

**CITY OF LANCASTER
REGULAR MEETING
TUESDAY, APRIL 23, 2024**



**CITY OF LANCASTER
REGULAR MEETING
TUESDAY, APRIL 23, 2024
7:00 P.M.**

- I. Invocation & Pledge of Allegiance – Council Member Harris**
- II. Roll Call**
- III. Citizen Comments***
- IV. Employee Comments**
- V. Special Presentation**
 - A. Lancaster County 1% Transportation Sales Tax Proposal (*Dennis Marstall, County Administrator*) **Pg. 1**
- VI. Approval of Minutes**
 - A. Regular Meeting – April 9, 2024 **Pg. 24**
- VII. Monthly Reports for March 2024 (*under separate cover*)**
- VIII. Cash Management and Finance Report for March 2024** **Pg. 29**
- IX. Discussion and Action Items**
 - A. Nominating Three People to the Red Rose City Development Corporation Board of Directors Nomination Slate (*Hutfles*) **Pg. 48**
- X. Resolution**
 - A. R24-15 A Resolution Authorizing the Public Possession and Consumption of Beer and Wine at the 2024 Red Rose Festival (*Hutfles*) **Pg. 50**
 - B. R24-16 A Resolution Declaring Certain Equipment Surplus to the Needs of the City and Authorizing its Disposal (*Hutfles*) **Pg. 53**
 - C. R24-17 A Resolution Establishing Authority for the City Administrator to Enter Into a Project Agreement on Behalf of the City of Lancaster With the South Carolina Department of Transportation (*Hutfles*) **Pg. 54**
 - D. R24-18 A Resolution Directing the City of Lancaster Planning Commission to Make Recommendations for the City’s Capital Improvements Plan and for Creating a Development Impact Fee Ordinance as Provided for in the South Carolina Development Impact Fee Act (*Hutfles*) **Pg. 55**
- XI. Ordinance**
 - A. O24-08 (First Reading) An Ordinance to Amend the Official Zoning Map of the City of Lancaster, South Carolina, as to Rezone One Parcel of Land Owned by Claude Smith Enterprises, Identified as a Portion of Tax Map #0068H0A-024.00



Totaling 8.429 Acres and Located in the Area of Oakleaf Drive off Hwy 9 Bypass East (*Streater*)

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B. O24-09 (First Reading) An Ordinance Annexing Into the City of Lancaster, South Carolina One Parcel of Land Totaling 110.567 Acres Partial Bounded by U.S. Highway 521 Bypass, Flat Creek Road, and Old Dixie Road, and Owned by Springland, Inc. (*Streater*)

Pg. 98

C. O24-10 (First Reading) An Ordinance Annexing Into the City of Lancaster, South Carolina One Parcel of Land Totaling 7.01 Acres Located in the General Vicinity Of 1340 Camp Drive and Owned by Springland, Inc. (*Streater*)

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XII. 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.

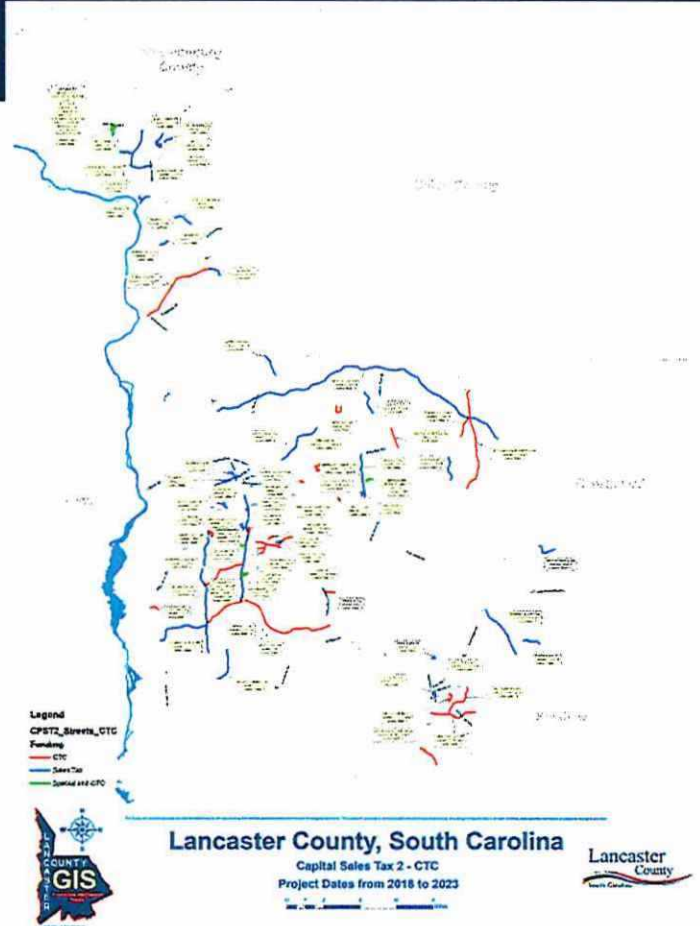
Lancaster
County

South Carolina



LANCASTER COUNTY
ROAD FUNDING PROPOSAL
April 23, 2024

- Lancaster County has roughly 1,400 miles of publicly maintained roadway (900 SCDOT miles, 500 county/other municipality miles)
- From 2018 through 2024, over 94 miles have been improved.
- Funding for these improvements are Capital Sales Project 2, Capital Project Sales Tax 2 Proviso, Lancaster County Transportation Committee (C-funds/gas tax), and a Road Fee (Preservation/Contractual projects).



- Current Funding estimates:
 - CPST 2 Proviso - \$9,000,000 to be completed by 2025
 - CTC - \$1,400,000 per year
 - Road Fee - \$800,000 per year (remaining fee total offsets Road Maintenance budget)
- Only option to complete future road needs is a dedicated funding stream.

- Subject to successful referenda, a County can have the Transportation Sales Tax pursuant to SC Code 4-10-300 and a Transportation Penny pursuant to 4-37-10.
- Potentially, Lancaster Co could have 3 sales taxes. The SC Attorney General has provided an opinion that Lancaster Co can have the Local Option Sales Tax, the Capital Project Sales Tax and the Transportation Sales Tax subject to a successful referendum.
- Legislation provides up to 1% that can run concurrently with other sales tax.
- Can impose for no more than 25 years in the aggregate, or in smaller increments
- Sales Tax ends when years or authorized revenue amount is reached, whichever is first.
- Current Sales Tax Revenue is 15,000,000 per year (\$375,000,000 total at a full 1%, \$281,250,000 at .75%, and \$187,500,000 at .5%). There are multiple revenue scenarios to be discussed

Major Widening (Total Preliminary Estimate \$210 million)

- 521 (Highway 75 to NC state line) – Major contribution to widening/improving 521.
 - CPST 3 has programmed \$10 million already and the sales tax could include an additional **\$60 million**, which would include burying powerlines, landscaping, and a possible multipurpose trail/sidewalk in the ROW. Latest preliminary estimates from RFATS/SCDOT was \$150 million. **Total concept estimate: \$70 million - Recommend**
- Harrisburg Road (Barberville Road to NC state line) – 3 lane Harrisburg road, incorporating any improvements from recent developments, possibly including pedestrian connectivity. **Total concept estimate: \$30,000,000.00 – CTC Recommend 20,000,000**
- Barberville Road (Highway 160 to NC state line) – 3 lane Barberville Road, which could include sidewalks/multipurpose trail in ROW. **Total concept estimate: \$31,000,000.00. – \$21 Million Recommend from Highway 160 to Harrisburg Road**
- Henry Harris Road (Highway 521 to Marvin Road) – 3 lane Henry Harris Road. **Total concept estimate: \$20,000,000.00 –Denial Recommendation**
- Riverside Road – Widening Riverside Road- (From Highway 9 Bypass to University Drive and correct intersection with Old Hickory Road) **Total concept estimate: \$10,000,000. – Recommend**
- Calvin Hall Road (SC 160 to NC state line) – 3 lane Calvin Hall Road – **Denial Recommendation**

Intersection Improvements (Total Preliminary Estimate: \$28 million)

Recommend All at 3/14/2024 CTC meeting

- Shiloh Unity @ Unity Church (added 3/7/2024)
- US 601 @ 265 (added 3/7/2024)
- New Hope Road @ Solar Road (added 3/7/2024)
- Gillsbrook Road / Highway 9 – Extend turn lane
- Shiloh Unity @ 522 (added 3/7/2024)
- Shelly Mullis Road / US 521- Turn lane (added 1/24/2024)
- Henry Harris Road / Stacie Howie Road- Configuration/alignment (added 1/24/2024)
- Sun City @ Promenade (added 3/7/2024)
- SC 9 @ Potter Road (added 3/7/2024)

Intersection Improvements (continued)

- Van Wyck Road @ 521 (added 3/7/2024) – *Recommend Denial*
- Doby’s Bridge Road / School / Signal intersection (added 3/7/2024) – *Recommend Denial*
- Camp Creek Road / Rocky River Road (added 2/16/2024) – *Recommend*
- Grace Avenue / Bethel Road- “yield at the church” (added 2/16/2024) – *Recommend*

Roundabouts (Total Preliminary Cost Estimate \$15 million)

Recommend all at 3/14/2024 CTC meeting

- Henry Harris Road / Marvin Road
- Steel Hill Road / Van Wyck Road
- University Drive / Hubbard Drive
- Shiloh Unity Road @ 200
- Shiloh Unity Road @ Camp Creek Road

Lancaster County - Maintained Road Priorities (\$5 million)

Recommend all at 3/14 CTC meeting

- Vance Baker Road- Total concept estimate \$1,500,000.00
- Calvin Hall Road (County portion)
- Sandra Lane- **discussed at 1/24 meeting and added 2/16/2024.** Total concept estimate: \$1,163,000,000.
- County owned business park road improvements
- Reece Road / Lymon Reece Road

Resurfacing / Rehabilitation of County / SCDOT / Local Municipality Roads (Total Preliminary Estimate: \$100 million)

Recommend reduced amount of \$75 million

- Lancaster County
- City of Lancaster
- Town of Kershaw
- Town of Van Wyck
- Town of Heath Springs
- SCDOT lower volume / rural intersections

SCDOT Secondary Resurfacing (Total Preliminary Cost Estimate \$25 million)

Recommend all

- Lynwood Drive
- W Shiloh Unity Road
- Doc Garris Road
- S Potter Road
- McCardell Street
- Heyward Hough Road
- Camp Creek Road
- Beacon Road
- Country Club Road
- Airport Road
- McIlwain Road

Economic Development (Total Preliminary Estimate: \$7 million)

Recommend \$8 million

- Air Rail Park – Road connectivity for lot 6.
- Land Acquisition for future collector roads (*added 1/24/2024*)

Greenways / Sidewalk Repairs / Sidewalk Additions to SCDOT ROW (Total Preliminary Estimate: \$7 million)

Partially recommend \$5 million

- Lindsay Pettus Greenway – *Recommend at \$2.5 million*
- Indian Land Trail – *Recommend at \$2.5 million*
- Sidewalk repairs/additions/extensions Countywide in SCDOT Right of Way / SCDOT ownership – *Recommend Denial*
- Pedestrian improvements – Crosswalks, trails, etc. – *Recommend Denial*

Signalization (Total Preliminary Estimate: \$5 million)

Recommend Denial

- Mast arms on Highway 521 and possibilities at signalized intersections Countywide.
- Mast arm replacement, if needed (Approximately \$250,000 per mast arm)

Safety Improvements (\$5 million)

- Multiyear guard rail program, including rehabilitation to existing areas. **Removed as SCDOT stated they will administer guard rail program.**
- Passing Lanes 903, 9, 5, 521 south of Lancaster (*added 1/24/2024*), **but removed as SCDOT stated not in favor of passing lanes/**

Miscellaneous (\$22 million)

- Bethel Road & Bethel Boat Landing – **Recommend at \$2 million**
- Green Pond Road – **Denied**
- Administration / Contingency / Matching (Staff Requested \$50 million) - **Recommend at \$20 million**

Summary of CTC Recommendations

Major Widening -- \$121 million

Intersection Improvements -- \$28 million

Roundabouts -- \$15 million

Lancaster County - Maintained Road Priorities -- \$5 million

Resurfacing / Rehabilitation of County / SCDOT / Local Municipality Roads -- \$75 M

SCDOT Secondary Resurfacing -- \$25 million

Economic Development -- \$8 million

Greenways / Sidewalk Repairs / Sidewalk Additions to SCDOT ROW -- \$5 million

Miscellaneous -- \$22 million

Total Recommended -- \$304 million

Staff Recommendation:

CTC Recommendations -- \$304 million

Plus

- Harrisburg Road (add from Barberville Road to Calvin Hall Rd – to address Future Fire Station and new schools) -- \$10 million
- Barberville Road (add from Harrisburg Road to State line – to address new school) -- \$10 million
- Henry Harris Road Widening (Reconsider adding back in) -- \$20 million
- Resurfacing (add some back in) -- \$20 million
- Trails and Sidewalks (add some back in) -- \$2 million
- Signalization (add back in -- mast arms) -- \$10 million
- Miscellaneous/inflation/property acquisition (add more in) -- \$20 million

Staff Total Additions -- \$92 million

Total CTC and Staff recommendation -- \$396 million

- 4 counties have Transportation Sales Tax
 - Berkeley
 - Charleston
 - Dorchester
 - Richland
 - ** Horry discussing
- 2 Counties have three local sales taxes
 - Berkeley
 - Charleston
 - ** potentially Horry

2023 Sales Tax by County

Abbeville	7%	Chesterfield	8%	Hampton	7%	Newberry	7%
Aiken	8%	Clarendon	8%	Horry	8%	Oconee	6%
Allendale	8%	Colleton	8%	Horry-Myrtle Beach	9%	Orangeburg	7%
Anderson	7%	Darlington	8%	Jasper	8%	Pickens	7%
Bamberg	8%	Dillon	8%	Kershaw	8%	Richland	8%
Barnwell	8%	Dorchester	7%	Lancaster	8%	Saluda	8%
Beaufort	7%	Edgefield	8%	Laurens	8%	Spartanburg	7%
Berkeley	9%	Fairfield	7%	Lee	8%	Sumter	7%
Calhoun	8%	Florence	8%	Lexington	7%	Union	7%
Charleston	9%	Georgetown	6%	McCormick	8%	Williamsburg	8%
Cherokee	8%	Greenville	6%	Marion	8%	York	7%
Chester	8%	Greenwood	7%	Marlboro	8%		

- Future Transportation plan is a necessity and growth will dictate.
- Large Transportation projects take time and funding so it will be critical to locate and utilize a dedicated funding stream.
- C funds, Road fees, and portions of capital sales dedicated to roads will not be close to enough for our future transportation infrastructure needs and traffic solutions.
- ***A dedicated sales tax for roads will provide consistent funding to address the growing road needs throughout the County.***

Timeline

January – April 2024

Determine potential projects and recommend to County Council with estimated costs

May 28, 2024

First reading of ordinance to set referendum and provide ballot question (latest date)

August 1, 2024

Voter's Registration needs approved Ordinance

September – October 2024

Education Campaign

November 2024

General Election

CITY OF LANCASTER
WORK SESSION
TUESDAY, APRIL 9, 2024

P24

A meeting of the Lancaster City Council was held in the City Hall Council Chambers Tuesday, April 9, 2024 at 7:00 p.m.

Mayor Pro Tempore Jackie Harris 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

Mayor Pro Tempore offered the Invocation and led the Pledge of Allegiance

II. Roll Call

Present: Council Member Harris, Council Member Hood, Council Member Marsh, and Council Member Sowell

Absent: Mayor Alston DeVenny, Council Member Jones, and 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

Melissa Jones Horton thanked the Police Department for providing assistance when she left her school/business after hours. Ms. Jones Horton also presented the NAACP's program Afro-Academic, Cultural Arts, Technological and Scientific Olympics (ACT-CO) for high school students to sharpen their skills in these areas. Ms. Jones Horton asked that the City support this program financially.

IV. Employee Comments

There were no employee comments

V. Approval of Minutes

A. *Work Session – March 12, 2024*

Motion: To approve the minutes for the Work Session on March 12, 2024

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

Vote: Motion carried by unanimous roll call vote

Action: Approved

B. *Regular Meeting – March 26, 2024*

Motion: To approve the minutes for the Regular Meeting on March 26, 2024

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

Vote: Motion carried by unanimous roll call vote

Action: Approved

VI. Discussion and Action Items

A. *Discussing the Draft City Website*

City Clerk Tracy Rabon presented the second design layout of the proposed new City Website developed by CivicPlus' graphic designers in collaboration with the City Clerk and the City's IT Director. Ms. Rabon reminded Council that this presentation is merely for

approval of the design not site content. The update of the content will begin once training begins.

Council Member Sowell asked about the site sign in. Ms. Rabon explained that the sign in feature was optional to create an account but was not required to access any of the information across the site.

Mayor Pro Temp Harris verified that each department would be responsible for updating their department's pages. Ms. Rabon confirmed that the overall look and colors would be consistent across the site, but the departments would be able to update content and graphics.

Motion: To approve the City of Lancaster's new website design as presented.

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

Vote: Motion carried by unanimous roll call vote

Action: Approved

B. *Proclaiming April as Fair Housing Month*

City Clerk Tracy Rabon presented Council with a Proclamation declaring April as Fair Housing Month noting that notification was posted on the City's website along with the Fair Housing survey. Fair Housing Month flyers were also posted in various areas in City Hall.

Motion: To proclaim April as Fair Housing Month

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

Vote: Motion carried by unanimous roll call vote

Action: Approved

C. *Housing Authority Board Appointment*

City Administrator Flip Hutfles presented Council with a Board recommendation for the Lancaster Housing Authority. Mr. Hutfles stated that Dr. Deborah Cureton's term on the Board of Commissioners expires in April and Veronica Williams, Executive Director of the Housing Authority recommended Queserie Peay, a tenant of Frank L. Roddey Apartments. Ms. Peay 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.

Mayor Pro Temp Harris thanked Dr. Deborah Cureton for her service while on the Housing Authority Board. After discussion Council recommended Ms. Shernitha Belk to fill the position.

Motion: To appoint Shernitha Belk to the Lancaster Housing Authority Board

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

Vote: Motion carried by unanimous roll call vote

Action: Approved

D. *Red Rose City Development Corporation Board Recommendations*

Mr. Hutfles presented Council with the Red Rose City Development Corporation Board of Directors recommendations. Mr. Hutfles noted that Council's Could Do Goal #2b was to activate the full potential of the Red Rose City Development Corporation. Mr. Hutfles stated that according to the by-laws, the following organizations will present three candidates for

open seats; 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. Brenda Thompson and Keeonn Wilson's terms are expiring this year. Mr. Hutfles asked Council to think of three nominees for the Red Rose City Development Corporation Board of Directors to be nominated at the April 23, 2024 City Council meeting.

Motion: To table until the Regular Council Meeting on April 23, 2024
Moved by Council Member Sowell, **Seconded by** Council Member Marsh
Vote: Motion carried by unanimous roll call vote
Action: Approved

E. *Discussing Implementing a Festival District in Downtown*

Mr. Hutfles discussed the possibility of implementing a Festival District in Downtown Lancaster. The current City Code does not allow for open consumption in a public place unless the Council passes a Resolution to allow open consumption. Mr. Hutfles noted that moving forward and enacting a consumption district will promote and encourage downtown foot traffic resulting in increased sales for downtown businesses, which will lead to economic development and private investments.

Mr. Hutfles stated that he has discussed the implementation with Police Chief Don Roper and both prefer having a temporary festival district, with the consumption permit being approved by the City Administrator after consultation with the Police Chief and Fire Chief.

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 streets 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.

Council Member Harris expressed concern with amending the current City Ordinance, and asked how the City would have control over outside entities expanding the allowed footprint.

Council Member Harris stated that communication between staff and Council regarding special events will need to be consistent and that Council needs to remain informed of all events. Council Member Harris also noted keeping downtown businesses informed and included in all events. Police Chief Don Roper stated that he has consulted with area Police Chiefs that currently have a Festival District and he stated that no concerns were noted.

Council Member Harris asked City Attorney Mitch Norrell about liability concerns. Mr. Norrell stated that, as a downtown business owner, he would recommend that Council discuss the proposal with the non-alcohol serving businesses for feedback.

Mayor Pro Temp Harris recommended that the City continue with the current Ordinance. Council agreed.

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*

Mr. Hutfles presented R24-14 asking Council to approve the execution of an agreement allowing the Lancaster Residential, LLC to assume Great Pee Dee Limited Partnership City debt at 216 South Main Street.

Motion: To approve 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

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

Vote: Motion carried by unanimous roll call vote

Action: Approved

VIII. Ordinance

- A. *024-07 (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*

Motion: To approve the second reading of 024-07 as 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 Marsh

Vote: Motion carried by unanimous roll call vote

Action: Approved

IX. Adjournment

Motion: To adjourn

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

Vote: Motion carried by unanimous roll call vote

Action: Adjourned

There being no further business, Council adjourned at 7:38 p.m.

Respectfully submitted,

Tracy Rabon, MMC
City Clerk



City of Lancaster
 FY 2023-2024
 Finance Management Report

The following is a summary of the City's financial results for the major operating funds presented as of March 31, 2024.

Budget Year Completed =75.00%

GENERAL FUND SUMMARY

Category	Current Budget	YTD Actual	% Budget Actual	Total Encum	% Budget w/Encum
Revenues	20,283,358	10,732,328	52.91	-	-
Expenditures	20,283,358	10,960,597	54.04	1,081,172	59.37
Revenues Over (Under) Expenditures	-	(228,269)			

HOSPITALITY FUND SUMMARY

Category	Current Budget	YTD Actual	% Budget Actual	Total Encum	% Budget w/Encum
Revenues	1,664,303	871,484	52.36	-	-
Expenditures	1,664,303	619,105	37.20	226,445	50.81
Revenues Over (Under) Expenditures	-	252,379			

GROSS REVENUE FUND SUMMARY

Category	Current Budget	YTD Actual	% Budget Actual	Total Encum	% Budget w/Encum
Revenues	14,394,752	6,753,906	46.92	-	-
Expenses/Transfers	14,394,752	6,470,135	44.95	1,023,804	52.06
Revenues Over (Under) Expenditures	-	283,771			

SOLID WASTE FUND SUMMARY

Category	Current Budget	YTD Actual	% Budget Actual	Total Encum	% Budget w/Encum
Revenues	4,279,060	2,383,703	55.71	-	-
Expenses/Transfers	4,279,060	2,618,311	61.19	216,886	66.26
Revenues Over (Under) Expenditures	-	(234,608)			

City of Lancaster Monthly Financial Report Highlights

General Fund

General Fund revenues for the month are \$799,116 compared to revenues of \$385,746 during the same period last year. The difference is primarily due to timing of receipt for the Homestead Exemption (\$240,021) and business licence renewals (\$322,250) compared to the same period last year.

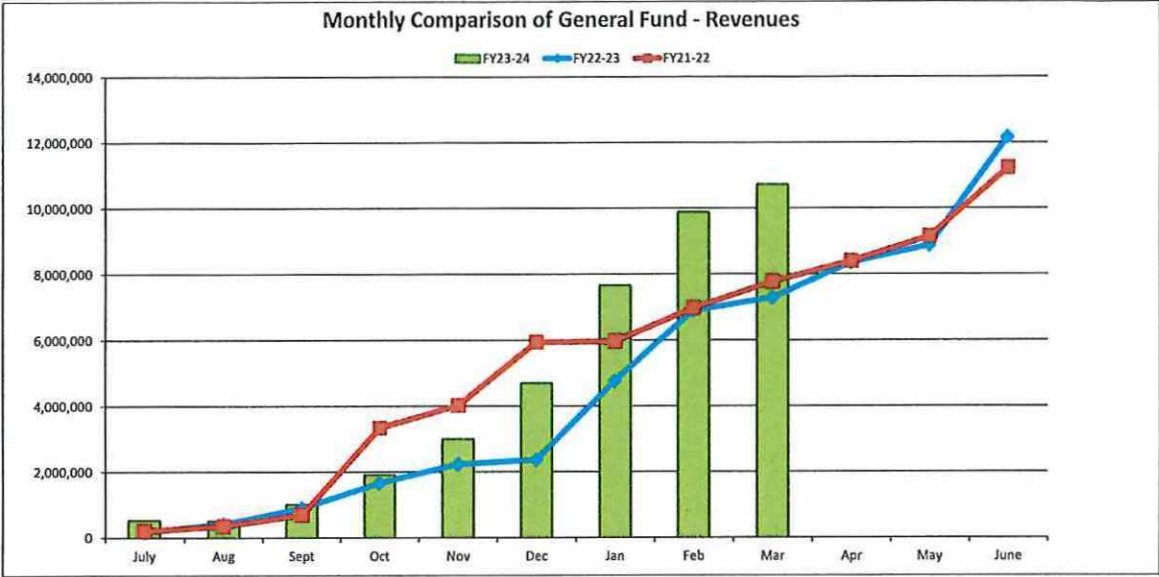
Year-to-date taxes received are \$7,593,660, which is 93.76% of the \$8,098,961 budgeted amount.

General Fund expenditures for the month totaled \$963,401 compared to expenditures of \$861,551 during the same period last year. The difference is primarily due to decreased capital purchases (\$231,550) offsetting increases in police (\$144,637), fire (\$54,734), streets (\$33,511) and general expenditures (\$62,318). Year-to-date expenditures including encumbrances of \$1,081,614 total \$12,042,210 (59.37% of budget). Outstanding encumbrances are primarily for CIP, contracted services, and blanket purchase orders.

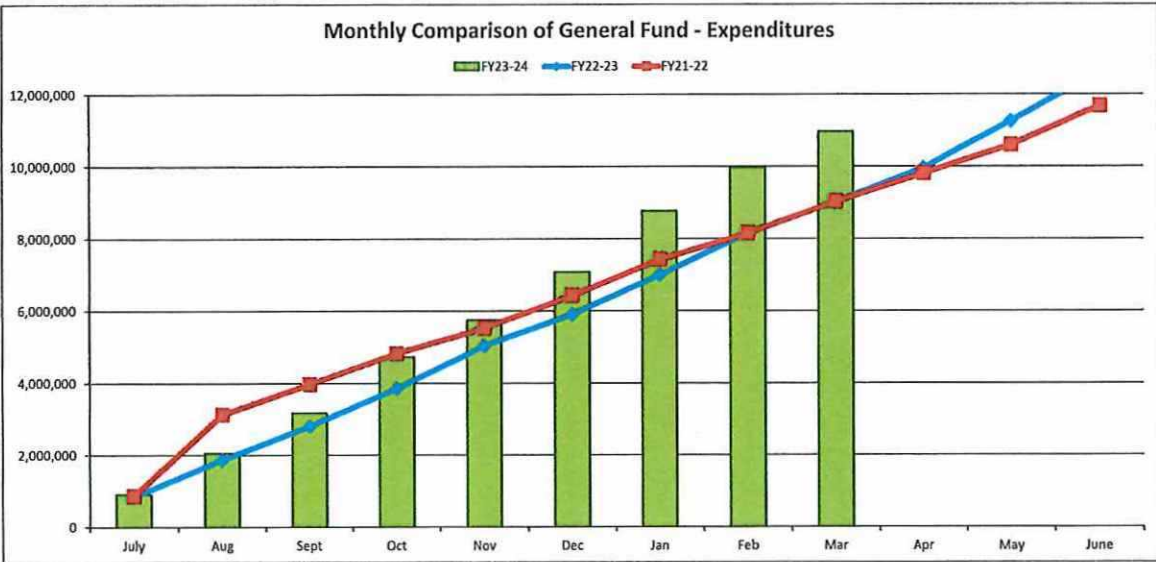
FY 24 Capital Improvement Plan Summary

	FY 24 Budget	YTD Actual	Outstanding	Notes
Cemetery Gazebo	\$ 20,000	\$ 16,800	\$ 3,200	
Upgrade Council Chamber AV	55,000	51,187	3,813	
HVAC Units at City Hall (one)	15,000	11,093	3,907	
Replace Spring House porch steps	30,000	18,932	11,068	
Replacement of (6) PD vehicle and Equip	450,000	318,955	131,045	
Replacement of 2 totaled PD vehicles	38,000		38,000	Ord 24-04
Replacement backup generator at PD	105,000		105,000	
PD generator - fencing for accreditation	10,000		10,000	
Four Flock cameras	17,000	14,600	2,400	
Moblie Traffic Sign		21,778	(21,778)	
Replace 2014 F-150 and equipment	65,000	52,857	12,143	
Design and project manager -Station 3	75,000		75,000	
Replace backup generator at Station 1	82,000		82,000	
Replace backup generator at Station 2	82,000	81,216	784	
Re-pave City portion of Marion St	35,000	36,589	(1,589)	
Repave City portion of E. Dunlap St	42,000	27,992	14,008	
1234 YF AC machine (VM)	8,500	7,945	555	
18,000 Pound lift device	35,000		35,000	
Six (6) patrol & decal (Rollover)	240,000	176,526	63,474	
Upfitting 5 patrol vehicle (purchased 2023)	150,000	29,450	120,550	
Bravos eCitation and Collision (Rollover)	55,500		55,500	
Replacement of FD Signage	12,100	12,860	(760)	Rollover
Purchase of Fire St. 3 property/closing cost	390,000	389,366	634	
Barr Street Fields (Rollover)	150,000		150,000	
Purchase Two Dodge Chargers		80,170	-	SRO Grant
IT Building Repairs	-	38,219	-	Rollover
Taylor Street Drainage Repairs	927,700	11,681	916,019	ARPA Rollover
Lyndon Drive Drainage Repairs	155,000	109,325	45,675	ARPA Rollover
South Ferguson Street Drainage Study	50,000	4,550	45,450	ARPA Rollover
CDBG Sidewalk Installation	938,000		938,000	ARPA
Comprehensive Plan (B&Z)	70,000	18,700	51,300	ARPA
CDBG MJC Park Repairs	1,000,000	4,920	995,080	ARPA
	<u>\$ 5,302,800</u>	<u>\$ 1,535,711</u>	<u>\$ 3,885,478</u>	

Prior Year to Date	Current Year to Date	Difference	Budget	% of Budget Collected
7,290,629	10,732,328	3,441,699	20,283,358	52.91



Prior Year to Date	Current Year to Date	Difference	Budget	% of Budget Expended
9,017,347	10,960,597	1,943,250	20,283,358	54.04



CASH MANAGEMENT DETAIL ¹

Statement of Monthly Changes in Cash Balances

CITY OF LANCASTER
MTD CASH BALANCES REPORT

AS OF: March 31, 2024

			BEGINNING BALANCE	M-T-D DEBITS	M-T-D CREDITS	ENDING BALANCE
100 1	0011	10001 Checking- 1st Citizens - GF	8,853,537.37	787,850.36	(2,173,404.05)	7,467,983.68
100 1	0011	10002 Imprest Acct./1st Citizens	0.00	1,967,950.13	(1,967,950.13)	0.00
100 1	0011	10007 ACH Account	210.79	258,836.02	(255,181.86)	3,864.95
100 1	0017	11601 GF Investments	3,519,058.96	16,552.40	0.00	3,535,611.36
100 1	0017	11602 SCLGIP-Downtown Development	1,645,779.95	7,741.17	0.00	1,653,521.12
100 1	0011	10006 Drug Fund	178,203.52	7.55	0.00	178,211.07
100 1	0011	10015 Muncpal Court	4,569.91	9,729.07	0.00	14,298.98
100 1	0011	10016 Econ Dev Incentive	100,655.23	21.32	0.00	100,676.55
100 1	0011	10018 Tax Rollback	2,500,590.50	207.76	(70,525.83)	2,430,272.43
100 1	0011	10019 American Rescue Plan	695,305.28	0.00	(695,305.28)	0.00
110 1	0011	10301 Hospitality Tax Account	1,282,139.23	105,024.47	(344.30)	1,386,819.40
110 1	0017	11605 SCLGIP-Hospitality Tax	2,032,892.50	9,562.05	0.00	2,042,454.55
115 1	0011	10911 E911 Funds	49,717.02	2,239.30	0.00	51,956.32
121 1	0011	10225 Southside Savings Account	30,719.52	2.60	0.00	30,722.12
130 1	0011	10500 Fireman's Club Checking	62,094.54	0.00	(822.00)	61,272.54
140 1	0017	11610 American Rescue Fund	2,458,692.89	708,031.64	0.00	3,166,724.53
200 1	0011	10102 GR Fund Checking	721,176.95	891,104.98	(66,001.91)	1,546,280.02
200 1	0011	10104 GR ACH Account	173,345.78	170,522.29	(238,259.66)	105,608.41
200 1	0017	11616 GR Replacement Fund	4,262,397.54	61,753.51	0.00	4,324,151.05
200 1	0017	11622 Series 2007 DSRF	398,720.21	1,875.40	0.00	400,595.61
200 1	0017	11617 Series 2016 Erwin Farms DSRF	161,184.19	758.13	0.00	161,942.32
200 1	0017	11623 Series 2017 DSRF	144,540.11	679.88	0.00	145,219.99
200 1	0017	11625 Contingent Fund	2,354,523.29	11,074.85	0.00	2,365,598.14
200 1	0017	11626 Depreclation Fund	2,353,905.65	11,071.97	0.00	2,364,977.62
200 1	0017	11627 GR Infrastructure Fee	887,257.82	4,173.36	0.00	891,431.18
210 1	0011	10200 Solid Waste	591,153.33	118,665.99	(868.97)	708,950.35
210 1	0011	10205 Solid Waste ACH Acct	100.00	0.00	0.00	100.00
210 1	0017	11629 Residential Garbage	316,588.30	4,499.47	0.00	321,087.77
210 1	0017	11630 Commercial Garbage	306,565.95	4,452.29	0.00	311,018.24
		Grand Total	36,252,887.56	5,154,934.18	(5,636,471.44)	35,771,350.30

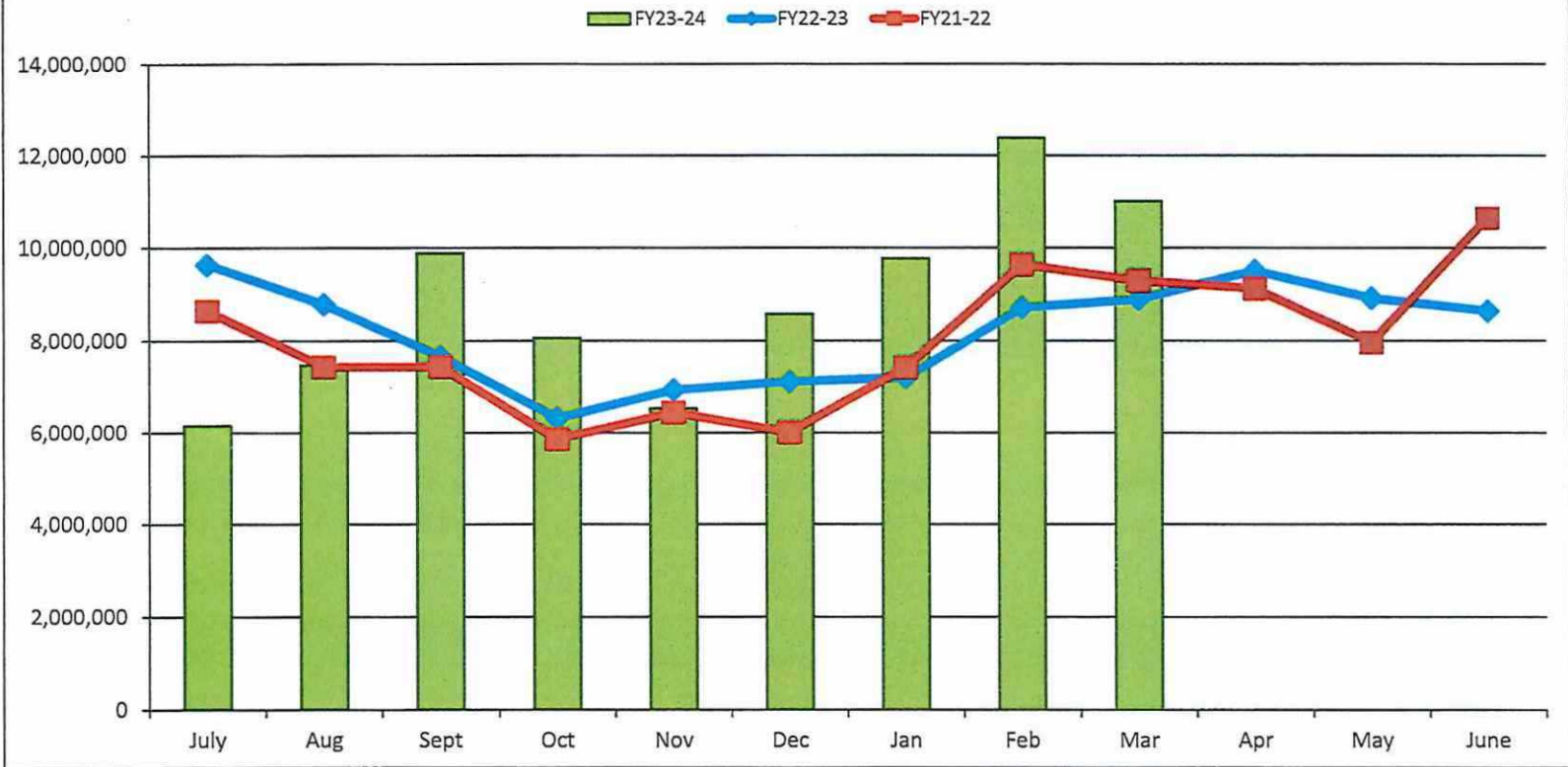
	Restricted	Unrestricted	Total Cash
General Fund	4,376,980	11,007,460	15,384,440
Hospitality Tax Fund	3,429,274	-	3,429,274
E911 Fund	51,956	-	51,956
Southside Fund	30,722	-	30,722
Firemen's Fund	61,273	-	61,273
American Rescue Plan Fund	3,166,725	-	3,166,725
Gross Revenue Fund	10,759,524	1,546,280	12,305,804
Solid Waste Fund	-	1,341,156	1,341,156
	<u>21,876,454</u>	<u>13,894,896</u>	<u>35,771,350</u>

¹ The City of Lancaster cash information was derived from the balances at month end on the March bank statements.

Prior Year to Date	Current Year to Date	Difference	6/30/2023 GF Unrestricted Cash	Fiscal YTD Difference
8,885,163	11,007,460	2,122,297	8,633,353	2,374,107



Monthly Comparison of General Fund Unrestricted Cash Balances



Hospitality Tax Fund

Hospitality Tax Fund revenues for the month totaled \$108,387 compared to revenues of \$103,346 the same period last year. The difference is immaterial.

Year to date hospitality taxes received are \$820,821. This is 66.20% of the budgeted HTAX revenue.

Hospitality Tax Fund expenditures for the month totaled \$77,038 compared to expenditures of \$58,606 the same period last year. The difference is primarily due to increased costs associated with events management (\$22,879) compared to last year. Year-to-date expenditures - including encumbrances of \$226,445 accounts for 50.81% of the budget.

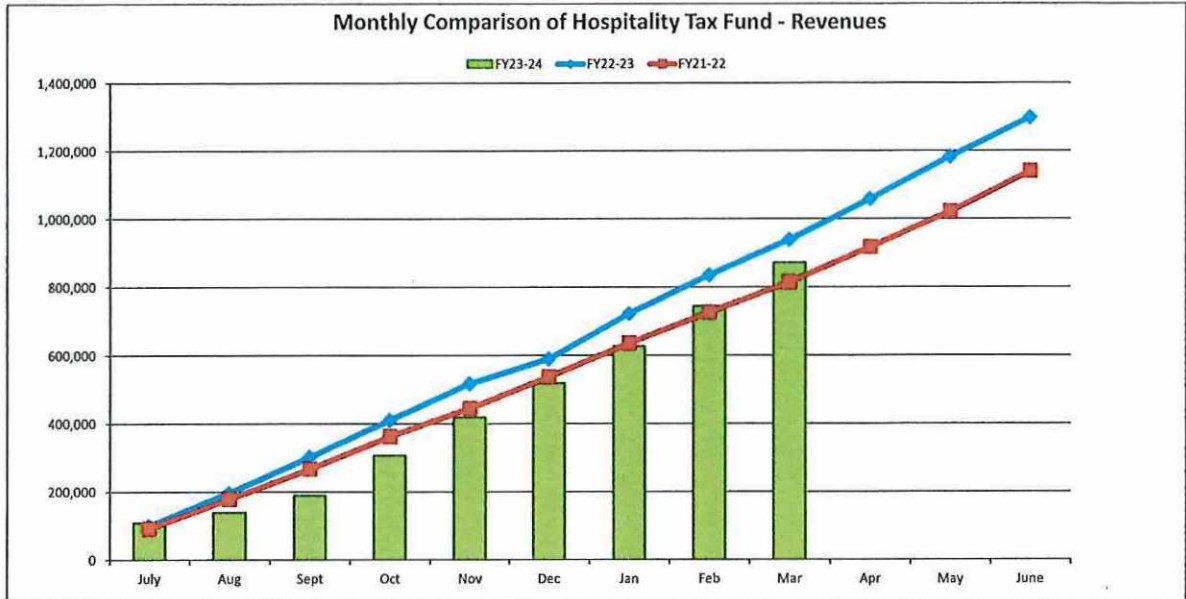
Hospitality Tax Fund cash ended the month at \$3,429,274 an increase of \$114,242 from the prior month. All dollars in the Hospitality Fund are restricted and can only be used in compliance to with Section 6-1-730 of the South Carolina Code of Laws, 1976, as amended; specifically tourism related costs.

E911 Fund

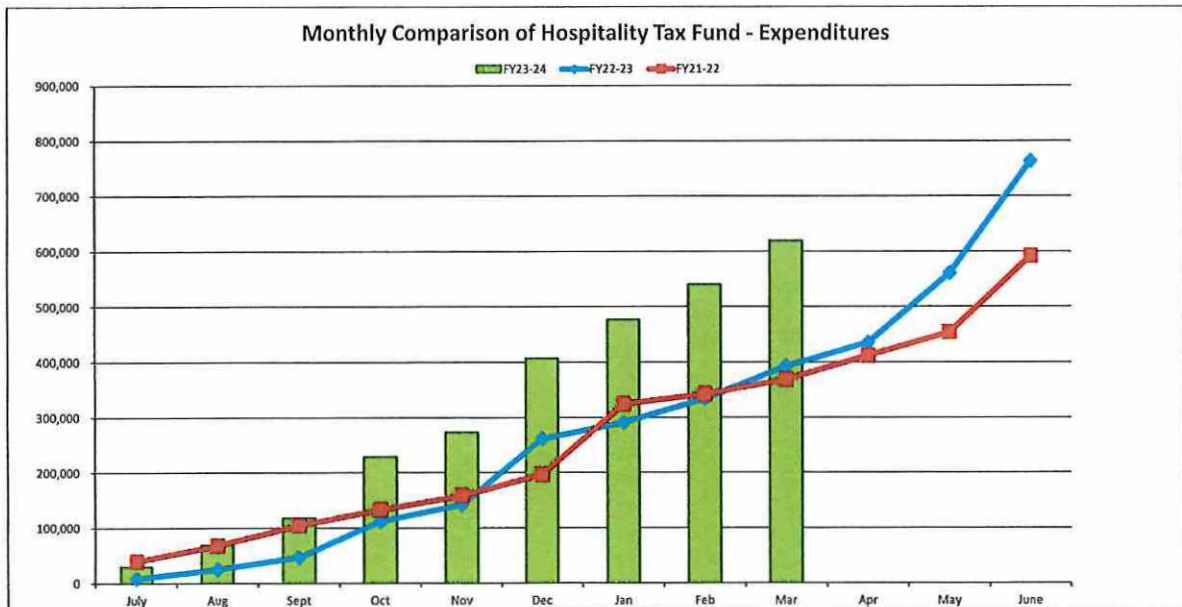
E911 Fund cash ended the month at \$51,956, which is an increase of \$2,239 from the prior month. The FY 24 budget includes use of E911 funds for some IT related expenses.

All dollars in the E911 Fund are restricted and can only be used to fund expenditures which comply with Section 23-47-40 of the South Carolina Code of Laws, 1976, as amended.

Prior Year to Date	Current Year to Date	Difference	Budget	% of Budget Collected
939,034	871,484	(67,550)	1,664,303	52.36



Prior Year to Date	Current Year to Date	Difference	Budget	% of Budget Expended
392,854	619,105	226,251	1,664,303	37.20



Gross Revenue Fund

Gross Revenue Fund revenues for the month totaled \$718,799 compared to revenues of \$874,904 for the same period last year. The difference is primarily due to a decrease in grant proceeds (\$283,083).

Gross Revenue Fund expenses for the month totaled \$657,197 compared to expenses of \$901,534 for the same period last year. The difference is due to a decrease in capital purchases (\$494,779) from the same period last fiscal year. Year to date expenses are 52.06% of the annual budget; including \$1,023,804 of encumbrances for capital improvement projects and annual contracts.

Line item detail of the revenue and expense activity is included at the back of this report.

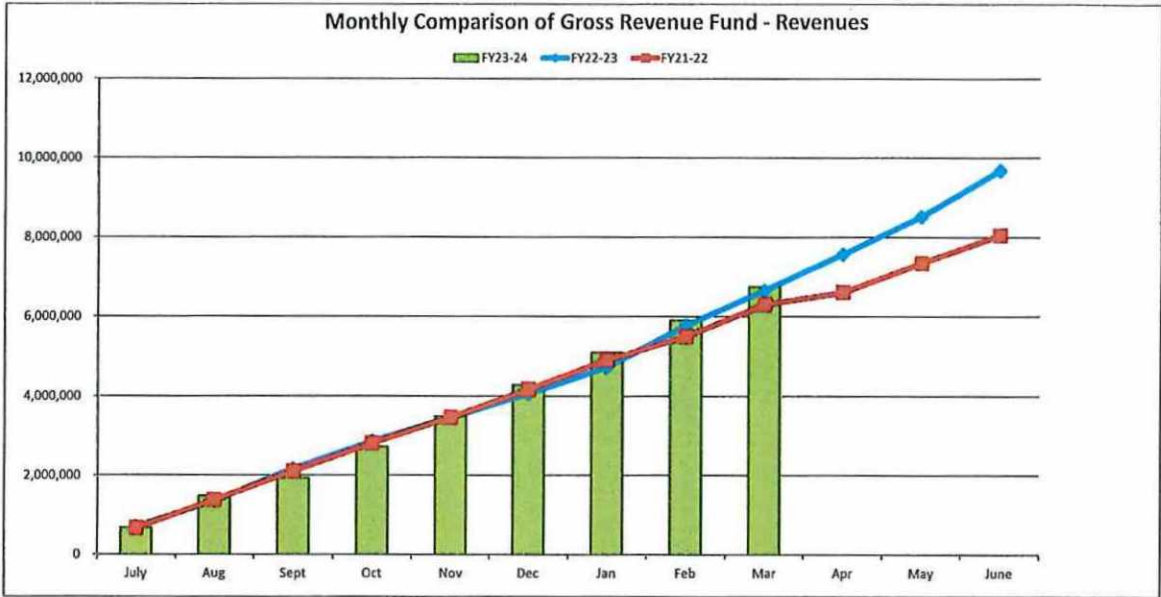
FY 24 Capital Improvement Plan Summary:

	FY 24 Budget	YTD Actual	Outstanding	Notes
F-450 Service Truck (Replace Veh #458)	\$ 100,000	\$ 75,209	\$ 24,791	
Ford Ranger 4x4 (replace veh #419)	68,750	49,615	19,135	
Ferros Lawnmower	11,880	11,528	352	
Tractor/Bush Hog	79,450	85,806	(6,356)	
Sign Board	6,102	6,318	(216)	
Generator/Willow Oak LS	79,200	77,760	1,440	
15th Street Building Facelift	45,000		45,000	
Bypass Pump	80,000	61,803	18,197	
7-Ton Hudson Trailer		8,972	(8,972)	FY23 Rollover
RAS/WAS Pumps	161,987	161,987	-	FY23 Rollover
F-250 Truck (Replace Veh #444 WWTP)	70,000	57,744	12,256	
	\$ 702,369	\$ 596,742	\$ 105,627	

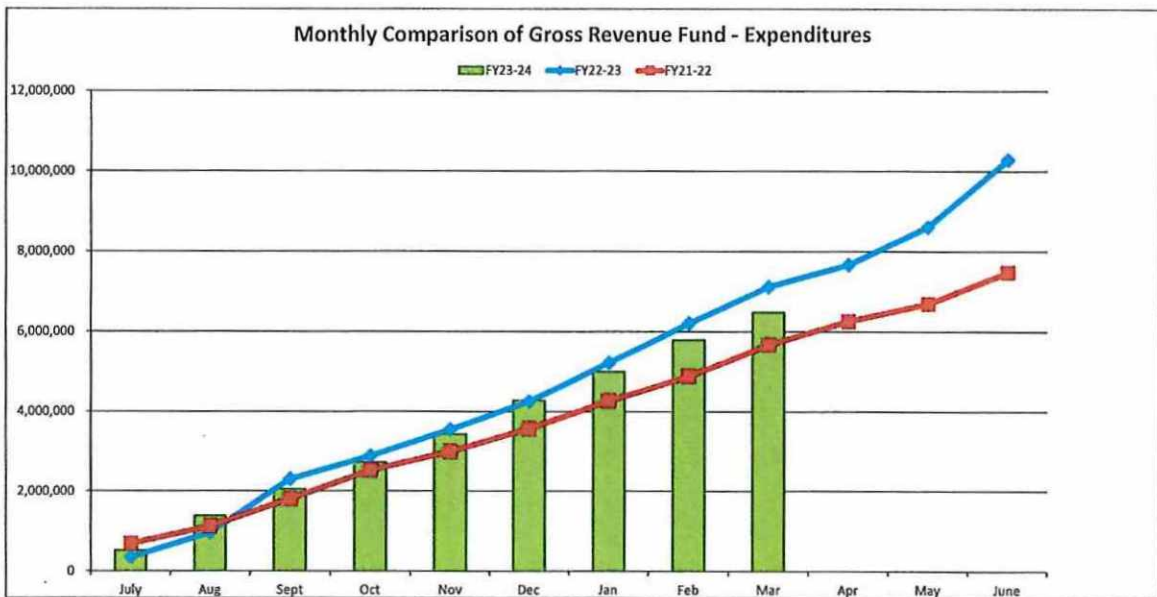
Gross Revenue Fund cash at month end is \$12,305,804 which is an increase of \$848,753 from the prior month. The Gross Revenue Cash Fund balance is split between \$1,546,280 (12.57%) which is unrestricted and \$10,759,524 (87.43%) restricted for specific uses. The restricted cash includes internal funding for the *Depreciation Fund* (\$2.36 million), *Contingency Fund* (\$2.36 million), *Replacement Fund* (\$4.32 million), *Debt Service* (\$707K) and *Infrastructure* (891K)². A detailed analysis of Gross Revenue Fund cash can be found under the cash management section of this report.

² Includes the Infrastructure fee collected monthly to be used towards future water improvement projects.

Prior Year to Date	Current Year to Date	Difference	Budget	% of Budget Collected
6,658,561	6,753,906	95,345	14,394,752	46.92



Prior Year to Date	Current Year to Date	Difference	Budget	% of Budget Expended
7,110,793	6,470,135	(640,658)	14,394,752	44.95



Solid Waste Fund

Solid Waste Fund revenues for the month totaled \$165,611 compared to revenues of \$149,549 for the same period last year. The difference is primarily due to the receipt of revenue from the transfer station. For March 2024, there were issues with the weight station computers and transfer station billing was not completed during the month.

Solid Waste Fund expenses for the month totaled \$584,003 compared to expenses of \$161,279 for the same period last year. This difference is primarily due to the purchase of a new garbage truck for (\$351,981). Year to date expenses equal 62.26% of the annual budget, including \$216,886 encumbered for blanket purchase orders, CIP items, and annual contracts.

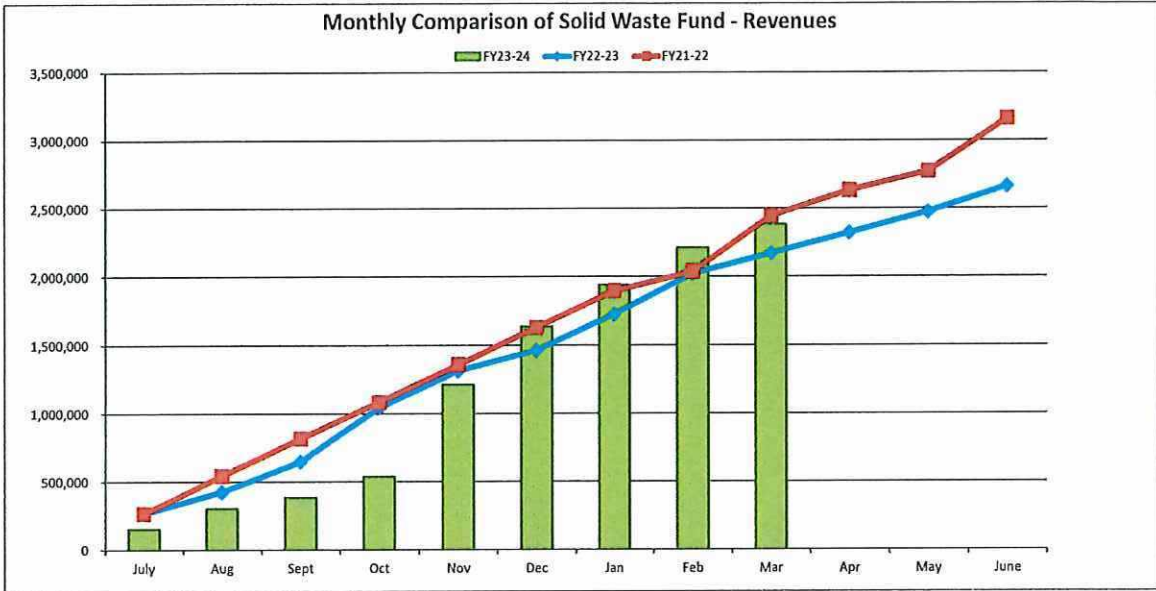
Line item detail of the revenue and expense activity is included at the back of this report.

FY 24 Capital Improvement Plan Summary:

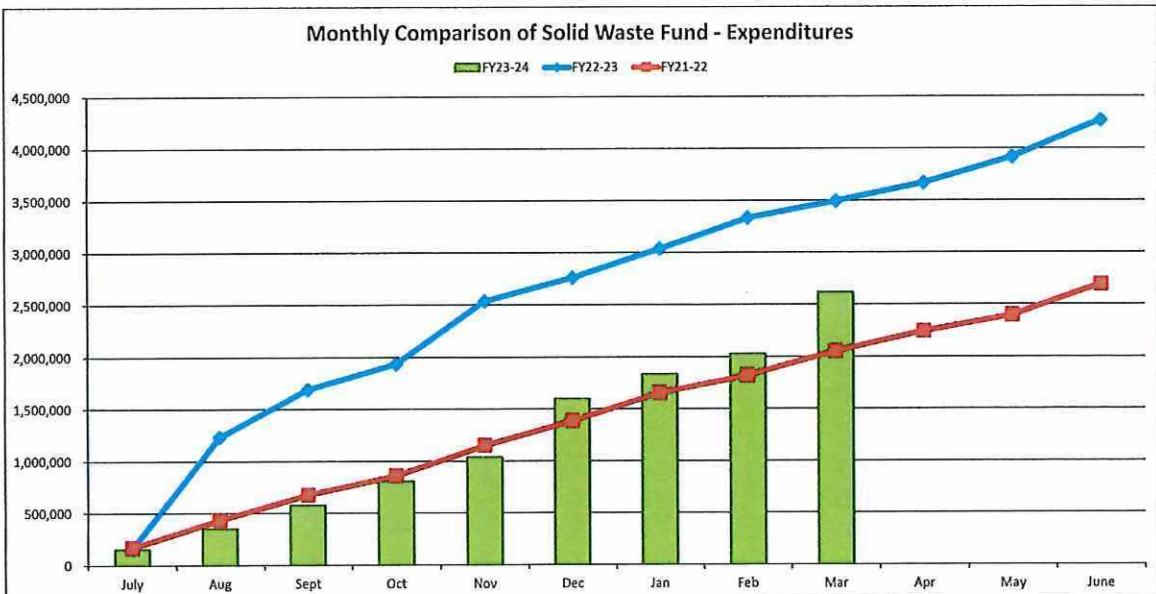
	FY 24 Budget	YTD Actual	Outstanding	Notes
Repalce one HVAC Unit	\$ 15,000	\$ 13,623	\$ 1,377	
Purchase New Garbage Truck Replace veh #483	360,000	351,981	8,019	
Replace gate/operator- Storage Area	15,000	10,400	4,600	
20 KW Genset at Scale House	45,000		45,000	
New Leaf Truck		265,000		
Two new road tractors	320,000		320,000	
	\$ 755,000	\$ 641,004	\$ 378,996	

Solid Waste Fund cash at month end is \$1,341,156, which is an increase of \$126,478 from the prior month. All of the Solid Waste Fund cash is unrestricted. A detailed analysis of Solid Waste Fund cash can be found under the cash management section of this report.

Prior Year to Date	Current Year to Date	Difference	Budget	% of Budget Collected
2,171,523	2,383,703	212,180	4,279,060	55.71



Prior Year to Date	Current Year to Date	Difference	Budget	% of Budget Expended
3,495,634	2,618,311	(877,323)	4,279,060	61.19



Statement of Revenues

AS OF: March 31st, 2024
% OF YEAR COMPLETED: 75.00

100-General Fund

REVENUES	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUES	YEAR TO DATE REVENUES	TOTAL ENCUMBERED	BUDGET REMAINING	% BUDGET EXPENDED
100-4-0100-41001 Current Taxes - Real	3,311,549	3,311,549	17,339.93	3,050,980.94	0.00	260,568.06	92.13
100-4-0100-41002 Current Taxes - Vehicl	303,000	303,000	29,306.12	245,382.60	0.00	57,617.40	80.98
100-4-0100-41003 Homestead Exemption	222,000	222,000	240,021.33	240,021.33	0.00 (	18,021.33)	108.12
100-4-0100-41007 Manf Personal Exemptio	8,000	8,000	0.00	49,267.80	0.00 (	41,267.80)	615.85
100-4-0100-41010 Property Tax Rollback	2,702,412	2,702,412	70,525.83	2,825,132.93	0.00 (	122,720.93)	104.54
100-4-0100-41011 Local Option Tax Reven	1,162,000	1,162,000	0.00	734,416.81	0.00	427,583.19	63.20
100-4-0100-41013 Del Tax - Prior Yrs	40,000	40,000 (	1,607.92)	23,521.29	0.00	16,478.71	58.80
100-4-0100-41014 Del Tax - Curr Yr	50,000	50,000	12,719.52	32,554.65	0.00	17,445.35	65.11
100-4-0100-41019 In Lieu of Taxes	275,000	275,000	0.00	376,253.92	0.00 (	101,253.92)	136.82
100-4-0100-41022 Tax Penalties	25,000	25,000	3,250.38	16,128.09	0.00	8,871.91	64.51
100-4-0100-41023 Privilege License	3,240,000	3,320,000	322,249.92	718,818.73	0.00	2,601,181.27	21.65
100-4-0100-41025 Building Permits	375,000	425,000	27,094.15	395,730.40	0.00	29,269.60	93.11
100-4-0100-41026 Cable Franchise Fee	60,000	60,000	0.00	23,560.15	0.00	36,439.85	39.27
100-4-0100-41027 Telecommunications	0	0	0.00	0.00	0.00	0.00	0.00
100-4-0100-41031 Duke Energy Tax	616,000	616,000	0.00	344,709.66	0.00	271,290.34	55.96
100-4-0100-41032 Court Fines	30,000	30,000	510.24	31,710.94	0.00 (	1,710.94)	105.70
100-4-0100-41033 Fire Protection Rescue	200,000	200,000	0.00	143,765.67	0.00	56,234.33	71.88
100-4-0100-41034 Sale of Assets	15,000	234,000	0.00	227,780.00	0.00	6,220.00	97.34
100-4-0100-41035 Victim's Revenue	5,000	5,000	68.23	2,806.57	0.00	2,193.43	56.13
100-4-0100-41038 School Guard & Sro	100,000	100,000	4,996.44	50,085.67	0.00	49,914.33	50.09
100-4-0100-41039 Cemetary Fees	5,000	9,000	0.00	5,301.20	0.00	3,698.80	58.90
100-4-0100-41041 Miscellaneous Income	20,000	20,000 (	11,494.34)	9,556.84	0.00	10,443.16	47.78
100-4-0100-41043 Lot Clearing	15,000	15,000	440.00	27,665.03	0.00 (	12,665.03)	184.43
100-4-0100-41045 Certification Fees	4,000	4,000	180.00	5,025.00	0.00 (	1,025.00)	125.63
100-4-0100-41046 Insurance Proceeds	20,000	61,250	27,790.00	82,135.58	0.00 (	20,885.58)	134.10
100-4-0100-41048 Donations	5,000	7,000	100.00	4,452.94	0.00	2,547.06	63.61
100-4-0100-41051 Interest on Savings	260,000	260,000	0.00	189,853.18	0.00	70,146.82	73.02
100-4-0100-41055 Planning And Zoning Re	25,000	25,000	1,530.00	12,005.00	0.00	12,995.00	48.02
100-4-0100-41061 Accommodations Tax	98,000	98,000	0.00	48,426.54	0.00	49,573.46	49.41
100-4-0100-41064 Merchants Inventory	71,687	71,687	0.00	53,765.37	0.00	17,921.63	75.00
100-4-0100-41065 Motor Carrier Property	120,000	120,000	12,399.53	98,995.90	0.00	21,004.10	82.50
100-4-0100-41066 Misc Intergovernmental	50,000	50,000	0.00	45,724.04	0.00	4,275.96	91.45
100-4-0100-41067 Local Government Fund	210,000	210,000	0.00	104,090.18	0.00	105,909.82	49.57
100-4-0100-41075 Grant Proceeds	2,793,000	2,793,000	11,413.26	410,344.03	0.00	2,382,655.97	14.69
100-4-0100-41076 Grant Proceeds/Pass Th	0	0	0.00	0.00	0.00	0.00	0.00
100-4-0100-41082 Police Dept Revenues	50,000	50,000	30,283.50	52,358.75	0.00 (	2,358.75)	104.72
100-4-0100-41084 County Payments	50,000	50,000	0.00	50,000.00	0.00	0.00	100.00
100-4-0100-41090 Carryover - Cip	3,268,800	3,268,800	0.00	0.00	0.00	3,268,800.00	0.00
100-4-0100-41092 Carryover - Downtown	0	0	0.00	0.00	0.00	0.00	0.00
100-4-0100-41094 Carryover - Other	34,500	81,660	0.00	0.00	0.00	81,660.00	0.00
100-4-0100-41095 Loan Proceeds	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	19,839,948	20,283,358	799,116.12	10,732,327.73	0.00	9,551,030.27	52.91

110-Hospitality Tax Fund

REVENUES	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUES	YEAR TO DATE REVENUES	TOTAL ENCUMBERED	BUDGET REMAINING	% BUDGET EXPENDED
110-4-0100-41088 Performing Arts	6,100	6,100	0.00	0.00	0.00	6,100.00	0.00
110-4-0100-44001 Hospitality Tax	1,240,000	1,240,000	108,136.49	820,820.83	0.00	419,179.17	66.20
110-4-0100-44041 Miscellaneous Income	15,000	15,000	250.37	15,275.82	0.00 (	275.82)	101.84
110-4-0100-44046 Insurance Proceeds	0	0	0.00	0.00	0.00	0.00	0.00
110-4-0100-44051 Interest	4,103	4,103	0.00	34,305.38	0.00 (	30,202.38)	836.10
110-4-0100-44066 Misc Intergovernmental	0	0	0.00	1,081.65	0.00 (	1,081.65)	0.00
110-4-0100-44075 Sponsors, Grants, Dona	5,000	5,000	0.00	0.00	0.00	5,000.00	0.00
110-4-0100-44092 Carryover-Restricted	30,100	394,100	0.00	0.00	0.00	394,100.00	0.00
TOTAL REVENUES	1,300,303	1,664,303	108,386.86	871,483.68	0.00	792,819.32	52.36

Statement of Revenues *continued*

AS OF: March 31st, 2024
% OF YEAR COMPLETED: 75.00

200-Gross Revenue Fund

REVENUES	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUES	YEAR TO DATE REVENUES	TOTAL ENCUMBERED	BUDGET REMAINING	% BUDGET EXPENDED
200-4-0100-42001 In City Water	1,940,000	1,940,000	156,837.38	1,394,660.09	0.00	545,339.91	71.89
200-4-0100-42002 Outside Water	1,210,000	1,210,000	93,740.48	845,025.03	0.00	364,974.97	69.84
200-4-0100-42003 Joslyn Clark Controls,	2,000	2,000	171.25	1,422.57	0.00	577.43	71.13
200-4-0100-42004 Water Penalties	132,500	132,500	11,282.66	108,250.96	0.00	24,249.04	81.70
200-4-0100-42005 Water Taps	95,000	95,000	12,100.00	91,225.00	0.00	3,775.00	96.03
200-4-0100-42006 Second Penalty	95,000	95,000	10,200.00	94,017.50	0.00	982.50	98.97
200-4-0100-42007 Miscellaneous Receipts	42,000	42,000	9,038.87	30,317.46	0.00	11,682.54	72.18
200-4-0100-42009 MUSC Health Lancaster	70,000	70,000	3,475.09	44,394.44	0.00	25,605.56	63.42
200-4-0100-42010 MFG Companies Water	12,000	12,000	157.41	4,414.49	0.00	7,585.51	36.79
200-4-0100-42011 Soliant Llc Water	30,000	30,000	1,738.07	19,838.22	0.00	10,161.78	66.13
200-4-0100-42013 Administrative Fee	5,500	5,500	625.00	4,372.00	0.00	1,128.00	79.49
200-4-0100-42031 In City Sewer	1,984,000	1,984,000	153,474.76	1,353,071.27	0.00	630,928.73	68.20
200-4-0100-42032 Outside Sewer	1,320,000	1,320,000	100,304.24	904,220.11	0.00	415,779.89	68.50
200-4-0100-42033 Springs Industries	3,000	3,000	178.47	2,062.52	0.00	937.48	68.75
200-4-0100-42034 Joslyn Clark Controls,	1,000	1,000	76.31	604.52	0.00	395.48	60.45
200-4-0100-42035 Sewer Taps	110,000	110,000	11,010.00	80,923.32	0.00	29,076.68	73.57
200-4-0100-42036 Soliant Llc Sewer	40,000	40,000	2,247.64	25,990.68	0.00	14,009.32	64.98
200-4-0100-42038 Septic Tank Fees	40,000	40,000	0.00	29,554.00	0.00	10,446.00	73.89
200-4-0100-42039 MUSC Health Lancaster	98,000	98,000	4,386.10	56,766.47	0.00	41,233.53	57.92
200-4-0100-42040 MFG Companies Sewer	15,000	15,000	146.82	5,714.17	0.00	9,285.83	38.09
200-4-0100-42041 Lanc. Co W/S District	650,000	650,000	82,685.26	692,319.23	0.00 (	42,319.23)	106.51
200-4-0100-42042 WSD - Ft Lawn Sewer	110,000	110,000	19,085.22	160,000.26	0.00 (	50,000.26)	145.45
200-4-0100-42046 Sale of Assets	5,000	5,000	0.00	30,508.00	0.00 (	25,508.00)	610.16
200-4-0100-42047 Insurance Proceeds	0	0	3,004.44	21,748.44	0.00 (	21,748.44)	0.00
200-4-0100-42048 Restitution Payments	0	0	0.00	0.00	0.00	0.00	0.00
200-4-0100-42060 Interest on Savings	302,358	302,358	0.00	380,563.41	0.00 (	78,205.41)	125.87
200-4-0100-42066 Miscellaneous Credits	10,000	10,000	0.00	13,426.18	0.00 (	3,426.18)	134.26
200-4-0100-42068 Grant Proceeds	3,750,000	3,750,000	22,892.00	190,659.00	0.00	3,559,341.00	5.08
200-4-0100-42069 County Reimbursements	50,000	50,000	5,117.20	39,754.94	0.00	10,245.06	79.51
200-4-0100-42080 Capital Contributions	0	0	0.00	0.00	0.00	0.00	0.00
200-4-0100-42085 Infrastructure Fee	140,000	140,000	11,724.00	100,182.00	0.00	39,818.00	71.56
200-4-0100-42090 Carryover-Cip Allocati	540,382	702,369	0.00	0.00	0.00	702,369.00	0.00
200-4-0100-42091 Carryover - Other	1,335,000	1,430,025	0.00	0.00	0.00	1,430,025.00	0.00
200-4-0100-42092 Carryover - Restricted	0	0	0.00	0.00	0.00	0.00	0.00
200-4-0100-42095 Loan Proceeds	0	0	0.00	0.00	0.00	0.00	0.00
200-4-0100-42096 Lease Proceeds	0	0	3,100.00	27,900.00	0.00 (	27,900.00)	0.00
TOTAL REVENUES	14,137,740	14,394,752	718,798.67	6,753,906.28	0.00	7,640,845.72	46.92

210-Solid Waste Fund

210-4-0100-46066 Miscellaneous Credits	9,000	9,000	0.00	8,773.56	0.00	226.44	97.48
210-4-0100-46100 Residential Garbage	1,080,000	1,080,000	93,090.00	789,765.00	0.00	290,235.00	73.13
210-4-0100-46200 Commercial Garbage	666,500	666,500	59,040.75	485,874.75	0.00	180,625.25	72.90
210-4-0100-46300 Recycling Sales	25,869	25,869	7,110.83	29,456.97	0.00 (	3,587.97)	113.87
210-4-0100-46400 Interest on Savings	41,191	41,191	0.00	22,389.70	0.00	18,801.30	54.36
210-4-0100-46500 Miscellaneous	25,000	25,000	3,799.85	19,763.56	0.00	5,236.44	79.05
210-4-0100-46510 Sale of Assets	10,000	10,000	0.00	0.00	0.00	10,000.00	0.00
210-4-0100-46600 Insurance Proceeds	0	169,000	0.00	168,953.65	0.00	46.35	99.97
210-4-0100-46700 Roll-Off Containers	60,000	60,000	0.00	39,975.00	0.00	20,025.00	66.63
210-4-0100-46701 Utility - Roll-Off Con	0	0	0.00	0.00	0.00	0.00	0.00
210-4-0100-46710 Transfer Station Use	1,556,000	1,556,000	0.00	790,746.78	0.00	765,253.22	50.82
210-4-0100-46711 Tipping Fees	0	0	0.00	0.00	0.00	0.00	0.00
210-4-0100-46714 SW Penalties	30,000	30,000	2,569.81	28,004.08	0.00	1,995.92	93.35
210-4-0100-46800 Carryover - Cip	755,000	606,500	0.00	0.00	0.00	606,500.00	0.00
210-4-0100-46810 Carryover - Other	0	0	0.00	0.00	0.00	0.00	0.00
210-4-0100-46880 Grant, Settlement Proc	0	0	0.00	0.00	0.00	0.00	0.00
210-4-0100-46896 Lease Proceeds	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	4,258,560	4,279,060	165,611.24	2,383,703.05	0.00	1,895,356.95	55.71

Fund Expenditure Summary

AS OF: March 31st, 2024
% OF YEAR COMPLETED: 75.00

100-General Fund

EXPENDITURE SUMMARY	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	TOTAL ENCUMBERED	BUDGET REMAINING	% BUDGET EXPENDED
Mayor & Council	100,587	102,587	6,840.79	70,717.55	5,087.52	36,956.97	63.97
City Administrator	275,532	275,532	20,221.35	200,041.63	100.16	75,390.21	72.64
Grounds Maintenance	398,684	398,684	30,791.67	315,708.19	15,803.55	67,172.26	83.15
Human Resources	277,631	277,631	22,055.63	181,622.14	15,327.81	80,681.05	70.94
Finance	259,951	259,951	19,238.83	185,398.62	2,155.46	72,396.92	72.15
Information Technology	799,119	799,119	51,841.66	560,027.27	92,526.33	146,565.40	81.66
Legal Services	35,594	35,594	662.61	18,473.26	2,400.00	14,720.74	58.64
General Expense	1,855,925	1,936,305	97,918.33	1,395,961.17	135,146.59	405,197.24	79.07
See Lancaster	89,180	89,180	26,592.92	71,720.68	16,400.00	1,059.32	98.81
Police	5,647,745	5,649,745	336,504.59	3,291,890.50	65,137.45	2,292,717.05	59.42
Victim's Services	31,759	31,759	0.00	12,076.87	0.00	19,682.13	38.03
Court Admin	415,998	415,998	26,097.05	276,982.89	2,160.00	136,855.11	67.10
Fire	2,639,081	2,880,111	183,042.26	1,822,381.79	102,040.40	955,688.81	66.82
Street Division	834,128	834,128	50,303.37	538,304.14	6,203.05	289,620.81	65.28
Vehicle Maintenance	131,636	131,636	6,535.80	80,294.03	7,435.10	43,906.87	66.65
Building Official	379,998	459,998	23,327.82	299,634.84	7,930.23	152,432.93	66.86
Parks & Playgrounds	180,600	180,600	7,730.18	88,649.83	52,763.61	39,186.56	78.30
Comm Service Grants	222,000	222,000	0.00	15,000.00	0.00	207,000.00	6.76
Debt Service	0	0	0.00	0.00	0.00	0.00	0.00
CIP Expenditures	5,264,800	5,302,800	53,696.22	1,535,711.12	563,171.50	3,203,917.38	39.58
TOTAL EXPENDITURES	19,839,948	20,283,358	963,401.08	10,960,596.52	1,081,613.72	8,241,147.76	59.37

110-Hospitality Tax Fund

EXPENDITURE SUMMARY	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	TOTAL ENCUMBERED	BUDGET REMAINING	% BUDGET EXPENDED
Hospitality	717,310	964,510	18,462.23	227,294.96	92,130.35	645,084.69	33.12
IT Hospitality	38,718	38,718	2,790.77	26,249.74	0.00	12,468.26	67.80
See Lancaster	56,398	56,398	4,941.99	44,370.52	0.00	12,027.48	78.67
Events Management	405,727	522,527	50,843.02	261,087.79	134,314.94	127,124.27	75.67
Performing Arts	82,150	82,150	0.00	60,102.43	0.00	22,047.57	73.16
TOTAL EXPENDITURES	1,300,303	1,664,303	77,038.01	619,105.44	226,445.29	818,752.27	50.81

200-Gross Revenue Fund

EXPENDITURE SUMMARY	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	TOTAL ENCUMBERED	BUDGET REMAINING	% BUDGET EXPENDED
Public Works Admin	341,928	341,928	24,749.08	245,427.15	835.44	95,665.41	72.02
Water Service	2,172,902	2,179,527	170,547.68	1,265,956.75	33,897.53	859,672.72	60.56
Ground Maintenance	48,091	48,091	3,456.98	33,918.14	0.00	14,172.86	70.53
Vehicle Maintenance	73,136	73,136	4,709.73	49,756.76	0.00	23,379.24	68.03
Information Technology	397,911	397,911	29,595.00	297,518.83	23,906.42	76,485.75	80.78
Utility Billing	261,471	261,471	15,962.14	200,022.42	16,606.45	44,842.13	82.85
Wastewater Treatment	1,534,077	1,560,077	77,303.46	880,097.71	278,953.82	401,025.47	74.29
Lift Station Mtn	128,000	128,000	3,406.41	29,416.87	0.00	98,583.13	22.98
Wastewater Collection	928,490	928,490	48,733.39	544,207.47	50,786.39	333,496.14	64.08
GR General Expense	1,333,545	1,395,945	30,540.27	761,647.27	145,854.15	488,443.58	65.01
Debt Service	1,242,807	1,242,807	116,712.22	473,789.61	0.00	769,017.39	38.12
EPA Projects	50,000	50,000	0.00	0.00	0.00	50,000.00	0.00
Capital Improvements	5,085,000	5,085,000	131,480.34	1,071,633.84	435,691.88	3,577,674.28	29.64
CIP Expenditures	540,382	702,369	0.00	596,742.00	37,272.00	68,355.00	90.27
TOTAL EXPENDITURES	14,137,740	14,394,752	657,196.70	6,470,134.82	1,023,804.08	6,900,813.10	52.06

210-Solid Waste Fund

EXPENDITURE SUMMARY	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXPENDITURES	TOTAL ENCUMBERED	BUDGET REMAINING	% BUDGET EXPENDED
General Expense	415,045	435,545	18,020.88	301,422.28	31,071.41	103,051.31	76.34
Solid Waste Admin	169,945	169,945	12,851.76	119,579.10	0.00	50,365.90	70.36
Information Technology	99,208	99,208	7,940.29	61,529.91	3,564.49	34,113.60	65.61
Residential Garbage	417,148	417,148	36,051.89	266,593.44	1,779.58	148,774.98	64.34
Recycling	112,145	112,145	7,707.42	72,937.75	377.73	38,829.52	65.38
Commercial Garbage	865,936	865,936	38,525.00	308,052.80	103,495.43	454,387.77	47.53
Transfer Station	1,052,405	1,052,405	76,232.44	651,249.45	11,081.40	390,074.15	62.93
Ground Maintenance	48,094	48,094	3,456.86	33,917.37	0.00	14,176.63	70.52
Vehicle Maintenance	144,914	144,914	9,419.32	96,576.98	0.00	48,337.02	66.64
Debt Service	178,720	178,720	21,816.01	65,448.03	21,816.01	91,455.96	48.83
CIP - Expense	755,000	755,000	351,981.23	641,003.78	43,700.00	70,296.22	90.69
TOTAL EXPENDITURES	4,258,560	4,279,060	584,003.10	2,618,310.89	216,886.05	1,443,863.06	66.26

Agenda Item IX.A

**City of Lancaster
City Council Meeting
April 23, 2024**

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

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*
- *Keeonn Wilson – Travel + Leisure Company Sales Executive*

Ms. Thompson and Mr. Wilson terms are expiring, and Buddy Faile submitted his resignation from the Board on Tuesday, April 16, 2024.

Council Member Harris has recommended Albert Blackmon, Julie Ropper, and Regan Thompson.

Recommendations/Actions: Staff is asking Council to propose three nominees for the Red Rose City Development Corporation Board of Directors Nomination Slate.

Agenda Item X.A

**City of Lancaster
City Council Meeting
April 23, 2024**

TO: City Council
SUBJECT: 2024 Red Rose Festival
INITIATED BY: Event & Promotions Manager
PREPARED BY: Events & Promotions Manager

Background: The Events and Promotions department is excited to announce the annual Red Rose Festival scheduled for May 17-18, 2024. The festival will feature a range of bands, vendors, a dedicated kid's area, a car show, and numerous food trucks.

The Resolution presented calls for an event area that will allow for public possession and consumption of beer and wine from Dunlap Street to Elm/Chesterfield Street and from Catawba Street to White Street. Attendees may purchase beer and wine for public consumption from business establishments that has been lawfully licensed to allow on-premises consumption of alcoholic beverages, beer, and/or wine from the South Carolina Department of Revenue Alcoholic Beverage Licensing that are located within and/or fronting the event area. The business establishments that meet these criteria are Tutto's, Punky's On Main, Southern Chef, LA Tap Room, and 521 BBQ. In order for one of these businesses to participate they must have their liquor liability insurance on file with the City.

The festival will officially kick off at 6:00 p.m. on Friday, May 17th, aiming to attract visitors of all ages from neighboring areas and boost tourism in the downtown area. Our objective is to introduce the downtown area to nearby counties and encourage them to attend our major summer events. This event also presents an excellent opportunity to promote our upcoming schedule of events. Police Chief Don Roper and Captain Dwayne Davis are both supportive of the Events and Promotions Department's request and have been actively involved in event-related discussions.

With the expected enthusiasm from the bands and their fans, kid's area, food trucks, car show, and variety of vendors, we anticipate a large turnout as the initial feedback from social media platforms, numerous vendors, and food trucks have shown interest in taking part in the Red Rose Festival.

Financial: The Police Department will conduct patrols downtown, as is customary for all City events. The City will oversee cleanup for this City event.

Policy Considerations: The Events & Promotions department has submitted the required event permit and has requested permission from the South Carolina Department of Transportation to close the downtown streets.

Recommendations/Actions: Approve Resolution R24-15.

Attachments: Resolution R24-15 and map.

RESOLUTION R24-15**A RESOLUTION AUTHORIZING THE PUBLIC POSSESSION AND CONSUMPTION OF BEER AND WINE AT THE 2024 RED ROSE FESTIVAL**

WHEREAS the City of Lancaster is desirous of sponsoring the annual Red Rose Festival in downtown Lancaster from Friday, May 17, 2024 to Saturday, May 18, 2024; and

WHEREAS, the City has received permission from the South Carolina Department of Transportation for the temporary closing and use of streets in downtown on Friday, May 17, 2024 and Saturday, May 18, 2024; and

WHEREAS the City of Lancaster will be allowing the public possession and consumption of beer and wine to festival attendees on City streets, sidewalks, and parks, which requires permission from City Council in order 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 5:00 p.m. and 10:30 p.m. on Friday, May 17, 2024, and between the hours of 12:00 p.m. (noon) until 10:30 p.m. on Saturday, May 18, 2024, festival attendees will be able consume beer and wine in specially marked cups within the event area of Dunlap Street to Elm/Chesterfield Street and from Catawba Street to White Street.
2. Public 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 and/or fronting said event area.
3. All businesses lawfully licensed to allow on-premises consumption that are located within and/or fronting said event area that wishes to sell beer or wine for public possession and consumption must have their liquor liability insurance on file with the City.
4. All festival attendees wishing to purchase beer and wine for public possession and consumption will be required to show identification to participating businesses, and then will be supplied with a wristband that **MUST** be always worn to purchase, possess, and consume beer and wine in the said event area.
5. Section 4-2-A of the City of Lancaster Code of Ordinances regarding the consumption of alcoholic beverages in public places shall not apply to beer and wine in the said event area during above designated times. Public possession and consumption of beer and wine shall be permitted only in specially marked containers.
6. 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 23rd day of April 2024, and to become effective April 23, 2024.

Yeas _____ Nays _____

Requested by:

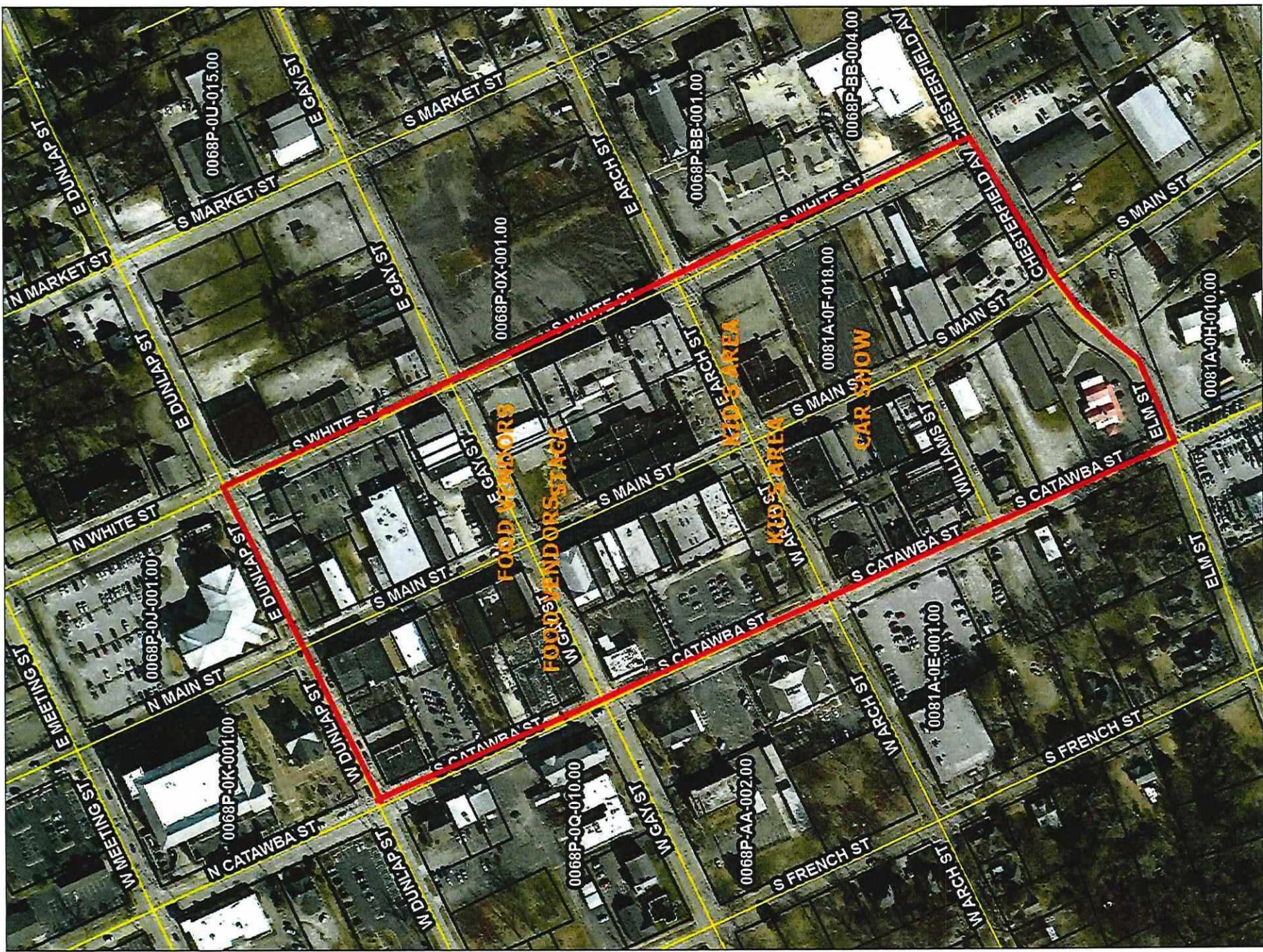
Events & Promotions Manager

T. Alston DeVenny, Mayor

Approved as to form:

Mitch Norrell, City Attorney

Tracy Rabon, City Clerk



RESOLUTION R24-16

A RESOLUTION DECLARING CERTAIN EQUIPMENT SURPLUS TO THE NEEDS OF THE CITY AND AUTHORIZING ITS DISPOSAL

WHEREAS, Section 5.01 of the City of Lancaster Purchasing Policy Manual allows for the disposal of surplus property from time to time; and

WHEREAS, the City Administrator shall select the disposal method that is in the best interest of the City; and

WHEREAS, the Department Heads have prepared a list of City owned items that are inoperable, obsolete, or otherwise surplus to City needs; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Lancaster, South Carolina, in Council assembled, that the following equipment, supplies, and materials be declared surplus and designated for sale:

- Vehicle #292 - 1995 International Dump Truck, Public Works
- Vehicle #419 - 2003 Chevrolet Suburban, Public Works
- Vehicle #445 - 2006 Ford E150 Van, Solid Waste
- Vehicle #483 - 2007 Mack Heil Garbage Truck, Solid Waste
- Vehicle #497 - 2009 Chevrolet Impala, Police
- Vehicle #547 - 2011 Chevrolet Van Express, Police
- Vehicle #589 - 2015 Chevrolet Tahoe, Police
- Equipment #253 - Case 850 Dozer, Public Works
- Equipment #271 - Dual Axle Trailer, Public Works
- Equipment #423 - Fermont Generator, Public Works
- Equipment #514 - Generac Generator, Fire
- 5' Bush Hog, Public Works
- Air Compressor Mobile, Solid Waste
- Electric Transfer Boxes, Fire
- Generac Generator, Solid Waste
- Hydraulic Oil Tank and Pump, Solid Waste
- Rotary 12000 LB Lift, Solid Waste
- Metal/Laminate Desk, Information Technology
- Two Wood Desks, Information Technology

DONE IN MEETING ASSEMBLED on the 23rd day of April 2024, and to become effective April 23, 2024.

Yeas _____ Nays _____

Requested by:

Risk Manager

T. Alston DeVenny, Mayor

Approved as to form:

Mitch Norrell, City Attorney

Tracy Rabon, City Clerk

RESOLUTION R24-17

A RESOLUTION TO ESTABLISH AUTHORITY FOR THE CITY ADMINISTRATOR TO ENTER INTO A PROJECT AGREEMENT ON BEHALF OF THE CITY OF LANCASTER WITH THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION

WHEREAS, the City of Lancaster intends to construct the Lindsey Pettus Greenway – USCL Spur as a bicycle and pedestrian friendly mode of transportation; and

WHEREAS, the City has applied for a Transportation Alternatives Program grant from the South Carolina Department of Transportation to design, engineer, and build portions of said trail; and

WHEREAS, the City is applying to administer portions of the project as a Local Public Agency; and

WHEREAS, a resolution is needed stating that the Lancaster City Council is aware and approves of the City of Lancaster becoming a Local Public Agency for this project, and for the City Administrator to be the signatory for this project.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Lancaster, South Carolina, in Council assembled, that the City of Lancaster establishes authority for the City Administrator to enter into a project agreement on behalf of the City with the South Carolina Department of Transportation.

DONE IN MEETING ASSEMBLED on the 23rd day of April 2024, and to become effective April 23, 2024.

Yeas _____ Nays _____

Requested by:

City Administrator

T. Alston DeVenny, Mayor

Approved as to form:

Mitch Norrell, City Attorney

Tracy Rabon, City Clerk

RESOLUTION R24-18**A RESOLUTION DIRECTING THE CITY OF LANCASTER PLANNING COMMISSION TO MAKE RECOMMENDATIONS FOR THE CITY'S CAPITAL IMPROVEMENTS PLAN AND FOR CREATING A DEVELOPMENT IMPACT FEE ORDINANCE AS PROVIDED FOR IN THE SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT**

WHEREAS, the Lancaster City Council desires to implement impact fees within the municipal limits of the City of Lancaster for the primary purpose of funding capital improvements, which will increase the service capacity of certain municipal facilities, public safety facilities and equipment, park and recreation facilities, sanitation facilities and equipment, and public utility facilities, consistent with the South Carolina Development Impact Fee Act (the "Act"); and

WHEREAS, in order to implement such fees, City Council is required by law to enact a resolution directing the Lancaster City Planning Commission to conduct the necessary studies, and to recommend a capital improvement plan and impact fee ordinance in accordance with the Act; and

WHEREAS, the City has engaged the consulting firm of Tischler-Bise to assist with conducting the necessary studies, and to recommend a capital improvement plan and impact fee ordinance in accordance with the Act; and

WHEREAS, the Lancaster City Council has determined that the development and adoption of an impact fee ordinance would be in the best interest of the City of Lancaster.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Lancaster, South Carolina, in Council assembled, that the City of Lancaster Planning Commission is hereby directed to develop and bring forth to Council the results of Tischler-Bise studies, an updated capital improvement plan, and a proposed impact fee ordinance necessary for the creation of development impact fees for the City of Lancaster.

BE IT FUTHUR RESOLVED that the Mayor and Council of the City of Lancaster wish to proceed with development of an impact fee ordinance for the following categories:

1. Park land and park improvements;
2. Police station facilities and police vehicles;
3. Fire station facilities and fire vehicles;
4. Sanitation facilities, sanitation vehicles, and sanitation land; and
5. Bypass lift station facility.

DONE IN MEETING ASSEMBLED on the 23rd day of April 2024, and to become effective April 23, 2024.

Yeas _____ Nays _____

Requested by:

City Administrator

T. Alston DeVenny, Mayor

Approved as to form:

Mitch Norrell, City Attorney

Tracy Rabon, City Clerk

Agenda Item XI. A.

**City of Lancaster
City Council Meeting
April 18, 2024**

TO: City Council
SUBJECT: Ordinance O24-08 (Rezoning)
INITIATED BY: Claude Smith Enterprises/Neil Robinette
PREPARED BY: Director of Planning, Building, Zoning, & Licensing

Background: In-Fill Housing, Inc., a Georgia non-profit corporation, is applying for a zoning map amendment to allow for a multifamily development containing up to 72 apartment units with a community center on 8.429 acres of land located at Oakleaf Drive behind the Jomars Family Restaurant on Hwy 9 Bypass East.

The Development, to be known as “Montrose Court” will consist of 3- three story multifamily buildings containing one-bedroom, two-bedroom and three-bedroom units and a fourth building will serve as the community center. The funding of the development would be contingent upon the award of a Low-Income Housing Tax Credit allocation from the South Carolina State Housing Finance and Development Authority. If funded, development would expect to begin in the latter part of 2025 and be ready for leasing in early 2027. The site was chosen by In-Fill Housing due to proximity to retail, grocery, restaurant, and other services.

In-Fill Housing has been in operation for over 23 years helping to address the needs of affordable housing in a community.

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

Policy Considerations: Rezoning the property to MF- Multifamily 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 B3- General Commercial to MF- Multifamily. The requested zoning is consistent with contiguous property to the west. Staff concurs with the recommendation.

Attachments: Ordinance O24-08, application for amendment in zoning ordinance, narrative description, paid receipt, deed, plat, qpublic aerial map, site and concept plans, notice of public hearing, sample letter to adjacent property owners, zoning map, multifamily zoning description, development requirements and zoning table of uses.

ORDINANCE O24-08

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF LANCASTER, SOUTH CAROLINA, AS TO REZONE ONE PARCEL OF LAND, OWNED BY CLAUDE SMITH ENTERPRISES, IDENTIFIED AS A PORTION OF TAX MAP #0068H-0A-024.00 TOTALING 8.429 ACRES AND LOCATED IN THE AREA OF OAKLEAF DRIVE OFF HWY 9 BYPASS EAST.

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 Claude Smith Enterprises, petitioned to rezone property located at Oakleaf Drive MF- Multi-Family; and

WHEREAS, On April 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 MF- Multi-Family:

Legal Description

Tract "C", 8.429 Acres

C. F. Smith Property Group – Subdivision Map

City of Lancaster, County of Lancaster South Carolina

Meridian = SC Grid North, NAD 83-2011

Distances = Horizontal Ground Distances

CONTROL CORNER

EXISTING IRON PIN

NAD 83-2011

Beginning for reference at an iron pin having South Carolina grid coordinates of North 1,055,496.25' and East of 2,067,856.91' and being a corner of the Havenwood Woodland, LP tract; PIN # 0068H-0A-024.05 as recorded in the Office of Register of Deeds for Lancaster County in deed book 1826 at page 77; thence runs for reference with said tract as follows; S 00°39'17" E a distance of 156.59' to an iron pin; thence N 84°31'53" E a distance of 229.06' to an iron pin; thence S 21°24'41" E a distance of 348.27' to an iron pin; thence N 25°23'04" E a distance of 404.44 (passing through a reference iron pin at 401.59') to a point on the southern right-of-way of an access and utility easement having variable width and being recorded in the Office of Register of Deeds for Lancaster County as Easement E-2 in deed book 1326 at page 84 and plat book 2020 at page 275 and being The True Point of Beginning of this described tract; thence along said easement S 64°36'56" E a distance of 146.08' to a point; thence S 57°40'59" E

a distance of 133.12' to a point; thence S 64°36'56" E a distance of 323.52' to a point; thence with a curve turning to the left with an arc length of 40.60', with a radius of 30.50', with a chord bearing of N 77°15'11" E, with a chord length of 37.67' to a point; thence N 39°07'17" E a distance of 65.69' to a point being the southwest corner of the McDonalds Corporation tract as recorded in the Office of Register of Deeds for Lancaster County in deed book R-9 at page 53, Plat # 11379, PIN # 0068H-0A-024.03 and being on the northern right-of-way of an access and utility easement having variable width and being recorded in the Office of Register of Deeds for Lancaster County as Easement E-4 in deed book 1326 at page 84 and plat book 2020 at page 275; thence with and beyond said tract and with and beyond said access and utility easement thence S 64°36'56" E a distance of 375.00' to an iron pin being the southeast corner of the McDonalds Corporation tract as recorded in the Office of Register of Deeds for Lancaster County in deed book 144 at page 01 (C-6, 2165), Plat # 2588, PIN # 0068H-0A-024.01; thence with said tract N 25°23'04" E a distance of 125.00' to a point being on the western right-of-way of Woodland Road – 70' right-of-way; thence with said right-of-way along a curve turning to the right with an arc length of 190.90', with a radius of 633.00', with a chord bearing of S 22°08'54" W, with a chord length of 190.18' to a mag nail also being in the southern right-of-way of the afore described access and utility easement having variable width and being recorded in the Office of Register of Deeds for Lancaster County as Easement E-4 in deed book 1326 at page 84 and plat book 2020 at page 275, also being the northeast corner of the Donal Williams and wife tract recorded in the Office of Register of Deeds for Lancaster County in plat book 2004, page 186-A and being designated as PIN # PIN: 0068H-0A-024.04; thence with said tract and said access and utility easement N 55°28'17" W a distance of 210.00' to an iron pin, the northwest corner of said tract; thence with said access and utility easement and with the western line of the Donald Williams tract S 47°09'56" W a distance of 3.77' to an iron pin; thence leave said access and utility easement and continues with the western line of the Donald Williams tract S 47°09'56" W a distance of 266.63' to an iron pin and S 50°10'18" W a distance of 323.40' to an iron pin; thence runs new lines N 67°07'17" W a distance of 130.85' to an iron pin; thence N 67°07'17" W a distance of 247.17' to an iron pin; thence N 35°38'25" W a distance of 242.10' to an iron pin being a corner of the aforesaid Havenwood Woodland, LP tract; PIN # 0068H-0A-024.05 as recorded in the Office of Register of Deeds for Lancaster County in deed book 1826 at page 77; thence runs with said tract N 25°23'04" E a distance of 404.44' to The True Point of Beginning of this described tract containing 8.429 acres and being a portion of the Claude Smith Enterprises tract, PIN # 0068H-OA-024.00, deed reference: Carolina Park, Inc., deed book C-6, page 2100, See Merger Recorded in deed book 135 at page 231.

DONE IN MEETING ASSEMBLED on the 14th day of May 2024, and to become effective May 14, 2024.

Yeas _____ Nays _____

Requested by:

Neil Robinette
Claude Smith Enterprises

T. Alston DeVenny, Mayor

Approved as to Form:

Mitch Norrell, City Attorney

Tracy Rabon, Municipal Clerk

First Reading: April 23, 2024
Second Reading: May 14, 2024

2-23-24
LS



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

Request for Amendment in Zoning Ordinance

Application Fee: \$400.00

To the Honorable Mayor and City Council:

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

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

Zoning Map (fill in all items below except #8)

Zoning Text (fill in items #8 and #10 only)

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

Street Address Oakleaf Drive Presently Zoned B3

Date Deed Recorded 1976 Deed Book C006 Page Number 2100

Plat Book 2020 Page 275 Map 0068H Group 0A Parcel 24.00

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

4. Area of subject property (square feet or acres): 8.4 acres

5. Describe Improvements: Rezone an approximate 8.4 acre portion of parent PIN# 0068H-0A-24.00 for multi-family use

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

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).
see attached letter

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 NEIL ROBINETTE SIGNATURE [Signature]

ADDRESS 100 MAENUA RD. STE 300 PINEHURST NC 28374
Street City ST Zip

TELEPHONE 910-997-2544 DATE FEBRUARY 12, 2024

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

4



LANCASTER PLANNING AND ZONING COMMISSION
REZONING APPLICATION
IN-FILL HOUSING, INC.
TBD Oakleaf Dr, Lancaster

NARRATIVE DESCRIPTION

In-Fill Housing, Inc., a Georgia non-profit corporation, is applying for a rezoning approval for a multifamily development up to 72 units with a community center as depicted on the attached conceptual site plan prepared by Site Design, Inc. dated February 15, 2024 (the "Site Plan"). The Development, to be known as "Montrose Court" will be located on approximately 8.38 acres located at Oakleaf Drive, Lancaster (collectively, the "Property").

Montrose Court will consist of the development and construction of three-three story buildings for multi-family affordable housing use, consisting of no more than (72) total 1BR, 2BR & 3BR units with a fourth building serving as the community center. The funding of the property would be contingent upon the award of a Low Income Housing Tax Credit allocation from the South Carolina State Housing Finance and Development Authority. If funded, construction would expect to begin in the latter part of 2025 and be completed and ready for leasing in early 2027.

The property would have an attractive Community Building with a full-time property manager and maintenance person. The building would feature a gathering area for social events, a computer room, exercise facility and laundry room for the exclusive use of the residents. The property would also have a playground and include landscaping throughout the site.

The site was chosen by In-Fill Housing for its close proximity to retail, grocery, restaurant and services and the parcel does not abut to any single-family residential development.

In-Fill Housing has been in operation for over 23 years helping to address the needs of affordable housing in a community. To date they have completed the development of over 2000 housing units in Georgia and assisted thousands of families to secure safe and affordable housing, while also improving the quality of life for all residents and ensuring a stronger, more vibrant community for generations to come.

↑

City of Lancaster
(803) 283-9991

REC#: 01043771 2/26/2024 4:35 PM
OPER: DLS TERM: 008
REF#: 1028

TRAN: 100.0550 Planning/Zoning Rev
OAKLEAF DR - REZONE REQUEST
NEIL ROBINETTE
100-4-0100-41055
Planning And Zoning 400.00CR

TENDERED: 400.00 CHECK
APPLIED: 400.00-
CHANGE: 0.00

THANK YOU
www.lancastercitysc.com

VB

State of South Carolina,
COUNTY OF LANCASTER.

Know All Men by These Presents, That I, Claude F. Smith, Jr.

in the State aforesaid, for and in consideration of the
sum of FIVE AND NO/100 (\$5.00) DOLLARS AND PLACING TITLE IN THE OWNER
to be paid by Carolina Park, Inc.

in the State aforesaid
have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said
Carolina Park, Inc., its successors and assign;

FIRST PARCEL: Being a tract or parcel of land, containing 39.483 acres, more or less, bounded on the West by the lands of Springs Cotton Mills; on the North by South Carolina Highway 200 and the Bypass between Fort Lawn and Kershaw; on the East by Clinton Avenue, and the South by Gills Creek, more particularly described in the survey plat entitled "Property of J. W. Evans, Sr." dated April 8, 1967.

SECOND PARCEL: Being a certain tract or parcel of land located at the southerwesterly corner of the intersection of Clinton Avenue with the Bypass from Fort Lawn to Kershaw and more particularly described as follows: BEGINNING at a point in the westerly margin of the right-of-way of Clinton Avenue, which said point is North 3 degree 19' East 241.1 feet from the intersection of the westerly right-of-way line of Clinton Avenue with the center line of Gills Creek and running from said beginning point North 63 degree 03' West 150 feet to a stake; thence North 3 degree 19' East 150 feet to a stake; thence parallel with the first line South 63 degree 03' East 150 feet to an iron stake; thence parallel with the second line 3 degree 19' West 150 feet to the beginning point or place of beginning.

First and Second Parcel being a portion of the property conveyed to J. W. Evans by Deeds of Lee O. Montgomery, C.C.P.L.C. on December 9th, 1942 recorded in Deed Book K-3 at Page 85 on February 5th, 1943, and by deed of E. P. Plyler and Bessie R. Plyler on March 19th, 1943 recorded in Deed Book O-3 at Page 88 on March 22, 1943.

ASSESSOR'S OFFICE
Received 9-2-76
Map Code 68-H/A/24
Portion Of

STATE OF SOUTH CAROLINA,
COUNTY.

PERSONALLY appeared before me *Donald M. Dawkins*

and made oath that *he* saw the within-named **Claude F. Smith, Jr.**

sign, seal and; as **his** act and deed, deliver the within-written Deed for the uses and purposes therein mentioned and that he, with *J. Allen Jander* witnessed the execution thereof.

SWORN to before me this

27 day of *August*, 1976

James E. Co (L.S.)
Notary Public of S.C. N. C.

"D" *Donald M. Dawkins*

My Commission expires: MY COMMISSION EXPIRES DEC. 7, 1979

STATE OF SOUTH CAROLINA,
COUNTY.

RENUNCIATION OF DOWER

I, *James E. Co*, do hereby certify

unto all whom it may concern, that Mrs. Lois M. Smith,
the wife of the within-named **Claude F. Smith, Jr.**

did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread, or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within-named **Carolina Park, Inc., its successors**

~~XXXX~~

and assigns; all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

Given under my Hand and Seal, this

27 day of *August*
Anno Domini 19 *76*

James E. Co (L.S.)
Notary Public of S.C. N. C.

"L" *Lois M. Smith*

My Commission expires:
MY COMMISSION EXPIRES DEC. 7, 1979

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 Carolina Park, Inc., its successors and

~~XXXXXX~~ Assigns forever.

And I do hereby bind myself and my Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Carolina Park, Inc., its successors and

~~XXXXXX~~ Assigns, against myself and my Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS my Hand and Seal this 27th day of August in the year of our Lord one thousand nine hundred and seventy-six and in the ~~XXXXXX~~ two hundredth and first year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

"B" *Donald M. Dauter*
"C" *[Signature]*

"A" *Bland J. Smith* (SEAL)
(SEAL)

FILED
OFFICE OF CLERK OF COURT
1976 SEP -2 AM 9: 12

CLERK OF COURT
LANCASTER COUNTY, S.C.

State of South Carolina,

County of _____

Claude F. Smith, Jr.

TO

Carolina Park, Inc.

TITLE TO REAL ESTATE

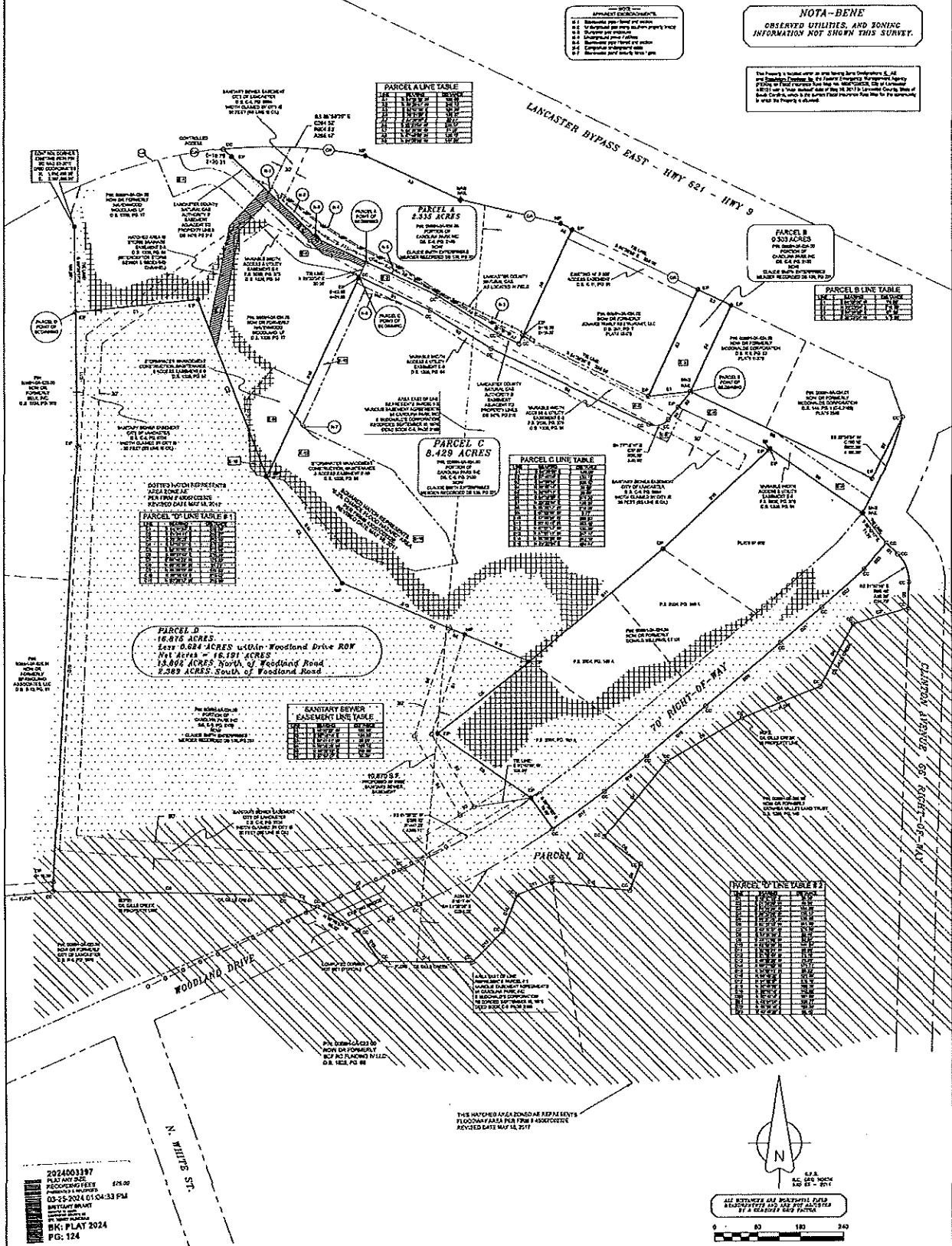
I hereby certify that the within Deed was filed for record in my office at _____ M. o'clock on the 2nd day of September, 19____, and was immediately entered upon the proper indexes and duly recorded in Book C-6 of Deeds, page 2100

Clerk of Court of Common Pleas and General Sessions
for Lancaster County, S. C.

I hereby certify that the within Deed has been this _____ day of _____, A. D. 19____, Recorded in Book _____ of Deeds, page _____

Auditor
for _____ County

<p>LOCATION MAP(S)</p> <p>CERTIFICATE OF APPROVAL</p> <p>I hereby certify that I am the holder of the property shown and described herein, which is located in the subdivision jurisdiction of the City of Lancaster, and that I am hereby making this plan of subdivision.</p> <p>Date: <u>2-15-2024</u> <u>Carly A. McNeill</u> Surveyor</p>	<p>CERTIFICATE OF APPROVAL AND EXPLANATION</p> <p>I hereby certify that I am the holder of the property shown and described herein, which is located in the subdivision jurisdiction of the City of Lancaster, and that I am hereby making this plan of subdivision.</p> <p>Date: <u>2-15-2024</u> <u>Carly A. McNeill</u> Surveyor</p>	<p>SURVEY STATUS</p> <p>THIS SURVEY EMPLOYED A TECHNIQUE OF SURVEY WITHIN THE CLASS OF A SECOND ORDER SURVEY AS AUTHORIZED BY THE SURVEYING ACTS AND REGULATIONS OF THE STATE OF SOUTH CAROLINA.</p> <p>DATE: <u>2-15-2024</u> <u>Carly A. McNeill</u> Surveyor</p> <p>THE SURVEY OFFICE OF LANCASTER COUNTY, SOUTH CAROLINA, HAS REVIEWED THIS SURVEY AND CERTIFICATE OF APPROVAL AND EXPLANATION AND IS SATISFIED THAT THE SURVEY MEETS ALL STATUTORY REQUIREMENTS FOR RECORDATION.</p> <p>DATE: <u>2-15-2024</u> <u>Carly A. McNeill</u> Surveyor</p>	<p>NOTE-BENE</p> <p>CONVEYED UTILITIES AND SERVICE INFORMATION NOT SHOWN THIS SURVEY.</p> <p>The Owner's responsibility is to verify the location and depth of all existing utilities and services shown on this survey. The surveyor's responsibility is to show the location and depth of all utilities and services shown on this survey. The surveyor's responsibility is to show the location and depth of all utilities and services shown on this survey.</p>
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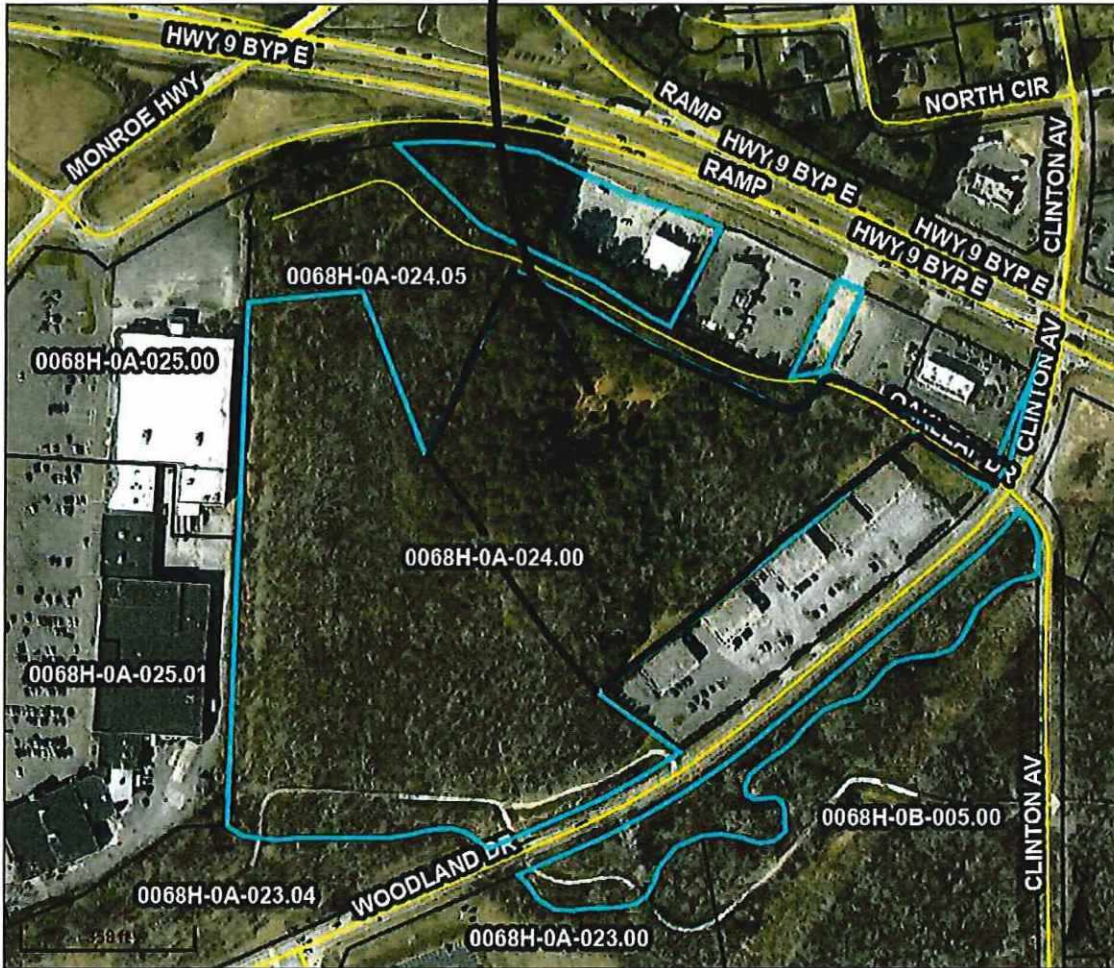


<p>2024001197 PLAT ANY SIZE RECORDABLE FEE \$25.00 PLANNING & PERMITTING 02-25-2024 01:04:33 PM BATTALION 181 BK: PLAT 2024 PG: 124</p>	<p>City of Lancaster / Lancaster County / South Carolina</p> <p>Lancaster Property Subdivision</p>	<p>McNeill Surveying & Land Planning, PLLC</p> <p>465 Richmond Road Dr. Rockledge, NC 28179 Phone: 803-987-3400 Fax: 803-987-3410 Email: info@mcneillsurveying.com</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </table> <p>LEGEND</p> <table border="1"> <tr> <td>SP</td> <td>Surveyed Boundary</td> </tr> <tr> <td>AD</td> <td>As Shown Boundary</td> </tr> <tr> <td>AD</td> <td>As Shown Boundary</td> </tr> <tr> <td>AD</td> <td>As Shown Boundary</td> </tr> <tr> <td>AD</td> <td>As Shown Boundary</td> </tr> <tr> <td>AD</td> <td>As Shown Boundary</td> </tr> <tr> <td>AD</td> <td>As Shown Boundary</td> </tr> </table> <p>1</p>	DATE	DESCRIPTION	SP	Surveyed Boundary	AD	As Shown Boundary	AD	As Shown Boundary	AD	As Shown Boundary	AD	As Shown Boundary	AD	As Shown Boundary	AD	As Shown Boundary
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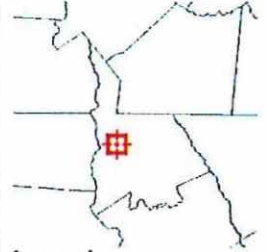


8.429 ACRES

Experiencing Lancaster County, SC through GIS Technology



Overview



Legend

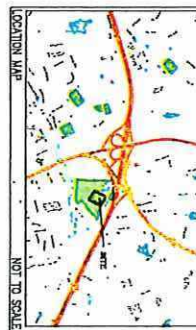
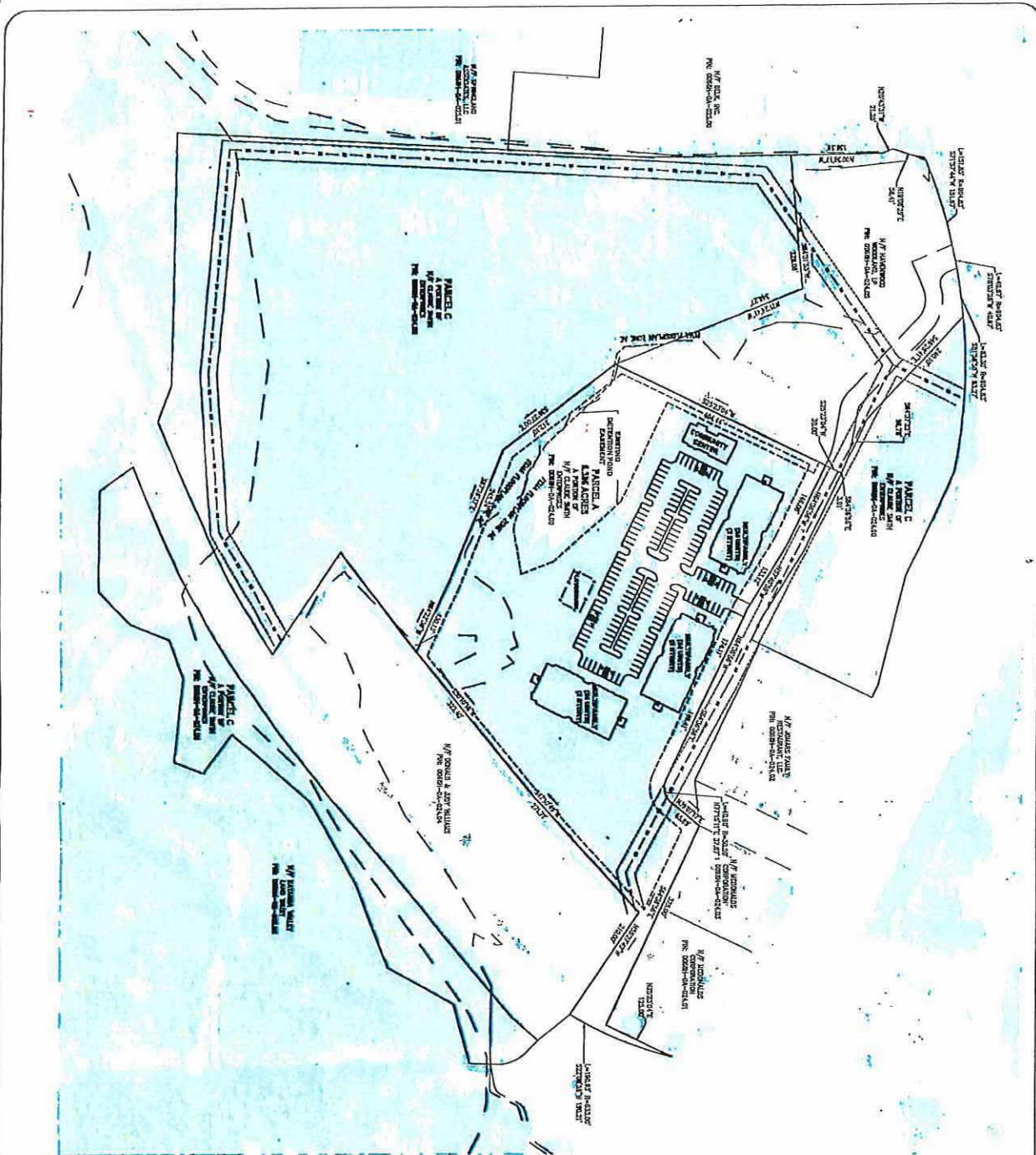
- Parcels
- Roads

Parcel ID	0068H-0A-024.00	Owner	CLAUDE SMITH	Last 2 Sales			
Class	Non Qualified		ENTERPRISES	Date	Price	Reason	Qual
Code	Commercial		100 MAGNOLIA RD	8/27/1976	0	n/a	U
Taxing	City of Lancaster		STE 300	1/15/1971	\$125000	SOLD DOES NOT MATCH APPRAISAL RECORD	Q
District	LANCASTER		PINEHURST, NC 27376				
Land Size	27.26	ACRES	Physical Address Assessed Value				

(Note: Not to be used on legal documents)

Date created: 4/18/2024
 Last Data Uploaded: 4/18/2024 3:29:29 AM





SITE DATA	
SITE ADDRESS	LANCASTER DRIVE LANCASTER, SC 29728
OWNER/DEVELOPER	INTELL HOUSING, INC. 2045 PELTON AVENUE COLUMBIA, SOUTH CAROLINA
CIVIL ENGINEER	223 ROCKY CREEK ROAD COLUMBIA, SC 29204
ARCHITECT	2722 NORTH OAK ST. VALDOSTA, GA 31628
PROPOSED USE	MULTIFAMILY
PANEL ID	0808-04-03-00
PANEL AREA	5,841 SQUARE FEET
SETBACKS	FRONT: 20' SIDE: 10' REAR: 20'



CAUTION**
Know what's below.
Call before you dig.

THIS IS A PRELIMINARY PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION. THE OWNER AND ENGINEER ASSUME NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION SHOWN ON THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION SHOWN ON THIS PLAN.

LEGEND

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GRAPHIC SCALE
1 inch = 20 feet

SITE DESIGN, INC.
CIVIL ENGINEER - SURVEYOR - LANDSCAPE ARCHITECTS

www.sitedesigninc.com
100 ROCKY CREEK ROAD
COLUMBIA, SC 29204
PH: 803-727-1000

INTELL HOUSING, INC.
2045 PELTON AVENUE
COLUMBIA, SC 29204

CITY OF LANCASTER
LANCASTER COUNTY
SOUTH CAROLINA

APARTMENT
APARTMENTS

DATE: 08/08/2008
SCALE: 1" = 20'

PROJECT NO.: 0808-04-03-00

DESIGNED BY: N/A
CHECKED BY: N/A
DATE: 8/8/2008

PRELIMINARY
SITE PLAN

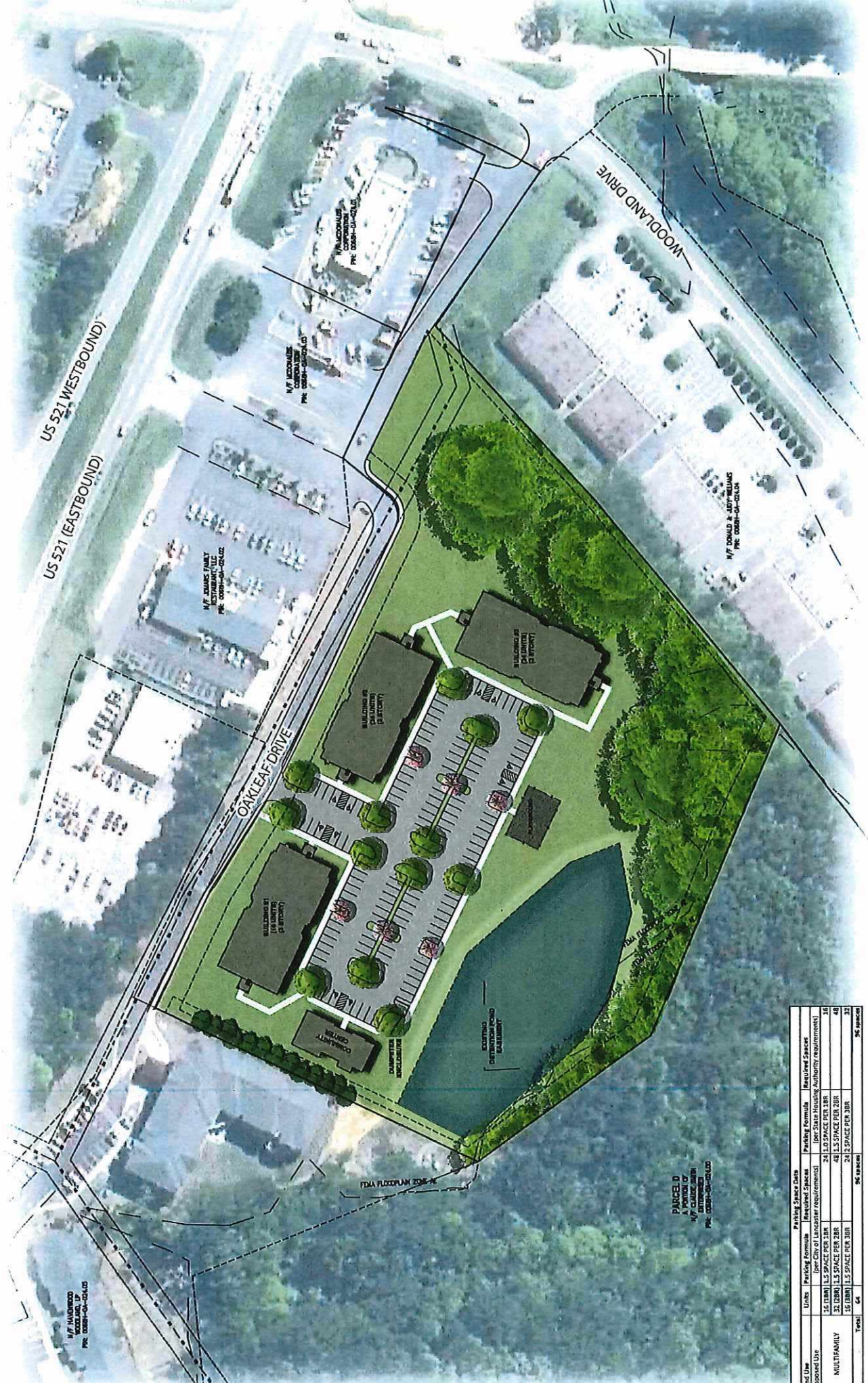
SCALE: 1" = 20'

PROJECT NO.: 0808-04-03-00

DATE: 8/8/2008

MONTROSE COURT

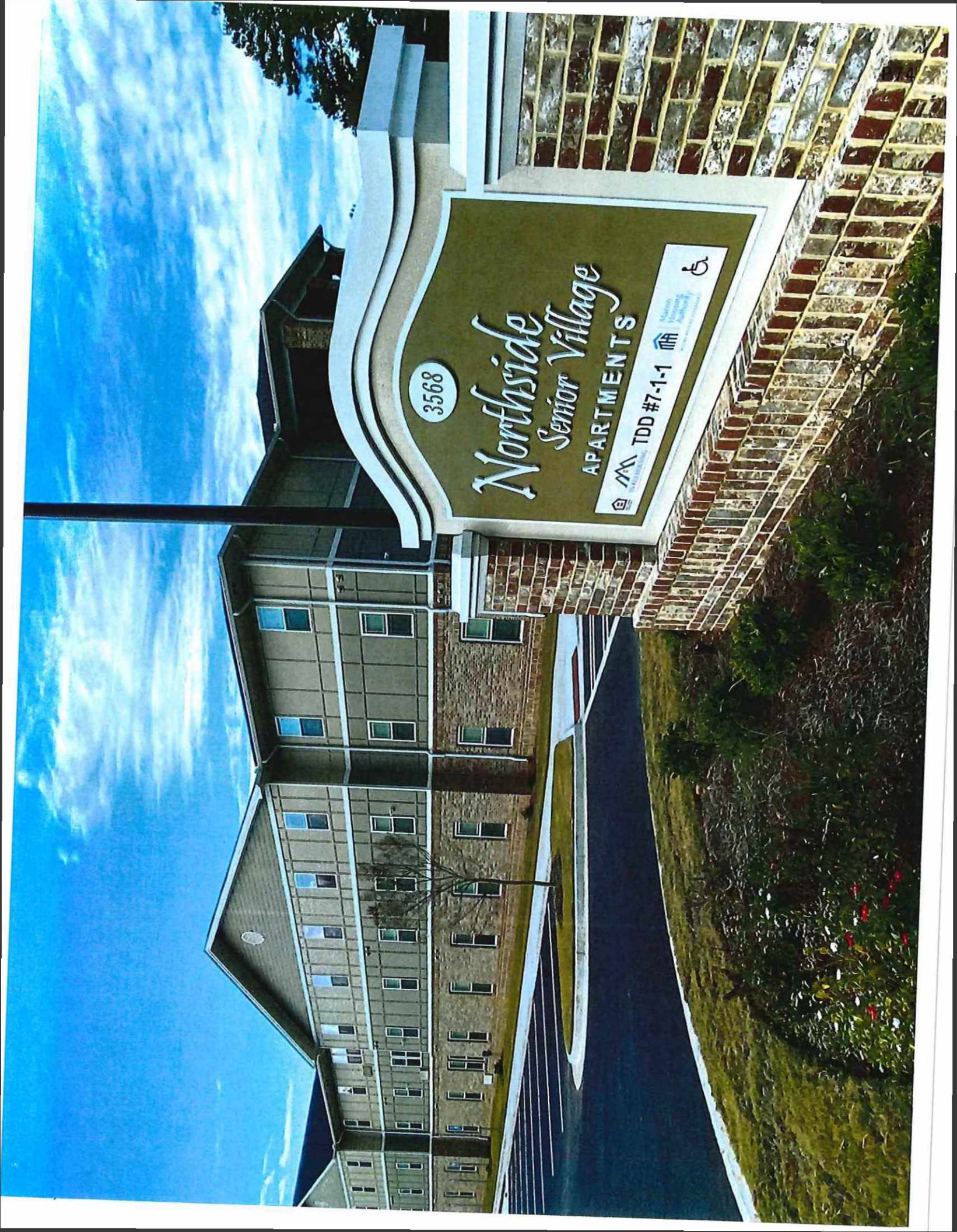
LANCASTER, SOUTH CAROLINA



Use and Use Intensity	Units	Parking Formula (per City of Lancaster requirements)	Parking Formula (per State Housing Authority requirements)	Required Space
MULTIFAMILY	50 (100%)	1.5 SPACE PER 100	24	1.5 SPACE PER 100
	35 (70%)	1.5 SPACE PER 200	48	1.5 SPACE PER 200
	50 (100%)	1.5 SPACE PER 100	24	2 SPACE PER 100
TOTAL	64		96	96

Spaces Provided	Value
STANDARD SPACES	131
ADA SPACES	10
Other Spaces	243

Notes provided meets State Housing and Lancaster requirements



3568

Northside Senior Village
APARTMENTS

  TDD #7-1-1  





The Lancaster News

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

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that pursuant to Chapter 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, April 2, 2024, with the meeting to begin at 6:30 PM in the Council Chambers at City Hall (216 S. Catawba Street), to consider the following proposed amendments to the Zoning map of the City of Lancaster:

1. Rezoning Request: To consider rezoning approximately 0.4 acres; a portion of Tax Map # 088H-0A-024-00 to MF- Multifamily, located off Oakleaf Drive, Lancaster, SC 29720.
Applicant: Neil Robliette
Owner: Claude Smith Enterprises

All interested people are encouraged to appear and present their views either for or against this proposal. Additional information concerning this request is available in the Office of Building, Planning & Zoning, 216 S. Catawba St, Lancaster, South Carolina, telephone 293-4253.

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

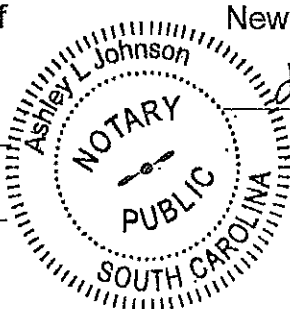
Any person requiring special accommodation should contact the Building, Planning and Zoning Department at least twenty-four (24) hours prior to the meeting.

I hereby certify that on the above notice published in The Lancaster News, a general circulation in Lancaster County, South Carolina, in accordance with law on March 2nd 2024.

SWORN to before me this 4th day of March, 2024

Ashley L Johnson

Notary Public for South Carolina
My Commission Expires: 01/20/2027



Newspaper Rep Signature

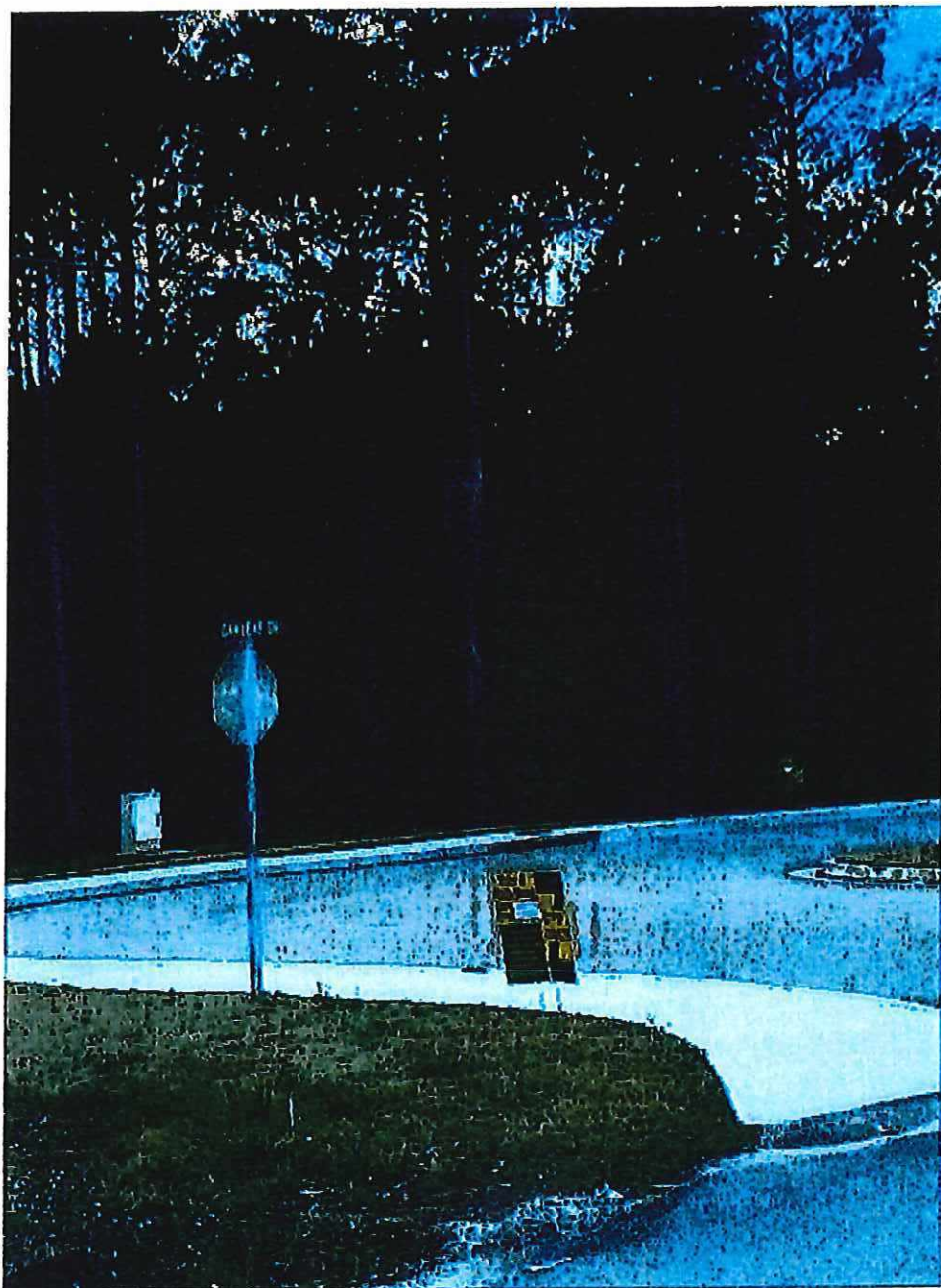
Kousti Ross

Louis Streater

From: Louis Streater
Sent: Tuesday, March 5, 2024 8:34 AM
To: Louis Streater
Subject: Oakleaf Street



Notice Posted
3-5-24



Notice Posted

3-5-24

[Handwritten signature]

Notice Posted

3-5-24





Building, Planning, Zoning & Licensing

February 28, 2024

Donald & Judy Williams
111 E. Gay Street
Lancaster, SC 29720

RE: Public Hearing Notification
Rezoning Request- Oakleaf Drive, Lancaster, SC 29720
Tax Map # 0068H-0A-024.00

Dear property owner(s):

As a courtesy, we are notifying property owners adjacent to reference property (map enclosed) of a request to amend the City's Official Zoning Map. The property owner is requesting rezone approximately 8.4 acres; a portion referenced property from B3-General Commercial to MF- Multi-Family.

The Planning Commission of the City of Lancaster, South Carolina, is scheduled to hold a Public Hearing on Tuesday, April 2, 2024, with the meeting to begin at 6:30 PM in the Council Chambers at City Hall (216 S. Catawba Street), to consider the zoning classification of MF- Multi-Family.

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

Respectfully,

Louis Streater
Department Director

Enclosures

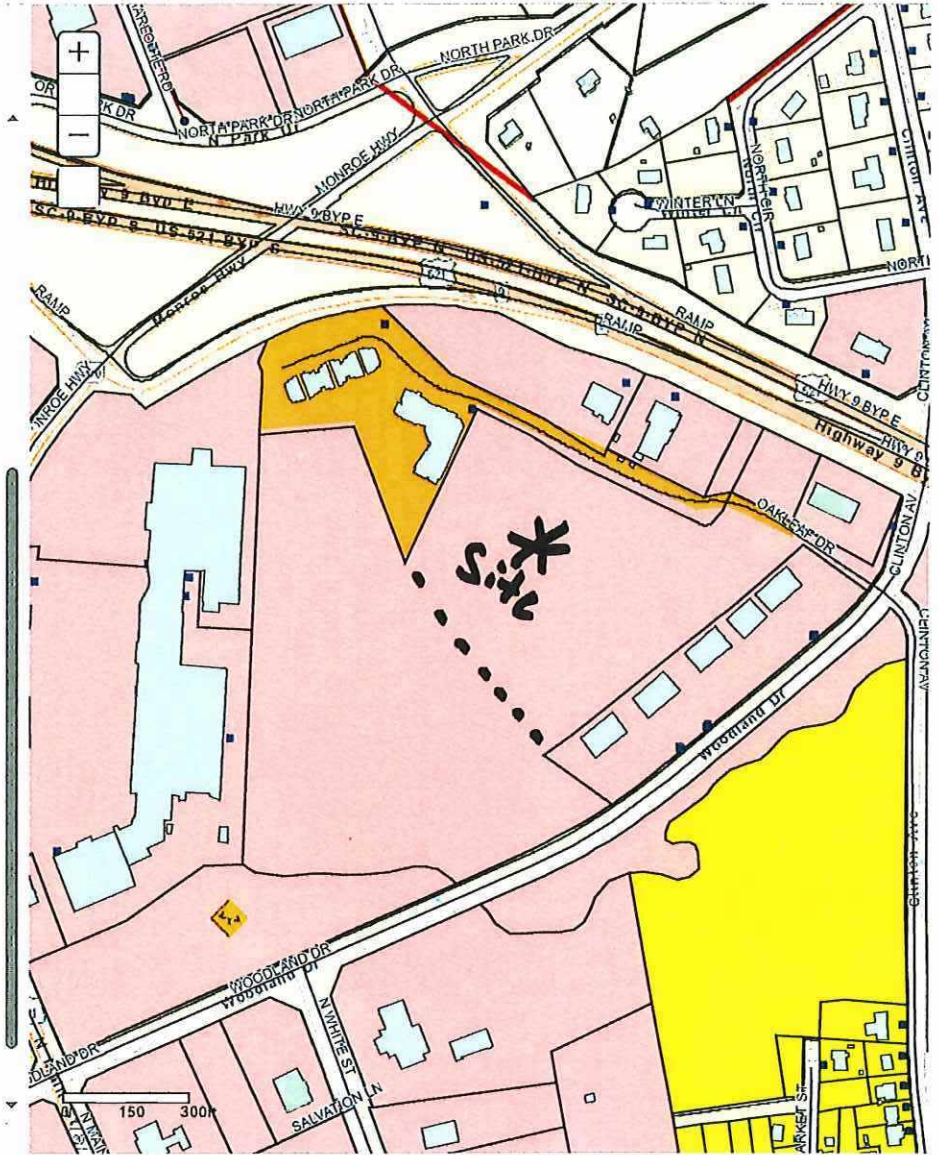
Details | Add | Edit | Basemap |

Save | Share

About | Content | Legend

Legend

-  Water Meter - Export water Meter
-  Parcels - LC Parcels
-  Zoning_City
 -  R6 - Residential
 -  R10 - Residential
 -  R15 - Residential
 -  Multi-Family
 -  Manufactured Home Park
 -  Planned Development
 -  B1 - Central Business
 -  B2 - Neighborhood Commercial
 -  B3 - General Commercial
 -  Professional Office
 -  Industrial
- BaseMapData2**
-  LancCityArea_AddrPts
-  LancCityArea_Parcels
-  Buildingfootprints_CityArea
- CityLimits LancCity
- [Trust Center](#) | [Contact Esri](#) | [Report Abuse](#) | [Contact Us](#)



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. P84

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.
- 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

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

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

Notes to table:

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

(Code 1991, § 31-101)

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



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

Notes to table:

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

(Code 1991, § 31-103)

A multiple-family development consists of residential housing development consisting of one or more multiple-family dwellings or two or more two-family dwellings located on a single tract of land developed under an approved site plan in a single development operation or a definitely programmed series of development operations.

- (1) *Plan approval.* Prior to construction of a multiple-family development or enlargement of a multiple-family development existing at the time of the adoption of the ordinance from which this section is derived, a development plan shall be approved by the building inspections department. The plan shall be drawn to a scale of not less than 100 feet to one inch and shall contain the following information:
 - a. The location of the proposed development and the nature of the surrounding land uses.
 - b. The location, orientation and dimensions of all proposed structures.
 - c. The location and dimensions of streets, rights-of-way, drives, and parking areas.
 - d. The location and size of service buildings and areas and recreational areas.
 - e. The location and type of screening, fences, and hedges.
 - f. Existing uses of land throughout the development.
 - g. Delineation of the units or phases to be constructed in progression.
 - h. The zoning district in which the development is to be located.
- (2) *Design requirements.*
 - a. *Size of development.* The minimum area requirements for a multiple-family development shall conform to article V of this chapter.
 - b. *Building setbacks.*
 1. *Exterior.* Buildings located along the outer boundaries of the multiple-family development shall conform to article V of this chapter.
 2. *Interior.* Within a multiple-family development, no structure shall be located less than 16 feet from an adjacent structure.
 - c. *Off-street parking.*
 1. Off-street parking shall be provided in accordance with the provisions set forth in article XI of this chapter.
 2. All dwelling units within the multiple-family development shall be no more than 300 feet from off-street parking.
 - d. *Access.*
 1. All streets within a multiple-family development shall have a minimum width of 40 feet with a minimum paved width of 20 feet.

- 2. Streets within a multiple-family development shall be sufficient to provide adequate access to dwelling units within the development only.
- 3. No street within a multiple-family development may be used to provide sole access to property outside the multiple-family development. Furthermore, no street within a multiple-family development may be connected with a road outside the development when substantial through traffic may be generated.

e. Sanitation.

- 1. Bulk refuse container pads shall be provided by the developer in accordance with the specifications of the city sanitation department.
- 2. All streets and parking areas to be utilized by the city sanitation vehicles for refuse collection shall be designed to accommodate the excessive turning radius requirements as well as the excessive pavement loading of the sanitation vehicles.

f. Utilities.

- 1. *Water.* All water lines within a multiple-family development shall be designed, constructed and maintained by the owner of such multiple-family development. All water meters in the multiple-family development will be installed and maintained by the city or someone authorized by the city administrator for such installation and maintenance.
- 2. *Sewer.* All sewerage within a multiple-family development shall be designed, constructed and maintained by the owner of such multiple-family development.
- 3. *Electricity and telephone lines.* All electric and telephone lines shall be located underground except where underlying rock or other features would make this provision impractical.

g. *Screening.* Where any property line of a multiple-family development abuts land zoned for or occupied by a residential use, there shall be provided and maintained along the property line of the multiple-family development a continual visual screen not less than six feet in height. The screen shall be a wall, fence or compact evergreen hedge or other type of evergreen foliage, or a combination of fence and evergreen shrubbery.

h. *Recreation space.* Adequate and suitable recreation areas designated and intended for small children shall be provided at a ratio based on the number of bedrooms per multiple-family dwelling unit as established in the following schedule:

Type Multiple-Family

Minimum Amount of Recreation Space to Dwelling Unit Be Provided Per Unit
(By Number of Square Feet)

Bedrooms	Square Feet
----------	-------------

1-bedroom apartment	0
2-bedroom apartment	25
3-bedroom apartment	50
4 or more bedrooms	100

Such areas shall be reasonably located to assure safe and convenient access and maximum usability. The areas shall have a minimum dimension of 30 feet and a minimum area of 900 square feet. Developments which would accrue less than 900 square feet of recreational area according to the above schedule shall be exempt from this requirement.

- i. *Lighting.* All streets and parking areas shall be sufficiently lighted to provide for the safety and security of residents of the multiple-family development. The cost of installation, operation and maintenance of such lighting shall be the responsibility of the property owner.
- j. *Height.* No structure shall exceed the height limitations of the zoning district in which it is located.

(Code 1991, § 31-61)

✂ 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



Use description	NAICS	R-15	R-10	R-6	PO	B-1	B-2	B-3	IND	MF (1)	MHP (1)
<i>Residential</i>											
Bed and breakfast		SE (1)	SE (1)	SE (1)	UP (1)	UP (1)	UP				
Cluster development		SE (1)	SE (1)	SE (1)			SE				

MP
↓

Condominium development					SE (1)	SE (1)	SE	SE			P91
Convalescent home		SE	SE	SE	UP		SE	SE			
Dwelling, single-family		UP	UP	UP		UP	UP		UP	UP	UP
Dwelling, two-family			UP	UP		UP	UP		UP	UP	UP
Group home		SE	SE	SE							
Manufactured homes			UP (1)	UP (1)						UP (1)	
Multifamily development						UP (1)				UP	
Nursing home		SE	SE	SE	UP	SE	UP	UP		UP	
Roominghouse and boardinghouse			SE	SE		SE	SE				
<i>Commercial</i>											
Ambulance service		SE	SE	SE	UP	UP	SE	UP	UP	SE	SE
Appliance sales/service						UP		UP			
Automatic car wash								UP	UP		
Automobile parking lot						UP	UP	UP	UP		
Automobile parts sales						SE		UP	UP		
Automobile sales/service	441					UP		UP	UP		
Automobile upholstery shop								UP	UP		
Bakery						UP	UP	UP	UP		
Barbershop and beauty shop	81211					UP	UP	UP	UP		
Bingo						SE		UP	UP		
Body piercing/branding establishments								SE (1)			
Building material, garden equipment and supplies dealers	444130					UP		UP	UP		
Bus stations, taxicab stations						UP		UP	UP		
Cabinet shop									UP		
Child care or day care center; adult day care		SE	SE (1)	SE (1)	SE (1)	UP	SE	UP (1)	(1)		
Children's home		SE	SE	SE			SE				
Clinical, medical, dental					UP	UP					
Clothing and clothing accessories store	448					UP	UP	UP			
Communication tower and antenna		SE (1)	SE (1)	SE (1)	UP (1)	UP (1)	SE	UP	UP (1)	SE (1)	SE (1)
Dance studio	611610					UP	UP	UP			
Delicatessen	611610						SE				

MF
↓

Drug store, pharmacy	446				UP	UP	UPUP				P92
Dry cleaner and laundry service	8123					UP	UPUP	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)	UPUP (1)	UP (1)	UP		
Financial institution	5221				UP		UPUP	UP			
Firearms/ammunition sales/service						UP	UP	UP			
Fireworks sales							UP (1)	UP (1)			
Florist shop						UP	UPUP	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			

MF



Historical site and building						UP	UP				P93
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			

MF



Video game machine establishment							UP (1)	UP (1)		P94
Video store	4512						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		

MF

Machine shop	332710							SE	UP			P95
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			
Wholesale or warehousing									UP			
Woodworking shop									UP			

Public/institutional

Armory									UP	UP		
Civic, social, service organizations	SE	SE	SE			UP		UP	UP	UP		
Cultural facilities, museum						CPC (2)	UP	CPC (2)				
Governmental offices and uses (police station, fire station, post office)	CPC (2)	CPC (2)	CPC (2)	CPC (2)	CPC (2)	CPC (2)	UP	CPC (2)	UP	CPC (2)	CPC (2)	CPC (2)
Historical site and building				UP		UP		UP	UP			
Hospital				UP				UP	UP			
Library	CPC (2)	CPC (2)	CPC (2)	CPC (2)	CPC (2)	CPC (2)	UP	CPC (2)	UP	CPC (2)		

MF

Public utility and ROW		UP	UP	UP		UP	UPUP				P96
Religious institutions		UP	UP	UP	UP	UP	UPUP	UP			
School, public		CPC (2)	CPC (2)	CPC (2)	CPC (2)		UPCPC (2)				
School, parochial		UP	UP	UP	UP		UPUP				
Senior citizens center			UP	UP	UP	UP	UPUP				
<i>Park/Recreational/Conservation</i>											
Cemetery/mausoleum		UP	UP	UP	UP	UP	UPUP	UP			
Public park and playground		UP	UP	UP	UP	UP	UPUP	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)	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)

Agenda Item IX.B & C

**City of Lancaster
City Council Meeting
April 23, 2024**

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

Background: Springland, Inc. has submitted an annexation petition for two parcels consisting of 117.58 acres that is located adjacent to AR Rucker Middle School and south of Lancaster County Water & Sewer District. Forestar Group, the developer, wishes to build a 321 single-family residential dwelling unit subdivision, with 94 lots being 7,200 s.f. and 227 lots being 6,000 s.f. The developer wishes to be annexed into the City in order to have the City's police and fire services along with the ability to build cluster development.

Both the Fire Chief and Police Chief have concerns that with the size of the development there would be an eventual strain on resources with increased calls for services that the additional houses would bring. The City will need to provide not only additional manpower but also vehicles and equipment in the future as the development continues to grow.

The utility service for this development will be provided by Lancaster County Water & Sewer District.

Financial: Using data from recent single family residential unit developments, staff has calculated that the potential appraised valuation for the 321 houses is \$104,352,000 (\$325,000 per house). This will generate approximately an annual total of \$842,946 in property tax once fully developed.

Policy Considerations: Section 5-3-150(3) of the South Carolina Code of Laws.

Recommendations/Actions: Approve Ordinance O24-09 and O24-10.

Attachments: Ordinance O24-09 and O24-10, annexation petition, deed, survey plat, concept map and location maps.

ORDINANCE O24-09

**AN ORDINANCE ANNEXING INTO THE CITY OF LANCASTER, SOUTH CAROLINA
ONE PARCEL OF LAND TOTALING 110.567 ACRES PARTIAL BOUNDED BY U.S.
HIGHWAY 521 BYPASS, FLAT CREEK ROAD, AND OLD DIXIE ROAD AND OWNED
BY SPRINGLAND, INC.**

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

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

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

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

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

All that certain piece, parcel, or lot of land lying and situate in Lancaster County, South Carolina and being more particularly described as follows:

Commencing at NGS monument "19345 J", said monument having SC grid coordinates of northing = 1,050,964.76' and easting = 2,076,395.90'; thence N87°59'43"E for a distance of 529.80' to a found iron (#5 rebar), said iron being the point of beginning (POB);

Thence from the POB with a curve to the right having a radius of 41.37' and a length of 72.81', said curve having a chord bearing of S65°35'20"E for a distance of 63.77' to an iron found (#5 rebar); thence N15°01'41"W for a distance of 83.85' to a PK nail set in Camp Drive; thence N63°59'42"E for a distance of 210.54' to an iron found (3/4" pipe); thence N63°59'42"E for a distance of 161.68' to an iron found (3/4" pipe); thence N64°02'06"E for a distance of 299.73' to on found (3/4" pipe); thence N64°00'38"E for a distance of 299.84' to an iron found (3/4" pipe); thence N64°01'07"E for a distance of 181.86' to an iron found (3/4" pipe); thence N63°57'11"E for a distance of 118.16' to an iron found (3/4" pipe); thence N63°57'11"E for a distance of 321.79' to a computed point in the center of Hannah's Creek; thence with the centerline of Hannah's Creek the following 29 calls: 1) S26°07'47"W for a distance of 29.51' to a point; 2) S35°57'07"E for a distance of 23.37 to a point; 3) S58°02'10"E for a distance of 51.82' to a point; 4) S60°28'04"E for a distance of 58.25' to a point; 5) S06°37'51"E for a distance of 49.77' to a point; 6) S13°30'03"E for a distance of 24.76' to a point; 7) S01°35'20"E for a distance of 41.58' to a point; 8) S37°36'03"E for a distance of 57.24' to a point; 9) S53°34'47"W for a distance of 40.25' to a point; 10) S17°18'14"W for a distance of 23.82' to a point; 11) S20°52'54"E for a distance of 25.78'

to a point; 12) S44°28'55"E for a distance of 47.40' to a point; 13) S40°58'07"E for a distance of 40.57' to a point; 14) S57°16'59"E for a distance of 19.94' to a point; 15) S31°19'33"E for a distance of 39.43' to a point; 16) S63°35'41"E for a distance of 53.70' to a point; 17) S54°23'18"E for a distance of 32.63' to a point; 18) S04°40'43"W for a distance of 38.80' to a point; 19) S25°45'45"E for a distance of 28.09' to a point; 20) S26°31'26"E for a distance of 30.58' to a point; 21) S40°50'55"E for a distance of 32.93' to a point; 22) S68°03'31"E for a distance of 37.87' to a point; 23) S84°08'49"E for a distance of 37.14' to a point; 24) S52°05'55"E for a distance of 21.61' to a point; 25) S24°13'57"W for a distance of 34.36' to a point; 26) S08°34'16"W for a distance of 55.95' to a point; 27) S31°29'15"E for a distance of 52.48' to a point; 28) S31°30'17"E for a distance of 60.57' to a point; 29) S41°37'35"E for a distance of 67.22' to a point; thence leaving Hannah's Creek and along the centerline on an unnamed branch the following 47 calls: 1) S59°42'26"W for a distance of 10.92' to a point; 2) S65°12'23"W for a distance of 20.83' to a point; 3) S64°10'08"W for a distance of 21.26' to a point; 4) S52°22'21"W for a distance of 8.89' to a point; 5) S36°35'13"W for a distance of 38.61' to a point; 6) S78°34'48"W for a distance of 5.00' to a point; 7) N64°49'44"W for a distance of 15.61' to a point; 8) S56°45'07"W for a distance of 13.55' to a point; 9) S26°16'35"W for a distance of 9.68' to a point; 10) S43°07'20"W for a distance of 20.31' to a point; 11) S53°22'33"W for a distance of 19.90' to a point; 12) S22°28'17"W for a distance of 14.70' to a point; 13) S79°49'36"W for a distance of 11.50' to a point; 14) S45°53'11"W for a distance of 30.62' to a point; 15) S83°07'33"W for a distance of 13.96' to a point; 16) S42°04'35"W for a distance of 8.83' to a point; 17) S10°52'40"W for a distance of 25.43' to a point; 18) S44°41'37"W for a distance of 21.15' to a point; 19) S19°06'48"W for a distance of 43.46' to a point; 20) S49°29'36"W for a distance of 23.59' to a point; 21) S84°54'00"W for a distance of 26.46' to a point; 22) N61°58'09"W for a distance of 17.06' to a point; 23) S73°29'54"W for a distance of 19.92' to a point; 24) S76°30'48"W for a distance of 22.53' to a point; 25) S28°12'39"W for a distance of 13.31' to a point; 26) S30°12'19"E for a distance of 9.35' to a point; 27) S04°50'33"W for a distance of 36.55' to a point; 28) S08°53'16"W for a distance of 21.90' to a point; 29) S22°38'56"W for a distance of 19.01' to a point; 30) S79°29'27"W for a distance of 18.76' to a point; 31) S63°29'09"W for a distance of 22.19' to a point; 32) N38°39'54"W for a distance of 19.07' to a point; 33) S55°47'28"W for a distance of 11.48' to a point 34) S05°52'50"W for a distance of 38.34' to a point; 35) S19°34'14"W for a distance of 37.90' to a point; 36) S24°03'01"E for a distance of 26.91' to a point; 37) S37°49'16"E for a distance of 15.36' to a point; 38) S10°07'16"E for a distance of 19.21' to a point; 39) S14°25'44"W for a distance of 23.63' to a point; 40) S27°14'31"W for a distance of 13.97' to a point; 41) S11°21'50"E for a distance of 15.85' to a point; 42) S14°37'03"E for a distance of 22.57' to a point; 43) S29°36'57"W for a distance of 22.65' to a point; 44) S39°35'22"E for a distance of 6.14' to a point; 45) S61°23'27"E for a distance of 10.06' to a point; 46) S26°13'35"E for a distance of 40.24' to a point; 47) S37°22'52"W for a distance of 60.73' to an iron found (#5 rebar); thence leaving said branch s36°48'26"w for a distance of 674.69' to an iron found (#5 rebar); thence S15°56'27"E for a distance of 955.20' to an iron set on the right-of-way of Old Dixie Road; thence along the right of way of Old Dixie Road the following 16 calls: 1) S59°04'38"W for a distance of 43.57' to a point; 2) S60°29'14"W for a distance of 55.24' to a point; 3) S62°39'54"W for a distance of 49.80' to a point; 4) S64°20'18"W for a distance of 50.59' to a point; 5) S67°14'56"W for a distance of 69.74' to a point; 6) S68°50'07"W for a distance of 52.10' to a point; 7) S69°13'27"W for a distance of 67.55' to a point; 8) S69°55'00"W for a distance of 60.87' to a point; 9) S70°02'10"W for a distance of 55.12' to a point; 10) S70°19'17"W for a distance of 53.35' to a point; 11) S69°18'18"W for a distance of 48.58' to a point; 12) S69°20'51"W for a distance of 58.05' to

a point; 13) S68°08'30"W for a distance of 55.61' to a point; 14) S67°08'54"W for a distance of 59.05' to a point; 15) S63°44'47"W for a distance of 47.07' to an iron set; 16) S89°53'50"W for a distance of 89.76' to a point on the right-of-way of Flat Creek Road (SC 903); thence along the said right-of-way the following 3 calls: 1) N63°57'06"W for a distance of 522.11' to an iron set; 2) with a curve to the left having a radius of 1,947.37' and a length of 400.83', said curve having a chord bearing of N69°50'54"W for a distance of 400.12' to an iron set; 3) N42°42'56"W for a distance of 85.36' to a found concrete monument on the right-of-way of Lancaster By-pass (SC Hwy 521); thence along the By-pass the following 9 calls: 1) N11°30'19"W for a distance of 531.44' to a found concrete monument; 2) with a curve to the right having a radius of 1,382.39' and a length of 330.78', said curve having a chord bearing of N04°39'45"W for a distance of 329.99' to an iron set; 3) N02°08'01"E for a distance of 241.69' to a found concrete monument; 4) N03°07'40"E for a distance of 197.69' to a found concrete monument; 5) N10°20'54"E for a distance of 204.84' to a found concrete monument; 6) N03°50'40"W for a distance of 17.90' to an iron found (#5 rebar); 7) N03°52'15"W for a distance of 178.67' to a found concrete monument; 8) N03°13'59"E for a distance of 128.86' to a found concrete monument; 9) N03°13'59"E for a distance of 103.90' to an iron set; thence leaving said right-of-way N64°08'35"E for a distance of 472.88' to the POB and containing 110.567 acres, more or less.

Tax Map No.: 0068-00-049.00

The property shall have an interim zoning classification of R-10 Residential pending rezoning pursuant to the Zoning Ordinance.

DONE IN MEETING ASSEMBLED on the 14th day of May 2024, and to become effective May 14, 2024.

Yeas _____ Nays _____

Requested by:

Springland, Inc.

T. Alston DeVenny, Mayor

Approved as to Form:

Mitch Norrell, City Attorney

Tracy Rabon, Municipal Clerk

First Reading: April 23, 2024
Second Reading: _____

ORDINANCE O24-10

AN ORDINANCE ANNEXING INTO THE CITY OF LANCASTER, SOUTH CAROLINA ONE PARCEL OF LAND TOTALING 7.01 ACRES LOCATED IN THE GENERAL VICINITY OF 1340 CAMP DRIVE AND OWNED BY SPRINGLAND, INC.

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

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

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

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

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

All that certain piece, parcel, or lot of land lying and situate in Lancaster County, South Carolina and being more particularly described as follows:

Commencing at NGS monument "19345 J", said monument having SC grid coordinates of northing = 1,050,964.76' and easting = 2,076,395.90'; thence N87°59'43"E for a distance of 529.80' to a found iron (#5 rebar), said iron being the point of beginning (POB);

Thence from the POB with a curve to the right having a radius of 41.37' and a length of 72.81', said curve having a chord bearing of S65°35'20"E for a distance of 63.77' to an iron found (#5 rebar); thence S15°09'26"E for a distance of 614.97' to a found iron (#5 rebar); thence N89°43'47"W for a distance of 645.48' to an iron found (#5 rebar) on the right-of-way of Lancaster By-Pass (SC 521); thence N03°52'15"W for a distance of 178.67' to a found concrete monument; thence N03°13'59"E for a distance of 128.86' to a found concrete monument; thence N03°13'59"E for a distance of 103.90' to an iron set; thence leaving said right-of-way N64°08'35"E for a distance of 472.88' to the POB and containing 7.010 acres, more or less.

Tax Map No.: 0068-00-049.03

The property shall have an interim zoning classification of R-10 Residential pending rezoning pursuant to the Zoning Ordinance.

DONE IN MEETING ASSEMBLED on the 14th day of May 2024, and to become effective May 14, 2024.

Yeas _____ Nays _____

Requested by:

Springland, Inc.

T. Alston DeVenny, Mayor

Approved as to Form:

Mitch Norrell, City Attorney

Tracy Rabon, Municipal Clerk

First Reading: April 23, 2024

Second Reading: _____



City of Lancaster

216 South Catawba ~~3104~~
 P O Box 1149
 Lancaster SC 29721-1149
 Phone: 803-283-4253
 Fax: 803-286-5927

Annexation Petition

INFORMATION

Petitioner/Owner Name Springland Inc. (R. Alexander Sullivan)	Telephone (803) 548-6884
Mailing Address / City ST ZIP 312 N. White Street, Fort Mill, SC 29715	
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

Camp Drive	Tax Map # 0068-00-049.03 Acres (±) 7.01	Requested Zoning R-10
Highway 521 Bypass	Tax Map # 0068-00-049.00 Acres (±) 110.57	Requested Zoning R-10
	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

R. Alexander Sullivan for Springland, Inc. Senior Vice President and General Counsel	<i>RASullivan</i>	4-11-24

ACTION BY LANCASTER CITY COUNCIL

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

Prepared by:



Thomas W. Thomas, P.A.
Attorney at Law
Lancaster, South Carolina



THE STATE OF SOUTH CAROLINA, }
COUNTY OF LANCASTER. } TITLE TO REAL ESTATE



KNOW ALL MEN BY THESE PRESENTS, That the undersigned, THE SPRINGS COMPANY (formerly THE COLUMBIA COMPRESS COMPANY), a South Carolina corporation with its principal place of business in Lancaster, Lancaster County, in the State aforesaid, for and in consideration of the sum of 234 Shares of Common Stock of Springland, Inc., \$100 Par Value, to it in hand paid at and before the sealing of these presents, by SPRINGLAND, INC., a South Carolina corporation with its principal place of business in Lancaster, Lancaster County, in the State aforesaid, the receipt whereof is hereby acknowledged, subject to all existing conditions, restrictions, reservations and right of ways, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release, unto the said SPRINGLAND, INC., its successors and assigns, the following described property, to wit:

Tract One:

All that piece, parcel or lot of land lying, being and situate in Gills Creek Township, State and County aforesaid, containing .3202 acres. Said property fronting 339.95 feet on the northern right of way of U. S. Route 521 By-Pass, and being the identical property shown on a plat thereof recorded in the Office of the Clerk of Court for Lancaster County in Plat Book 20, at Page 190, and being a portion of property known as Foster Farm.

See closing derivation.

Tract Two:

All that piece, parcel or lot of land lying, being and situate in Gills Creek Township, State and County aforesaid, containing .5681 acres. Said property fronting 125.25 feet on the East right of way of U. S. Route 521, North of the City of Lancaster, and being a portion of the property shown on a survey for The Springs Company, revised April 13, 1971, as found recorded in the Office of the Clerk of Court for Lancaster County in Plat Book 20, at Page 189, and being a portion of property known as Foster Farm.

See closing derivation.

Tract Three:

All that piece, parcel or lot of land lying, being and situate in

Gills Creek Township, State and County aforesaid, containing 2.8590 acres. Said property fronting 475.02 feet on the East side of the right of way of U. S. Route 521, North of the City of Lancaster, and being a portion of the property shown on a survey for The Springs Company, revised April 13, 1971, as found recorded in the Office of the Clerk of Court for Lancaster County in Plat Book 20, at Page 189, and being a portion of property known as Foster Farm.

See Closing derivation.

Tract Four:

All that piece, parcel or lot of land lying, being and situate in Gills Creek Township, State and County aforesaid, fronting approximately 2,019.1 feet on the East side of the right of way of Roddey Drive and an extension thereof to the By-Pass, North of the City of Lancaster; North of Gills Creek; West of the right of way of U. S. Route 521; and South of the right of way of U. S. Route 521 and South Carolina Highway 9 By-Pass, and being a portion of property known as Foster Farm.

See closing derivation.

Tract Five:

All that piece, parcel or lot of land lying, being and situate in Gills Creek Township, State and County aforesaid, and being bounded as follows: North of Spruce Street; South of Gills Creek; West of U. S. Route 521; and East of Roddey Drive, and being a portion of property known as Foster Farm.

See closing derivation.

Tract Six:

All that piece, parcel or lot of land lying, being and situate in Gills Creek Township, State and County aforesaid, and being bounded as follows: North of Covenant Place; South of Gills Creek; East of the right of way of U. S. Route 521; and West of an extension of White Street to Gills Creek, and being a portion of property known as Foster Farm.

See closing derivation.

Tract Seven:

All that piece, parcel or lot of land lying, being and situate in Gills Creek Township, State and County aforesaid, and being bounded as follows: South of Providence Lane; East of other properties of the Grantor deeded herewith; West of White Street; and North of property owned by Grantor deeded herewith and property formerly owned by the Grantor, and being a portion of property known as Foster Farm.

See closing derivation.

Tract Eight:

All that piece, parcel or lot of land lying, being and situate in Gills Creek Township, State and County aforesaid, and being bounded as follows: North of the right of way of U. S. Route 521 and South Carolina Highway 9 By-Pass; West of a line 41 - 28 E and South Southwest of line S 73 - 41 E; South of a line N 42 - 44 E and the center line of South Carolina Road 29-56; and East of lands owned by Lancaster County Educational Foundation, Inc., and being a portion of property known as Foster Farm.

See closing derivation.

Tract Nine:

All those pieces, parcels or lots of land lying, being and situate

in the City of Lancaster, State and County aforesaid, designated as the following street numbers as shown on a plat recorded in the Office of the Clerk of Court for Lancaster County in Plat Book 6, at Page 4, and being a portion of property known as Foster Farm:

The following lots on North Main Street, with improvements thereon: 407, 408, 409, 500, 501, 503, 504, 505, 506, 507, 600, 601, 603, 604, 605, 607 and 609. Also, that lot lying between lots 600 and 604 which contains .43 acres, more or less, and having no improvements thereon.

The following lots on North Catawba Street, with improvements thereon: 501, 503, 504, 505 and 507.

The following lots on East Springs Street, with improvements thereon: 104 and 105.

Lot Number 106 on West Springs Street, with improvements thereon.

The following lots on East Leroy Street, with improvements thereon: 104, 108 and 112.

The following lot on North French Street, with improvements thereon: 600.

Those two lots on the corner of North French Street and West Leroy Street, with improvements thereon, which contains .44 acres, more or less, and .50 acres, more or less.

See closing derivation.

Tract Ten:

All those pieces, parcels or lots of land, together with improvements thereon, lying, being and situate in the County and State aforesaid, designated as lots number 1, 2, 3, 4 and 7 as shown on plat recorded in the Office of the Clerk of Court for Lancaster County in Plat Book 18, at Page 166, and known as Laurel Court Subdivision, and being a portion of property known as Foster Farm. Lots 1 and 2 without improvements.
See closing derivation.

Tract Eleven:

All that piece, parcel or tract of land, together with improvements thereon, lying, being and situate on the northern boundary of the City of Lancaster, in Gills Creek Township, State and County aforesaid, bounded as follows: North by the center line of Gills Creek; South by lands formerly of Moriah Clyburn; East by lands formerly of Mary Jane Clinton and by lands of Duke Power Company; and West by a line of an extension of North White Street to Gills Creek. Being the 12.25 acres, more or less, remaining of a 13.4 acre, more or less, tract of land shown on plat recorded in Deed Book T, at Page 384. See Plat Book 16, at Page 239 for 1.15 acres of original tract sold to Duke Power Company.

See closing derivation.

Tract Twelve:

All that piece, parcel or lot of land, together with improvements thereon, lying, being and situate in the City of Lancaster, State and County aforesaid, fronting on the East 225.2 feet on the westerly line of North White Street; on the South 150.8 feet; on the West 196.6 feet; and on the North 154.6 feet. Being the identical property shown on a plat thereof as found recorded in the Office of the Clerk of Court for Lancaster County in Plat Book 3, at Page 71, and known as the Old Armory Property.

Being the identical property conveyed to The Springs Company by deed recorded in the Office of the Clerk of Court for Lancaster County in Deed Book Z-5, at Page 670.

Tract Thirteen:

All that piece, parcel or tract of land, together with improve-
Page three of seven pages

ments thereon, lying, being and situate at the eastern boundary of the City of Lancaster, Gills Creek Township, State and County aforesaid, and known as the McDow Farm. Said land originally consisting of 222.28 acres, more or less, of which 1.62 acres, more or less, were conveyed to South Carolina Highway Department for right of way, and 12.05 acres, more or less, conveyed to South Carolina National Guard, area now containing 210.23 acres, more or less. Being the major portion of property described on plat recorded in the Office of the Clerk of Court for Lancaster County in Plat Book 20, at Page 141.

See closing derivation.

Tract Fourteen:

All that piece, parcel or tract of land lying, being and situate in the State and County aforesaid, located approximately four (4) miles North of the Town of Liberty Hill, consisting of two (2) tracts and containing a total of 1,498.7 acres, more or less, and being the identical property described on a plat recorded in the Office of the Clerk of Court for Lancaster County in Plat Book 7, at Page 40. Said property subject to an easement held by Duke Power Company.

The above property sometimes referred to as Adams-Barnes-Benson property.

Being the identical property conveyed to The Columbia Compress Company (now The Springs Company) by deed recorded in the Office of the Clerk of Court for Lancaster County in Deed Book J-4, at Page 12.

Tract Fifteen:

All that piece, parcel or tract of land lying, being and situate in the State and County aforesaid, located in Cedar Creek Township, containing 435.8 acres, more or less, and being the identical property described on a plat recorded in the Office of the Clerk of Court for Lancaster County in Plat Book 7, at Page 41. Said property located about four (4) miles North of Liberty Hill, South Carolina and known as Brick House Place or Cedar Creek Mill or McDow Place, and being the identical property conveyed to the Grantor herein by deed recorded in the Office of the Clerk of Court for Lancaster County in Deed Book K-4, at Page 94.

Tract Sixteen:

All that piece, parcel or tract of land, together with improvements thereon, lying, being and situate in Cedar Creek Township, State and County aforesaid, containing 234.4 acres, more or less, and being on the northern side of lower Camp Creek and approximately fourteen (14) miles Southwest of the City of Lancaster on both sides of South Carolina Highway 20. Being the identical property shown on a plat recorded in the Office of the Clerk of Court for Lancaster County in Plat Book 7, at Page 42. Said land known as Camp Creek Place (formerly J. M. Green and Ivey lands).

Being the identical property conveyed to The Columbia Compress Company (now The Springs Company) by deed recorded in the Office of the Clerk of Court for Lancaster County in Deed Book K-4, at Page 94.

Tract Seventeen:

All that piece, parcel or tract of land lying, being and situate in Gills Creek Township, State and County aforesaid, about one (1) mile North of the community of Elgin, containing 328.2 acres, more or less, and being primarily on the East side of U. S. Highway 521, about three (3) miles southeast of the City of Lancaster. Said property being the identical tract of land shown on plat recorded in the Office of the Clerk of Court for Lancaster County in Plat Book 20, at Page 156. Said property known as Caskey Place

See closing derivation.

Tract Eighteen:

All those pieces, parcels or lots of land lying, being and situate in the Town of Kershaw, State and County aforesaid, and being described as lots 1, 2, 3, 4, 5, 6, and 7 fronting on the West side of Floyd Street, and lots 8, 9, 10 and 11 fronting on the South side of Richland Street. Reference is made to plat recorded in the Office of the Clerk of Court for Lancaster County in Plat Book 20, at Page 177 for a more complete description.

See closing derivation.

Tract Nineteen:

All those pieces, parcels or lots of land lying, being and situate on the East side of Hampton Street, in the Town of Kershaw, State and County aforesaid, and being described as lots 14 and 15, in Block D, on Map recorded in the Office of the Clerk of Court for Lancaster County in Plat Book 20, at Page 177, reference to which plat is made for a more complete description.

See closing derivation.

Tract Twenty:

All those pieces, parcels or lots of land, together with improvements thereon, lying, being and situate on the East side of Hampton Street, in the Town of Kershaw, State and County aforesaid, and being described as lots number 1, 2, 3, 4, 5, 6, 7, 8 and 9, in Block D, on plat recorded in the Office of the Clerk of Court for Lancaster County in Plat Book 20, at Page 177, reference to which plat is made for a more complete description. Said property known as Filling Station lots.

See closing derivation.

Tract Twenty One:

All those pieces, parcels or lots of land lying, being and situate in the Town of Kershaw, State and County aforesaid, designated and described as lots number 9, 10, 11, 12, 13, 14, 15 and 16 of Block H on Map recorded in the Office of the Clerk of Court for Lancaster County in Plat Book 20, at Page 177, reference to which Map is made for a more complete description. Said lots fronting on the South side of Hilton Street.

See closing derivation.

Tract Twenty Two:

All those pieces, parcels or lots of land lying, being and situate in the Town of Kershaw, State and County aforesaid, designated and described as lots number 5, 6, 7 and 8 of Block I on Map recorded in the Office of the Clerk of Court for Lancaster County in Plat Book 20, at Page 177, reference to which Map is made for a more complete description. Said lots fronting on the South side of Hilton Street.

See closing derivation.

Tract Twenty Three:

All those pieces, parcels or tracts of land lying, being and situate in Pleasant Hill Township, State and County aforesaid, designated on a plat recorded in the Office of the Clerk of Court for Lancaster County in Plat Book 20, at Page 140 as follows: Tract A containing six (6) lots; Tract B containing ten (10) lots;

Tract C containing six (6) lots; Tract D containing twenty-eight (28) lots; Tract E containing twelve (12) lots; Tract F containing twenty-three (23) lots; Tract G containing twenty-three (23) lots; Tract H containing fifty (50) lots with improvements; Tract J containing thirty-one (31) lots; Tract L consisting of one irregularly shaped lot containing 1.27 acres, more or less, and known as Mineral Springs Tract; and Tract M consisting of one triangular shaped lot 29.9 feet by 120.4 feet by 106.0 feet.

See closing derivation.

Tract Twenty Four:

All those pieces, parcels or lots of land, together with improvements thereon, lying, being and situate in the County and State aforesaid, designated as lots number A-11, A-12, A-13, B-1, B-3, B-5, B-6 and B-7 on plat recorded in the Office of the Clerk of Court for Lancaster County in Plat Book 18, at Page 90, reference to which plat is craved for a more complete description. Said property known as Golf Course Subdivision.

Being the identical property conveyed to The Columbia Compress Company (now The Springs Company) by deed recorded in the Office of the Clerk of Court for Lancaster County in Deed Book Z-4, at Page 559.

Closing Derivation.

Tracts One, Two, Three, Four, Five, Six, Seven, Eight, Nine, Ten, Eleven, Thirteen, Seventeen, Eighteen, Nineteen, Twenty, Twenty-One, Twenty-Two and Twenty-Three hereinabove described represent portions of that property conveyed to The Columbia Compress Company (now The Springs Company) by deed recorded in the Office of the Clerk of Court for Lancaster County in Deed Book L-3, at Page 437.

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 SPRINGLAND, INC., its Successors and Assigns forever.

And the said THE SPRINGS COMPANY does hereby bind itself and its successors, to warrant and forever defend all and singular the said premises unto the said SPRINGLAND, INC., its Successors and Assigns, against itself and its successors and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF THE SPRINGS COMPANY has caused these presents to be executed in its name by James Bradley, its President, and by R. Carl Hubbard, its Secretary, and its corporate seal to be hereto affixed this 1st day of July in the year of our Lord, one thousand nine hundred and seventy one, and in the one

hundred and ninety-fifth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in Presence of

THE SPRINGS COMPANY (Seal)

Mary Ruth Short

By

James Bradley, President

Barbara H. Thompson

R. Carl Hubbard, Secretary

THE STATE OF SOUTH CAROLINA,
COUNTY OF LANCASTER.

PERSONALLY appeared before me Mary Ruth Short who, in oath, says that she saw the within-named THE SPRINGS COMPANY by James Bradley, its President, and R. Carl Hubbard, its Secretary, sign the within Deed, and the said Corporation, by said officers, seal said Deed, and, as its act and deed, deliver the same, and that she with Barbara H. Thompson witnessed the execution thereof.

SWORN to before me, this
1st day of July, A.D. 1971.

Mary Ruth Short

James W. James (Seal)
Notary Public, S.C.

My Commission expires May 5, 1980

The State of South Carolina
COUNTY OF LANCASTER

THE SPRINGS COMPANY (formerly
THE COLUMBIA COMPRESS COMPANY.)
TO
SPRINGLAND, INC.

TITLE TO REAL ESTATE

Filed this *2nd* day of
July, A. D. 19 *71*,
at *12⁴⁵* o'clock, *P.* M.
and recorded Vol. *A-6* Page *2846*
Fee, \$

Register Mesne Conveyance.
Lancaster County, S. C.

Recorded this _____ day of _____
, 19 _____,
in _____ Page _____
Fee, \$ _____

Auditor _____ Lancaster _____ County.

The R. L. Bryan Company, Columbia, S. C.

FILED, RECORDED, INDEXED
12/16/2004 02:44PM
Rec Fees: 10.00 St Fees: 1,183.00
Co Fee: 500.50 Pages: 3
Register of Deeds
LANCASTER COUNTY, SC

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS that LANCASTER TELEPHONE COMPANY, for and in consideration of Four Hundred Fifty-five Thousand and no/100 (\$455,000.00) Dollars to it in hand paid at or before the sealing of these presents by SPRINGLAND, INC. in the State and County aforesaid the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said SPRINGLAND, INC., its successors and assigns, the following described property, to wit:

ALL that certain piece, parcel or lot of land, lying, being and situate in Lancaster County, South Carolina, fronting on the east side of S. C. Hwy. 9 & 521 By-Pass, containing 7.000 acres, being shown, described and designated on plat of survey entitled "Plat of Property of Lancaster Telephone Company" dated May 31, 2000 made by J. C. Crumpler and recorded as Plat No. 2000-343 in the Office of the Clerk of Court for Lancaster County, South Carolina.

DERIVATION: This being the identical property acquired by Lancaster Telephone Company by deed from Springland, Inc., dated June 1, 2000 and recorded in the Office of the Clerk of Court for Lancaster County on June 1, 2000 in Record Book 0083 at Page 0345.

The address of the Grantee is Springland, Inc., Drawer 460, Lancaster, SC 29721.

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

RECORDED THIS ^{11/16} ~~the said premises,~~ 16th day of December, 2004, belonging, or in anywise incident or appertaining.

OF December, 2004
IN BOOK 0 PAGE 5-01
Cheryl H. Morgan

Auditor, Lancaster County, S. C.

Page 1 of 3

ASSESSOR'S OFFICE

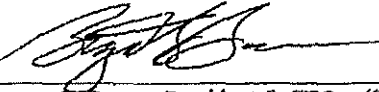
Received 12-17-04
Tax Map Code 68-49.63
Or Portion Of _____

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said **SPRINGLAND, INC.**, its heirs, successors and assigns forever.

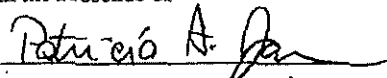
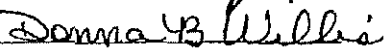
And the Grantor herein hereby binds itself, its heirs, successors, executors and administrators, to warrant and forever defend all and singular the said premises unto the said **SPRINGLAND, INC.**, its heirs, successors and assigns, against itself and whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our hands and seals this 16th day of Dec., 2004 in the year of our Lord, two thousand one and in the two hundred and twenty-eighth year of the Sovereignty and Independence of the United States of America.

LANCASTER TELEPHONE COMPANY

By: 
Bryant G. Barnes, President & CEO (SEAL)

Signed, Sealed and Delivered
in the Presence of

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)



THE STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)

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 16th day of December, 2004.

Donna B. Willis (Seal)
Notary Public of South Carolina

My Commission expires: 5-13-09



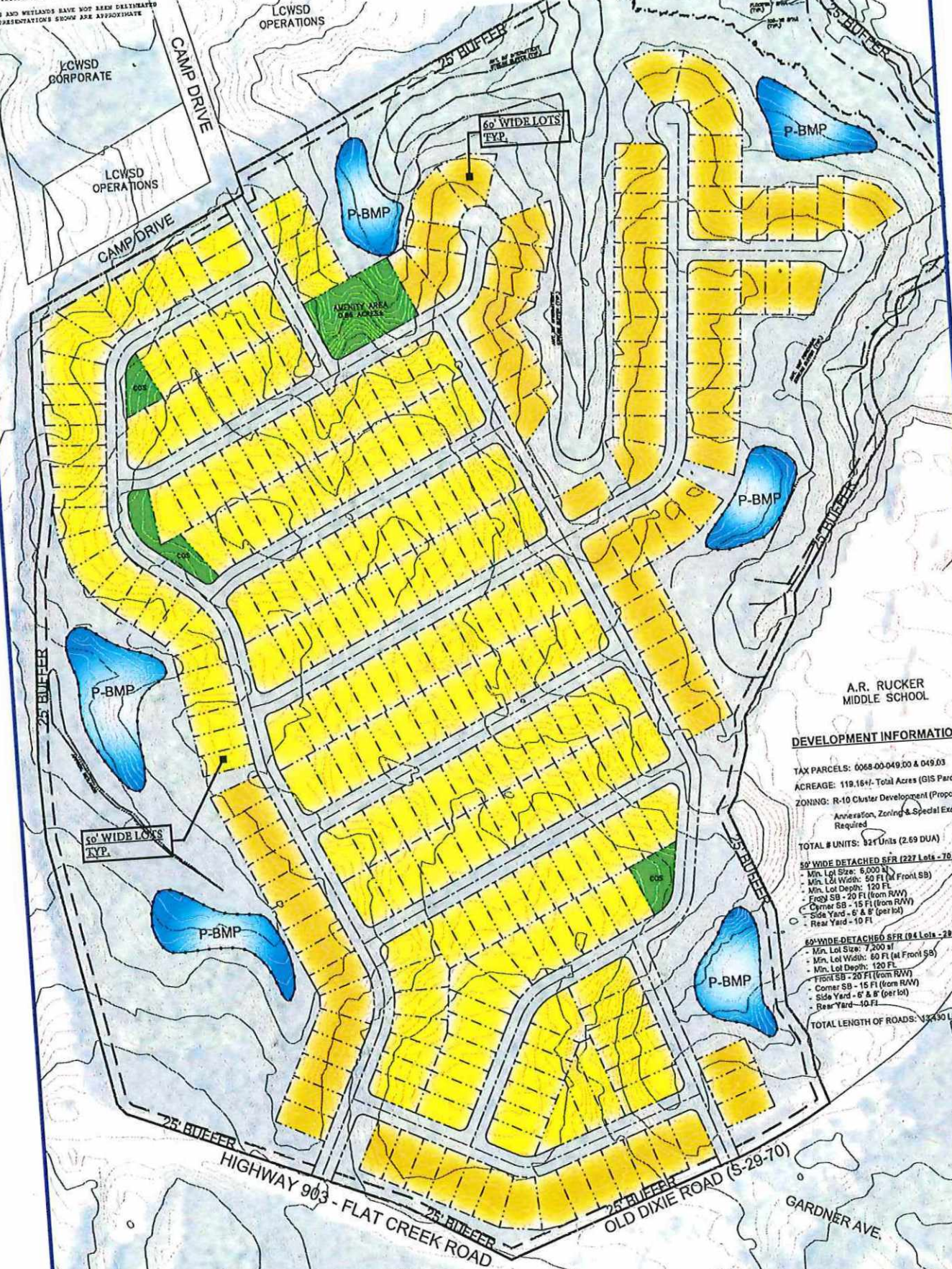
CHESTERFIELD AVENUE LANCASTER, SC

CONCEPTUAL DEVELOPMENT PLAN | R-10 CLUSTER DEVELOPMENT

P117

RH PROJECT #5909
DATE: 03/19/2024

NO BOUNDARY REFORMED, PARCEL INFORMATION TAKEN FROM GIS AND AVAILABLE SURVEYS (COMPILED)
TOPOGRAPHY TAKEN FROM PUBLIC DATA SOURCES AND NOT FIELD VERIFIED - SHOWS AT 2' CONTOUR INTERVALS
AERIAL PHOTOGRAPHY TAKEN FROM Bing Maps
STREAMS AND WETLANDS HAVE NOT BEEN DELINEATED AND REPRESENTATIONS SHOWN ARE APPROXIMATE



R.A. RUCKER
MIDDLE SCHOOL

DEVELOPMENT INFORMATION:

TAX PARCELS: 0068-00-049.00 & 049.03
ACREAGE: 119.1647 - Total Acres (GIS Parcel)
ZONING: R-10 Cluster Development (Proposed)
Annexation, Zoning & Special Exception Required

TOTAL # UNITS: 324 Units (2.69 DUA)

50' WIDE DETACHED SFR (227 Lots - 79.7%)

- Min. Lot Size: 6,000 sq ft
- Min. Lot Width: 60 Ft (at Front SB)
- Min. Lot Depth: 120 Ft
- Front SB - 20 Ft (from R/W)
- Corner SB - 15 Ft (from R/W)
- Side Yard - 6' & 8' (per lot)
- Rear Yard - 10 Ft

60' WIDE DETACHED SFR (94 Lots - 29.3%)

- Min. Lot Size: 7,200 sq ft
- Min. Lot Width: 60 Ft (at Front SB)
- Min. Lot Depth: 120 Ft
- Front SB - 20 Ft (from R/W)
- Corner SB - 15 Ft (from R/W)
- Side Yard - 6' & 8' (per lot)
- Rear Yard - 10 Ft

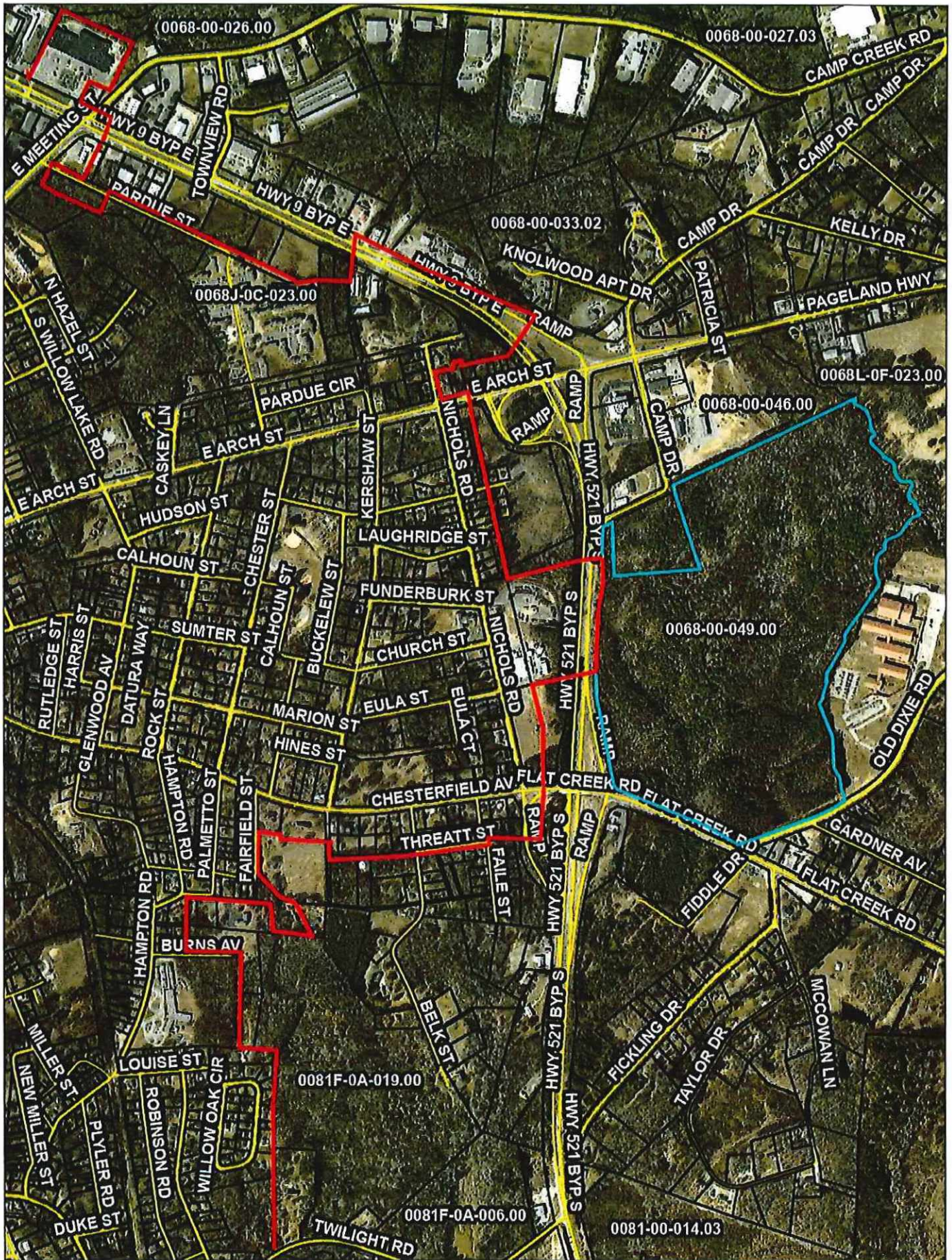
TOTAL LENGTH OF ROADS: 13430 LF



RJI
R. Joe Harris & Associates, Inc.
Engineering • Planning • Landscape • Surveying

TRACT A

P118



TRACT B

