

**CITY OF LANCASTER  
WORK SESSION  
TUESDAY, APRIL 9, 2024**



**CITY OF LANCASTER  
WORK SESSION  
TUESDAY, APRIL 9, 2024  
7:00 P.M.**

- I. Invocation & Pledge of Allegiance** – Council Member Taylor
- II. Roll Call**
- III. Citizen Comments\***
- IV. Employee Comments**
- V. Approval of Minutes**
  - A. Work Session – March 12, 2024 **Pg. 1**
  - B. Regular Meeting – March 26, 2024 **Pg. 8**
- VI. Discussion and Action Items**
  - A. Discussing the Draft City Website (*Rabon*)
  - B. Proclaiming April as Fair Housing Month (*Rabon*) **Pg. 10**
  - C. Housing Authority Board Appointment (*Hutfles*) **Pg. 11**
  - D. Red Rose City Development Corporation Board Recommendations (*Hutfles*) **Pg. 13**
  - E. Discussing Implementing a Festival District in Downtown (*Hutfles*) **Pg. 14**
- VII. Resolution**
  - A. R24-14 A Resolution Authorizing the City Administrator to Execute an Assignment, Assumption and Release Agreement Among Great Pee Dee Limited Partnership and Lancaster Residential, LLC on Behalf of the City of Lancaster South Carolina (*Hutfles*) **Pg. 16**
- VIII. Ordinance**
  - A. O24-07 (Second Reading) An Ordinance Annexing Into the City of Lancaster, South Carolina One Parcel of Land Totaling 6.19 Acres Located at 1381 West Meeting Street and Owned by the City of Lancaster (*Hutfles*) **Pg. 26**
- IX. Adjournment**

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



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

**CITY OF LANCASTER  
WORK SESSION  
TUESDAY, MARCH 12, 2024**

P1

A meeting of the Lancaster City Council was held in the City Hall Council Chambers Tuesday, March 12, 2024 at 7:00 p.m.

Mayor T. Alston DeVenny called the meeting to order. A notice of the meeting was posted at City Hall and placed on the City's website. The local news media was contacted about the meeting time and place. The meeting was open to the public and streamed live on the City's YouTube channel.

**I. Invocation & Pledge of Allegiance**

Council Member Harris offered the Invocation and led the Pledge of Allegiance

**II. Roll Call**

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

**Absent:** Council Member Taylor

**Others Present:** City Administrator Flip Hutfles, City Attorney Mitch Norrell, City Clerk Tracy Rabon, Police Chief Don Roper, IT Director Melissa Izzard and Mandy Catoe with the Lancaster News.

**III. Citizen Comments**

There were no citizen comments

**IV. Employee Comments**

Sanitation & Maintenance Operations Director Matt Berry expressed concern about Council approving R24-12 to accept a monetary donation to be given to employees of the Police Department. Mr. Berry noted that this causes a decline in morale for other employees when they see continued favoritism of one department over other departments. Mayor DeVenny asked Mr. Berry if he was aware that this money was a donation specifically to the Police Department and not City dollars. Mr. Berry stated that he understood but was coming to Council to express the concerns of his employees. Council Member Harris noted that when ARPA money was being distributed, Council also included departments that were not labeled as essential to ensure all employees were compensated. Council Member Hood commended Mr. Berry for speaking on behalf of his employees.

**V. Approval of Minutes**

*A. Goal Session – February 10, 2024*

**Motion:** To approve the minutes for the Goals Session on February 10, 2024

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

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

**Action:** Approved

*B. Work Session – February 13, 2024*

**Motion:** To approve the minutes for the Work Session on February 13, 2024

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

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

**Action:** Approved

**VI. Cash Management and Finance Report for January 2024**

Finance Director James Absher presented the January 2024 Cash Management and Finance Reports. Mayor DeVenny asked about the increase in Transfer Station tipping fees. Mr. Hutfles noted that this increase was to cover needed expenditures in the department. Mr. Berry stated that independent haulers are opting to travel to the landfill versus dumping locally. Mr. Berry noted that the haulers will begin to see that the wear and tear to their trucks due to utilizing the landfill will not be worth the minimal savings. Mr. Berry stated that the City facility is safer, cleaner, and more efficient with minimal wait time.

**VII. Discussion and Action Items**

*A. To Discuss the Draft City Website*

City Clerk Tracy Rabon presented the design layout of the proposed new website developed by CivicPlus graphic designers in collaboration with the City Clerk and the IT Director. Ms. Rabon stated that this presentation is only for approval of the design not content.

Council Member Harris asked if applications for events would be included on the website and if the site would be regularly updated. IT Director Melissa Izzard stated that the IT Department could determine a schedule to audit the pages and verify if they are current and noted that each department would have a user that is responsible for updating their page.

Mayor DeVenny noted that he was not a fan of the white background and that the green "V" seemed out of place and not eye pleasing. Mayor DeVenny noted that the home page appeared institutionalized and expressed concern about citizens having to scroll down the page to see the calendar. Mayor DeVenny also noted that he preferred the functionality of the current website.

Mayor DeVenny also expressed concern about the Citizen Concern Tracker not being responsive. Mr. Hutfles noted that the site will notify the corresponding department and if staff did not respond within the allotted time, then the City Administrator would receive a reminder email. Mayor DeVenny noted that accountability measures need to be put in place to ensure that all concerns are addressed.

Council Member Harris recommended that the logo be larger and asked if the website would be compatible with social media. Ms. Rabon stated that when a post is made on Facebook, the new website and Facebook are both updated simultaneously.

Mayor DeVenny recommended having the Marketing & Development Manager review since that was her area of expertise and asked that a design professional review it. Ms. Rabon noted that the City contracted CivicPlus' professional design team and art director. Mayor DeVenny recommended consulting an outside design professional.

**VIII. Resolution**

*A. R24-08 A Resolution Authorizing the Submission and Acceptance of a South Carolina Department of Public Safety Highway Justice Assistance Grant for the Funding of One Gang Investigator Position and Related Equipment*

Police Chief Don Roper presented R24-08 asking for approval to submit and accept a South Carolina Department of Public Safety Highway Justice Assistance Grant to fund a Gang Investigator position and needed equipment. Mayor DeVenny asked about the

length of the grant. Chief Roper stated this grant is a one-year grant that is renewable for three years but is not guaranteed to be renewed.

**Motion:** To approve R24-08 a Resolution authorizing the submission and acceptance of South Carolina Department of Public Safety Highway Justice Assistance Grant for the Funding of One Gange Investigator Position and Related Equipment

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

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

**Action:** Approved

B. *R24-09 A Resolution Amending Section 5.02 of the City of Lancaster Personnel Policy Manual*

Ms. Roberson presented R24-09 requesting a change in the Personnel Policy to allow current employees to accept a position in a lower pay grade without being classified as demoted. Mayor DeVenny asked if the City's Labor Attorney reviewed the change. Ms. Roberson confirmed that the attorney did not have any concerns. Council Member Harris asked who would make the final decision of the negotiated salary. Mr. Hutfles stated the City Administrator would be the deciding factor, but he would take the Department Head's recommendation into consideration.

**Motion:** To approve R24-09 a Resolution amending Section 5.02 of the City of Lancaster Personnel Policy Manual

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

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

**Action:** Approved

C. *R24-10 A Resolution Adopting the City of Lancaster Budget Goal for Fiscal Year 2024-2025*

Mr. Hutfles presented R24-10 to adopt the Budget goals for FY 2024-2025 as follows:

**Must Do Goals**

#1 Continue to encourage employees to aspire to be the best by enhancing workplace motivation.

- To instill a culture of excellence and continuous improvement in the City workforce and recognizing that their accomplishments help establish the City's reputation of excellence by providing the necessary resources and reward to the employees.

Mr. Hutfles noted that the COLA, and Merit raises would be approximately \$543,000 and the onetime longevity bonus would be approximately \$133,000.

#2 Seek and attract private investments that support and leverages public investment in Downtown.

- To facilitate catalytic projects that can achieve maximum benefit from major private and public investments.

#3 Hire a Senior Accountant

- To help lessen the current workload of the Finance Department and to ensure the City is meeting its fiduciary obligations.

Council Member Harris asked if the salary is within the range of area Senior Accountant positions. Mr. Hutfles stated that it may be a little low but is within the City's range according to pay grades.

### **Should Do Goal**

#1 Replace the City's aged, automated meters with advanced metering infrastructure.

- To allow the City's water consumption to be transmitted remotely, securely, and directly to the City and its customers on a daily basis which will allow real time alerts about possible leaks at residence/business and on City mains, and to further encourage better water use management with online and smart phone visibility and remote connections.

Mayor DeVenny asked how the savings would be calculated. Mr. Hutfles noted that typically the savings would come from a reduction in staff due to the meters being read remotely. Mr. Hutfles also noted that the new meters would calculate complete consumption, so there would be little to no water loss.

#2 Seek additional funding for road maintenance and advocate for more road maintenance.

- To preserve roadway capacity, reduce crash potential, and to contribute to economic development and growth by having well maintained roads.

#3 Replace the Main Street waterline from Meeting Street to Emmons Street

- To provide improvements to the City's existing water distribution system by taking necessary proactive steps to replace an aged waterline downtown to ensure existing and new businesses are provided best-in-class water service.

### **Could Do Goal**

#1 Purchase a Cellbrite Universal Forensic Extraction Device

- To purchase an end-to-end platform to help the special operations teams to gather critical evidence which will help them close cases faster, smarter, and more defensibility.

#2 Continue supporting the Greenway extension.

- To leverage public investments to ensure that the next extension of the Greenway from the Gillsbrook Road underpass to the MUSC Health Medical Center is built.

#3 Modify the Fire Department Paygrade to match the Police Department Paygrade

- To attract, recruit, and retain highly skilled and competent firefighters.

Mr. Hutfles noted that financially, all of the requests were feasible, however funding two major waterline projects may need to be researched. Council Member Harris asked if outside funding, such as grant money, will be explored. Mr. Absher noted that South Carolina Rural Infrastructure Authority (RIA) grants will be explored along with the State Revolving Fund (SRF) Program for the waterline replacement project. However, the projects would not qualify for a Community Development Block Grant (CDBG). Mr. Absher further explained that there are no grant funding sources for water meter replacement projects. Mayor DeVenny asked about a standard utility rate for all citizens. Mr. Absher noted that this would not be feasible and does not promote conservative consumption of water.

**Motion:** To approve R24-10 Adopting the City of Lancaster Budget Goal for Fiscal Year 2024-2025

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

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

**Action:** Approved

D. *R24-11 A Resolution Authorizing the Establishment of Just Compensation for a Portion of Parcel #0081B-0P-006.00*

Mr. Hutfles presented R24-11 requesting approval for compensation for a portion of land needed for the Taylor Street drainage project. Mr. Hutfles reported that the City was not able to secure upstream easements for the project so engineers had to modify the storm drain culverts headwalls on Miller Street which required redesigning the project downstream. This redesign required the rerouting of an existing sewer main through 718 Taylor Street. The owner of the property, Jeanette Hunter requested compensation for the permanent utility easement. Due to CDBG guidelines, the property was required to be appraised. The appraisal amount from Fred H. Belk and Associates is \$2,500 for the 1,833 square foot permanent utility easement. Mr. Hutfles recommended compensation to Ms. Hunter in the amount of \$2,500. Due to the cost not being reimbursable by the CDBG, the City will use this cost as part of the City's project expense as well as \$70,000 to Duke Energy for the relocation and rerouting of electrical distribution lines.

Mayor DeVenny asked what the total cost was for the appraisal. Mr. Hutfles stated the 1<sup>st</sup> appraisal was \$2,950 and the review appraisal was \$2,500.

**Motion:** To approve R24-11 a Resolution authorizing the establishment of Just Compensation for a portion of Parcel #0081B-0P-006.00

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

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

**Action:** Approved

A. *R24-12 A Resolution Authorizing the Acceptance and Distribution of Gift of \$28,500 From Nutramax Laboratories for the Purpose of Providing a \$500 Gross Bonus to All Employees of the City of Lancaster Police Department*

Human Resources Director Angela Roberson presented R24-12 asking for the City to accept a cash donation from Nutramax to be given to the employees of the Police Department. Ms. Roberson stated this bonus is subject to all required employee and employer federal and state payroll taxes, however with it being a onetime bonus, the South Carolina Retirement System deduction will not apply. The employees will acknowledge in writing that the acceptance of the gift cannot and will not influence them, directly or indirectly, in the performance of their official duties.

**Motion:** To approve R24-12 A Resolution authorizing the acceptance and distribution of gift of \$28,500 from Nutramax Laboratories for the purpose of providing a \$500 gross bonus to all employees of the City of Lancaster Police Department

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

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

**Action:** Approved

A. *R24-13 A Resolution Supporting Lancaster County's 1% Transportation Sales Tax Initiative and Endorsing the List of City Transportation Projects to be Included in the Referendum*

Sanitation & Maintenance Operations Director Matt Berry presented R24-13 requesting Council to endorse the list of City transportation projects to be included with Lancaster County's 1% Transportation Sales Tax Initiative. Mr. Berry presented a compiled list of City, State and County roads within the city limits that were in need of repair. Mr. Berry

stated that due to limited funding for road repair, Lancaster County will be seeking to pass the initiative, which would generate approximately \$15,000,000 per year, which could be used for resurfacing, rehabilitation, road widening, streetscapes, and pedestrian trails. Mr. Berry asked that Council approve R24-13 supporting this initiative by Lancaster County.

Council Member Harris asked if the presented list included all City roads. Mr. Berry explained that the 1% sales tax applies to all City, State, or County roads, and the list he has presented is roads within the city limits that are in need of repair. Mr. Berry stated that he and staff reviewed the severity of each road, without differentiating between ownership, developed the list of the roads that had the greatest need.

Mayor DeVenny asked if the list was by severity of need or just listed alphabetically. Mr. Berry noted that the Lancaster County Transportation Committee (CTC) determines what roads will be repaired and in what order. Mayor DeVenny expressed concern with City roads not having another revenue source and not being prioritized. Mayor DeVenny also noted that City streets have a higher density of traffic as compared to other roads in the County.

Council Member Harris stated that Council needs to look at the severity of the roads and develop their list. Mayor DeVenny asked how the CTC will determine priority. Mr. Berry stated it would likely be based on the higher traffic roads. Mayor DeVenny expressed concern with City residents paying the additional 1% and not seeing City roads repaired. Mr. Hutfles noted that half of the funds are already earmarked for the widening of 521 in Indian Land. Council Member Harris asked if a meeting has occurred between the City and the South Carolina Department of Transportation (SCDOT) as previously requested. Mr. Berry noted that he has made multiple attempts to contact SCDOT and has not received a return phone call.

**Motion:** To table R24-13 A Resolution supporting Lancaster County's 1% Transportation Sales Tax Initiative and endorsing the list of City Transportation Projects to be included in the Referendum

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

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

**Action:** Approved

## IX. Ordinance

- A. *024-05 (Second 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 Delia Twitty*

**Motion:** To approve the second reading of 024-05 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 Twitty

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

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

**Action:** Approved

- B. *024-06 (Second Reading) An Ordinance to 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.*



**Motion:** To approve the second reading of O24-06 an Ordinance to annex 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.

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

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

**Action:** Approved

**X. Adjournment**

**Motion:** To adjourn

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

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

**Action:** Adjourned

There being no further business, Council adjourned at 9:15 p.m.

Respectfully submitted,

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Tracy Rabon, MMC  
City Clerk

**CITY OF LANCASTER  
REGULAR MEETING  
TUESDAY, MARCH 26, 2024**

P8

A meeting of the Lancaster City Council was held in the City Hall Council Chambers on Tuesday, March 26, 2024, at 7:00 p.m.

Mayor T. Alston DeVenny called the meeting to order. A notice of the meeting was posted at City Hall and placed on the City's website. The local news media was contacted about the meeting time and place. The meeting was open to the public.

**I. Invocation & Pledge of Allegiance**

Mayor DeVenny offered the invocation and led the Pledge of Allegiance.

**II. Roll Call**

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

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

**Others Present:** City Administrator Flip Hutfles, City Attorney Mitch Norrell, City Clerk Tracy Rabon, Building, Finance Director James Absher, Fire Chief Justin McLellan, Police Chief Don Roper, Public Utilities Director Donnie Ledford, Public Works Director Rendell Mingo, Sanitation & Maintenance Operations Director Matt Berry, Human Resource Director Angela Roberson, IT Director Melissa Izzard, Mandy Catoe with the Lancaster News.

**III. Citizen Comments**

Donald Williams addressed Council regarding concerns with the dumpster enclosure doors not being closed after his trash is picked up and stated that he has noticed it throughout the City. Mr. Williams praised the Utility Department and the Building and Zoning Department.

Clay Hall addressed Council regarding concerns about the state of the roads and bridges and the condition of Springdale Road railroad tracks. Mr. Hall also expressed concern about fire trucks being sent out for minor accidents, stating it was not an efficient allocation of resources. Mr. Hall expressed concern with North Main Street being changed from four lanes to two lanes and expressed concern about the City not having a recycling program.

**IV. Employee Comments**

There were no employee comments

**V. Approval of Minutes**

- A. *Goal Session – February 20, 2024*
- B. *Regular Meeting – February 27, 2024*

**Motion:** To approve the minutes for February 20, 2024, Goals Session and the February 27, 2024 Regular Meeting

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

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

**Action:** Approved

**VI. Monthly Reports for February 2024**

Council Member Harris asked Public Works Director Rendell Mingo about the three fire hydrants that were out of service. Mr. Mingo stated that staff were aware of the problems, and they are being addressed.

Council Member Harris asked about the overtime for the Vehicle Maintenance Department. Mr. Berry stated that the department currently has an open position and staff are covering for the shortage. Council Member Harris asked about options for making the public aware of openings within the City. Human Resource Director Angela Roberson stated the position was posted on the website and on the electronic sign on Main Street, and that she was open for suggestions. Ms. Roberson stated that it was likely due to the lower pay.

Council Member Sowell asked if the leaf truck had been repaired. Mr. Berry stated that truck was replaced.

Council had no further questions or concerns regarding the Monthly Reports for February 2024. Complete reports are available for review in the City Clerk's office.

**VII. Cash Management and Finance Report for February 2024**

Finance Director James Absher presented the Cash Management and Finance Reports for February 2024.

Mayor DeVenny asked if the 1% sales tax requested by the County would impact the revenue within the City. Mr. Absher stated it should not have much of an impact.

**VIII. Ordinance**

- A. *O24-07 (First Reading) An Ordinance Annexing Into the City of Lancaster, South Carolina One Parcel of Land Totaling 6.19 Acres Located at 1381 West Meeting Street and Owned by the City of Lancaster*

Fire Chief Justin McLellan presented O24-07 requesting annexation of 1381 West Meeting Street. Chief McLellan stated this lot was purchased for the purpose of construction Fire Station 3.

**Motion:** To approve the first reading of O24-07 an Ordinance annexing into the City of Lancaster, South Carolina one parcel of land totaling 6.19 acres located at 1381 West Meeting Street and owned by the City of Lancaster

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

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

**Action:** Approved

**IX. Adjournment**

**Motion:** To adjourn

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

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

**Action:** Adjourned

There being no further business, Council adjourned at 7:31 p.m.

Respectfully submitted,

\_\_\_\_\_  
Tracy Rabon, MMC  
City Clerk

# City of Lancaster State of South Carolina

## A PROCLAMATION IN SUPPORT OF FAIR AND EQUITABLE HOUSING

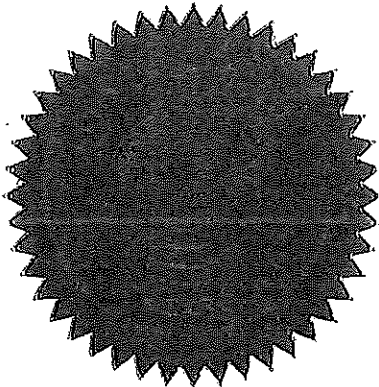
*WHEREAS*, the State of South Carolina enacted the South Carolina Fair Housing law in 1989; and

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

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

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

*NOW, THEREFORE*, I, T. Alston DeVenny, Mayor of the City of Lancaster, do hereby proclaim the month of **April 2024** as **FAIR HOUSING MONTH** throughout the City of Lancaster



**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the City of Lancaster to be fixed this 9<sup>th</sup> Day of April, in the Year of our Lord, Two Thousand, Twenty-Four.

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

Attest: \_\_\_\_\_  
Tracy Rabon, City Clerk

## Agenda Item VI.C

**City of Lancaster**  
**City Council Meeting**  
**April 9, 2024**

**TO:** City Council  
**SUBJECT:** Housing Authority Board Appointment  
**INITIATED BY:** City Administrator  
**PREPARED BY:** City Administrator

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**Background:** Dr. Deborah Cureton's term on the Housing Authority of Lancaster Board of Commissioners expires in April. Dr. Cureton does not wish to be reappointed.

Veronica Williams, the Lancaster Housing Authority Executive Director has recommended Queserie Peay, a tenant of Frank L. Roddey Apartments, to be appointed to the Housing Authority Board. Ms. Peay is the former Projects/Programs Coordinator for the Lancaster County Council of Arts with 15 plus years of administrative experience in client relations and support service. She is currently an independent contractor for Working Solutions, LLC as a Product Support Specialist and is also the owner of Peay Creative Solutions. Ms. Peay has a Bachelor of Arts in Organizational Communications from the University of North Carolina at Charlotte. Ms. Peay sees serving on the Lancaster Housing Authority Board as an opportunity to serve and make a positive long-lasting impact on the lives of current/future residents and their families. As an active resident and participant of the Lancaster Housing Authority programs and services, Ms. Peay feels that joining the Board will extend a residential voice to the needs of the residents.

**Recommendations/Actions:** Staff is asking Council Members to propose candidates for appointment for the expired seat at the April 23, 2024 City Council meeting.

**Attachments:** Letter from the Housing Authority.

**HOUSING AUTHORITY OF LANCASTER**

3502 Caroline Court · P.O. Box 1235  
 LANCASTER, SOUTH CAROLINA 29721  
 VOICE/TDD (803) 285-7214 - FAX (803) 283-2049

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March 19, 2024

Housing Authority of Lancaster  
 3502 Caroline Court  
 Lancaster, SC 29720

Dr. Deborah Cureton  
 Board of Commissioners  
 Housing Authority of Lancaster

Re: Board Term Completion-April 14, 2024

Dear Dr. Deborah Cureton,

This letter is to officially acknowledge the successful completion of your term as Board Chair of the Board of Commissioners to the Housing Authority of Lancaster. This board has been honored with your unwavering service to its continued growth and success. You have witnessed remarkable achievements while working tirelessly to fulfill the Housing Authority's mission and vision for the people of Lancaster County.

Throughout your tenure, beginning in 2009, your leadership has been exemplary, and your contributions have left a lasting impact on this organization. Your insight, commitment, and willingness to collaborate to go above and beyond have helped the Housing Authority navigate challenges and seize opportunities.

The Housing Authority is immensely grateful for your time, effort, and unmatched passion over so many years. Your service on the board has been invaluable, and as you transition off this board, your legacy will endure, and your contributions will continue to inspire this board in its ongoing endeavors. The Board of Commissioners of the Housing Authority of Lancaster extends its most heartfelt thanks and invites you to stay connected with the Housing Authority should you choose.

Thank you for your service,



(Dr. Deborah Cureton, Board Chair)



(Veronica Williams, Executive Director)

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*DR. DEBORAH CURETON*  
 Chairman

*RUTH MCLWAIN*  
 Commissioner

*BEVERLY THIGPIN*  
 Commissioner

*SABRINA S. HAMMOND*  
 Commissioner

*VERONICA WILLIAMS*  
 Executive Director

*BRENDA THOMPSON*  
 Commissioner

## Agenda Item VLD

**City of Lancaster  
City Council Meeting  
April 9, 2024**

**TO:** City Council  
**SUBJECT:** Red Rose City Development Corporation Board Nominations  
**INITIATED BY:** City Administrator  
**PREPARED BY:** City Administrator

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**Background:** FY 23-24 Budget Could Do Goal #2b is to activate the full potential of the Red Rose City Development Corporation. One of the first steps in achieving this goal is to elect Voting Directors to the Board of Directors. The Corporation Bylaws states in part that the Directors shall be elected at each annual meeting by the Voting Directors then in office from a nomination slate presented by the Lancaster County Economic Development Advisory Board, the Lancaster County Chamber of Commerce, the University of South Carolina-Lancaster, and the governing body of the City of Lancaster, each of which shall be allowed to nominate up to three candidates.

The Corporation's current Board of Directors consist of:

- James Hawthorne, President – Lancaster County Water & Sewer District Engineer
- Buddy Faile – USCL Director of Business Operations
- Brain Trimnal – Residential and commercial real estate law attorney with Trimnal & Myers
- Brenda Thompson – Lancaster County Director of Communications & Marketing
- Keeomn Wilson – Travel + Leisure Company Sales Executive

Ms. Thompson and Mr. Wilson terms are expiring.

**Recommendations/Actions:** Staff is asking Council Members to propose three nominees for the Red Rose City Development Corporation Board of Directors at the April 23, 2024 City Council meeting.

## Agenda Item VI.E

**City of Lancaster  
City Council Meeting  
April 9, 2024**

**TO:** City Council  
**SUBJECT:** Downtown Festival District  
**INITIATED BY:** City Administrator  
**PREPARED BY:** City Administrator

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**Background:** There is no State law that prohibits the drinking of alcohol on sidewalks, streets, and other public areas. The State open container law only applies to motor vehicles. It is local municipal ordinances that prohibit the possession and consumption of alcohol beverages in public places.

Currently, Section 4-2 of the City Code makes it unlawful for any person to have in their possession any beer, wine, or distilled liquor in an open container in any public place within the city limits unless Council passes a resolution to allow consumption of beer and wine in a special event area for a public festival.

Some municipalities such as Hartsville and North Augusta have a designated permanent open consumption area that allows any establishment that is licensed to sell alcoholic beverages that is within the borders of the describe area to sell beer and wine in a paper or plastic cups for removal from the premises to the designated area. In both Hartsville and North Augusta this can be done between the hours of 10:00 a.m. to 12:00 midnight.

Other municipalities such as Greenwood and Walhalla allow public consumption of beer and wine through a temporary event permit that is approved by the City Administrator at his discretion. In both cities the business owners must provide proof of liability insurance. Greenwood's event permit can be issued for a maximum of two consecutive days on Thursday and Friday from 6:00 p.m. to 11:00 p.m., and on Saturday from 5 p.m. to 11 p.m. Wahalla does not limit the day of the week but like Hartsville and North Augusta the time is from 10:00 a.m. to 12:00 midnight.

In North Myrtle Beach the property owner of a shopping and/or entertainment destination of 10 or more acres may apply for the establishment of a permanent festival zone, where the possession and consumption of beer and wine in a clear plastic cup is permissible. The beer and wine must be sold by alcohol beverage licensees located within such shopping and/or entertainment destinations and hold a valid alcohol beverage license issued by the South Carolina Department of Revenue. Once City Council approves the permanent festival zone, the City Manager has the authority to suspend or revoke the festival zone permit if the permit holder violates the terms/parameters of the approved festival zone.

The main impetus for municipalities to enact a consumption district is to promote and encourage more visits to their shopping/entertainment areas by both residents and visitors, which in turn will encourage economic development and private investments. The measures these municipalities put



into effect attempt to reasonably and efficiently balance the interest of promoters, attendees, public safety, surrounding businesses, and the public at large.

Chief Roper and I prefer the Greenwood model of having a temporary festival district that a special public consumption permit will be approved by the City Administrator after consultation with the Police Chief and Fire Chief. The festival district will be from Dunlap Street to Elm/Chesterfield Street and from Catawba Street to White Street.

The conditions of the special permit will be:

- a) The public consumption of beer and wine cannot begin before 5:00 p.m. on Thursday and Friday, and 12:00 noon on Saturday.
- b) Open containers and the public possession of beer and wine shall end at 11:00 p.m.
- c) All participating business establishments within the district must discontinue distribution at a minimum of 15 minutes prior to 11:00 p.m.
- d) Signs at least 18" x 24" informing participants that beer and wine are prohibited on City street and sidewalks beyond the boundary of the festival district must be posted.
- e) Possession and consumption of beer and wine is limited to those that are sold by a business establishment that has been lawfully licensed to allow on-premises consumption of alcoholic beverages, beer, or wine from the South Carolina Department of Revenue Alcoholic Beverage Licensing that are located within or fronting the festival district.
- f) No alcoholic beverages for consumption within the festival district may be brought in from outside of the festival district.
- g) There shall be no glass/plastic bottles or cans served during the event. The contents of any beer and wine served or sold in bottles or cans must be poured into plastic cups, not to exceed 16 fluid ounces in size, provided by the business establishment that are readily identifiable cups and specifically approved by the City for such usage.
- h) No person shall remove more than 2 beverages from the premises at any one time.
- i) The special public consumption permit can only be issued after the City event permit is issued and SCDOT approval to close streets (if needed) is granted.
- j) Patrons/customers can only legally possess alcohol if they have a wristband provided by the entity specific for the event to identify persons at least 21 years of age.
- k) *All businesses participating must have their liquor liability insurance on file with the City.*
- l) The Police Chief, or his designee, shall have the right to temporarily suspend the service of beverages within the festival district, in the event that they determine such suspension is necessary for the safety and wellbeing of the persons within the festival district.
- m) Non-City event organizers shall obtain liability insurance coverage specifically identifying the City of Lancaster as an additional insured. Insurance requirements are, at minimum \$1,000,000 individual occurrence and aggregate along with \$300,000 liquor liability.

**Recommendations/Actions:** If Council wishes to amend Section 4-2 of the City Code to allow public consumption without the need to request a resolution staff is asking for direction on the type of consumption district.

**RESOLUTION R24-14**

**A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN ASSIGNMENT, ASSUMPTION AND RELEASE AGREEMENT AMONG GREAT PEE DEE LIMITED PARTNERSHIP AND LANCASTER RESIDENTIAL, LCC ON BEHALF OF THE CITY OF LANCASTER, SOUTH CAROLINA**

**WHEREAS**, on April 20, 1999, the Lancaster City Council adopted Resolution R99-14 which among other things provided City support for a public/private venture with Great Pee Dee Limited Partnership for the construction of 17 elderly rental apartments including four market rate and 13 lower income elderly units with two commercial spaces located at 216 South Main Street; and

**WHEREAS**, under the auspice of the said public/private venture, the City provide: a) an in-kind service in the amount of \$27,000 in the form of a mortgage at 0% interest rate for a term of 45 years with equal payments in years 41 through 45; b) a program income loan in the amount of \$100,000 at a rate of 2% interest for a term of 30 years with annual payments to the extent that project cash flow, while maintaining a 1.16 debt coverage ratio, is sufficient; and c) a loan in the amount of \$335,000 in the form of a mortgage at 0% interest rate for a term of 45 years with equal payments in years 31 through 45; and

**WHEREAS**, the Lancaster Residential, LLC wishes to purchase the real property at 216 South Main Street from the Great Pee Dee Limited Partnership; and

**WHEREAS**, the Lancaster Residential, LLC assumes and agrees to perform all of the duties and obligations of the City loans, and agrees to be bound by all terms, conditions, and provisions of the City mortgage; and

**WHEREAS**, the Lancaster City Council desires to have affordable elderly housing in downtown.

**NOW THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the City of Lancaster, South Carolina, in Council assembled, that the City Administrator is authorized to execute the Assignment, Assumption and Release Agreement and sign any other such necessary documents.

**DONE IN MEETING ASSEMBLED** on the 9<sup>th</sup> day of April 2024, and to become effective April 9, 2024.

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

Requested by:

Lancaster Residential, LLC

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

Approved as to form:

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

\_\_\_\_\_  
Tracy Rabon, City Clerk

Prepared by and Return to:

**MORTON & GETTYS, LLC**  
 Attn: Joshua B. Vann  
 Post Office Box 707  
 Rock Hill, South Carolina 29731

**STATE OF SOUTH CAROLINA**  
**COUNTY OF LANCASTER**

**ASSIGNMENT, ASSUMPTION AND RELEASE AGREEMENT**

(Cross Reference: Book 732, at Page 55, and Book 732, at Page 59)

THIS ASSIGNMENT, ASSUMPTION, AND RELEASE AGREEMENT, made this \_\_\_\_ day of April, 2024 (this "Agreement"), by and among **GREAT PEE DEE LIMITED PARTNERSHIP**, a North Carolina limited partnership (the "Assignor"), **LANCASTER RESIDENTIAL, LLC**, a South Carolina limited liability company (the "Assignee"), **CITY OF LANCASTER**, a body politic and political subdivision of the State of South Carolina (the "City"), and **MAIN STREET LANCASTER**, a South Carolina non-profit corporation aka from time to time "Main Street Lancaster Inc." and being wholly owned, directly or indirectly, by the City (the "Agency").

WITNESSETH:

WHEREAS, the City made a loan to Assignor in the original principal amount of \$127,000.00 as evidenced by that certain promissory note dated as of June 15, 2000 and made payable to the order of the City (the "City Note"), which City note is secured by that certain mortgage recorded in the Lancaster County, South Carolina, real estate records in Book 732, at Page 55, in the Lancaster County, South Carolina, Clerk of Court's Office (the "City Mortgage," with the City Note and City Mortgage being, collectively, the "City Loan Documents," and with the loan evidenced and secured thereby being the "City Loan").

WHEREAS, Agency made a loan to the Assignor in the original principal amount of \$335,000.00 as evidenced by a promissory note payable to the order of the Agency dated May 25, 2000 (the "Agency Note"). The Agency Note is secured by a mortgage recorded in Book 732, at Page 59 in the aforesaid records (the "Agency Mortgage," with the Agency Note and Agency Mortgage being, collectively, the "Agency Loan Documents," and with the loan evidenced and secured thereby being the "Agency Loan").

WHEREAS, the Agency is the sole owner and holder of the Agency Loan Documents, and the City is the sole owner and holder of the City Loan Documents;

WHEREAS, the Assignor is the owner of the certain real property located in the City of Lancaster, Lancaster County, South Carolina, as more particularly described in attached Exhibit A (the "Real Property");

WHEREAS, Assignor, by virtue of a certain Agreement of Purchase and Sale having an Effective Date of April 15, 2024 (as amended and assigned, the "Purchase Agreement") has agreed to convey the Real Property to the Assignee, as the assignee under the Purchase Agreement to Eastside Equities, LLC and being an affiliate thereof, and to assign all of its rights and obligations under the City Loan Documents and Agency Loan Documents to the Assignee, and the Assignee has agreed to accept such assignment; and

WHEREAS, the Agency and the City desire to approve and consent to such conveyance and assignment.

NOW, THEREFORE, in consideration of the mutual covenants herein and other good and valuable consideration, the parties hereto agree as follows:

1. The Assignor hereby assigns to the Assignee all of Assignor's rights, duties, obligations, and interest in, to, and under the Agency Loan Documents and City Loan Documents which arise thereunder from and after the date hereof. The Assignee hereby accepts such assignment. When this Agreement is duly executed and delivered by the Assignee, the Assignor shall be discharged from all liability under the City Loan Documents and Agency Loan Documents arising thereunder prior to the date hereof.

2. The Assignee assumes and agrees to perform all of the duties and obligations of the Assignor arising under the City Loan Documents and Agency Loan Documents from and after the date hereof and otherwise agrees to be bound by all of the terms, conditions and provisions thereof. The Assignee agrees, ratifies and confirms that the Agency Loan Documents and City Loan Documents are and shall be a valid and binding obligation of the Assignee enforceable in accordance with their terms, subject to bankruptcy, insolvency and similar laws and customary equitable principles, and does hereby waive any existing defenses and rights to seek injunctive relief (including, without limitation, any such defenses and rights based on counterclaims, rights of offset, and statutes of limitations) that either the Assignor or the Assignee may have as of the date hereof with regard to the enforceability thereof. Without limiting the foregoing, the Assignee agrees that it shall be bound by the City Mortgage and Agency Mortgage and that the security interest created thereby shall continue to be effective as to the collateral described therein.

3. The Agency and the City hereby approve and consent to the conveyance of the Real Property to the Assignee and the assignment by the Assignor of all of its rights, duties and obligations arising under the Agency Loan Documents and the City Loan Documents from and after the date hereof to the Assignee. The Agency and the City hereby release and discharge the Assignor, its respective partners, members, managers, directors, employees, agents, officer, affiliates, attorneys, representatives, and principals of Seller (corporate or personal) successors and

assigns (the "Related Parties") from any and all claims, obligations, and liabilities of any kind arising under or in connection with the Real Property, the City Loan Documents, the Agency Loan Documents, or other liability derived therefrom arising thereunder from and after the date of this Agreement. The Agency and the City agree that there are no present defaults under the Agency Loan Documents or City Loan Documents, respectively.

4. Assignee agrees to indemnify, defend, and hold Assignor, its Related Parties, harmless for, from and against any and all losses, costs, damages, and expenses of any kind whatsoever, including without limitation, attorneys' fees which are actually incurred by any of them, and which arise out of or related to (i) any and all actions taken by or omissions of Assignee or its Related Parties from and after the date hereof under or in connection with the City Loan and/or Agency Loan.

5. The outstanding principal balance due on the City Note as of the effective date of this Agreement, including all deferred and capitalized interest, is \$171,581 and the outstanding principal balance due under the Agency Note as of the effective date of this Agreement, including all deferred and capitalized interest, is \$335,000.

6. The lien of the City Mortgage and Agency Mortgage shall remain in their present lien positions, subordinate to existing senior secured indebtedness encumbering the Real Property.

7. The Loan Documents are hereby modified as follows:

a. Notices to borrower or obligor under the Agency Loan Documents and/or City Loan Documents shall be directed as follows:

Lancaster Residential, LLC  
Attn: Joseph F. Biggins  
12132 Captain's Landing  
North Palm Beach, Florida 33408

b. There are two (2) members of Lancaster Residential, LLC. The Agency and the City agree that either member may purchase and acquire the other member's interests in Lancaster Residential, LLC without such purchase and acquisition being in violation of the Agency Loan Documents or City Loan Documents, and without the same being considered as a transfer of the Real Property. However, upon any such purchase and acquisition by one member of the interests of the other in Lancaster Residential, LLC, Lancaster Residential, LLC shall remain fully obligated under the Agency Loan Documents and City Loan Documents.

8. This Agreement has been executed and shall be performed in the State of South Carolina and, notwithstanding any principles of conflicts of laws, the internal laws of the State of South Carolina shall govern and control the validity, interpretation, performance, and enforcement of this Agreement.

9. The provisions of this Agreement are hereby incorporated into and made a part of the City Loan Documents and Agency Loan Documents.

10. The persons executing this Agreement on behalf of the parties represent and warranty that they have the right to so execute and deliver this Agreement and to bind the party(s) for whom they execute and deliver this Agreement to the terms of this Agreement.

**THE SIGNATURES OF THE PERSONS EXECUTING THIS ASSIGNMENT AND ASSUMPTION AGREEMENT ON BEHALF OF THE ASSIGNOR, THE ASSIGNEE, AND THE AGENCY AND THE NOTORIAL CERTIFICATES FOR SUCH SIGNATURES ARE SET FORTH ON THE EXECUTION PAGES IMMEDIATELY FOLLOWING THIS PAGE.**

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed and delivered under seal by authority duly given by the duly empowered officers, partners or managers, all as of the date first above written.

**ASSIGNOR:**

**GREAT PEE DEE LIMITED PARTNERSHIP,**  
a North Carolina limited partnership

By: \_\_\_\_\_  
\_\_\_\_\_, its \_\_\_\_\_

Witness: \_\_\_\_\_

Witness: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_, as the \_\_\_\_\_ of the within named Great Pee Dee Limited Partnership ("Assignor") personally came before me this day and acknowledged that s/he signed the within Agreement in the capacity aforesaid and as the act and deed of the Assignor.

WITNESS my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

My Commission Expires: \_\_\_\_\_

Name of Notary Public: \_\_\_\_\_

*[Notarial Seal/Stamp]*

**ASSIGNEE:**

**LANCASTER RESIDENTIAL, LLC,**  
a South Carolina limited liability company

By: \_\_\_\_\_,  
\_\_\_\_\_, its \_\_\_\_\_

Witness: \_\_\_\_\_

Witness: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, a Notary Public of the County and State  
aforesaid, certify that \_\_\_\_\_, as the \_\_\_\_\_ of the  
within named Lancaster Residential, LLC (“Assignee”) personally came before me this day and  
acknowledged that s/he signed the within Agreement in the capacity aforesaid and as the act and  
deed of the Assignee.

WITNESS my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

My Commission Expires: \_\_\_\_\_  
Name of Notary Public: \_\_\_\_\_  
*[Notarial Seal/Stamp]*



**CITY:**

**CITY OF LANCASTER,**

a body politic and political subdivision of the State  
of South Carolina

\_\_\_\_\_  
Witness: \_\_\_\_\_

By: \_\_\_\_\_  
\_\_\_\_\_, its \_\_\_\_\_

\_\_\_\_\_  
Witness: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, a Notary Public of the County and State  
aforesaid, certify that \_\_\_\_\_, as the \_\_\_\_\_ of the  
within named City of Lancaster ("City") personally came before me this day and acknowledged  
that s/he signed the within Agreement in the capacity aforesaid and as the act and deed of the City.

WITNESS my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Name of Notary Public: \_\_\_\_\_

*[Notarial Seal/Stamp]*

**AGENCY:**

**CITY OF LANCASTER** (as the successor in interest to MAIN STREET LANCASTER, a South Carolina nonprofit corporation)

Witness: \_\_\_\_\_

By: \_\_\_\_\_, its \_\_\_\_\_

Witness: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_, as the \_\_\_\_\_ of the within named Main Street Lancaster (“Assignor”) personally came before me this day and acknowledged that s/he signed the within Agreement in the capacity aforesaid and as the act and deed of the Assignor.

WITNESS my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

My Commission Expires: \_\_\_\_\_

Name of Notary Public: \_\_\_\_\_

[Notarial Seal/Stamp]

## EXHIBIT A

## PROPERTY DESCRIPTION

**All that certain piece, parcel or lot of land lying, being and situate in the City of Lancaster, Lancaster County, South Carolina, fronting on the west side of South Main Street for a distance of 98.6 feet, being shown, described and designated as Tract "A" containing 0.294 acre on plat of survey entitled 'Plat of Property of Great PeeDee Limited Partnership' dated April 9, 1999 surveyed by J.C. Crumpler and recorded as Plat No. 99-248 in the Office of the Clerk of Court for Lancaster County, South Carolina, which plat is by reference made a part hereof.**

**Being the property conveyed to Great PeeDee Limited Partnership by deed of the City of Lancaster recorded April 21, 1999 in the Office of the Clerk of Court for Lancaster County in Deed Book 42 at Page 263.**

## Agenda Item VIII.A

**City of Lancaster  
City Council Meeting  
April 9, 2024**

**TO:** City Council  
**SUBJECT:** Annexation Ordinance  
**INITIATED BY:** Fire Chief  
**PREPARED BY:** Fire Chief

---

**Background:** On January 23, 2024, the City purchased a 6.19 acres lot located at the southwest corner of West Meeting Street and Memorial Park Road (1381 West Meeting Street) for the purpose of constructing Fire Station 3. With the parcel providing a City service, staff feels that it should be annexed into the City. Station 3 will be serviced by City's water and sewer.

1381 West Meeting Street adjoins the city limits to the north.

Council unanimously approved the first reading of Ordinance 24-07 at the March 26, 2024 City Council meeting.

**Financial:** 1381 West Meeting Street will not place any additional burden on the existing police and fire services, and residential trash.

**Policy Considerations:** Section 44-36(c) 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 O24-07.

**Attachments:** Ordinance O24-07, annexation petition, deed, plat, and location map.

**ORDINANCE O24-07**

**AN ORDINANCE ANNEXING INTO THE CITY OF LANCASTER, SOUTH CAROLINA ONE PARCEL OF LAND TOTALING 6.19 ACRES LOCATED AT 1381 WEST MEETING STREET AND OWNED BY THE CITY OF LANCASTER**

**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 any and all improvements located thereon, lying, being and situate in Lancaster County, South Carolina, fronting on West Meeting Street, being shown, described and designated as Lot 2, containing 6.19 acres, on plat of survey entitled "Plat of Boundary Survey for Gary Wayne Helms, G & R Development & David Gene Hudak" prepared by Precision Surveying, Inc., PLS, dated July 26, 2007 and recorded in the Register of Deeds Office, Lancaster County, South Carolina in Plat Book 2007 Page 1036, which plat is incorporated herein and by reference made a part hereof.

Derivation: This being the property conveyed to Gary Wayne Helms by Deed recorded August 31, 2007 in Deed Book 420 Page 9 in the Register of Deeds Office for Lancaster County, South Carolina.

Tax Map No.: 0082G-0B-011.00

The property shall have an interim zoning classification of B2 Neighborhood Commercial pending rezoning pursuant to the Zoning Ordinance.

**DONE IN MEETING ASSEMBLED** on the 9<sup>th</sup> day of April 2024, and to become effective April 9, 2024.

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

Requested by:

Fire Chief

T. Alston DeVenny, Mayor

Approved as to Form:

Mitch Norrell, City Attorney

Tracy Rabon, Municipal Clerk

First Reading: March 26, 2024

Second Reading: April 9, 2024



# City of Lancaster Annexation Petition

216 South Catawba Street  
PO Box 1149  
Lancaster, SC 2971-1149  
Phone: 803-283-4253

INFORMATION	
Petitioner/Owner Name <i>City of Lancaster</i>	Telephone <i>803-283-2489</i>
Mailing Address / City ST ZIP <i>PO Box 1149 Lancaster, SC 29721</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>1381 W. Meeting St. Lancaster, SC 29720</i>	Tax Map # <i>008261-06-011.00</i> Acres (±) <i>6.19</i>	Requested Zoning <i>B2</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

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 40-2 and 44-36(e) of the City of Lancaster Code of Ordinances regarding provision of utility services to contiguous properties and extension of City services pending final action by City Council regarding annexation.

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

<i>STEVEN "FLIP" HUFFLES</i>		<i>13 MARCH 24</i>

### ACTION BY LANCASTER CITY COUNCIL

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

RECORDED THIS 24th DAY  
OF JANUARY, 2024  
IN BOOK 00 PAGE 00

LANCASTER COUNTY, SC	
2024000785	530
RECORDING FEES	\$15.00
EXEMPT	
PRESENTED & RECORDED	
01-24-2024	10:08:45 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: DAVID HUGHES	
BK:DEED 1751	PG:10-13

*David C. Hughes*  
Auditor, Lancaster County, SC

LANCASTER COUNTY ASSESSOR  
Tax Map:  
0082G 0B 011 00

PREPARED BY TRIMNAL & MYERS, LLC

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

KNOW ALL MEN BY THESE PRESENTS, THAT Gary Wayne Helms (hereinafter called "Grantors") in the State aforesaid, for and in consideration of the sum of THREE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$385,000.00) Dollars, to him paid by City of Lancaster (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:

City of Lancaster, its successors and/or Assigns Forever:

All that certain piece, parcel or lot of land, together with any and all improvements located thereon, lying, being and situate in Lancaster County, South Carolina, fronting on West Meeting Street, being shown, described and designated as Lot 2, containing 6.19 acres, on plat of survey entitled "Plat of Boundary Survey for Gary Wayne Helms, G & R Development & David Gene Hudak" prepared by Precision Surveying, Inc., PLS, dated July 26, 2007 and recorded in the Register of Deeds Office, Lancaster County, South Carolina in Plat Book 2007 Page 1036, which plat is incorporated herein and by reference made a part hereof.

Being the property conveyed to Gary Wayne Helms by Deed recorded August 31, 2007 in Deed Book 420 Page 9 in the Register of Deeds Office for Lancaster County, South Carolina.

TMS#0082G-0B-011.00

Grantee's Address: PO Box 1149, 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.

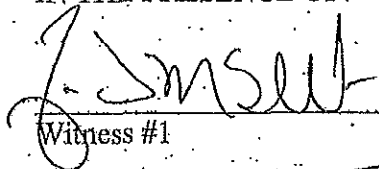
TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said GRANTEE/S, Their Heirs and/or Assigns forever.




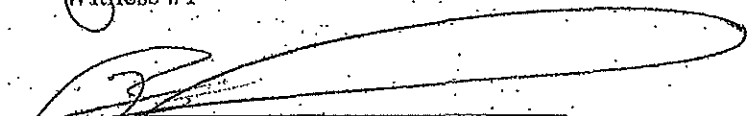
AND the said GRANTOR/S do hereby bind themselves and their heirs and/or assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE/S, Their Heirs and/or Assigns, against Themselves and Their Heirs and/or Assigns and against every person whomsoever lawfully claiming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

WITNESS our Hand(s) and Seal(s) this 23rd day of January in the year of our Lord 2024.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

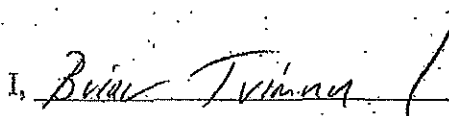
  
Witness #1

  
Gary Wayne Helms

  
Witness #2

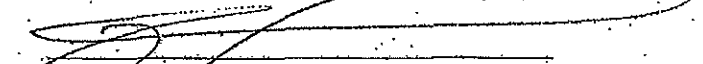
STATE OF SOUTH CAROLINA )  
COUNTY OF LANCASTER )

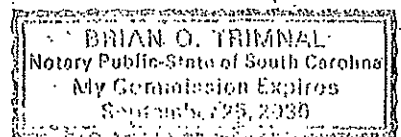
ACKNOWLEDGEMENT

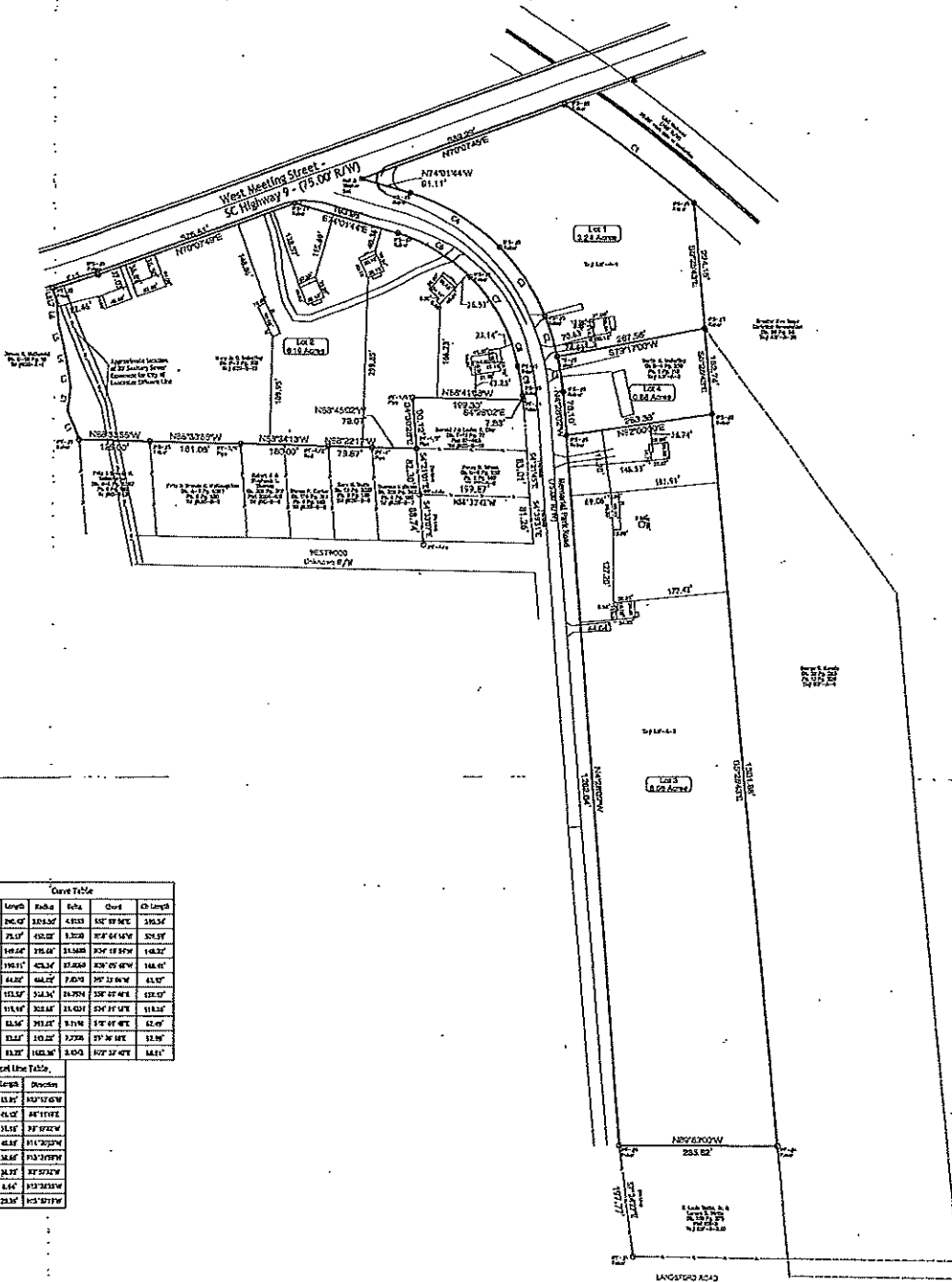
I, , Notary Public for the State of SC,

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

Sworn before me this 23rd day of January, 2024

  
Notary Public for the State of SC  
My Commission Expires: 9.12.5.2030





**Curve Table**

Curve #	Length	Radius	Chord	Chord Length
C1	286.07'	1014.32'	431.33'	182° 07' 34"
C2	275.17'	432.02'	132.00'	107° 04' 14"
C3	149.22'	154.68'	57.07'	148.32'
C4	195.51'	423.56'	122.60'	120° 07' 46"
C5	44.82'	64.82'	7.07'	107° 33' 46"
C6	112.52'	242.30'	14.70'	107° 07' 46"
C7	112.52'	242.30'	14.70'	107° 07' 46"
C8	44.82'	64.82'	7.07'	107° 33' 46"
C9	44.82'	64.82'	7.07'	107° 33' 46"
C10	44.82'	64.82'	7.07'	107° 33' 46"

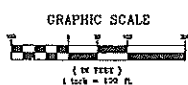
**Partial Line Table**

Line #	Length	Bearing
L1	11.37'	S51°17'00"W
L2	74.02'	S8°11'11"E
L3	31.52'	S7°32'24"W
L4	42.42'	S11°20'22"W
L5	34.42'	S13°11'00"W
L6	34.37'	S7°32'24"W
L7	4.42'	S83°32'24"W
L8	23.42'	N52°17'17"W



2007013807  
 PRECISION SURVEYING, INC.  
 1015 W. HARRIS ST.  
 COLUMBIA, SC 29204  
 (803) 733-1111  
 FAX: (803) 733-1112  
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 BY: PRECISION SURVEYING, INC.  
 DATE: 07/26/2007  
 BK: 1036-1036  
 PG: 1036-1036

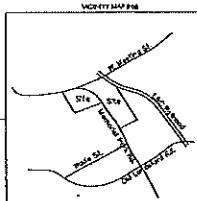
Tract 1 to be conveyed to David Gene Hudak.  
 Tract 2 to be conveyed to Gary Wayne Helms.  
 Tract 3 to be conveyed to G & R Development.



PRECISION SURVEYING, INC. warrants that the data and information contained herein were obtained by means of a surveying instrument of known accuracy and that the same were obtained by means of a surveying instrument of known accuracy and that the same were obtained by means of a surveying instrument of known accuracy.

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Sheet No. 1  
 of 1

PLAT OF BOUNDARY SURVEY  
**GARY WAYNE HELMS,  
 G & R DEVELOPMENT &  
 DAVID GENE HUDAK**  
 County of Lancaster, State of South Carolina

Scale 1"=100.00'  
 Date 7/26/2007  
 Drawn by RES  
 Checked by  
 Job No. 07-1-54



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