** To approve the first reading of 023-24 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 #0061-00-118.01 totaling 3.00 acres located in the general vicinity of 211 Monroe Highway, owned by Dominick DePaola and Cindy DePaola

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

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

**Action:** Approved

- D. *O23-25 (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 #0082-00-007.01 Totaling 1.861 Acres Located in the General Vicinity of 1114 Lockwood Lane, Owned by Pro Auto Sales, LLC*

Building and Zoning Director Louis Streater presented Council with O23-25 to request an amendment to the Official Zoning Map of the City for property in the vicinity of 1114 Lockwood Lane, owned by Pro Auto Sales, LLC. Pro Auto Sales has requested to change the zoning from R15-Residential to B3-General Commercial to be consistent with adjacent properties owned by Pro Auto Sales and other properties in the area. Mr. Streater noted that the City Planning Commission unanimously approved the rezoning to B3-Commercial.

**Motion:** To approve the first reading of O23-25 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 #0082-00-007.01 totaling 1.861 acres located in the general vicinity of 1114 Lockwood Lane, owned by Pro Auto Sales, LLC

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

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

**Action:** Approved

#### XI. Adjournment

**Motion:** To adjourn

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

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

**Action:** Adjourned

There being no further business, Council adjourned at 8:02 p.m.

Respectfully submitted,

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Tracy Rabon  
City Clerk

**Agenda Item VI.A**

**City of Lancaster  
City Council Meeting  
October 10, 2023**

**TO:** City Council  
**SUBJECT:** Annexation Ordinance  
**INITIATED BY:** JJ Ultra Construction, LLC  
**PREPARED BY:** Building, Planning, Zoning, & Licensing Director

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**Background:** Section 40-1 and 40-2 of the City Code states in part that neither water nor sewer services shall be furnished or rendered in any area outside the city limits to an existing structure if the structure has been without water and sewer service for a period of 6 consecutive months unless the customer executes a utility service/annexation agreement. Furthermore, this agreement states that the City can call at any time for the owner to petition to annex into the City.

Utility service to the property at 415 Fairfield Street was disconnected on June 26, 2018. JJ Ultra Construction, LLC purchased the property on November 30, 2022, and wishes to rehabilitate the single-family dwelling unit on the property, and due to the size of the lot may construct more single-family dwelling; hence they need utility service at this location. However, since water at this address has been disconnected for over five years the construction company was required to submit a petition for annexation in order to have services reconnected.

415 Fairfield Street adjoins the city limits to the west.

Council unanimously approved the first reading of Ordinance O23-23 at the September 26, 2023 City Council meeting.

**Financial:** 415 Fairfield Street will not place any additional burden on the existing police and fire services, and residential trash. As a primary residential dwelling unit, the property will be assessed at the 4% residential rate. The parcel currently has an appraised valuation of \$54,800 which will generate approximately \$442 in property tax.

**Policy Considerations:** Section 40-1, 40-2, and 40-3 of the City Code. Furthermore, the proposed annexation would be in the best interest of the City as there will be no additional burdens placed on existing City residents.

**Recommendations/Actions:** Approve Ordinance O23-23.

**Attachments:** Ordinance O23-16, annexation petition, deed, plat, and location map.



**ORDINANCE O23-23**

**AN ORDINANCE ANNEXING INTO THE CITY OF LANCASTER, SOUTH CAROLINA ONE PARCEL OF LAND TOTALING 1.69 ACRES LOCATED AT 415 FAIRFIELD STREET AND OWNED BY JJ ULTRA CONSTRUCTION, LLC**

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

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

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

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

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

ALL those certain piece, parcel, or lots of land lying, together with the improvements thereon, lying, being and situate in Lancaster County, South Carolina, a small portion of which fronts on Fairfield Street, being shown and described as Lot A (0.32 acre), Lot B (0.32 acre), Lot C (1.25 acres) on plat of survey entitled "Boundary Survey for W.F. Ballard Jr." dated October 10, 1990 made by Wm. Charles Hendley Jr. Land Surveying, recorded as Plat No. 11231 in the Office of the Clerk of Court for Lancaster County, South Carolina, which plat is by reference made a part hereof. Subject to right of way or easement reserved by the W.F. Ballard, Jr., his heirs and assigns, for purposes of a sewer line extending from city pump lift station on Fairfield Street to W.F. Ballard, Jr's property east and south of the property above described, together with rights of access for purpose of installation and maintenance.

Being the same property conveyed to Allen B. Faile and Alvin A. Faile from Barbara S. Faile by that deed dated 03/10/2011 recorded 30/10/2011 in Book 605 at Page 8 in the Lancaster Registry.

Tax Map No.: 0081F-0A-013.00

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

**DONE IN MEETING ASSEMBLED** on the 10<sup>th</sup> day of October 2023, and to become effective October 10, 2023.

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

Requested by:

JJ Ultra Construction, LLC

T. Alston DeVenny, Mayor

Approved as to Form:

Mitch Norrell, City Attorney

Tracy Rabon, Municipal Clerk

First Reading: September 26, 2023

Second Reading: October 10, 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 <b>JT Ultra Construction LLC</b>	Telephone <b>704 756 4269</b>
Mailing Address / City ST ZIP <b>6525 Cherry Crest Ln Charlotte NC 28217</b>	
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

<b>415 Fairfield St Lancaster SC 29720</b>	Tax Map # <b>0081FOA-01300</b>	Requested Zoning <b>R6</b>
	Acres (±) <b>1.69</b>	Requested Zoning
	Tax Map #	Requested Zoning
	Acres (±)	Requested Zoning
	Tax Map #	Requested Zoning
	Acres (±)	Requested Zoning
	Tax Map #	Requested Zoning
	Acres (±)	Requested Zoning

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

### PETITIONER'S STATEMENT AND ASSURANCES

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

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

<b>Mamuel Guajana</b>		<b>9-15-23</b>
<b>Jonathan Guevara</b>		<b>9-15-23</b>

### ACTION BY LANCASTER CITY COUNCIL

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

LANCASTER COUNTY ASSESSOR

Tax Map:  
0081F 0A 013 00  
RECORDED THIS 1st DAY  
OF DECEMBER, 2022  
IN BOOK 00 PAGE 00

*Dugan*  
Auditor, Lancaster County, SC

LANCASTER COUNTY, SC	
2022018582	DEED
RECORDING FEES	\$15.00
STATE TAX	\$104.00
COUNTY TAX	\$44.00
PRESENTED & RECORDED	
12-01-2022	10:52:01 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
BY: TERRY PARKMAN	
BK:DEED 1612 PG:301-305	

Prepared by & Return To  
The Sperry Law Firm  
15801 Brixham Hill Av.  
Charlotte, NC

SPACE ABOVE THIS LINE RESERVED FOR RECORDING INFORMATION

STATE OF SOUTH CAROLINA )  
 ) TITLE TO REAL ESTATE  
COUNTY OF Lancaster

KNOW ALL MEN BY THESE PRESENTS, that Allen B. Faile and Alvin A. Faile, ("Grantor"), for and in consideration of the sum of **FORTY THOUSAND AND 00/100 (\$40,000.00)** to Grantor in hand paid at and before the sealing of these presents by **JJ Ultra Construction, LLC, a North Carolina Limited Liability Company,** ("Grantee"), in the State of South Carolina, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released unto the said Grantees, his, her, its or their Heirs, Successors and Assigns, the following described real property:

**See Attached Exhibit A for Property Description**

TMS: 0081F-0A-013.00

ADDRESS OF GRANTEE: 6525 Cherrycrest Lane, Charlotte, NC 28217 .

**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 Grantee, his, her, its or their Heirs, Successors and Assigns, forever.

**AND THE GRANTORS** do hereby binds ourselves and our heirs, executors and administrators, to warrant and forever defend, all and singular, the said Premises unto the said Grantee, his, her, its or their Heirs, Successors and Assigns, against us and our Heirs, all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

*(Remainder of Page Intentionally Left Blank)*

WITNESS our Hand(s) and Seal(s) this 30 day of November in the year of our Lord 2022.

**SIGNED, SEALED and DELIVERED  
IN THE PRESENCE OF:**

Allen B. Faile (SEAL)  
Allen B. Faile

Alvin A. Faile (SEAL)  
Alvin A. Faile

[Signature]  
Witness #1/Notary

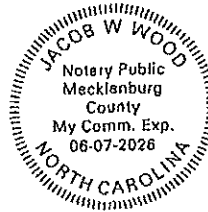
[Signature]  
Witness #2

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

I, Jacob W. Wood, Notary Public, do hereby certify that Allen B. Faile and Alvin A. Faile personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and official seal this 30 day of November, 2022

[Signature]  
Official Signature of Notary  
Printed or typed name of Notary

My Commission Expires: 06/07/2026



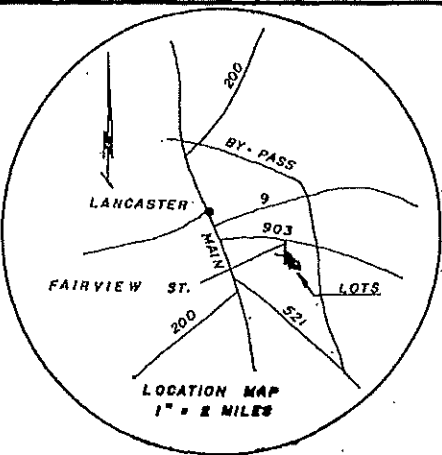
**EXHIBIT "A"**  
**Property Description**

All those certain pieces, parcels or lots of land, together with the improvements thereon, lying, being and situate in Lancaster County, South Carolina, a small portion of which fronts on Fairfield Street, being shown and described as Lot A (0.32 acre), Lot B (0.12 acre) and Lot C (1.25 acres) on plat of survey entitled "Boundary Survey for W.F. Ballard Jr." dated October 10, 1990 made by Wm. Charles Hendley Jr. Land Surveying, recorded as Plat No. 11231 in the Office of the Clerk of Court for Lancaster County, South Carolina, which plat is by reference made a part hereof. Subject to right of way or easement reserved by the W.F. Ballard, Jr., his heirs and assigns, for purposes of a sewer line extending from city pump lift station on Fairfield Street to W.F. Ballard, Jr.'s property east and south of the property above described, together with rights of access for purposes of installation and maintenance.

Property 1:  
0081F-0A-013.00

415 Fairfield Street, Lancaster, SC 29720

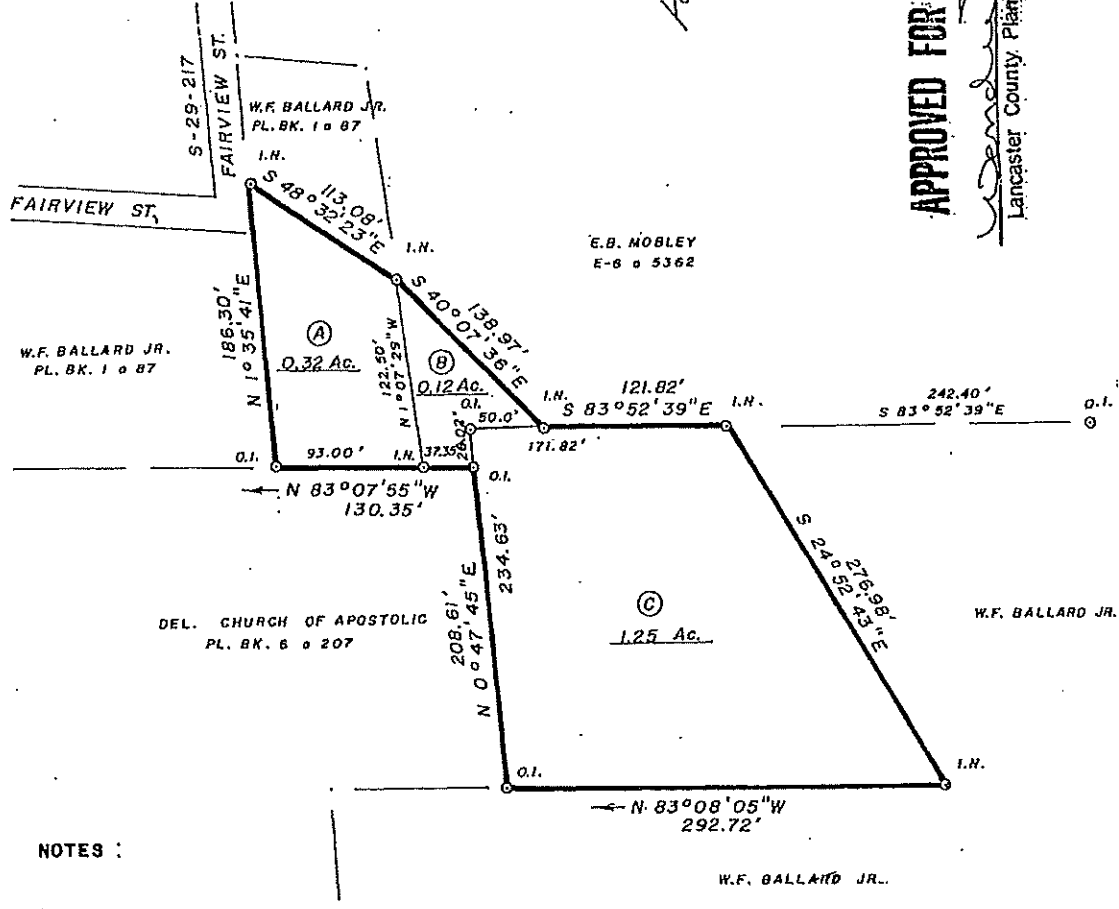
Being the same property conveyed to Allen B. Faile and Alvin A. Faile from Barbara S. Faile by that deed dated 03/10/2011 recorded 03/10/2011 in Book 605 at Page 8 in the Lancaster Registry.



APPROVED FOR RECORDING

OFFICE OF CLERK OF COURT  
 FILED  
 10/30/90 12:31 PM '90  
 S. CHARLES HENDLEY JR.  
 LAND SURVEYOR  
 Lancaster County Planning Commission

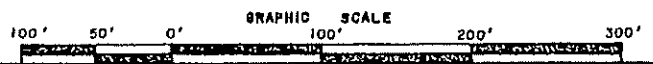
FILED  
 10/30/90



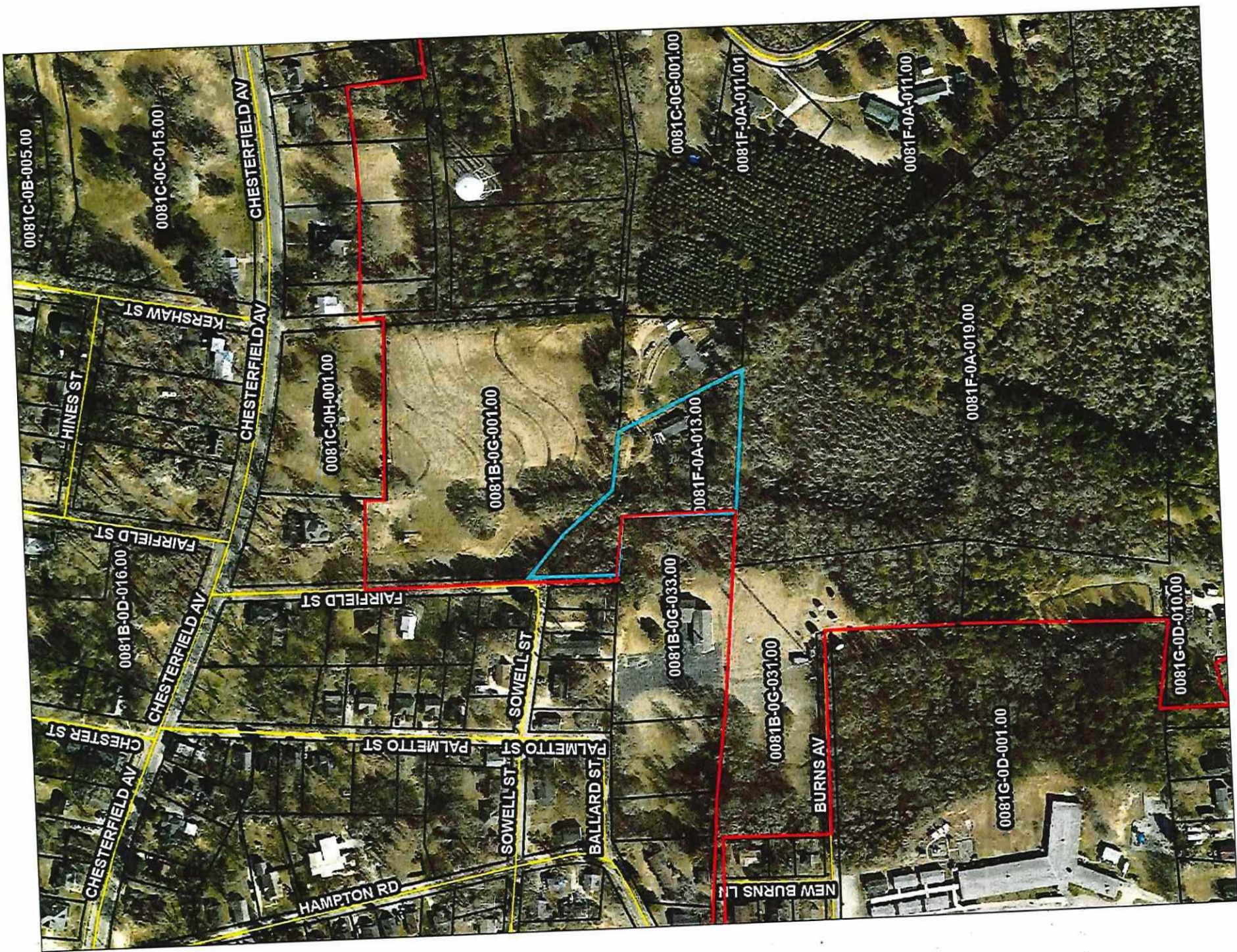
NOTES :

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/23,300 AS SHOWN HEREON AND THE AREA WAS DETERMINED BY DMD METHOD.  
 RLS S.C. 7878 Charles Hendley

RLS S.C. 7878  
 WILLIAM CHARLES HENDLEY, JR.  
*William Charles Hendley, Jr.*



BOUNDARY SURVEY FOR				
<b>W. F. BALLARD JR.</b>				
LANCASTER COUNTY			SOUTH CAROLINA	
TELEPHONE (803) 288-8230				
<b>WM. CHARLES HENDLEY JR. LAND SURVEYING</b>				
101 WESTMORELAND DRIVE		LANCASTER SOUTH CAROLINA		
DRAWN BY WCH	SCALE 1" = 100'	COMPUTED BY WCH	REVISED	
FIELD BOOK FILE	TAX MAP 81-C	APPROVED BY <i>WCH</i>	DATE 10/10/90	MAP NUMBER 90-529





## Agenda Item VI.B

**City of Lancaster  
City Council Meeting  
October 10, 2023**

**TO:** City Council  
**SUBJECT:** Rezoning Ordinance O23-24  
**INITIATED BY:** Dominick & Cindy DePaola  
**PREPARED BY:** Building, Planning, Zoning, & Licensing Director

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**Background:** Property owners, Dominick and Cindy DePaola, are requesting a zoning map amendment to rezone one parcel of land totaling 3.00 acres recently annexed into the City to B3-General Commercial. Subject property is in the general vicinity of 221 Monroe Highway across from Millers Ridge Apartments. The owners plan to develop the property with self-storage mini warehouses. Mini storage helps the community in many ways: (1) Provides affordable storage for individuals and businesses. (2) Provides a safe and secure place to store belongings. (3) Creates jobs and generates tax revenue for the community. (4) Is active in the community by supporting recreation activities. (5) Is a stepping stone for life changes, such as moving, starting a business, or going to college.

Council unanimously approved the first reading of Ordinance O23-24 at the September 26, 2023 City Council meeting.

**Financial:** As a commercial establishment, the property will be assessed at the 6% tax rate. Also, the business will generate business license tax revenue.

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

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

**Attachments:** Rezoning Ordinance O23-24, request for amendment in zoning ordinance, plat, deed, qpublic aerial map, Annexation Ordinance O23-15, request for zoning change, sample letter to adjacent property owners, notice of public hearing, B3- General Commercial zoning description, zoning map and zoning table of uses.

**ORDINANCE O23-24**

**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 #0061-00-118.01 TOTALING 3.00 ACRES LOCATED IN THE GENERAL VICINITY OF 211 MONROE HIGHWAY, OWNED BY DOMINICK DePAOLA AND CINDY DePAOLA**

**WHEREAS**, Article XIII of Chapter 44 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(s) Dominick DePaola and Cindy DePaola, petitioned to rezone property located in the general vicinity of 211 Monroe Highway to B3- General Commercial; and

**WHEREAS**, On August 01, 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 B3- General Commercial:

ALL that certain piece, parcel, or tract of land, including all improvements located thereon, lying, being and situate in Gills Creek Township, Lancaster, South Carolina, located just North of Lancaster on the West side of SC Hwy 200 containing three (3.00) acres, and being more particularly shown, described and designated on Plat of Survey entitled "State of South Carolina County of Lancaster Property to be Conveyed to Dominick DePaola and Cindy DePaola" prepared by Jack Smith Surveying, dated June 29, 2015 and recorded in the Office of the Register of Deeds for Lancaster County as recorded plat in Book 2015 at Page 454. Reference to said plat is craved for a more minute description.

Being the same property conveyed to Cindy DePaola and DePaola Holdings, LLC by Deed of Joseph L. Hicks recorded July 8, 2015 in Book 892 at Page 257 in the Office of the Register of Deeds for Lancaster County, South Carolina.

Tax Map No.: 0061-00-118.01

**DONE IN MEETING ASSEMBLED** on the 10<sup>th</sup> day of October 2023, and to become effective October 10, 2023.

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

Requested by:

Dominick DePaola & Cindy DePaola

T. Alston DeVenny, Mayor

Approved as to Form:

Mitch Norrell, City Attorney

Tracy Rabon, Municipal Clerk

First Reading: September 26, 2023

Second Reading: October 10, 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>CINDY DEPAOLA</i>	Telephone <i>980-275-2346</i>
Mailing Address / City ST ZIP <i>1700 CHAMBERSWOOD CT, WAXAHAM, NC 28173</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>MORRIS HWY AT CITY LIMIT, ACROSS FROM MILAN RISE APARTMENTS AND ACROSS FROM COUNTY HEAVY INDUSTRIAL</i>	Tax Map # <i>0061-00-118.01</i> Acres (±) <i>3</i>	Requested Zoning <b>B3</b>
	Tax Map # Acres (±)	Requested Zoning
	Tax Map # Acres (±)	Requested Zoning
	Tax Map # Acres (±)	Requested Zoning
	Tax Map # Acres (±)	Requested Zoning

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

### PETITIONER'S STATEMENT AND ASSURANCES

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

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

<i>Cindy DePaola</i>	<i>C. DePaola</i>	<i>5/5/23</i>
<i>DOMINICK DEPAOLA</i>	<i>[Signature]</i>	<i>5/5/2023</i>

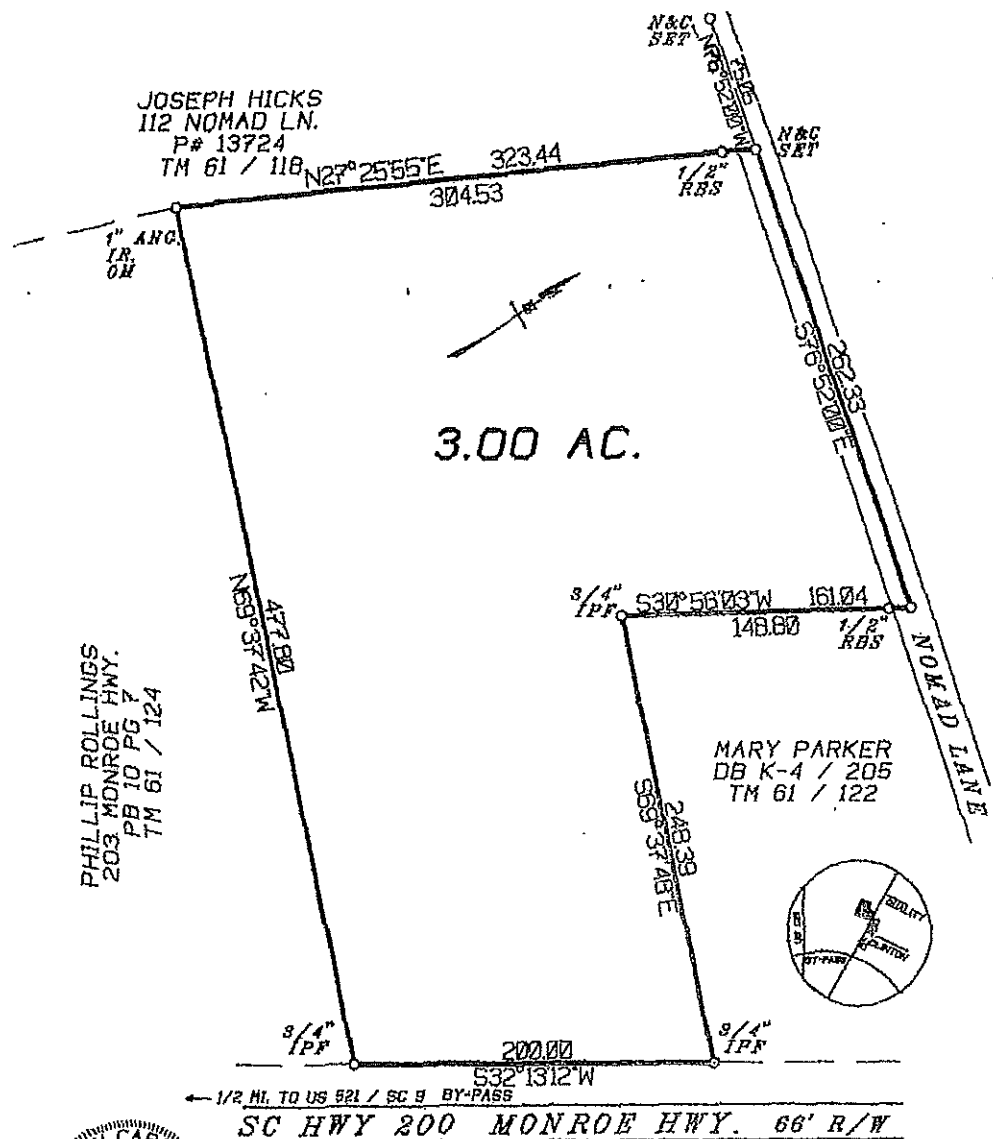
### ACTION BY LANCASTER CITY COUNCIL

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

A Portion of Tract No. 61-118

2015010044  
 PLAT SMALL RECORDING FEES \$5.00  
 PREPARED & RECORDED:  
 07-02-2015 10:22 AM  
 JOHN LANE  
 REGISTER OF DEEDS  
 LANCASTER COUNTY, SC  
 By: JOHN LANE REGISTER  
 BK: PLAT 2015  
 PG: 454-454

APPROVED FOR RECORDING  
*[Signature]* 7/2/15  
 Planning Official Date  
 Plat must be recorded by 9/2/15



STATE OF SOUTH CAROLINA  
 COUNTY OF LANCASTER  
 PROPERTY TO BE CONVEYED TO

DOMINICK DePAOLA AND CINDY DePAOLA

LOCATED JUST NORTH OF LANCASTER ON THE WEST SIDE OF SC HWY 200,  
 BEING A PORTION OF THE JOSEPH HICKS LANDS SHOWN ON PLAT NO. 13724.

To the best of my knowledge, the survey shown hereon was made in accordance with the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets the requirements for a...

(803) 285-7626		JACK SMITH SURVEYING		1504 GREYFOX HST. RD.	
DRAWN BY PS		SCALE 1" = 60'		TAX MAP P/O 61 / 118	
DATE 29 JUNE 2015		BY: DEP00F15		DATE	

2015010385

DEED	
RECORDING FEES	\$10.00
STATE TAX	\$78.00
COUNTY TAX	\$33.00
PRESENTED & RECORDED:	
07-08-2015	10:56 AM
JOHN LANE	
REGISTER OF DEEDS	
LANCASTER COUNTY, SC	
By: CANDICE PHILLIPS DEPUTY	
<b>BK: DEED 892</b>	
<b>PG: 257-259</b>	

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:  
 Dominick DePaola  
 1700 Chamberwood Court  
 Waxhaw, South Carolina, 28173

**WARRANTY DEED**

THE GRANTOR(S),

- JOSEPH L. HICKS, a single person,

for and in consideration of: \$30,000.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Cindy DePaola, 1700 Chamberwood Ct, Waxhaw, Union County, North Carolina, 28173,
- DEPAOLA HOLDINGS LLC, Dominick DePaola, Managing Member, 1700 Chamberwood Ct, Waxhaw, Union County, North Carolina, 28173,

as tenants in common, the following described real estate, situated in the County of Lancaster, State of South Carolina:

(legal description): "All that certain piece, parcel or tract of land, including all improvements located thereon, lying, being and situate in Gills Creek Township, Lancaster, South Carolina, Located just North of Lancaster on the West Side of SC HWY 200 containing 3 Acres and being more particularly shown, described and designated on Plat of Survey entitled, "State of South Carolina County of Lancaster Property to Be Conveyed To Dominick DePaola and Cindy DePaola", prepared by Jack Smith Surveying, dated June 29, 2015 and recorded in the Office of the Clerk of Court for Lancaster County as Recorded Plat in Book 2015 Page 454. Reference to said plat is craved for a more minute description." Being part of the property conveyed to Joseph L. Hicks by deed dated July 13, 1993 and recorded in the Office of the Clerk of Court for

Lancaster county in Deed Book O-11, at Page 27.

A map showing the property is recorded in Plat Book 2015, Page 454, Lancaster County.

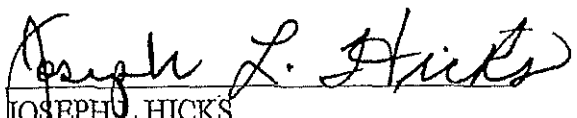
Derivation: This property was acquire by the Grantor by a True Sale (0), dated July 13, 1993 and recorded with the Lancaster recorder, in Book O-11, Page 0027, Lancaster County.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: Part of 61/118

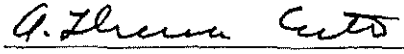
Grantor Signatures:

DATED: 7-7-15

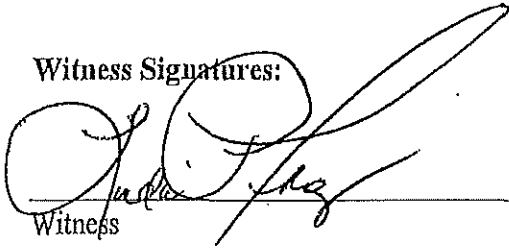
  
JOSEPH L. HICKS  
112 NOMAD LANE  
LANCASTER, South Carolina, 29720


STATE OF SOUTH CAROLINA, COUNTY OF LANCASTER, ss:

The foregoing instrument was acknowledged before me this 7 day of July, 2015, by JOSEPH L. HICKS.

  
Notary Public  
Signature of person taking acknowledgment  
my commission expires  
3-20-2016

Witness Signatures:

  
Witness

  
Witness

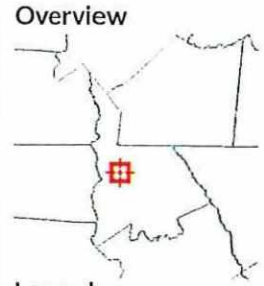
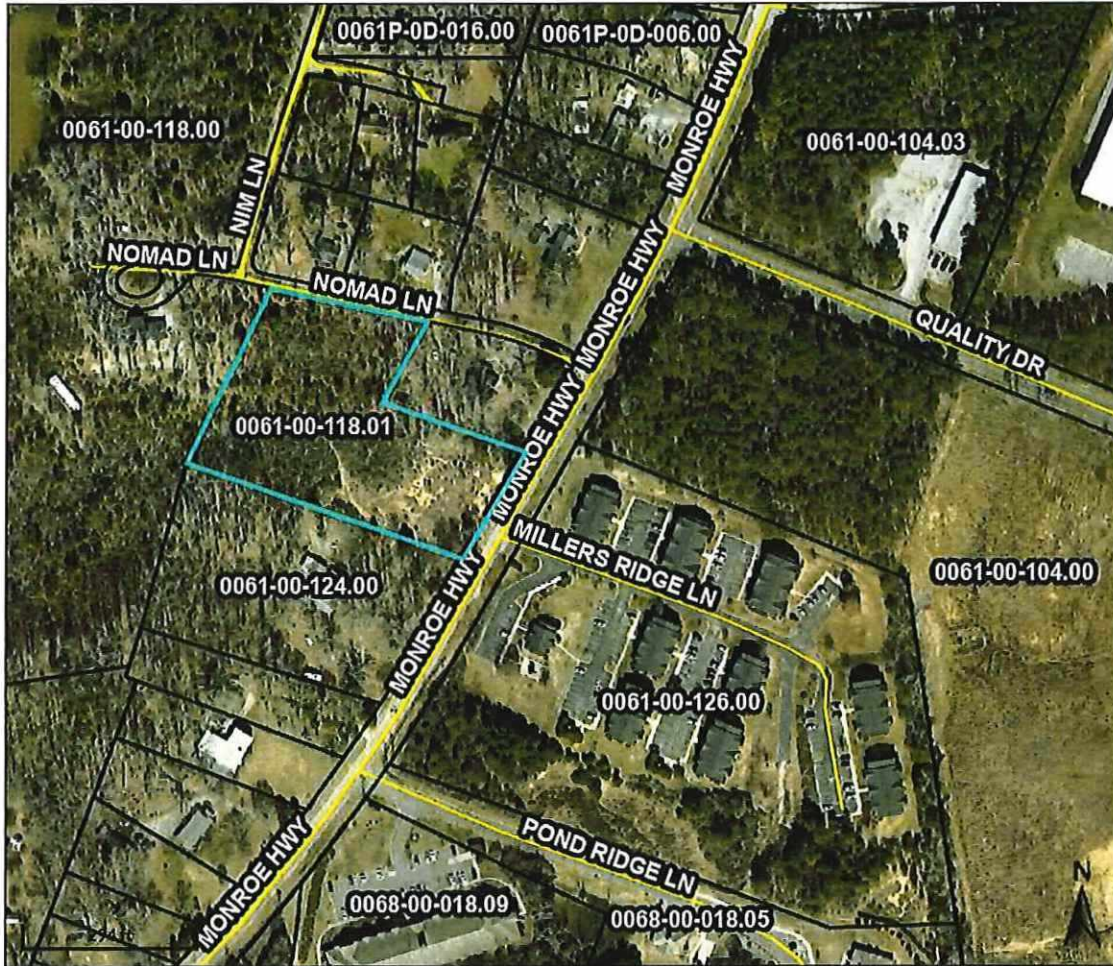
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\_\_\_\_\_





# Experiencing Lancaster County, SC through GIS Technology



**Legend**  
 □ Parcels  
 — Roads

Parcel ID	0061-00-118.01	Owner	DEPAOLA CINDY	Last 2 Sales			
Class Code	Land Only		1700 CHAMBERWOOD COURT	Date	Price	Reason	Qual
Taxing District	City of Lancaster		WAXHAW, NC 28173	7/18/2022	\$5	NON ATI	Q
	LANCASTER	Physical Address	NOMAD LANE	7/7/2015	\$30000	TRUE SALE	Q
Land Size	3.0 ACRES	Assessed Value					

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

Date created: 9/21/2023  
 Last Data Uploaded: 9/21/2023 6:35:48 AM

Developed by Schneider GEOSPATIAL

**ORDINANCE 023-15**

**AN ORDINANCE ANNEXING INTO THE CITY OF LANCASTER, SOUTH CAROLINA ONE PARCEL OF LAND TOTALING 3.0 ACRES LOCATED IN THE GENERAL VICINITY OF 221 MONROE HIGHWAY AND OWNED BY CINDY DEPAOLA**

**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 tract of land, including all improvements located thereon, lying, being and situate in Gills Creek Township, Lancaster, South Carolina, located just North of Lancaster on the West side of SC Hwy 200 containing three (3.00) acres, and being more particularly shown, described and designated on Plat of Survey entitled "State of South Carolina County of Lancaster Property to be Conveyed to Dominick DePaola and Cindy DePaola" prepared by Jack Smith Surveying, dated June 29, 2015 and recorded in the Office of the Register of Deeds for Lancaster County as recorded plat in Book 2015 at Page 454. Reference to said plat is craved for a more minute description.

Being the same property conveyed to Cindy DePaola and DePaola Holdings, LLC by Deed of Joseph L. Hicks recorded July 8, 2015 in Book 892 at Page 257 in the Office of the Register of Deeds for Lancaster County, South Carolina.

Tax Map No.: 0061-00-118.01

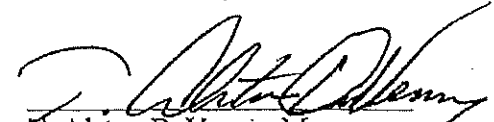
The property shall have an interim zoning classification of B-3, General Commercial pending rezoning pursuant to the Zoning Ordinance.

**DONE IN MEETING ASSEMBLED** on the 13<sup>th</sup> day of June 2023, and to become effective June 13, 2023.

Yeas 16 Nays 0

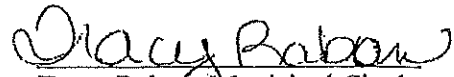
Requested by:

Cindy DePaola

  
T. Alston DeVenny, Mayor

Approved as to Form:

  
Mitch Norrell, City Attorney

  
Tracy Rabon, Municipal Clerk

First Reading: May 23, 2023  
Second Reading: June 13, 2023

# Request for Annexation and Zoning Change

- Name: Dominick & Cindy DePaola
- Contact Information:  
[dominick.depaola@gmail.com](mailto:dominick.depaola@gmail.com)  
[cindy4uf@aol.com](mailto:cindy4uf@aol.com)
- Parcel ID
- Date: May 4, 2023



# Introduction

We are requesting that the City of Lancaster, South Carolina approve the annexation of our property located at 0061-00-118.01 and the zoning change to Industrial to support a conditional use for mini-warehouses.

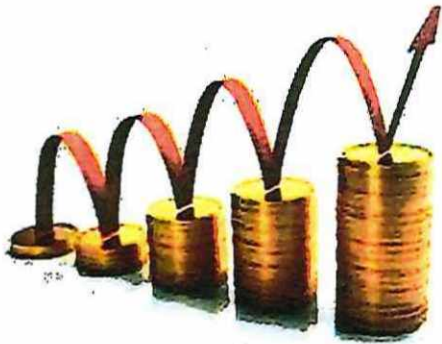
I am a 100% disabled veteran and I have been planning to develop this property for mini-warehouses for several years. I believe that this development would be a valuable asset to the city and would provide a number of benefits, including:

- Increased tax revenue
- Creation of new jobs
- Increased property values
- Reduced traffic congestion
- Improved safety
- Reduced air pollution
- Reduced water pollution



We are committed to following all city ordinances and regulations and we believe that this development would be a positive addition to the city.

# Benefits of Annexation and Zoning Change



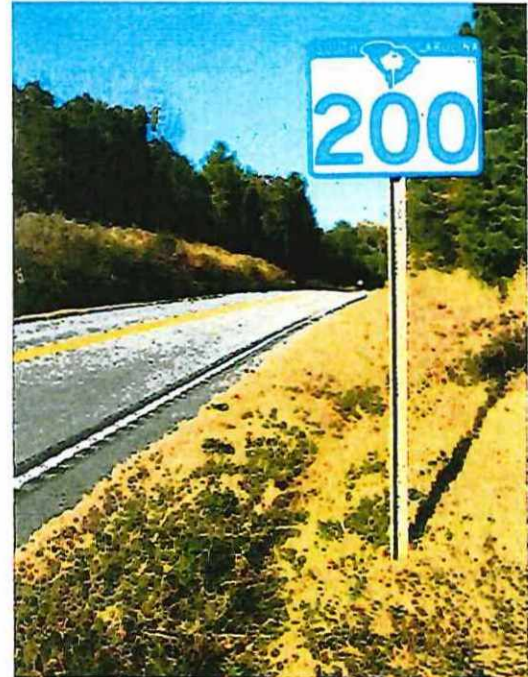
[This Photo](#) by Unknown author is licensed under [CC BY](#).

## Economic benefits

- Increased tax revenue for the city
  - The city would receive additional tax revenue from the property taxes on the mini-warehouses.
  - This additional revenue could be used to fund city services, such as schools, roads, and parks.
- Creation of new jobs
  - The construction and operation of the mini-warehouses would create new jobs for the city.
  - These jobs would provide a boost to the local economy.
- Increased property values
  - The development of the mini-warehouses would increase the value of surrounding properties.
  - This would benefit property owners in the area.

# Benefits of Annexation and Zoning Change

- Traffic benefits
  - Reduced traffic congestion
    - The mini-warehouses location would help to reduce traffic congestion in the city center.
    - This would improve the quality of life for residents and businesses.
  - Improved safety
    - The mini-warehouses would be well-lit and secure, which would help to improve safety in the area.
    - This would make the city a more attractive place to live and work.



# Benefits of Annexation and Zoning Change

- Environmental benefits
  - Reduced air pollution
    - The mini-warehouses would be powered by electric and solar, which would help to reduce air pollution in the city.
    - This would improve the air quality for residents and businesses.
  - Reduced water pollution and consumption
    - The mini-warehouses would use minimal water and produce minimal waste, which would help to reduce resource demand on the city.
    - This would protect the city's valuable resources.



# Mini-Storage: A Community Asset

Mini-storage helps the community in many ways.

- Provides affordable storage for individuals and businesses.
  - By providing affordable storage, mini-storage can help people downsize and declutter their homes, which can free up space and improve their quality of life.
- Provides a safe and secure place to store belongings.
  - Mini-storage can also provide a safe and secure place to store belongings, which can give people peace of mind.
- Creates jobs and generates tax revenue for the community.
  - Mini-storage creates jobs and generates tax revenue for the community, which can benefit everyone.
- A business that is active in the community.
  - Mini-storage businesses are strong sponsors of Little League, Pop Warner, Gymnastics, and Dance Teams. As well as other community recreation activities.
- Is a stepping stone for life changes, such as moving, starting a business, or going to college.
  - Finally, mini-storage can be a hand-up for life changes, such as moving, starting a business, or going to college (Self Storage Association, 2023).

# Self-Storage in the Community

## Self Storage is...



## Community

From assisting in times of crisis to collecting donations, self storage facilities are more involved in your community than you may realize. Local road and water cleanup day participation, serving as a Toys for Tots drop-off location, sponsoring local youth leagues, or donating space itself for nonprofit use are just some of the ways self storage gives back.

SELFSTORAGE.ORG



Self Storage Association. (2023)

## Self-Storage is Sustainable

# Self Storage is...

# Sustainable

The self storage industry is increasingly designing “greener” facilities for the communities they serve. From solar panels to impervious paving to water reclamation tanks, changes are being made to lower self storage facilities’ carbon footprint. The industry is working with communities across the country to lead the charge for a more sustainable future.



SELFSTORAGE.ORG



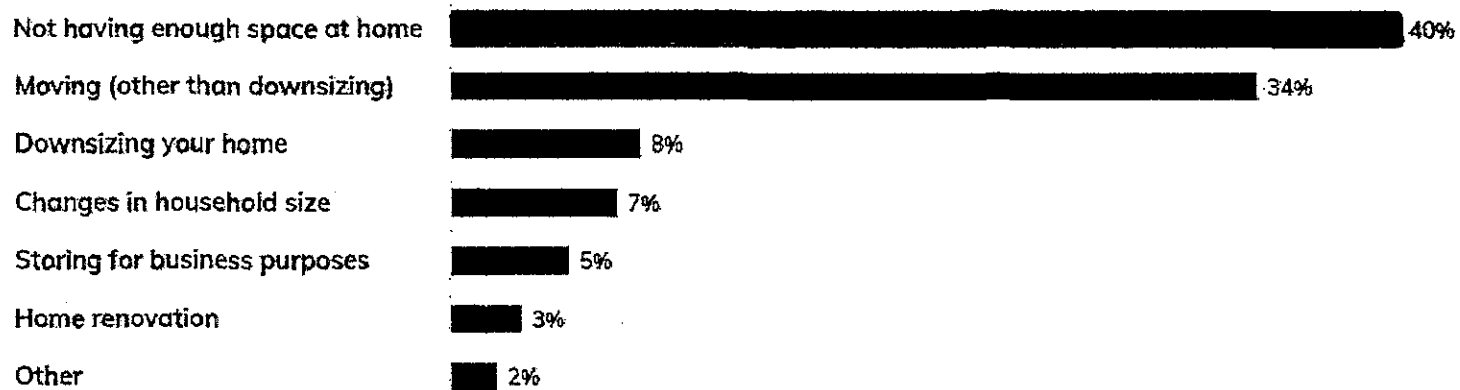
Self Storage Association. (2023)

# Conditional Use for Mini-Warehouses

- What mini-warehouses are.
  - Mini-warehouses, also known as self-storage units, are small, secure storage units that are rented to individuals and businesses. They are typically used to store excess furniture, appliances, and other belongings.

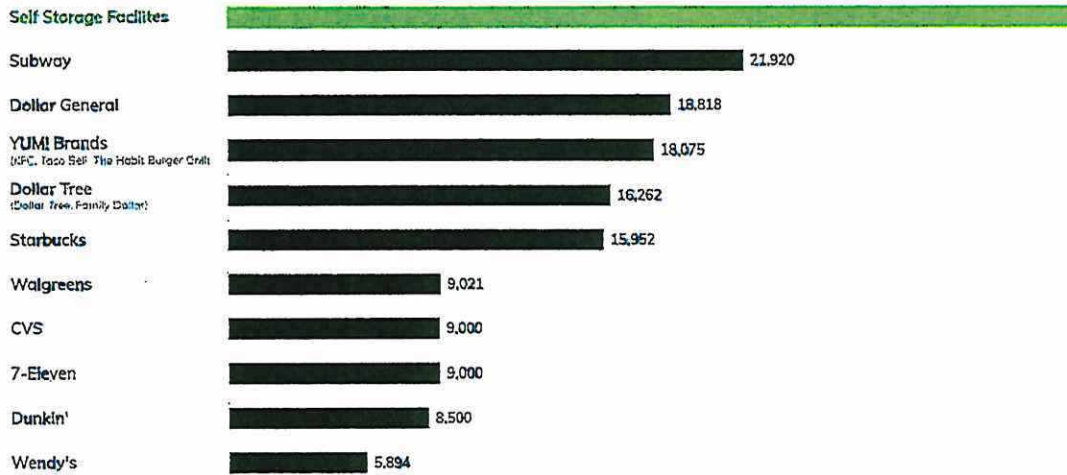
# Mini-Storage Customer Profile

- Mini-Storage responds to various storage needs that arise from life changes and events. Whether moving, downsizing or adopting a more flexible lifestyle, people increasingly use self storage. About **1 in 5 Americans** now turn to self storage when home space is not enough (StorageCafe, March 2023).



<https://www.storagecafe.com/self-storage-industry-statistics/>

# Mini-Storage is Still Growing



- We know self storage has become pretty common nowadays, but how many self storage facilities are there? In the U.S. today there are more than 50,000. And how does that compare to the number of retail outlets, restaurants and pharmacies? In fact, there are more storage facilities than all the Subway, Dollar General and CVS outlets and locations combined (StorageCafe, March 2023).

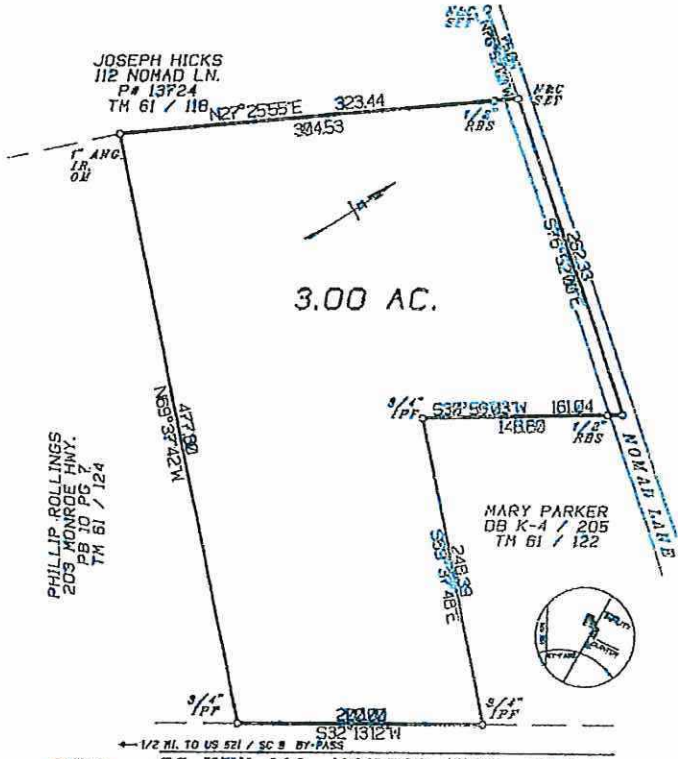
<https://www.storagecafe.com/self-storage-industry-statistics/>

2015010044

PLAT SHALL  
RECORDING FEES \$5.00  
PRINTED & RECORDED:  
07-02-2015 10:22 AM  
JOHN LANE  
REGISTER OF DEEDS  
LANCASTER COUNTY, SC  
BY JOHN LANE REGISTER  
BK: PLAT 2015  
PG: 454-454

A portion of Tax Map 61-118

7/2/15  
9/2/15



STATE OF SOUTH CAROLINA  
COUNTY OF LANCASTER  
PROPERTY TO BE CONVEYED TO

DOMINICK DePAOLA AND CINDY DePAOLA

LOCATED JUST NORTH OF LANCASTER ON THE WEST SIDE OF SC HWY 200,  
BEING A PORTION OF THE JOSEPH HICKS LANDS SHOWN ON PLAT NO. 13724.

(803) 285-7626		<b>JACK SMITH SURVEYING</b>		1504 ORBYFOX EST. RD.	
PS		SCALE	TAX MAP	DATE	BY
		1" = 80'	P/0 61 / 118	DEPROF15	29 JUNE 2015

Survey of Parcel

To the best of my knowledge, the survey shown herein was made in accordance with the minimum Standards Manual for the Practice of Surveying in South Carolina, and meets the requirements for a

# References

- Self Storage Association. (2023). The Self Storage Industry Report. Retrieved from <https://www.selfstorage.org/industry-report/>
- StorageCafe. (March 2023). Self Storage Industry Trends. Retrieved from <https://www.storagecafe.com/self-storage-industry-statistics/>
- Maps. (May 2023). Lancaster County Online Maps. Retrieved from <https://qpublic.schneidercorp.com/Application.aspx?AppID=211&LayerID=2815&PageTypeID=1&PageID=1605&KeyValue=0061-00-118.01>





Building, Planning, Zoning & Licensing

July 18, 2023

Kathy & Danny O'Brien  
1106 Woodmont Drive  
Lancaster, SC 29720

RE: Rezoning – Monroe Highway  
Tax Map #0061-00-118.01

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, August 1, 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 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



HWy 200  
6-30-23



Sent from my iPhone

City of Lancaster

Re: Re-Zoning request for parcel, 0061-00-118.01, owner Cindy Depaola, approximate location SW corner of Hwy 200 and Nomad Ln.

Dear Rezoning Commission,

I have a house adjacent to the property in question, located on the North side of Nomad Ln.

Roughly, in 2010, the property, and another parcel to the west, were clear cut. Since then, the woods have regrown. This regrowth has afforded a multitude of wildlife to return, provides shade, cooler temperatures, and a pleasing view for those in the area.

My understanding is the proposed rezoning is for a self-storage facility. I do not know the site plans and all that would be proposed – perhaps that's for a different step in the process. However, the IMPACT will be more people, more light at night, more hard surfaces which create more noise and faster run-off in rain storms (down stream effects), more heat, and will eliminate the creatures that live there and use the space.

For the home owners, this is a NEGATIVE impact. We do not want more light, more heat, more hard surfaces, more people, noise, etc. And yet, with development out of control, a self-storage seems a better option instead of more housing.

Thus, I think it of utmost importance to require buffer zones, perhaps as little as 50 ft, whereby the existing woods/trees and shrubs are undisturbed and allowed to remain for the future. I would also like to see planting of Arborvitae along the internal fenced line, thereby forming a perennial wall of green to block the light at night.

It is not a 'taking' to require such a buffer as condition of land use. The flip side is that a fully utilized parcel constitutes a 'taking' of aspects the surrounding community both enjoys and relies upon. Thus, a buffer and sensitivity to the neighborhood should be paramount in future land use.

While I'm not fully in favor of the re-zoning request, I do prefer a self-storage concept over housing. My greatest concern is a disruption of the rural 'feel' that is present along Nomad Ln. It is a pleasant place, something we don't want to lose.

Best regards,



Pete Butterfield  
Lancaster.

# 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, August 1, 2023, 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 & Ordinances of the City of Lancaster:

1. Reasoning: To confirm the zoning classification of B3-General Commercial for one parcel of land totaling 2.00 acres, recently annexed into the City of Lancaster, located in the general vicinity of 231 Marcos Highway, Lancaster, SC 29720. Property parcel is identified as tax map #: 0061-00-118.01  
Owner(s) - Cindy Depoia
2. Reasoning: To confirm the zoning classification of B3-General Commercial for one parcel of land totaling 1.951 acres, located in the general vicinity of 1114 Lockwood Lane, Lancaster, SC 29720. Property parcel is identified as tax map #: 0092-00-007.01  
Owner(s) - Pro Auto Sales, LLC
3. Reasoning: To confirm the zoning classification of B3-General Commercial for one parcel of land totaling 7.77 acres, recently annexed into the City of Lancaster, located at 593 Highway 9 Bypass East, Lancaster, SC 29720. Property parcel is identified as tax map #: 0068-00-023.00  
Owner(s) - Insite Lancaster, LLC
4. Reasoning: To confirm the zoning classification of R6-Residential for one parcel of land totaling 0.16 acres, recently annexed into the City of Lancaster, located at 1114 Klipper Avenue, Lancaster, SC 29720. Property parcel is identified by tax map #: 0041A-00-017.00  
Owner(s) - John Gay
5. Zoning Ordinance Text Amendment - Article IV, Division 2 Special Exceptions add new section 31-36 Heliports and section 31-311 new definitions for heliport and aircraft.  
Applicant: MUSC Health Lancaster Medical Center

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 253-4433.

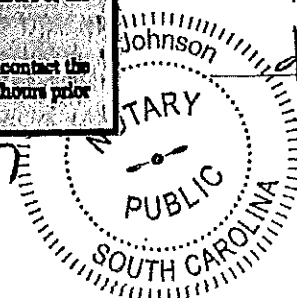
Furthermore, to help reduce community spread of COVID-19 and/or if unable to attend this meeting in person, you may submit written public comments to City Staff electronically at [development@lancastercitysc.com](mailto:development@lancastercitysc.com) by 5:00 p.m. on the day of the meeting. Your comments 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.

notice published in The Lancaster News, South Carolina, in accordance with

Newspaper Rep Signature

*Kousti Ross*



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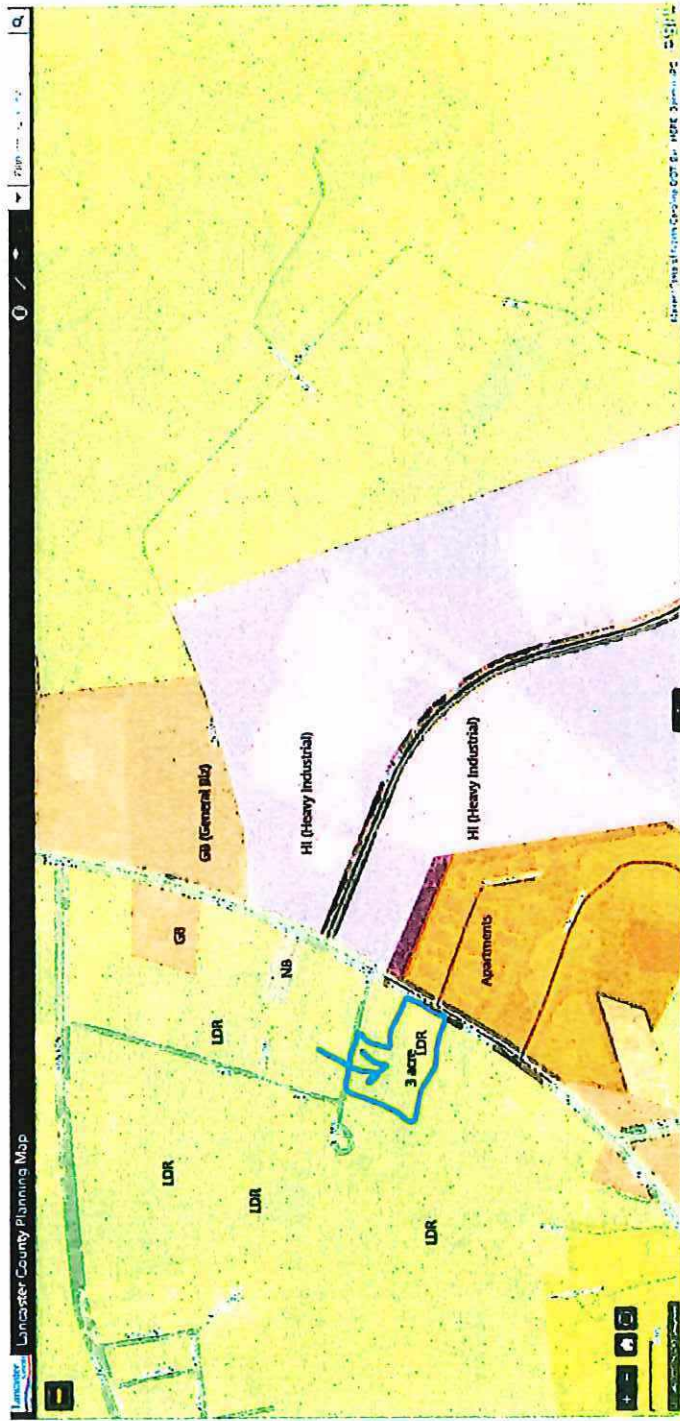
SWO

Notary

My Commission Expires: 01/20/2027

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.

# Map of Parcel and Surrounding Zoning



- **DIVISION 2. - TABLE OF USES**

[SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD \(DOCX\) OF SECTIONEMAIL SECTIONCOMPARE VERSIONS](#)

- **Sec. 44-617. - Zoning table of uses.**

[SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD \(DOCX\) OF SECTIONEMAIL SECTIONCOMPARE VERSIONS](#)

EXPAND

R-15	Residential District
R-10	Residential District
R-6	Residential District
MF	Multifamily District
PO	Professional Office District
B-1	Business District
B-2	Neighborhood Commercial District (GR, B-1-G, B-4)
B-3	General Business District (GR, B-1-G, B-4)
IND	Industrial District (I-1, I-2)



MHP	Manufactured Home Park
NAICS	North American Industrial Classification System
SE	Means that a special exception from the board of zoning appeals is necessary in order to allow use
UP	Means that the use is permitted

EXPAND

<i>Use description</i>	<i>NAICS</i>	<i>R-15</i>	<i>R-10</i>	<i>R-6</i>	<i>PO</i>	<i>B-1</i>	<i>B-2</i>	<i>B-3</i>	<i>IND</i>	<i>MF (1)</i>	<i>MHP (1)</i>
<i>Residential</i>											
Bed and breakfast		SE (1)	SE (1)	SE (1)	UP (1)	UP (1)	UP				
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							
Manufactured homes			UP (1)	UP (1)						UP (1)	
Multifamily development						UP (1)				UP	
Nursing home		SE	SE	SE	UP	SE	UP	UP		UP	
Roominghouse and boardinghouse			SE	SE		SE	SE				
<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		
Barbershop 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		
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		
Electronics and appliance store	443					UP		UP			
Farm machinery and implemented sales/service								UP	UP		
Farmers market								UP	UP		
Feed and seed, packages and retail						SE		UP	UP		

Festivals, bazaars, outdoor sales events, carnivals, circuses, revivals, temporary promotions						UP (1)	UP	UP (1)	UP (1)	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			
Manufactured/modular home and recreational vehicle sales/service	453930							UP (1)	UP (1)		
Medical facility					UP	UP	SE	UP			
Medical supplies, sales and service					UP	UP	UP		UP		
Miscellaneous retailers (except 453930)	453					UP		UP			
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			
Pawnshop						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)			



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	
Leather goods fabrication, except curing of hides	316						SE	SE	
Machine shop	332710						SE	UP	
Meat packing plant								SE	
Mini-warehouse							UP (1)	UP (1)	
Mixing plants for concrete or paving materials								SE	
Motion picture and sound recording industries	512						UP	UP	
Optical goods manufacturing								UP	
Petroleum products, bulk storage								SE	
Pistol/firing range								SE	
Printing and publishing						SE	UP	UP	
Printing plant								UP	
Railroad freight yard								SE	
Railway station								UP	
Sawmill	321113							SE	
Sheet metal processing								SE	
Sporting goods Manufacturing								UP	
Textile manufacture	315							SE	

Tire recapping and retreading plant	326212								UP		
Truck terminal									SE		
Warehouse								UP	UP		
Wholesale or warehousing								UP	UP		
Woodworking shop									UP		
<b>Public/Institutional</b>											
Armory								UP	UP		
Civic, social, service organizations		SE	SE	SE		UP	UP	UP	UP		
Cultural facilities, museum						CPC (2)	UP	CPC (2)			
Governmental offices and uses (police station, fire station, post office)		CPC (2)	CPC (2)	CPC (2)	CPC (2)	CPC (2)	UP	CPC (2)	CPC (2)	CPC (2)	CPC (2)
Historical site and building					UP	UP	UP	UP			
Hospital					UP		UP	UP			
Library		CPC (2)	CPC (2)	CPC (2)	CPC (2)	CPC (2)	UP	CPC (2)			
Public utility and ROW		UP	UP	UP		UP	UP	UP			
Religious institutions		UP	UP	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			
Senior citizens center			UP	UP	UP	UP	UP	UP			
<b>Park/Recreational/Conservation</b>											
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/CPC (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 of this chapter 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.

## Agenda Item VI.C

**City of Lancaster  
City Council Meeting  
October 10, 2023**

**TO:** City Council  
**SUBJECT:** Rezoning Ordinance O23-25  
**INITIATED BY:** Pro Auto Sales, LLC  
**PREPARED BY:** Building, Planning, Zoning, & Licensing Director

---

**Background:** Property owner, Pro Auto Sales, LLC, is requesting a zoning map amendment to rezone one parcel of land totaling 1.861 acres from R15- Residential to B3- General Commercial. Subject property is in the general vicinity of 1114 Lockwood Lane. The reason for the request is for zoning to be consistent with adjacent properties owned by Pro Auto Sales, LLC, and other properties in the general vicinity.

Council unanimously approved the first reading of Ordinance O23-25 at the September 26, 2023 City Council meeting.

**Financial:** As a commercial establishment, the property will be assessed at the 6% tax rate. Also, the business will generate business license tax revenue.

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

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

**Attachments:** Rezoning Ordinance O23-25, request for amendment in zoning ordinance, plat, deed, qpublic aerial map, sample letter to adjacent property owners, notice of public hearing, B3- General Commercial zoning description, zoning map and zoning table of uses.



ORDINANCE O23-25

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 #0082-00-007.01 TOTALING 1.861 ACRES LOCATED IN THE GENERAL VICINITY OF 1114 LOCKWOOD LANE, OWNED BY PRO AUTO SALES, LLC

WHEREAS, Article XIII of Chapter 44 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 Pro Auto Sales, LLC, petitioned to rezone property located in the general vicinity of 1114 Lockwood Lane to B3- General Commercial; and

WHEREAS, On August 01, 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 B3- General Commercial:

All that certain piece, parcel or lot of land lying being and situate in Lancaster County, South Carolina being designated as 1.861 acres as shown on plat entitled "Billy G. Catoe and Amelia F. Catoe" by Jack Smith, RLS, dated July 8, 1998 and recorded in Plat Book 98-524 in the Office of the Clerk of Court for Lancaster County, South Carolina.

Being the property conveyed to Billy G Catoe and Amelia F. Catoe, by deed recorded June 28, 1998 in Book 16 at Page 256 in the Office of the Register of Deeds for Lancaster County, South Carolina.

Tax Map No.: 0082-00-007.01

DONE IN MEETING ASSEMBLED on the 10<sup>th</sup> day of October 2023, and to become effective October 10, 2023.

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

Requested by:

Pro Auto Sales, LLC

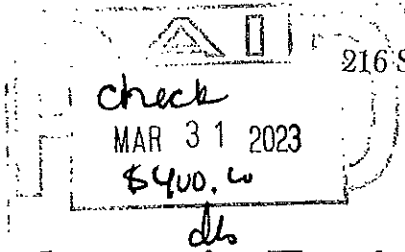
T. Alston DeVenny, Mayor

Approved as to Form:

Mitch Norrell, City Attorney

Tracy Rabon, Municipal Clerk

First Reading: September 26, 2023  
Second Reading: October 10, 2023



Building & Zoning Department 56  
216 S. Catawba Street, PO Box 1149  
Lancaster SC 29721-1149  
Phone: 803-283-4253

# Request for Amendment in Zoning Ordinance

Application Fee: \$400.00

To the Honorable Mayor and City Council:

The undersigned hereby respectfully requests that the City of Lancaster zoning ordinance be amended as described below and submits the following information in support of such request.

1. This is a request for a change in the (check one):

- Zoning Map (fill in all items below except #8)
- Zoning Text (fill in items #8 and #10 only)

2. Description of property for which a zoning change is proposed:

Street Address lockwood ln Presently Zoned R15  
 Date Deed Recorded 11/29/2022 Deed Book 1612 Page Number 33  
 Plat Book 98 Page 524 Map \_\_\_\_\_ Group \_\_\_\_\_ Parcel 0082-00-007.01

3. Attach a plat showing the property as it now exists.

4. Area of subject property (square feet or acres): 1.861 ac

5. Describe Improvements: N/A

6. Zoning proposed for this property (see Section 31-5 of Ordinance): B3

7. Check one:  Applicant owns all of the property proposed for this zoning change.  
 A list showing the names and addresses of all property owners is attached.

8. This involves a change in the following Section(s) of the Zoning Ordinance: \_\_\_\_\_  
Attach text of proposed change(s).

9. Attach an opinion by an attorney as to existence of property restrictions and a statement thereof (if appropriate).

10. Explanation of and reasons for proposed change: all the surrounding properties are zoned B3

(use back of form if additional space is needed)

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant.

APPLICANT'S NAME konid Ustimov SIGNATURE [Signature]  
Print  
 ADDRESS 1008 Raymond ct Matthews NC 28104  
Street City ST Zip  
 TELEPHONE 704 577 2893 DATE 3/30/23

### For Office Use Only

Ordinance #: \_\_\_\_\_ Received By: \_\_\_\_\_ Reviewed By: \_\_\_\_\_ Date Received: \_\_\_\_\_

INACCESSIBLE CORNER IN Gully

42.00 1" IPS S 86°32'26" E 300.00 258.00

RE. WYLIE ESTATE

To the best of my knowledge, the survey shown hereon was made in accordance with the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets the requirements for a Class A survey as specified herein.

270.38 N 1°38'05" E WYLIE ESTATE

1.861 AC

CERTIFICATE OF FINAL APPROVAL

THE BUILDING INSPECTION DEPARTMENT OF THE CITY OF LANCASTER, SOUTH CAROLINA APPROVES THE SUBDIVISION OF part of Gully G & Amelia F. Catoe AS APPEARS ON THIS PLAT OF SUBDIVISION THIS THE 27th DAY OF July 19 54 BUILDING INSPECTION DEPARTMENT

BY: Richard Brown Building Official

Inst. # 0006322 Plat Doc# 9800 0524 Filed and Recorded 07/28/1998 10:12A VERNON MC MANUS Clerk of Court

1" IPS 25 300.00 N 86°32'27" W LOCKWOOD LANE TO CITY SEWER PLANT

STATE OF SOUTH CAROLINA COUNTY OF LANCASTER PLAT OF SURVEY FOR

800' +/- TO W. MEETING ST. 1" IPS 270.38 S 1°38'05" E NAIL

GRADY SNIPES

BILLY G. CATOE AND AMELIA F. CATOE

LOCATED IN THE TOWN OF LANCASTER, ON THE NORTH SIDE OF LOCKWOOD LANE BEING A PORTION OF THE RE. WYLIE ESTATE.

JAC Book 9800 Page 0.002





and/or Assigns, against Itself and Its Heirs and/or Assigns and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our Hand(s) and Seal(s) this 29th day of November in the year of our Lord 2022.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

[Signature]  
Witness #1

[Signature]  
Billy G. Catoe

[Signature]  
Witness #2

[Signature]  
Amelia F. Catoe

STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF LANCASTER     )

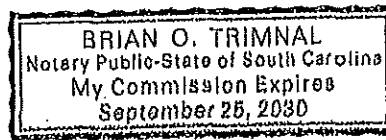
ACKNOWLEDGEMENT

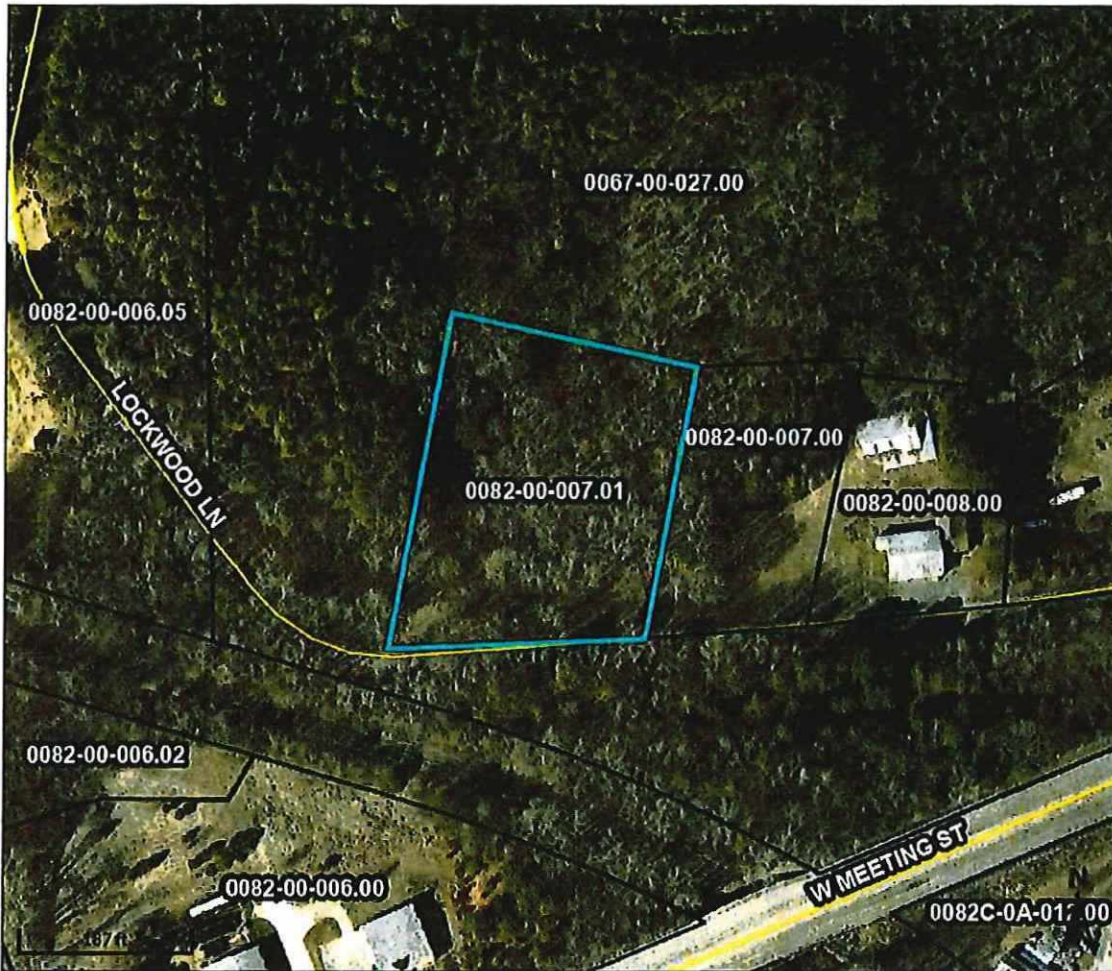
I, Brian Trimnal, Notary Public for the State of SC,

do hereby certify that GRANTOR/S personally appeared before me this day and acknowledged the due execution of the foregoing deed.

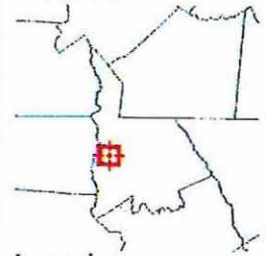
Sworn before me this 29th day of November, 2022

[Signature]  
Notary Public for the State of SC  
My Commission Expires: 9/25/2030





Overview



Legend

- Parcels
- Roads

Parcel ID	0082-00-007.01	Owner	PRO AUTO SALES LLC	Last 2 Sales			
Class Code	Land Only		1114 LOCKWOOD LN	Date	Price	Reason	Qual
Taxing District	City of Lancaster		LANCASTER, SC 29720	11/29/2022	\$14000	TRUE SALE	Q
	LANCASTER	Physical Address	LOCKWOOD LN	7/19/1998	\$1000	PROPERTY SPLITS	Q
Land Size	1.86 ACRES	Assessed Value					
<b>(Note: Not to be used on legal documents)</b>							

Date created: 7/28/2023  
Last Data Uploaded: 7/28/2023 11:13:20 AM

Developed by Schneider  
GEOSPATIAL



Building, Planning, Zoning & Licensing

July 18, 2023

Bethea Family Limited Partners  
1741 Mourning Dove Lane  
Lancaster, SC 29720

RE: Rezoning – Lockwood Lane  
Tax Map #0082-00-007.01

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, August 1, 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 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

**Louis Streater**

---

**From:** Louis Streater  
**Sent:** Friday, July 7, 2023 7:19 AM  
**To:** Louis Streater  
**Subject:** Lockwood & Skipper Ave



Lockwood Ln  
posted  
6-29-23



# 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 2, of the Code of Ordinances of the City of Lancaster, South Carolina, and the Planning Commission of the City of Lancaster, South Carolina, is scheduled to hold a Public Hearing on Tuesday, August 1, 2023, 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 & Ordinances of the City of Lancaster:

1. Rezoning: To confirm the zoning classification of B3-General Commercial for one parcel of land totaling 3.00 acres, recently annexed into the City of Lancaster, located in the general vicinity of 241 Monroe Highway, Lancaster, SC 29720. Property parcel is identified as tax map # 0061-00-118.1  
Owner(s) - Cindy Depaula
2. Rezoning: To confirm the zoning classification of B3-General Commercial for one parcel of land totaling 1.851 acres, located in the general vicinity of 1114 Lockwood Lane - Lancaster, SC 29720. Property parcel is identified as tax map # 0092-00-007.01  
Owner(s) - Pro Auto Sales, LLC
3. Rezoning: To confirm the zoning classification of B3-General Commercial for one parcel of land totaling 7.7 acres, recently annexed into the City of Lancaster, located at 393 Highway 9 Bypass East - Lancaster, SC 29720. Property parcel is identified as tax map # 0068-00-023.00  
Owner(s) - Inalte Lancaster, LLC
4. Rezoning: To confirm the zoning classification of R6-Residential for one parcel of land totaling 0.16 acres, recently annexed into the City of Lancaster, located at 1114 Skipper Avenue - Lancaster, SC 29720. Property parcel is identified by tax map # 0081A-UN-017.00  
Owner(s) - John Gay
5. Zoning Ordinance Text Amendment- Article IV, Division 2 Special Exceptions add new section 31-96 Halports and section 31-311 new definitions for halport and ropeway.  
Applicant: MUSC Health Lancaster Medical Center

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.

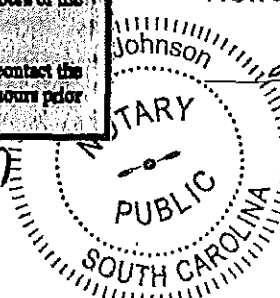
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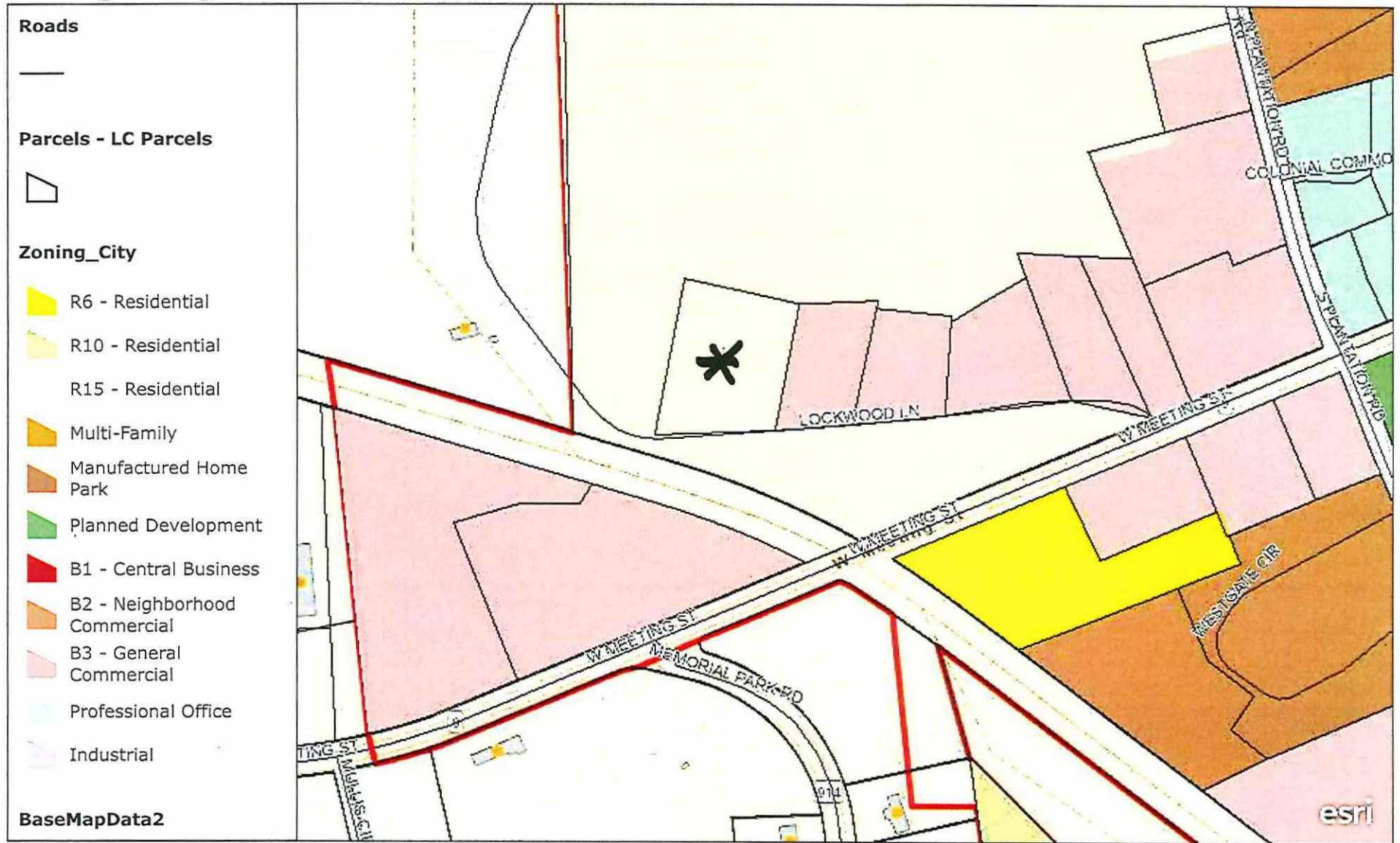
*Kouoti Ross*



a ger  
law o  
SWO  
Notary  
My Commission Expires: 01/30/2027

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# Building Zoning Online Map



Online data map for B&Z

300ft

State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

- **DIVISION 2. - TABLE OF USES**

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EXPAND

<i>Use description</i>	<i>NAICS</i>	<i>R-15</i>	<i>R-10</i>	<i>R-6</i>	<i>PO</i>	<i>B-1</i>	<i>B-2</i>	<i>B-3</i>	<i>IND</i>	<i>MF (1)</i>	<i>MHP (1)</i>
<i>Residential</i>											
Bed and breakfast		SE (1)	SE (1)	SE (1)	UP (1)	UP (1)	UP				
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							
Manufactured homes			UP (1)	UP (1)						UP (1)	
Multifamily development						UP (1)				UP	
Nursing home		SE	SE	SE	UP	SE	UP	UP		UP	
Roominghouse and boardinghouse			SE	SE		SE	SE				
<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		
Barbershop 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		
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		
Electronics and appliance store	443					UP		UP			
Farm machinery and implemented sales/service								UP	UP		
Farmers market								UP	UP		
Feed and seed, packages and retail						SE		UP	UP		

Festivals, bazaars, outdoor sales events, carnivals, circuses, revivals, temporary promotions						UP (1)	UP	UP (1)	UP (1)	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)			





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		
<b>Industrial</b>											
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		
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		
Leather goods fabrication, except curing of hides	316							SE	SE		
Machine shop	332710							SE	UP		
Meat packing plant									SE		
Mini-warehouse								UP (1)	UP (1)		
Mixing plants for concrete or paving materials									SE		
Motion picture and sound recording industries	512							UP	UP		
Optical goods manufacturing									UP		
Petroleum products, bulk storage									SE		
Pistol/firing range									SE		
Printing and publishing						SE		UP	UP		
Printing plant									UP		
Railroad freight yard									SE		
Railway station									UP		
Sawmill	321113								SE		
Sheet metal processing									SE		
Sporting goods Manufacturing									UP		
Textile manufacture	315								SE		

Tire recapping and retreading plant	326212								UP			
Truck terminal									SE			
Warehouse								UP	UP			
Wholesale or warehousing								UP	UP			
Woodworking shop									UP			
<b>Public/Institutional</b>												
Armory								UP	UP			
Civic, social, service organizations		SE	SE	SE		UP	UP	UP	UP			
Cultural facilities, museum						CPC (2)	UP	CPC (2)				
Governmental offices and uses (police station, fire station, post office)		CPC (2)	CPC (2)	CPC (2)	CPC (2)	CPC (2)	UP	CPC (2)	CPC (2)	CPC (2)	CPC (2)	
Historical site and building					UP	UP	UP	UP				
Hospital					UP		UP	UP				
Library		CPC (2)	CPC (2)	CPC (2)	CPC (2)	CPC (2)	UP	CPC (2)				
Public utility and ROW		UP	UP	UP		UP	UP	UP				
Religious institutions		UP	UP	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				
Senior citizens center			UP	UP	UP	UP	UP	UP				
<b>Park/Recreational/Conservation</b>												
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/CPC (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 of this chapter 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.