


**CITY OF LANCASTER
WORK SESSION
TUESDAY, MAY 14, 2024**



LANCASTER
SOUTH CAROLINA
THE RED ROSE CITY

CITY OF LANCASTER
WORK SESSION
TUESDAY, MAY 14, 2024
7:00 P.M.

- I. **Invocation & Pledge of Allegiance** – Council Member Sowell
- II. **Roll Call**
- III. **Citizen Comments***
- IV. **Employee Comments**
- V. **Approval of Minutes**
 - A. Regular Meeting – April 23, 2024 **Pg. 1**
- VI. **Discussion and Action Items**
 - A. Discussing City Council Exemption for Section 1.18 of the City of Lancaster Purchasing Policy Manual (*Hutfles*) **Pg. 8**
 - B. Amending the Fiscal Year 2024-2025 Budget Calendar (*Absher*) **Pg. 12**
- VII. **Resolution**
 - A. R24-19 A Resolution Authorizing the Submission and Acceptance of a United States Department of Justice, Office of Justice Programs, Community Based Violence Intervention and Prevention Grant for Funding to Conduct Community a Violence Needs Assessment, Establish Community Partnership Interrupters, and The Hiring of a Full-Time Project Coordinator, Gang Investigator, and Community Outreach Coordinator (*Roper*) **Pg. 14**
- VIII. **Ordinance**
 - A. O24-08 (Second 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 #0068H-0A-024.00 Totaling 8.429 Acres and Located in the Area of Oakleaf Drive off Hwy 9 Bypass East (*Hutfles*) **Pg. 15**
 - B. O24-09 (Second 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. (*Hutfles*) **Pg. 52**
 - C. O24-10 (Second 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 (*Hutfles*) **Pg. 56**
- IX. **Executive Session - Personnel Matter (§30-4-70(a)(1))**
 - A. To provide information on employee matters and concerns

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

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



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

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

P1

A meeting of the Lancaster City Council was held in the City Hall Council Chambers on Tuesday, April 23, 2024, at 7:00 p.m.

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

I. Invocation & Pledge of Allegiance

Council Member Harris offered the invocation and led the Pledge of Allegiance.

II. Roll Call

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

Absent: Council Member Hood, and Council Member Taylor

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

III. Citizen Comments

There were no citizen comments

IV. Employee Comments

Information Technology Director Melissa Izzard addressed Council regarding concerns with bullying and intimidation she has experienced from the Police Department Command Staff on multiple occasions. Ms. Izzard stated one incident happened with the Human Resource Director, the City Administrator and IT staff present and one other incident happened with the City Administrator present, and to date nothing has been done to address the problem.

Information Technology Technician Kendra Maloney addressed Council regarding her concerns with the Police Department's harassment and bullying towards her when she was an employee with the Police Department. Ms. Maloney stated she made a complaint to the Human Resource Director in 2023, and she has yet to hear back regarding her complaint. Maloney also stated that she was present at one of the incidents that Ms. Izzard discussed.

V. Special Presentation

A. Lancaster County 1% Transportation Sales Tax Proposal

Lancaster County Administrator Dennis Marstall presented the Lancaster County 1% Transportation Sales Tax Proposal. Mr. Marstall reported that Lancaster County has roughly 1,400 miles of publicly maintained roadway with 900 SCDOT miles, and 500 county/other municipality miles. Mr. Marstall noted that funding for these improvements are Capital Sales Project 2, Capital Project Sales Tax 2 Proviso, Lancaster County Transportation Committee (CTC) funds/gas tax, and a road fee. The current projects being considered if funding is received is major widenings with a total preliminary estimate of \$210 million, intersection improvements with a total preliminary estimate of

\$28 million, construction of five roundabouts with a total preliminary cost estimate of \$15 million. Mr. Marstall reported that the CTC prioritized five roads in need of repairs at a cost of approximately \$5 million, with \$100 million allocated to the remaining County roads, Lancaster City, Town of Kershaw, Town of Van Wyck, Town of Heath Springs, and SCDOT roads. Additional projects that will be funded through this tax will be the Greenways, Sidewalk Repairs and additions, addition of signalization, and Safety Improvements. Mr. Marstall noted that all thirty-four roads as recommended by the City are included in the request. However, the ballot language will not list specific roads, it will only note the percentage of the tax increase.

Mayor DeVenny thanked Mr. Marstall for attending the Council meeting and for clarifying the information. Mayor DeVenny expressed concern with the City receiving an equitable share of the generated revenue and asked Mr. Marstall if he had access to the location of where the majority of the taxes were generated. Mr. Marstall noted that he had not received a location breakdown. Mayor DeVenny also noted that the City of Lancaster is the County's hub for commercial activity.

Council Member Harris asked if there were City representatives on the CTC. Mr. Marstall stated there were two representatives from the City. Council Member Harris expressed concern with the current road situation, and the City not having a voice at the meetings.

Mr. Marstall stated that if an alternate funding stream is not explored, the County and City will have to wait on the South Carolina Department of Transportation to make the necessary road repairs.

Mayor DeVenny expressed concern about this tax being a regressive tax and having more of an effect on the lower income community. Mr. Marstall noted that more than 40% of the current tax is paid by non-county residents.

VI. Approval of Minutes

A. Regular Meeting – April 9, 2024

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

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

Vote: Motion carried by unanimous roll call vote

Action: Approved

VII. Monthly Reports for March 2024

Council Member Harris asked Human Resource Director Angela Roberson to add a breakdown per department on the Human Resource monthly report.

Council Member Harris asked Information Technology Director Melissa Izzard for an update on the Court's upgrade of their operating system. Mrs. Izzard stated that the court is currently working in LawTrak, and the past information is still being migrated by LawTrak.

Mayor DeVenny asked Sanitation & Maintenance Operations Director Matt Berry about the road list presented to the CTC and asked if the City needed a City road repaired, how would staff ensure it was repaired. Mr. Hutfles stated that the funding would be funded out of the Capital Improvement funds.

Council Member Harris expressed concerns with older roads not receiving the same attention as new developments. Council Member Marsh agreed and stated that Council is not being heard.

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

VIII. Cash Management and Finance Report for March 2024

Finance Director James Absher presented the Cash Management and Finance Reports for March 2024. Council had no questions or concerns.

IX. Discussion and Action Items

A. *Nominating Three People to the Red Rose City Development Corporation Board of Directors Nomination Slate*

City Administrator Steven "Flip" Hutfles requested Council nominate three members to be appointed to the Red Rose City Development Corporation Board of Directors. Mr. Hutfles noted that the Corporation's current Board of Directors consists 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

Mr. Hutfles noted that Brenda Thompson and Keeon Wilson's terms are expiring, and Buddy Faile submitted his resignation from the Board on Tuesday, April 16, 2024. Council Member Harris recommended Albert Blackmon, Julie Ropper, and Regan Thompson.

Motion: To appoint Albert Blackmon, Julie Ropper and Regan Thompson to the Red Rose City Development Corporation Board of Directors.

Moved by Council Member Harris, Seconded by Council Member Sowell

Vote: Motion carried by unanimous roll call vote

Action: Approved

X. Resolution

A. *R24-15 A Resolution Authorizing the Public Possession and Consumption of Beer and Wine at the 2024 Red Rose Festival*

Mr. Hutfles presented R24-15 requesting authorization 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. The vendors for the distribution of wine and beer are located within the event area and are licensed by the SC Department of Revenue Alcoholic Beverage Licensing. These vendors include Tutto's, Punky's on Main, Southern Chef, LA Tap Room, and 521 BBQ.

Mr. Hutfles noted that the Red Rose Festival will kick off at 6:00 pm on Friday, May 17th. Mr. Hutfles also noted that the Police Chief and staff have been involved in the event-related discussions from the beginning and will conduct patrols downtown during the event.

Mayor DeVenny clarified that Main Street will be closed. Mr. Hutfles confirmed.

Motion: To approve R24-15 a Resolution authorizing the public possession and consumption of beer and wine at the 2024 Red Rose Festival

Moved by Council Member Sowell, Seconded by Council Member Jones

Vote: Motion carried by unanimous roll call vote

Action: Approved

B. *R24-16 A Resolution Declaring Certain Equipment Surplus to the Needs of the City and Authorizing its Disposal*

Mr. Hutfles presented R24-16 requestion Council approve the disposal of the following items:

- 1995 International Dump Truck
- 2003 Chevrolet Suburban
- 2006 Ford E150 Van
- 2007 Mack Heil Garbage Truck
- 2009 Chevrolet Impala
- 2011 Chevrolet Van Express
- 2015 Chevrolet Tahoe
- Case 850 Dozer
- Dual Axle Trailer
- Fermont Generator
- Generac Generator
- 5' Bush Hog, Public Works
- Air Compressor Mobile
- Electric Transfer
- Generac Generator
- Hydraulic Oil Tank and Pump
- Rotary 12000 LB Lift
- Metal/Laminate Desk
- Two Wood Desks

Council Member Harris asked how much revenue this typically generates. Mr. Hutfles stated that it varies. Council Member Harris also asked if the City establishes a base bid amount. Mr. Hutfles stated that the City does list a beginning bid amount.

Motion: To approve R24-16 a Resolution declaring certain equipment surplus to the needs of the City and authorizing its disposal.

Moved by Council Member Harris, Seconded by Council Member Sowell

Vote: Motion carried by unanimous roll call vote

Action: Approved

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*

Mr. Hutfles presented R24-17 requesting Council to allow the City to enter into an agreement with the South Carolina Department of Transportation. Mr. Hutfles noted that the City would like to construct the Greenway USCL spur as a bicycle and pedestrian friendly area. Mr. Hutfles stated that the City has applied for a Transportation Alternatives Program Grant from the SC Department of Transportation to design, engineer, and construction.

Motion: To approve 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

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

Vote: Motion carried by unanimous roll call vote

Action: Approved

- 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*

Mr. Hutfles presented R24-18 stating that the City Council would like to implement impact fees within the City limits to fund capital improvements and asked that the City Planning Commission make recommendations for the projects. Mr. Hutfles noted that City Council is required to enact a resolution directing the City's Planning Commission to conduct the necessary studies and to recommend a capital improvement plan and impact fee ordinance. Mr. Hutfles stated that the City has the consulting firm Tischler-Bise to assist with conducting the necessary studies. Mr. Hutfles stated that the following categories will be addressed with the impact fee ordinance:

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 facilities.

Council Member Harris asked when the results from the study would be available. Mr. Hutfles stated the results should be presented to the Planning Commission in June for their recommendations to Council. Council Member Harris also asked how the City would educate the public about the impact fees. Mr. Hutfles stated that the consultant will present to both the Planning Commission and Council during public hearings. Mr. Hutfles also noted that the fees only apply to new developments.

Motion: To approve 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

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

Vote: Motion carried by unanimous roll call vote

Action: Approved

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.*

Building, Planning, Zoning & Licensing Director Louis Streater presented O24-08 requesting a change to the official City Zoning Map for 8.429 acres located in the area of Oakleaf Drive. Mr. Streater stated that In-Fill Housing, Inc., a Georgia non-profit

corporation is requesting to build a multifamily development containing up to 72 apartment units with a community center located behind Jomars Family Restaurant.

Mr. Streater noted that the community would be called Montrose Court and will consist of 3-three story multifamily buildings, with the fourth building being a community center. The funding of the development will be contingent on the award of a Low-Income Housing Tax Credit from the South Carolina State Housing, Finance and Development Authority. Mr. Streater noted that if the project was funded, it would begin in late 2025 and be ready for leasing in early 2027. Mr. Streater also noted that the recommendation of the City Planning Commission was to approve the rezoning from B3-General Commercial to MF- Multi Family.

Wes Boling with Site Design, Inc. and Kathlean Matthews with In-House, Inc. addressed Council noting that the project will be approximately \$19 million and two full time on-site positions. Ms. Matthews noted that they are proposing seventy-two Low to Moderate Income (LMI) units, including a community center and playground.

Motion: To approve the first reading of 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 #0068H0A-024.00 totaling 8.429 acres and located in the area of Oakleaf Drive off Hwy 9 Bypass East

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

Vote: Motion carried by unanimous roll call vote

Action: Approved

- 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.*

Mr. Streater presented O24-09 to annex 110.567 acres into the City. The two parcels are located adjacent to AR Rucker Middle School and south of Lancaster County Water & Sewer District. The Forestar Group, the developer, wishes to build a 321 single-family residential subdivision, with 94 lots. Both the Fire Chief and Police Chief have concerns about the size of the development, and the strain it would cause on both departments. The utility service for this development will be provided by Lancaster County Water & Sewer District. Mr. Streater noted that the estimated property tax generated would total \$842,946 once fully developed.

Council Member Harris noted that there will be a need for additional staff to cover the services provided by the City and recommended staff to research additional funding sources.

Brandon Pridemore, Vice President of R. Joe Harris & Associates, Inc. addressed Council regarding the Rosegate Development. Mr. Pridemore stated the development should be fully occupied by the end of 2024. Mr. Pridemore noted that the new development should see a model house in approximately two years. MR. Pridemore noted that the average cost of the homes in this development will be approximately \$325.0000. Mayor DeVenny asked if the lots in this subdivision were the same acreage as the Rosegate neighborhood. Mr. Streater confirmed that they are comparable to Rosegate.

Jeremy Bunner, Director of Land Acquisition with Forestar Group, Inc. was also present for questions from Council. Mayor DeVenny asked about the target audience. Mr. Bunner

stated it will likely be first or second time homeowners and noted these homes range in size from 1400 sf to 3000 sf and will be priced in the high 300k.

Council Member Sowell asked about the number of calls that the Police Department and Fire Department receive for assistance. Fire Chief McLellan stated the Fire Department receives about ten calls per year, but they are more medical than fire related. Chief Don Roper stated the Police Department has only received a few calls regarding construction and domestic violence.

Mr. Streater noted that the City's Planning Commission recommends approval. Mr. Streater also noted the he intends to ask for a Traffic Impact Analysis (TIA) to assess the potential effects of the proposed development.

Motion: To approve the first reading of 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.

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

Vote: Motion carried by unanimous roll call vote

Action: Approved

- 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.*

Mr. Streater presented O24-10 to annex 7.01 acres in the general vicinity of 1340 Camp Drive.

Motion: To approve the first reading of 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.

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

Vote: Motion carried by unanimous roll call vote

Action: Approved

XII. Adjournment

Motion: To adjourn

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

Vote: Motion carried by unanimous roll call vote

Action: Adjourned

There being no further business, Council adjourned at 9:00 p.m.

Respectfully submitted,

Tracy Rabon, MMC
City Clerk

Agenda Item VI.A

**City of Lancaster
City Council Meeting
May 14, 2024**

TO: City Council
SUBJECT: Purchase Policy Exemption
INITIATED BY: City Administrator
PREPARED BY: City Administrator

Background: On April 30, 2024, Gavin Blanks was hired as a Police Officer Recruit for the City. Mr. Blanks is also the owner of SouthEast Warning, LLC. Since August 2023 SouthEast Warning, LLC has upfitted new patrol vehicle, made repairs to patrol vehicles involved in accidents, and troubleshot vehicles' radar and in-car camera system.

On January 8, 2024, the City issued an invitation for bid for qualified vendors to upfit eight 2023 Dodge Chargers. The City received three bids on January 24, 2024 from Global Public Safety, LLC, Palmetto Upfitters, LLC, and SouthEast Warning, LLC. SouthEast Warning, LLC was the low bidder, and as such was awarded the bid on January 29, 2024. One vehicle has been delivered to SouthEast Warning's shop in Fort Lawn, and this vehicle has been prepared for the upfitting, but no equipment has been installed.

Section 1.18 of the City's Purchasing Policy Manual states in part that no employee of the City shall have a financial interest in any contract with the City for supplies or services; except when a majority of the City Council determines such exception is in the best interest of the City. Mr. Blanks, as the owner of Southeast Warning LLC, does have a direct financial interest.

The City's Procurement Officer, Tracy Rabon, has concerns with Mr. Blanks continuing to upfit the Chargers. See the attached memo.

As the City's Purchasing Policy Manual does not address such transitional phase scenarios but does grant the Council the right to make exceptions to Section 1.18, it is Council's prerogative to decide on whether to have SouthEast Warning, LLC to continue with upfitting the Chargers or rebid the upfitting.

Financial: If the eight Dodge Charges upfitting is rebid the City may see an increase or decrease in the upfitting costs. City Council can also elect to go with the second lowest bidder.

Policy Considerations: Section 1.18 of the City's Purchasing Policy Manual

Recommendations/Actions: The Finance Committee did not provide a recommendation, as it was requested to be brought to the Council as a whole.

Attachments: Section 1.18 of the City's Purchasing Policy Manual



Date: May 10, 2024
To: Council
From: Tracy Rabon, MMC
Re: Purchasing Policy - Employee/Vendor Conflict

Effective Public Procurement is grounded in the key values of Transparency, Accountability, Ethics, and Impartiality. Public procurement is very different than private procurement. Public procurement must balance multiple goals that are often in conflict: low price, level playing field, quality outcomes, risk management, transparency, and accountability. Our citizens expect this and expect that we will serve only the public interest, refraining from anything that appears to present favoritism.

Therefore, it is my job to highlight practices throughout the City that compromise the appearance of an ethical procurement practice and to avoid activities that present conflicts of interest, whether perceived or actual. This is fundamental to preserving the public's trust.

Governmental Procurement is all about perception.

The attached highlighted section in the City Purchasing Policy clearly states that no employee of the City shall have a financial interest in any contract with the City or in any company having a contract with the City. Mr. Blanks is the owner of Southeast Warning, LLC therefore he has a definite financial interest. However, like every other section in the Purchasing Policy, Council can waive the conflict of interest if it is found to be in the City's best interest. Looking at this from the procurement side, it is not in the best interest of the City, and I would recommend against waiving the conflict.

Since Mr. Blanks is now an employee of the City, not only is it a current conflict, it was a conflict for him to apply for a position with a governmental customer, and a second conflict for the Police Department to hire a current vendor. This situation has the potential to create a legitimate bid protest from the two other vendors that submitted a bid.

Being in a "transitional phase" does not remove the conflict.

I am required to adhere to a strict ethical code with the International Institute of Municipal Clerks, the South Carolina Association of Governmental Purchasing Officials, and the National Institute of Governmental Procurement. So, as discussed with the City Administrator and the Finance Committee, even if Council decides to waive the conflict, I, as the sole Procurement Officer for the City of Lancaster, cannot have any involvement with any decisions/transactions involving Southeast Warning, LLC, including approving Purchase Orders, and signing off that the Purchasing Policy was followed while the owner is both an employee and a vendor. This responsibility will fall to the City Administrator.

City of Lancaster
Purchasing Policy Manual

DISCLAIMER

THIS IS NOT A CONTRACT OF EMPLOYMENT. EMPLOYMENT REMAINS "AT WILL" AND MAY BE TERMINATED BY EITHER PARTY AT ANY TIME, WITH OR WITHOUT NOTICE OR REASON.

1.14 Cancellation of Orders

All order cancellations are to be made in writing to the vendor. Vendors may be notified by telephone, if necessary, but written confirmation must be forwarded immediately by the Purchasing Agent, with copies to the Department Head and Finance Director. An order would most likely be canceled if the price of goods ordered is increased substantially, if the bid price is altered, if the firm is no longer able to provide the product, or if there is an unacceptable delay in delivery.

1.15 Late or Return Orders

The Purchasing Agent and Finance Director should be notified if goods must be returned or if delivery of a product has been unacceptably delayed.

1.16 Accepting Equipment on Trial Basis

No equipment may be put to use by any department for the purpose of testing its suitability or fitness in advance of purchase without prior written approval of the City Administrator. Insurance may be required at the discretion of the City.

1.17 Gifts and Rebates

The Purchasing Agent and every officer and employee of the City are expressly prohibited from accepting, directly or indirectly, from any person, company, firm, or corporation to which any purchase order or contract is, or might be awarded, any rebate, gift, money, or anything of value to influence any official action and/or for personal benefit.

1.18 Financial Interests of City Officials and Employees Prohibited

No member of the City Council or any officer or employee of the City shall have a financial interest in any contract to the City or in any company having a contract with the City for any land or rights or interests in any land, material, supplies, or services; except when a majority of the City Council determines such exception is in the best interest of the City, provided the council member whose interest is involved shall abstain from all votes, deliberations, and other action as it relates to the contract.

It shall also be required by any member of the City Council, or any officer or employee having an interest in any contract, to complete a Statement of Recusal at the beginning of any scheduled meeting where the contract subject shall be deliberated and/or voted on. The Statement of Recusal shall be filed with the Municipal Clerk. Any willful violation of this section shall constitute malfeasance in office and any officer or employee of the City found guilty thereof shall forfeit his/her office or position. Any violation of this section with the

City of Lancaster

Purchasing Policy Manual

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knowledge expressed or implied of the person or corporation contracting with the City shall render the contract void by the City Administrator or City Council.

1.19 Sales Tax, Excise Tax, and Freight Charges

The City is not exempt from state and local option sales taxes, and must pay these taxes on items bought from out-of-state firms that exclude sales tax. The City is exempt from Federal excise taxes and the Finance Director will furnish Certificates for Exemption from Excise Tax to requesting vendors.

Exclusion of sales tax and freight charges on a bid may give an unrealistic advantage to out-of-state vendors, therefore, they will automatically be figured into quotations and bids.

1.20 Tie Bids

If two or more bids received are for the same dollar amount, including any allowable discounts, quality and service being equal, and with no determinable difference in other factors, assuming they are the lowest responsible bidders, the purchase order or contract shall be awarded to the local bidder. If this is not possible, the Purchasing Agent shall resolve the tie bid by a drawing witnessed by the parties.

1.21 Vendor Preference

Local vendors shall be sought for City contracts and the purchase of supplies and/or equipment whenever possible. These regulations do not apply to the procurement of goods and services associated with any items purchased using federal funds. In these cases, the standard procurement of competitive bids on an open basis with no local preference should be followed by the City. Women and/or minority-owned businesses are also encouraged to participate in the bidding process.

To qualify for local vendor preference, the vendor must be operated out of a physical office located within Lancaster County and have a significant business presence located for at least one year within Lancaster County. A location utilized solely as a post office box, mail drop or telephone message center or any combination thereof, with no other substantial work function, shall not be construed to constitute a significant business presence. When procuring goods/services is below the \$10,000 threshold, departments, the purchasing agent, or city designee is encouraged to obtain quotes from local vendors.

For purposes of determining the lowest responsible and responsive bidder on any qualifying contract valued at \$10,000 or above, the City shall evaluate any bid submitted by a local vendor by discounting its bid by up to 2% of its actual bid amount. If the

City of Lancaster Budget Calendar

Fiscal Year 2024-2025

January 29 Wednesday		Department Goals Memos due from Department Heads
February 2		Department Goals Package to City Council Finance Director
February 6 Tuesday	6:00 p.m.	Department Goals Presentation to City Council Finance Director Department Heads
February 20 Tuesday	6:00 p.m.	City Council Budget Workshop City Administrator Charlie Barrineau (MASC)
March 5		Department Budget Packets sent to Department Heads Finance Director
March 22		Department Budget Packets due back to Finance Department Heads
April 10 Wednesday		Budget request document - first draft due Finance Director
April 15-22		Departmental budget reviews City Administrator Finance Director Department Heads
April 30		Budget request document - first review complete City Administrator Finance Director
May 14		Recommended Balanced Budget distributed to City Council City Administrator Finance Director
May 23 Thursday	3:15 p.m.	Finance Committee Recommended Budget Review
May 28 Tuesday	6:00 p.m.	Recommended Budget Workshop and Presentation City Administrator Finance Director

May 30 Thursday	3:15 p.m.	Finance Committee review and comments prior to First Reading City Administrator Finance Director
June 3 Monday		First Reading Budget Budget distributed to City Council City Administrator Finance Director
June 2 Sunday		Notification of Public Hearing in Lancaster News City Administrator Finance Director
June 11 Tuesday	7:00 p.m.	First Reading of 2024-2025 Annual Budget Ordinance
June 18 Tuesday	6:00 p.m.	Public Hearing and Budget Workshop for Second Reading
June 20 Thursday	3:15 p.m.	Finance Committee review prior to Second Reading (If Necessary) City Administrator Finance Director
June 25 Tuesday	7:00 p.m.	Second Reading of 2024-2025 Annual Budget Ordinance
July 1		Start of Fiscal Year 2024-2025

RESOLUTION R24-19

A RESOLUTION AUTHORIZING THE SUBMISSION AND ACCEPTANCE OF A UNITED STATES DEPARTMENT OF JUSTICE, OFFICE OF JUSTICE PROGRAMS, COMMUNITY BASED VIOLENCE INTERVENTION AND PREVENTION GRANT FOR FUNDING TO CONDUCT A COMMUNITY VIOLENCE NEEDS ASSESSMENT, ESTABLISH COMMUNITY PARTNERSHIP INTERRUPTERS, AND THE HIRING OF A FULL-TIME PROJECT COORDINATOR, GANG INVESTIGATOR, AND COMMUNITY OUTREACH COORDINATOR

WHEREAS, the Office of Justice Programs’ Bureau of Justice Assistance is providing a non-matching grant of up to \$2,000,000, over a three year period, to prevent and reduce violent crime in communities by supporting comprehensive, evidence-based community violence intervention and prevention strategies; and

WHEREAS, these programs include efforts to address gang and gun violence based on partnership among community residents, local government agencies, victim service providers, community-based organizations, law enforcement, hospitals, researchers, and other community stakeholders; and

WHEREAS, the City of Lancaster Police Department will submit an application for the funding of \$2,000,000 over three years for projects organized around the three primary elements of place based, community oriented; and data driven; and

WHEREAS, the City Council of the City of Lancaster deems it in the best interest of the City to authorize the submission of an application to the Office of Justice Programs.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Lancaster, South Carolina, in Council assembled, that the Lancaster Police Chief is hereby authorized to submit, and, if approved, accept Office of Justice Programs funding and to execute on the City’s behalf all documents related thereto.

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

Requested by: Yeas _____ Nays _____

Police Chief _____

T. Alston DeVenny, Mayor

Approved as to Form:

Mitch Norrell, City Attorney

Tracy Rabon, City Clerk

Agenda Item VIII.A

**City of Lancaster
City Council Meeting
May 14, 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.

Council unanimously approved the first reading of Ordinance 24-08 at the April 23, 2024 City Council meeting.

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-0A-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 MANDUA RD. STE 300 PINEHURST NC 28374
Print 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

TITLE TO REAL ESTATE Form 14
The R. L. Bryan Company, Columbia, S. C.

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 Gillis 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 southwesterly 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 Gillis 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 Jordan* witnessed the execution thereof.

SWORN to before me this
27 day of *August*, 197*6*

James E. Cox (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. Cox*, 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**

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. Cox (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

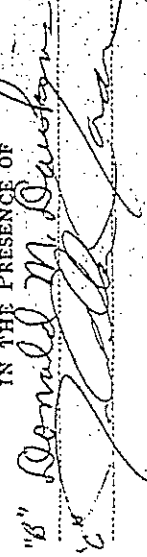
in the year of our Lord one thousand nine hundred and seventy-six

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"  (SEAL)

"A"  (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

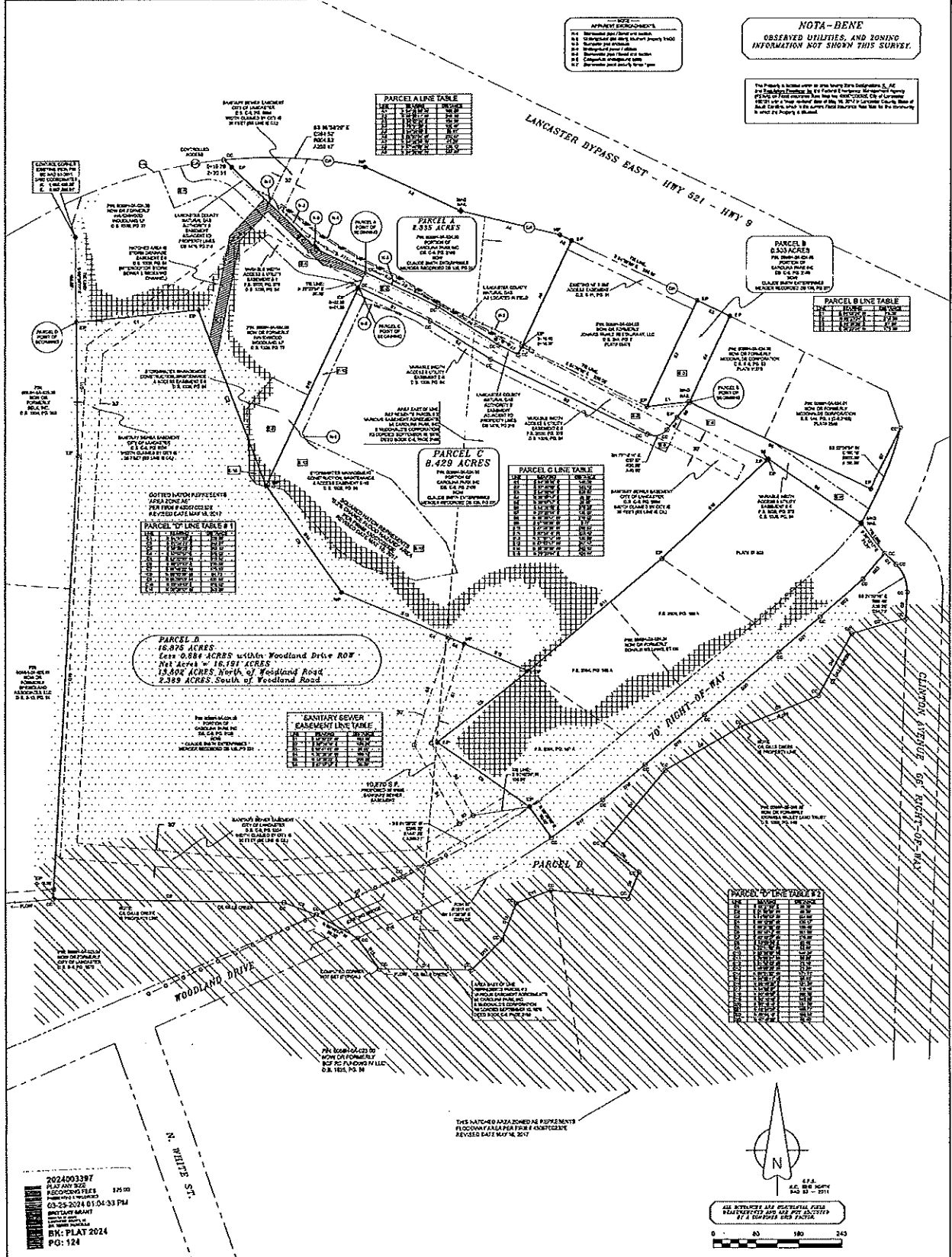
I hereby certify that the within Deed was filed for record in my office at _____ M. o'clock on the 2nd day of September, 19____, and was immediately entered upon the proper indexes and duly recorded in Book C-6 of Deeds, page 2100

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

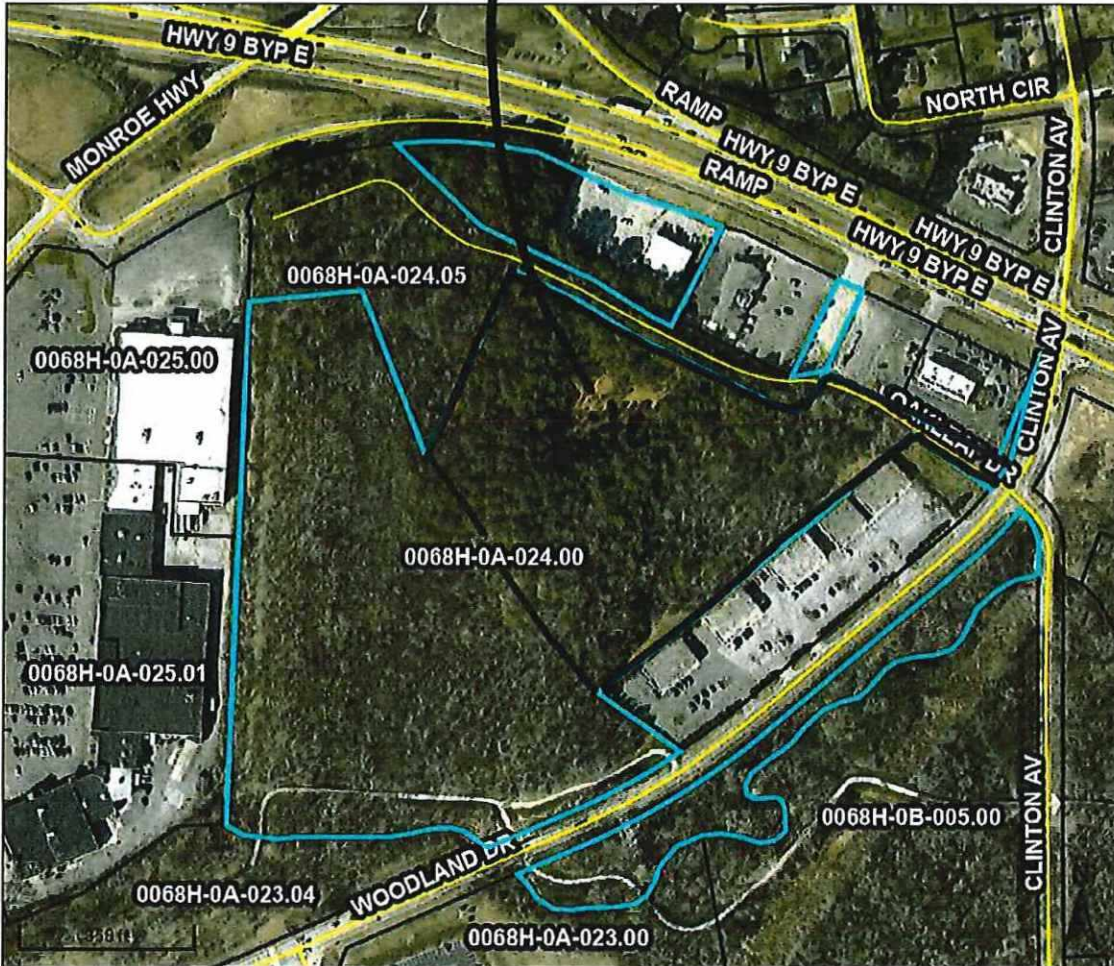
<p>LOCATION MAP (1:10)</p> <p>SITE</p>	<p>STATEMENTS OF AFFIDAVIT</p> <p>I hereby certify that the above subdivision shown on this plat does not involve the violation of any public statute or any change in existing public statute, that the boundaries shown on this plat are correct and conformable with the original survey made by the City of Lancaster Planning Board, and that it is being recorded in the Lancaster County Clerk's Office as required by law.</p> <p>Date: <u>3-25-2024</u> Planning Board: <u>Levy Sliemers</u></p>	<p>SURVEY STATUS</p> <p>THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF SOUTH CAROLINA THAT RELATE TO THE SURVEYING OF LAND, THE CERTIFICATION OF SURVEYORS, AND THE RECORDING OF SURVEYS.</p> <p>DATE: <u>3-25-2024</u></p> <p>CITY OF LANCASTER PLANNING BOARD LEVY SLIEMERS</p>	<p>NOTICE TO THE PUBLIC</p> <p>THIS PLAT AND THE SURVEY THEREON ARE SUBJECT TO ALL APPLICABLE STATE AND FEDERAL LAWS, AND TO ALL ORDINANCES, REGULATIONS, AND ORDERS OF ANY AGENCY OR AGENCY OF ANY STATE OR FEDERAL GOVERNMENT THAT MAY BE APPLICABLE TO THE SURVEYED PROPERTY AND TO THE USE OF THE SURVEYED PROPERTY.</p> <p>DATE: <u>3-25-2024</u></p> <p>CITY OF LANCASTER PLANNING BOARD LEVY SLIEMERS</p>
------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



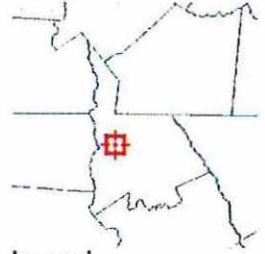


8.429 ACRES

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		Q
District	LANCASTER		PINEHURST, NC 27376			APPRAISAL RECORD		
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





MONTROSE COURT

LANCASTER, SOUTH CAROLINA

Proposed Use	Units	Parking Formula (per City of Lancaster requirements)	Parking Space Data	
			Required Spaces	Required Spaces
MULTIFAMILY	16 (1BR)	1.5 SPACE PER 1BR	24	1.0 SPACE PER 1BR
	32 (2BR)	1.5 SPACE PER 2BR	48	1.5 SPACE PER 2BR
	16 (3BR)	1.5 SPACE PER 3BR	24	2 SPACE PER 3BR
Total	64		96 spaces	

Spaces Provided	
STANDARD SPACES	131
ADA SPACES	10
Total Spaces	141

Spots provided meets State, Federal and Lancaster requirements.

PARCEL D
A PORTION OF
M/T CLAMOR DRIVE
M/T DONALD & LESTER BELLAGUS
PH: 803-981-0210

M/T HANCOCK
M/T CLAMOR DRIVE
PH: 803-981-0210

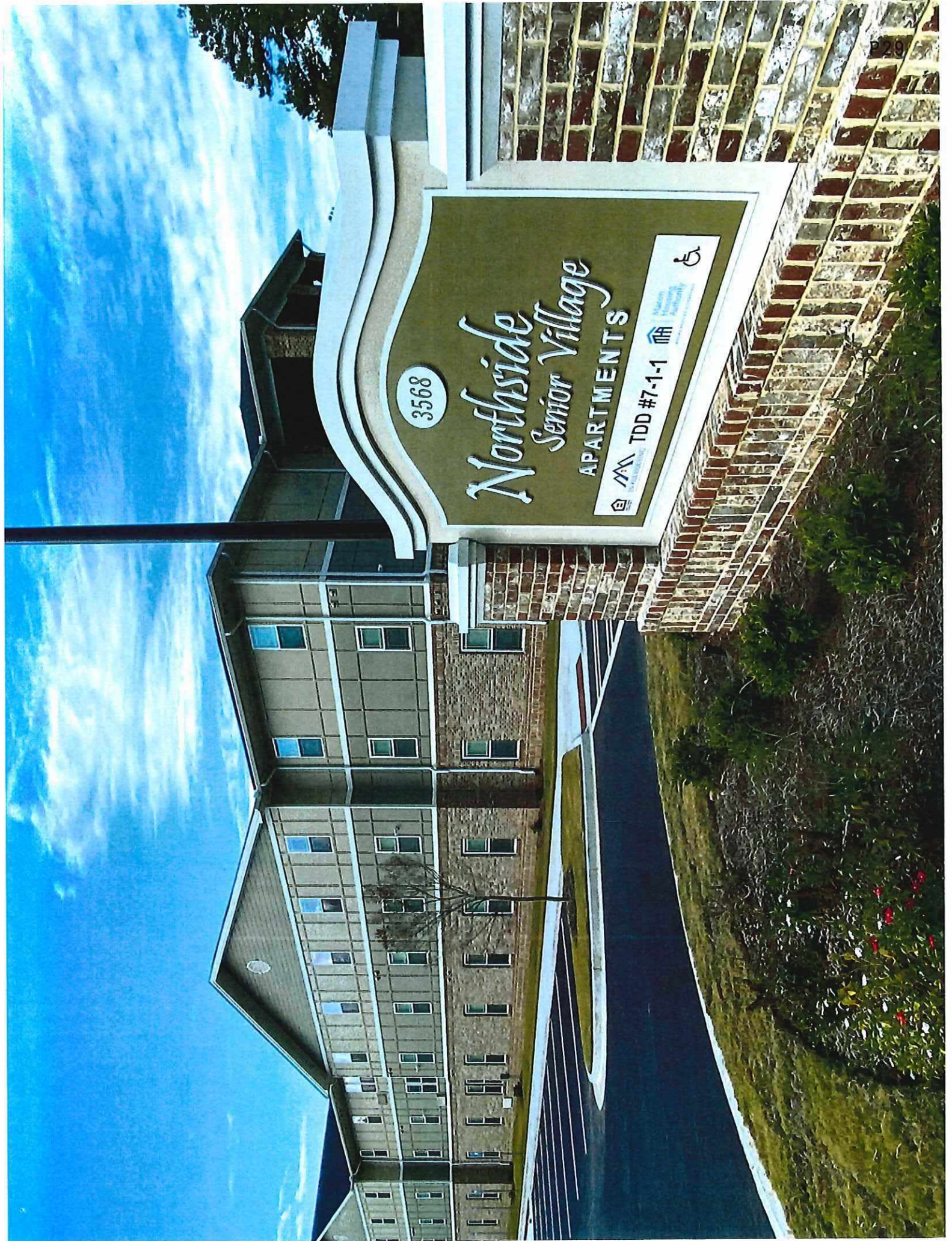
M/T JAMES FAMILY
RESTAURANT, LLC
PH: 803-981-0210

M/T MCKENZIE
PH: 803-981-0210

M/T MCKENZIE
CORPORATION
PH: 803-981-0210

M/T DONALD & LESTER BELLAGUS
PH: 803-981-0210

FEMA FLOODPLAIN ZONE



3568

Northside Senior Village APARTMENTS

  TDD #7-1-1 

P29





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 8.4 acres, a portion of Tax Map # 068H-0A-024-00 to MF- Multifamily, located off Oakleaf Drive, Lancaster, SC 29720.
 Applicant: Neil Robinette
 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 283-4253.

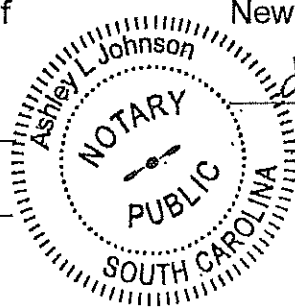
****Furthermore, to help reduce community spread of COVID-19 and or if unable to attend this meeting in person, you may submit written public comments to City Staff electronically at dstevenson@lancastercitysc.com by 5:00 p.m. on the day of the meeting. Your comments will be distributed to the members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

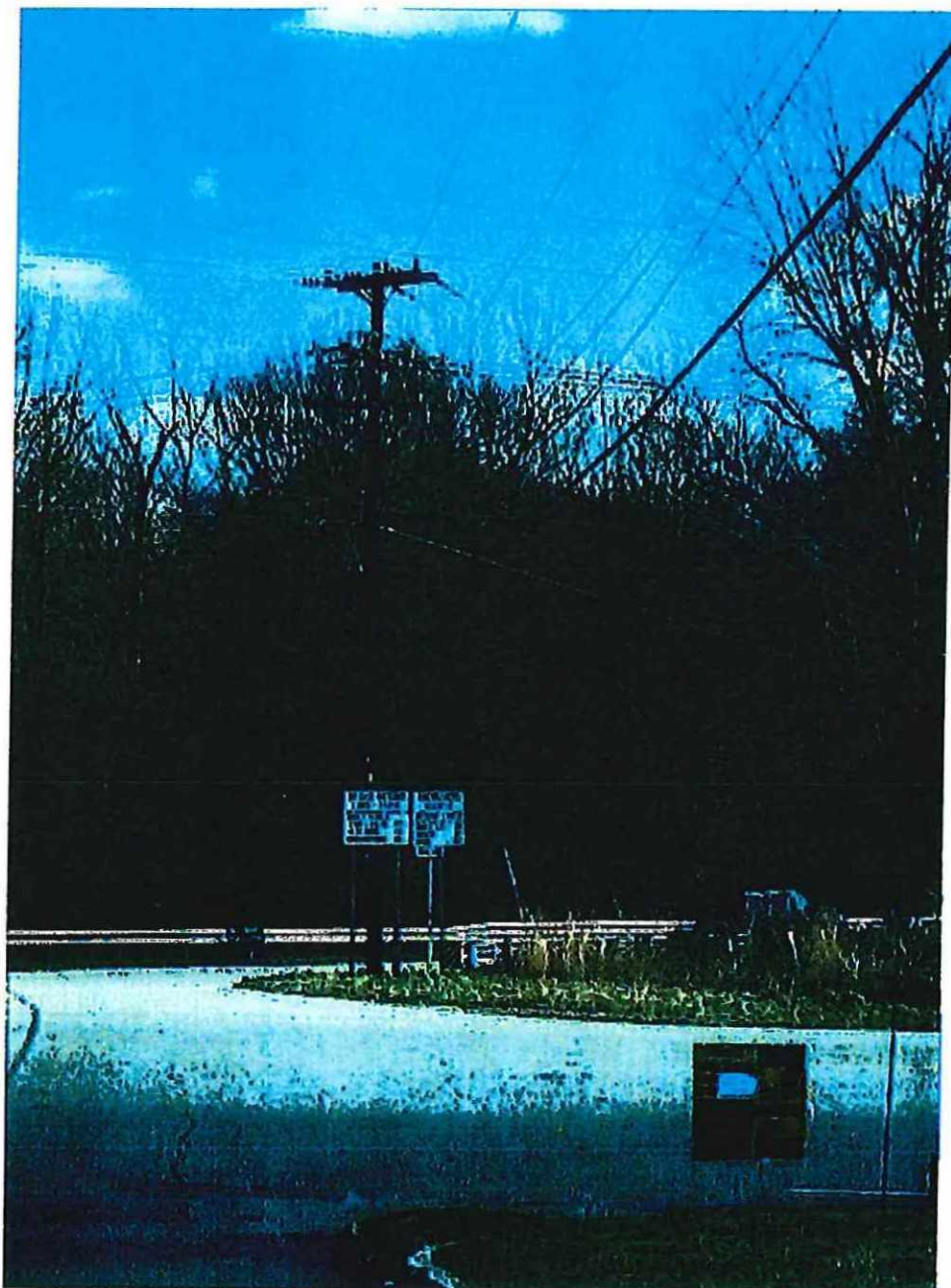
Ashley L Johnson
Notary Public for South Carolina
My Commission Expires: 01/20/2027



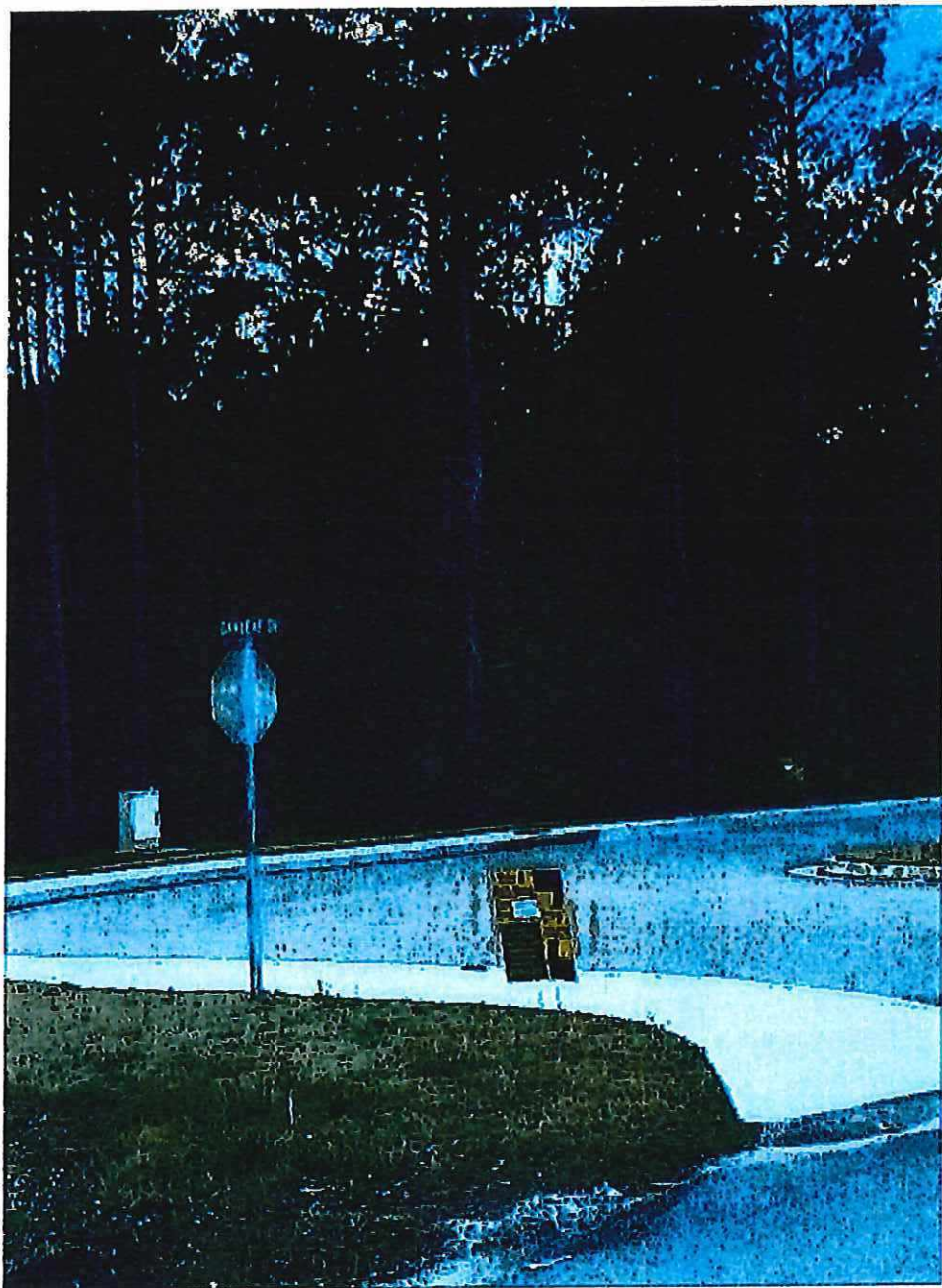
Newspaper Rep Signature
Kouisti Ross

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

[Handwritten signature]



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

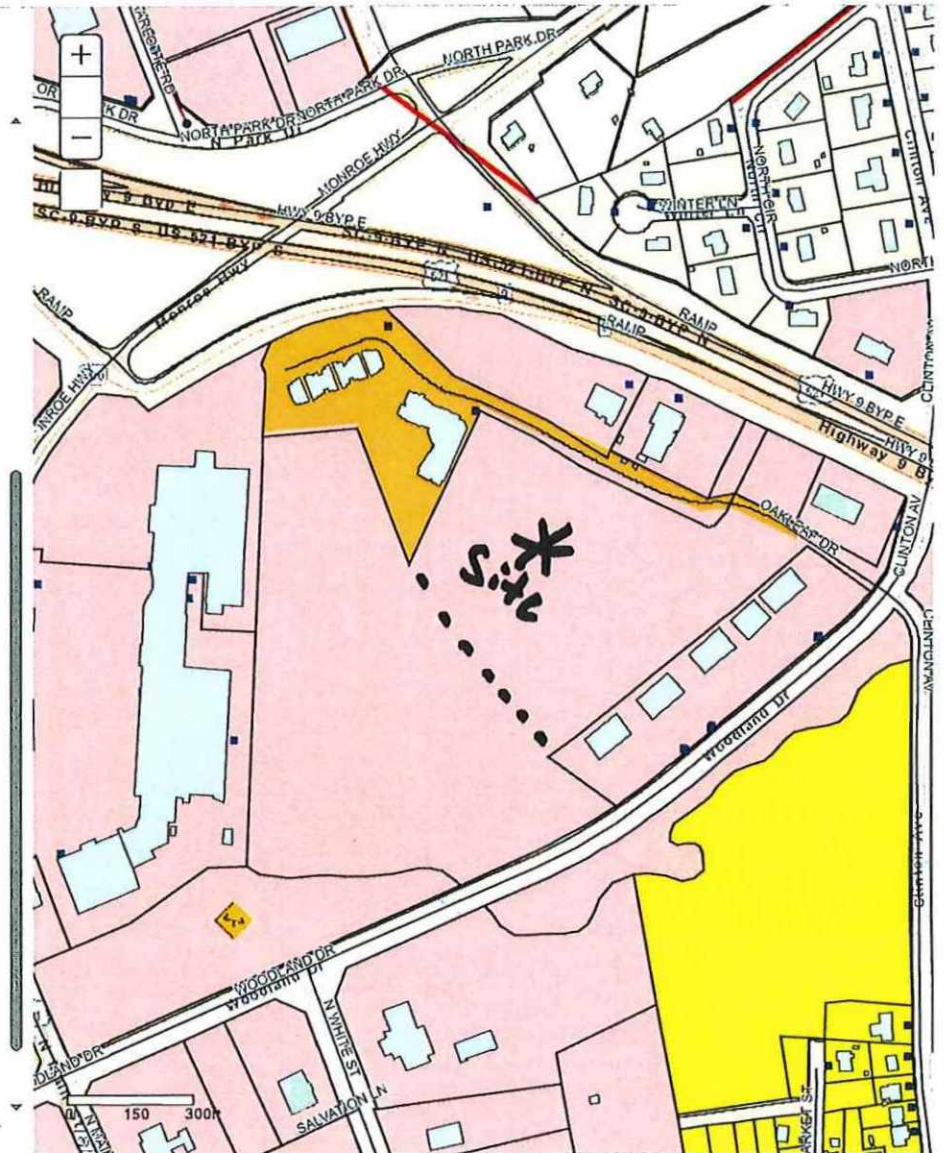
LancCityArea_AddrPts

LancCityArea_Parcels

Buildingfootprints_CityArea


CityLimits LancCity

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The following zoning districts are established in accordance with the city zoning ordinance. The provisions of this article shall be minimum requirements, adopted for the promotion of the public health, safety, morals or general welfare. Whenever the requirements of this article are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants, the most restrictive, or that imposing the higher standards, shall govern.

(1) *Residential districts.* The following residential use districts are hereby established: R-15, R-10, R-6, MF, and MHP. Each of these districts is designed for the persons who reside there and intended to secure a comfortable, healthy, safe, and pleasant environment in which to live, sheltered from incompatible and disruptive activities.

- a. The R-15 Residential District is designed to accommodate the least dense single-family residential developments within the city. The principal use of land is for single-family dwellings and for related recreational, religious and educational facilities normally required to provide orderly and attractive residential areas. The regulations for this district are intended to discourage any use which, because of its character, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the district.
- b. The R-10 Residential District is designed to accommodate both single- and two-family residential developments within those areas of the city where a slightly higher density than is allowed in the R-15 district is appropriate. The principal use of land is for single- and two-family dwellings and for related recreational, religious and educational facilities normally required to provide orderly and attractive residential areas. The regulations for this district are intended to discourage any use which, because of its character, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the district.
- c. The R-6 Residential District is established for the most dense residential development within the city. The principal use of land is for single- and two-family dwellings and for related recreational, religious and educational facilities normally required to provide orderly and attractive residential areas. The regulations for this district are intended to discourage any use which, because of its character, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the district.
-  * d. The MF Multiple-Family District is designed to accommodate moderate density single-family development and low density multiple-family developments in areas within the city's planning jurisdiction that are appropriate for development at higher densities. This district should function as the location for alternative housing types near or in direct

relationship to single-family detached housing. The maximum density permitted in this district for single-family developments (including duplexes) and for multiple-family development is found in section 44-192.

e. The MHP Manufactured Home Park District is established to accommodate planned manufactured housing park developments. This district affords city residents with an alternative housing type and thereby promotes the health, safety, and welfare of the community. This district shall apply to specified parcels of land only at the request of the owners of such parcels. Such manufactured home parks shall be developed with a zoning permit issued in accordance with articles IV and VI of this chapter.

(2) *Commercial districts.* The following commercial districts are hereby established: PO, B-1, B-2, and B-3. These districts are created to accomplish the purposes and serve the objectives set forth in the remainder of this section.


a. The PO Professional Office District is established to provide an area in which professional office uses such as doctor's, dentist's, lawyer's, surveyor's offices and related commercial establishments may be compatibly located, in order that these related land uses can be near each other for the convenience of both proprietors of these businesses and their clients.

b. The B-1 Central Business District is designed to accommodate the office, governmental, and institutional needs of the community. The district is also designed to provide for and promote concentrated development of retail establishments and personal and business services to supply the needs of residents, transients, and business industries in the urban center of the county as well as in the entire travel area. Except for churches and residential occupancies, land uses in this district are not subject to the off-street parking requirements in article XI of this chapter. Except for off-street parking requirements, multiple-family dwellings and churches retro-fitted in existing buildings are not subject to regulations contained in sections 44-108 and 44-109.

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



<i>Use description</i>	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				P46
Convalescent home		SE	SE	SE	UP		SE	SE				
Dwelling, single-family		UP	UP	UP		UP	UP		UP	UP	UP	
Dwelling, two-family			UP	UP		UP	UP		UP	UP	UP	
Group home		SE	SE	SE								
Manufactured homes			UP (1)	UP (1)							UP (1)	
Multifamily development						UP (1)					UP	
Nursing home		SE	SE	SE	UP	SE	UP	UP			UP	
Roominghouse and boardinghouse			SE	SE		SE	SE					
<i>Commercial</i>												
Ambulance service		SE	SE	SE	UP	UP	SE	UP	UP	SE	SE	
Appliance sales/service						UP		UP				
Automatic car wash								UP	UP			
Automobile parking lot						UP	UP	UP	UP			
Automobile parts sales						SE		UP	UP			
Automobile sales/service	441					UP		UP	UP			
Automobile upholstery shop								UP	UP			
Bakery						UP	UP	UP	UP			
Barbershop and beauty shop	81211					UP	UP	UP	UP			
Bingo						SE		UP	UP			
Body piercing/branding establishments								SE (1)				
Building material, garden equipment and supplies dealers	444130					UP		UP	UP			
Bus stations, taxicab stations						UP		UP	UP			
Cabinet shop									UP			
Child care or day care center; adult day care		SE	SE (1)	SE (1)	SE (1)	UP	SE	UP (1)	(1)			
Children's home		SE	SE	SE			SE					
Clinical, medical, dental					UP	UP						
Clothing and clothing accessories store	448					UP	UP	UP				
Communication tower and antenna		SE (1)	SE (1)	SE (1)	UP (1)	UP (1)	SE	UP	UP (1)	SE (1)	SE (1)	
Dance studio	611610					UP	UP	UP				
Delicatessen	611610						SE					



Drug store, pharmacy	446				UP	UP	UP	UP			P47
Dry cleaner and laundry service	8123					UP	UP	UP	UP		
Electronics and appliance store	443					UP		UP			
Farm machinery and implemented sales/service								UP	UP		
Farmers market								UP	UP		
Feed and seed, packages and retail						SE		UP	UP		
Festivals, bazaars, outdoor sales events, carnivals, circuses, revivals, temporary promotions						UP (1)	UP	UP (1)	UP (1)	UP	
Financial institution	5221				UP			UP	UP	UP	
Firearms/ammunition sales/service						UP		UP	UP		
Fireworks sales								UP (1)	UP (1)		
Florist shop						UP	UP	UP	UP		
Food and beverage stores, convenience stores (except 4453)	445					UP	SE	UP			
Food service and drinking place	722				SE	UP		UP			
Funeral home, crematorium								SE	SE		
Funeral home, mortuary services	812210					UP	SE	UP	UP		
Furniture repair and upholstery								UP	UP		
Furniture store	442110, 453310					UP		UP			
Garden supply store						UP		UP			
General merchandise store	452					UP		UP			
Greenhouse and plant nursery								UP	UP		
Health and personal care services	446				UP	UP		UP			
Heating, air conditioning and plumbing sales and service								UP	UP		

MF



Historical site and building						UP	UP				P48
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		UPUP			
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		UPUP	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		UPUP			
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		UPUP			
Tailor						UP		UPUP			
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)		P49
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		

Machine shop	332710							SE	UP		P50
Meat packing plant									SE		
Mini-warehouse								UP (1)	UP (1)		
Mixing plants for concrete or paving materials									SE		
Motion picture and sound recording industries	512							UP	UP		
Optical goods manufacturing									UP		
Petroleum products, bulk storage									SE		
Pistol/firing range									SE		
Printing and publishing						SE		UP	UP		
Printing plant									UP		
Railroad freight yard									SE		
Railway station									UP		
Sawmill	321113								SE		
Sheet metal processing									SE		
Sporting goods Manufacturing									UP		
Textile manufacture	315								SE		
Tire recapping and retreading plant	326212								UP		
Truck terminal									SE		
Warehouse								UP	UP		
Wholesale or warehousing								UP	UP		
Woodworking shop									UP		
<i>Public/Institutional</i>											
Armory									UP	UP	
Civic, social, service organizations		SE	SE	SE			UP	UP	UP	UP	
Cultural facilities, museum							CPC (2)	UP	CPC (2)		
Governmental offices and uses (police station, fire station, post office)		CPC (2)	CPC (2)	CPC (2)	CPC (2)	CPC (2)	UP	CPC (2)	CPC (2)	CPC (2)	CPC (2)
Historical site and building						UP	UP	UP	UP		
Hospital						UP		UP	UP		
Library		CPC (2)	CPC (2)	CPC (2)	CPC (2)	CPC (2)	UP	CPC (2)			

MF



Public utility and ROW		UP	UP	UP		UP	UP	UP			P51
Religious institutions		UP	UP	UP	UP	UP	UP	UP	UP		
School, public		CPC (2)	CPC (2)	CPC (2)	CPC (2)		UP	CPC (2)			
School, parochial		UP	UP	UP	UP		UP	UP			
Senior citizens center			UP	UP	UP	UP	UP	UP			
<i>Park/Recreational/Conservation</i>											
Cemetery/mausoleum		UP	UP	UP	UP	UP	UP	UP	UP		
Public park and playground		UP	UP	UP	UP	UP	UP	UP	UP		
Recreational facilities (public-lighted, private)		SE/CPC (1), (2)	SE/CPC (1), (2)	SE/CPC (1), (2)	SE/CPC (1), (2)	SE/CPC (1), (2)	SE	UP/CPC (1), (2)	UP/CPC (1), (2)	SE/CPC (1), (2)	SE/CPC (1), (2)

(1) See article IV of this chapter for special conditions associated with use.

(2) CPC means that although allowed, a public project review shall be obtained by the city planning commission (CPC) prior to issuance of permits.

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

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

Agenda Item VIII.B & C

**City of Lancaster
City Council Meeting
May 14, 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 117.577 acres that is located adjacent to AR Rucker Middle School and south of the 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.

Council unanimously approved the first reading of Ordinance 24-09 and Ordinance 24-10 at the April 23, 2024 City Council meeting.

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: May 14, 2024

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 part 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: May 14, 2024



City of Lancaster

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

Annexation Petition

INFORMATION

Petitioner/Owner Name 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>R.A.Sullivan</i>	4-11-24

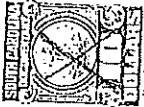
ACTION BY LANCASTER CITY COUNCIL

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-

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. Thomas (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.

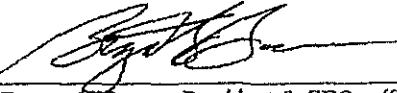
The R. L. Bryan Company, Columbia, S. C.

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

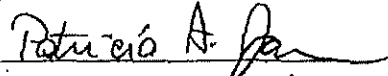
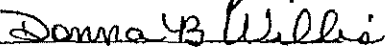
And the Grantor herein hereby binds itself, its heirs, successors, executors and administrators, to warrant and forever defend all and singular the said premises unto the said **SPRINGLAND, INC.**, its heirs, successors and assigns, against itself and whomsoever lawfully claiming, or to claim the same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

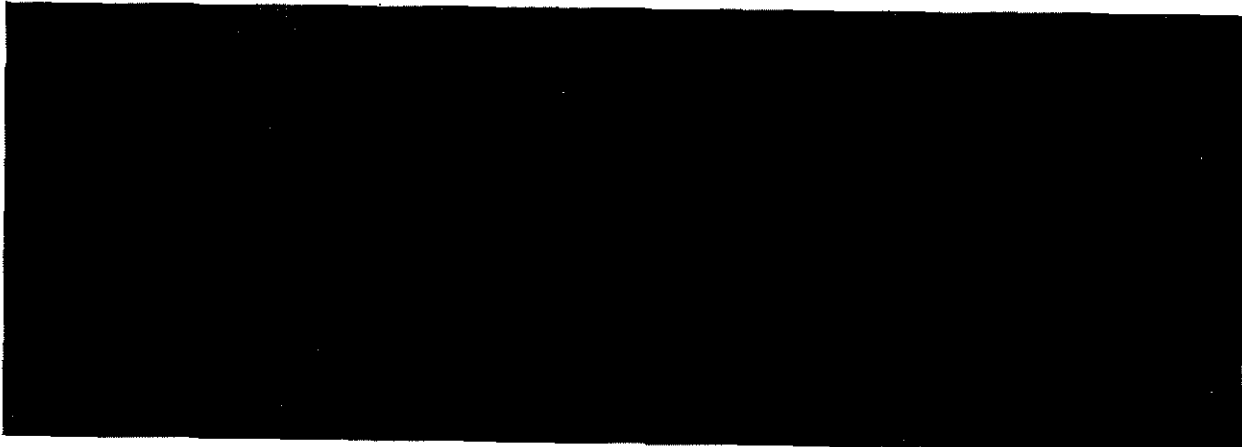
LANCASTER TELEPHONE COMPANY

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

Signed, Sealed and Delivered
in the Presence of

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)



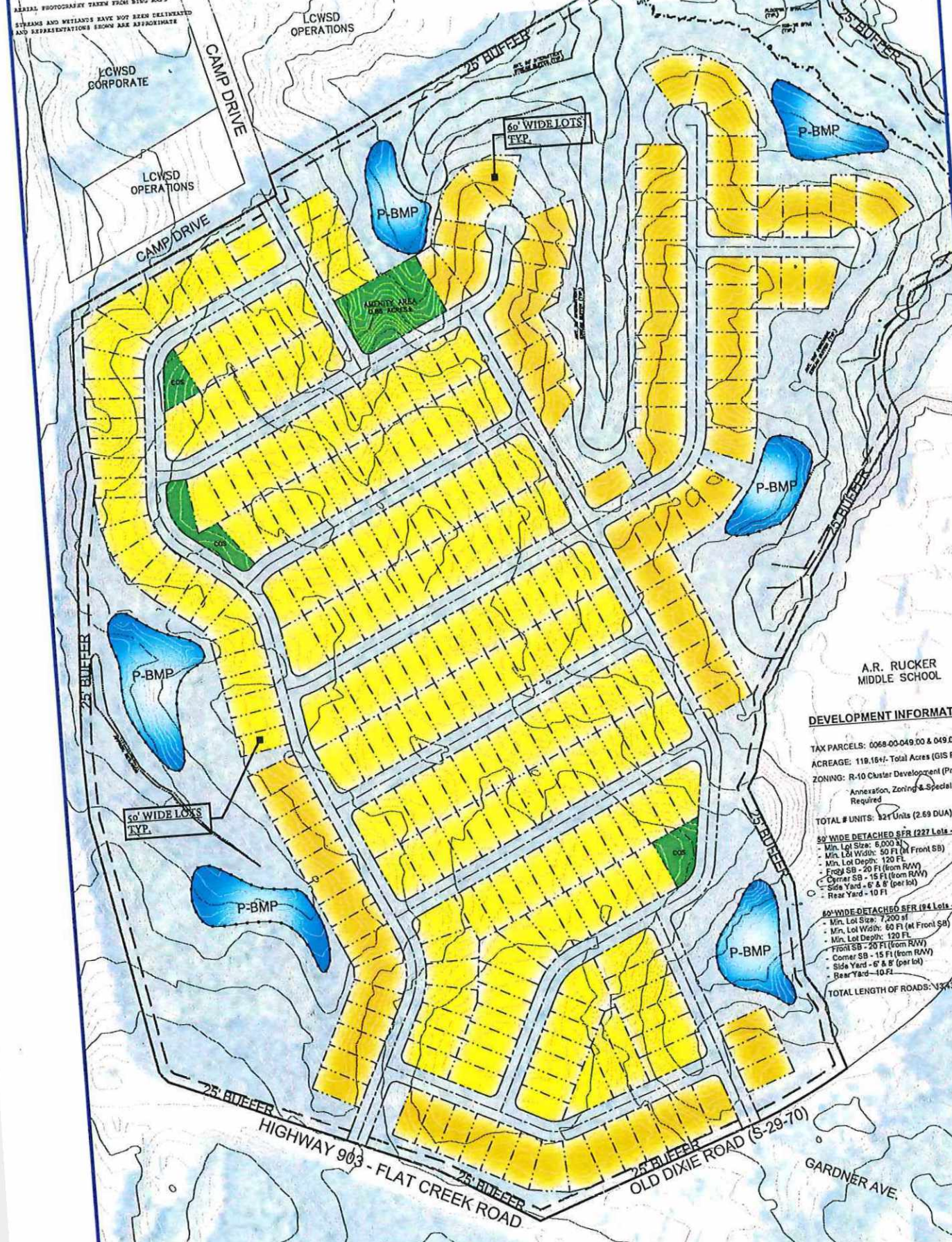
CHESTERFIELD AVENUE LANCASTER, SC

CONCEPTUAL DEVELOPMENT PLAN | R-10 CLUSTER DEVELOPMENT

P71

RJH PROJECT #5909
DATE: 03/19/2024

NO BOUNDARY REPERFORMED, 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



A.R. RUCKER
MIDDLE SCHOOL

DEVELOPMENT INFORMATION:

- TAX PARCELS: 0068-00-049.00 & 049.03
- ACREAGE: 119.16 +/- Total Acres (GIS Parcel)
- ZONING: R-10 Cluster Development (Proposed)
Annexation, Zoning & Special Exception Required
- TOTAL # UNITS: 327 Units (2.69 DUA)
- 50' WIDE DETACHED SFR (227 Lots - 79.7%)**
 - Min. Lot Size: 6,000 sq ft
 - Min. Lot Width: 50 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 (104 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: 13,430 LF



TRACT B

