

**CITY OF LANCASTER
WORK SESSION
TUESDAY, FEBRUARY 27, 2024**



**CITY OF LANCASTER
REGULAR MEETING
TUESDAY, FEBRUARY 27, 2024
7:00 P.M.**

- I. Invocation & Pledge of Allegiance** – Council Member Marsh
- II. Roll Call**
- III. Citizen Comments***
- IV. Employee Comments**
- V. Monthly Reports for January 2024** (*under separate cover*)
- VI. Discussion and Action Items**
 - A. Approving the Placement and Wording of a Lindsay Pettus Greenway Sign in Constitution Park Honoring Mayor Henry Johnson and the Engineering Challenge of Constructing the Main Street Underpass (*Hutfles*) **Pg. 1**
- VII. Resolution**
 - A. R24-06 A Resolution Authorizing the Consumption of Beer and Wine at the 2024 Shamrock Block Party (*Hutfles*) **Pg. 5**
 - B. R24-07 A Resolution Amending the Summer College Internship Program (*Roberson*) **Pg. 7**
- VIII. Ordinance**
 - A. O24-03 (Second Reading) An Ordinance to Amend the Official Zoning Map of the City of Lancaster, South Carolina, as to Rezone Two Parcels 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, and Owned by Builders Supply Company, Inc. (*Streater*) **Pg. 9**
 - B. O24-04 (Second Reading) An Ordinance to Amending the City of Lancaster Operating Budget for Fiscal Year 2023-2024 (*Hutfles*) **Pg. 49**
 - C. O24-05 (First Reading) An Ordinance Annexing Into the City of Lancaster, South Carolina One Parcel of Land Totaling 0.564 Acres Located at 734 Brooklyn Avenue and Owned by Della D. Twitty (*Streater*) **Pg. 63**
 - D. O24-06 (First Reading) An Ordinance Annexing Into the City of Lancaster, South Carolina One Parcel of Land Totaling 2.9835 Acres Located in the General Vicinity of 1701 Evans Drive and Owned by Howard Strickland Jr. (*Streater*) **Pg. 71**
- IX. Executive Session-Attorney Client Privilege (§30-4-70(a)(2))**
 - A. To discuss the purchase of real property

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

*Persons desiring to speak should notify the City Clerk prior to the beginning of the meeting. 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.

Agenda Item VI.A

**City of Lancaster
City Council Meeting
February 27, 2024**

TO: City Council
SUBJECT: Greenway Sign Inn Constitution Park
INITIATED BY: Lindsay Pettus Greenway
PREPARED BY: City Administrator

Background: A key actor in the successful completion of the Lindsay Pettus Greenway's Main Street Underpass was J & S Inc. as the Johnson family donated the majority of the concrete for this project. To show appreciation and gratitude for the Johnson family support, the Greenway wishes to install a sign in Constitution Park, at the top of the ramp leading to the underpass, honoring Mayor Henry Johnson and noting the engineering challenges to building to underpass.

Mayor Johnson served as Mayor of Lancaster from 1975 to 1978. He was a veteran of World War II, having flown 20 missions over Germany during the closing months of the war in Europe. After college, Mayor Johnson moved to Lancaster where he lived and served the community in many civic organizations and leadership roles throughout his long and accomplished life of 95 years. He was an early advocate for the Greenway.

Financial: The Lindsay Pettus Greenway will cover the cost of constructing and installing the sign.

Recommendations/Actions: Approve the location and wording of the sign.

Attachments: Draft sign, location map, and location photo.

Connecting East & West on the Greenway

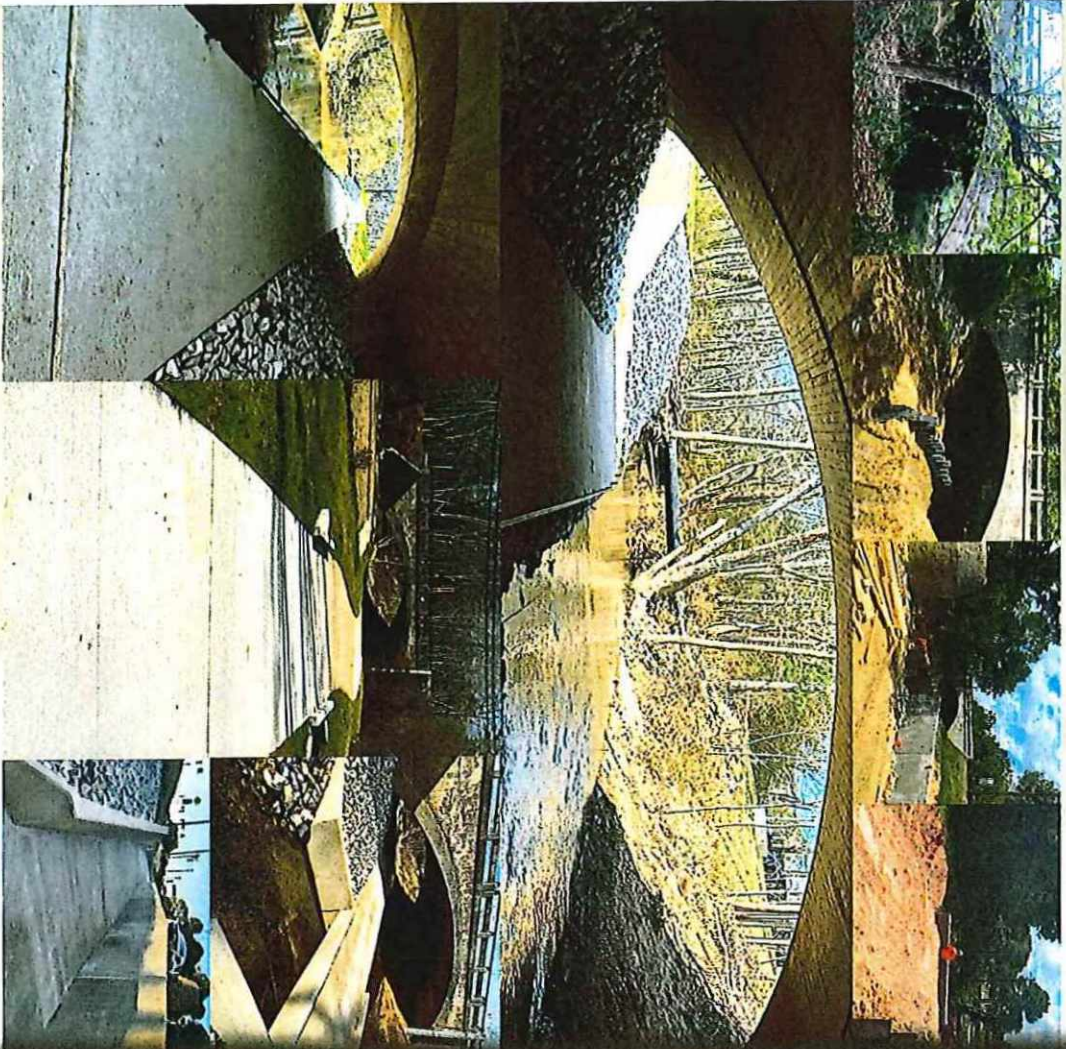
An Engineering Challenge

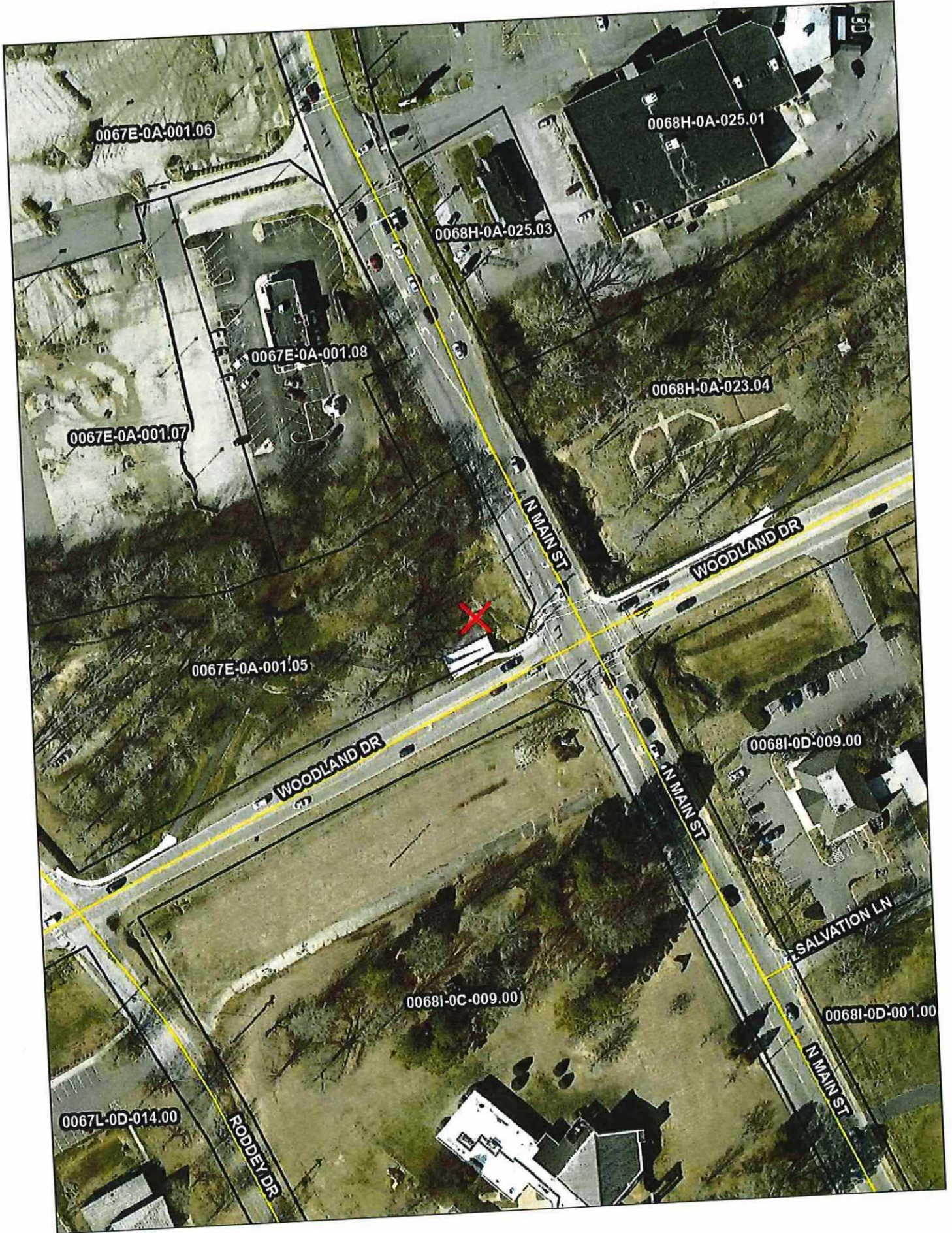
Constructing a trail within the narrow space underneath the existing bridge here was a daunting engineering and construction challenge. Nevertheless, it was a high priority to create an underpass that allows trail users to cross Main Street safely, away from the heavy traffic at street-level.

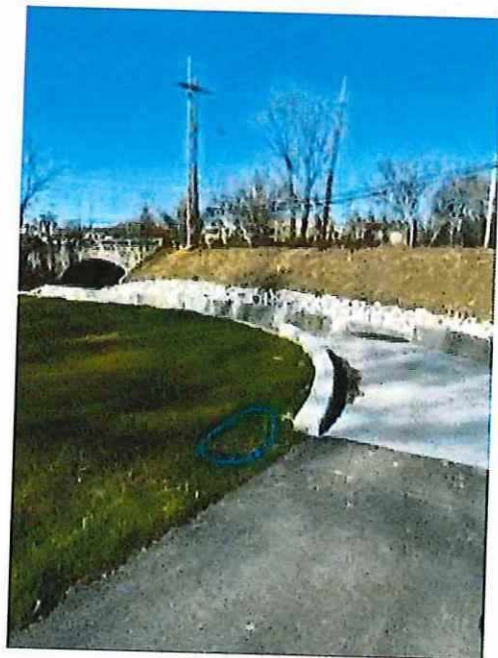
The immense power of moving water was the root of the engineering problem for trail planners and the construction team who designed the underpass. The Gills Creek drainage basin is almost 20,000 acres. That is A LOT of stormwater runoff draining into the creek and flowing to the Catowaco River. During large storm events the volume of water flowing through the creek channel can exceed 5,300 cubic feet per second. The volume and velocity of the moving water require infrastructure that can withstand tremendous pressures. The water often carries debris, such as fallen trees. The soils in the creek bed can shift and wash away. Infrastructure in the waterways, such as pilings and footings, must be constructed to withstand the pressures from water, erosion, and impacts. Concrete and steel are often used for their strength and durability, and that is true of the Main Street underpass you see here.

Much of the concrete and steel used to build the walkway underneath and next to the bridge above lies hidden beneath the surface. The total weight of the concrete is over 1.5 MILLION pounds. Over 14 miles of reinforcing steel bar strengthen the concrete and help to hold it in place.

Much of the concrete for this project was donated by J&S, Inc., a local company owned by the Johnson family. The Johnsons made the generous contribution in memory of their son, Mr. Henry Johnson. Mr. Johnson served as major of Lancaster from 1757-78. He was a veteran of WW II, having flown 20 missions over Germany during the closing months of the war. In Europe, after college, he moved to Lancaster where he lived and served the community in many civic organizations and leadership roles throughout his long and accomplished life of 85 years. He was an early car owner, along with Lindsay Farms, for the greenway you are walking on today.







Agenda Item VII.A

**City of Lancaster
City Council Meeting
February 27, 2024**

TO: City Council
SUBJECT: Shamrock Block Party
INITIATED BY: Lisa Roddey
PREPARED BY: Events and Promotions Manager

Background: This year the City has added the Shamrock Block Party as a City event. The Shamrock Block Party will be on March 16, 2024, starting at noon and ending at 10:00 p.m. The event will be held at the 100 blocks of East and West Gay Street. West Gay Street from Catawba Street to Main Street and East Gay Street from Main Street to White Street will be closed at 10:00 a.m. (Main Street will not be closed). This event will include ten bands with a variety of music from Beach, R & B, County, and Southern Rock. The stage will be setup in the greenspace at the corner of Gay Street and Main Street. There will also be inflatables for kids, food trucks and other vendors.

Staff is requesting permission for festival goers over the age of 21 to be able to publicly consume beer and wine within the two block areas of West and East Gay Street from noon to 10:00 p.m. that has been purchased from wither 521 BBQ or the LA Tap Room. All individuals will be age verified by either 521 BBQ or the LA Tap Room and those individuals consuming beer or wine must wear a wristband during entire event.

This event was designed to attract all ages in hopes of bringing more tourists to the downtown area. Our goal is to familiarize surrounding counties with our downtown area in hopes of having them join us for our two big events later this summer. This will be a great opportunity to advertise all the upcoming events we have scheduled. The Police Chief and his staff has been involved in the development of the 2024 Shamrock Block Party and they are in favor of the request from the Events and Promotions Department to allow the consumption of beer and wine at this event.

Financial: The Police Department will have enhanced patrols downtown, as with all other city events. The City will be responsible for cleanup as this is a City Event. With the anticipated interest from the 10 bands and their fan base we expect to have a decent size turnout, which is another great opportunity for Lancaster to show off our potential. In the initial response from social media outlets, we have many vendors and food trucks who are interested in participating in this downtown event.

Policy Considerations: The Events & Promotions department is in the process of receiving permission from the South Carolina Department of Transportation to close West Gay Street to Main Street to Catawba Street.

Recommendations/Actions: Approve Resolution R24-06

Attachments: Resolution R24-06

A RESOLUTION AUTHORIZING THE CONSUMPTION OF BEER AND WINE AT THE 2024 SHAMROCK BLOCK PARTY

WHEREAS, the City of Lancaster is desirous of sponsoring the 2024 Shamrock Block Party on March 16, 2024; and

WHEREAS, the City of Lancaster has requested permission from the South Carolina Department of Transportation for the temporary closing and use of a portion of East Gay Street from South Main Street to Catawba Street on March 16, 2024; and

WHEREAS, 521 BBQ and the LA Tap Room will be allowing the sale of beer and wine to festival goers, which requires special permission from the City Council for the consumption of beer and wine to be allowed in public places.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Lancaster, South Carolina, in Council assembled, that:

1. Between the hours of 12:00 p.m. and 10:00 p.m. on Saturday, March 16, 2024, attendees will be able to consume beer and wine in specially marked cups within the 100 city blocks of East and West Gay Streets between Main Street and White Street, and 125 feet north and south on Main Street from the corner of Main Street and Gay Street.
2. Attendees wishing to purchase beer and wine will be required to show identification, and then will be supplied with a wristband that **MUST** be worn at all times to purchase, as well as consume beer and wine.
3. Section 3-2-A of the City of Lancaster Code of Ordinances regarding the consumption of alcoholic beverages in public places shall not apply to the event area during above designated times. Possession and consumption of beer and wine shall be permitted only in clear containers supplied by the City to 521 BBQ and the LA Tap Room to the designated event area.
4. The Lancaster Police Chief or his designee is hereby empowered to order the immediate cessation of the activity allowed under this Resolution at any time if he reasonably determines that it is in the best interest of the City to do so.

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

Yeas _____ Nays _____

Requested by:

Events & Promotions Manager

T. Alston DeVenny, Mayor

Approved as to form:

Mitch Norrell, City Attorney

Tracy Rabon, City Clerk



CITY OF LANCASTER
Human Resources Department

PO Box 1149 - 216 South Catawba Street
Lancaster, SC 29721
www.lancastercitysc.com

Angela Roberson: 803-577-1545 Susan Berry: 803-289-1456

P7

February 23, 2024

TO: Mayor DeVenny and City Council

From: Angela Roberson, Human Resources Director

Re: College Intern Program-Increase Minimum Pay

The College Intern Program was initiated on March 24, 2009 by Mayor and Council via Resolution R09-10 allowing three interns to be paid at \$7.00/hour. Subsequently, on April 14, 2015, the college intern program was amended via Resolution, R15-07 to allow five hired interns and increasing the rate of pay to \$7.25/hour. The rate of pay has not increased since 2015.

Each year since 2018 we have received noticeably less interest due to the low pay. Last year, I received one application for which after contacting the applicant, she had decided to take another summer job making \$15/hour. The Arras Foundation currently pays their interns \$13/hour.

The summer college internship is a valuable program which provides college students with “real life” work experience as well as learning the many facets of local government and giving back to their community. I want to see this program thrive as it once did, therefore, I am proposing that we allow for three internship positions paid at a rate of \$12 per hour. This amount aligns with our current budget of \$7,250 for the remaining of the current fiscal year.

The Administrative Services Standing Committee recommends approval of resolution R24-07.

RESOLUTION R24-07

A RESOLUTION AMENDING THE SUMMER COLLEGE INTERNSHIP PROGRAM

BE IT RESOLVED, by the Mayor and Council of the City of Lancaster, South Carolina, in Council assembled,

THAT City Council desires to amend the Summer College Intern Program for college students with priority given to residents of the City of Lancaster. Funding for this program will be allocated in the Human Resources budget.

THAT three (3) college students will be hired for a ten (10) week period to perform various jobs throughout the City. The internship is a full-time commitment. Over the ten weeks, on an as needed basis, the interns will be granted time off for personal reasons, vacation, or illness. However, this time off will need to be pre-approved. The student interns will work forty (40) hours per week minus City holidays and will be compensated at a rate of \$12.00 per hour.

THAT criteria for the program will include:

- A. First priority will be given to those students who reside, or whose parent(s) reside, in the City of Lancaster.
- B. The student must be an actively enrolled student in an accredited college. Actively enrolled shall be defined as taking a course load of at least twelve (12) semester hours.
- C. The student must complete a City of Lancaster Application for Employment and have either a 3.0 Grade Point Average (on a 4.0 scale) OR a letter of recommendation from their Faculty Advisor or Dean.
- D. The interns will be selected from eligible applicants using the selection process outlined in the City’s Personnel Policy.
- E. The above criteria only apply as the budget allows.

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

Yeas _____ Nays _____

Requested by:

Director of Human Resources

T. Alston DeVenny, Mayor

Approved as to Form:

Mitch Norrell, City Attorney

Tracy Rabon, Municipal Clerk

Agenda Item VIII.A

**City of Lancaster
City Council Meeting
February 27, 2024**

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

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.

Council unanimously approved the first reading of Ordinance O24-03 at the February 13, 2024 City Council meeting.

Financial: There is no cost to City as it pertains to rezoning of the property. Additional property tax revenue would be generated with the construction of new building along with vehicle tax, business license fee, and additional utilities.

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 O24-04, 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 TWO PARCELS 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, AND 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



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 405 S French St Presently Zoned _____
 Date Deed Recorded 4/26/2001 Deed Book 117 Page Number 58
 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: 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 Chauncey K. Gregory SIGNATURE [Signature]
Print
 ADDRESS 501 S French St Lancaster SC 29720
Street City ST Zip
 TELEPHONE 803 804 1830 DATE 11/2/23

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

City of Lancaster
(803) 283-9991

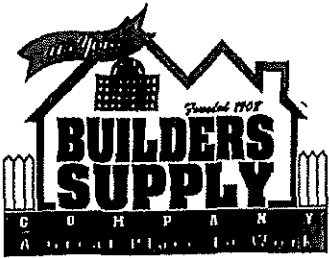
REC#: 01024526 11/06/2023 2:44 PM
OPER: DLS TERM: 008
REF#: 112283

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: 0.00

THANK YOU
www.lancastercitysc.com



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 is 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,

A handwritten signature in black ink, appearing to read "CK Gregory".

CK Gregory

President



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.

0003897 Bk# 0117 P# 0050

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 whomsoever 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)

Williford R. Flyler (SEAL)
WILLIFORD R. FLYLER

(Date Signed: April 24, 2001)
(SEAL)

0003897 Bkx 0117 Pg 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 BK# 0117 Pg# 0062

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.

Debra 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.

AS BEARS AT ALL CORNERS UNLESS OTHERWISE

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

THIS PROPERTY WILL BE REZONED FROM R6 TO INDUSTRIAL (IND) FRONT SETBACK 40', SIDE SETBACK 20', REAR SETBACK 25'

NOTES:

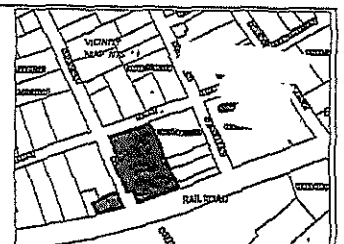
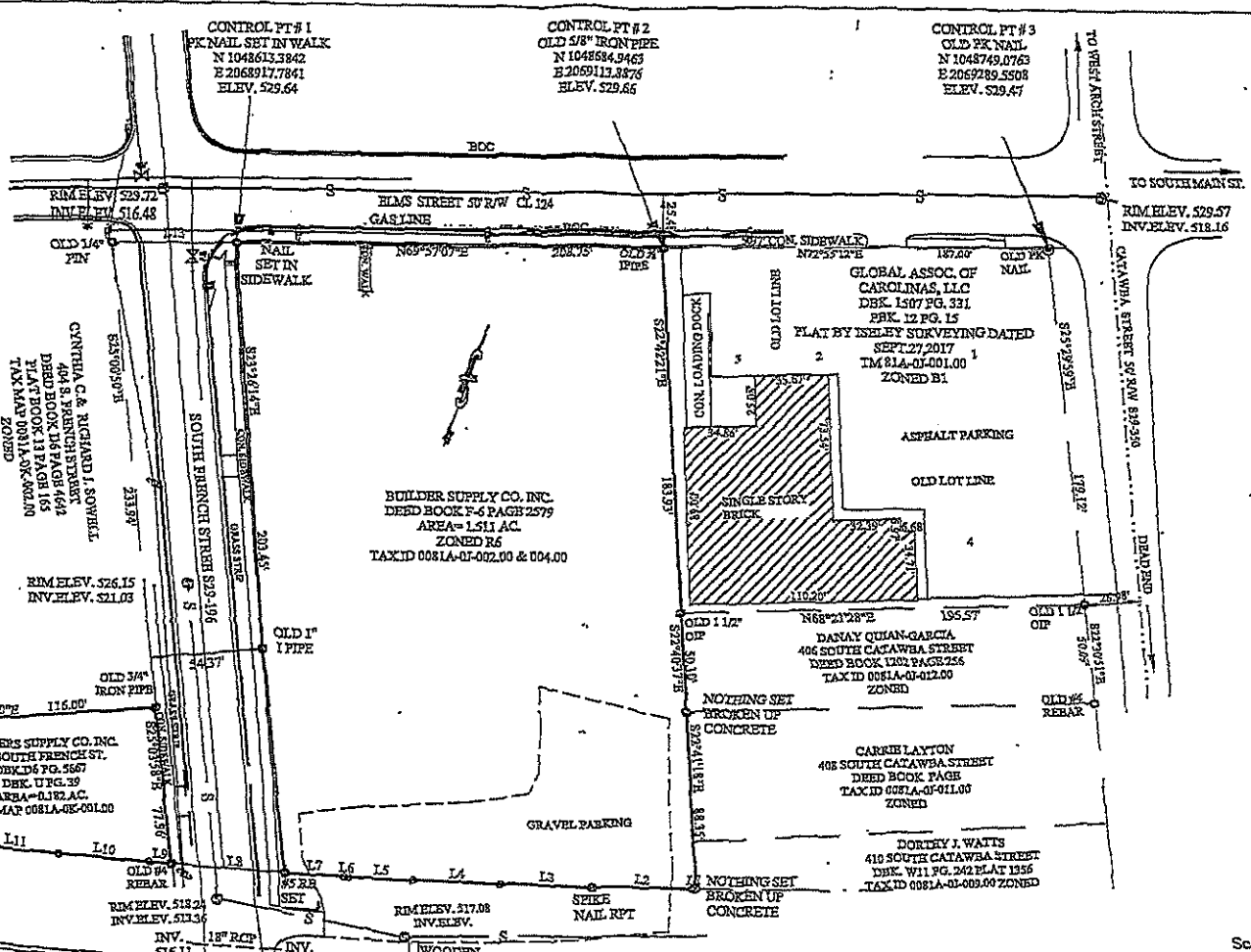
- THERE WERE NO WETLAND MARKERS OBSERVED IN THE FIELD
- THERE WAS NO EVIDENCE OF ANY EARTHMOVING WORK OBSERVED
- THERE WERE NO ENCROACHMENTS OR PROJECTIONS ON THIS PROPERTY AT THIS TIME.
- THIS PROPERTY HAS DIRECT PHYSICAL ACCESS TO SOUTH CATAWBA STREET, STATE ROAD NUMBER 350, A 66' PUBLIC RIGHT OF WAY.
- THIS PARCEL DOES LIE WITHIN ZONE F OF THE McWHERTER AIRFIELD OVERLAY DISTRICT, AND ALL SURROUNDING PROPERTY.
- THE HEIGHT LIMITATIONS FOR THIS PROPERTY THAT FALLS UNDER THE McWHERTER FIELD AVIATION OVERLAY SHALL CONFORM TO THE HEIGHT REQUIREMENTS SET FORTH UNDER THE CURRENT ZONING OF THE PROPERTY.
- STORM DRAIN MAIN INVERT WERE UNATTAINABLE DUE TO DEBRIS

- ☐ = TELEPHONE FED.
- = 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 shown on Map 4506701234D and has an effective date of 05/16/11. 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 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	DATE:	10/09/2023
CHECKED BY:	JCC	TAXMAP PARCELS ID:	0081A-05-001.00 0081A-05-002.00 & 004.00
JOB NO.:	23-10-1	SHEET:	1 of 1



- UTILITY SERVICES**
- (PUPS) PALMETTO UTILITY PROTECTION SERVICE
TEL. (883)-721-7877
 - LANCASTER COUNTY NATURAL GAS AUTHORITY
1010 KERNSHAW CAMDEN HWY.
LANCASTER, S.C. 29720
TEL. (803)-285-2045
 - CITY OF LANCASTER PUBLIC WORKS DEPT.
916 15th STREET
LANCASTER, S.C. 29720
TEL. (803)-285-9431
 - COMFORUM 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) 922-0983
 - TRANSPORTATION AGENCIES
 - SOUTH CAROLINA DEPT. OF TRANSPORTATION
DISTRICT ENGINEERING OFFICE
1232 I.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

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

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

LINE	LENGTH	BEARING
L1	1.77	S70°16'37"W
L2	49.14	S70°45'21"W
L3	45.42	S71°39'00"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	53.10	S74°08'04"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	S70°06'51"W

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

J.C. Crumpler





Experiencing Lancaster County, SC through GIS Technology



Legend

- Parcels
- Roads

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

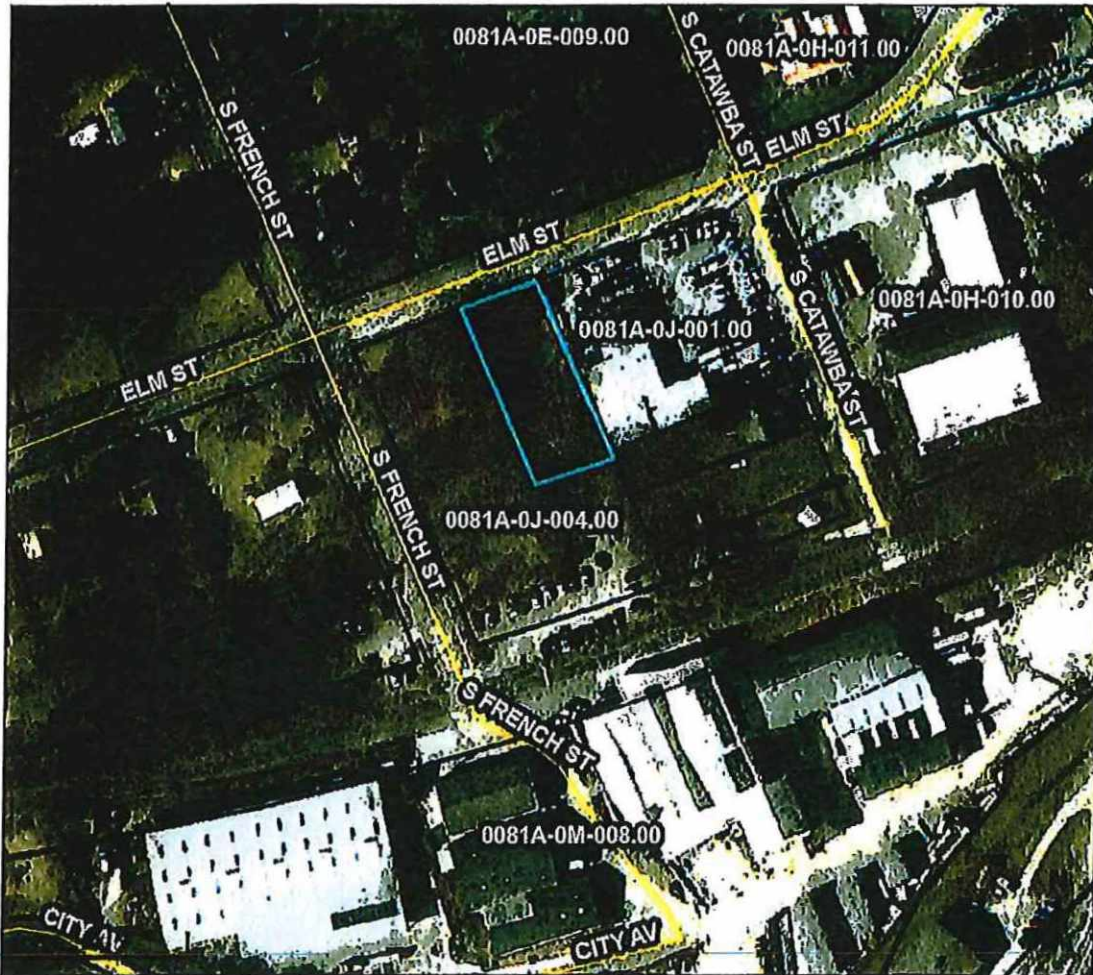
(Note: Not to be used on legal documents)

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





Experiencing Lancaster County, SC through GIS Technology



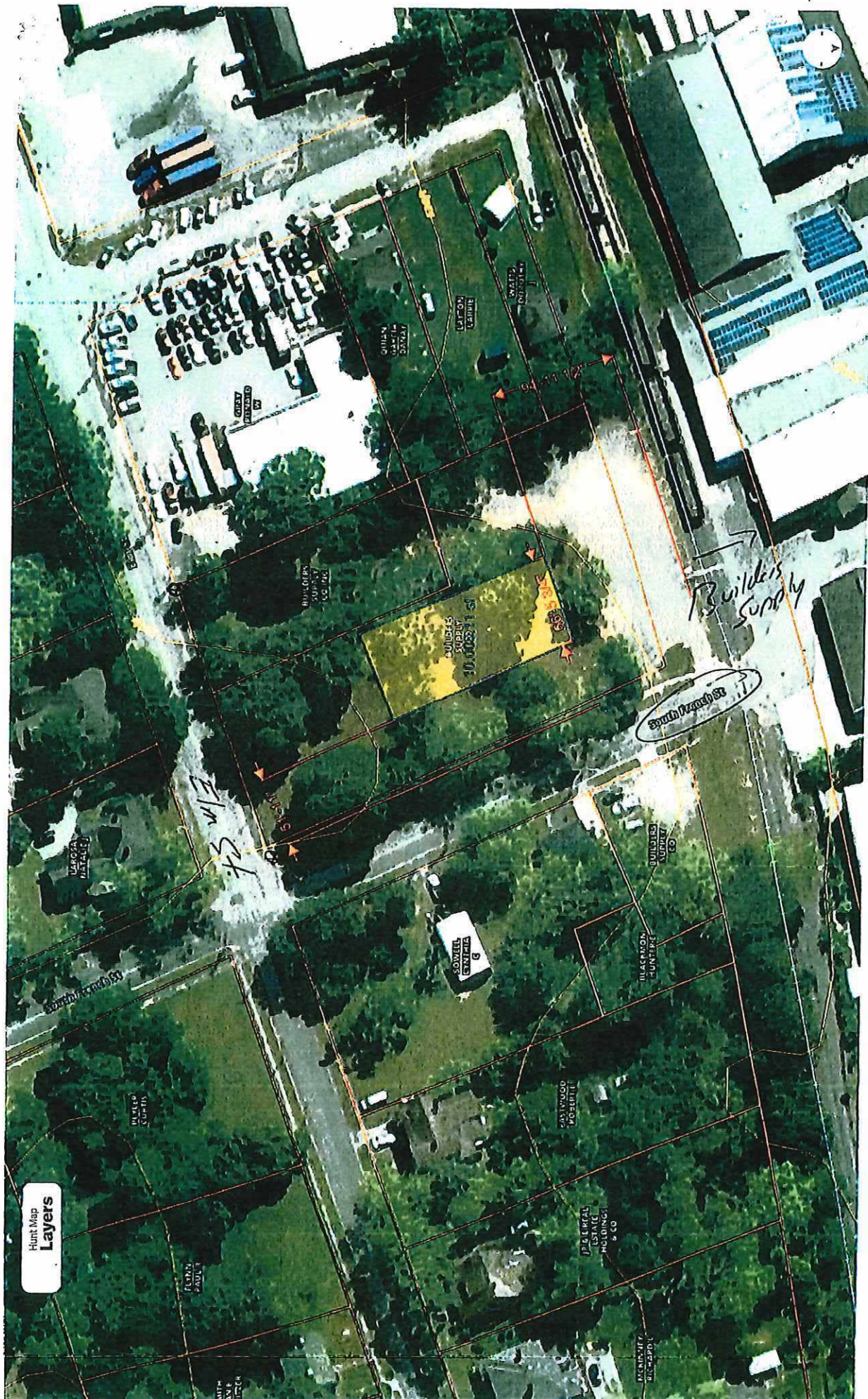
- Legend**
- Parcels
 - Roads

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

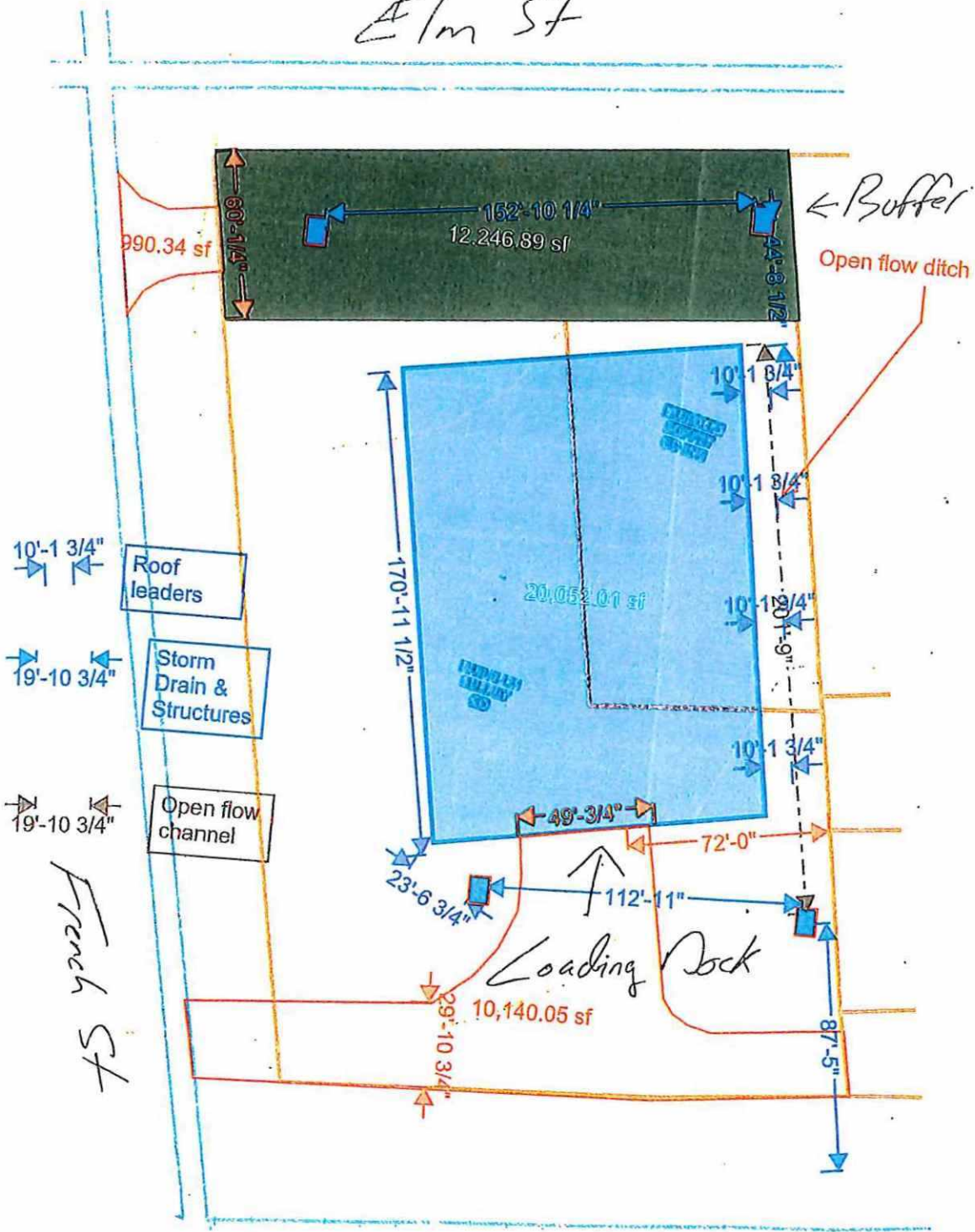
(Note: Not to be used on legal documents)

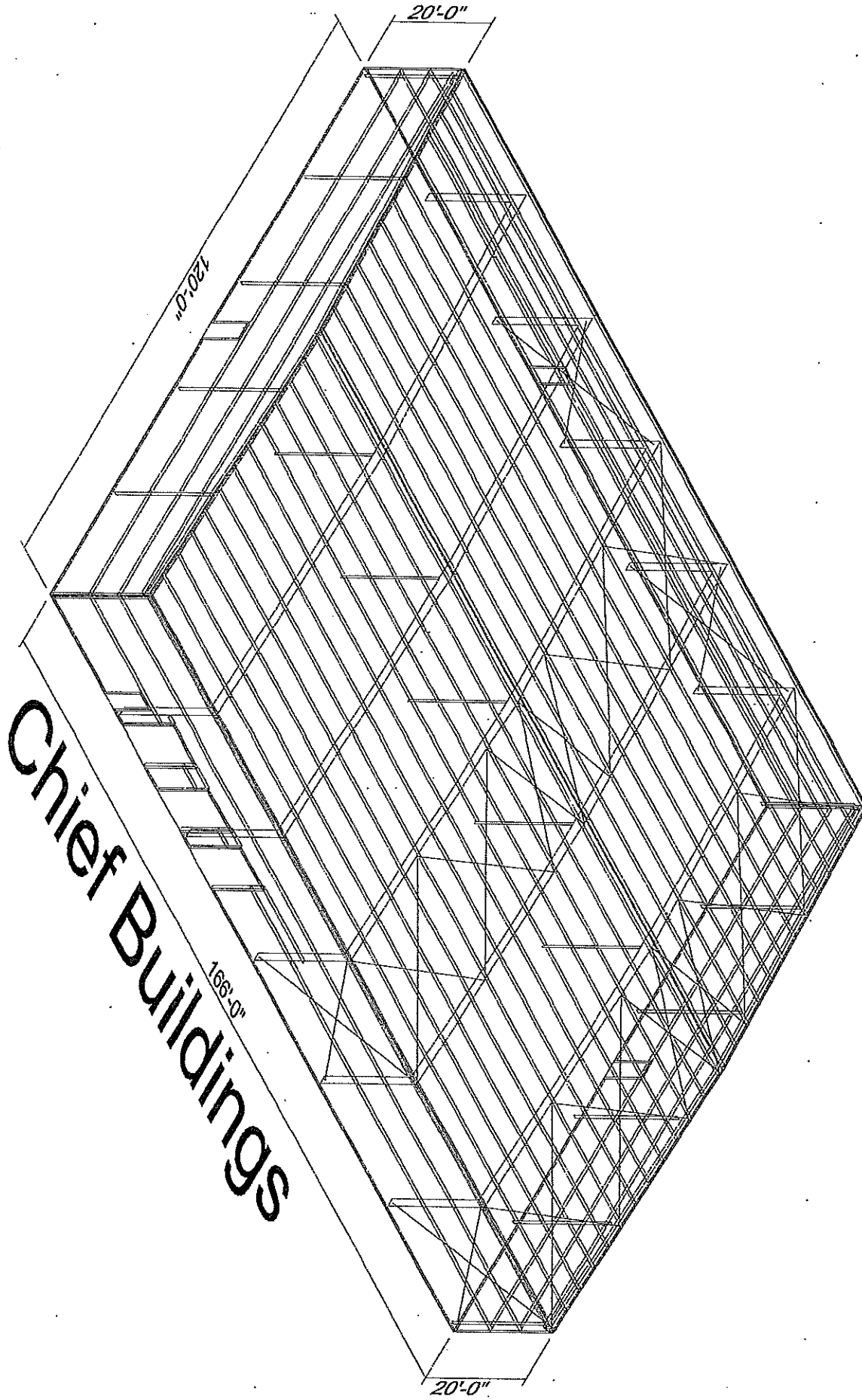
Date created: 12/1/2023
 Last Data Uploaded: 12/1/2023 6:15:47 AM





Elm St





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. Carwaba 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 Egan Street Lancaster, SC 29720. The property parcel is identified as tax map #: 0081 A-01-004.00
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. Carwaba St. Lancaster, South Carolina, telephone 283-4255.


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 daveverson@lanccar.gov by 5:00 pm, on the day of the meeting. Your comments will be distributed to the members of the Commission.

504/5/13/19

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
[Signature]

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

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. p35

- 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:

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

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)	UP (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		

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)			
	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 27th 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

FUN/DEPT	ACCT NO / ACCOUNT NAME	BUDGET PRIOR	CHNG AMT	BUDGET NEW	COMMENT
Revenue	100.1 General Fund	19,839,948	443,410	20,283,358	Total - Prior:
Revenue	110.1 Hospitality Tax Fund	1,300,303	333,000	1,633,303	Total - Amended:
Revenue	115.1 E911 Fund	43,000	0	43,000	Total - Change:
Revenue	200.1 Gross Rev Fund	14,137,740	257,012	14,394,752	
Revenue	210.1 Solid Waste Fund	4,258,590	20,500	4,279,090	
Expense	100 General Fund	19,839,948	443,410	20,283,358	GF Rev to Exp Diff:
Expense	110 Hospitality Tax Fund	1,300,303	333,000	1,633,303	HT Rev to Exp Diff:
Expense	115 E911 Fund	43,000	0	43,000	E911 Rev to Exp Diff:
Expense	200 Gross Rev Fund	14,137,740	257,012	14,394,752	GR Rev to Exp Diff:
Expense	210 Solid Waste Fund	4,258,590	20,500	4,279,090	SW Rev to Exp Diff:
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 Mart 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 Victim's Revenue	5,000		5,000	
Rev	100.1 0100 41038 School Guard & Stro	100,000		100,000	
Rev	100.1 0100 41039 Carmelery Fees	5,000	4,000	9,000	Increase budget 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 Donations	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 - Cjp	3,268,800		3,268,800	
Rev	100.1 0100 41094 Carryover - Other	34,500	47,160	81,660	To balance budget at mid-year
Rev	110.1 0100 44008 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, Donations	5,000		5,000	
Rev	110.1 0100 44092 Carryover-Restricted	30,100	333,000	363,100	Purchase of real property and entertainment for Juneleenth
Rev	115.1 0100 41094 Carryover - Other	2,600		2,600	

CITY OF LANCASTER BUDGET AMENDMENT FORM

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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	95,025	1,430,025	To cover increases in SCMIT/ SCMIRF costs; WWTP unexpected repairs; meter vault 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	46600 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 Mln	100 0121 51001 Salaries Regular	122,279		122,279	
B&G Mln	100 0121 51003 Overtime	2,500		2,500	
B&G Mln	100 0121 51004 Fica	9,546		9,546	
B&G Mln	100 0121 51006 SC Retirement	23,159		23,159	
B&G Mln	100 0121 52009 Clothing	3,000		3,000	
B&G Mln	100 0121 52011 Operation Motor Vehicles	13,500	(2,000)	11,500	To offset increase in 121-52042
B&G Mln	100 0121 52017 Maint & Service Contracts	181,200		181,200	
B&G Mln	100 0121 52018 Special Contracts	20,000		20,000	
B&G Mln	100 0121 52019 Repairs And Maintenance	0		0	
B&G Mln	100 0121 52020 Materials And Supplies	19,500	(2,000)	17,500	To offset increase in 121-52042
B&G Mln	100 0121 52042 Cemetery Interment	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

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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	2,000	123,400	Additional shredding service for human resources
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

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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	

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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	83,000	282,000	To pay for entertainment for Juneleenth 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	
<hr/>					
E91f	115 0911 52017 Maint. & Serv. Contracts	42,000		42,000	
E91f	115 0911 52020 Materials & Supplies	1,000		1,000	
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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	6,625	66,625	To pay for unexpected repairs to meter vault
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 Blng	200 1240 51001 Salaries Regular	155,831		155,831	
Util Blng	200 1240 51003 Overtime	8,000		8,000	
Util Blng	200 1240 51004 Fica	12,533		12,533	
Util Blng	200 1240 51006 SC Retirement	30,407		30,407	
Util Blng	200 1240 52009 Clothing	400		400	
Util Blng	200 1240 52010 Travel And Training	1,200		1,200	
Util Blng	200 1240 52012 Communications	1,600		1,600	
Util Blng	200 1240 52015 Printing And Advertising	500		500	
Util Blng	200 1240 52016 Subscriptions And Dues	200		200	
Util Blng	200 1240 52018 Special Contracts	45,500		45,500	
Util Blng	200 1240 52019 Repairs And Maintenance	300		300	
Util Blng	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	47,514	204,049	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 51006 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 52026 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

ORD/RES: O24-04

FUND/DEPT	ACCT NO / ACCOUNT NAME	BUDGET PRIOR	CHNG AMT	BUDGET NEW	COMMENT
Gen SW	210 3000 58080 Nulla Bonas	10,000		10,000	
SW Admin	210 3001 51001 Salaries Regular	93,640		93,640	
SW Admin	210 3001 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 3001 52011 Operation of Motor Vehicles	5,500		5,500	
SW Admin	210 3001 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 3001 52017 Maint & Sevice Contracts	900	500	1,400	Extra mats ordered
SW Admin	210 3001 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 & Sevice 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	
CJP 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	

Agenda Item VIII.C

**City of Lancaster
City Council Meeting
February 27, 2024**

TO: City Council
SUBJECT: Annexation Ordinance
INITIATED BY: Delia Twitty
PREPARED BY: Building, Planning, Zoning, & Licensing Director

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

Utility service to the property at 734 West Brooklyn Avenue was disconnected on February 28, 2023. Ms. Twitty wishes to reestablish water and sewer service at this location in order to rent the single family residential dwelling unit. However, since water at this address has been disconnected for almost a year Ms. Twitty was required to submit a petition for annexation in order to have services reconnected.

734 West Brooklyn Avenue adjoins the city limits to the south along West Brooklyn Avenue.

Financial: 734 West Brooklyn Avenue will not place any additional burden on the existing police and fire services, and residential trash. As a rental property, this parcel will be assessed at the 6% rate. The parcel is currently appraised at \$63,900 which will generate approximately \$775 in property tax.

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

Recommendations/Actions: Approve Ordinance O24-05.

Attachments: Ordinance O24-05, annexation petition, deed, plat, and location map.

ORDINANCE O24-05

AN ORDINANCE ANNEXING INTO THE CITY OF LANCASTER, SOUTH CAROLINA ONE PARCEL OF LAND TOTALING 0.564 ACRES LOCATED AT 734 BROOKLYN AVENUE AND OWNED BY DELIA D. TWITTY

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, together with improvements thereon, lying, being and situate in Lancaster County, South Carolina, located west of Springdale Road, fronting on the north side of W. Brooklyn Avenue for a distance of 146.00 feet, containing 0.564 acres, being designated as Lot 3 Block J on plat of Williams Village, more particularly described on plat of survey entitled "Plat Of Survey for Rachel Hatfield" dated July 22, 1997 made by Jack Smith Surveying and recorded as Plat No. 97-572 in the Office of the Register of Deeds for Lancaster County, South Carolina, which plat is by reference made a part hereof.

Being the identical property conveyed to Founders Federal Credit Union by Deed of Robert W. Davis, Special Referee, dated February 5, 2014 and recorded February 6, 2014 in Deed Book 780 page 153 in the Register of Deeds Office, Lancaster County, South Carolina.

Tax Map No.: 0082K-0D-016.00

The property shall have an interim zoning classification of R10-Residential pending rezoning pursuant to the Zoning Ordinance.

DONE IN MEETING ASSEMBLED on the 12th day of March 2024, and to become effective March 12, 2024.

Yeas _____ Nays _____

Requested by:

Delia D. Twitty

T. Alston DeVenny, Mayor

Approved as to Form:

Mitch Norrell, City Attorney

Tracy Rabon, Municipal Clerk

First Reading: February 27, 2024

Second Reading: _____



City of Lancaster Annexation Petition

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

INFORMATION	
Petitioner/Owner Name <i>Delia D Twitty</i>	Telephone <i>803 577 6225</i>
Mailing Address / City ST ZIP <i>1016 Jenna Ln Lancaster SC 29720</i>	
Additional Owner Name (if applicable)	Telephone
Mailing Address / City ST ZIP	
Additional Owner Name (if applicable)	Telephone
Mailing Address / City ST ZIP	

GENERAL LOCATION OF SUBJECT PROPERTY OR PROPERTIES		
<i>734 W Brooklyn Ave Lancaster SC 29720</i>	Tax Map # <i>00824-0D-016</i> Acres (±) <i>0.564</i>	Requested Zoning <i>R10</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>Delia Twitty</i>	<i>Delia Twitty</i>	<i>2/06</i>

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

LANCASTER COUNTY ASSESSOR

Tax Map:
0082K 0D 016 00

2014006272

DEED DRAWN BY:
ROBERT K. FOLKS
ATTORNEY AT LAW

RECORDED THIS 21st DAY
OF MAY, 2014
IN BOOK 2014 PAGE F-1

Renee St. Morgan

Auditor, Lancaster County, SC



DEED
RECORDING FEES \$10.00
STATE TAX \$57.20
COUNTY TAX \$24.20

PRESENTED & RECORDED:
05-19-2014 10:02 AM

JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: CANDICE PHILLIPS DEPUTY

BK: DEED 797
PG: 77-78

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that, **Founders Federal Credit Union**, ("Grantor"), in the State aforesaid, for and in consideration of the sum of Twenty One Thousand Six Hundred and no/100ths (\$21,600.00) Dollars, to the Grantor in hand paid at and before the sealing and delivery of these Presents, by the Grantee hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto **Delia D. Twitty**, ("Grantee"), and Grantee's heirs, successors and assigns, the following described property, to wit:

All that certain piece, parcel or lot of land, together with the improvements thereon, lying, being and situate in Lancaster County, South Carolina, located west of Springdale Road, fronting on the north side of W. Brooklyn Avenue for a distance of 146.00 feet, containing 0.564 acres, being designated as Lot 3 Block J on plat of Williams Village, more particularly described on plat of survey entitled "Plat Of Survey for Rachel Hatfield" dated July 22, 1997 made by Jack Smith Surveying and recorded as Plat No. 97-572 in the Office of the Register of Deeds for Lancaster County, South Carolina, which plat is by reference made a part hereof.

Being the identical property conveyed to Founders Federal Credit Union by Deed of Robert W. Davis, Special Referee, dated February 5, 2014 and recorded February 6, 2014 in Deed Book 780 page 153 in the Register of Deeds Office, Lancaster County, South Carolina.

Tax Map No. 82K-D-16

Grantee's Address:
1816 Jenna Lane
Lancaster, SC 29720

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

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

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

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

WITNESS the Grantor's Hand and Seal this 19th day of May, 2014, and in the two hundred thirty eighth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Grant R. John
Michelle S. Craig

FOUNDERS FEDERAL CREDIT UNION (SEAL)

By: [Signature]
Dena Phillips, OREO Coordinator

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

ACKNOWLEDGMENT

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 19th day of May, 2014.

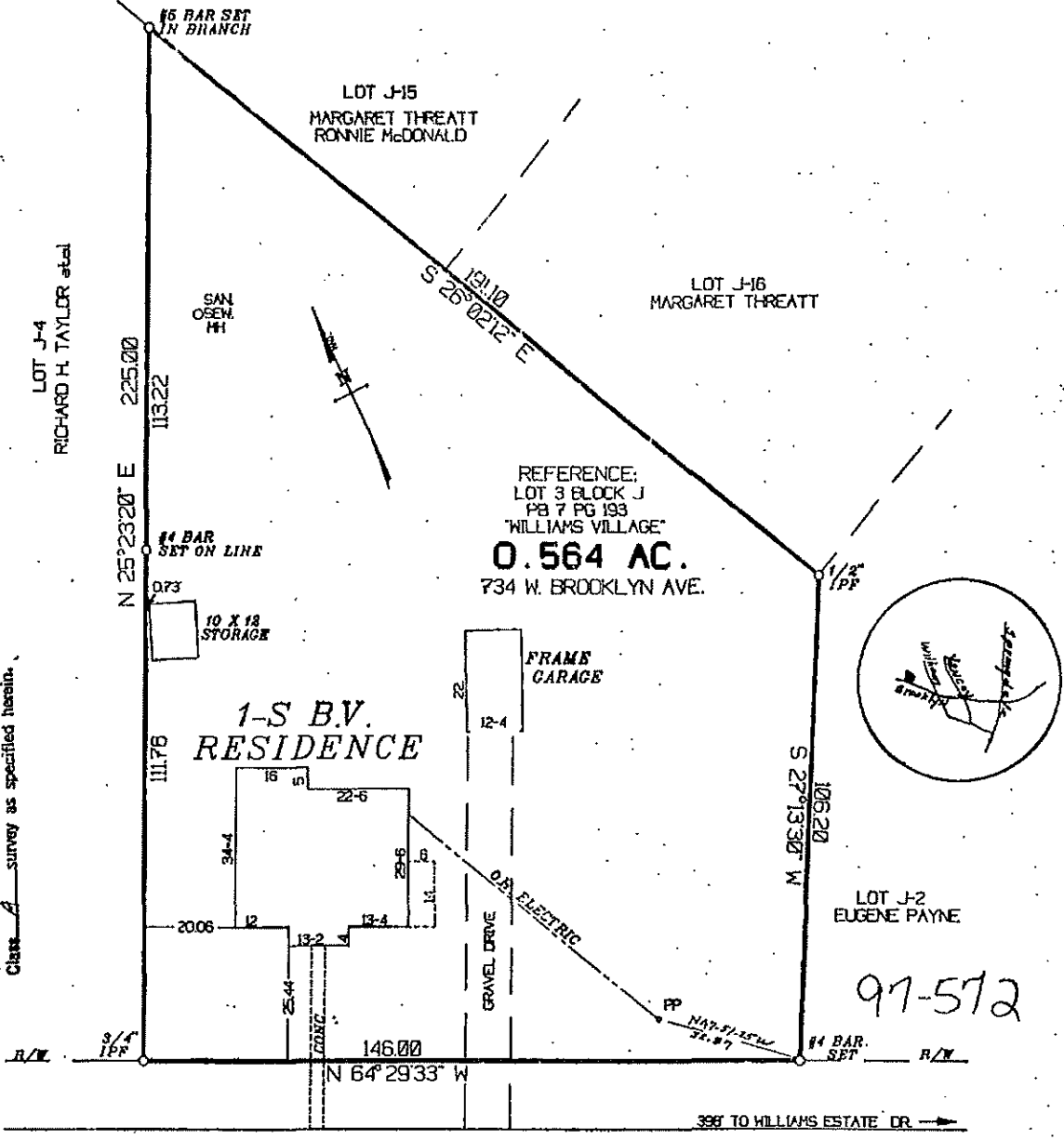
Grant R. John (Seal)
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 3/30/21

FILED
OFFICE OF CLERK
OF COURT

AUG 11 11 49 AM '97

CLERK OF COURT
LANCASTER COUNTY, S.C.

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



W. BROOKLYN AVENUE 50' R/W 20572

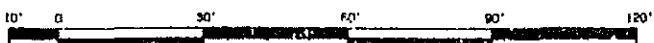
STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER
PLAT OF SURVEY FOR

APPROVED FOR RECORDING
Brad Jayano 7-29-97
Lancaster County Commission

RACHEL HATFIELD

LOCATED AT THE SOUTHWEST EDGE OF LANCASTER WEST OF SPRINGDALE ROAD, ON THE NORTH SIDE OF W. BROOKLYN AVENUE.

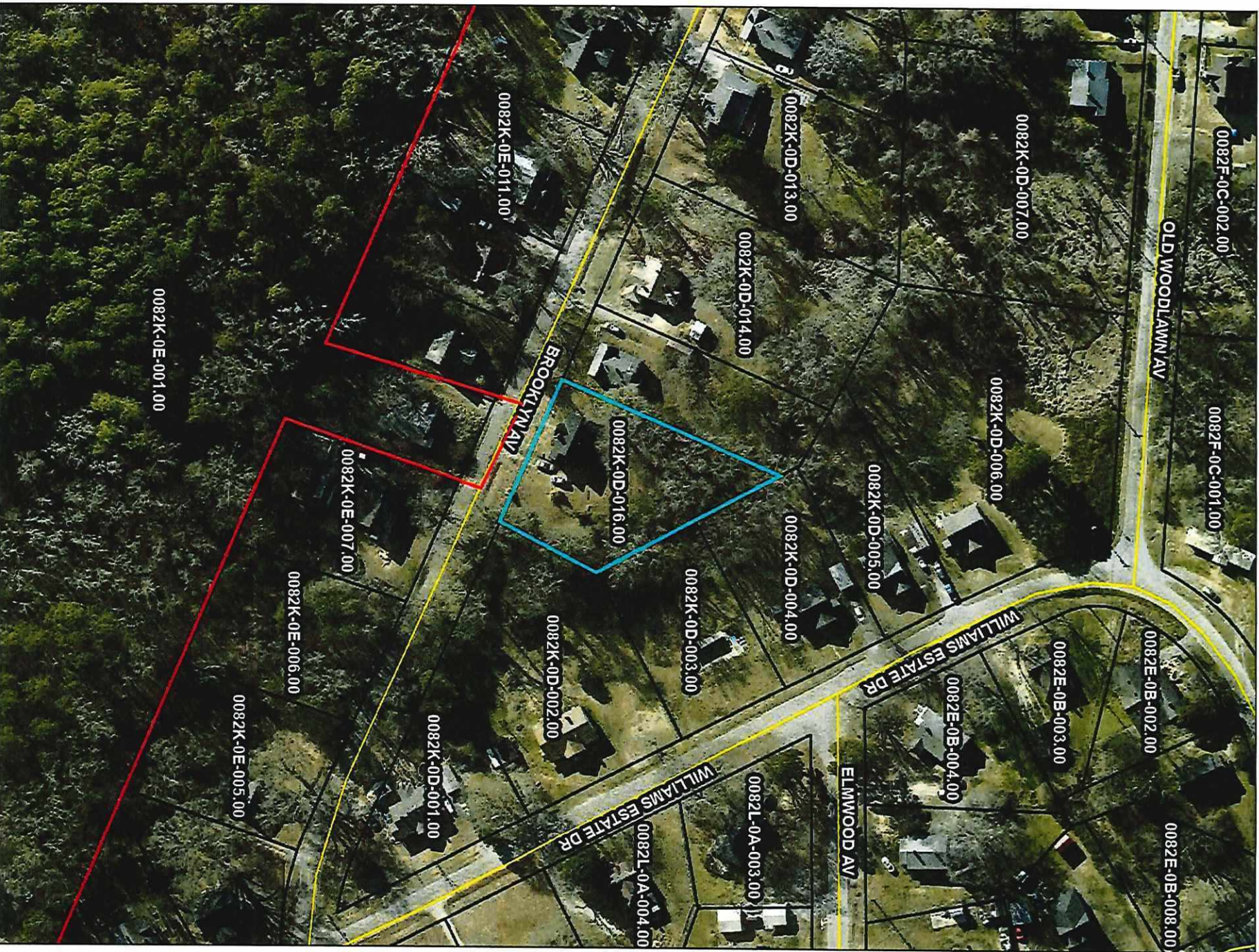
I CERTIFY THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN AND THIS LOT DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA.



JACK SMITH
SURVEYING

800 FORBES DR. (803) 283-2646 LANCASTER, SOUTH CAROLINA

DRAWN BY PS	SCALE 1" = 30'	COMPUTED BY Book 97 Page 0.002	APPROVED	DATE
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Agenda Item VIII.D

**City of Lancaster
City Council Meeting
February 27, 2024**

TO: City Council
SUBJECT: Annexation Ordinance
INITIATED BY: Howard Strickland Jr.
PREPARED BY: Building Planning, Zoning, & Licensing Director

Background: Howard Strickland Jr. has submitted an annexation petition for a single parcel consisting of almost three acres that is located next to 1967 Evans Drive. Mr. Strickland plans to subdivide this parcel into three tracts and build three single-family residential dwelling units. Mr. Strickland wishes to be annexed into the City in order to have the City's police and fire services along with the ability to subdivide the parcel and construct more than one residential dwelling unit.

This parcel is contiguous to the City on the north, which is the old City reservoir. The utility service for this parcel will be provided by Lancaster County Water & Sewer District.

Financial: Even though this parcel is located over one and half miles from the corner of Main Street/Lynwood Drive and Great Falls Highway it is not expected to place a significant strain on police and trash service. The Fire Chief at this time does not think the annexation would create an issue; however Evans Drive is going outside of the Fire Department's 1.5 miles coverage area for an engine company. Using data from recent single family residential units developments, staff has calculated that the potential appraised valuation for the three houses is \$975,000 (\$325,000 per house). This will generate approximately a total of \$7,878 in annual property tax.

Policy Considerations: Section 5-3-150(3) of the South Carolina Code of Laws. Furthermore, the proposed annexation would be in the best interest of the City as there will be no additional burdens placed on existing City residents.

Recommendations/Actions: Approve Ordinance O24-06.

Attachments: Ordinance O24-06, annexation petitions, deed, survey plat, and location map.

ORDINANCE O24-06

AN ORDINANCE ANNEXING INTO THE CITY OF LANCASTER, SOUTH CAROLINA ONE PARCEL OF LAND TOTALING 2.9835 ACRES LOCATED IN THE GENERAL VICINITY OF 1701 EVANS DRIVE AND OWNED BY HOWARD STRICKLAND JR.

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

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

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

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

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

All that certain piece, parcel, or tract of land, together with the improvements thereon, lying, being and situate in Lancaster County, South Carolina, located about 3 miles south of Lancaster, on the north side of Evans Drive, containing 5.88 acres, being shown, described and designated on that certain plat of survey entitled "Plat Showing Property of Henry L. Vernon and Rhonda L. Vernon" made by Jack Smith, RLS, dated July 29, 1986 and recorded as Plat No. 8046 in the Office of the Clerk of Court for Lancaster County, which plat is by reference made a part hereof. The legal description was obtained from a previously recorded instrument.

Derivation: This being the same property conveyed to Indus Hospitality LLC by Deed recorded November 4, 2016 in the Register of Deeds/Clerk of Court for Lancaster County, South Carolina in Deed Book 1009 at Page 27

Tax Map No.: 0087-00-014.00

The property shall have an interim zoning classification of R10 Residential pending rezoning pursuant to the Zoning Ordinance.

DONE IN MEETING ASSEMBLED on the 12th day of March 2024, and to become effective March 12, 2024.

Yeas _____ Nays _____

Requested by:

Howard Strickland Jr.

T. Alston DeVenny, Mayor

Approved as to Form:

Mitch Norrell, City Attorney

Tracy Rabon, Municipal Clerk

First Reading: February 27, 2024

Second Reading: _____



City of Lancaster Annexation Petition

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

INFORMATION	
Petitioner/Owner Name Howard Strickland Jr	Telephone 803-577-5016
Mailing Address / City ST ZIP PO Box 1691 Lancaster SC 29721	
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		
Evans Drive	Tax Map # 0087-00-01409	Requested Zoning R-10
	Tax Map # Acres (±)	Requested Zoning
	Tax Map # Acres (±)	Requested Zoning
	Tax Map # Acres (±)	Requested Zoning
	Tax Map # Acres (±)	Requested Zoning

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

PETITIONER'S STATEMENT AND ASSURANCES

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

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

Howard Strickland Jr		1-23-24

ACTION BY LANCASTER CITYCOUNCIL

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

LANCASTER COUNTY ASSESSOR
Tax Map:
0087 00 014 00

PREPARED BY Trimnal & Myers, LLC
RECORDED THIS 19th DAY
OF AUGUST, 2019
IN BOOK 00 PAGE 00

Spencer D. Strickland
Auditor, Lancaster County, SC

2019012140		
DEED		
RECORDING FEES		\$15.00
STATE TAX		\$44.20
COUNTY TAX		\$18.70
PRESENTED & RECORDED:		
08-15-2019 04:05 PM		
Brittany Grant		
REGISTER OF DEEDS		
LANCASTER COUNTY, SC		
By: BRITTANY GRANT ROD		
BK: DEED 1261		
PG: 92-93		

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT **Indus Hospitality LLC** (hereinafter called "Grantors") in the State aforesaid, for and in consideration of the sum of **Seventeen Thousand and no 00/100 (\$ 17,000.00) Dollars**, to it paid by **Howard Strickland Jr.** (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:

Howard Strickland Jr., his/her/their Heirs and/or Assigns Forever:

All that certain piece, parcel, or tract of land, together with the improvements thereon, lying, being and situate in Lancaster County, South Carolina, located about 3 miles south of Lancaster, on the north side of Evans Drive, containing 5.88 acres, being shown, described and designated on that certain plat of survey entitled 'Plat Showing Property of Henry L. Vernon and Rhonda L. Vernon' made by Jack Smith, RLS, dated July 29, 1986 and recorded as Plat No. 8046 in the Office of the Clerk of Court for Lancaster County, which plat is by reference made a part hereof. The legal description was obtained from a previously recorded instrument.

TMS# 0087-00-014.00

Derivation This being the same property conveyed to **Indus Hospitality LLC** by Deed recorded November 4, 2016 in the Register of Deeds/Clerk of Court for Lancaster County, South Carolina in Deed Book 1009 at Page 27

Grantee's Address: *PO Box 1191, Lancaster SC 29721*

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

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

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

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

WITNESS our Hand(s) and Seal(s) this 12 day of July, in the year of our Lord 2019.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Indus Hospitality LLC

By: [Signature]
Its: [Signature]

[Signature]
Witness #1

[Signature]
Witness #2

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER) ACKNOWLEDGEMENT

I, Oshaka M. Witherspoon, Notary Public for the State of South Carolina, 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 12 day of July, 2019.

[Signature]
Notary Public for the State of SC

My Commission Expires: 9 / 20 / 20

This Plat Represents a Minor Subdivision Survey at the Request of Howard Strickland Jr.
 Being a 5.8355 Acre Tract of Howard Strickland Jr.'s Property Divided into Five Lots as Shown
 Having Such Shape, Form, Marks, & Boundaries as Shown
 Located at 1659 Evans Drive Between Lynwood Drive & McIlwain Road
 Lancaster County, South Carolina
 July 27, 2021

Notes:
 This Plat Shows New Home Layout/Location on Lots B, C, & D.
 Same Plat as Recorded Plat 2021-539.

Reference Tax Map 0087-00-014.00
 Deed Book 1261 Page 92
 Plat 8046
 Plat 2021-20

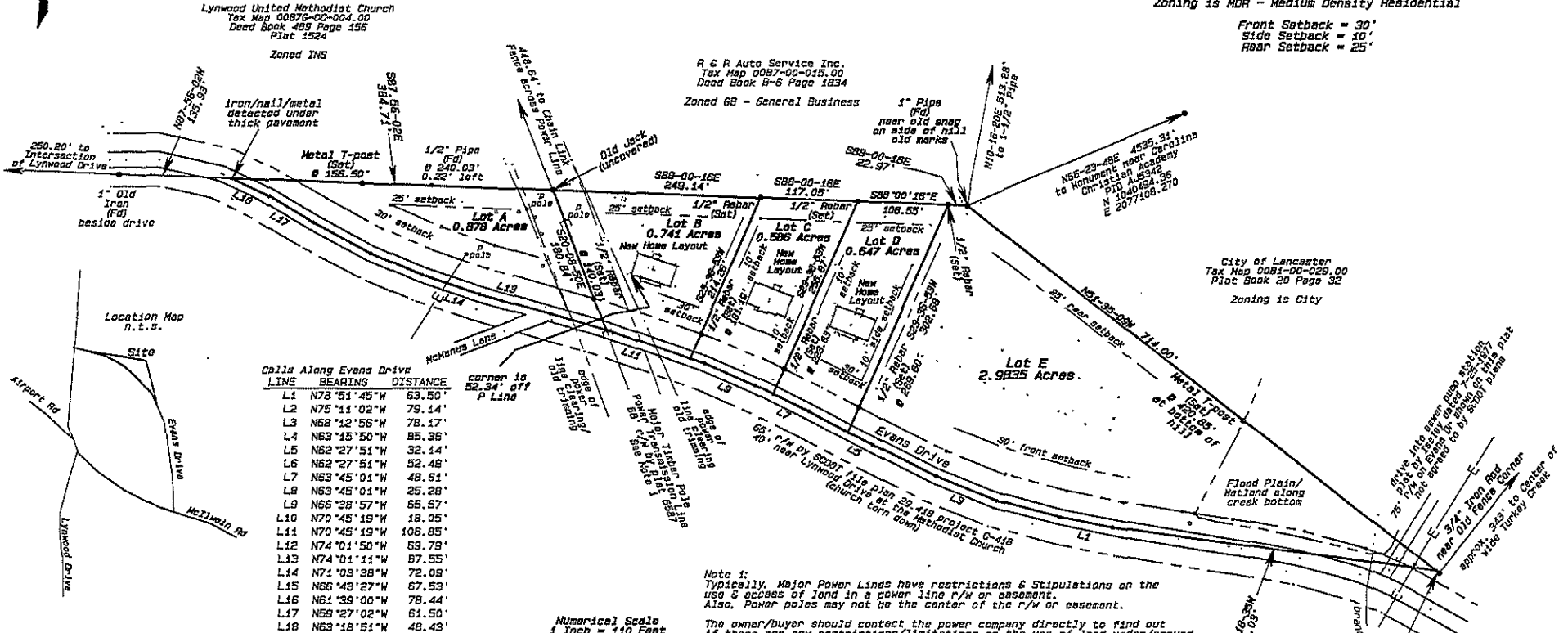
Zoning is MDR - Medium Density Residential

Front Setback = 30'
 Side Setback = 10'
 Rear Setback = 25'

Lynwood United Methodist Church
 Tax Map 00876-00-004.00
 Deed Book 489 Page 156
 Plat 1524

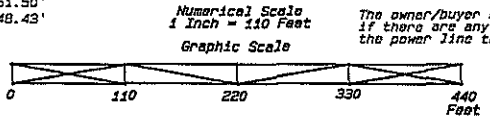
A & R Auto Service Inc.
 Tax Map 0087-00-015.00
 Deed Book B-6 Page 1834
 Zoned GB - General Business

City of Lancaster
 Tax Map 0081-00-029.00
 Plat Book 20 Page 32
 Zoning is City



Calls Along Evans Drive

LINE	BEARING	DISTANCE
L1	N78°51'45"W	63.50'
L2	N75°11'02"W	79.14'
L3	N68°12'56"W	78.17'
L4	N63°15'50"W	85.35'
L5	N62°27'51"W	32.14'
L6	N62°27'51"W	52.48'
L7	N63°45'01"W	48.61'
L8	N63°45'01"W	25.20'
L9	N66°38'57"W	65.67'
L10	N70°45'19"W	18.05'
L11	N70°45'19"W	106.85'
L12	N74°01'50"W	69.79'
L13	N74°01'11"W	87.55'
L14	N71°03'38"W	72.08'
L15	N66°43'27"W	67.53'
L16	N61°39'00"W	78.44'
L17	N59°27'02"W	61.50'
L18	N62°18'51"W	48.43'



- Symbols & Abbreviations
- EIP = EXISTING IRON PIN
 - NIP = NEW IRON PIN
 - PK = PK NAIL
 - RR = RAILROAD SPIKE
 - RP = RIVETED PIPE
 - FD = FOUND
 - IR = IRON
 - MON = MONUMENT
 - REBR = REBAR
 - E = POWER LINE
 - T = TELEPHONE LINE
 - X = FENCE LINE

Note 1:
 Typically, Major Power Lines have restrictions & Stipulations on the use & access of land in a power line r/w or easement. Also, Power poles may not be the center of the r/w or easement. The owner/buyer should contact the power company directly to find out if there are any restrictions/limitations on the use of land under/around the power line that could affect the intended use of this property.

I hereby state that to the best of my knowledge, information, and belief, the survey shown was made in accordance with 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; also there are no visible encroachments or projections other than those shown.

FEMA Flood Map 48057C0245D effective date 06/16/2011 was examined.
 A portion of Lot E does appear to be in a Flood Prone Area - in "Zone AE".

Hilliard, Jeff Land Surveyor LLC
 4370 Stoneboro Road
 Heath Springs, S.C. 29058
 803-273-3748

FILE: EVANSORHOWARDSTRICKLANDHSELAYOUT

This plat is subject to any Easements, Agreements, Right of Ways or Restrictions of record prior to the date of this plat, which were not visible & apparent at the time of the field survey. Also, owner/buyer must verify highway, road, powerline, & utility, r/w easement widths, location, & restrictions before working or building near a highway, road, powerline or underground utility.

Jeffrey N. Hilliard S.C. PLS # 21230
 N.C. # L-4853



0087B-0C-012.00

0081N-0B-005.00

0087-00-016.02

0087-00-025.00

0087-00-015.01

0087-00-021.00

0087-00-015.00

0087-00-018.00

0087G-0C-004.00

0087-00-094.00

EVANS DR

STEVENS HILL RD
ROLLIE RD

MCMANUS LN

0081-00-029.00

0087G-0D-006.00

0087G-0D-011.00

OLD LYNWOOD CIR

0087-00-013.00

0087-00-011.00

LYNWOOD CIRCLE RD
OLD LYNWOOD CIR

0087-00-008.00

0087-00-007.00

0087-00-095.00

0087-00-006.00

EVANS DR

0087-00-095.02

0087-00-095.04