

LANCASTER COUNTY PLANNING COMMISSION

January 19, 2016
6:30 PM
Lancaster Co.
Adm. Bldg.,
Room 224
(803) 285-6005

Type of meeting:		General Business Meeting	Facilitator:	Planning Staff
Clerk:		Judy Barrineau		
Please read:		Agenda Packet		
Please bring:		Agenda Packet & UDO		
Call To Order		Chairman		
Roll Call		Chairman		
Approve Agenda		Chairman		
Citizen's Comments		Chairman		
Approval of Minutes – December 15, 2015 Regular Minutes		Chairman		
Chairman's Report		Chairman		
Director's Report – DRC Cases, UDO rewrite update		Penelope Karagounis		
RNC-016-001 – Road Name Change Application – Blackmon Street/Kershaw {Public Hearing} pgs. 1-8		Andy Rowe		
RNC-016-002 – Road Name Change Application – Blackmon Road/Lancaster {Public Hearing} pgs. 9-23		Andy Rowe		
RNC-016-003 – Road Name Change Application – William Street/Heath Springs {Public Hearing} pgs. 24-31		Andy Rowe		
RZ-016-001 – Rezoning application of Steve Banks to rezone ±1.59 acres from B-3, General Commercial To R-30, Low Density Residential/Agricultural District. The applicant wants to use the property as residential. {Public Hearing} pgs. 32-46 TMS # 0063-00-051.00		Nick Cauthen		
Old Business: Discussion of the tentative Planning Workshop on February 06, 2016 in regards to the UDO rewrite.		Penelope Karagounis		
New Business: Educational Requirements		John Weaver		

Lancaster County Planning Department

101 N. Main St., Ste. 108

P.O. Box 1809

Lancaster, South Carolina 29721-1809

Telephone (803) 285-6005

Fax (803) 285-6007

Memo

To: Lancaster County Planning Commission Members

From: Penelope G. Karagounis, Lancaster County Planning Director 

Date: January 5, 2016

Re: Director's Report for the January 19, 2016 Planning Commission meeting

Message:

Happy New Year! For the month of January we have two Development Review Committee cases. The two cases will be heard on January 12, 2016 (Promenade@ Carolina Place and Johnson Custom Cabinets). The Promenade at Carolina Place is part of the Planned Development District-20 Wallace tract and this project is located at the corner of Jim Wilson Road and Highway 521. The Johnson Custom Cabinets is being proposed on Old Hickory Road.

In the month of January we will continue working on the drafts of the chapters for the Unified Development Ordinance rewrite. We are still collecting comments from our survey monkey for the proposed zoning districts. I encourage all the Planning Commissioners to communicate with citizens about the availability to comment online for the proposed zoning districts. We are still working on reviewing the comments submitted by citizens. We plan to have a revised zoning map online in February to give the citizens an opportunity for additional feedback. Please keep open Saturday, February 6th on your calendar for a Planning Workshop for the Unified Development Ordinance. The tentative time for the meeting to start is 9:00 a.m.

Thank you.

**RNC-016-001 – Road Name Change
Application – Blackmon Street/Kershaw
{Public Hearing} pgs. 1-8**

Andy Rowe

Discussion:

Conclusions:

Action items:

Person responsible:

Deadline:

Discussion:		
Conclusions:		
Action items:	Person responsible:	Deadline:

PLANNING STAFF REPORT: RNC-016-001
APPLICANT: LANCASTER COUNTY PUBLIC SAFETY COMMUNICATIONS

I. FACTS

A. GENERAL INFORMATION

Proposal: This is the road name change application for a proposed road name change for Blackmon Street.

Property Location: Blackmon Street is located in Kershaw, S.C.

Legal Description: TMS # 0156H-0G-010.00, 0156H-0J-005.01, 0156H-0G-012.00, 0156H-0J-006.00, 0156H-0G-011.00, 0156H-0J-003.00, 0156H-0G-007.00, 0156H-0J-001.00, 0156H-0G-009.00, 0156H-0H-001.00, 0156H-0J-010.00, 0156H-0J-004.00, 0156H-0H-012.00, 0155E-0A-016.00, 0155E-0A-017.00, 0156H-0J-002.00, 0156H-0J-005.00, 0156H-0G-008.00

Description of Plan: Change the existing road name of Blackmon Street to Dragonfly Way.

B. SITE INFORMATION

Site Description: Blackmon Street is located between N. Matson Street and Blackmon Circle in Kershaw, S.C.

C. EXHIBITS

1. Road Name Change Application
2. 911 Aerial
3. Verification of Addresses from Trish Hinson – 1st letter sent out
4. Lancaster County Notification to the property owners
5. Blackmon Street Comments

II. FINDINGS

CODE CONSIDERATIONS

Chapter 14, Streets and Sidewalks

Section: 14.1.5 Procedure for Changing the Name of an Existing Road.

1. Any person, firm, or corporation shall submit a written request to the planning department which proposes to change the name of a previously named road. Such request shall include any descriptive/locational information required by the planning department; designate a spokesperson by name, address, and telephone number; provide first and second road name choices; and be accompanied by a petition, signed by seventy-five (75) percent of the owners addressed on the affected road. The request must also include a reason for the name change.

When the request is submitted by the Public Safety Communications Department, or its successor entity, for a road name change based on the provisions of Section 23-47-60(C)(2) of the Code of Laws of South Carolina 1976, as amended, or when needed to rename road segments for computer aided dispatch database purposes, the requirement for the request to be accompanied by a petition does not apply.

2. Upon receipt of such request, the planning department shall schedule consideration of same by the Lancaster County Planning Commission. The planning commission's consideration shall be conducted during any regular meeting of the planning commission. The public notice requirement for this type of application shall be the same as is contained in section 18.5.

3. The proposed road name change shall be posted at integral points along the affected road.

4. Within sixty (60) days of first consideration, the Lancaster County Planning Commission shall render a decision on the request, which decision shall be final and binding. Such decisions of the planning commission, along with reason(s) for any denied request, shall be provided in writing to the spokesperson of the affected petitioning group.

5. Where road name signs have been installed and replacement is necessitated as a result of a road name change approval, the petitioning group involved shall pay the expense of new sign materials prior to installation in the form of an application fee collected by the planning department.

6. After reasonable notice in a general circulation newspaper in the community, the Lancaster County Planning Commission may change the name of an existing street or road within its jurisdiction. The commission can make the change when one of the following occurs.

- a. There is a duplication of names which tends to confuse the public or persons delivering mail, orders or messages.
- b. A change may simplify markings or giving directions to persons looking for an address.
- c. Any other good and just reason that may appear to the commission.

After reasonable opportunity for public hearing, the planning commission issues its certificate designating the change. It is recorded in the office of the clerk of court. The change and certified name becomes the legal name of the street.

(Ord. No. 916, 6-2-08; Ord. No. 1269, § 1, 5-12-2014)

III. CONCLUSIONS

This road name change is being requested by Lancaster County Public Safety Communications. The new Computer Aided Dispatch System is a map driven system, therefore the accuracy of address points, street names, and ranges are vital. The reason for the proposed road name change is that Blackmon Street is similar sounding or duplicate to others in Lancaster County. By changing the proposed road name, Lancaster County Public Safety Communications will be able to locate addresses more effectively and without confusion in regards to similar sounding road

Date of P.C. Meeting: 1-19-16
 Approved Denied No Action

names or duplicate road names. The facts and findings of this report show that the renaming of Blackmon Street to Dragonfly Way should be approved.

IV. RECOMMENDATION

It is therefore the recommendation of the Planning Staff that the above road name change be **APPROVED.**

LANCASTER COUNTY PLANNING COMMISSION
PO Box 1809
Lancaster, SC 29721
Phone: (803) 285-6005
Fax: (803) 285-6007

**** NEW ROAD NAME/CHANGE APPLICATION ****

Please note: A fee of \$250.00 must be submitted with this application before it will be processed. Incomplete applications will be returned. The \$250.00 fee includes the cost of one road sign. New roads requiring more than one sign will require the \$250.00 fee plus \$50.00 for each additional sign.

Please provide the following applicant information as completely and accurately as possible.

Date of Application: 12-21-15
Name: LCPSC Address: 1941 Pageland Hwy.
City, State, Zip Code: Lancaster SC 29720
Telephone (H): Telephone (W) or (Cell): 803-416-9325

Please provide the following new road name information as completely and accurately as possible.

Location of new road: located off N. Matson St; Kershaw

Road name as it exists now (if applicable): Blackmen St

Proposed new road name (1st Choice): Dragonfly Way

Proposed new road name (2nd Choice):

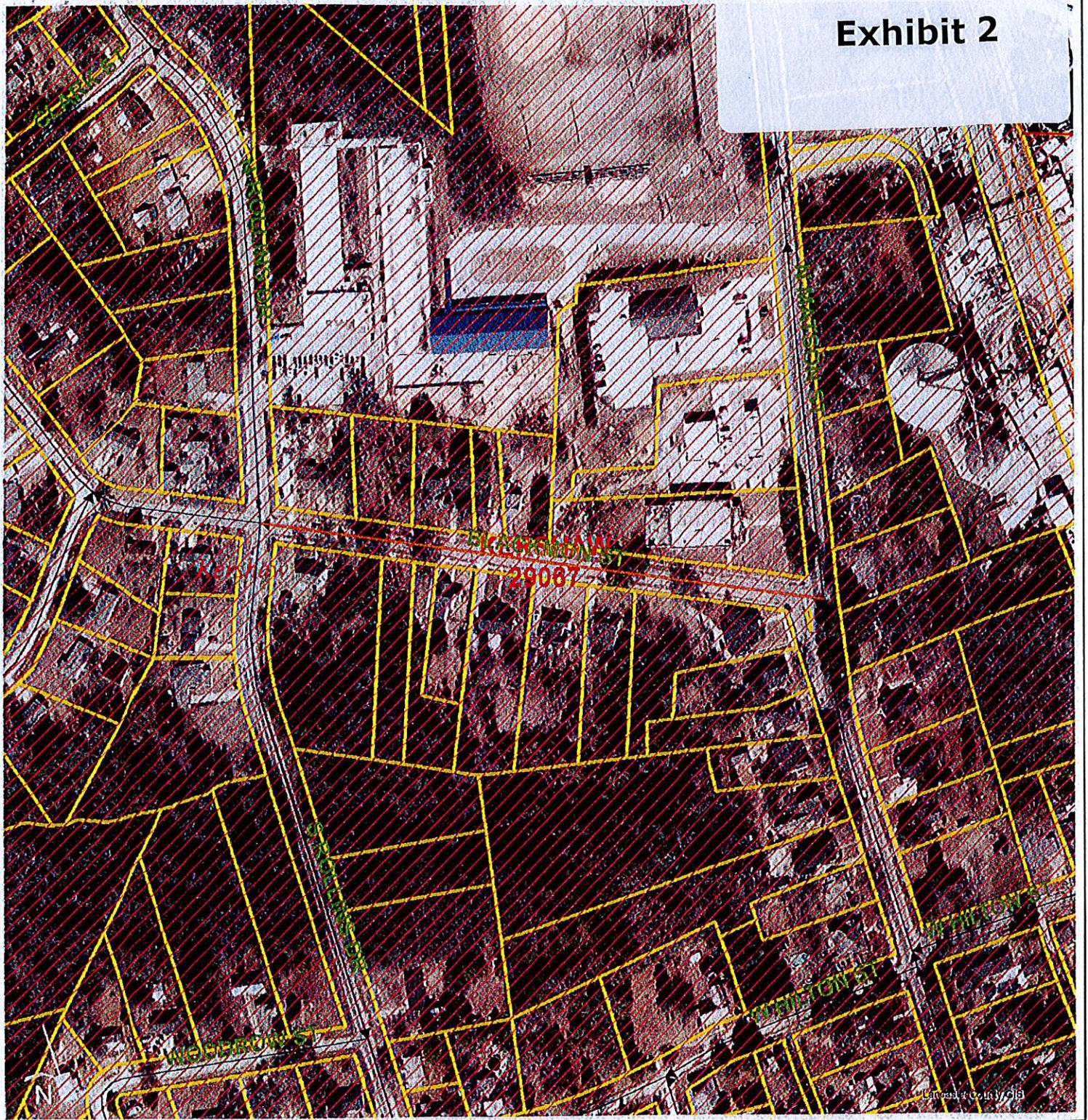
Will this be a private road? Yes No ✓ county

If applicable, do you plan on deeding this new road to the county in the future?
Yes No ✓

Please attach the following items to this application:

- *A map to approximate scale depicting the location of the new road.
- *A petition signed by at least 75% of the property owners with parcels having frontage on the affected road.

Signature of Applicant: Lancaster County Public Safety Communications



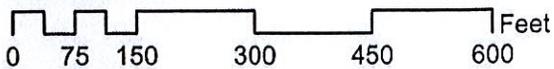
Address Info



Public Safety Communications

Address Slip

A Few Serving Many



1 inch = 233 feet

Note: This map is a graphic representation and should only be used for illustrative purposes.

In no way should this map be used for exact locations.

Author: Lancaster County SC

Date: 12/2/2015

BAILEY LEE ANNE
102 S ROLLINS DR
KERSHAW, SC 29067 ✓

JONES ROBYN S
681 BOYD FAILE RD
HEATH SPRINGS, SC 29058 ✓

CLYBURN GRACE T
136 BLACKMON STREET
KERSHAW, SC 29067-0000 ✓

HARRIS RANDOLPH ✓
124 BLACKMON ST
KERSHAW, SC 29067-0000

PHILLIPS JUDITH
PO BOX 402
KERSHAW, SC 29067 ✓

LEE JACKIE L (LYNN T) ✓
122 BLACKMON ST
KERSHAW, SC 29067-0000

ROBINSON KEVIN S
P O BOX 625
KERSHAW, SC 29067 ✓

CLYBURN LEWIS & PAMELA ✓
842 BAXLEY RD
KERSHAW, SC 29067-0000

WILLIAMS SANDY MITCHELL ✓
101 N ROLLINS DR
KERSHAW, SC 29067

~~WILLIAMS SANDY MITCHELL
101 N ROLLINS DR
KERSHAW, SC 29067 ✓~~

USHER JOYCE O
102 BLACKMON CIR
KERSHAW, SC 29067-0000 ✓

LUCAS FRANCES H ✓
423 N MATSON ST
KERSHAW, SC 29067-

GRAVES FRANCES B ✓
119 BLACKMON ST
KERSHAW, SC 29067-0000

COATES LARRY R & PAMELA H ✓
PO BOX 313
KERSHAW, SC 29067-0000

PATEL NAYANKUMAR S ✓
180 LITTLETON RD APT 108
PARSIPPANY, NJ 07054

PORTMAN SAMUEL J & AMY ✓
125 BLACKMON ST
KERSHAW, SC 29067-0000

PORTMAN JOHN R ✓
125 BLACKMON ST
KERSHAW, SC 29067-0000

COOK CLARA ALICE ✓
SNADERSON
138 ROCKWOOD DR
KERSHAW, SC 29067-0000

HOLLINS WILLIAM J & JANICE H ✓
135 BLACKMON ST
KERSHAW, SC 29067-0000

* Blackmon St, Kershaw (between N. Matson St & Blackmon Cir)

* 12-4-15 emailed planning

Exhibit 3

NOTICE OF ROAD NAME CHANGE REQUEST AND PUBLIC HEARING

TO: Property Owners Adjacent to Blackmon Street

FROM: Lancaster County Planning Department

SUBJECT: Public Hearing on Road Name Change Application RNC-016-001

DATE
MAILED: Tuesday, December 30, 2015

MEETING
DATE: Wednesday, January 19, 2016

TIME: 6:30pm

PLACE: Lancaster County Administration Building
101 North Main Street, Room 224

This letter serves as official notification that property owned by you is adjacent to a road subject to renaming.

At the above referenced meeting, the Lancaster County Planning Commission will hold a public hearing on the application from the Lancaster County Public Safety Communications for a road name change for Blackmon Street located between N. Matson Street and Blackmon Circle in Kershaw, SC. In accordance with Chapter 14 of the Unified Development Ordinance, the Planning Commission shall review all proposed road name changes.

A public hearing regarding this matter will be held TUESDAY, January 19, 2016 AT 6:30 P.M. at the Lancaster County Administration Building, 101 North Main Street, Room 224. The Planning Commission will accept public input either for or against the road name application at that time. If you cannot attend the hearing in person, you may submit a written, signed statement expressing your position to the Planning Department and it will be submitted to the Commission at the hearing.

Copies of all forms and maps pertaining to this application are available at the Lancaster County Planning Department. If you have any questions or concerns, either call the Planning Department at (803) 285-6005 or write the Planning Department at P.O. Box 1809, Lancaster, SC 29721. Thank you.

Exhibit 4

JANUARY 19TH PC MEETING

BLACKMON ST:

- Blackmon St is located off N Matson St., Kershaw (See attached map)
- Eighteen (18) street name change notification letters were mailed out on 12-4-15; name suggestion forms were not mailed out as the Town of Kershaw collectively chose the street names to rename all city streets for Kershaw. I received one phone call from Kyle Graves, a resident on this street. He was not happy with the notice of the street name change. He also stated this street was named after his grandfather. Sees no reason why three streets in two different venues would cause a problem for public safety.
- The proposed street names submitted to us by the Town of Kershaw is Dragonfly Way.
- I looked at the current range of Blackmon Cir to possibly make this street a continuation, however, the current range for Blackmon Cir would not accommodate.

**RNC-016-002 – Road Name Change
Application – Blackmon Road/Lancaster
{Public Hearing} pgs. 9-23**

Andy Rowe

Discussion:

Conclusions:

Action items:

Person responsible:

Deadline:

PLANNING STAFF REPORT: RNC-016-002
APPLICANT: LANCASTER COUNTY PUBLIC SAFETY COMMUNICATIONS

I. FACTS

A. GENERAL INFORMATION

Proposal: This is the road name change application for a proposed road name change for Blackmon Road.

Property Location: Blackmon Road is located in Lancaster County, S.C.

Legal Description: TMS # 0068L-0B-014.00, 0068-00-062.00, 0068-00-059.00, 0068-00-062.03, 0068L-0C-001.00, 0068-00-062.01, 0068-00-064.00, 0068L-0C-010.00, 0068-00-065.00, 0068L-0B-007.00, 0068-00-058.00, 0068-00-060.00, 0068L-0B-008.00, 0068-00-066.00, 0068-00-061.00

Description of Plan: Change the existing road name of Blackmon Road to Blackmon Pond Road.

B. SITE INFORMATION

Site Description: Blackmon Road is located between Pageland Highway and Camp Creek Road in Lancaster County, S.C.

C. EXHIBITS

1. Road Name Change Application
2. 911 Aerial
3. Verification of Addresses from Trish Hinson – 1st letter sent out
4. Lancaster County Notification to the property owners
5. Blackmon Road Comments

II. FINDINGS

CODE CONSIDERATIONS

Chapter 14, Streets and Sidewalks

Section: 14.1.5 Procedure for Changing the Name of an Existing Road.

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2. Upon receipt of such request, the planning department shall schedule consideration of same by the Lancaster County Planning Commission. The planning commission's consideration shall be conducted during any regular meeting of the planning commission. The public notice requirement for this type of application shall be the same as is contained in section 18.5.

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- c. Any other good and just reason that may appear to the commission.

After reasonable opportunity for public hearing, the planning commission issues its certificate designating the change. It is recorded in the office of the clerk of court. The change and certified name becomes the legal name of the street.

(Ord. No. 916, 6-2-08; Ord. No. 1269, § 1, 5-12-2014)

III. CONCLUSIONS

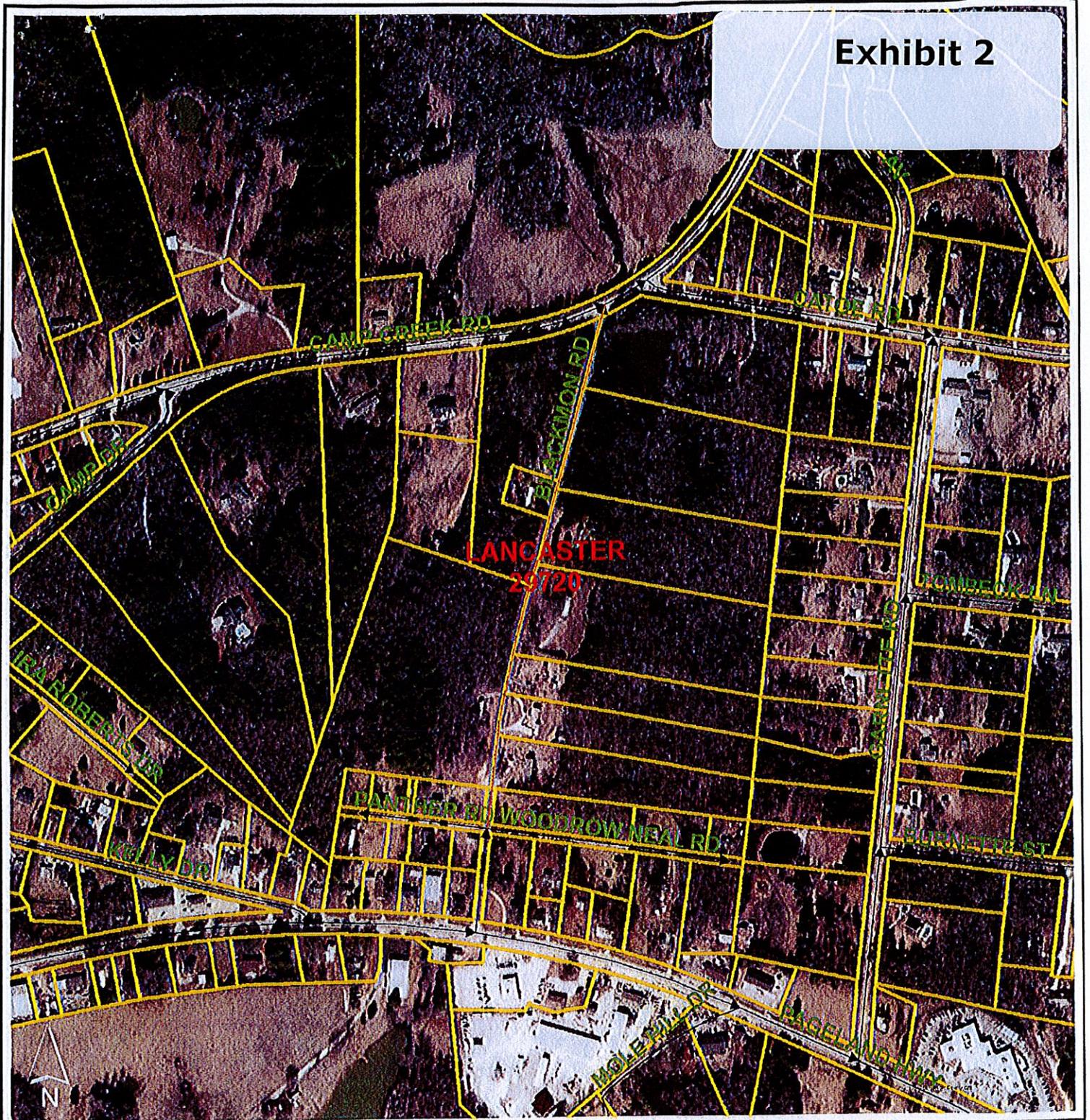
This road name change is being requested by Lancaster County Public Safety Communications. The new Computer Aided Dispatch System is a map driven system, therefore the accuracy of address points, street names, and ranges are vital. The reason for the proposed road name change is that Blackmon Road is similar sounding or duplicate to others in Lancaster County. By changing the proposed road name, Lancaster County Public Safety Communications will be able to locate addresses more effectively and without confusion in regards to similar sounding road

names or duplicate road names. The facts and findings of this report show that the renaming of Blackmon Road to Blackmon Pond Road should be approved.

IV. RECOMMENDATION

It is therefore the recommendation of the Planning Staff that the above road name change be **APPROVED.**

Exhibit 2



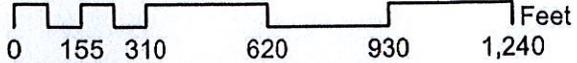
Address Info Blackmon Rd.



Public Safety Communications

Address Slip

A Few Serving Many



1 inch = 465 feet

Note: This map is a graphic representation and should only be used for illustrative purposes.

In no way should this map be used for exact locations.

Author: Lancaster County SC

Date: 12/2/2015

BLACKMON THOMAS S JR ETAL
% TRINA M CRO
26 PILGRIM AVE
RUMFORD, RI 02916-0000

BLACKMON CHANTAL Y
404 HONEYCUTT RD
LANCASTER, SC 29720-0000

HARLEY RICHARD
146 BLACKMON ROAD
LANCASTER, SC 29720-0000

ROWELL DOROTHY S
2159 N ROCKY RIVER RD
LANCASTER, SC 29720-0000

BLACKMON PAULA E
210 BLACKMON ROAD
LANCASTER, SC 29720-0000

BLACKMON DON C
1618 CATOE RD
LANCASTER, SC 29720

BLACKMON KENNETH D
BLACKMOM JUNE
2900 OXFORD ROAD
LADSON, SC 29456-0000

FARIAS RICHARD DAVID
170 BLACKMON ROAD
LANCASTER, SC 29720-0000

HARGETT CLIFFORD C
158 BLACKMON RD
LANCASTER, SC 29720-0000

KENNINGTON JEAN
217 BLACKMON RD
LANCASTER, SC 29720-0000

PELOT SYBIL B
1679 PAGELAND HWY
LANCASTER, SC 29720-0000

PELOT SYBIL BLACKMON &
ELSIE B LLOYD
1679 PAGELAND HWY
LANCASTER, SC 29720-0000

LLOYD ELSIE MADELINE
1416 PANTHER RD
LANCASTER, SC 29720-0000

MILLER JIMMY W
1513 WOODROW NEAL ROAD
LANCASTER, SC 29720-0000

HELMS BRANDON M HELMS
KEISHA O
1695 PAGELAND HWY
LANCASTER, SC 29720-0000

* Blackmon Rd., Lancaster (btwn Pageland Hwy & Camp Creek Rd)

* 12-4-15 emailed Planning

Exhibit 3

Lancaster County Planning Department

101 N. Main St., Ste. 108

P.O. Box 1809

Lancaster, South Carolina 29721-1809

FILE COPY

Mailed 12/30/15 [Signature]

Telephone (803) 285-6005

Fax (803) 285-6007

NOTICE OF ROAD NAME CHANGE REQUEST AND PUBLIC HEARING

TO: Property Owners Adjacent to Blackmon Road

FROM: Lancaster County Planning Department

SUBJECT: Public Hearing on Road Name Change Application RNC-016-002

DATE MAILED: Wednesday, December 30, 2015

MEETING DATE: Tuesday, January 19, 2016

TIME: 6:30pm

PLACE: Lancaster County Administration Building
101 North Main Street, Room 224

This letter serves as official notification that property owned by you is adjacent to a road subject to renaming.

At the above referenced meeting, the Lancaster County Planning Commission will hold a public hearing on the application from the Lancaster County Public Safety Communications for a road name change for Blackmon Road located between Pageland Highway and Camp Creek Road in Lancaster County, SC. In accordance with Chapter 14 of the Unified Development Ordinance, the Planning Commission shall review all proposed road name changes.

A public hearing regarding this matter will be held **TUESDAY, January 19, 2016 AT 6:30 P.M.** at the Lancaster County Administration Building, 101 North Main Street, Room 224. The Planning Commission will accept public input either for or against the road name application at that time. If you cannot attend the hearing in person, you may submit a written, signed statement expressing your position to the Planning Department and it will be submitted to the Commission at the hearing.

Copies of all forms and maps pertaining to this application are available at the Lancaster County Planning Department. If you have any questions or concerns, either call the Planning Department at (803) 285-6005 or write the Planning Department at P.O. Box 1809, Lancaster, SC 29721. Thank you.

Exhibit 4



A Few Serving Many

LANCASTER COUNTY PUBLIC SAFETY COMMUNICATIONS

PO Box 1809

Lancaster, SC 29721

Phone: 803.416.9325

Fax: 803.313.2152

phinson@lanc911.com

Street Name Suggestion

Please note: Please complete and return. The street name you suggest will be considered based on road names standards listed in the Lancaster County Unified Development Ordinance, Section 14.1.3 Road Name Standards. We also cross reference all street names with our bordering counties when approving road names.

Date of Application: 12-3-15

Name: DON BLACKMON

Current Address: 1618 CATOERD, LANCASTER, SC 29720

Telephone (H): _____ (W) ⁸⁰³ ~~803~~ / 283-9291 (mobile) 704-516-8981

E-mail: DON.BLACKMON@GMAIL.COM

Street name as it exists now: BLACKMON RD

Proposed street name: BLACKMON POND RD.

Signature(s) of applicant: *[Handwritten Signature]*

Rcvd 12-18-15 in county mail box for
communications

Exhibit 5



A Few Serving Many

LANCASTER COUNTY PUBLIC SAFETY COMMUNICATIONS

PO Box 1809

Lancaster, SC 29721

Phone: 803.416.9325

Fax: 803.313.2152

phinson@lanc911.com

Street Name Suggestion

Please note: Please complete and return. The street name you suggest will be considered based on road names standards listed in the Lancaster County Unified Development Ordinance, Section 14.1.3 Road Name Standards. We also cross reference all street names with our bordering counties when approving road names.

Date of Application: 12-3-15

Name: PAUL E. BLACKMON / MARY GANDY

Current Address: 210 BLACKMON RD LANCASTER, SC

Telephone (H): ~~803-2857173~~ (mobile) 803-246-5042

E-mail: Heaven47paul@aol.com

Street name as it exists now: BLACKMON RD

Proposed street name: Blackmon Road Rd

Signature(s) of applicant: Paul E. Blackmon



A Few Serving Many

LANCASTER COUNTY PUBLIC SAFETY COMMUNICATIONS
PO Box 1809
Lancaster, SC 29721
Phone: 803.416.9325
Fax: 803.313.2152
phinson@lanc911.com

Street Name Suggestion

Please note: Please complete and return. The street name you suggest will be considered based on road names standards listed in the Lancaster County Unified Development Ordinance, Section 14.1.3 Road Name Standards. We also cross reference all street names with our bordering counties when approving road names.

Date of Application: 12-3-15

Name: Kenneth D. Blackmon

Current Address: 224 Gailmoor Rd, Ladson, SC, 29456

Telephone (H): 843-572-6735 (W) 843-744-1780 (mobile) 843-200-0139

E-mail: RDBACO@COMCAST.NET

Street name as it exists now: BLACKMON RD

Proposed street name: Blackmon Pond Rd.

ok for Lanc Co.

Signature(s) of applicant: Kenneth D. Blackmon

Exhibit 5



A Few Serving Many

LANCASTER COUNTY PUBLIC SAFETY COMMUNICATIONS
PO Box 1809
Lancaster, SC 29721
Phone: 803.416.9325
Fax: 803.313.2152
phinson@lanc911.com

Street Name Suggestion

Please note: Please complete and return. The street name you suggest will be considered based on road names standards listed in the Lancaster County Unified Development Ordinance, Section 14.1.3 Road Name Standards. We also cross reference all street names with our bordering counties when approving road names.

Date of Application: 12-3-15

Name:

Current Address:

Telephone (H): 401-438-8078 (W) _____ (mobile) 401-323-5498

E-mail: darowell20cox.net

Old Blackmon Ln
↑ already exists
No proper names
↑

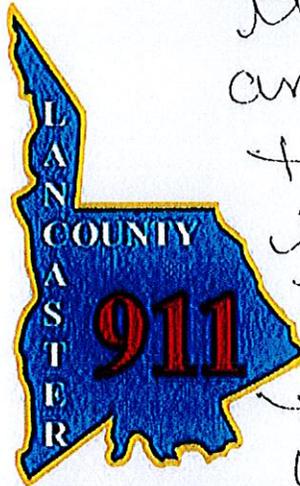
Street name as it exists now: BLACKMON RD

Proposed street name: #1 Old Blackmon Rd. #2 Jesse Blackmon Rd

Signature(s) of applicant: #1 Jessie M Crowell

on behalf of Thomas Blackmon Jr.
Joseph Blackmon
Jackie (Blackmon) Eno

Exhibit 5



A Few Serving Many

*Run a article in
the Lancaster News
and Beg for money
to pave this
road cause
the County don't
care for us.
They spend money
on stupid stuff!*

LANCASTER COUNTY PUBLIC SAFETY COMMUNICATIONS

PO Box 1809
Lancaster, SC 29721
Phone: 803.416.9325
Fax: 803.313.2152
phinson@lanc911.com

Street Name Suggestion

Please note: Please complete and return. The street name you suggest will be considered based on road names standards listed in the Lancaster County Unified Development Ordinance, Section 14.1.3 Road Name Standards. We also cross reference all street names with our bordering counties when approving road names.

Date of Application: 12-3-15

Name: _____

Current Address: _____

Telephone (H): 2839064 (W) _____ (mobile) _____

E-mail: _____

Street name as it exists now: BLACKMON RD

Proposed street name: Pat hole Road

Signature(s) of applicant: its the worst road in

*Lancaster County
and the County should be ashamed!*

Please Read
 but I know you don't care!
 Instead of worrying
 about changing the
 name of this road
 change the other roads
 leave this road Blackmon Rd
 it was family land
 years ago

Please try to have this
 Road Paved its horrible
 got to be the worst road
 in Lancaster County
 Pave it or put a
 No. THRU traffic sign
 on it (each end)
 all of the Police Officers
 and Ambulance use it
 every day and that's fine
 But I bet it has
 Over 100 pot holes in
 it. We pay taxes just
 like everyone in the Rich
 section of town But I bet
 their road don't have holes
 in it. (Why?) - Thanks
 Spend the County Money Wisely
 or get someone in that car.

Patricia T. Hinson

From: Pelot, Robert <Robert.Pelot@terex.com>
Sent: Monday, December 21, 2015 10:48 AM
To: mccullough2008@comporium.net; cmcgriff@comporium.net; Bob Bundy; lhoney@comporium.net; Steve Harper; jackestrige@yahoo.com; Brian Carnes; 911 Center
Subject: Proposed road name change - please help our family with this.

Good morning,

I have recently been handed a letter that was sent to several of my relatives. It is a letter that states that a road name, Blackmon Road, is slated to have its name changed. It was issued by the Lancaster County Public Safety Communications department – Mrs. Trish Hinson.

I am interested in knowing if this can be prevented, or just stopped and dropped.

This road was named for my great (or great-great) grandfather. The land on either side of the road was fully and wholly owned by the Blackmon family at the time of its naming, and is still owned 75 percent on either side by the Blackmon family. It has been, for generations, the road used by the Blackmon family. It was named Blackmon road when it was still just a dirt country road. If you drive to the bottom of the road, the fields that you see, both to your left and to your right, are still owned by the Blackmon family. If you drive to the top of the road, the store and garage that you see are still owned by the Blackmon family. The house on the corner is still occupied by my mother – of course a member of the Blackmon family. There are homes up and down the road that are owned, and occupied, by the Blackmon family. I, as well as all of my cousins (and there are a lot of us) grew up on the land that encompasses the road. It was named for our family. We are still here, and our children, and their children alike, are still here. The road is our name-sake, and the only lasting impression of our family in the area.

I did some searching online, and cannot locate a duplicate named road in the county.

Robert Pelot
Product Support
F + 800-536-1800
E Robert.Pelot@terex.com

Terex Aerial Work Platforms
590 Huey Road
Rock Hill, SC 29732
www.terex.com

Genie Customer service
T + 800-536-1800

Exhibit 5

JANUARY 19TH PC MEETING

BLACKMON RD:

- Blackmon Rd is located between Pageland Hwy and Camp Creek Rd., Lancaster (See attached map)
- Fifteen (15) street name change notification letters were mailed out ON 12-4-15; 5 response letters were received by the 12-17-15 deadline; one phone call from Sybil Pelot. She stated she was in Seattle Washington caring for a sick daughter. She stated she would prefer the street name NOT CHANGE, however, she was in agreement with the proposed street name of Blackmon Pond Rd, if it has to change. She also stated her father and grandfather owned the land for as long as she could remember and she is 75 years old. This was the response from the majority of the folks who live or own property off this street. I also received one email from Robert Pelot, family of Sybil Pelot. His email is attached with the other correspondences
- The proposed street name submitted by LCPSC is Blackmon Pond Rd as this was the street name suggested on the majority of the responses received by LCPSC.

RNC-016-003 – Road Name Change
Application – William Street/Heath Springs
{Public Hearing} pgs. 24-31

Andy Rowe

Discussion:

Conclusions:

Action items:

Person responsible:

Deadline:

PLANNING STAFF REPORT: RNC-016-003
APPLICANT: LANCASTER COUNTY PUBLIC SAFETY COMMUNICATIONS

I. FACTS

A. GENERAL INFORMATION

Proposal: This is the road name change application for a proposed road name change for William Street.

Property Location: William Street is located in Heath Springs, S.C.

Legal Description: TMS # 0133O-0B-008.00, 0133O-0B-009.00, 0133-00-055.01, 0133-00-055.00

Description of Plan: Change the existing road name of William Street to Badger Street.

B. SITE INFORMATION

Site Description: William Street is located between (Formally Known As) Spring Street and Hart Street in Heath Springs, S.C.

C. EXHIBITS

1. Road Name Change Application
2. 911 Aerial
3. Verification of Addresses from Trish Hinson – 1st letter sent out
4. Lancaster County Notification to the property owners
5. William Street Comments

II. FINDINGS

CODE CONSIDERATIONS

Chapter 14, Streets and Sidewalks

Section: 14.1.5 Procedure for Changing the Name of an Existing Road.

1. Any person, firm, or corporation shall submit a written request to the planning department which proposes to change the name of a previously named road. Such request shall include any descriptive/locational information required by the planning department; designate a spokesperson by name, address, and telephone number; provide first and second road name choices; and be accompanied by a petition, signed by seventy-five (75) percent of the owners addressed on the affected road. The request must also include a reason for the name change. When the request is submitted by the Public Safety Communications Department, or its successor entity, for a road name change based on the provisions of Section 23-47-60(C)(2) of the Code of Laws of South Carolina 1976, as amended, or when needed to rename road segments

for computer aided dispatch database purposes, the requirement for the request to be accompanied by a petition does not apply.

2. Upon receipt of such request, the planning department shall schedule consideration of same by the Lancaster County Planning Commission. The planning commission's consideration shall be conducted during any regular meeting of the planning commission. The public notice requirement for this type of application shall be the same as is contained in section 18.5.

3. The proposed road name change shall be posted at integral points along the affected road.

4. Within sixty (60) days of first consideration, the Lancaster County Planning Commission shall render a decision on the request, which decision shall be final and binding. Such decisions of the planning commission, along with reason(s) for any denied request, shall be provided in writing to the spokesperson of the affected petitioning group.

5. Where road name signs have been installed and replacement is necessitated as a result of a road name change approval, the petitioning group involved shall pay the expense of new sign materials prior to installation in the form of an application fee collected by the planning department.

6. After reasonable notice in a general circulation newspaper in the community, the Lancaster County Planning Commission may change the name of an existing street or road within its jurisdiction. The commission can make the change when one of the following occurs.

- a. There is a duplication of names which tends to confuse the public or persons delivering mail, orders or messages.
- b. A change may simplify markings or giving directions to persons looking for an address.
- c. Any other good and just reason that may appear to the commission.

After reasonable opportunity for public hearing, the planning commission issues its certificate designating the change. It is recorded in the office of the clerk of court. The change and certified name becomes the legal name of the street.

(Ord. No. 916, 6-2-08; Ord. No. 1269, § 1, 5-12-2014)

III. CONCLUSIONS

This road name change is being requested by Lancaster County Public Safety Communications. The new Computer Aided Dispatch System is a map driven system, therefore the accuracy of address points, street names, and ranges are vital. The reason for the proposed road name change is that William Street is similar sounding or duplicate to others in Lancaster County. By changing the proposed road name, Lancaster County Public Safety Communications will be able to locate addresses more effectively and without confusion in regards to similar sounding road names or duplicate road names. The facts and findings of this report show that the renaming of William Street to Badger Street should be approved.

Date of P.C. Meeting: 1-19-16
 Approved Denied No Action

IV. RECOMMENDATION

It is therefore the recommendation of the Planning Staff that the above road name change be **APPROVED.**

Exhibit 1

LANCASTER COUNTY PLANNING COMMISSION
PO Box 1809
Lancaster, SC 29721
Phone: (803) 285-6005
Fax: (803) 285-6007

**** NEW ROAD NAME/CHANGE APPLICATION****

Please note: A fee of \$250.00 must be submitted with this application before it will be processed. Incomplete applications will be returned. The \$250.00 fee includes the cost of one road sign. New roads requiring more than one sign will require the \$250.00 fee plus \$50.00 for each additional sign.

Please provide the following applicant information as completely and accurately as possible.

Date of Application: 12-21-15
Name: LCPSC Address: 1941 Pageland Hwy.
City, State, Zip Code: Lancaster SC 29720
Telephone (H): _____ Telephone (W) or (Cell): 803-416-9325

Please provide the following new road name information as completely and accurately as possible.

Location of new road: between Kershaw Camden Hwy; Fka Spring St
E

Road name as it exists now (if applicable): William St

Proposed new road name (1st Choice): Badger St

Proposed new road name (2nd Choice): _____

Will this be a private road? Yes _____ No state

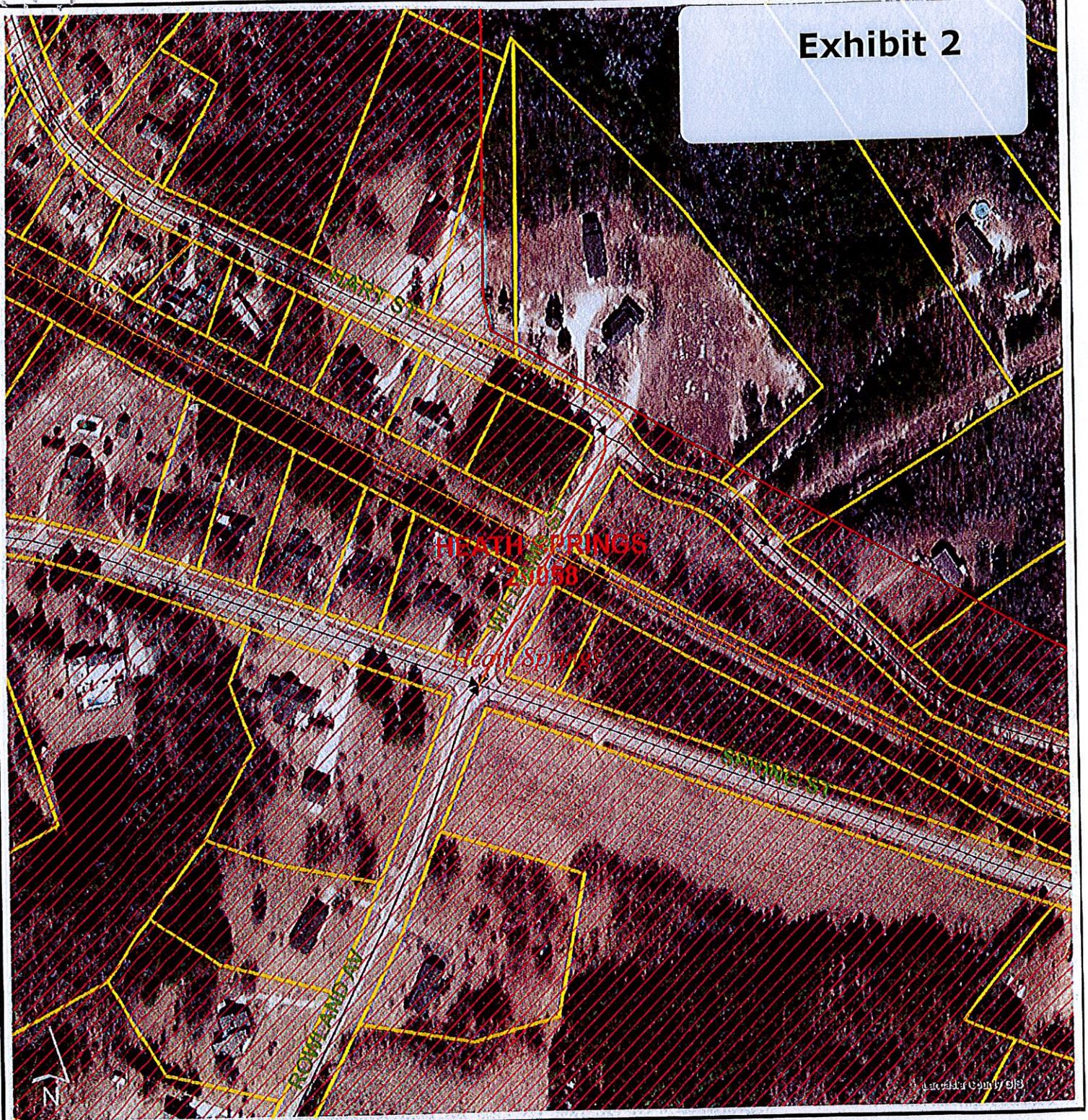
If applicable, do you plan on deeding this new road to the county in the future?
Yes _____ No

Please attach the following items to this application:

- *A map to approximate scale depicting the location of the new road.
- *A petition signed by at least 75% of the property owners with parcels having frontage on the affected road.

Signature of Applicant: Lancaster County Public Safety Communications

Exhibit 2



Address Info William St.



Public Safety Communications

Address Slip

A Few Serving Many



1 inch = 233 feet

Note: This map is a graphic representation and should only be used for illustrative purposes. In no way should this map be used for exact locations.

Author: Lancaster County SC

Date: 12/2/2015

Parcel ID	Owner
01330-0B-008.00	WILLIAMS CLARICE F
01330-0B-009.00	WILLIAMS CLARICE F
0133-00-055.01	BRIDGES MARK H
0133-00-055.00	KELLY LARRY D SR

280 Spring St. Heath Springs SC 29058
PO Box 297 Heath Springs SC
PO Box 247 Heath Springs SC

* William St. (between Spring St & Hart St.)
Heath Springs

* 12-4-15 - emailed Planning

Exhibit 3

FILE COPY

Mailed 12/30/15 AL

Telephone (803) 285-6005
Fax (803) 285-6007

NOTICE OF ROAD NAME CHANGE REQUEST AND PUBLIC HEARING

TO: Property Owners Adjacent to William Street
FROM: Lancaster County Planning Department
SUBJECT: Public Hearing on Road Name Change Application RNC-016-003
DATE
MAILED: Wednesday, December 30, 2015
MEETING
DATE: Tuesday, January 19, 2016
TIME: 6:30pm
PLACE: Lancaster County Administration Building
101 North Main Street, Room 224

This letter serves as official notification that property owned by you is adjacent to a road subject to renaming.

At the above referenced meeting, the Lancaster County Planning Commission will hold a public hearing on the application from the Lancaster County Public Safety Communications for a road name change for William Street located between Spring Street and Hart Street in Heath Springs, SC. In accordance with Chapter 14 of the Unified Development Ordinance, the Planning Commission shall review all proposed road name changes.

A public hearing regarding this matter will be held **TUESDAY, January 19, 2016 AT 6:30 P.M.** at the Lancaster County Administration Building, 101 North Main Street, Room 224. The Planning Commission will accept public input either for or against the road name application at that time. If you cannot attend the hearing in person, you may submit a written, signed statement expressing your position to the Planning Department and it will be submitted to the Commission at the hearing.

Copies of all forms and maps pertaining to this application are available at the Lancaster County Planning Department. If you have any questions or concerns, either call the Planning Department at (803) 285-6005 or write the Planning Department at P.O. Box 1809, Lancaster, SC 29721. Thank you.

Exhibit 4

JANUARY 19TH PC MEETING

WILLIAMS ST:

- Williams St is located between Kershaw Camden Hwy.,(fka Spring St) and Hart St in Heath Springs
- Three (3) street name change notification letters were mailed out on 12-4-15; no responses
- There are currently no homes/structures addressed from this street
- The proposed street name submitted by the Town of Heath Springs to LCPSC is Badger St

RZ-016-001 – Rezoning application of Steve Banks to rezone ±1.59 acres from B-3, General Commercial To R-30, Low Density Residential/Agricultural District. The applicant wants to use the property as residential.

Andy Rowe

{Public Hearing} pgs. 32-46

TMS # 0063-00-051.00

Discussion:

Conclusions:

Action items:

Person responsible:

Deadline:

PLANNING STAFF REPORT: RZ-016-001

I. FACTS

A. GENERAL INFORMATION

Proposal: This is a rezoning application of Steve Banks to rezone ± 1.59 acres from B-3, General Commercial **To** R-30, Low Density Residential/Agricultural District. The applicant wants to use the property as residential.

Property Location: The property is located at 1391 Riverside Road.

Legal Description: TMS # 0063-00-051.00

Zoning Classification: Current: B-3, General Commercial District

Voting District: District 1, Larry McCullough

B. SITE INFORMATION

Site Description: The property consists of ±1.59 acres and is located on the western side of Riverside Road, approximately 1,300 feet south of Caskey Road. A bar is currently using the existing building.

C. VICINITY DATA

Surrounding Conditions: The surrounding properties are all zoned R-30, Low Density Residential/Agricultural District. There are numerous homes in the surrounding area and woods are located behind the subject property.

D. EXHIBITS

1. Rezoning Application
2. Location Map
3. Zoning Map
4. Future Land Use Map
5. Tax Inquiry Sheet
6. Table of Uses – R-30

II. FINDINGS

CODE CONSIDERATIONS

The R-30, Low Density Residential/Agricultural District, is designed to accommodate single-family residential developments (not including manufactured housing units) in areas of the county that are appropriate for development at a slightly higher density than is permitted in the R-45, R-45A and R-45B districts. This district should serve as a transitional district between the lower density residential districts (R-45, R-45A and R-45B) and the higher density residential districts (R-15, R-15S

and R-15D). The minimum lot size is 29,040 square feet and the minimum lot width is 130 feet if a septic system is used or 100 feet if on central water and sewer.

The B-3, General Commercial District, is designed to accommodate a wide variety of general commercial uses characterized primarily by retail, office and service establishments which are oriented primarily towards major traffic corridors and/or extensive areas of predominantly commercial usage and characteristics. Commercial uses encouraged in this district are generally patronized in single purpose trips and emphasize large general merchandise establishments, sale of large or bulky items, commercial services, repair services, automobile related sales and repair, various types of convenience stores, restaurants, and other recreational and entertainment uses. This district is also suited to accommodate travel oriented uses such as hotels and motels and gas stations. Outdoor storage is permitted if a Type 1 Buffer yard is installed around the outside of the storage area when the area is adjacent to a nonresidential district. A Type 3 Buffer yard is required around the storage area when it is adjacent to a residential district or use and all such areas shall be located completely behind the building. No storage areas shall be located in any required or not required front or side yard. Automobile dealerships are allowed to park automobiles in the front or side yard of the property.

III. CONCLUSIONS

The facts and findings of this report show that the property is designated as Transitional on the Future Land Use map. Transitional is defined by suburban SF/MF residential and commercial. However the future land use map does not distinguish between residential and commercial for individual properties. The property is completely surrounded by the R-30 zoning district. Rezoning this property from commercial to residential makes this property conform more to the area considering the high number of residential homes in the immediate area.

IV. RECOMMENDATION:

It is therefore the recommendation of the planning staff that the rezoning request for the property located at 1391 Riverside Road be APPROVED.

LANCASTER COUNTY

APPLICATION TO AMEND OR CHANGE THE TEXT OR MAP OF THE
LANCASTER COUNTY UNIFIED DEVELOPMENT ORDINANCE

Do Not Write In This Box		
Application#	Date	Paid
RZ-016-001	12-9-15	✓

- The application is for amendment to the: (check one)
 - District Boundary Map (fill in all items #2,3,4,5,6,7,&9 only)
 - Ordinance Text (fill in items # 8 & 9 only)
- Give either exact address or tax map reference to property for which a district boundary change is requested: 1391 Riverside Rd. TMS# - 63-51
- How is this property presently designated on the map? B3 - General Commercial District
- How is the property presently being used? Bar
- What new designation or map change do you purpose for this property? R30
- What new use do you propose for the property? Residential

EXPLAIN UNDER ITEM #9 WHY THIS AREA SHOULD BE REDESIGNATED OR CHANGED.

- Does the applicant own the property proposed for this change? YES NO If no, give the name and address of the property owner and attach notarized letter from property owner:

- If this involves a change in the Ordinance text, what section or sections will be affected? n/a

- Explanation of and reasons for proposed change: Change commercial use to Residential

(attach another page if additional space is needed)

- Applicant's can request a 5 minute PowerPoint presentation at County Council to be given during the ordinance reading time and at 1st reading only. You will be allowed 5 slides or less. This information must be given to the Clerk to Council by the Friday prior to the Monday Council meeting. Please check the appropriate box to indicate whether or not you will be giving a PowerPoint presentation. YES NO

NOTE: 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.

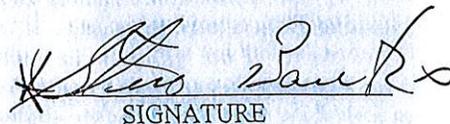
APPLICANT'S NAME (PRINT)

Steve Banks

ADDRESS:

1888 Usher Rd.

LANCASTER, S.C.



SIGNATURE

Phone: 803-288-6042

Exhibit 1

I Billy Johnson request that
1391 Riversidē Rd be zoned
residential containing 1.586 Acres
Plat No 98-781

Billy Johnson

Danethy A. Carter

4-12-2022



NOTICE OF ENTRY UPON LAND

Section 6-29-340(A) of the Code of Laws of South Carolina 1976, as amended, provides, in part, that "[t]he planning commission, its members and employees, in the performance of its functions, may enter upon any land with consent of the property owner or after ten days' written notification to the owner of record, make examinations and surveys, and place and maintain necessary monuments and marks on them, provided, however, that the planning commission shall be liable for any injury or damage to property resulting therefrom."

This notice is dated 12-9-15 and serves as written notice to the owner of record of the following property: 0063-00-051.00 (the "Property") that the employees of the Lancaster County Planning Department and the members of the Lancaster County Planning Commission may enter upon the Property at any time after ten days from the date of this notice for the purpose of making examinations, surveys and to perform their respective official duties, without consent or further notice to the owner of record.

ACKNOWLEDGMENT OF RECEIPT OF NOTICE

By signing below, I acknowledge receipt of the above Notice of Entry Upon Land.

Steve Bank
Signature

Steve Bank
Printed Name

12-9-15
Date

If the owner of record refuses to acknowledge receipt of the Notice of Entry Upon Land, then the Planning Director, or a person authorized by the Planning Director, shall sign and date the area below:

Juan Flores
Planning Director or Authorized Person Signature

Juan Flores
Planning Director or Authorized Person Printed Name

12-9-15
Date

Exhibit 1

LANCASTER COUNTY ASSESSOR
 Tax Map:
 0063 00 051 00
 0063 00 016 02
 0082K 0F 005 00

2015018422

DEED
 RECORDING FEES \$10.00
 STATE TAX \$0.00
 COUNTY TAX \$0.00
 PRESENTED & RECORDED:
 12-02-2015 02:56 PM
 JOHN LANE
 REGISTER OF DEEDS
 LANCASTER COUNTY, SC
 By: CANDICE PHILLIPS DEPUTY
 BK: DEED 930
 PG: 336-338

TITLE NOT EXAMINED
 DEED DRAWN BY:
 RICK S. CHANDLER, JR.
 ATTORNEY AT LAW

STATE OF SOUTH CAROLINA)
)
 COUNTY OF LANCASTER)

TITLE 1

KNOW ALL MEN BY THESE PRESENTS, that, **Steven L. Banks**, ("Grantor"), in the State aforesaid, for and in consideration of the sum of **FIVE AND NO/100ths (\$5.00) DOLLARS**, to the Grantor in hand paid at and before the sealing and delivery of these Presents, by the Grantee (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto **Billy Johnson**, ("Grantee"), for and during the term of Grantee's natural life, and upon the death of said Grantee, Billy Johnson, to Grantor Steven L. Banks, his heirs, successors and assigns, in fee simple, the below described property, to wit:

All that certain piece, parcel or tract of land, together with all improvements located thereon, lying, being and situate in Lancaster County, State of South Carolina, approximately two (2) miles west of Lancaster, containing 5.20 acres more or less and being more particularly shown, described and designated as Tract A on Plat of Survey entitled 'Boundary Survey for Banks Estate' prepared by Wm. Charles Hendley, Jr., RLS, dated June 25, 1998 and recorded in the Office of the Clerk of Court for Lancaster County as Plat No. 98-537; Reference to said plat is craved for a more minute description.

ALSO: All that certain piece, parcel or lot of land, together with all improvements located thereon, lying, being and situate in Lancaster County, State of South Carolina, fronting on Riverside Road, containing 1.586 Acres, more or less, and being more particularly shown, described and designated on Plat of Survey entitled, 'Plat of Closing Survey-Surveyed for Steven Lee Banks, Debra Sue Banks Parker and Betty Ann Boone', prepared by Precision Surveying, Inc., dated July 7, 1998 and recorded in the office of the Clerk of Court for Lancaster County as Plat No. 98-781. Reference to said plat is craved for a more minute description.

ALSO: All that certain piece, parcel or lot of land, with any and all improvements thereon, lying, being and situate in Lancaster County, South Carolina, and being shown, further described and designated as that certain lot 'To Be Conveyed from Mack Hegler to Steve Banks' on plat of survey entitled 'PLAT DRAWN FOR STEVE BANKS', prepared by Jack Smith, RLS, dated August 25, 1980 and recorded in the Office of the Clerk of Court for Lancaster County as Plat No.4907. Said lot fronts on Usher Road for a distance of Twenty (20') feet. For a more minute description, reference to said plat is craved.

ALSO: All that certain piece, parcel or lot of land, together with any and all improvements thereon, lying, being and situate in Cane Creek Township, Lancaster County, South Carolina, and being shown, further described and designated as Lot Number 214A on Plat of Survey made by Jack Smith, RLS, dated June 16, 1978, and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina as Plat No. 4875. Said lot fronts on Usher Road for a distance of eighty-eight (88') feet. For a more minute description, reference to said plat is craved.

Being the identical property conveyed to Grantor herein by deed dated September 2, 2015 and recorded in

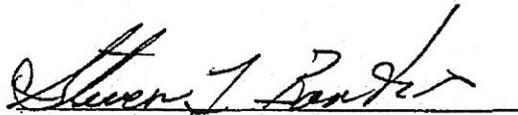
Exhibit 1

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

AFFIDAVIT FOR EXEMPT TRANSFERS

PERSONALLY appeared before the undersigned, who being duly sworn, deposes and says:

1. I have read the information on the back of this affidavit and I understand such information.
2. The Property being transferred is located at various properties
bearing Lancaster County Tax Map Number various tax maps, was transferred
by Steven L. Banks
to Billy Johnson on Dec 2, 2015.
3. The deed is exempt from the deed recording fee because (See Information section of affidavit):
consideration less than \$100
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected
with the transaction as: Grantor
5. I understand that a person required to furnish this affidavit who willfully furnishes a false or
fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more
than one thousand dollars or imprisoned not more than one year, or both.

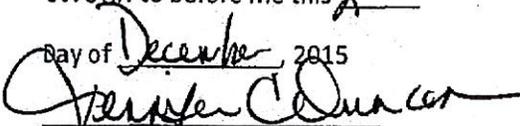


Responsible Person Connected with the
transaction

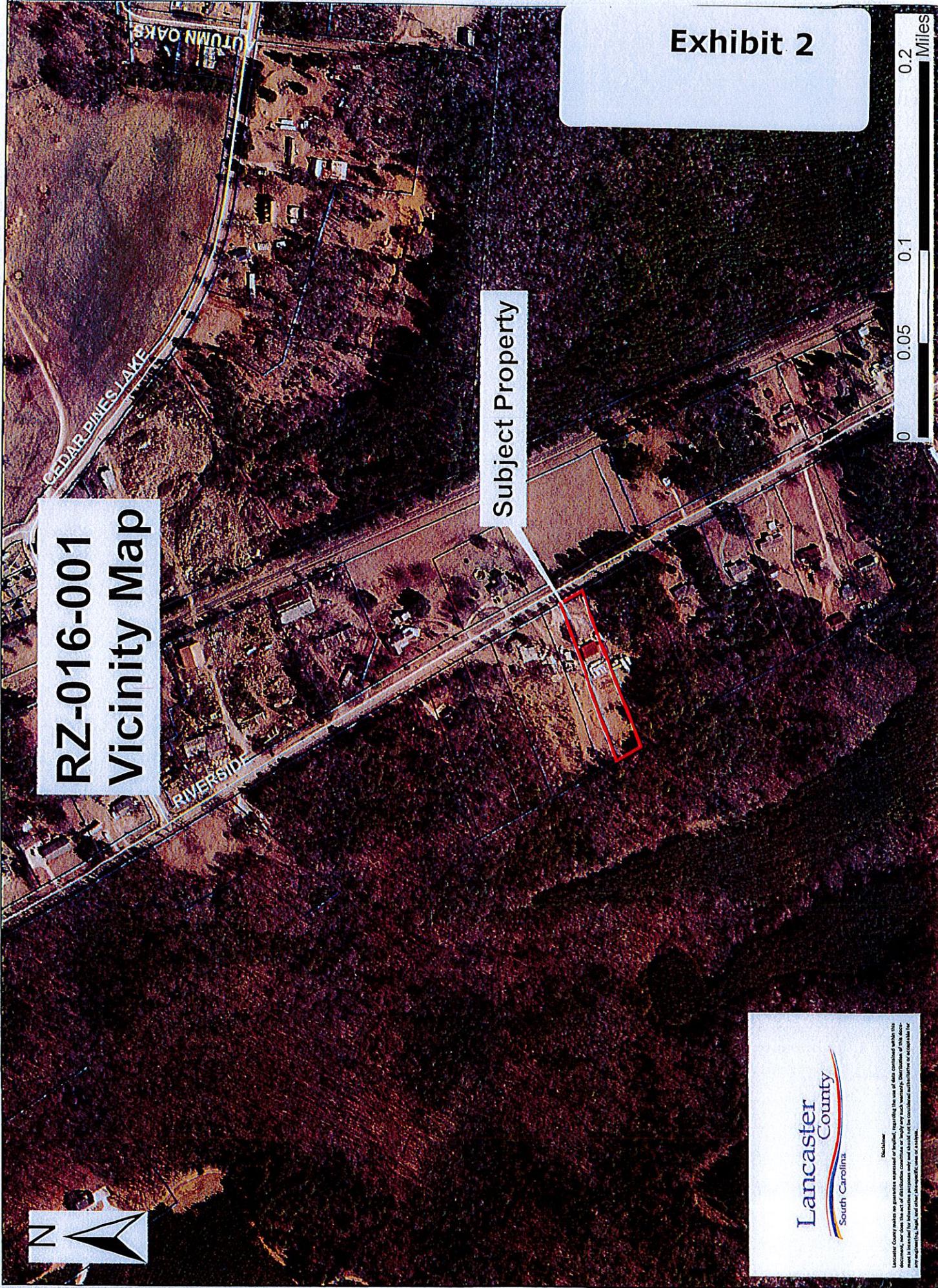
Steven L. Banks
Print or type name here

SWORN to before me this 2nd

Day of December, 2015


Notary Public for SC

My Commission expires: 4/3/2017



RZ-016-001 Vicinity Map

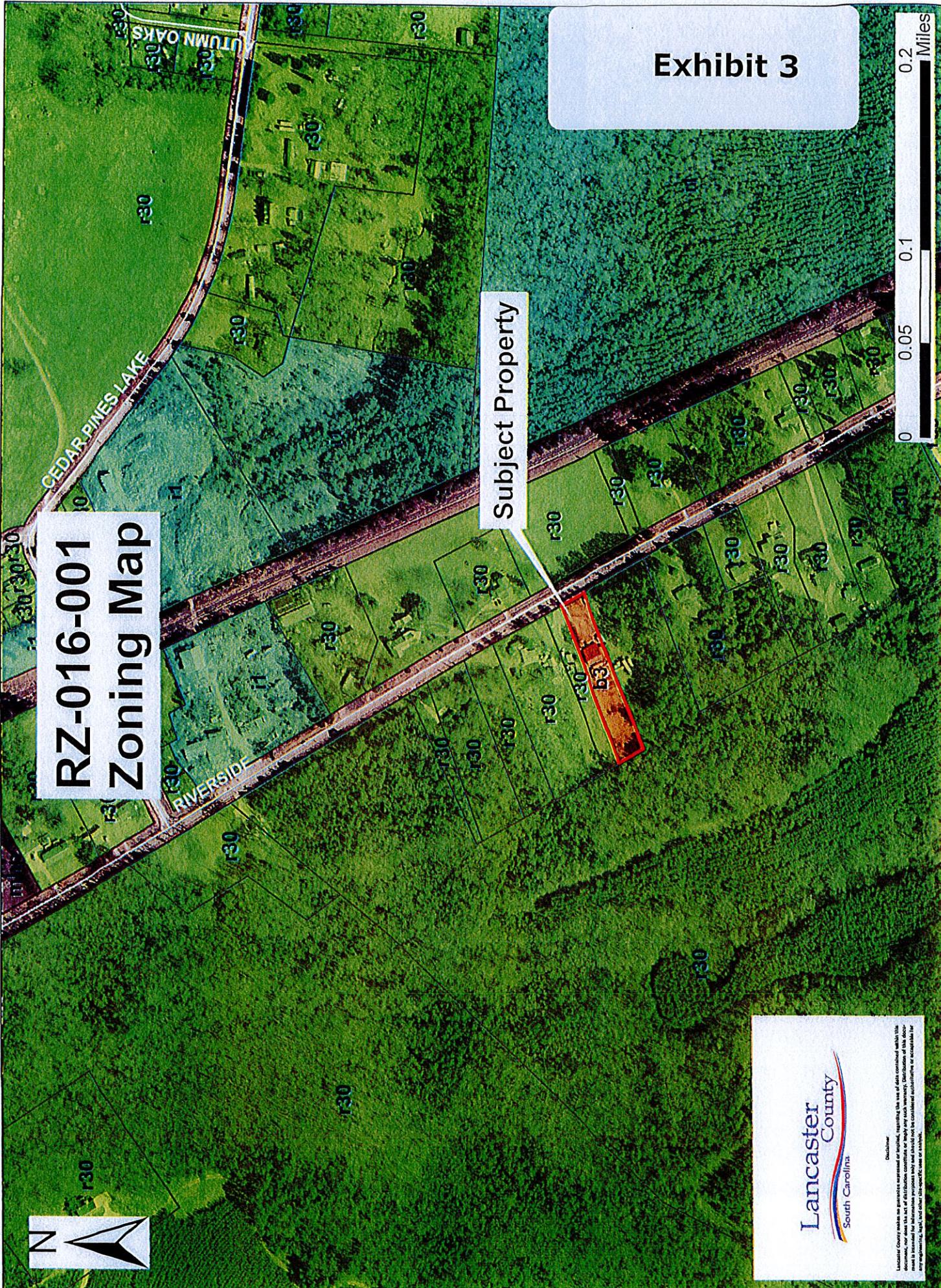
Subject Property

Exhibit 2



Lancaster County
South Carolina

Disclaimer
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RZ-016-001 Zoning Map

Subject Property

Exhibit 3

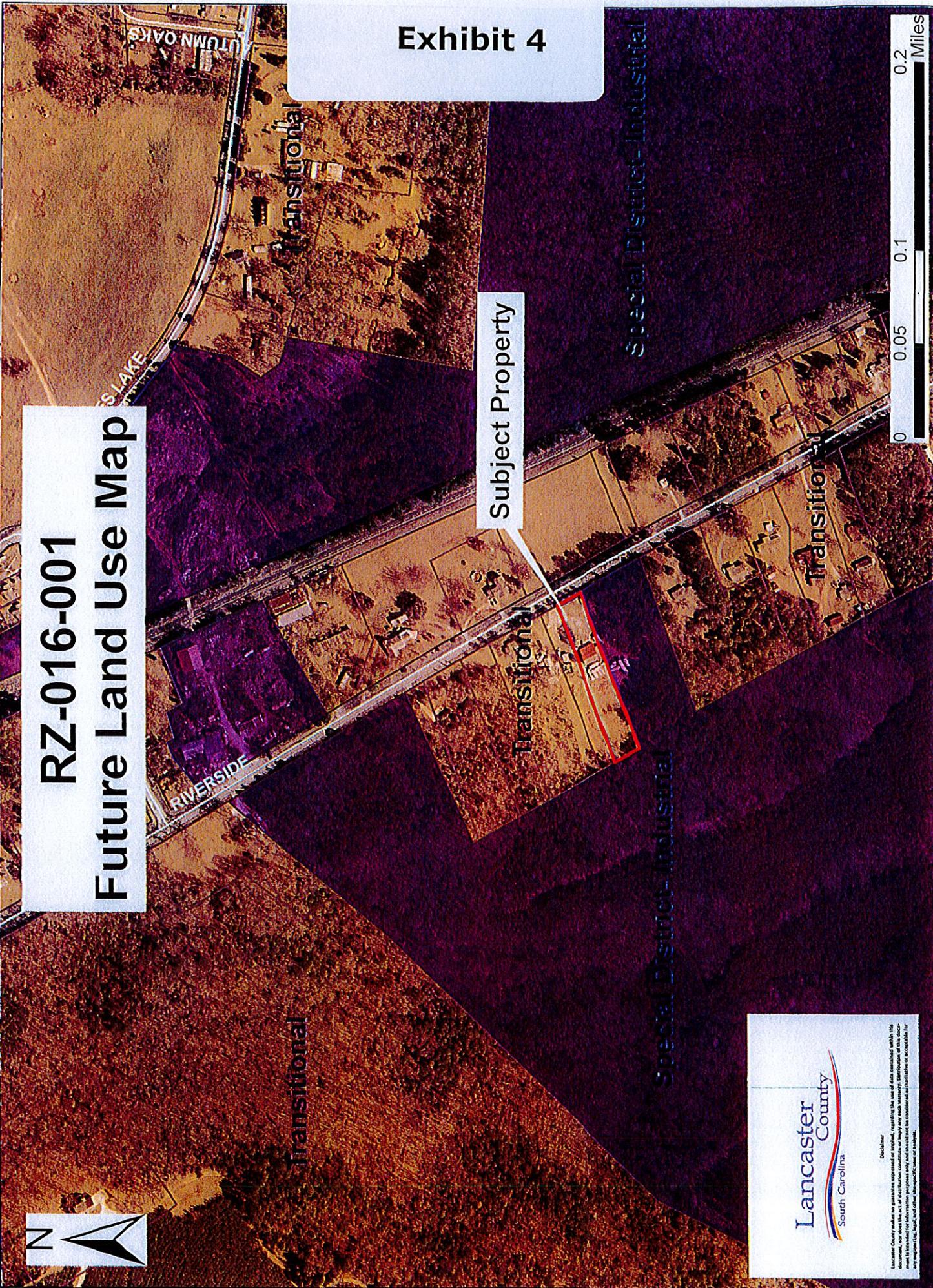




 Disclaimer:
 Lancaster County makes no warranty, representation or other statement as to the accuracy of the data contained on this map. The County makes no warranty, representation or other statement as to the accuracy of the data contained on this map. The County makes no warranty, representation or other statement as to the accuracy of the data contained on this map. The County makes no warranty, representation or other statement as to the accuracy of the data contained on this map.

Exhibit 4

RZ-016-001 Future Land Use Map



Lancaster County
South Carolina

Disclaimer
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Indexed By: Parcel ID: Card #:

Parcel ID: 0063-00-051.00 Card: 1/1

Account: 74173 District: 01 - County
 Sticker #: Ent. Parcel Area: 1.586 - AC
 Location: 1391 RIVERSIDE RD Lancaster Neigh: 04 - 04
 Land Use: NCDM - Comm Own Type:
 Owner #: JOHNSON, BILLY

Market Adj Value	Current	Year 2014	Legal Description
Calc. Land Area:	1.580	1.580	
Full Market Value:	67,800	67,800	
Building Value:	49,900	49,900	
Yard Items:			
Land Value:	17,900	17,900	
Total Value:	67,800	67,800	
Assessed Value:	4,068	4,068	
Capped Total:	67,800	67,800	Reval / Market 01

Sales Information

Grantor: BANKS, STEVEN L Validity: 1
 Sale Price: 5 Sold Vacant: No
 Sale Date: 12/2/2015
 Legal Ref: 930-336

Office Notes Notes

Narrative Description

This parcel contains 1.586 AC of land mainly classified as Comm with a GRILL Building built about 1958, having primarily Concrete Blk Exterior and 2128 Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 Half Bath, 0 Rooms, and 0 Bdrm.

No Picture Available

Exhibit 5

Indexed By: Parcel ID: Card #:

Add Mod Del Save Cancel

Parcel ID: 0063-00-051.00 Card: 1 of 1 Location: 1391 RIVERSIDE RD Lancaster Cost: \$67,800

Current Owner | Prior Owner | ID/Factors/Taxes

Title	Last Name	First Name	Res ex	% Own	Tr
#1:	JOHNSON	BILLY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
#2:			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
#3:			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Street #1: 1391 RIVERSIDE RD Home Phone:
 Street #2: Cell Phone:
 City/Town: LANCASTER Work Phone:
 Province/State: SC Postal: 29720-0000 Email:

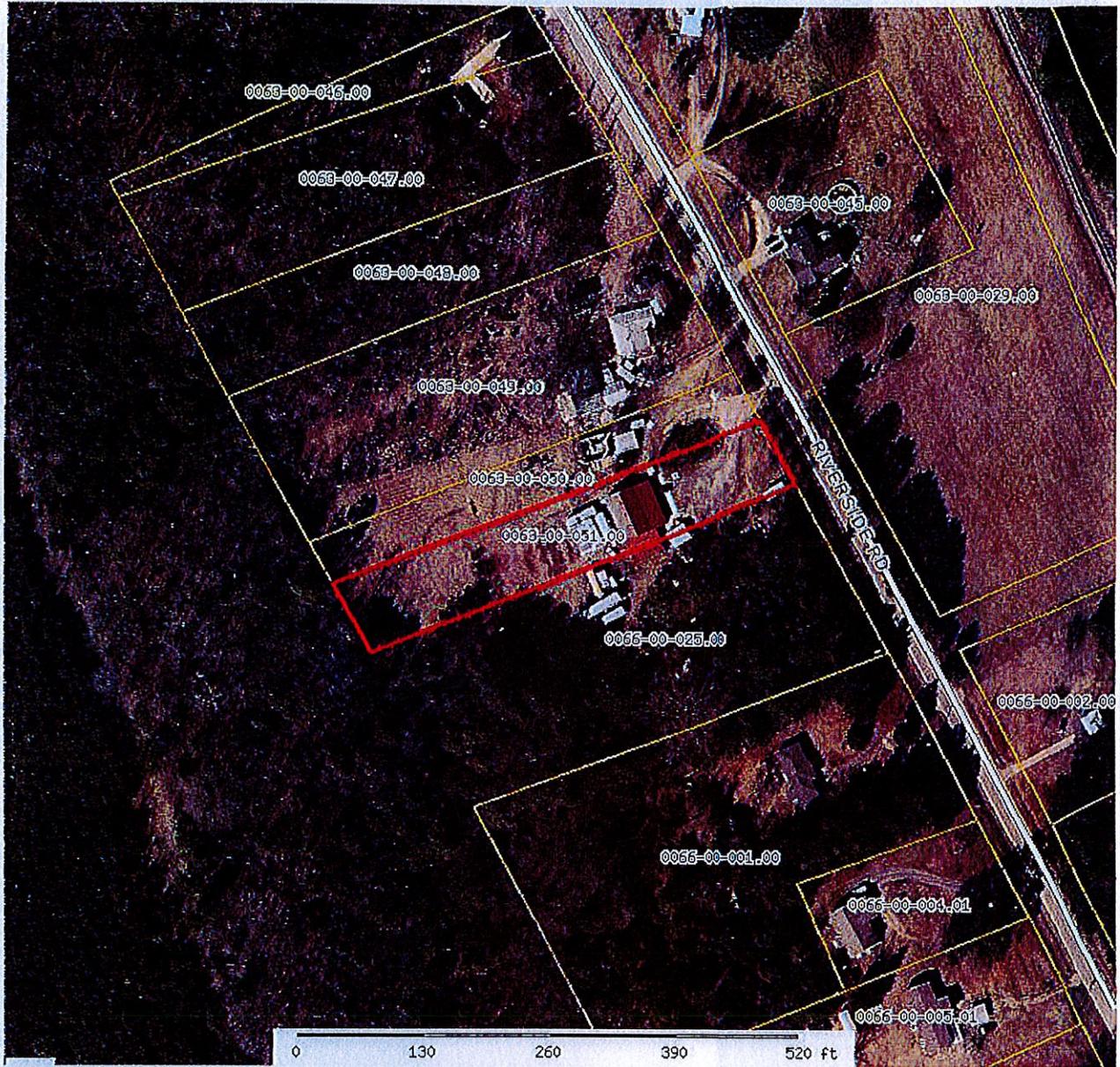
Country: Account Type:
 D.O.B.: MM/DD/YYYY Legal Reference: 930-336
 Owner Occupied: Sale Date: 12/2/2015 Owner Lookup Number: 86062

Separate Bill:
 Valid Owner:
 Private Infor:

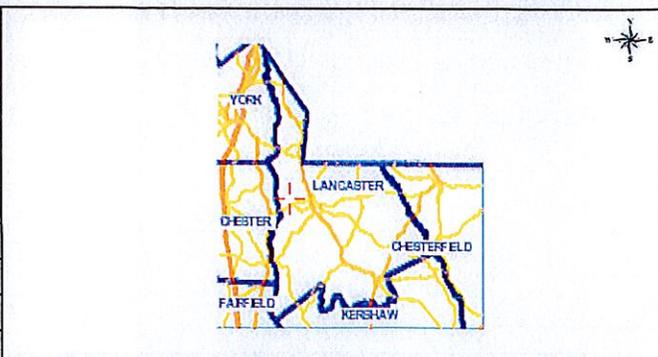
12/14/2015 2:27 PM

Exhibit 5

Exhibit 5



Lancaster County Assessor			
Parcel: 0063-00-051.00 Acres: 1.59			
Name:	JOHNSON BILLY	Land Value	\$17,900.00
Site:	1391 RIVERSIDE RD	Improvement Val	\$49,900.00
Sale:	\$55 on 12-2015 Vacant= Qual=1	Accessory Value	\$0.00
Mail:	1391 RIVERSIDE RD	Total Value	\$67,800.00
	LANCASTER, SC 29720-0000		



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Date printed: 12/31/15 : 08:44:15

RESIDENTIAL R-30**USES PERMITTED:**

1. Site Built Single-Family Detached House
2. Modular Single-Family Detached House
(Meets CABO Building Code)
3. Primary Residence with Accessory Apartment
3. Religious Institution
4. Telephone Communications Facilities
5. Park or Playground
6. Golf Course (public or membership)
7. Nature Preserve or Wildlife Sanctuary
8. Botanical or Zoological Garden
9. Cemetery/Mausoleum
10. Other Designated Community Open Space Area
11. Livestock Facility (except commercial meat production centers)
12. General Agricultural Activities (i.e.) general row crop production, free range
Livestock, etc.
13. Forest Production – Including Christmas Trees
14. Fish Hatchery or Preserve

CONDITIONAL USES:

1. Temporary Dependent Care Residences
2. Temporary emergency, construction, and repair residence
3. Home Occupation
4. Bed and Breakfast
5. Commercial
6. Gasoline Service Station
7. Convenience Store with Fuel
8. Convenience Store without Fuel
9. Private or Commercial Horse Stables
10. Wireless Communication Towers (i.e. Cellular
Communications)

USES REQUIRING REVIEW BY THE PC:

1. Elementary or Secondary School
2. College, University or Professional School
3. Library
4. Police Station
5. Fire Station
6. Ambulance Service/Rescue Squad
7. United States Postal Service Facility
8. Electricity, Water, Sewer, and Petroleum Distribution/Collection
Facilities and Services

SPECIAL EXCEPTION USES:

1. *Recycling Facilities, Convenience Centers and Resource Recovery Facilities*

TO: Members of the Board of Zoning Appeals and Planning Commission

FROM: John Weaver, County Attorney



DATE: January 4, 2016

SUBJECT: Educational Requirements

The Council and the Administrator have asked that I prepare a brief memorandum to remind all members of the Board and the Commission noted above of the requirements of state law related to your service. I presume that you all know already of those responsibilities that you accepted upon being appointed; but to be certain, a copy this document is being distributed to each of you.

The following sections of the South Carolina Code of Laws are attached and highlighted for your review:

- A. Section 6-29-1310(2) and (5);
- B. Section 6-29-1320(A)(1) and (2);
- C. Section 6-29-1340(A)(1) and (C);
- D. Section 6-29-1360;
- E. Section 6-29-1380(A)(1) and (2).

I believe it to be a high honor to you to have been appointed by your District Council member to serve Lancaster County. I also realize that there are occasions during your term that you are inconvenienced and times when you are conflicted with your other non-governmental responsibilities. And for that willingness to serve, the citizens and residents of our county as well as our Council and Administrator thank you.

ARTICLE 9

Educational Requirements for Local Government Planning or Zoning Officials or Employees

SECTION 6-29-1310. Definitions.

As used in this article:

- (1) "Advisory committee" means the State Advisory Committee on Educational Requirements for Local Government Planning or Zoning Officials and Employees;
- (2) "Appointed official" means a planning commissioner, board of zoning appeals member, or board of architectural review member;
- (3) "Clerk" means the clerk of the local governing body;
- (4) "Local governing body" means the legislative governing body of a county or municipality;
- (5) "Planning or zoning entity" means a planning commission, board of zoning appeals, or board of architectural review;
- (6) "Professional employee" means a planning professional, zoning administrator, zoning official, or a deputy or assistant of a planning professional, zoning administrator, or zoning official.

HISTORY: 2003 Act No. 39, Section 14, eff June 2, 2003.

SECTION 6-29-1320. Identification of persons covered by act; compliance schedule.

(A) The local governing body must:

- (1) by no later than December 31st of each year, identify the appointed officials and professional employees for the jurisdiction and provide a list of those appointed officials and professional employees to the clerk and each planning or zoning entity in the jurisdiction; and
- (2) annually inform each planning or zoning entity in the jurisdiction of the requirements of this article.

(B) Appointed officials and professional employees must comply with the provisions of this article according to the following dates and populations based on the population figures of the latest official United States Census:

- (1) municipalities and counties with a population of 35,000 and greater: by January 1, 2006; and
- (2) municipalities and counties with a population under 35,000: by January 1, 2007.

HISTORY: 2003 Act No. 39, Section 14, eff June 2, 2003; 2004 Act No. 287, Section 3, eff July 22, 2004.

SECTION 6-29-1330. State Advisory Committee; creation; members; terms; duties; compensation; meetings; fees charged.

(A) There is created the State Advisory Committee on Educational Requirements for Local Government Planning or Zoning Officials and Employees.

(B) The advisory committee consists of five members appointed by the Governor. The advisory committee consists of:

- (1) a planner recommended by the South Carolina Chapter of the American Planning Association;
- (2) a municipal official or employee recommended by the Municipal Association of South Carolina;
- (3) a county official or employee recommended by the South Carolina Association of Counties;
- (4) a representative recommended by the University of South Carolina's Institute for Public Service and Policy Research; and
- (5) a representative recommended by Clemson University's Department of Planning and Landscape Architecture. Recommendations must be submitted to the Governor not later than the thirty-first day of December of the year preceding the year in which appointments expire. If the Governor rejects any person recommended for appointment, the group or association who recommended the person must submit additional names to the Governor for consideration.

(C) The members of the advisory committee must serve a term of four years and until their successors are appointed and qualify; except that for the members first appointed to the advisory committee, the planner must serve a term of three years; the municipal official or employee and the county official or employee must each serve a term of two years; and the university representatives must each serve a term of one year. A vacancy on the advisory committee must be filled in the manner of the original appointment for the remainder of the unexpired term. The Governor may remove a member of the advisory committee in accordance with Section 1-3-240(B).

(D) The advisory committee's duties are to:

(1) compile and distribute a list of approved orientation and continuing education programs that satisfy the educational requirements in Section 6-29-1340;

(2) determine categories of persons with advanced degrees, training, or experience, that are eligible for exemption from the educational requirements in Section 6-29-1340; and

(3) make an annual report to the President Pro Tempore of the Senate and Speaker of the House of Representatives, no later than April fifteenth of each year, providing a detailed account of the advisory committee's:

(a) activities;

(b) expenses;

(c) fees collected; and

(d) determinations concerning approved education programs and categories of exemption.

(E) A list of approved education programs and categories of exemption by the advisory committee must be available for public distribution through notice in the State Register and posting on the General Assembly's Internet website. This list must be updated by the advisory committee at least annually.

(F) The members of the advisory committee must serve without compensation and must meet at a set location to which members must travel no more frequently than quarterly, at the call of the chairman selected by majority vote of at least a quorum of the members. Nothing in this subsection prohibits the chairman from using discretionary authority to conduct additional meetings by telephone conference if necessary. These telephone conference meetings may be conducted more frequently than quarterly. Three members of the advisory committee constitute a quorum. Decisions concerning the approval of education programs and categories of exemption must be made by majority vote with at least a quorum of members participating.

(G) The advisory committee may assess by majority vote of at least a quorum of the members a nominal fee to each entity applying for approval of an orientation or continuing education program; however, any fees charged must be applied to the operating expenses of the advisory committee and must not result in a net profit to the groups or associations that recommend the members of the advisory committee. An accounting of any fees collected by the advisory committee must be made in the advisory committee's annual report to the President Pro Tempore of the Senate and Speaker of the House of Representatives.

HISTORY: 2003 Act No. 39, Section 14, eff June 2, 2003; 2008 Act No. 273, Section 2, eff June 4, 2008.

SECTION 6-29-1340. Educational requirements; time-frame for completion; subjects.

(A) Unless expressly exempted as provided in Section 6-29-1350, each appointed official and professional employee must:

(1) no earlier than one hundred and eighty days prior to and no later than three hundred and sixty-five days after the initial date of appointment or employment, attend a minimum of six hours of orientation training in one or more of the subjects listed in subsection (C); and

(2) annually, after the first year of service or employment, but no later than three hundred and sixty-five days after each anniversary of the initial date of appointment or employment, attend no fewer than three hours of continuing education in any of the subjects listed in subsection (C).

(B) An appointed official or professional employee who attended six hours of orientation training for a prior appointment or employment is not required to comply with the orientation requirement for a

subsequent appointment or employment after a break in service. However, unless expressly exempted as provided in Section 6-29-1350, upon a subsequent appointment or employment, the appointed official or professional employee must comply with an annual requirement of attending no fewer than three hours of continuing education as provided in this section.

(C) The subjects for the education required by subsection (A) may include, but not be limited to, the following:

- (1) land use planning;
- (2) zoning;
- (3) floodplains;
- (4) transportation;
- (5) community facilities;
- (6) ethics;
- (7) public utilities;
- (8) wireless telecommunications facilities;
- (9) parliamentary procedure;
- (10) public hearing procedure;
- (11) administrative law;
- (12) economic development;
- (13) housing;
- (14) public buildings;
- (15) building construction;
- (16) land subdivision; and
- (17) powers and duties of the planning commission, board of zoning appeals, or board of architectural review.

(D) In order to meet the educational requirements of subsection (A), an educational program must be approved by the advisory committee.

HISTORY: 2003 Act No. 39, Section 14, eff June 2, 2003.

SECTION 6-29-1350. Exemption from educational requirements.

(A) An appointed official or professional employee who has one or more of the following qualifications is exempt from the educational requirements of Section 6-29-1340:

- (1) certification by the American Institute of Certified Planners;
- (2) a masters or doctorate degree in planning from an accredited college or university;
- (3) a masters or doctorate degree or specialized training or experience in a field related to planning as determined by the advisory committee;
- (4) a license to practice law in South Carolina.

(B) An appointed official or professional employee who is exempt from the educational requirements of Section 6-29-1340 must file a certification form and documentation of his exemption as required in Section 6-29-1360 by no later than the first anniversary date of his appointment or employment. An exemption is established by a single filing for the tenure of the appointed official or professional employee and does not require the filing of annual certification forms and conforming documentation.

HISTORY: 2003 Act No. 39, Section 14, eff June 2, 2003.

SECTION 6-29-1360. Certification.

(A) An appointed official or professional employee must certify that he has satisfied the educational requirements in Section 6-29-1340 by filing a certification form and documentation with the clerk no later than the anniversary date of the appointed official's appointment or professional employee's employment each year.

(B) Each certification form must substantially conform to the following form and all applicable portions of the form must be completed:

EDUCATIONAL REQUIREMENTS
CERTIFICATION FORM
FOR LOCAL GOVERNMENT PLANNING OR ZONING
OFFICIALS OR EMPLOYEES

To report compliance with the educational requirements, please complete and file this form each year with the clerk of the local governing body no later than the anniversary date of your appointment or employment. To report an exemption from the educational requirements, please complete and file this form with the clerk of the local governing body by no later than the first anniversary of your current appointment or employment. Failure to timely file this form may subject an appointed official to removal for cause and an employee to dismissal.

Name of Appointed Official or Employee: _
Position: _
Initial Date of Appointment or Employment: _
Filing Date: _

I have attended the following orientation or continuing education program(s) within the last three hundred and sixty-five days. (Please note that a program completed more than one hundred and eighty days prior to the date of your initial appointment or employment may not be used to satisfy this requirement.):

Program Name Sponsor Location Date Held Hours of Instruction

Also attached with this form is documentation that I attended the program(s).

OR

I am exempt from the orientation and continuing education requirements because (Please initial the applicable response on the line provided):

I am certified by the American Institute of Certified Planners.

I hold a masters or doctorate degree in planning from an accredited college or university.

I hold a masters or doctorate degree or have specialized training or experience in a field related to planning as determined by the State Advisory Committee on Educational Requirements for Local Government Planning or Zoning Officials and Employees. (Please describe your advanced degree or specialty on the line provided.)

I am licensed to practice law in South Carolina.

Also attached with this form is documentation to confirm my exemption.

I certify that I have satisfied or am exempt from the educational requirements for local planning or zoning officials or employees.

Signature: _

(C) Each appointed official and professional employee is responsible for obtaining written documentation that either:

(1) is signed by a representative of the sponsor of any approved orientation or continuing education program for which credit is claimed and acknowledges that the filer attended the program for which credit is claimed; or

(2) establishes the filer's exemption.

The documentation must be filed with the clerk as required by this section.

HISTORY: 2003 Act No. 39, Section 14, eff June 2, 2003.

SECTION 6-29-1370. Sponsorship and funding of programs; compliance and exemption; certification as public records.

(A) The local governing body is responsible for:

(1) sponsoring and providing approved education programs; or

(2) funding approved education programs provided by a sponsor other than the local governing body for the appointed officials and professional employees in the jurisdiction.

(B) The clerk must keep in the official public records originals of:

(1) all filed forms and documentation that certify compliance with educational requirements for three years after the calendar year in which each form is filed; and

(2) all filed forms and documentation that certify an exemption for the tenure of the appointed official or professional employee.

HISTORY: 2003 Act No. 39, Section 14, eff June 2, 2003.

SECTION 6-29-1380. Failure to complete training requirements; false documentation.

(A) An appointed official is subject to removal from office for cause as provided in Section 6-29-350, 6-29-780, or 6-29-870 if he:

(1) fails to complete the requisite number of hours of orientation training and continuing education within the time allotted under Section 6-29-1340; or

(2) fails to file the certification form and documentation required by Section 6-29-1360.

(B) A professional employee is subject to suspension or dismissal from employment relating to planning or zoning by the local governing body or planning or zoning entity if he:

(1) fails to complete the requisite number of hours of orientation training and continuing education within the time allotted under Section 6-29-1340; or

(2) fails to file the certification form and documentation required by Section 6-29-1360.

(C) A local governing body must not appoint a person who has falsified the certification form or documentation required by Section 6-29-1360 to serve in the capacity of an appointed official.

(D) A local governing body or planning or zoning entity must not employ a person who has falsified the certification form or documentation required by Section 6-29-1360 to serve in the capacity of a professional employee.

HISTORY: 2003 Act No. 39, Section 14, eff June 2, 2003.

