

**CITY OF LANCASTER
WORK SESSION
TUESDAY, FEBRUARY 13, 2024**



**CITY OF LANCASTER
WORK SESSION
TUESDAY, FEBRUARY 13, 2024
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 – January 23, 2024 **Pg. 1**
- VI. Ordinance**
 - A. O24-01 (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 #00681-0J-015.00 Totaling 0.588 Acres Located at 414 Clinton Avenue, and Owned by Cox Investments Properties, LLC (*Hutfles*) **Pg. 8**
 - B. O24-02 (Second Reading) An Ordinance to Annexing Into the City of Lancaster, South Carolina One Parcel of Land Totaling 0.12 Acres Locates at 1140 Skipper Avenue and Owned by CJ Services, LLC (*Hutfles*) **Pg. 32**
 - C. O24-03 (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 #0081a-0j-002.00 And 0081a-0j-004.00 Totaling 1.511 Acres Located At 405 South French Street, Owned Builders Supply Company, Inc. (*Streater*) **Pg. 42**
 - D. O24-04 (First Reading) An Ordinance Amending the City of Lancaster Operating Budget for Fiscal Year 2023-2024 (*Absher*) **Pg. 82**
- 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, JANUARY 23, 2024**

P1

A meeting of the Lancaster City Council was held in the City Hall Council Chambers on Tuesday, January 23, 2024, 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 Hood, Council Member Jones, Council Member Marsh, and Council Member Sowell

Absent: Council Member Taylor

Others Present: City Administrator Flip Hutfles, City Attorney Mitch Norrell, City Clerk Tracy Rabon, Building, Planning, Zoning, & Licensing Director Louis Streater, Court Administrator Cammie Heath, Finance Director James Absher, 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, Mandy Catoe with the Lancaster News.

III. Citizen Comments

Melissa Jones Horton of 208 W. Meeting Street addressed Council about concerns regarding coordinating efforts with See Lancaster events to prevent an overlap in City events.

Regina Mims addressed Council regarding her daughter, Alaina Barrett's home at 1076 West Minister Drive, and the continued flooding of the property. Mayor DeVenny noted that the address was in Lancaster County and recommended Ms. Mims discuss the concern with the County staff or seek legal counsel.

IV. Employee Comments

There were no employee comments.

V. Special Presentation

A. Jennifer P. Davis & Associates, LLC-DEI Partnership with the City

Human Resource Director Angela Roberson introduced Ms. Jennifer P. Davis and Rev. Dwayne Burks from Jennifer P. Davis & Associates. Rev. Burks addressed their plan and objectives to provide DEI training specifically designed for the City of Lancaster's employees.

VI. Approval of Minutes

A. Regular Meeting – January 9, 2024

Motion: To approve the minutes for the Regular Meeting January 9, 2024

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

Vote: Motion carried by unanimous roll call vote

Action: Approved

VII. Monthly Reports for November & December 2023

Council Member Harris asked Public Utilities Director Donnie Ledford for an update on the Wastewater Treatment Plant after the recent rain. Mr. Ledford stated the Wastewater Treatment Plant is maintaining well, and staff continues to work with W. K. Dickson on the current and upcoming upgrades.

Council Member Harris voiced concerns with employees remaining safe while working on roadways and asked the City Administrator to send a reminder to staff about following safety practices. Mr. Hutfles stated he will ensure all Department Heads remind employees.

Council Member Harris asked about meeting with South Carolina Department of Transportation (SCDOT) staff to address maintenance on state roads within the City. Mr Hutfles stated City staff meet with SCDOT staff regularly to address concerns and ensure the City's roads are on the list for repairs. Mr. Hutfles also noted that Sanitation & Maintenance Operations Director Matt Berry is on the Lancaster County Transportation Committee. Council Member Hood stated that at some point, the City will need to address the roads and make necessary repairs if needed before the State can address the concerns.

Council had no further questions or concerns regarding the Monthly Reports for November and December 2023. Complete reports are available for review in the City Clerk's office.

VIII. Cash Management and Finance Report for November & December 2023

Finance Director James Absher presented the November and December 2023 Cash Management and Finance Reports. Mayor DeVenny asked how the current revenue compared to last year. Mr. Absher stated the monthly average is in line with last year's numbers.

IX. Discussion and Action Items

A. Board Appointments

Mr. Hutfles presented Council with a list of 26 openings on the City's Boards and Commissions due to expiring terms in December 2023.

- International Building Code Board of Adjustments and Appeals (4-year term) – Responsible for hearing appeals from interpretations decisions of the Building Official and Code Enforcement Officer of the property maintenance code.
 - Kenneth Barnes – Owner of Drake Building
 - William Snipes – Owner of Snipes Construction
- Mechanical Board of Adjustment and Appeals (3-year term) – Responsible for hearing appeals of decisions and interpretations of the mechanical code.
 - Jerry Carnes – Owner of Jerry Plumbing & Heating
 - Steve Harper – Owner of Steve Harper Construction
- Board of Electrical Examiners (3-year term) – Responsible for approving alternate materials and methods of electrical installation work in the City.
 - Sam Pardue – Owner of Sam Repairs
- Board of Gas Examiners (3-year term) – Responsible for making recommendations on matters relating to gas work in the City.
 - Rocky Hudson – Lancaster County Natural Gas Authority
- Fire Prevention Board of Adjustment and Appeals (4-year term) – Responsible for hearing appeals of decisions and interpretations of the fire prevention code.
 - Jerry Baker – Comporium Supervisor
 - Brent Funderburk – Owner of Funderburk Electric

- Lancaster Landmarks Commission (3-year term) – Responsible for making recommendations on matters relating to historical designation and architectural conservation, and the Bailey Bill.
 - Odessa Funderburk – Teaching Assistant at A.R. Rucker Middle School
 - Keith Grey – City of Lancaster resident with restoration experience
 - Liz Martin – Marketing and Promotions Coordinator with Lancaster County Council of the Arts

- Board of Zoning Appeals (3-year term) – Responsible for granting zoning variances and hearing appeals from interpretations decisions of the Zoning Administrator.
 - Deena Totherow – Part owner of Cooper Furniture
 - Pam Giardiello – Sistare Carpets & Flooring Marketing & Community Relations Director
 - David Cox – Owner of DACDC, LLC
 - Robert Duncan – Duke Energy employee
 - Hood – replace David Cox with Jimmy

- Planning Commission (4-year term) – Responsible for making recommendations on rezoning, special exceptions, and subdivision plats.
 - Stellar Witherspoon – Part owner of Witherspoon Tax Service

- Employee Grievance Committee (3-year term) – Responsible for hearing employees' grievances and making findings and recommendations to City Council.
 - Marcus Cureton – GIS Coordinator
 - Tom Lever – Fire Marshal
 - Devin Stevenson – Zoning Compliance Officer

- Accommodation Tax Advisory Committee (3 year term) – Responsible for making recommendations on the expenditure of revenue generated for the accommodations tax.
 - Valerie Belk – The Lancaster County Community Center Director
 - Racardo Blackmon - Retired
 - Jenny Bice – owner of Laurel Haven Estate Wedding Venue
 - Sherri Gregory – Lindsay Pettus Greenway Executive Director
 - Kirk Johnson – Andrew Jackson State Park Superintendent
 - Queserie Peay – Owner of Peay Creative Solutions
 - Johannes Tromp – Part owner of Kilburnie, The Inn at Craig Farm

Motion: To replace David Cox with Jimmy Crumpler on the Board of Zoning Appeals.

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

Vote: Council Members Harris, Hood, Jones, Marsh and Sowell voted **yes**; Mayor DeVenny voted **no**.

Action: Approved

Motion: To approve the recommended Boards and Commissions.

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

Vote: Motion carried by unanimous roll call vote

Action: Approved

David Cox expressed concern with his removal from the Board of Zoning Appeals, stating he had served on that board for twenty-seven years. Mayor DeVenny informed Mr. Cox that he was out of order.

B. *Adopting Fiscal Year 2024-2025 Budget Calendar*

Finance Director James Absher noted that the scheduled Goals Session will be changed due to Council Members attending the SC Municipal Association's Hometown Legislative Action Day on February 6, 2024. Council Member Harris recommended that instead of beginning the meeting at 6:00 pm during the week, the meeting be on a Saturday morning. Council Member Sowell agreed noting more time to discuss the request in detail.

Mayor DeVenny recommended Saturday, February 10th with the second half of the Goals session to be facilitated by MASC Field Services Manager Charlie Barrineau on Tuesday, February 20th at 6:00 pm.

Motion: To approve the budget calendar with the amendment of changing the Department Head Budget Goals session to February 10, 2024, at 9:00 am.

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

Vote: Motion carried by unanimous roll call vote

Action: Approved

X. Resolution

A. *R24-01 A Resolution Authorizing the Trading of Found and Confiscated Weapons for Store Credit with a State Licensed Retail Dealer of Pistols*

Chief Roper presented R24-01 to request trading found and confiscated weapons for credit towards new merchandise. Chief Roper noted that per the South Carolina Code of Laws, this trade will be made with a retail dealer licensed to sell pistols in South Carolina.

Mayor DeVenny stated that he supported the request but asked why the weapons couldn't just be destroyed. Council Member Sowell disagreed and stated it was a commodity that can be used as revenue. Chief Roper noted that the weapons must go to a licensed dealer so the checks and balances will be appropriate.

Motion: To approve R24-01 a Resolution authorizing the trading of found and confiscated weapons for store credit with a State licensed retail dealer of pistols.

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

Vote: Motion carried by unanimous roll call vote

Action: Approved

B. *R24-02 A Resolution Authorizing the Donation of One 2007 Ford F-150 Utility Truck to the Town of Heath Springs*

Public Works Director Rendell Mingo presented Council with R24-02 requesting the donation of a 2007 Utility truck to the Town of Heath Springs. Mr. Mingo stated this vehicle was no longer needed in the City's fleet.

Mayor Eddie L. Moore of Heath Springs thanked Council for the donation of the vehicle.

Motion: To approve R24-02 A Resolution authorizing the donation of one 2007 Ford F-150 Utility Truck to the Town of Heath Springs

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

Vote: Motion carried by unanimous roll call vote

Action: Approved

C. *R24-03 A Resolution Directing the City of Lancaster to Purchase a 2019 Case 750M Dozer for \$50,000 From Hills Machinery*

Sanitation & Maintenance Operations Director Matt Berry presented R24-03 requesting the purchase of a 2019 Dozer. Mr. Berry stated the department is currently using a 1989 bulldozer that has reached the end of life. Mr. Berry stated that the drivetrain is not functional and parts to repair have been discontinued. Mr. Berry stated that for the needs of the City, the 2019 dozer is equivalent to a new dozer at a reduced cost of \$50,000 versus \$180,000 for a new dozer.

Mayor DeVenny asked if this was an item in the 2023-2024 FY budget. Mr. Berry stated it was not currently budgeted. Council Member Harris asked if the vehicle went through the procurement process. Mr. Berry noted that it was a used vehicle and Mr. Hutfles noted that with it being a used vehicle, it would fall under the emergency purchase exception and did not have to go through the procurement process. Mr. Absher noted that two road tractors were in the 2023-2024 budget, however, due to supply chain issues, staff will not be able to obtain those within the 2023-2024 budget year. Mr. Absher recommended reallocating that money to go towards the requested bulldozer.

Motion: To approve R24-03 a Resolution directing the City of Lancaster to purchase a 2019 Case 750M Dozer for \$50,000 from Hills Machinery

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

Vote: Motion carried by unanimous roll call vote

Action: Approved

D. *R24-04 A Resolution Amending Section 2.02.A and 2.02.D of the City of Lancaster Personnel Policy Manual*

Human Resources Director Angela Roberson presented R24-04 to amend the Personnel Policy to allow staff to be able to accept gifts from citizens and organizations. Mayor DeVenny confirmed that gifts would be given to departments, and not just to individuals. Mr. Hutfles noted that it could be given to individuals and stated that it is written that any gift will have to be approved by Council in open session in the form of a Resolution.

Mayor DeVenny noted that with gifts the City needs to ensure it is conducted in the best interest of the City and to ensure there were enough layers of approval to ensure ethical practices. Mr. Hutfles noted that the employee receiving the gift will have to sign a statement that the gift will not influence them directly or indirectly in the performance of their official duties.

Council Member Harris requested that all employees are made aware of the policy change. Mr. Hutfles confirmed that all employees will be given the new policy with examples. Council Member Harris requested that employees sign acknowledgement about the change.

Motion: To approve *R24-04 A Resolution Amending Section 2.02.A and 2.02.D of the City of Lancaster Personnel Policy Manual*

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

Vote: Council Members Hood, Harris, Sowell and Mayor DeVenny voted **yes**; Council Members Marsh and Jones voted **no**.

Action: Approved

- E. *R24-05 A Resolution Authorizing the Execution of the First Modification to Agreement for Sale of Water and the Second Modification to Agreement for Treatment of Wastewater Between the City of Lancaster and Lancaster County Water and Sewer District*

Mr. Hutfles presented R24-05 requesting the execution of the agreement with Lancaster County Water and Sewer District. Council Member Harris asked if the agreement is no longer in the best interest of the City, if the agreement could be amended. Mr. Hutfles noted that this the agreement is for ten (10) years instead of the previous twenty (20) years.

Motion: To approve R24-05 a Resolution authorizing the execution of the first modification to agreement for sale of water and the second modification to agreement for treatment of wastewater between the City of Lancaster and Lancaster County Water and Sewer District

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

Vote: Motion carried by unanimous roll call vote

Action: Approved

XI. Ordinance

- A. *O24-01 (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 #0068I-0J-015.00 Totaling 0.588 Acres Located at 414 Clinton Avenue, and Owned by Cox Investments Properties, LLC*

Building and Zoning Director Louis Streater presented Council with O24-01 requesting the rezoning of 414 Clinton Avenue. Mr. Streater stated the property would be rezoned from R10 - Residential to R6 - Residential if approved. Mr. Streater noted that this property was part of a Community Development Block Grant that prepared the property for redevelopment. Mr. Streater stated that the owner intends to subdivide the parent track into two lots and develop each property with a new single-family dwelling.

Mr. Cox expressed concerns about not being re-appointed to the Board of Zoning Appeals due to submitting a FOIA request on an unrelated matter. Mayor DeVenny reminded Mr. Cox that he was out of order.

Motion: To approve the first reading of O24-01 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 #0068I-0J-015.00 totaling 0.588 acres located at 414 Clinton Avenue, and owned by Cox Investments Properties, LLC

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

Vote: Motion carried by unanimous roll call vote

Action: Approved

- B. *O24-02 (First Reading) An Ordinance to Annexing Into the City of Lancaster, South Carolina One Parcel of Land Totaling 0.12 Acres Locates at 1140 Skipper Avenue and Owned by CJ Services, LLC*

Building and Zoning Director Louis Streater presented Council with O24-02 requesting the annexation of 1140 Skipper Avenue. Utility service to the property was disconnected on March 29, 2019. CJ Services, LLC purchased the property on April 8, 2022, and requested to reestablish water and sewer services. Mr. Streater stated that since the utility services were disconnected for over four years, CJ Services LLC was required to submit a petition for annexation to have services reconnected per City Code Article I Chapter 40.

Mr. Streater stated that this annexation would not place any additional burden on the existing police, fire services, and residential trash. The parcel is currently appraised at \$32,400 which will generate approximately \$393 in property tax.

Motion: To approve O24-02 (First Reading) an Ordinance to Annexing into the City of Lancaster, South Carolina one parcel of land totaling 0.12 acres located at 1140 Skipper Avenue and owned by CJ Services, LLC

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

Vote: Motion carried by unanimous roll call vote

Action: Approved

XII. Executive Session-Attorney Client Privilege (§30-4-70(a)(2))

A. To discuss the purchase of real property

Motion: To enter Executive Session

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

Vote: Motion carried by unanimous roll call vote

Action: Approved

Council returned from Executive Session where no votes were taken.

Motion: To return to open session

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

Vote: Motion carried by unanimous roll call vote

Action: Approved

XIII. 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 9:45 p.m.

Respectfully submitted,

Tracy Rabon
City Clerk

ORDINANCE 024-01

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 #0068I-0J-015.00 TOTALING 0.588 ACRES LOCATED AT 414 CLINTON AVENUE, AND OWNED BY COX INVESTMENTS PROPERTIES, 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 Cox Investments Properties, LLC, petitioned to rezone property located at 414 Clinton Avenue to R6-Residential; and

WHEREAS, On November 7, 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 R6-Residential.

ALL that piece parcel or lot of land with any and all improvements located thereon situate in the Town of Lancaster, State of South Carolina, containing 0.588 acre, more or less, shown as 414 Clinton Ave., described on Plat of Property of Catawba Regional Development Corp. dated 12/21/2022 rev. date 01/16/2023 in Plat Book 2023 at Page 270 with the Register of Deeds for Lancaster County, South Carolina. Plat craved for a more accurate description as to metes and bounds.

Derivation: Being a portion of the property conveyed to Catawba Regional Development Corporation by Deed recorded June 2, 2016 in Deed Book 971 Page 40 in the Register of Deeds Office for Lancaster, SC.

Tax Map No.: 0068I-0J-015.00

DONE IN MEETING ASSEMBLED on the 13th day of February 2024, and to become effective February 13, 2024.

Yeas _____ Nays _____

Requested by:

Cox Investment Properties, LLC

T. Alston DeVenny, Mayor

Approved as to Form:

Mitch Norrell, City Attorney

Tracy Rabon, Municipal Clerk

First Reading: January 23, 2024
Second Reading: February 13, 2024



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 414 Clinton Presently Zoned R-10
 Date Deed Recorded 6-22-23 Deed Book 1679 Page Number 298
 Plat Book 2023 Page 270 Map 68-10-05.00 Group _____ Parcel _____

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

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

5. Describe Improvements: None

6. Zoning proposed for this property (see Section 31-5 of Ordinance): R-4

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: Sub-dividing to Build two

(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 David A. A. C. SIGNATURE DAVID A. A. C.
Print
 ADDRESS 417 West Spring St Lancaster Springs 29720
Street City ST Zip
 TELEPHONE 803-804-3550 DATE 9-25-2023

For Office Use Only

Ordinance #: _____ Received By: _____ Reviewed By: _____ Date Received: _____

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City of Lancaster
(803) 283-9991

REC#: 01017962 . 9/25/2023 10:47 AM
OPER: DLS TERM: 008
REF#: 108

TRAN: 100.0550 Planning/Zoning Rev
REZONING-414 CLINTON AVE
100-4-0100-41055
Planning And Zoning 400.00CR

TENDERED: 400.00 CHECK
APPLIED: 400.00-

CHANGE: 0.00

THANK YOU
www.lancastercitysc.com

8

2023007838



DEED
RECORDING FEES P12 \$15.0
STATE TAX \$14.3
COUNTY TAX \$6.0
PRESENTED & RECORDED:
06-23-2023 08:51:13 AM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER COUNTY, SC
BY: DAVID HUGHES
BK: DEED 1679
PG: 298 - 299

PREPARED BY TRIMNAL & MYERS, LLC

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

TTT

KNOW ALL MEN BY THESE PRESENTS, THAT **Catawba Regional Development Corporation** (a **South Carolina Corporation**) (hereinafter called "Grantors") in the State aforesaid, for and in consideration of the sum of FIVE THOUSAND FIVE HUNDRED AND 00/100 (\$5,500.00) Dollars, to him paid by **Cox Investment Properties, LLC** (a **South Carolina Limited Liability Company**) (hereinafter called "Grantee/s") in the State aforesaid (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these Presents (do(es) grant, bargain, sell and release, unto the said:

Cox Investment Properties, LLC, (a South Carolina Limited Liability Company), Its Successors and/or Assigns Forever:

All that piece parcel or lot of land with any and all improvements located thereon situate in the Town of Lancaster, County of Lancaster, State of South Carolina, containing 0.588 acre, more or less, shown as 414 Clinton Ave., described on Plat of Property of Catawba Regional Development Corp. dated 12/21/2022 rev. date 01/16/2023 in Plat Book 2023 at Page 270 with the Register of Deeds for Lancaster County, South Carolina. Plat craved for a more accurate description as to metes and bounds.

Being a portion of the property conveyed to Catawba Regional Development Corporation by Deed recorded June 2, 2016 in Deed Book 971 Page 40 in the Register of Deeds Office for Lancaster, SC.

TMS# 0068I-0J-015.00

Grantee's Address: 569 Living Water Dr, Lancaster, SC Great Falls, SC 29055

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

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

9

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

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

WITNESS our Hand(s) and Seal(s) this 22 day of June in the year of our Lord 2023.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
Witness #1

[Signature]
Witness #2

Catawba Regional Development Corporation

BY: [Signature]

ITS: Executive Director

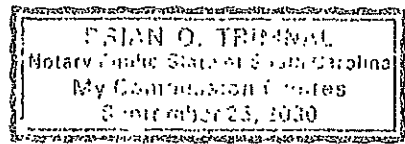
STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

ACKNOWLEDGEMENT

I, [Signature], Notary Public for the State of SC, do hereby certify that GRANTEE/S personally appeared before me this day and acknowledged the due execution of the foregoing deed.

Sworn before me this 22 day of June, 2023

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



THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS AND RESTRICTIVE COVENANTS OF RECORD.

THIS PROPERTY IS SERVED BY THE CITY OF LANCASTER WATER AND SEWER.

THIS PROPERTY IS ZONED R10

NOTE: TRACT "A" TO BE DEEDED TO VADA Y. HARRIS TO BE COMBINED WITH TAX MAP 00681-01-013.00

PLAT REVISED 01/16/2023 TO SHOW TRACT "A"

TRACT "A-1" TO BE DEEDED TO VIDA Y. HARRIS FROM CATAWBA REGIONAL DEVELOPMENT CORP. TO CLEAR UP FENCE ENCROACHMENT. 1,230.4 sqft.

LINE TABLE		
LINE	LENGTH	BEARING
L1	44.99	S07°00'11"E
L2	47.51	N05°53'24"W
L3	35.01	N08°07'16"W
L4	52.40	N08°05'59"W
L5	82.57	S05°01'13"E
L6	35.02	N06°44'59"W
L7	11.81	N06°44'59"W

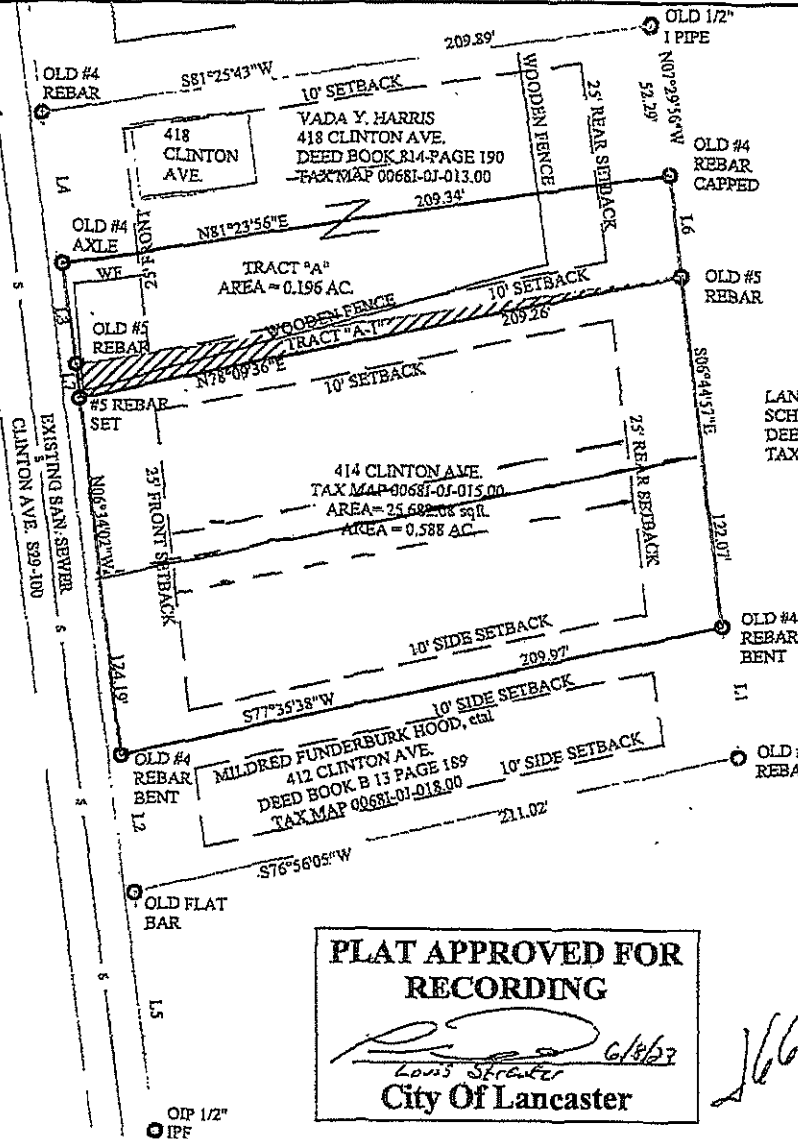


NOTE: This lot does not lie within any designated flood area and there are no encroachments or projections other than as shown on this plat.

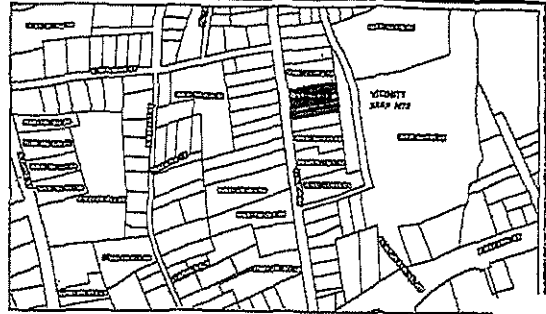
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER COUNTY, SC
BY: DAVID HUGHES
BK: PLAT 2023
PG: 270

"I hereby state to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "B" survey as specified therein."

DRAWN BY: JCC/RKB	Rev.Date 01/16/2023
CHECKED BY: JCC	DATE: 12/21/2022
JCC NO.: 16-11-5	A FORTION TAX MAP PARCEL ID 00681-01-013.00, 017.00
	SHEET 1 of 1



PLAT APPROVED FOR RECORDING
Louis Strasser 6/8/23
 City Of Lancaster



LANCASTER COUNTY
SCHOOL TRUST
DEED BOOK F 3 PAGE 267
TAX MAP 00681-01-001.00

2023007837
 PLAT ANY SIZE
 RECORDING FEES \$25.00
 PRESENTED & RECORDED
 06-23-2023 08:51:12 AM

Plat Of Property Of
Catawba Regional Development Corp.
 Located At
 412 & 414 Clinton Ave.
 Corp Limits Of
 Lancaster, South Carolina
 Lancaster County

Scale 1" = 50' Rev.Date 01/16/2023
 Date 12/21/2022

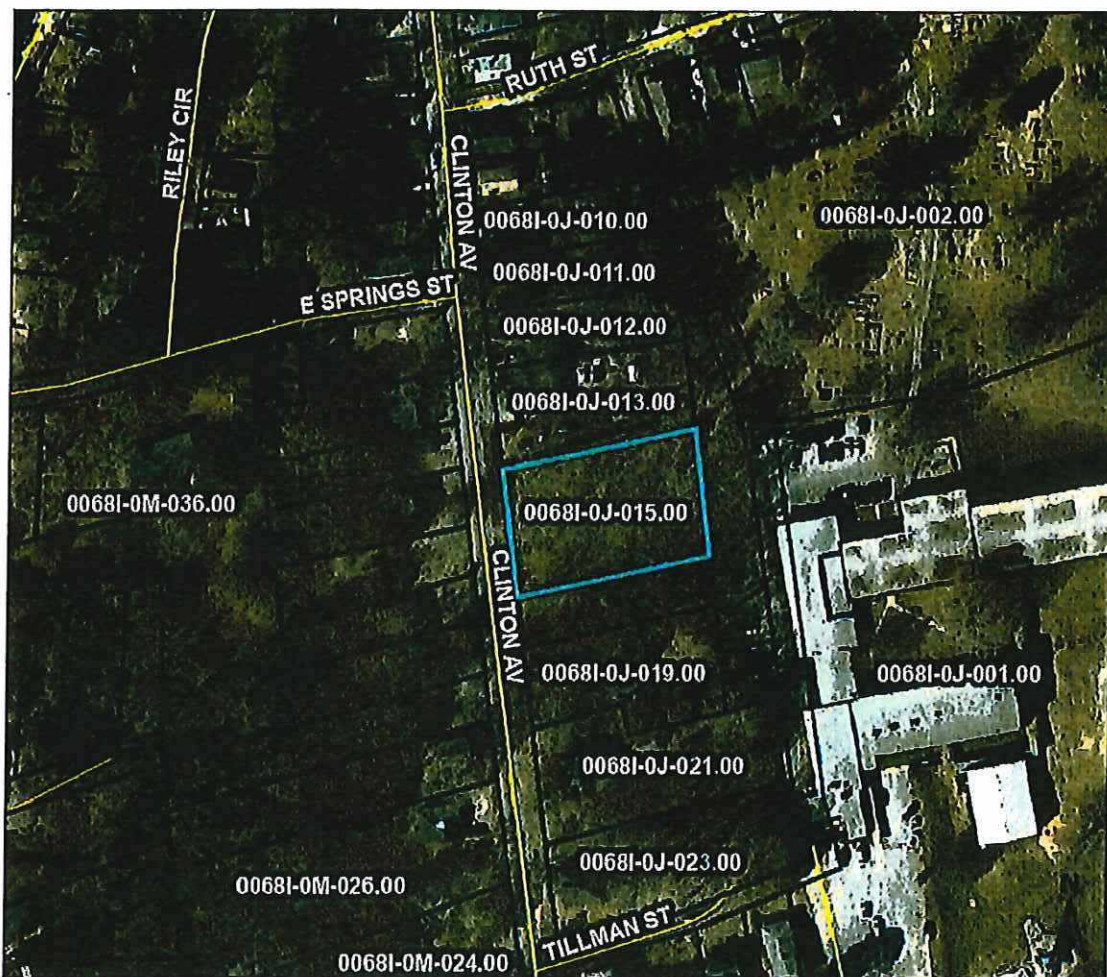


(IN FEET)
 1 inch = 50 ft.

Survey By: J. C. Crumpler
 S.C. Reg. No. 6574
 207 Chesterfield Avenue
 Lancaster, South Carolina
 1-803-283-9818



Experiencing Lancaster County, SC through GIS Technology



Legend
 □ Parcels
 — Roads

Parcel ID	00681-0J-015.00	Owner	CATAWBA REGIONAL DEVELOPMENT CORPORATION	Last 2 Sales			
Class Code	Exempt		PO BOX 450	Date	6/1/2016	Price	\$8500
Taxing	City of Lancaster		ROCK HILL, SC 29731			Reason	TRUE SALE
District	LANCASTER	Physical Address	414 CLINTON AVE		11/20/2013		0 WILL
Land Size	85.0	FRONT FEET	Assessed Value				Q

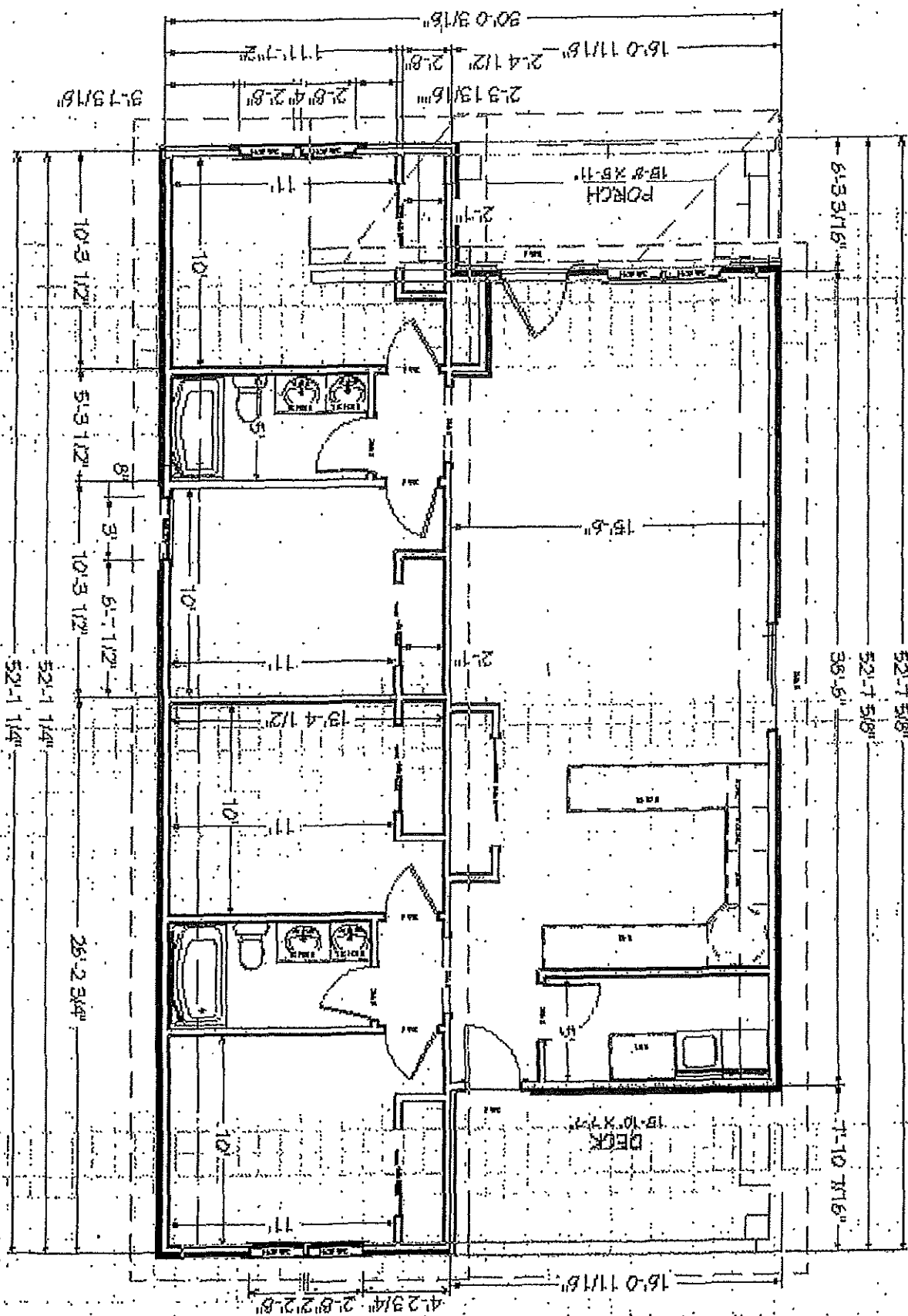
(Note: Not to be used on legal documents)

Date created: 10/3/2023
 Last Data Uploaded: 10/3/2023 6:27:09 AM

Developed by Schneider GEOSPATIAL

6

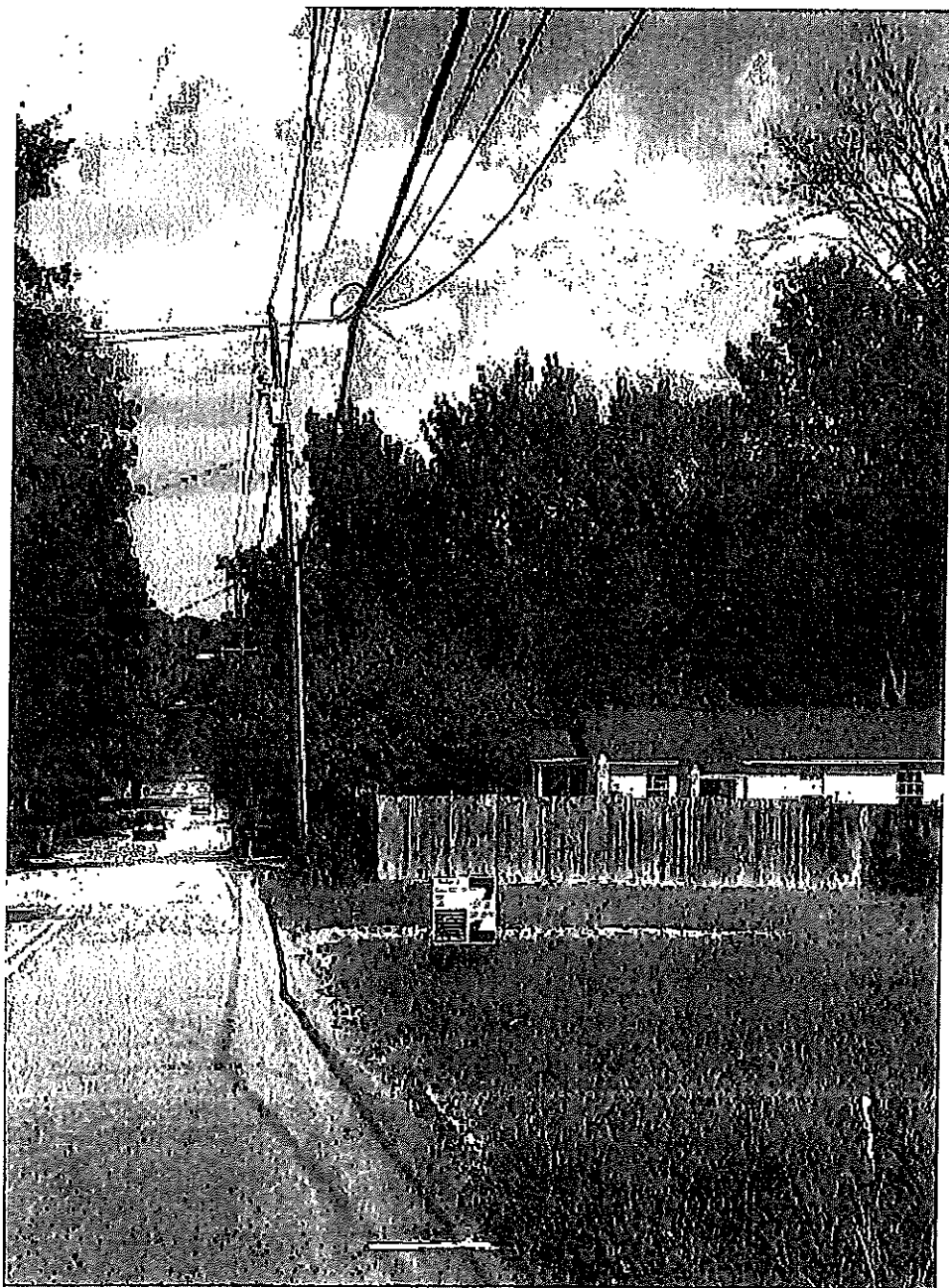
LIVING AREA



Louis Streater

From: Louis Streater
Sent: Wednesday, October 4, 2023 12:43 PM
To: Louis Streater
Subject: 414 Clinton Ave

Posted Notice
of Public Hearing



Sent from my iPhone



Building, Planning, Zoning & Licensing

October 4, 2023

Anabelle A. Thomas
PO Box 1037
Lancaster, SC 29721

RE: Rezoning - 414 Clinton Ave
Tax Map # 0068I-0J-015.00

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 requests an R6- Residential zoning classification.

The Planning Commission of the City of Lancaster, South Carolina, is scheduled to hold a Public Hearing on Tuesday, November 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 R6- Residential.

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

Respectfully,

Louis Streater
Department Director

Enclosures

Devese P. Beverly
6413 Weatherby Court #M
Federick, MD 21703

Ricky Mickles Jr. & Veda Harris
418 Clinton Avenue
Lancaster, SC 29720

Jacob Sanders
703 Lake Stone Drive
Monroe, NC 28112

P19

Anabelle A. Thomas
PO Box 1037
Lancaster, SC 29721

Harmac Property
Management
PO Box 210735
Columbia, SC 29221

Shelia J. Bynum
415 Clinton Avenue
Lancaster, SC 29720

Synergy V LLC
805 Clinton Avenue
Lancaster, SC 29720

Ruby Rucker Etal
PO Box 906
Lancaster, SC 29721

Alexander Smith
410 Clinton Avenue
Lancaster, SC 29720

Antonio Clyburn
PO Box 266
Lancaster, SC 29721

Mildred H. &
Willie R. Funderburk
1400 Wyndmere Hill Lane
Matthews, NC 28105

Vada Harris
418 Clinton Avenue
Lancaster, SC 29720

Herbert McCray
1312 Camp Drive
Lancaster, SC 29720

Sonya Houston Etal
424 Clinton Avenue
Lancaster, SC 29720

*Adjacent Prop. Owners
mailed
10/4/23
D*

The following zoning districts are established in accordance with the city zoning ordinance. 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.

(1) *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.

a. 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 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.

* b. **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 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.

* c. **The R-6 Residential District is** established for the most dense residential development within the city. The principal use of land is for single- and two-family dwellings and for related recreational, religious and educational facilities normally required to provide 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.

d. 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

Every lot developed for residential purposes shall have the minimum number of square feet per dwelling unit indicated in the following table. In determining the number of dwelling units permissible on a tract of land, fractions shall be rounded to the nearest whole.

<i>Zone</i>	<i>Minimum Square Feet of Lot Area Per Dwelling Unit</i>
R-15	15,000 (1)
R-10	10,000 (1), (2)
R-6	6,000 (1), (3)
MF	For multifamily developments: 6,000 for 1st dwelling unit and 3,400 for each additional unit; for single-family development: 6,000 for each unit
MHP	See <u>section 44-105(2)b</u>
PO	Not allowed
B-1	Allowed above 1st floor only
B-2	6,000 (1), (3)
B-3	Not allowed
IND	Not allowed

Notes to table:

- (1) For nonresidential buildings, the lot size shall be adequate to provide the yard requirements of this article and the off-street and loading requirements of article XI of this chapter; provided, however, that the lot size for each nonresidential building shall not be less than 30,000 square feet.
- (2) Two-family dwellings, 15,000 square feet.
- (3) Two-family dwellings, 8,000 square feet and for multiple-family developments, 6,000 square feet for first dwelling unit plus 2,000 square feet for each additional unit.

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

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

Notes to table:

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

(Code 1991, § 31-103)

- (a) Subject to sections 44-195 and 44-196 and the other provisions of this section, no portion of any building shall be located on any lot closer to any lot line or to a street than is authorized in the table set forth below. As used in this section, the term "building" includes any substantial structure which, by nature of its size, scale, dimensions, bulk, or use, tends to constitute a visual obstruction or generate activity similar to that usually associated with a building; without limiting the generality of the foregoing, the following structures shall be deemed to fall within this description:
- (1) Gas pumps and overhead canopies or roofs; and
 - (2) Fences running along lot boundaries and adjacent to public street rights-of-way if such fences exceed eight feet in height and are substantially opaque. Fences in residentially zoned areas or areas used for residential purposes shall not contain Constantine, razor, barbs or other type materials normally used for enhanced security.
- (b) Whenever a lot in a nonresidential district has a common boundary line with a lot in a residential district, and the property line setback requirement applicable to the residential lot is greater than that applicable to the nonresidential lot, then the lot in the nonresidential district shall be required to observe the property line setback requirement applicable to the adjoining residential lot.
- (c) Setback distances shall be measured from the property line to the nearest portion of any building, excluding:
- (1) Any step, eave, gutter, canopy, or similar fixture;
 - (2) A deck or patio if no portion of the same extends more than 12 inches off the ground;
 - (3) Any structure that is a mere appendage to a building (e.g., a flagpole);
 - (4) Any heating or air conditioning unit, so long as such unit is located as close as reasonably possible to the wall of the building it serves.
- (d) Projection into public streets and street rights-of-way. No commercial signs or other structures shall project beyond any right-of-way line of any street, with the exception of signs in the B-1 Central Business District.
- (e) Except for the following uses and projects, no more than one principal building may be located upon a lot of record:
- (1) Institutional buildings.
 - (2) Industrial buildings.
 - (3) Multifamily dwellings.
 - (4) Commercial buildings.
 - (5) Planned development projects.

(6) Manufactured home parks in accord with section 44-106.

(7) Manufactured homes in accord with section 44-105.

	<i>Front yard</i>	<i>Side</i>	<i>Rear</i>
R-15	25 (a), (b)	10 (c)	30
R-10	25 (a), (b)	10 (c)	25
R-6	25 (a), (b)	8 (c)	20
MF	25 (a), (b)	10	20
MHP	25 (a), (b)	10	20
PO	35	15	20
B-1	None	None (g)	None (h)
B-2	30 (d)	10	20
B-3	50	15 (e)	20
IND	40	20 (f)	25

Notes to table:

- (a) When abutting a collector street, the minimum shall be 30 feet and 35 feet along major thoroughfares.
 - (b) Double frontage lots or corner lots shall provide the front yard requirements on both streets.
 - (c) A 15-foot side yard requirement shall provide for all lots containing nonresidential structures.
 - (d) When abutting a collector or major thoroughfare a 35-foot setback shall be provided.
 - (e) If adjacent to property zoned for or used for residential purposes, a 20-foot setback shall be provided.
 - (f) If adjacent to property zoned for or used for residential purposes, a 25-foot setback shall be provided.
 - (g) If the property owner decides on their own to provide a side yard or the property is located adjacent to a residential zoning district, then a ten-foot setback shall be provided.
 - (h) No rear setback is required where a public alley abuts a rear property line. Where there is no alley, a ten-foot setback is required.
- (f) The following modifications shall apply, where applicable:
- (1) Where more than one main building or structure is to be located on a lot, the required setback shall be maintained around the group of buildings.
 - (2) Where a nonresidential lot fronts on two nonintersecting streets, any corner lot shall provide front yard setbacks only along the property lines where principal access into the building is provided.
 - (3)

R-15	Residential District
R-10	Residential District
R-6	Residential District
MF	Multifamily District
PO	Professional Office District
B-1	Business District
B-2	Neighborhood Commercial District (GR, B-1-G, B-4)
B-3	General Business District (GR, B-1-G, B-4)
IND	Industrial District (I-1, I-2)
MHP	Manufactured Home Park
NAICS	North American Industrial Classification System
SE	Means that a special exception from the board of zoning appeals is necessary in order to allow use
UP	Means that the use is permitted

Use description	NAICS	R-15	R-10	R-6	PO	B-1	B-2	B-3	IND	MF (1)	MHP (1)
<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 P26
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	

R-10 R-6

Electronics and appliance store	443		↓	↓		UP		UP				P27
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)	

R-10 R-6

Hotel and motel						UP (1)		UP (1)			P28
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	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	

Mixing plants for concrete or paving materials			↓	↓					SE		P29
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		
<i>Public/Institutional</i>											
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)			

R-10 R-6

School, parochial		UP	UP	UP	UP		UP	UP			P30
Senior citizens center			UP	UP	UP	UP	UP	UP			
<i>Park/Recreational/Conservation</i>											
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/CPC (1), (2)	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.
- (3) See sections 44-69 and 44-415 for specific regulations pertaining to home occupations.

(Code 1991, § 31-361; Ord. No. 009-16, 6-23-2009)

R-10 R-6

School, parochial		UP	UP	UP	UP		UP	UP				P31
Senior citizens center			UP	UP	UP	UP	UP	UP	UP			
<i>Park/Recreational/Conservation</i>												
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/CPC (1), (2)	UP/CPC (1), (2)	UP/CPC (1), (2)	SE/CPC (1), (2)	SE/CPC (1), (2)	

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(Code 1991, § 31-361; Ord. No. 009-16, 6-23-2009)

ORDINANCE 024-02

AN ORDINANCE ANNEXING INTO THE CITY OF LANCASTER, SOUTH CAROLINA ONE PARCEL OF LAND TOTALING 0.12 ACRES LOCATED AT 1140 SKIPPER AVENUE AND OWNED BY CJ SERVICES, LLC

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

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

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

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

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

ALL that certain piece, parcel, or lot of land with improvements thereon, consisting of a three-room house, being all of Lot No. 7, Block "A", as shown and described on a map of Skipper Avenue Subdivision, Lancaster Plant Village, Lancaster, South Carolina and duly recorded in the Office of the Clerk of Court for Lancaster County, South Carolina in Plat Book 8, at Page 212. Said lot also being known as House #46, Skipper Avenue, Lancaster, South Carolina.

Derivation: Being the same property conveyed to Transformation Properties, LLC by Deed from Doris Smith recorded on March 23, 2022 Book 2022, Page 114, in the Office of the Register of Deeds for Lancaster County, South Carolina.

Tax Map No.: 0081A-0N-012.00

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

DONE IN MEETING ASSEMBLED on the 13th day of February 2024, and to become effective February 13, 2024.

Yeas _____ Nays _____

Requested by:

CJ Service, LLC

T. Alston DeVenny, Mayor

Approved as to Form:

Mitch Norrell, City Attorney

Tracy Rabon, Municipal Clerk

First Reading: January 23, 2024
Second Reading: February 13, 2024



City of Lancaster

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

Annexation Petition

INFORMATION		
Petitioner/Owner Name <i>CJ services LLC / ^{Cristo Carrillo} cre ^{crescencio}</i>	Telephone <i>704-441-0348</i>	
Mailing Address / City ST ZIP <i>413 Milkwood Ln Monroe NC 28110</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		
1140 Skipper Ave <i>1140 Skipper Ave, 29720</i>	Tax Map # <i>0081A-DN-012.00</i>	Requested Zoning <i>RC</i>
	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		
<p>I, the undersigned, pursuant to Section 5-3-150(3) of the Code of Laws of the State of South Carolina, representing to be at least 18 years of age and owner of all the area described on Exhibit A attached hereto at the date hereof, and whose name(s) appear on the county tax records as the owner(s) of said real estate, do by this petition, request that the property described on Exhibit A attached hereto be annexed into the City of Lancaster, South Carolina, and be classified in the above indicated City Zoning District. I certify that I have received a copy of, understand and agree to Sections 28-2 and 31-24(e) of the City of Lancaster Code of Ordinances regarding provision of utility services to contiguous properties and extension of City services pending final action by City Council regarding annexation.</p>		
PRINTED NAME(S) AND SIGNATURE(S) OF PETITIONER/PROPERTY OWNER(S) AND DATE		
<i>Cristo Jesus Carrillo Crescencio</i>		<i>1-5-24</i>
<i>Last</i>		
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:
0081A 0N 012 00

RECORDED THIS 11th DAY
OF APRIL, 2022
IN BOOK 00 PAGE 00


Auditor, Lancaster County, SC

PREPARED BY:

MICHAEL JOHNSON, P.C. AND ASSOCIATES
1201 CAROLINA PLACE SUITE 103
FORT MILL, SC 29708

LANCASTER COUNTY, SC	
2022006220	DEED
RECORDING FEES	\$15.00
STATE TAX	\$92.30
COUNTY TAX	\$39.05
PRESENTED & RECORDED	
04-11-2022	02:32:30 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: PAM FAULKENBERRY	
BK:DEED 1539 EG:23-24	

SPACE ABOVE THIS LINE RESERVED FOR RECORDING INFORMATION

THE STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
 COUNTY OF LANCASTER)

KNOW ALL MEN BY THESE PRESENTS, That, TRANSFORMATION PROPERTIES, LLC, a North Carolina Limited Liability Company, herein referred to as the Grantor, for and in consideration of the sum of Thirty Five Thousand Three Hundred Fifty and 00/100 Dollars (\$35,350.00) to it paid by CJ SERVICES LLC, a North Carolina Limited Liability Company, hereinafter Grantee, in the State aforesaid, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its successors and assigns forever:

All that certain piece, parcel or lot of land with improvements thereon, consisting of a three-room house, being all of Lot No. 7, Block "A", as shown and described on a map of Skipper Avenue Subdivision, Lancaster Plant Village, Lancaster, South Carolina and duly recorded in the Office of the Clerk of Court for Lancaster County, South Carolina in Plat Book 8, at Page 212. Said lot also being known as House # 46, Skipper Avenue, Lancaster, South Carolina

Derivation: Being the same property conveyed to Transformation Properties LLC by Deed from Doris Smith, recorded on March 23, 2022, in Book 1532, Page 114, in the Office of the Register of Deeds for Lancaster County, South Carolina.

TAX MAP NUMBER: 0081A-0N-012.00

GRANTEE'S ADDRESS: 913 Milkwood Lane, Monroe, NC 28110

This conveyance is made subject to easements, restrictions, covenants, and conditions of record, including matters shown on recorded plats.


TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining.

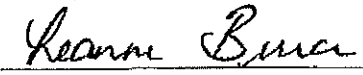
TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, its successors and assigns forever.

AND THE GRANTOR does hereby bind its successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns, against the Grantor and the Grantor's successors and assigns and against every person whomsoever lawfully claiming or to claim, the same or any part thereof.

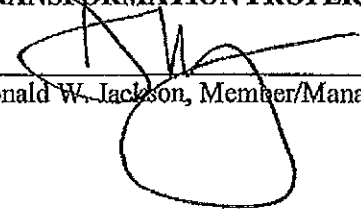
WITNESS My Hand and Seal this 8th day of April, 2022.

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



Witness


Witness

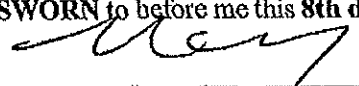
TRANSFORMATION PROPERTIES, LLC


Donald W. Jackson, Member/Manager

THE STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)

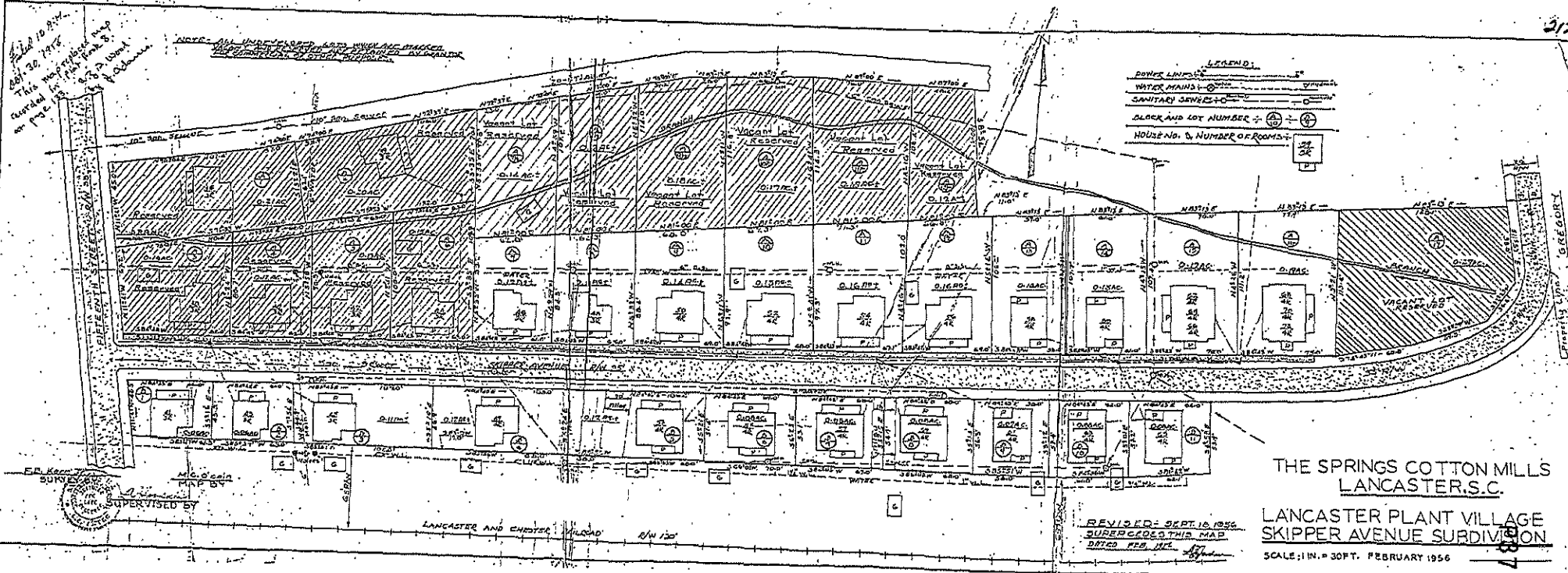
ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 8th day of April, 2022, by the Grantor(s), **TRANSFORMATION PROPERTIES, LLC**, by Donald W. Jackson , its Member/Manager.

SWORN to before me this 8th day of April, 2022


(L.S.)
Notary Public for South Carolina
Commission Expires: 7/16/2025





Filed 10 8 AM
 1955
 This map is subject to
 the provisions of the
 Georgia Code, 1953, § 46-1-1
 and 46-1-2.

NOTE: ALL UNDEVELOPED LOTS WHICH ARE SHOWN
 WITH DIAGONAL HATCHING ARE RESERVED BY DEEDS

LEGEND:
 POWER LINE ————
 WATER MAINS ————
 SANITARY SERVICE ————
 BLOCK AND LOT NUMBER ⊕ ⊙
 HOUSE No. & NUMBER OF ROOMS ⊕
 ⊕
 ⊙

SUPERVISED BY
 [Signature]
 [Seal]

THE SPRINGS COTTON MILLS
 LANCASTER, S.C.
 LANCASTER PLANT VILLAGE
 SKIPPER AVENUE SUBDIVISION
 REVISION: SEPT. 16, 1955
 SUPERCEDES THIS MAP
 DATED FEB. 1956
 SCALE: 1 IN. = 30 FT. FEBRUARY 1956



0081A-0K-013.00

0081A-0K-009.00

0081A-0K-006.00

SEABOARD CIR

0081A-0M-008.00

0081A-0M-002.00

CITY AV

0081A-0M-010.00

CITY AV

15TH ST

0081A-0M-014.00

15TH ST

OLD SKIPPER AV

0081A-0N-005.00

15TH ST

0081A-0N-006.00

SKIPPER AV

0081A-0N-007.00

0082E-0A-002.00

15TH ST

16TH ST

0081A-0R-002.00

16TH ST

0081H-0B-040.00

BROOKLYN AV

BROOKLYN AV

14TH ST

15TH ST

BROOKLYN AV

16TH ST

17TH ST

0081H-0G-019.00

BROOKLYN AV

15TH ST



NORTH CAROLINA

Department of the Secretary of State

P39

To all whom these presents shall come, Greetings:

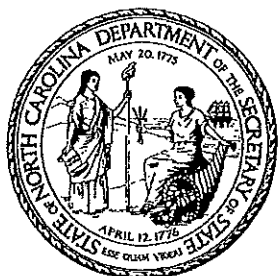
I, Elaine F. Marshall, Secretary of State of the State of North Carolina, do hereby certify the following and hereto attached to be a true copy of

ARTICLES OF ORGANIZATION

OF

CJ SERVICES LLC

the original of which was filed in this office on the 23rd day of October, 2020.



Scan to verify online.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Raleigh, this 23rd day of October, 2020.

Elaine F. Marshall

Secretary of State

The mailing address, if different from the street address, of the principal office of the company is:

Number and Street: _____

City: _____ State: _____ Zip Code: _____ County: _____

b. The limited liability company does not have a principal office.

7. Any other provisions which the limited liability company elects to include (e.g., the purpose of the entity) are attached.

8. (Optional): Listing of Company Officials (See instructions on the importance of listing the company officials in the creation document.)

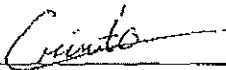
Name	Title	Business Address

9. (Optional): Please provide a business e-mail address: Privacy Redaction

The Secretary of State's Office will e-mail the business automatically at the address provided above at no cost when a document is filed. The e-mail provided will not be viewable on the website. For more information on why this service is offered, please see the instructions for this document.

10. These articles will be effective upon filing, unless a future date is specified:

This is the 19 day of October, 2020.


Signature

Cristo J. Carrão-Crescencio, MEMBER
Type or Print Name and Title

The below space to be used if more than one organizer or member is listed in Item #2 above.

_____	_____
Signature	Signature
_____	_____
Type and Print Name and Title	Type and Print Name and Title

NOTE:

1. Filing fee is \$125. This document must be filed with the Secretary of State.

Agenda Item VI. C.

**City of Lancaster
City Council Meeting
February 8, 2024**

TO: City Council
SUBJECT: Ordinance O24-03 (Rezoning)
INITIATED BY: Builders Supply Company, Inc.
PREPARED BY: Director of Planning, Building, Zoning, & Licensing

Background: Builders Supply Company, Inc. is requesting a zoning map amendment to rezone approximately 1.511 acres of vacant land from R6- Residential to IND- Industrial located at 405 South French Street. The Parcel of land is located at the corner of French Street and Elm Street adjacent to the main operations of the Builders Supply Company. If rezoned, the intent is to construct a 20,000 square foot warehouse building. The building would be used to house a door fabrication operation as well as to store windows awaiting delivery to homesites. Builders Supply Company has been fabricating door units at their main operations location since the 1960's. The current door facility is obsolete and does not contain the space needed to store completed production. Builders Supply currently employs around 100 employees and expects the new warehouse development to add another 15-20 jobs as well as several additional vehicles.

Financial: There is no cost to City as it pertains to rezoning of the property. Revenue should be generated through property tax, vehicle tax, utilities and business license tax.

Policy Considerations: Rezoning the property to IND- Industrial will allow all uses in the district without conditions except as allowed through special exception or variance.

Recommendations/Actions: The recommendation of the City Planning Commission is to approve the request to rezone the property from R6- Residential to IND- Industrial. The requested zoning is consistent with adjacent neighboring properties and is appropriately located near a rail system. Staff concurs with the recommendation.

Attachments: Ordinance O24-03, application for amendment in zoning ordinance, paid receipt, deed, plat, qpublic aerial map, site and concept plans, notice of public hearing, sample letter to adjacent property owners, zoning map, industrial zoning description and zoning table of uses, and letter of concern from city residents Scott Kirby and Michelle Baird of 210 Elm Street.

ORDINANCE O24-03

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 #0081A-0J-002.00 AND 0081A-0J-004.00 TOTALING 1.511 ACRES LOCATED AT 405 SOUTH FRENCH STREET, OWNED BUILDERS SUPPLY COMPANY, INC.

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 Builders Supply Company, Inc, petitioned to rezone property located at 405 South French Street IND- Industrial; and

WHEREAS, On January 2, 2024, the Lancaster City Planning Commission held a public hearing on the proposed rezoning and voted to recommended approval of the rezoning to the 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 IND- Industrial:

“All that piece, parcel or lot of land with the residence and other buildings thereon, lying, being and situate at the corner of Elm Street and French Street in the town of Lancaster, Lancaster County, South Carolina, and having a frontage on said Elm Street of one hundred twenty and one-half feet (122 ½ ft.) and fronting on said French Street for a distance of about two hundred and four (204 ft.) feet, and being in shape of a parallelogram, said lot being bounded at present North by Elm Street; East by lot of Builders Supply Company, formerly the Miss Lil Beckham lot, formerly the T. M. Jackson lot, South by Builders Supply Company, formerly Mrs. Etta Blackmon, formerly lot of J. M. Ferguson, and West by French Street.

Being property devised to George Millon Plyler and Williford R. Plyler by C. R. Plyler, deceased, who died testate a resident of Lancaster County, South Carolina on February 17, 1972. The Estate of C. R. Plyler is administered in Roll Number 5921. Reference is also made to deeds recorded in Deed Book T, page 153, and Deed Book N-3, page 298, and to estate records filed in Roll Number 1896, and Roll Number 3033. All deeds referenced herein are recorded in the Office of the Clerk of Court for Lancaster County, South Carolina. All estate records referenced herein are filed in the Probate Court for Lancaster County, South Carolina.

TMS# 0081A-0D-044 TMS#0081A-0J-002 & 004.00

DONE IN MEETING ASSEMBLED on the 27th day of February 2024, and to become effective February 27, 2024.

Yeas _____ Nays _____

Requested by:

Builders Supply Company, Inc.

T. Alston DeVenny, Mayor

Approved as to Form:

Mitch Norrell, City Attorney

Tracy Rabon, Municipal Clerk

First Reading: February 13, 2024
Second Reading: February 27, 2024



Building & Zoning Department P45
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):

- [X] 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 405 S French St Presently Zoned
Date Deed Recorded 4/26/2001 Deed Book 117 Page Number 59
Plat Book Page Map Group Parcel 0081A-05-004.00

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

4. Area of subject property (square feet or acres): 67,000

5. Describe Improvements: Construct an approx. 20,000 SF to fabricate door units and store window units

6. Zoning proposed for this property (see Section 31-5 of Ordinance): Change from R6 to Industrial

- 7. Check one: [X] 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:

(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: Keuncey K. Gregory SIGNATURE: [Signature]
ADDRESS: 501 S French St Lancaster SC 29720
TELEPHONE: 803 804 1830 DATE: 11/2/23

For Office Use Only
Ordinance #: Received By: Reviewed By: Date Received:

5

City of Lancaster
(803) 283-9991

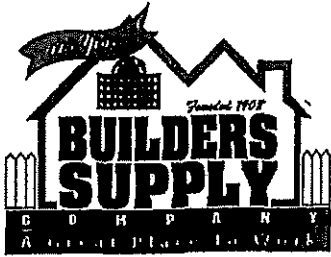
REC#: 01024526 11/06/2023 2:44 PM
OPER: DLS TERM: 008
REF#: 112283

TRAN: 100.0550 Planning/Zoning Rev.
REZONING REQ-405 S FRENCH ST
BUILDERS SUPPLY
100-4-0100-41055
Planning And Zoning 400.00CR

TENDERED:	400.00	CHECK
APPLIED:	400.00-	
CHANGE:	<u>0.00</u>	

THANK YOU
www.lancastercitysc.com

6



November 2, 2023

Dear Mayor DeVenny and Members of City Council –

I am writing to request that property belonging to Builders Supply Company located at 405 S French Street be rezoned from R6 to Industrial. This parcel of land is located at the corner of French Street and Elm Street. It is currently vacant and used for parking by Builders Supply employees.

I am asking that the property be rezoned so that a 20,000 square foot warehouse could be built on it for us by Perception Builders. The purpose of this building would be to house our door fabrication operation as well as to store windows awaiting delivery to homesites. Builders Supply has been fabricating door units at our French Street location since the 1960s. However, the present facility, formerly an ice plant, is obsolete and does not contain the space needed to store completed production.

Since there is an active railroad running between this property and our present location, it seems as though Industrial should be its proper zoning designation. The lot is approximately 67,000 square feet so this building would occupy less than one-third of the lot. We would be fine to place a buffer between the building and Elm Street if requested.

Thank you for your consideration of this request which important to my company's future. Builders Supply currently employs around 100 people and I expect this facility would allow us to add another fifteen to twenty jobs as well as several additional vehicles. Please let me know of any question that may arise concerning this request.

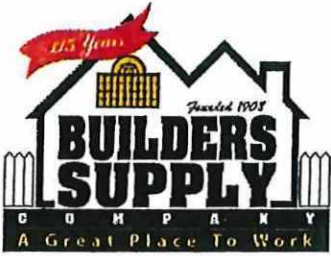
Sincerely,



CK Gregory

President

7



Information Regarding Builders Supply and Request to Rezone Lot Located at Elm and French:

- Builders Supply has operated from the same location for over 115 years.
- We employ over 100 people. Many of whom live within walking distance to our facility.
- Our customers include many national builders including Lennar, Pulte, Mattamy and Meritage Homes plus dozens of smaller builders and apartment GCs.
- Builders Supply is one of only a handful of manufacturing businesses that remain in the City of Lancaster.
- The lot at Elm and French is located along a RR track but is curiously zoned residential.
- There is a 9,000 SF warehouse on Elm St. beside this lot built in 1970. Beside it is a 15,000 SF one built in 1960.
- Our request for rezoning to industrial is so that a 20,000 SF warehouse could be built on the lot.
- Perception Builders of Lancaster would oversee the project and likely use a building from Chief Buildings.
- The lot is 67,000 SF so this facility would occupy 1/3 of it.

- The warehouse would house equipment to fabricate door units. This equipment is now located in a cramped, 80-year-old former ice plant on French Street.
- The facility would create 10-12 jobs. It would be in a federal Opportunity Zone.
- The south side of the building, opposite Elm Street, would utilize several loading bays thereby alleviating truck traffic that now backs up on French and Elm.
- An evergreen tree barrier would be placed along Elm St.
- The tax value of the lot is currently \$20,500 resulting in property taxes of \$538. The cost of this project would result in a \$1,500,000 improvement to the lot.
- Builders Supply pays annual property taxes on 10 buildings totaling over 90,000 SF plus manufacturing equipment and over 80 pieces of rolling stock (trucks and forklifts).
- The City of Lancaster hasn't lost population for 30 years due to a lack of housing, rather due to a lack of jobs. BSCo has provided steady employment for citizens since 1908.
- We are one of the 5 largest LBM dealers in the US operating from a single location but we must be able to expand to continue to grow and increase employment.

12

When recorded return to:

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

0003897 Bk: 0117 Pg: 0058

FILED, RECORDED, INDEXED
4/2/01 09:03:15 AM
Rec Fees 10.00 St Fees 42.99
Co Fees 14.15 Page: 3
Clerk of Court
LANCASTER COUNTY, SC

[Space Above This Line For Recording Data]

STATE OF SOUTH CAROLINA,
COUNTY OF LANCASTER.

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT GEORGE MILLON PLYLER and WILLIFORD R. PLYLER hereinafter referred to as grantor for and in consideration of the sum of **SIXTEEN THOUSAND FIVE HUNDRED AND NO/100 (\$16,500.00) DOLLARS** to grantor paid by **BUILDERS SUPPLY COMPANY** hereinafter referred to as grantee, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee and grantee's heirs, successors and assigns, the following described property, to wit:

"All that piece, parcel or lot of land with the residence and other buildings thereon, lying, being and situated at the corner of Elm Street and French Street in the town of Lancaster, Lancaster County, South Carolina, and having a frontage on said Elm Street of one hundred twenty two and one-half feet (122 1/2 ft.) and fronting on said French Street for a distance of about two hundred and four (204 ft.) feet, and being in shape of a parallelogram, said lot being bounded at present North by Elm Street; East by lot of Builders Supply Company, formerly the Miss Lil Beckham lot, formerly the T. M. Jackson lot, South by Builders Supply Company, formerly lot of Mrs. Etta Blackmon, formerly lot of J. M. Ferguson, and West by French Street.

Being property devised to George Millon Plyler and Williford R. Plyler by C. R. Plyler, deceased, who died testate a resident of Lancaster County, South Carolina on February 17, 1972. The Estate of C. R. Plyler is administered in Roll Number 5921. Reference is also made to deeds recorded in Deed Book T, page 153, and Deed Book N-3, page 298, and to estate records filed in Roll Number 1896, and Roll Number 3033. All deeds referenced herein are recorded in the Office of the Clerk of Court for Lancaster County, South Carolina. All estate records referenced herein are filed in the Probate Court for Lancaster County, South Carolina.

RECORDED THIS 14th DAY

OF May 20⁰¹

IN BOOK 0 PAGE B-01

Cheryl H. Ferguson

Auditor, Lancaster County, S. C.

ASSESSOR'S OFFICE

Received 5-2-01

Tax Map Code RIA-D-44

Or Portion OF _____

0003897 Bk: 0117 Pg: 0059

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

The Address of the Grantee is:

Post Office Box 700
Lancaster, SC 29721

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said grantee and grantee's Heirs, Successors, and Assigns forever.

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

WITNESS the Grantor's Hand and Seal this ____ day of April, 2001, and in the Two Hundred Twenty-fifth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Cherret

Brenda K. MCG

George Milton Plyler (SEAL)

GEORGE MILTON PLYLER
(Date Signed: April 23, 2001)

WILLIFORD B. PLYLER (SEAL)

_____ (SEAL)

0003897 Bk: 0117 P# 0060

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

The Address of the Grantee is:

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said grantee and grantee's Heirs, Successors, and Assigns forever.

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

WITNESS the Grantor's Hand and Seal this 24 day of April, 2001, and in the Two Hundred Twenty-fifth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Lydia D. Greer

Peggy M. White

GEORGE MILLON FLYLER (SEAL)

William R. Plyler (SEAL)
WILLIAM R. FLYLER

(Date Signed: April 24, 2001)

(SEAL)

0003897 Bks 0117 Pgs 0061

STATE OF SOUTH CAROLINA,)
COUNTY OF Greenville)

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

WITNESS my hand and official seal this the 23 day of April, 2001.

Brenda K. McKay
NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires: 9/11/2005

0003897 Bks 0117 Pgs 0052

STATE OF SOUTH CAROLINA,)
)
COUNTY OF Lancaster)

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

WITNESS my hand and official seal this the 24th day of April, 2001.

Steph M. White
NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires: 10-6-2003

THIS PLAT DOES NOT CREATE ANY NEW EASEMENTS, RIGHT OF WAYS, LOTS OR PROPERTY LINES.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AND RESTRICTIVE COVENANTS OF RECORD.

#5 REBARS AT ALL CORNERS UNLESS OTHERWISE NOTED

THIS PROPERTY IS ZONED R6 (RESIDENTIAL, 6,000 S.F.) FRONT SETBACK - 25' SIDE SETBACK - 0' REAR SETBACK - 20'

THIS PROPERTY WILL BE REZONED FROM R6 TO INDUSTRIAL (IND) FRONT SETBACK 40', SIDE SETBACK 27', REAR SETBACK 25'

NOTES:

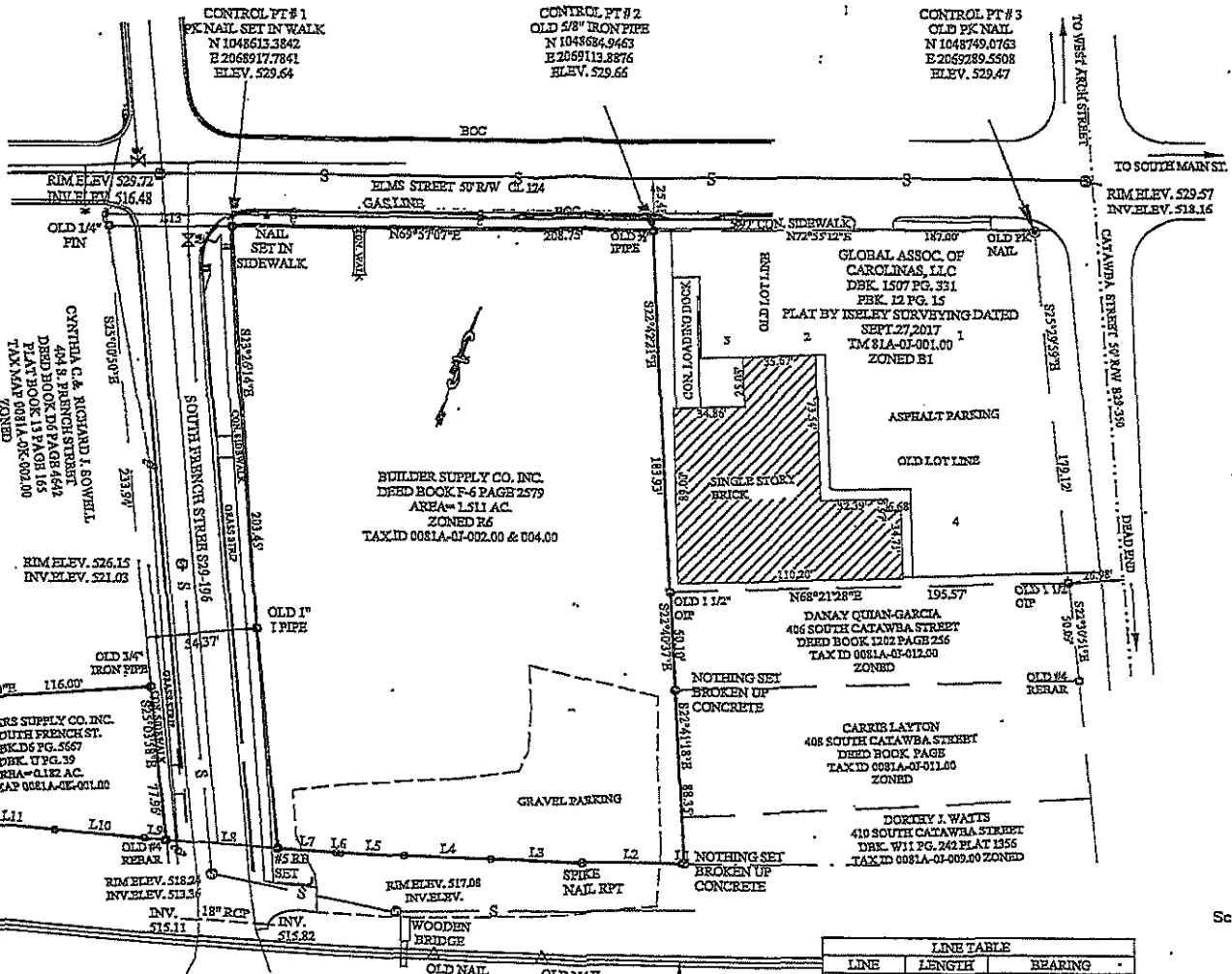
- THERE WERE NO WELL AND MARKERS OBSERVED IN THE FIELD
- THERE WAS NO EVIDENCE OF ANY EARTH MOVING WORK OBSERVED
- THERE WERE NO ENCROACHMENTS OR PROJECTIONS ON THIS PROPERTY AT THIS TIME
- THIS PROPERTY HAS DIRECT PHYSICAL ACCESS TO SOUTH CATAWBA STREET, STATE ROAD NUMBER 350. A 6' PUBLIC RIGHT OF WAY.
- THIS PARCEL DOES LIE WITHIN ZONE F OF THE McWHEIKER AIRFIELD OVERLAY DISTRICT, AND ALL SURROUNDING PROPERTY.
- THE HEIGHT LIMITATIONS FOR THIS PROPERTY THAT FALLS UNDER THE McWHEIKER FIELD AVIATION OVERLAY SHALL CONFORM TO THE HEIGHT REQUIREMENTS SET FORTH UNDER THE CURRENT ZONING OF THE PROPERTY.
- STORM DRAIN MH INVERT WERE UNATTAINABLE DUE TO DEBRIS

- ☐ = TELEPHONE PED.
- = POLE
- ⊕ = FIRE HYDRANT
- ⊖ = WATER VALVE
- ⊙ = SANITARY SEWER CLEAN OUT
- = NOTHING SET
- CP = CONTROL POINTS

Note: This property does not lie within any designated flood area. As show on Map 45057COZ34D and has an effective date of 06/16/11. Also there are no encroachments or projection other than as shown on this plat.

I hereby state to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "B" survey as specified therein.

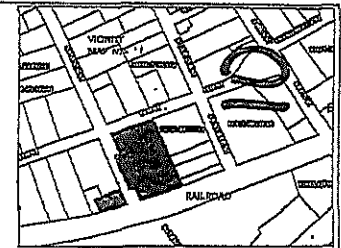
DRAWN BY:	JCC	DATE:	10/09/2023
CHECKED BY:	JCC	TAXMAP PARCELS ID	0381A-0K-001.00 0381A-0J-002.00 & 004.00
JOB NO.:	23-10-1	SHEET	1 of 1



2023013096
 PLAT ANY SIZE
 RECORDING FEES \$25.00
 PRESENTED & RECORDED:
 10-17-2023 01:47:04 PM
 BRITANY GRANT
 REGISTERED GEODET
 LANCASTER COUNTY, SC
 BY: STEPHANE KNIGHT
BK: PLAT 2023
PG: 414

2664/PL

LINE	LENGTH	BEARING
L1	1.77	S70°16'37"W
L2	49.14	S70°45'21"W
L3	45.42	S71°35'00"W
L4	43.10	S72°21'02"W
L5	31.46	S73°02'06"W
L6	2.33	S73°02'06"W
L7	28.79	S73°36'39"W
L8	55.10	S74°09'04"W
L9	10.49	S74°32'41"W
L10	44.41	S75°07'50"W
L11	42.90	S75°38'15"W
L12	20.05	S76°41'46"W
L13	60.21	S76°06'51"W



- UTILITY SERVICES
- (PUPS) PALMETTO UTILITY PROTECTION SERVICE
TEL. (803)-721-7877
 - LANCASTER COUNTY NATURAL GAS AUTHORITY
1010 KERSHAW CAMDEN HWY.
LANCASTER, S.C. 29720
TEL. (803)-285-5045
 - CITY OF LANCASTER PUBLIC WORKS DEPT.
916 15th STREET
LANCASTER, S.C. 29720
TEL. (803)-283-9431
 - COMPTON COMMUNICATIONS
703 NORTH WHITE STREET
LANCASTER, S.C. 29720
TEL. (803)-283-9011
 - DUKE ENERGY
CRAIG MANOR ROAD
LANCASTER, S.C.
TEL. (803) 581-4127
(800) 522-0983
 - TRANSPORTATION AGENCIES
 - SOUTH CAROLINA DEPT. OF TRANSPORTATION
DISTRICT ENGINEERING OFFICE
1232 J.A. COCHRAN BYPASS
CHESTER, S.C. 29706
TEL. (803)-377-4155

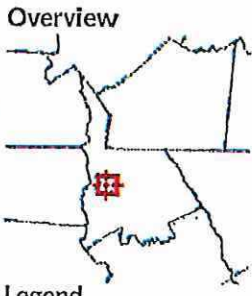
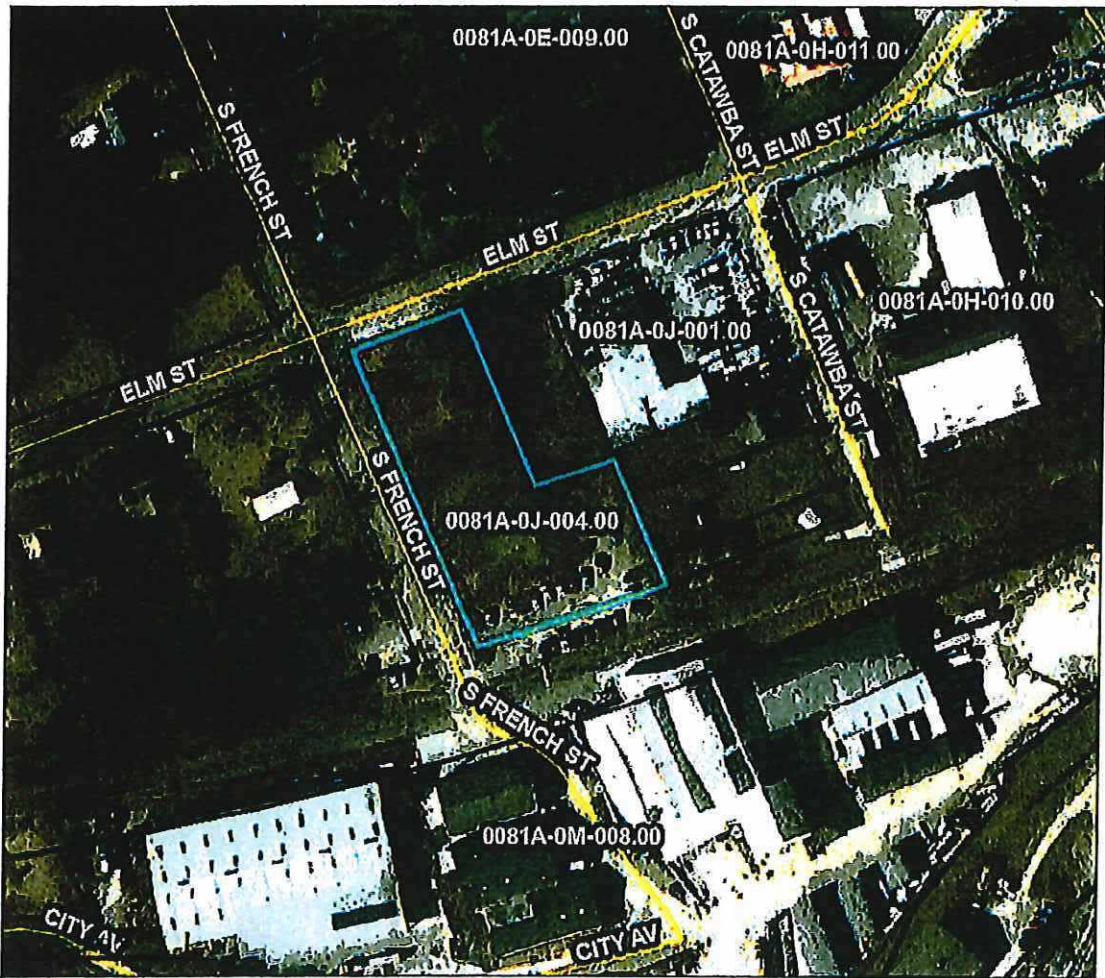
Plat Of Property Of
Builders Supply Co. Inc.
 Located At
 405 South Elm Street
 Corp. Limits Of
 Lancaster, South Carolina
 Lancaster County
 Scale 1" = 60' Date 10/09/2023



Survey By: J. C. Crumpler
 S.C. Reg. No. 6574
 207 Chesterfield Avenue
 Lancaster, South Carolina
 1-803-283-9818
 iseleySurveying@gmail.com



Experiencing Lancaster County, SC through GIS Technology



Legend
 Parcels
 Roads

Parcel ID	0081A-0J-004.00	Owner	BUILDERS SUPPLY CO	Last 2 Sales			Qual
Class Code	Land Only		P O BOX 700	Date	Price	Reason	Q
Taxing	City of		LANCASTER, SC	4/26/2001	\$16500	SOLD DOES NOT MATCH APPRAISAL RECORD	
District	LANCASTER		29721	5/2/1995	\$27500	TRUE SALE	Q
Land Size	122.0	FRONT FEET	Physical Address				
			Assessed Value				

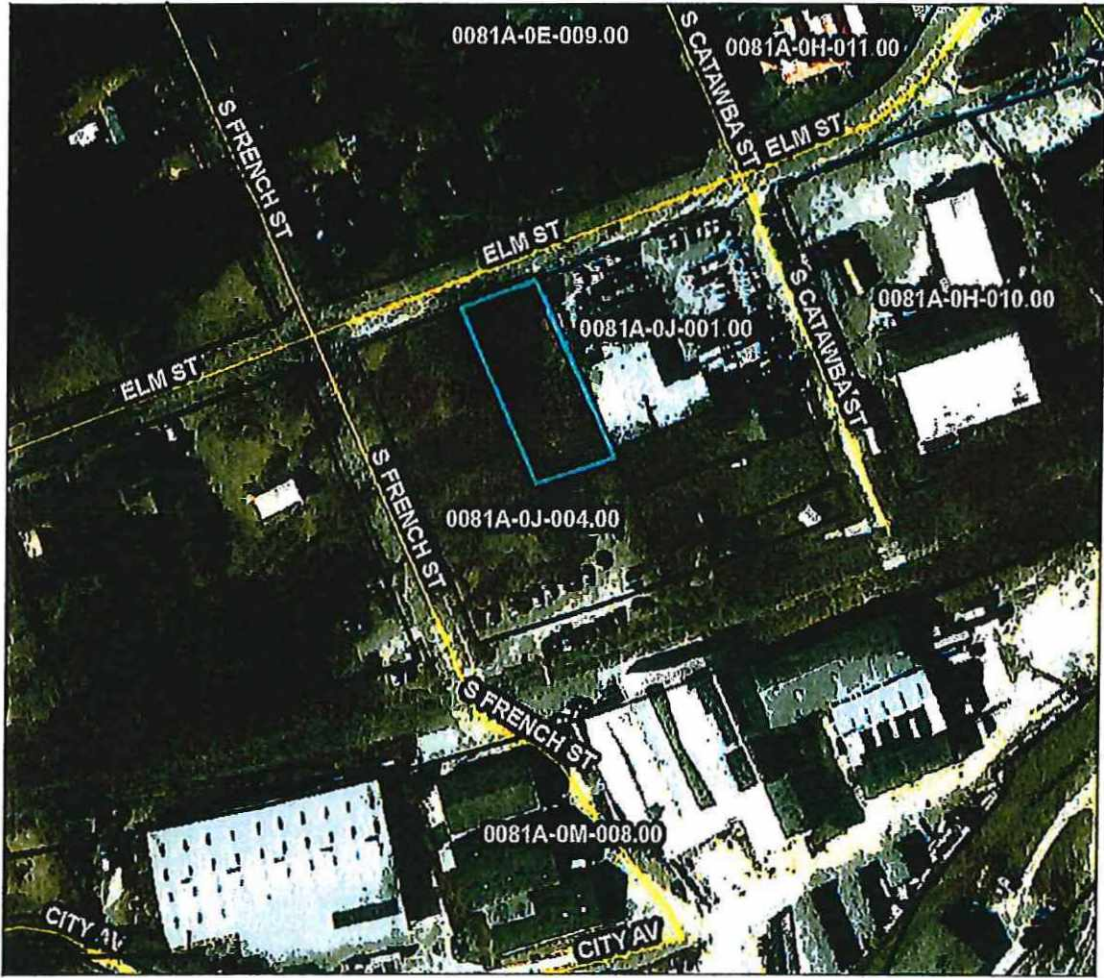
(Note: Not to be used on legal documents)

Date created: 12/1/2023
 Last Data Uploaded: 12/1/2023 6:15:47 AM





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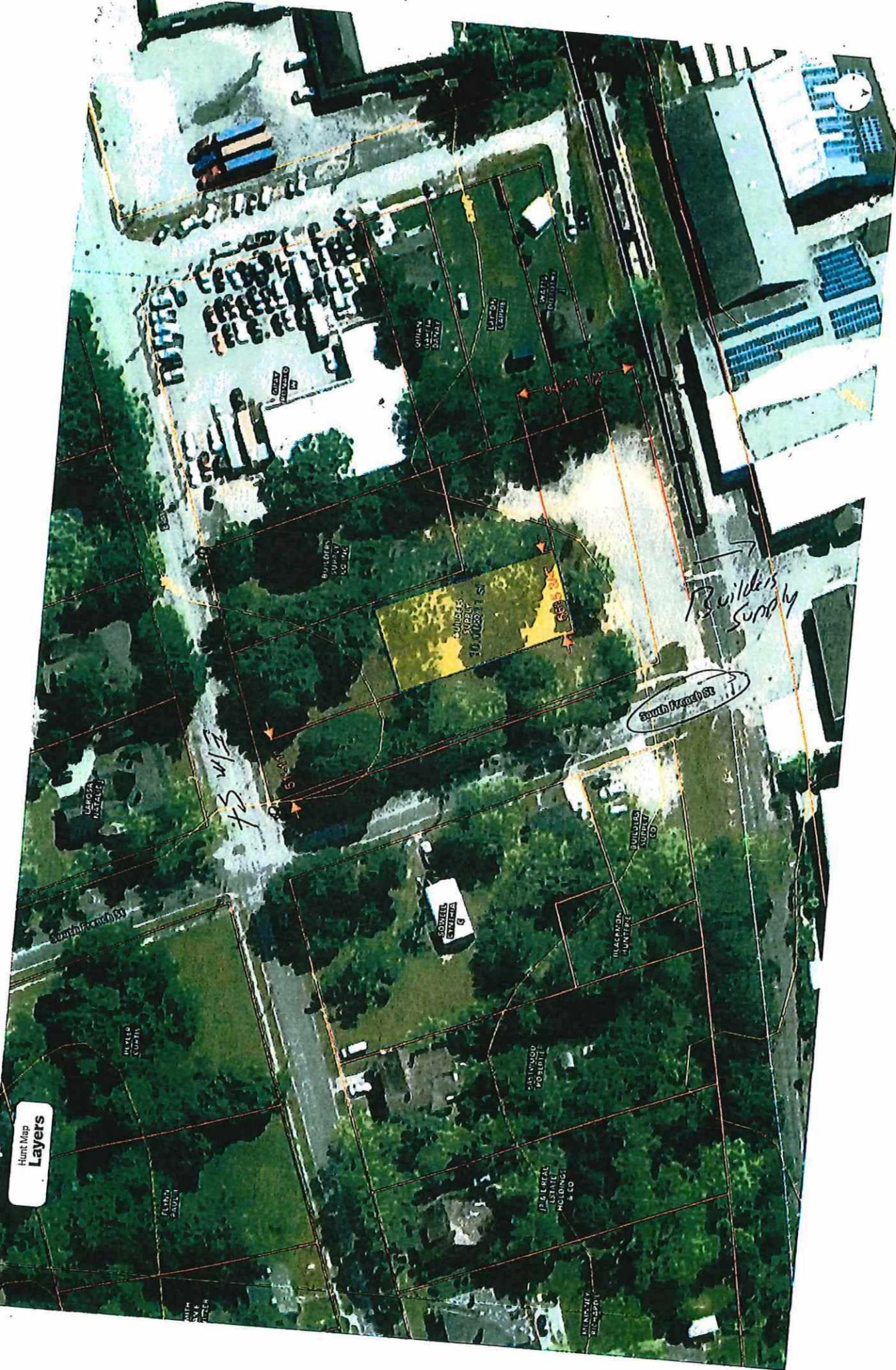
Legend
□ Parcels
— Roads

Parcel ID	0081A-0J-002.00	Owner	BUILDERS SUPPLY CO INC	Last 2 Sales			
Class Code	Non Qualified Commercial	Physical Address	PO BOX 700 LANCASTER, SC 29721	Date	Price	Reason	Qual
Taxing District	City of Lancaster LANCASTER	Assessed Value	ELM ST	7/8/1985	\$10500	n/a	U
Land Size	81.0	FRONT FEET		n/a	0	n/a	n/a

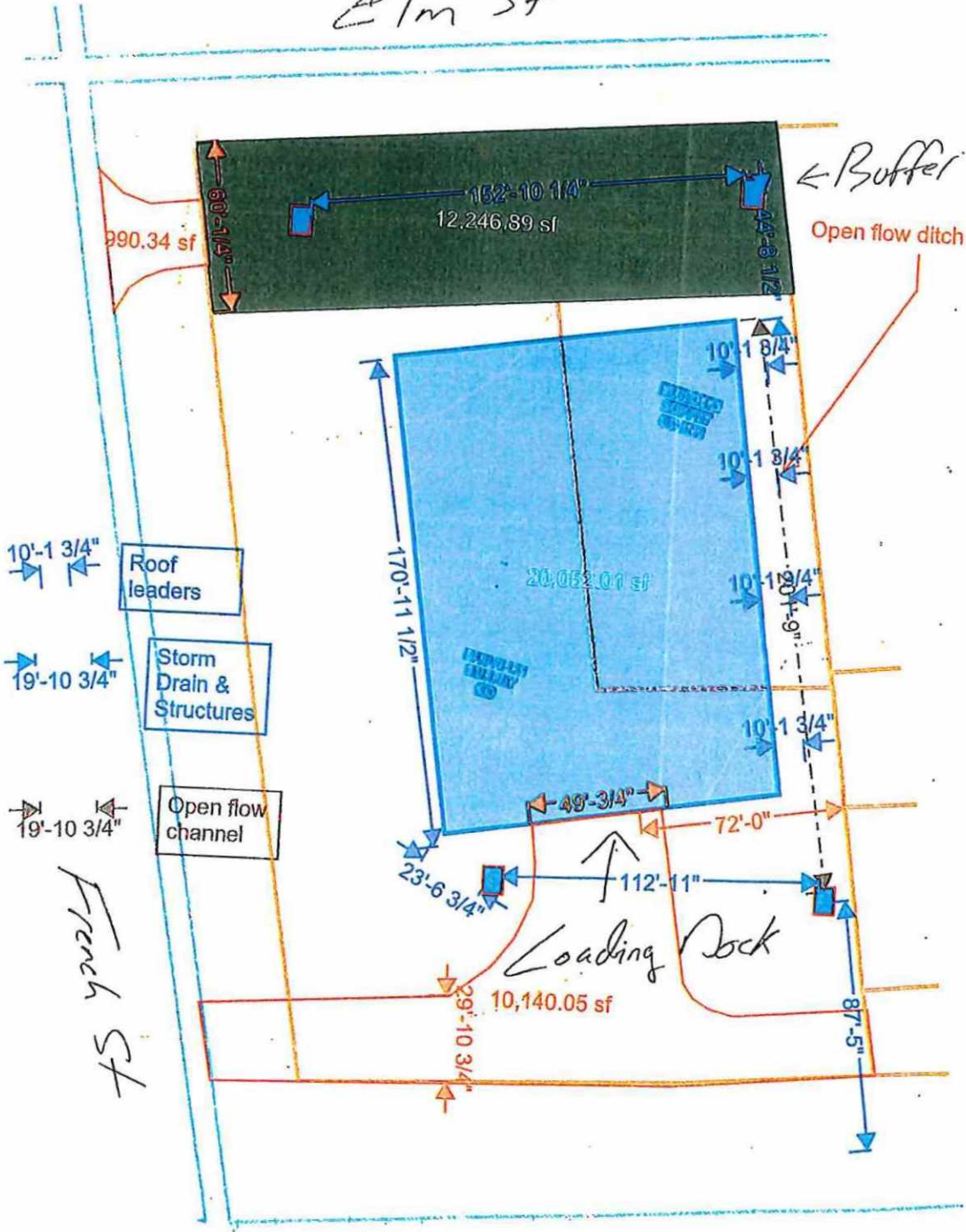
(Note: Not to be used on legal documents)

Date created: 12/1/2023
Last Data Uploaded: 12/1/2023 6:15:47 AM

Developed by Schneider GEOSPATIAL



Elm St



990.34 sf

152'-10 1/4"

12,246.89 sf

← Buffer

Open flow ditch

10'-1 3/4"

Roof leaders

19'-10 3/4"

Storm Drain & Structures

19'-10 3/4"

Open flow channel

French St

23'-6 3/4"

↑ Loading Dock

10,140.05 sf

39'-10 3/4"

112'-11"

49'-3/4"

72'-0"

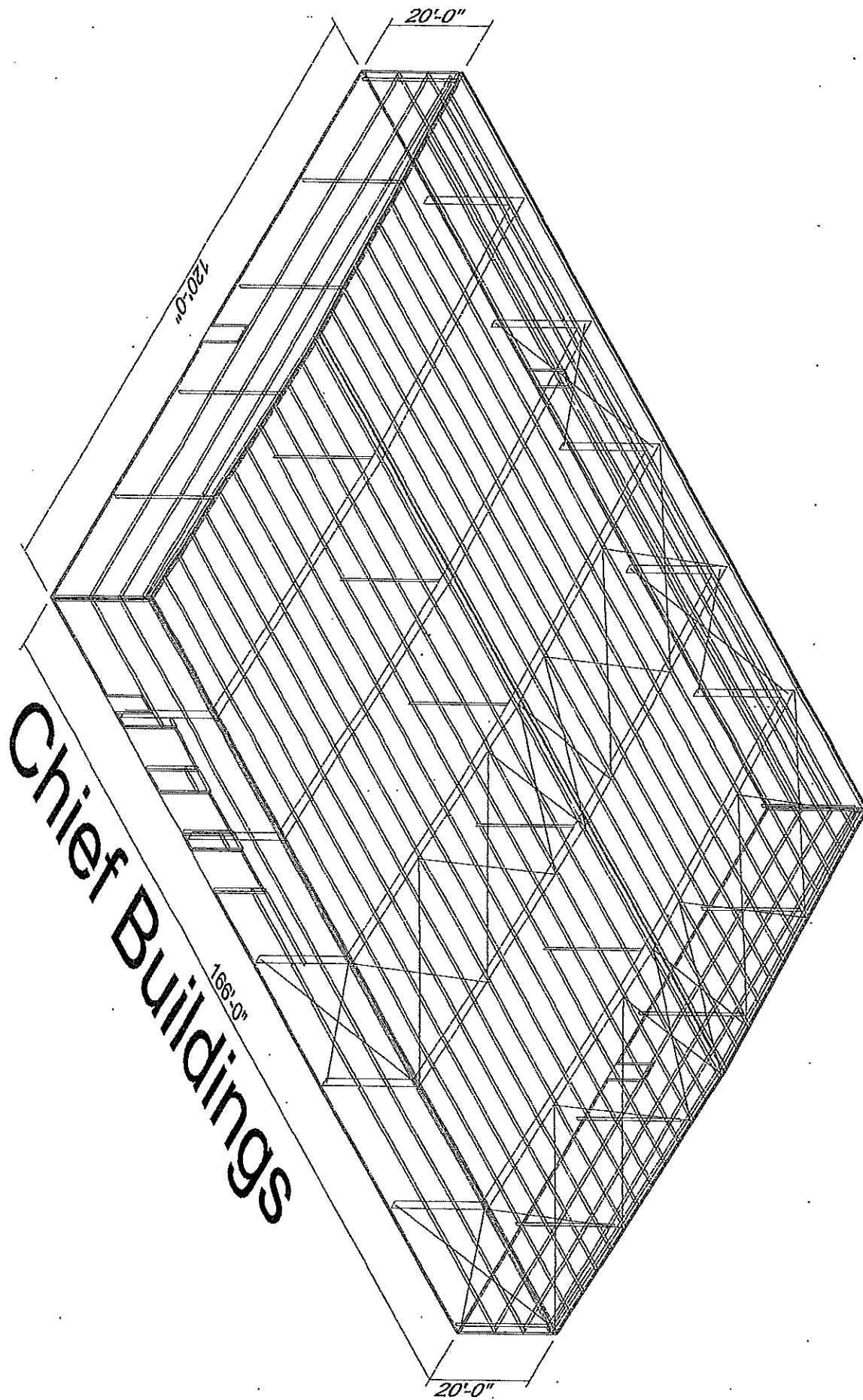
10'-1 3/4"

10'-1 3/4"

10'-1 3/4"

10'-1 3/4"

87'-5"



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that pursuant to Chapter 28, Article II, 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, January 2, 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 amendment to the Zoning map of the City of Lancaster:

1. Rezoning Request: To confirm the zoning classification of IND- Industrial for one lot of land totaling 1.511 acres, located at 405 South English Street Lancaster, SC 29720. The property parcel is identified as tax map #: 0081A-0J-004.00.
Owner(s)- Builders Supply Company, Inc

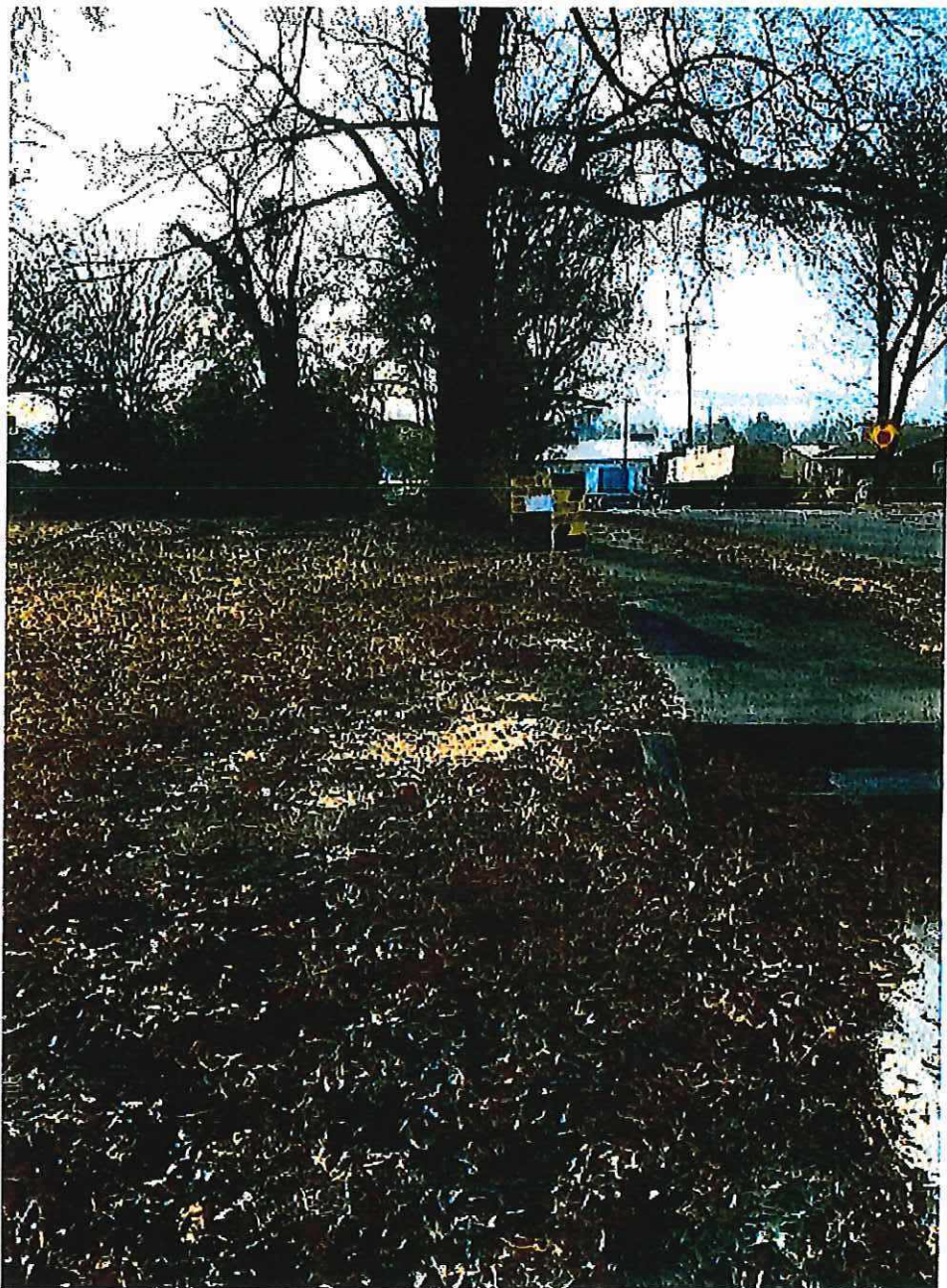
All interested people are encouraged to appear and present their views either for or against this proposal. Additional information concerning this request is available in the Office of Building, Planning & Zoning, 216 S. Catawba St, Lancaster, South Carolina, telephone 283-4253.

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

Sat/Sun 12/10/22

Louis Streater

From: Louis Streater
Sent: Thursday, December 21, 2023 12:33 PM
To: Louis Streater
Subject: 405 S French St



Posted
12/13/23

Sent from my iPhone

Louis Streater

From: Louis Streater
Sent: Thursday, December 21, 2023 12:32 PM
To: Louis Streater
Subject: 405 S French St



*Posted
12-13-23*



Sent from my iPhone



Building, Planning, Zoning & Licensing

December 13, 2023

Bryan Sims & Andrew Presley
311 S. French Street
Lancaster, SC 29720

RE: Public Hearing Notification
Rezoning – 405 S. French Street
Tax Map # 0081A-0J-004.00

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 requests an Ind-Industrial zoning classification.

The Planning Commission of the City of Lancaster, South Carolina, is scheduled to hold a Public Hearing on Tuesday, January 2, 2024, 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 R6- Residential.

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

Respectfully,

Louis Streater
Department Director

Enclosures

Building Zoning Online Map



Online data map for B&Z

200ft

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

21

Sec. 44-33. - Zoning district minimum requirements.

The following zoning districts are established in accordance with the city zoning ordinance. 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.

- (1) *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.
 - a. 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 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.
 - b. 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 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.
 - c. The R-6 Residential District is established for the most dense residential development within the city. The principal use of land is for single- and two-family dwellings and for related recreational, religious and educational facilities normally required to provide 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.
 - d. 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 44-192.
 - e. 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 articles IV and VI of this chapter.
- (2) *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.
 - a. 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.
 - b. 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 industries 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 of this chapter. Except for off-street parking requirements, multiple-family dwellings and churches retro-fitted in existing buildings are not subject to regulations contained in sections 44-108 and 44-109. 68

- c. 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.
- d. 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.



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

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

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

Notes to table:

- (1) For nonresidential buildings, the lot size shall be adequate to provide the yard requirements of this article and the off-street and loading requirements of article XI of this chapter; provided, however, that the lot size for each nonresidential building shall not be less than 30,000 square feet.
- (2) Two-family dwellings, 15,000 square feet.
- (3) Two-family dwellings, 8,000 square feet.
- (4) After the effective date of the ordinance from which this chapter is derived (November 13, 2007), no yard or lot existing at the time of passage of the ordinance from which this chapter is derived shall be reduced in size or area below the minimum requirements set forth herein. Yards or lots created after the effective date of the ordinance from which this chapter is derived shall meet at least the minimum requirements established herein.

(Code 1991, § 31-101)

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

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

Notes to table:

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

(Code 1991, § 31-103)

Sec. 44-617. Zoning table of uses.

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

<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>	IND	<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)			

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		
<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		
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		

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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		
<i>Public/Institutional</i>											
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)	CPC (2)	UP	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			
<i>Park/Recreational/Conservation</i>												
	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.

(3) See sections 44-69 and 44-415 for specific regulations pertaining to home occupations.

(Code 1991, § 31-361; Ord. No. 009-16, 6-23-2009)

210 Elm Street

Lancaster, SC 29706

It took us a while to find the community and neighborhood we felt best suited to our preferences and needs. It turned out to be right here in Lancaster. We hope this continues to hold true but with industrial zoning right across the street we are extremely concerned that what *very little* there actually is of "quiet and quaint" will be gone. We honestly do not know if we can bare more noise, more traffic and more semi-trucks as the levels are barely acceptable now.

- * As residents of this neighborhood and directly affected by this proposal we are **opposed**.
- * We have had to replace our mailbox four times due to traffic and truck collisions.
- * Semi-trucks park on the street and continuously block our drive way and entrance to our garage.
- * We realize we are on the edge of the neighborhood and near a busy corner of the city but the trucking noise at all hours of the day and night is annoying and not something we want for our neighborhood. Will this be even worse?
- * The only noise barrier we have right now from the car lot and Builders Supply is the empty lot and tree line. Without that small barrier it will be devastating to the atmosphere of the neighborhood. Especially to 210 Elm Street and the surrounding homes.
- * There is a lot of foot traffic on the sidewalks past our home. Walking to restaurants, Pelican Ice, walking to downtown Lancaster. We walk to concerts from our home at the Cultural Arts Center which is only two blocks away. We consider our property to be in the Cultural Arts District which we love and our proud of...why can't this be a nice parklike corridor for city pedestrians? Rather than industrial?
- * The industrial vibe already causes fast driving on Elm Street posing a threat to pedestrians and animals. Several pets have been killed already.
- * If the area across from our lots does get rezoned: what will that mean for our investment that we made in good faith as *diverse* residents of Lancaster, our property values, our noise tolerance levels? **The fact that we were attracted here as new residents to this "quiet, quaint, garden spot" as the city website states?**
- * And, who is going to care about the residents in this part of Lancaster? **Who cares about this neighborhood on the residential edge of the red rose city struggling with revitalization?**
- * The chance to condemn the houses on our block was passed up. We as residents would like to have a neighborhood as safe, welcoming, and peaceful as possible. Not an uninviting, noisy, dangerous place that people do not want to move to or families cannot safely raise their children.
- * Thank you very much for your consideration.

Louis Streater

From: Louis Streater
Sent: Thursday, December 21, 2023 12:34 PM
To: Louis Streater
Subject: Elm St



December
17
2023

Sent from my iPhone

ORDINANCE O24-04

AN ORDINANCE AMENDING THE CITY OF LANCASTER OPERATING BUDGET FOR FISCAL YEAR 2023-2024

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

Section 1: The City of Lancaster Operating Budget for Fiscal Year 2023-2024 is hereby amended pursuant to the attached Budget Amendment Form and Amended Capital Improvement Plan.

DONE IN MEETING ASSEMBLED on the 13th day of February 2024, effective as of February 27, 2024 for the fiscal year ending June 30, 2024.

Yeas _____ Nays _____

Requested by:
James Absher, Finance Director

T. Alston DeVenny, Mayor

Approved as to Form:

Mitch Norrell, City Attorney

Tracy Rabon, City Clerk

First Reading: February 13, 2024
Second Reading: February 27, 2024

CITY OF LANCASTER BUDGET AMENDMENT FORM

FY: 23/24

ORD/RES: O24-04

FUND/DEPT	ACCT NO / ACCOUNT NAME	BUDGET PRIOR	CHNG AMT	BUDGET NEW	COMMENT
Revenue	100.1 General Fund	19,839,948	441,410	20,281,358	Total - Prior: 39,579,551
Revenue	110.1 Hospitality Tax Fund	1,300,303	273,000	1,573,303	Total - Amended: 40,554,848
Revenue	115.1 E911 Fund	43,000	0	43,000	
Revenue	200.1 Gross Rev Fund	14,137,740	240,387	14,378,127	Total - Change: 975,297
Revenue	210.1 Solid Waste Fund	4,258,560	20,500	4,279,060	
Expense	100 General Fund	19,839,948	441,410	20,281,358	GF Rev to Exp Diff: Balanced
Expense	110 Hospitality Tax Fund	1,300,303	273,000	1,573,303	HT Rev to Exp Diff: Balanced
Expense	115 E911 Fund	43,000	0	43,000	E911 Rev to Exp Diff: Balanced
Expense	200 Gross Rev Fund	14,137,740	240,387	14,378,127	GR Rev to Exp Diff: Balanced
Expense	210 Solid Waste Fund	4,258,560	20,500	4,279,060	SW Rev to Exp Diff: Balanced
Rev	100.1 0100 41001 Current Taxes - Real	3,311,549		3,311,549	
Rev	100.1 0100 41002 Current Taxes - Vehicle	303,000		303,000	
Rev	100.1 0100 41003 Homestead Exemption	222,000		222,000	
Rev	100.1 0100 41007 Manf Personal Exemption	8,000		8,000	
Rev	100.1 0100 41010 Property Tax Rollback	2,702,412		2,702,412	
Rev	100.1 0100 41011 Local Option Tax Revenue	1,162,000		1,162,000	
Rev	100.1 0100 41013 Del Tax - Prior Yrs	40,000		40,000	
Rev	100.1 0100 41014 Del Tax - Curr Yr	50,000		50,000	
Rev	100.1 0100 41019 In Lieu of Taxes	275,000		275,000	
Rev	100.1 0100 41022 Tax Penalties	25,000		25,000	
Rev	100.1 0100 41023 Privilege License	3,240,000	80,000	3,320,000	Third party collections of business licenses
Rev	100.1 0100 41025 Building Permits	375,000	50,000	425,000	To increase budget to expected collections for fiscal year
Rev	100.1 0100 41026 Cable Franchise Fee	60,000		60,000	
Rev	100.1 0100 41027 Telecommunications	0		0	
Rev	100.1 0100 41031 Duke Power Tax	616,000		616,000	
Rev	100.1 0100 41032 Court Fines	30,000		30,000	
Rev	100.1 0100 41033 Fire Prot. Contracts	200,000		200,000	
Rev	100.1 0100 41034 Sale of Assets	15,000	219,000	234,000	To place in budget funds from selling of ladder and rescue to Fairfield County per R23-20
Rev	100.1 0100 41035 Viclim's Revenue	5,000		5,000	
Rev	100.1 0100 41038 School Guard & Sro	100,000		100,000	
Rev	100.1 0100 41039 Cemetery Fees	5,000	4,000	9,000	Increase busget for anticipated burials through end of the year
Rev	100.1 0100 41041 Miscellaneous Income	20,000		20,000	
Rev	100.1 0100 41043 Lot Clearing	15,000		15,000	
Rev	100.1 0100 41045 Certification Fees	4,000		4,000	
Rev	100.1 0100 41046 Insurance Proceeds	20,000	41,250	61,250	To match year-to-date revenues and adjust for PD vehicles insurance proceeds
Rev	100.1 0100 41048 Donatlons	5,000		5,000	
Rev	100.1 0100 41051 Interest on Savings	260,000		260,000	
Rev	100.1 0100 41055 Planning And Zoning Rev	25,000		25,000	
Rev	100.1 0100 41061 Accommodations Tax	98,000		98,000	
Rev	100.1 0100 41064 Merchants Inventory	71,687		71,687	
Rev	100.1 0100 41065 Motor Carrier Property Tx	120,000		120,000	
Rev	100.1 0100 41066 Misc. Intergovernmental	50,000		50,000	
Rev	100.1 0100 41067 Local Government Fund	210,000		210,000	
Rev	100.1 0100 41075 Grant Proceeds	2,793,000		2,793,000	
Rev	100.1 0100 41082 Police Dept Revenues	50,000	2,000	52,000	To record Nutramax donation to PD
Rev	100.1 0100 41084 County Payments	50,000		50,000	
Rev	100.1 0100 41090 Carryover - Cip	3,268,800		3,268,800	
Rev	100.1 0100 41094 Carryover - Other	34,500	45,160	79,660	To balance budget at mid-year
Rev	110.1 0100 41088 Performing Arts	6,100		6,100	
Rev	110.1 0100 44001 Hospitality Tax	1,240,000		1,240,000	
Rev	110.1 0100 44041 Miscellaneous Income	15,000		15,000	
Rev	110.1 0100 44051 Interest	4,103		4,103	
Rev	110.1 0100 44075 Sponsors, Grants, Donatlons	5,000		5,000	
Rev	110.1 0100 44092 Carryover-Restricted	30,100	273,000	303,100	Purchase of real property and entertainment for Juneteenth
Rev	115.1 0100 41094 Carryover - Other	2,600		2,600	

CITY OF LANCASTER BUDGET AMENDMENT FORM

FY: 23/24

ORD/RES: O24-04

FUND/DEPT	ACCT NO / ACCOUNT NAME	BUDGET PRIOR	CHNG AMT	BUDGET NEW	COMMENT
Rev	115.1 0100 49110 E911 Fees	40,400		40,400	
Rev	200.1 0100 42001 In City Water	1,940,000		1,940,000	
Rev	200.1 0100 42002 Outside Water	1,210,000		1,210,000	
Rev	200.1 0100 42003 Joslyn Clark Controls,inc	2,000		2,000	
Rev	200.1 0100 42004 Water Penalties	132,500		132,500	
Rev	200.1 0100 42005 Water Taps	95,000		95,000	
Rev	200.1 0100 42006 Second Penally	95,000		95,000	
Rev	200.1 0100 42007 Miscellaneous Receipts	42,000		42,000	
Rev	200.1 0100 42009 MUSC Health Lancaster	70,000		70,000	
Rev	200.1 0100 42010 MFG Companies Water	12,000		12,000	
Rev	200.1 0100 42011 Soliant Llc Water	30,000		30,000	
Rev	200.1 0100 42013 Administrative Fee	5,500		5,500	
Rev	200.1 0100 42031 In City Sewer	1,984,000		1,984,000	
Rev	200.1 0100 42032 Outside Sewer	1,320,000		1,320,000	
Rev	200.1 0100 42033 Springs Industries	3,000		3,000	
Rev	200.1 0100 42034 Joslyn Clark Controls,inc	1,000		1,000	
Rev	200.1 0100 42035 Sewer Taps	110,000		110,000	
Rev	200.1 0100 42036 Soliant Llc Sewer	40,000		40,000	
Rev	200.1 0100 42038 Septic Tank Fees	40,000		40,000	
Rev	200.1 0100 42039 MUSC Health Lancaster	98,000		98,000	
Rev	200.1 0100 42040 MFG Companies Sewer	15,000		15,000	
Rev	200.1 0100 42041 Lanc. Co W/S District	650,000		650,000	
Rev	200.1 0100 42042 WSD - Ft Lawn Sewer	110,000		110,000	
Rev	200.1 0100 42046 Sale of Assets	5,000		5,000	
Rev	200.1 0100 42060 Interest on Savings	302,358		302,358	
Rev	200.1 0100 42066 Miscellaneous Credits	10,000		10,000	
Rev	200.1 0100 42068 Grant Proceeds	3,750,000		3,750,000	
Rev	200.1 0100 42069 County Reimbursements	50,000		50,000	
Rev	200.1 0100 42085 Infrastructure Fee	140,000		140,000	
Rev	200.1 0100 42090 Carryover - CIP	540,382	161,987	702,369	For RAS/WAS pumps not delivered by 6/30/23 and rolled over to current FY
Rev	200.1 0100 42091 Carryover - Other	1,335,000	78,400	1,413,400	To cover increases in SCMIT/SCMIRF costs; WWTP unexpected repairs; and impact fee study costs
Rev	210.1 0100 46066 Miscellaneous Credits	9,000		9,000	
Rev	210.1 0100 46100 Residential Garbage	1,080,000		1,080,000	
Rev	210.1 0100 46200 Commercial Garbage	666,500		666,500	
Rev	210.1 0100 46300 Recycling Sales	25,869		25,869	
Rev	210.1 0100 46400 Interest on Savings	41,191		41,191	
Rev	210.1 0100 46500 Miscellaneous	25,000		25,000	
Rev	210.1 0100 46510 Sale of Assets	10,000		10,000	
Rev	210.1 0100 46800 Insurance Proceeds	0	169,000	169,000	Proceeds from Burnt Leave Truck
Rev	210.1 0100 46700 Roll-Off Containers	60,000		60,000	
Rev	210.1 0100 46710 Transfer Station Use	1,556,000		1,556,000	
Rev	210.1 0100 46714 SW Penalties	30,000		30,000	
Rev	210.1 0100 46800 Carryover - Cip	755,000	(148,500)	606,500	To balance revenue increase for insurance proceeds
Council	100 0110 51001 Salaries Regular	65,000		65,000	
Council	100 0110 51004 Fica	4,973		4,973	
Council	100 0110 51006 SC Retirement	12,064		12,064	
Council	100 0110 52009 Clothing	700		700	
Council	100 0110 52010 Travel And Training	8,700		8,700	
Council	100 0110 52015 Printing And Advertising	1,000		1,000	
Council	100 0110 52016 Subscriptions And Dues	100		100	
Council	100 0110 52018 Special Contracts	1,500		1,500	
Council	100 0110 52020 Materials And Supplies	2,100		2,100	
Council	100 0110 52021 Unclassified Expense	4,450	2,000	6,450	To provide extra fudning for Council meals
City Adm	100 0120 51001 Salaries Regular	207,327		207,327	

CITY OF LANCASTER BUDGET AMENDMENT FORM

FY: 23/24

ORD/RES: O24-04

FUND/DEPT		ACCT NO / ACCOUNT NAME		BUDGET PRIOR	CHNG AMT	BUDGET NEW	COMMENT
City Adm	100	0120	51003 Overtime	2,000		2,000	
City Adm	100	0120	51004 Fica	16,014		16,014	
City Adm	100	0120	51006 SC Retirement	38,851		38,851	
City Adm	100	0120	52009 Clothing	100		100	
City Adm	100	0120	52010 Travel And Training	5,500		5,500	
City Adm	100	0120	52011 Operation Motor Vehicles	900		900	
City Adm	100	0120	52012 Communications	200		200	
City Adm	100	0120	52015 Printing And Advertising	1,400		1,400	
City Adm	100	0120	52016 Subscriptions And Dues	1,440		1,440	
City Adm	100	0120	52020 Materials And Supplies	1,800		1,800	
B&G Mtn	100	0121	51001 Salaries Regular	122,279		122,279	
B&G Mtn	100	0121	51003 Overtime	2,500		2,500	
B&G Mtn	100	0121	51004 Fica	9,546		9,546	
B&G Mtn	100	0121	51006 SC Retirement	23,159		23,159	
B&G Mtn	100	0121	52009 Clothing	3,000		3,000	
B&G Mtn	100	0121	52011 Operation Motor Vehicles	13,500	(2,000)	11,500	To offset increase in 121-52042
B&G Mtn	100	0121	52017 Maint & Service Contracts	181,200		181,200	
B&G Mtn	100	0121	52018 Special Contracts	20,000		20,000	
B&G Mtn	100	0121	52019 Repairs And Maintenance	0		0	
B&G Mtn	100	0121	52020 Materials And Supplies	19,500	(2,000)	17,500	To offset increase in 121-52042
B&G Mtn	100	0121	52042 Cemetery Internment	4,000	4,000	8,000	Already used entire budgeted amount through 12-31-23
Hum Res	100	0122	51001 Salaries Regular	181,633		181,633	
Hum Res	100	0122	51002 Salaries Special	7,250		7,250	
Hum Res	100	0122	51003 Overtime	1,000		1,000	
Hum Res	100	0122	51004 Fica	14,526		14,526	
Hum Res	100	0122	51006 SC Retirement	35,242		35,242	
Hum Res	100	0122	52009 Clothing	500		500	
Hum Res	100	0122	52010 Travel And Training	16,950		16,950	
Hum Res	100	0122	52011 Operation Motor Vehicles	3,000		3,000	
Hum Res	100	0122	52012 Communications	500		500	
Hum Res	100	0122	52015 Printing And Advertising	7,500		7,500	
Hum Res	100	0122	52016 Subscriptions And Dues	1,000		1,000	
Hum Res	100	0122	52018 Special Contracts	1,530		1,530	
Hum Res	100	0122	52020 Materials And Supplies	3,000		3,000	
Hum Res	100	0122	52021 Unclassified Expense	0		0	
Hum Res	100	0122	52027 Educational Benefits	4,000		4,000	
Finance	100	0130	51001 Salaries Regular	188,462		188,462	
Finance	100	0130	51003 Overtime	1,500		1,500	
Finance	100	0130	51004 Fica	14,532		14,532	
Finance	100	0130	51006 SC Retirement	35,257		35,257	
Finance	100	0130	52009 Clothing	300		300	
Finance	100	0130	52010 Travel And Training	1,500		1,500	
Finance	100	0130	52012 Communications	1,000		1,000	
Finance	100	0130	52015 Printing And Advertising	3,000		3,000	
Finance	100	0130	52016 Subscriptions And Dues	900		900	
Finance	100	0130	52018 Special Contracts	10,500		10,500	
Finance	100	0130	52020 Materials And Supplies	2,500		2,500	
Finance	100	0130	52021 Unclassified Expense	500		500	
Infor Tech	100	0135	51001 Salaries Regular	73,494		73,494	
Infor Tech	100	0135	51003 Overtime	1,000		1,000	
Infor Tech	100	0135	51004 Fica	5,699		5,699	
Infor Tech	100	0135	51006 SC Retirement	13,826		13,826	
Infor Tech	100	0135	52009 Clothing	800		800	
Infor Tech	100	0135	52010 Travel And Training	10,200		10,200	
Infor Tech	100	0135	52011 Operation Motor Vehicles	7,500		7,500	
Infor Tech	100	0135	52012 Communications	500		500	

CITY OF LANCASTER BUDGET AMENDMENT FORM

FY: 23/24

ORD/RES: O24-04

FUND/DEPT		ACCT NO / ACCOUNT NAME			BUDGET PRIOR	CHNG AMT	BUDGET NEW	COMMENT
Infor Tech	100	0135	52015	Printing And Advertising	1,800		1,800	
Infor Tech	100	0135	52016	Subscriptions And Dues	2,000		2,000	
Infor Tech	100	0135	52017	Maint & Service Contracts	550,000	(15,000)	535,000	To offset increase in 135-52046
Infor Tech	100	0135	52018	Special Contracts	15,000		15,000	
Infor Tech	100	0135	52020	Materials And Supplies	13,500		13,500	
Infor Tech	100	0135	52021	Unclassified Expense	0		0	
Infor Tech	100	0135	52034	Data Processing	23,800		23,800	
Infor Tech	100	0135	52046	Non-Capital IT	80,000	15,000	95,000	MDT leases for police vehicles
Legal	100	0140	51001	Salaries Regular	23,250		23,250	
Legal	100	0140	51004	Fica	1,779		1,779	
Legal	100	0140	51006	SC Retirement	4,315		4,315	
Legal	100	0140	52010	Travel And Training	150		150	
Legal	100	0140	52016	Subscriptions And Dues	100		100	
Legal	100	0140	52018	Special Contracts	6,000		6,000	
Gen GF	100	0150	51007	GASB 45 Contribution	50,000		50,000	
Gen GF	100	0150	51008	Insurance	911,600	15,500	927,100	To cover increases in insurance expense
Gen GF	100	0150	51009	Unemployment Insurance	2,000		2,000	
Gen GF	100	0150	51122	Fringe Benefits & Test	39,525		39,525	
Gen GF	100	0150	52012	Communications	0		0	
Gen GF	100	0150	52013	Electricity	26,000		26,000	
Gen GF	100	0150	52014	Fuel for Heating/Water	41,000		41,000	
Gen GF	100	0150	52016	Subscriptions And Dues	4,750		4,750	
Gen GF	100	0150	52017	Maint. & Serv. Contracts	121,400		121,400	
Gen GF	100	0150	52018	Special Contracts	32,750	35,000	67,750	Impact fee study
Gen GF	100	0150	52019	Repairs And Maintenance	95,000	12,380	107,380	IT building cleaning from leaky roof
Gen GF	100	0150	52020	Materials And Supplies	2,000		2,000	
Gen GF	100	0150	52021	Unclassified Expense	800		800	
Gen GF	100	0150	52025	Bank Charges / Late Fees	10,000		10,000	
Gen GF	100	0150	52026	Credit/Debit Charges	12,000		12,000	
Gen GF	100	0150	52030	Special Projects	3,500		3,500	
Gen GF	100	0150	52035	SCMIT & SMIRF	502,600	15,500	518,100	To cover increase in insurance costs for fiscal year
Gen GF	100	0150	52045	Jci Service Payment	0		0	
Gen GF	100	0150	53029	Claims Fund	1,000		1,000	
SeeLanc	100	0162	52010	Travel And Training	2,250		2,250	
SeeLanc	100	0162	52012	Communications	130		130	
SeeLanc	100	0162	52015	Printing And Advertising	22,250	5,000	27,250	To cover increased advertising costs
SeeLanc	100	0162	52016	Subscriptions And Dues	50		50	
SeeLanc	100	0162	52018	Special Contracts	5,000	(5,000)	0	To offset increase in 162-52015
SeeLanc	100	0162	52020	Materials And Supplies	12,500		12,500	
SeeLanc	100	0162	52030	Spec Proj - Events	47,000		47,000	
Police	100	0210	51001	Salaries Regular	3,534,728		3,534,728	
Police	100	0210	51002	Salaries Special	30,000		30,000	
Police	100	0210	51003	Overtime	350,000	(106,500)	243,500	To offset increase in 210-53035
Police	100	0210	51004	Fica	299,477		299,477	
Police	100	0210	51006	SC Retirement	816,840		816,840	
Police	100	0210	51122	Fringe Benefits & Test	9,350		9,350	
Police	100	0210	52009	Clothing	64,600		64,600	
Police	100	0210	52010	Travel And Training	48,865		48,865	
Police	100	0210	52011	Operation Motor Vehicles	173,000		173,000	
Police	100	0210	52012	Communications	7,000		7,000	
Police	100	0210	52013	Electricity	25,000		25,000	
Police	100	0210	52014	Fuel for Heating/Water	0	1,500	1,500	To add budget for utility bills
Police	100	0210	52015	Printing And Advertising	5,600		5,600	
Police	100	0210	52016	Subscriptions And Dues	48,675		48,675	
Police	100	0210	52018	Special Contracts	103,500		103,500	
Police	100	0210	52019	Repairs And Maintenance	21,000		21,000	

CITY OF LANCASTER BUDGET AMENDMENT FORM

FY: 23/24

ORD/RES: O24-04

FUND/DEPT		ACCT NO / ACCOUNT NAME			BUDGET PRIOR	CHNG AMT	BUDGET NEW	COMMENT
Police	100	0210	52020	Materials And Supplies	62,110	(1,500)	60,610	To offset increase in 210-52014
Police	100	0210	52021	Unclassified Expense	6,000	2,000	8,000	To budget expenses for Nutramax donation to PD
Police	100	0210	52022	Seized/Forfeiture Drug	24,000		24,000	
Police	100	0210	53035	Capital Expense	18,000	106,500	124,500	To pay for enhanced 911 system call and mapping service
Vic Svcs	100	0211	51001	Salaries Regular	21,202		21,202	
Vic Svcs	100	0211	51004	Fica	1,622		1,622	
Vic Svcs	100	0211	51006	SC Retirement	3,935		3,935	
Vic Svcs	100	0211	52010	Travel And Training	1,800	200	2,000	To cover actual travel and training costs through 12-31-23
Vic Svcs	100	0211	52011	Operation Motor Vehicles	1,500	(200)	1,300	To offset increase in 211-52010
Vic Svcs	100	0211	52012	Communications	300		300	
Vic Svcs	100	0211	52015	Printing And Advertising	500		500	
Vic Svcs	100	0211	52016	Subscriptions And Dues	200		200	
Vic Svcs	100	0211	52017	Maint. & Serv. Contracts	400		400	
Vic Svcs	100	0211	52020	Materials And Supplies	300		300	
Court	100	0220	51001	Salaries Regular	289,557		289,557	
Court	100	0220	51003	Overtime	4,000	1,200	5,200	To cover costs for future jury trials
Court	100	0220	51004	Fica	22,457		22,457	
Court	100	0220	51006	SC Retirement	54,484		54,484	
Court	100	0220	52009	Clothing	700		700	
Court	100	0220	52010	Travel And Training	5,500	(600)	4,900	To offset increase in 220-51003
Court	100	0220	52012	Communications	2,000		2,000	
Court	100	0220	52015	Printing And Advertising	1,500		1,500	
Court	100	0220	52016	Subscriptions And Dues	1,500		1,500	
Court	100	0220	52018	Special Contracts	10,000		10,000	
Court	100	0220	52019	Repairs And Maintenance	400		400	
Court	100	0220	52020	Materials And Supplies	5,500		5,500	
Court	100	0220	52021	Unclassified Expense	1,000	(600)	400	To offset increase in 220-51003
Court	100	0220	52037	State Assessments	17,400		17,400	
Fire	100	0230	51001	Salaries Regular	1,867,541		1,867,541	
Fire	100	0230	51002	Salaries Special	1,200		1,200	
Fire	100	0230	51003	Overtime	4,000		4,000	
Fire	100	0230	51004	Fica	143,265		143,265	
Fire	100	0230	51006	SC Retirement	397,770		397,770	
Fire	100	0230	51122	Fringe Benefits & Test	8,600	3,780	12,380	To cover sleep study costs
Fire	100	0230	52009	Clothing	43,350		43,350	
Fire	100	0230	52010	Travel And Training	37,350		37,350	
Fire	100	0230	52011	Operation Motor Vehicles	55,000	15,000	70,000	To cover unexpected repairs
Fire	100	0230	52012	Communications	250		250	
Fire	100	0230	52013	Electricity	750		750	
Fire	100	0230	52014	Fuel for Heating/Water	375		375	
Fire	100	0230	52015	Printing And Advertising	2,500		2,500	
Fire	100	0230	52016	Subscriptions And Dues	6,530		6,530	
Fire	100	0230	52018	Special Contracts	3,750	3,250	7,000	Station 4 Appraisal
Fire	100	0230	52019	Repairs And Maintenance	2,800		2,800	
Fire	100	0230	52020	Materials And Supplies	61,850	219,000	280,850	To place in budget funds from selling of ladder and rescue to Fairfield County per R23-20
Fire	100	0230	52021	Unclassified Expense	2,200		2,200	
Street Dv	100	0320	51001	Salaries Regular	253,153		253,153	
Street Dv	100	0320	51003	Overtime	2,000		2,000	
Street Dv	100	0320	51004	Fica	19,519		19,519	
Street Dv	100	0320	51006	SC Retirement	47,356		47,356	
Street Dv	100	0320	52009	Clothing	3,500		3,500	
Street Dv	100	0320	52011	Operation Motor Vehicles	70,000		70,000	
Street Dv	100	0320	52015	Printing And Advertising	500		500	
Street Dv	100	0320	52018	Special Contracts	85,000		85,000	

CITY OF LANCASTER BUDGET AMENDMENT FORM

FY: 23/24

ORD/RES: O24-04

FUND/DEPT	ACCT NO / ACCOUNT NAME	BUDGET PRIOR	CHNG AMT	BUDGET NEW	COMMENT
Street Dv	100 0320 52020 Materials And Supplies	37,600		37,600	
Street Dv	100 0320 52021 Unclassified Expense	500		500	
Street Dv	100 0320 52038 Street Lights	315,000		315,000	
Veh Maint	100 0330 51001 Salaries Expense	55,948		55,948	
Veh Maint	100 0330 51003 Overtime	2,000		2,000	
Veh Maint	100 0330 51004 Fica	4,433		4,433	
Veh Maint	100 0330 51006 SC Retirement	10,755		10,755	
Veh Maint	100 0330 52009 Clothing	4,000		4,000	
Veh Maint	100 0330 52010 Travel And Training	2,000		2,000	
Veh Maint	100 0330 52011 Operation Motor Vehicles	16,000		16,000	
Veh Maint	100 0330 52013 Electricity	7,200		7,200	
Veh Maint	100 0330 52014 Fuel for Heating/Water	3,000		3,000	
Veh Maint	100 0330 52016 Subscriptions And Dues	500		500	
Veh Maint	100 0330 52017 Maint & Service Contracts	8,800		8,800	
Veh Maint	100 0330 52020 Materials And Supplies	16,500		16,500	
Veh Maint	100 0330 52021 Unclassified Expense	500		500	
Veh Maint	100 0330 53035 Capital Expense	0		0	
Bldg Off	100 0410 51001 Salaries Regular	239,265		239,265	
Bldg Off	100 0410 51003 Overtime	1,000		1,000	
Bldg Off	100 0410 51004 Fica	18,380		18,380	
Bldg Off	100 0410 51006 SC Retirement	44,593		44,593	
Bldg Off	100 0410 52009 Clothing	1,300		1,300	
Bldg Off	100 0410 52010 Travel And Training	4,000		4,000	
Bldg Off	100 0410 52011 Operation Motor Vehicles	8,000		8,000	
Bldg Off	100 0410 52012 Communications	5,500		5,500	
Bldg Off	100 0410 52015 Printing And Advertising	5,300		5,300	
Bldg Off	100 0410 52016 Subscriptions And Dues	1,060		1,060	
Bldg Off	100 0410 52018 Special Contracts	46,000	80,000	126,000	To cover costs of third party collection of business licenses
Bldg Off	100 0410 52019 Repairs And Maintenance	1,000		1,000	
Bldg Off	100 0410 52020 Materials And Supplies	3,600		3,600	
Bldg Off	100 0410 52021 Unclassified Expense	1,000		1,000	
Recreation	100 0510 52017 Maint & Service Contracts	90,600		90,600	
Recreation	100 0510 52018 Special Contracts	60,000		60,000	
Recreation	100 0510 52019 Repairs And Maintenance	20,000	10,000	30,000	To cover anticipated repairs
Recreation	100 0510 53035 Cap Impr - Park Safety	10,000	(10,000)	0	To offset increase in 510-52019
CS Grants	100 0610 52018 Special Contracts	3,000		3,000	
CS Grants	100 0610 52030 Facade Grants	219,000		219,000	
CIP GF	100 0910 53100 Capital Outlay - Cash	5,264,800	38,000	5,302,800	To purchase new Charger to replace two totaled PD vehicles
Hosp Exp	110 1100 51008 Insurance	6,100		6,100	
Hosp Exp	110 1100 51122 Fringe Benefits & Test	1,100		1,100	
Hosp Exp	110 1100 52002 Hospitality Grants	150,000		150,000	
Hosp Exp	110 1100 52013 Electricity	0		0	
Hosp Exp	110 1100 52015 Printing And Advertising	4,710		4,710	
Hosp Exp	110 1100 52016 Subscriptions and Dues	1,700		1,700	
Hosp Exp	110 1100 52017 Maint & Service Contracts	116,600		116,600	
Hosp Exp	110 1100 52018 Special Contracts	278,000	(2,800)	275,200	To offset increase in 1163-52011
Hosp Exp	110 1100 52019 Repairs And Maintenance	20,000		20,000	
Hosp Exp	110 1100 52020 Materials And Supplies	77,000		77,000	
Hosp Exp	110 1100 52021 Unclassified Expense	0		0	
Hosp Exp	110 1100 52026 Credit/Debit Charges	0		0	
Hosp Exp	110 1100 52030 Special Projects	62,100		62,100	
Hosp Exp	110 1100 53035 Capital Expense	0	250,000	250,000	Purchase of real property
IT Hosp	110 1135 51001 Salaries Regular	30,177		30,177	
IT Hosp	110 1135 51003 Overtime	500		500	
IT Hosp	110 1135 51004 FICA	2,347		2,347	

CITY OF LANCASTER BUDGET AMENDMENT FORM

FY: 23/24

ORD/RES: O24-04

FUND/DEPT	ACCT NO / ACCOUNT NAME	BUDGET PRIOR	CHNG AMT	BUDGET NEW	COMMENT
IT Hosp	110 1135 51006 SC Retirement	5,694		5,694	
See Lanc	110 1162 51001 Salaries Regular	41,997		41,997	
See Lanc	110 1162 51003 Overtime	1,500		1,500	
See Lanc	110 1162 51004 FICA	3,328		3,328	
See Lanc	110 1162 51006 SC Retirement	8,073		8,073	
See Lanc	110 1162 52009 Clothing	100		100	
See Lanc	110 1162 52010 Travel & Training	0		0	
See Lanc	110 1162 52016 Subscriptions and Dues	150		150	
See Lanc	110 1162 52018 Special Contracts	0		0	
See Lanc	110 1162 52020 Materials And Supplies	1,250		1,250	
Event Mgmt	110 1163 51001 Salaries Regular	44,980		44,980	
Event Mgmt	110 1163 51002 City Events Staff	20,000		20,000	
Event Mgmt	110 1163 51003 Overtime	3,000		3,000	
Event Mgmt	110 1163 51004 FICA	5,200		5,200	
Event Mgmt	110 1163 51006 SC Retirement	12,617		12,617	
Event Mgmt	110 1163 51009 Clothing	600		600	
Event Mgmt	110 1163 52010 Travel and Training	1,500		1,500	
Event Mgmt	110 1163 52011 Operation Motor Vehicles	200	2,800	3,000	Purchase of golf cart tires and repairs to 2014 Explorer from fire dept
Event Mgmt	110 1163 52012 Communications	1,070		1,070	
Event Mgmt	110 1163 52015 Printing And Advertising	34,000		34,000	
Event Mgmt	110 1163 52016 Subscriptions and Dues	360		360	
Event Mgmt	110 1163 52020 Materials And Supplies	3,200		3,200	
Event Mgmt	110 1163 52021 Unclassified Expense	0		0	
Event Mgmt	110 1163 52030 Special Proj - Events	199,000	23,000	222,000	To pay for entertainment for Juneteenth event
Event Mgmt	110 1163 52032 Spec Proj - Red Rose	80,000		80,000	
Perf Arts	110 1164 52012 Communications	550		550	
Perf Arts	110 1164 52015 Printing And Advertising	4,000		4,000	
Perf Arts	110 1164 52018 Special Contracts	11,600		11,600	
Perf Arts	110 1164 52020 Materials And Supplies	5,700		5,700	
Perf Arts	110 1164 52021 Unclassified Expense	60,000		60,000	
Perf Arts	110 1164 52040 Admissions Tax	300		300	
E911	115 0911 52017 Maint. & Serv. Contracts	42,000		42,000	
E911	115 0911 52020 Materials & Supplies	1,000		1,000	
PW Adm	200 1201 51001 Salaries Regular	191,198		191,198	
PW Adm	200 1201 51003 Overtime	1,000		1,000	
PW Adm	200 1201 51004 Fica	14,703		14,703	
PW Adm	200 1201 51006 SC Retirement	35,672		35,672	
PW Adm	200 1201 52009 Clothing	500		500	
PW Adm	200 1201 52010 Travel And Training	2,250		2,250	
PW Adm	200 1201 52011 Operation Motor Vehicles	3,900		3,900	
PW Adm	200 1201 52012 Communications	10,000		10,000	
PW Adm	200 1201 52013 Electricity	72,500	(500)	72,000	To offset increase in 1201-52021
PW Adm	200 1201 52015 Printing And Advertising	2,100		2,100	
PW Adm	200 1201 52016 Subscriptions And Dues	3,605		3,605	
PW Adm	200 1201 52020 Materials And Supplies	4,000		4,000	
PW Adm	200 1201 52021 Unclassified Expense	500	500	1,000	To cover actual expenses on line item through 12-31-23
Water Srv	200 1220 51001 Salaries Regular	419,276		419,276	
Water Srv	200 1220 51003 Overtime	17,000		17,000	
Water Srv	200 1220 51004 Fica	33,375		33,375	
Water Srv	200 1220 51006 SC Retirement	80,973		80,973	
Water Srv	200 1220 52009 Clothing	10,100		10,100	
Water Srv	200 1220 52010 Travel And Training	10,500		10,500	
Water Srv	200 1220 52011 Operation Motor Vehicles	59,400		59,400	
Water Srv	200 1220 52012 Communications	300		300	

CITY OF LANCASTER BUDGET AMENDMENT FORM

FY: 23/24

ORD/RES: O24-04

FUND/DEPT		ACCT NO / ACCOUNT NAME		BUDGET PRIOR	CHNG AMT	BUDGET NEW	COMMENT
Water Srv	200	1220	52015 Printing And Advertising	300		300	
Water Srv	200	1220	52016 Subscriptions And Dues	1,100		1,100	
Water Srv	200	1220	52017 Maint. & Serv. Contracts	93,500		93,500	
Water Srv	200	1220	52018 Special Contracts	48,400		48,400	
Water Srv	200	1220	52020 Materials And Supplies	610,678		610,678	
Water Srv	200	1220	52021 Unclassified Expense	2,000		2,000	
Water Srv	200	1220	52026 W/S District Payments	726,000		726,000	
Water Srv	200	1220	53037 Utility Line Rep/Repl	60,000		60,000	
Grd Maint	200	1221	51001 Salaries Regular	36,854		36,854	
Grd Maint	200	1221	51003 Overtime	1,250		1,250	
Grd Maint	200	1221	51004 Fica	2,915		2,915	
Grd Maint	200	1221	51006 SC Retirement	7,072		7,072	
Veh Maint	200	1230	51001 Salaries Regular	55,948		55,948	
Veh Maint	200	1230	51003 Overtime	2,000		2,000	
Veh Maint	200	1230	51004 Fica	4,433		4,433	
Veh Maint	200	1230	51006 SC Retirement	10,755		10,755	
Info Tech	200	1235	51001 Salaries Regular	81,862		81,862	
Info Tech	200	1235	51003 Overtime	1,500		1,500	
Info Tech	200	1235	51004 Fica	6,377		6,377	
Info Tech	200	1235	51006 SC Retirement	15,472		15,472	
Info Tech	200	1235	52009 Clothing	200		200	
Info Tech	200	1235	52010 Travel And Training	0		0	
Info Tech	200	1235	52017 Maint. & Serv. Contracts	262,500		262,500	
Info Tech	200	1235	52046 Non-Capital IT	30,000		30,000	
Util BIng	200	1240	51001 Salaries Regular	155,831		155,831	
Util BIng	200	1240	51003 Overtime	8,000		8,000	
Util BIng	200	1240	51004 Fica	12,533		12,533	
Util BIng	200	1240	51006 SC Retirement	30,407		30,407	
Util BIng	200	1240	52009 Clothing	400		400	
Util BIng	200	1240	52010 Travel And Training	1,200		1,200	
Util BIng	200	1240	52012 Communications	1,600		1,600	
Util BIng	200	1240	52015 Printing And Advertising	500		500	
Util BIng	200	1240	52016 Subscriptions And Dues	200		200	
Util BIng	200	1240	52018 Special Contracts	45,500		45,500	
Util BIng	200	1240	52019 Repairs And Maintenance	300		300	
Util BIng	200	1240	52020 Materials And Supplies	5,000		5,000	
WW Trt	200	1250	51001 Salaries Regular	232,712	(3,500)	229,212	To cover increase in 1250-51003
WW Trt	200	1250	51003 Special Salaries	0		0	
WW Trt	200	1250	51003 Overtime	3,500	3,500	7,000	To cover increased overtime due to vacancy and weather related issues
WW Trt	200	1250	51004 Fica	18,070		18,070	
WW Trt	200	1250	51006 SC Retirement	43,841		43,841	
WW Trt	200	1250	52009 Clothing	3,500		3,500	
WW Trt	200	1250	52010 Travel And Training	6,000		6,000	
WW Trt	200	1250	52011 Operation Motor Vehicles	23,900		23,900	
WW Trt	200	1250	52012 Communications	0		0	
WW Trt	200	1250	52013 Electricity	318,000		318,000	
WW Trt	200	1250	52015 Printing And Advertising	500		500	
WW Trt	200	1250	52016 Subscriptions And Dues	5,200		5,200	
WW Trt	200	1250	52017 Maint. & Serv. Contracts	36,750		36,750	
WW Trt	200	1250	52018 Special Contracts	55,000		55,000	
WW Trt	200	1250	52019 Repairs And Maintenance	156,535	37,514	194,049	To cover unexpected repairs to WWTP pumps and basin drainage pipe
WW Trt	200	1250	52020 Materials And Supplies	66,660	(11,514)	55,146	To offset increase in 1250-52019
WW Trt	200	1250	52021 Unclassified Expense	500		500	
WW Trt	200	1250	52029 Solids Disposal	316,160		316,160	
WW Trt	200	1250	52039 Lab Supplies	247,249	(10,000)	237,249	To offset increase in 1250-52019

CITY OF LANCASTER BUDGET AMENDMENT FORM

FY: 23/24

ORD/RES: O24-04

FUND/DEPT	ACCT NO / ACCOUNT NAME	BUDGET PRIOR	CHNG AMT	BUDGET NEW	COMMENT
Pump Sta	200 1252 52013 Electricity	31,000		31,000	
Pump Sta	200 1252 52019 Repairs And Maintenance	92,000		92,000	
Pump Sta	200 1252 52020 Materials And Supplies	5,000		5,000	
WW Coll	200 1260 51001 Salaries Regular	446,426		446,426	
WW Coll	200 1260 51003 Overtime	17,000		17,000	
WW Coll	200 1260 51004 Fica	35,452		35,452	
WW Coll	200 1260 51008 SC Retirement	86,012		86,012	
WW Coll	200 1260 52009 Clothing	8,300		8,300	
WW Coll	200 1260 52010 Travel And Training	9,500		9,500	
WW Coll	200 1260 52011 Operation Motor Vehicles	88,000		88,000	
WW Coll	200 1260 52015 Printing And Advertising	300		300	
WW Coll	200 1260 52016 Subscriptions And Dues	400		400	
WW Coll	200 1260 52017 Maint. & Serv. Contracts	3,800		3,800	
WW Coll	200 1260 52018 Special Contracts	7,000		7,000	
WW Coll	200 1260 52019 Repairs And Maintenance	10,500		10,500	
WW Coll	200 1260 52020 Materials And Supplies	144,800		144,800	
WW Coll	200 1260 52021 Unclassified Expense	1,000		1,000	
WW Coll	200 1260 53037 Utility Line Rep/Repl	70,000		70,000	
Gen GR	200 1270 51008 Insurance	237,400		237,400	
Gen GR	200 1270 51009 Unemployment Insurance	2,000		2,000	
Gen GR	200 1270 51122 Fringe Benefits & Trai	14,420		14,420	
Gen GR	200 1270 52016 Subscriptions And Dues	125		125	
Gen GR	200 1270 52017 Maint. & Serv. Contracts	52,000		52,000	
Gen GR	200 1270 52018 Special Contracts	38,700	27,000	65,700	Impact Fee Study
Gen GR	200 1270 52020 Materials And Supplies	8,000		8,000	
Gen GR	200 1270 52022 Repl Fund W/S 50/50	500,000		500,000	
Gen GR	200 1270 52025 Bank Charges	1,000		1,000	
Gen GR	200 1270 52028 Credit/Debit Charges	115,000		115,000	
Gen GR	200 1270 52035 SCMIT & SMIRF	311,900	35,400	347,300	To cover increase in insurance costs for fiscal year
Gen GR	200 1270 52045 Jci Service Payment	0		0	
Gen GR	200 1270 53029 Claims Fund	3,000		3,000	
Gen GR	200 1270 58080 Nulla Bonas	50,000		50,000	
Debt GR	200 1290 54054 Contingent Fund	300,000		300,000	
Debt GR	200 1290 54055 Depreciation Fund	300,000		300,000	
Debt GR	200 1290 54092 Interest Expense	65,269		65,269	
Debt GR	200 1290 57097 SRF 4 - Waste Lines	30,889		30,889	
Debt GR	200 1290 57098 SRF 5 - 2007 WTP	330,631		330,631	
Debt GR	200 1290 57103 SRF 6 - Erwin Farms EP	109,699		109,699	
Debt GR	200 1290 57104 SRF 7 - 2017 Note	106,319		106,319	
Projects	200 1291 52018 Special Contracts	50,000		50,000	
Cap Impr	200 1292 52018 Special Contracts	985,000		985,000	
Cap Impr	200 1292 53041 Capital Improvements	4,100,000		4,100,000	
CIP GR	200 1295 53100 Capital Outlay - Cash	540,382	161,987	702,369	For RAS/WAS pumps not delivered by 6/30/23 and rolled over to current FY
Gen SW	210 3000 51008 Insurance	164,700		164,700	
Gen SW	210 3000 51009 Unemployment Insurance	2,000		2,000	
Gen SW	210 3000 51122 Fringe Benefits & Trai	9,670		9,670	
Gen SW	210 3000 52016 Subscriptions and Dues	125		125	
Gen SW	210 3000 52018 Special Contracts	4,450	9,500	13,950	Impact fee study
Gen SW	210 3000 52019 Repairs And Maintenance	5,000	2,500	7,500	SW gate repairs
Gen SW	210 3000 52020 Materials & Supplies	8,000		8,000	
Gen SW	210 3000 52025 Bank Charges	100		100	
Gen SW	210 3000 52026 Credit/Debit Charges	12,000		12,000	
Gen SW	210 3000 52032 Res Garbage Repl. Fund	36,000		36,000	
Gen SW	210 3000 52033 Com Garbage Repl. Fund	36,000		36,000	
Gen SW	210 3000 52035 SCMIT & SMIRF	127,000	8,500	135,500	To cover increase in insurance costs for fiscal year

CITY OF LANCASTER BUDGET AMENDMENT FORM

FY: 23/24 ORDRES: 024-04

FUNDEPDT	ACCT NO / ACCOUNT NAME	BUDGET PRIOR	CHNG AMT	BUDGET NEW	COMMENT
Gen SW	210 3000 36080 Nula Bonas	10,000		10,000	
SW AdmIn	210 3001 51001 Salaries Regular	93,640		93,640	
SW AdmIn	210 3003 51003 Overtime	1,000		1,000	
SW AdmIn	210 3001 51004 Fica	7,240		7,240	
SW AdmIn	210 3001 51006 SC Retirement	17,565		17,565	
SW AdmIn	210 3001 52009 Clothing	400		400	
SW AdmIn	210 3001 52010 Travel and Training	0		0	
SW AdmIn	210 3003 52011 Operation of Motor Vehicles	5,500		5,500	
SW AdmIn	210 3003 52012 Communications	1,000		1,000	
SW AdmIn	210 3001 52013 Electricity	22,500		22,500	
SW AdmIn	210 3001 52014 Fuel for Heating/Water	12,500		12,500	
SW AdmIn	210 3001 52015 Printing And Advertising	1,200		1,200	
SW AdmIn	210 3003 52017 Maint & Service Contracts	900	500	1,400	Extra mnts ordered
SW AdmIn	210 3003 52020 Materials and Supplies	2,000	(500)	1,500	To offset increase in 3001-52017
SW AdmIn	210 3001 52021 Unclassified Expense	1,000		1,000	
SW AdmIn	210 3001 53035 Capital Expense	3,500		3,500	
Info Tech	210 3035 51001 Salaries Regular	30,170		30,170	
Info Tech	210 3035 51003 Overtime	500		500	
Info Tech	210 3035 51004 Fica	2,346		2,346	
Info Tech	210 3035 51006 SC Retirement	5,692		5,692	
Info Tech	210 3035 52017 Maint & Service Contracts	40,500		40,500	
Info Tech	210 3035 52046 Non Capital - IT	20,000		20,000	
Res Garb	210 3100 51001 Salaries Regular	167,509		167,509	
Res Garb	210 3100 51003 Overtime	7,000		7,000	
Res Garb	210 3100 51004 Fica	13,350		13,350	
Res Garb	210 3100 51006 SC Retirement	32,389		32,389	
Res Garb	210 3100 52009 Clothing	3,400		3,400	
Res Garb	210 3100 52011 Operation Motor Vehicles	161,000		161,000	
Res Garb	210 3100 52016 Subscriptions and Dues	500		500	
Res Garb	210 3100 52020 Materials And Supplies	7,000		7,000	
Res Garb	210 3100 53035 Capital Expense	25,000		25,000	
Recycling	210 3110 51001 Salaries Regular	48,834		48,834	
Recycling	210 3110 51003 Overtime	1,000		1,000	
Recycling	210 3110 51004 Fica	3,812		3,812	
Recycling	210 3110 51006 SC Retirement	9,249		9,249	
Recycling	210 3110 52009 Clothing	650		650	
Recycling	210 3110 52011 Operation Motor Vehicles	40,000		40,000	
Recycling	210 3110 52020 Materials And Supplies	8,600		8,600	
Com Garb	210 3200 51001 Salaries Regular	40,269		40,269	
Com Garb	210 3200 51003 Overtime	1,000		1,000	
Com Garb	210 3200 51004 Fica	3,157		3,157	
Com Garb	210 3200 51006 SC Retirement	7,660		7,660	
Com Garb	210 3200 52009 Clothing	650		650	
Com Garb	210 3200 52011 Operation Motor Vehicles	130,000		130,000	
Com Garb	210 3200 52018 Special Contracts	600,000		600,000	
Com Garb	210 3200 52020 Materials And Supplies	20,200		20,200	
Com Garb	210 3200 53035 Capital Expense	63,000		63,000	
Tran Sta	210 3300 51001 Salaries Regular	471,674		471,674	
Tran Sta	210 3300 51003 Overtime	50,000		50,000	
Tran Sta	210 3300 51004 Fica	39,908		39,908	
Tran Sta	210 3300 51006 SC Retirement	96,823		96,823	
Tran Sta	210 3300 52009 Clothing	4,500		4,500	
Tran Sta	210 3300 52010 Travel and Training	0		0	
Tran Sta	210 3300 52011 Operation Motor Vehicles	330,000		330,000	
Tran Sta	210 3300 52013 Electricity	1,000		1,000	
Tran Sta	210 3300 52018 Special Contracts	17,000		17,000	

CITY OF LANCASTER BUDGET AMENDMENT FORM

FY: 23/24

ORD/RES: O24-04

FUND/DEPT		ACCT NO / ACCOUNT NAME		BUDGET PRIOR	CHNG AMT	BUDGET NEW	COMMENT
Tran Sta	210	3300	52019 Repairs And Maintenance	25,000		25,000	
Tran Sta	210	3300	52020 Materials And Supplies	10,500		10,500	
Tran Sta	210	3300	53035 Capital Expense	6,000		6,000	
Grd Maint	210	3321	51001 Salaries Regular	36,856		36,856	
Grd Maint	210	3321	51003 Overtime	1,250		1,250	
Grd Maint	210	3321	51004 Fica	2,915		2,915	
Grd Maint	210	3321	51006 SC Retirement	7,073		7,073	
Veh Maint	210	3330	51001 Salaries Regular	111,819		111,819	
Veh Maint	210	3330	51003 Overtime	3,000		3,000	
Veh Maint	210	3330	51004 Fica	8,784		8,784	
Veh Maint	210	3330	51006 SC Retirement	21,311		21,311	
Debt SW	210	3400	54092 Interest Expense	3,961		3,961	
Debt SW	210	3400	57102 2017A Lease Purchase	89,768		89,768	
Debt SW	210	3400	57103 2020 First Citizens Lease	84,991		84,991	
CIP SW	210	3500	53100 Capital Outlay - Cash	755,000		755,000	

FY	Fund	Dept #	Dept Name	Item	Capital Asset	Notes
23/24	100	0121	Ground Maint	Cemetery Gazebo	20,000	
23/24	100	0135	IT	Upgrade Council Chambers AV	55,000	SDG #3c
23/24	100	0150	General	HVAC Units at City Hall (one)	15,000	
23/24	100	0150	General	Replace Spring House porch steps	30,000	
23/24	100	0210	Police	replacement of six vehicles and equipment	450,000	
23/24	100	0210	Police	replace backup generator at Police Station	105,000	
23/24	100	0210	Police	PD generator - fencing for accreditation	10,000	
23/24	100	0210	Police	four Flock cameras	17,000	
23/24	100	0210	Police	Purchase new charger from insurance proceeds from two totaled PD vehicles	38,000	
23/24	100	0230	Fire	replace 2014 F-150 and equipment	65,000	
23/24	100	0230	Fire	design professional and project manager for Station 3	75,000	
23/24	100	0230	Fire	replace backup generator at Station 1	82,000	
23/24	100	0230	Fire	replace backup generator at Station 2	82,000	
23/24	100	0320	Street	re-pave City portion of Marion Street	35,000	
23/24	100	0320	Street	re-pave City portion of East Dunlap Street	42,000	
23/24	100	0330	Veh Maint	1234 YF AC machine	8,500	
23/24	100	0330	Veh Maint	18,000 pound lift device	35,000	
CY	100	0210	Police	Six patrol vehicles & adding decals (order placed waiting for delivery)	240,000	Carryover
CY	100	0210	Police	Upfitting 5 patrol vehicles (purchased spring 23)	150,000	Carryover
CY	100	0210	Police	Bravos eCitation and Collision	55,500	
CY	100	0230	Fire	Replacement of Current Signage at Both Stations	12,100	Carryover
CY	100	0230	Fire	Purchase of Fire Station 3 property & closing costs	390,000	Carryover
CY	100	0510	Recreation	Barr Street Fields	150,000	Carryover
CY/ARPA	100	0320	Street	Taylor Street Drainage Project	927,700	
CY/ARPA	100	0320	Street	Lyndon Drive Drainage Project	155,000	
CY/ARPA	100	0320	Street	Ferguson Street Drainage Study	50,000	
CY/ARPA	100	0320	Street	CDBG Sidewalk Installation	938,000	
CY/ARPA	100	0410	Bldg/Zoning	Comprehensive Plan	70,000	
CY/ARPA	100	0510	Recreation	CDBG MJC Park Rehab	1,000,000	
					5,302,800	
23/24	110	1100	Hospitality Exp	Purchase of real property	250,000	
					250,000	

23/24	200	1250	WT Dist	F-450 Service Truck (replace service truck #458)	100,000	
23/24	200	1250	WT Dist	Ford Ranger 4x4 (replace #419 Suburban)	68,750	
23/24	200	1250	WT Dist	RAS/WAS pumps not delivered by 6/30/23 and rolled over to current FY	161,987	Carryover
23/24	200	1260	SW Coll	Ferris Lawnmower	11,880	
23/24	200	1260	SW Coll	Tractor/Bush Hog	79,450	
23/24	200	1260	SW Coll	Sign Board	6,102	
23/24	200	1260	SW Coll	Generator/Willow Oak LS	79,200	
23/24	200	1270	PW	15th Street Building Facelift	45,000	
23/24	200	1250	WWTP	Bypass pump	80,000	
23/24	200	1250	WWTP	replace truck #444 with new F-250	70,000	
					702,369	
23/24	210	3001	SW Admin	replace one HVAC units	15,000	
23/24	210	3100	Res Garb	replace Unit #483 with new garbage truck	360,000	
23/24	210	3100	Res Garb	Replace burnt 2019 leaf truck per R23-21	265,000	
23/24	210	3200	Com Garb	replacement gate/operator at Commercial Container storage area	15,000	
23/24	210	3300	Transfer Stat.	20 KW Genset at scale house	45,000	
23/24	210	3300	Transfer Stat.	Replace 1989 850 Case bulldozer per R24-03	55,000	
23/24	210	3300	Transfer Stat.	two new road tractors	320,000	
					755,000	