

LANCASTER COUNTY PLANNING COMMISSION

February 16, 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 – January 07, 2016 Workshop Minutes and January 19, 2016 Regular Minutes	Chairman		
Chairman’s Report	Chairman		
Director’s Report – DRC Cases, UDO rewrite update	Penelope Karagounis		
RNC-016-001 – Tabled at the January 19, 2016 Meeting - Road Name Change Application – Blackmon Street/Kershaw {Public Hearing} pgs. 1-17	Andy Rowe		
RNC-016-004 – Road Name Change Application – Charlotte Street/Kershaw {Public Hearing} pgs. 18-25	Andy Rowe		
RNC-016-005 – Road Name Change Application – Virginia Lane/Indian Land {Public Hearing} pgs. 26-33	Andy Rowe		
RNC-016-006 – Road Name Change Application – Catoe Street/Kershaw {Public Hearing} pgs. 34-40	Nick Cauthen		
SD-016-001 – Ansley Park – The proposed Ansley Park subdivision will have 309 single family residential lots. The property is located off Henry Harris Rd. near the Marvin Rd. intersection in the Indian Land section of Lancaster County, SC. {Public Hearing} pgs. 41-105 Tax Map 10, Parcel 8	Elaine Boone & Penelope Karagounis		
PDD-18 Sun City/Carolina Lakes – Amendment/Ord.# 2016-1389 {Public Hearing} pgs. 106-108	John Weaver		
RZ-016-002 – Rezoning application of Haile Gold Mine Inc. to rezone three parcels from R-45A, Rural Residential/Intense Agriculture District to M, Mining District. {Public Hearing} pgs. 109-158 TMS # 136, Parcel 1 & 36.03, TMS# 140, Parcel 23	Andy Rowe & Elaine Boone		
Old Business: Discussion of UDO Chapters	Kara Drane		

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
6. Email correspondence sent for Blackmon Street

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 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): Blackman St

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

Proposed new road name (2nd Choice): _____

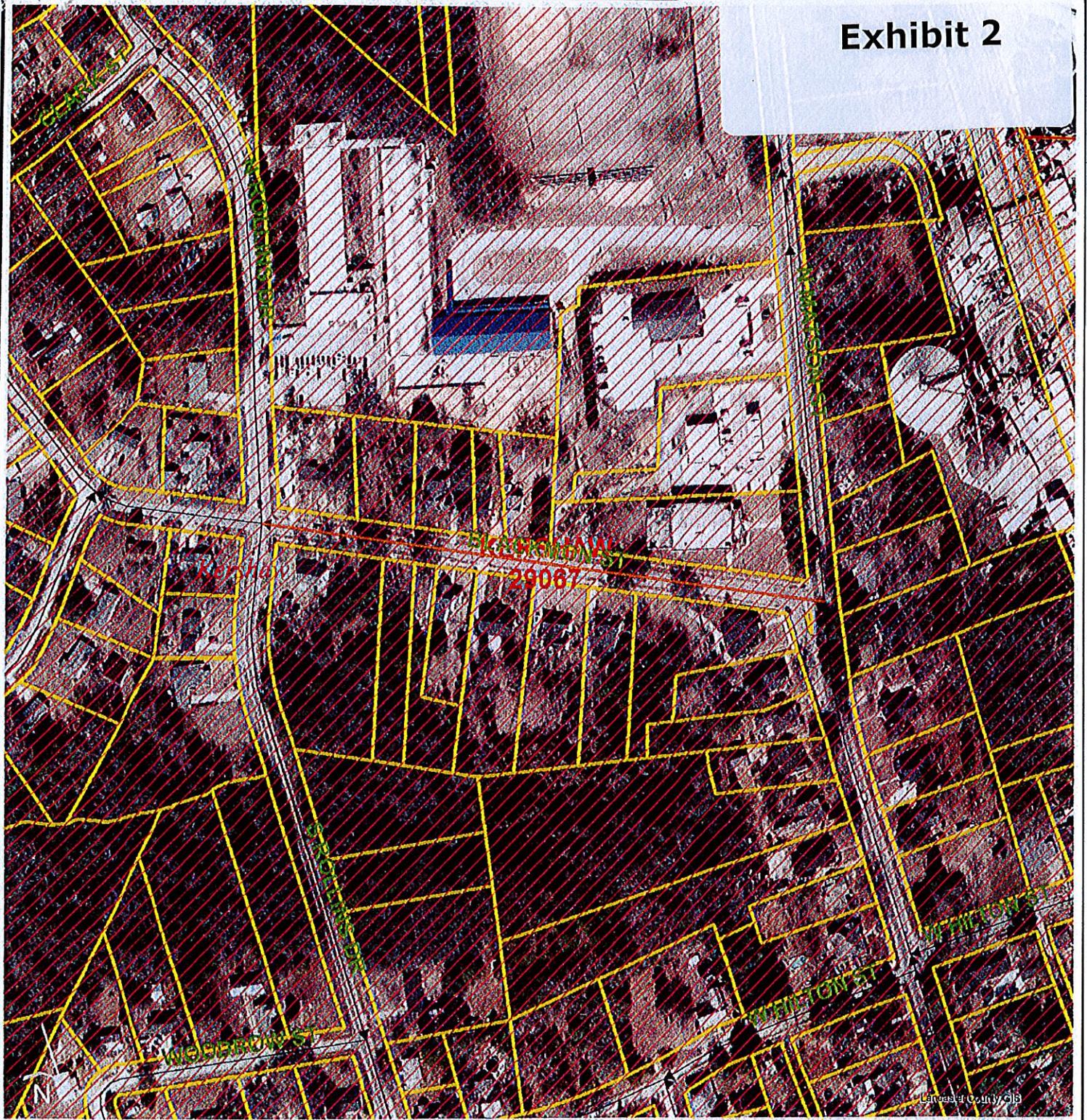
Will this be a private road? Yes _____ No county

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



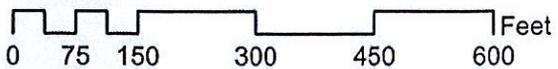
Address Info



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

Lancaster County Planning Department

101 N. Main St., Ste. 108

P.O. Box 1809

Lancaster, South Carolina 29721-1809

FILE COPY

Mailed 1-27-16 *AK*

Telephone (803) 285-6005

Fax (803) 285-6007

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: January 27, 2016

MEETING
DATE: Tuesday, February 16, 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, February 16, 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.

Exhibit 6

Patricia T. Hinson

From: Joe Boyes <jboyes@comporium.net>
Sent: Wednesday, January 13, 2016 1:45 PM
To: Patricia T. Hinson
Cc: Chris Nunnery; Julia Davignon; 'Tony Starnes'
Subject: RE: STREET NAME CHANGES

Hello Trish,

I spoke with a few people on Blackmon Street last week and left contact information for those I was unable to reach. The ones that I spoke with didn't have a preference on the name. They were all annoyed at the prospective of changing every document or service that has their address affiliated with it, but otherwise didn't have strong feelings on Dragonfly Way. I apologize for not getting back to you last week.

Thank you,

Joe Boyes
Town Administrator



Town of Kershaw
113 S. Hampton St.
Kershaw, SC 29067

803.475.3061 (Office)
803.629.7404 (Mobile)
803.475.4405 (Fax)

From: Patricia T. Hinson [mailto:PHinson@lanc911.com]
Sent: Wednesday, January 13, 2016 1:03 PM
To: jboyes@comporium.net
Cc: Chris Nunnery <CNunnery@lanc911.com>; Julia Davignon <jdavignon@lanc911.com>; Tony Starnes <tstarnes@comporium.net>
Subject: STREET NAME CHANGES

Hello Joe,

I hope this email finds you having a great Wednesday!

I'm sending this as a follow up to our phone conversations from last week. The Planning Commission Meeting is January 19th at 6:30 at the Lancaster County Administration Building.

Blackmon St is on the agenda to be "heard" that night; it seemed to be a "sore spot" with a couple of the residents on that street. When you and I spoke, I stated you could submit an alternate street name by Friday of last week to replace Dragonfly Way, however, I never heard back from you on this. If you would like to talk with me further about this whole process, please feel free to contact me or my Director Chris Nunnery; his direct line is 803-313-2188.

Thanks,

Trish Hinson

Exhibit 6

Patricia T. Hinson

From: Patricia T. Hinson
Sent: Thursday, January 21, 2016 8:26 AM
To: 'Joe Boyes'
Cc: Chris Nunnery; SANDRA J CAUTHEN; Julia Davignon; 'ckhammer1@yahoo.com'
Subject: South St-Kershaw & South Av-Lancaster

Good Morning Joe,

I'm sending this email in to inform you South St in Kershaw, is a duplicate street name, and will be one of the street name changes hopefully to be placed on the agenda for the Planning Commission Meeting in March. I would like to be able to get this one "worked" in to accommodate the Family Dollar. Their new location is off South St, and their 911 Address will be from this street. I've already issued them a 911 Address from South St., so they can begin their permitting process; they understand their address will change. My goal is to have their new 911 Address established before the building is completed. This will save them any inconveniences once they open their store for business, and will be able to have the valid 911 address for their Certificate of Occupancy and other important documents.

I have several street names on hold for use for the Town of Kershaw, (you should have that list I emailed to you). I will be mailing out notices to ALL property owners of the street name change once I have the "ok" from the Planning Department to add this street name change to their agenda. If there is a name you would like for me to consider for use, please let me know as soon as possible.

ALSO, Blackmon St., was "tabled" to the February Planning Commission Meeting on January 19th. Will you be working with the property owners on a new street name? Please submit those suggestions to me so I can make sure the street name can be used. I will need that information to place on the Road Name Change Application for February. If you need anything further from me on this, please let me know.

Thanks,

Trish Hinson
E-911 Addresser
Lancaster County Public Safety Communications
1941 Pageland Highway
Lancaster SC 29720
803.416.9325 (phone)
803.313.2152 (fax)

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Exhibit 6

Patricia T. Hinson

From: Patricia T. Hinson
Sent: Thursday, January 21, 2016 8:45 AM
To: 'Joe Boyes'
Cc: Chris Nunnery; SANDRA J CAUTHEN; Julia Davignon
Subject: FEBRUARY PLANNING COMMISSION MEETING

Tracking:	Recipient	Read
	'Joe Boyes'	
	Chris Nunnery	Read: 1/21/2016 11:18 AM
	SANDRA J CAUTHEN	Read: 1/21/2016 9:55 AM
	Julia Davignon	Read: 1/21/2016 11:30 AM

Joe,

I neglected to include the following street name changes that are currently on the agenda to be heard in February, for the Town of Kershaw. I'm listing below what the suggested street name will be to replace the duplicate street name.

CATOE ST= WILL BE SANDSPUR LN

CHARLOTTE ST= WILL BE LONGLEAF ST

Notification letters of the street name changes were mailed out to all property owners affected on December 8, 2015. To date, I have not received any phone calls about the letters. Thanks again for your time.

Trish Hinson
E-911 Addresser
Lancaster County Public Safety Communications
1941 Pageland Highway
Lancaster SC 29720
803.416.9325 (phone)
803.313.2152 (fax)

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Patricia T. Hinson

From: Patricia T. Hinson
Sent: Tuesday, February 02, 2016 9:27 AM
To: 'Joe Boyes'
Cc: Chris Nunnery; Julia Davignon; 'ckhammer1@yahoo.com'
Subject: PLANING COMMISSION MEETINGS-FEBRUARY 16TH & MARCH 15TH

Tracking:	Recipient	Read
	'Joe Boyes'	
	Chris Nunnery	Read: 2/2/2016 10:40 AM
	Julia Davignon	
	'ckhammer1@yahoo.com'	

Good Morning Joe,

I hope this email finds you having a great start to your Tuesday!

I'm sending this as a reminder we have a few street name changes coming up for the months of February and March. See below:

February 16th:

Blackmon St: tabled from January; I have not heard anything from you or the residents on what they would like to see this street named.

Charlotte St: to be named Longleaf St; I have not received any calls or letters on this street from any of the residents

Catoe St: to be named Sandspur Ln; I have not received any calls or letters on this street from any of the residents

March 15th:

South St: This is the street the new Family Dollar will be addressed from; I have not heard back from any of the residents

Clark St: This street name was proposed to be renamed Hamel St by Sonya Poole; she stated "Hamel St represents the town's greatest promotor for almost half a century"

Unless I hear from you otherwise, I will submit street names that have already been submitted by the town and Tony Starnes on the road name applications, for the above street names. I look forward to hearing back from you on these.

Thanks,

Trish Hinson
E-911 Addresser
Lancaster County Public Safety Communications

Exhibit 6

Patricia T. Hinson

From: Patricia T. Hinson
Sent: Wednesday, February 03, 2016 3:04 PM
To: 'Joe Boyes'
Cc: Chris Nunnery; Julia Davignon; Penelope Karagounis; 'ckhammer1@yahoo.com'; Judy Barrineau
Subject: STREET NAME CHANGES
Attachments: January 2016.xlsx

Tracking:	Recipient	Read
	'Joe Boyes'	
	Chris Nunnery	Read: 2/3/2016 3:08 PM
	Julia Davignon	Read: 2/3/2016 3:19 PM
	Penelope Karagounis	Read: 2/3/2016 3:06 PM
	'ckhammer1@yahoo.com'	
	Judy Barrineau	Read: 2/3/2016 3:12 PM

Joe,

Attached is the Master Street Addressing Guide (MSAG) for Lancaster County. This list changes monthly and shows all street names that have 911 Addresses associated with them. You should already have the "on hold list" I emailed you a month or so ago with the street names I have on hold to date for the changes in Kershaw. These street names were submitted by either Sonya Poole, or Tony Starnes.

If you could, please let me know you are receiving my emails. I have been sending them to you for some time now in reference to the street name change issues for Kershaw. We do have the Blackmon St that was tabled in January that will be back on the agenda for February. We have South St that will be on the agenda for March. I'm now working on April's changes and Kershaw has a few that will be on that agenda as well.

If there is ANYTHING further you need from me, please let me know. Thanks in advance for your time.

Trish Hinson
E-911 Addresser
Lancaster County Public Safety Communications
1941 Pageland Highway
Lancaster SC 29720
803.416.9325 (phone)
803.313.2152 (fax)

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Patricia T. Hinson

From: Patricia T. Hinson
Sent: Wednesday, February 10, 2016 11:14 AM
To: 'Joe Boyes'
Cc: Judy Barrineau; Penelope Karagounis; Chris Nunnery; ckhammer1@yahoo.com; Julia Davignon
Subject: FW: PLANING COMMISSION MEETINGS-FEBRUARY 16TH & MARCH 15TH

Good Morning Joe,

I hope this email finds you having a great Wednesday.

I'm sending this email as a follow up to the email below. The Planning Commission Meeting is next Tuesday, February 16th. Please let me know the status of the streets for the Town of Kershaw as soon as possible. I have them listed below. To date, I have not had any phone calls or responses from the letters I mailed out on 12-8-15; (Charlotte St., and Catoe St.)

I did receive an email from Mayor Pro Tem, Eddie Coates, for the town of Kershaw referencing Blackmon St being named after a historic figure. Do you know who the historical figure is and if so, can you share that information with me? I have forwarded the email from Mayor Pro Tem to Chris Nunnery, Director of LCPSC.

I look forward to hearing back from you on the street names for Kershaw. Thanks in advance for your time.

Trish Hinson
E-911 Addresser
Lancaster County Public Safety Communications
1941 Pageland Highway
Lancaster SC 29720
803.416.9325 (phone)
803.313.2152 (fax)

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From: Patricia T. Hinson
Sent: Tuesday, February 02, 2016 9:27 AM
To: 'Joe Boyes' <jboyes@comporium.net>
Cc: Chris Nunnery <CNunnery@lanc911.com>; Julia Davignon <jdavignon@lanc911.com>; 'ckhammer1@yahoo.com'

<ckhammer1@yahoo.com>

Subject: PLANING COMMISSION MEETINGS-FEBRUARY 16TH & MARCH 15TH

Exhibit 6

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Patricia T. Hinson

From: Patricia T. Hinson
Sent: Wednesday, February 10, 2016 2:25 PM
To: 'Joe Boyes'
Cc: Chris Nunnery; Penelope Karagounis; Julia Davignon; ckhammer1@yahoo.com; Andy Rowe
Subject: BLACKMON ST

Hello Joe,

I'm sending this as a reminder of the deadline to submit new street name information for Blackmon St; the deadline is today at 5pm. Andy Rowe, the Planner in charge, will need any updated information for street name, to include in the packets for the Planning Commission Board Members that will be distributed tomorrow.

As noted in an earlier email, Penelope Karagounis, the Planning Director, did request any updated information for this street name change, be submitted in enough time to make sure we had all new information in the packet for the board members to review prior to the February 16th meeting.

Also, as stated in my email earlier today, Charlotte St and Catoe St will also be on the agenda on February 16th.

If you have any questions, please do not hesitate to contact me.

Thanks,

Trish Hinson
E-911 Addresser
Lancaster County Public Safety Communications
1941 Pageland Highway
Lancaster SC 29720
803.416.9325 (phone)
803.313.2152 (fax)

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NOTICE: All email correspondence to and from this address may be subject to public disclosure under the SC Freedom of Information Act.

Andy Rowe

From: Patricia T. Hinson
Sent: Wednesday, February 10, 2016 3:54 PM
To: Andy Rowe
Cc: Penelope Karagounis; Judy Barrineau; Chris Nunnery; ckhammer1@yahoo.com; Joe Boyes
Subject: FEBRUARY 16TH MEETING

Hello All,

Joe Boyes called to let me know he would try to have a replacement name for Blackmon St no later than in the morning if not before 5pm today. He has left a message for Kyle Graves in reference to the replacement name as well as getting us the information behind Kyle's grandfather as far as being a historic figure, and the role he played in founding the town of Kershaw.

He also stated the mayor Pro Tem for Kershaw, and all who attended last month's meeting would be in attendance next week.

As for Charlotte St and Catoe St, he stated he has not heard anything from anyone about this streets as of today.

They are having a town council meeting on the 2-15-16, I believe he said, and will discuss the street name changes for the Planning Commission Meeting in March.

Thanks,

Trish Hinson
E-911 Addresser
Lancaster County Public Safety Communications
1941 Pageland Highway
Lancaster SC 29720
803.416.9325 (phone)
803.313.2152 (fax)

CONFIDENTIALITY NOTICE: This email message, including any attachments, is for the sole use of the intended recipient(s) and may contain private, restricted and/or legally privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of Lancaster County. Finally, the recipient should check this email and any attachments for the presence of viruses. Lancaster County accepts no liability for any damage caused by any virus transmitted by this email.

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PLANNING STAFF REPORT: RNC-016-004
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 Charlotte Street.

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

Legal Description: TMS # 0156O-0M-004.00, 0156O-0M-006.00, 0156J-0G-031.00, 0156J-0G-024.01, 0156O-0M-007.00, 0156O-0L-001.00, 0156O-0L-006.00, 0156O-0L-005.00, 0156O-0M-002.00, 0156O-0L-004.00, 0156O-0M-005.00

Description of Plan: Change the existing road name of Charlotte Street to Longleaf Street.

B. SITE INFORMATION

Site Description: Charlotte Street is located off S. Minor Street 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. Charlotte 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 Charlotte 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 Charlotte Street to Longleaf Street should be approved.

Date of P.C. Meeting: 2-16-16
 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: January 13, 2016

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: off S. Minor St in Kershaw

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

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

Proposed new road name (2nd Choice): —

Will this be a private road? Yes No

CR# "misc" per Dianne @ Public Works

If applicable, do you plan on deeding this new road to the county in the future?

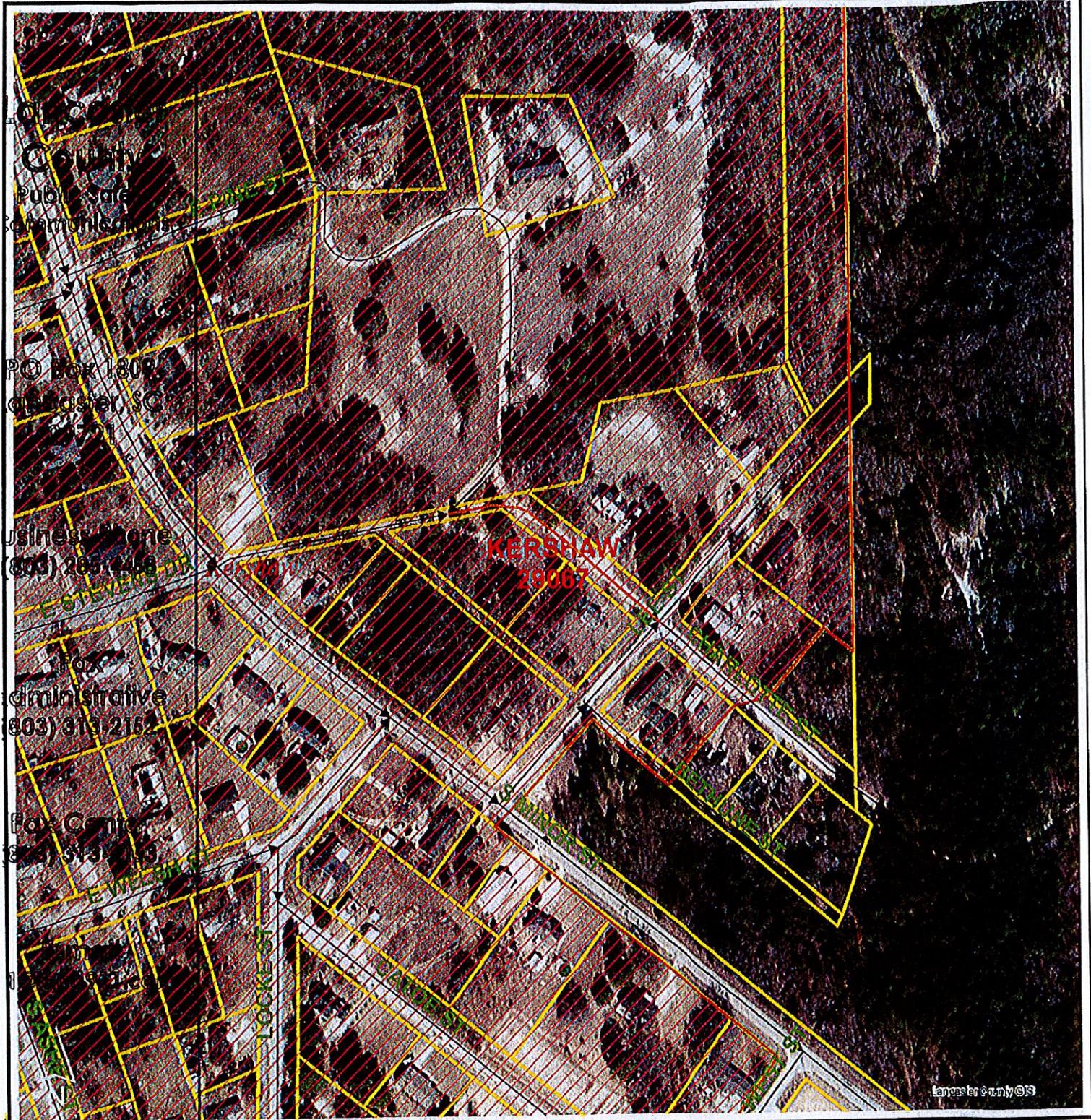
Yes No N/A

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

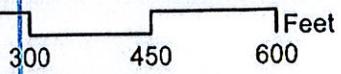
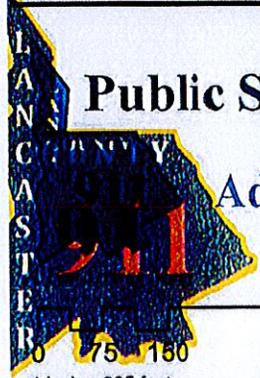


Address Info

Public Safety Communications

Exhibit 2

Address Slip



1 inch = 225 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: 12/8/2015

Parcel ID	Owner
✓ 01560-0M-004.00	ROBERTS JOHNNY L SR QR (Lee St)
✓ 01560-0M-006.00	BOWERS GARY L & QR (Bohaine St)
✓ 0156J-0G-031.00	COLLINS JOHN JR & MARY D QR (S. Minor St)
✓ 0156J-0G-024.01	FERGUSON WILLIAM FRANKLIN Land only
01560-0M-007.00	RABON ELOISE H Land only QR (S. Minor St)
✓ 01560-0L-001.00	ROGERS GAIL W & FREDDIE WATERS QR (Charlotte St)
✓ 01560-0L-006.00	WATERS ERNEST H JR QR (Charlotte St)
✓ 01560-0L-005.00	PRICE MARGARET DIANE NQR (Charlotte St)
✓ 01560-0M-002.00	WATKINS WAYNE G ETAL NQR (Charlotte St)
✓ 01560-0L-004.00	BETA GROUP LP NQR (Lee St)
✓ 01560-0M-005.00	BETA GROUP LP NQR (Lee St)

Charlotte St (Kershaw City) off S. Minor St

- * mailed out letters of notification on ~~12-8-15~~
- * No response/suggestion letters mailed out; city of Kershaw gave street names to replace duplicates

Mailed 1-28-16 AC

Telephone (803) 285-6005

Fax (803) 285-6007

NOTICE OF ROAD NAME CHANGE REQUEST AND PUBLIC HEARING

TO: Property Owners Adjacent to Charlotte Street
FROM: Lancaster County Planning Department
SUBJECT: Public Hearing on Road Name Change Application RNC-016-004
DATE
MAILED: January 27, 2016
MEETING
DATE: Tuesday, February 16, 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 Charlotte Street located off S Minor Street in Kershaw, SC. In accordance with Chapter 14 of the Unified Development Ordinance, the Planning Commission shall review all proposed road name changes.

The proposed street name is Longleaf Street.

A public hearing regarding this matter will be held **TUESDAY, February 16, 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

FEBRUARY 16th PC MEETING

CHARLOTTE ST: RNC-016-004

- **Charlotte St is located off S Minor St in Kershaw (See attached map)**
- **Eleven (11) street name change notification letters were mailed out 12-8-15; no response.**
- **The proposed street name submitted by LCPSC is Longleaf St. This street name was submitted by the Town of Kershaw.**

Exhibit 5

PLANNING STAFF REPORT: RNC-016-005
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 Virginia Lane.

Property Location: Virginia Lane is located off Fort Mill Highway

Legal Description: TMS # 0006-00-071.00

Description of Plan: Change the existing road name of Virginia Lane to Sanchez Road.

B. SITE INFORMATION

Site Description: Virginia Lane is located off Fort Mill Highway in the Indian Land section of Lancaster County, S.C.

C. EXHIBITS

1. Road Name Change Application
2. 911 Aerial
3. Verification from Trish Hinson – 1st letter sent out
4. Lancaster County Notification to the property owners
5. Virginia Lane 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 Virginia Lane 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 Virginia Lane to Sanchez Road should be approved.

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: January 13, 2016
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 Fort Mill Hwy, in
Indian Land

Road name as it exists now (if applicable): Virginia Ln

Proposed new road name (1st Choice): Sanchez Rd

Proposed new road name (2nd Choice): —

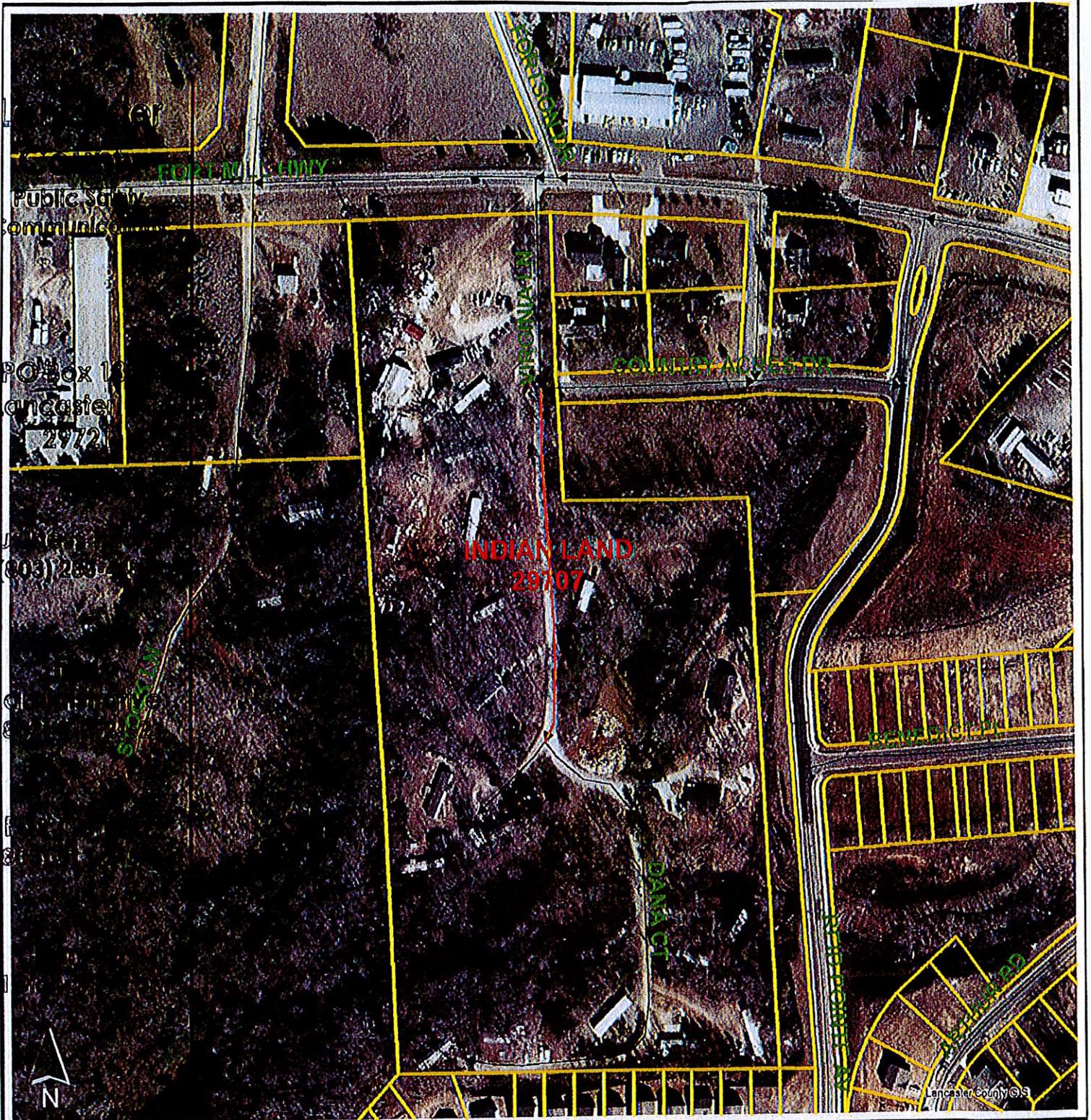
Will this be a private road? Yes No County CR # 110 per Dianne @ Public Works

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

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

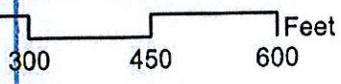
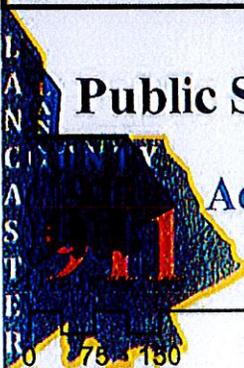


Address Info *Virginia Ln*

Public Safety Communications

Address Slip

Exhibit 2



1 inch = 225 feet
 Note: This map is a geographic 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: 12/8/2015

Main parcel owner

Parcel ID 0006-00-071.00 Owner SANCHEZ CARLOS F

Virginia Ln, Indian Land

- * mailed out letters of notification on 2-8-15 due back by 12-22-15
- * Only mailed suggestion letter to property owner Carlos F. Sanchez only; all others only a notice of street name changing letter.

Exhibit 3

FILE COPY

Mailed 1-27-16 AK

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

NOTICE OF ROAD NAME CHANGE REQUEST AND PUBLIC HEARING

TO: Property Owners Adjacent to Virginia Lane
FROM: Lancaster County Planning Department
SUBJECT: Public Hearing on Road Name Change Application RNC-016-005
DATE
MAILED: January 27, 2016
MEETING
DATE: Tuesday, February 16, 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 Virginia Lane located off Fort Mill Highway in the Indian Land section of Lancaster County, SC. In accordance with Chapter 14 of the Unified Development Ordinance, the Planning Commission shall review all proposed road name changes.

The proposed street name is Sanchez Road.

A public hearing regarding this matter will be held **TUESDAY, February 16, 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

FEBRUARY 16th PC MEETING

VIRGINIA LN: RNC-016-005

- **Virginia Ln is located off Fort Mill Highway, in Indian Land (See attached map)**
- **Five (5) street name change notification letters were mailed out 12-8-15; 1 response letter was received by the property owner, Carlos Sanchez.**
- **The proposed street name submitted to us by Carlos Sanchez is Sanchez Rd.**

Exhibit 5

PLANNING STAFF REPORT: RNC-016-006
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 Catoe St.

Property Location: Catoe St. is located in Kershaw, S.C.

Legal Description: TMS # 0156O-0F-001.00, 0156O-0F-005.00, 0156O-0E-005.00, 0156O-0F-007.00, 0156O-0F-004.00, 0156O-0E-004.00, 0156O-0E-009.00, 0156O-0E-002.00, 0156O-0E-001.00

Description of Plan: Change the existing road name of Catoe St. to Sandspur Ln.

B. SITE INFORMATION

Site Description: Catoe St. is located between West St. and Locke St. 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. Catoe St. 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 Catoe St. 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 Catoe St. to Sandspur Ln. 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: January 13, 2016
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 between West St & Locke St.,
in Kershaw

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

Proposed new road name (1st Choice): Sandspur Ln.

Proposed new road name (2nd Choice): —

Will this be a private road? Yes No Secondary

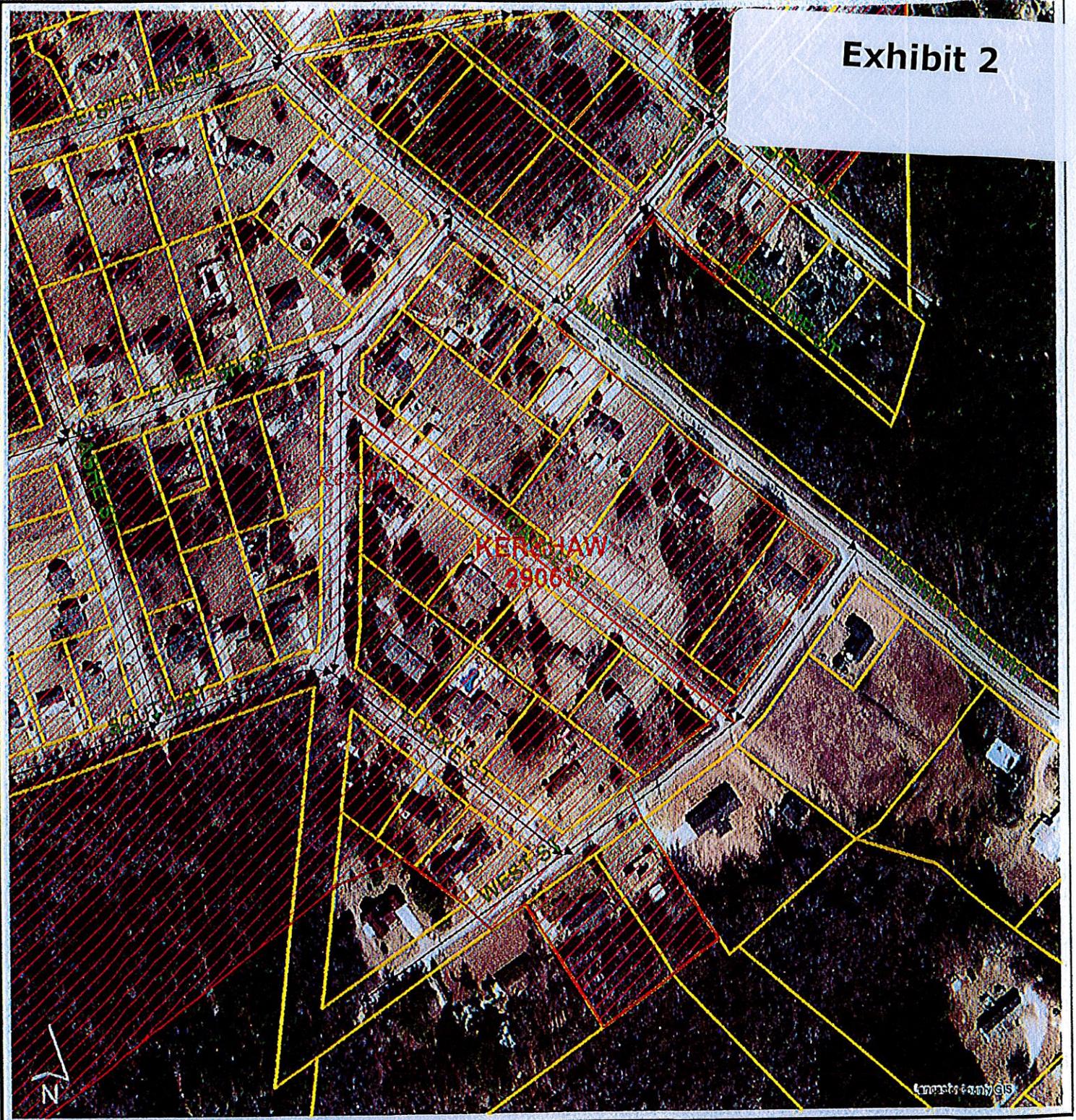
If applicable, do you plan on deeding this new road to the county in the future?
Yes No N/A

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



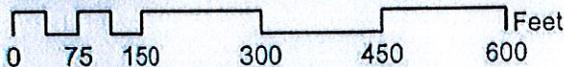
Address Info Catow St
 between Locke St & West. St.



A Few Serving Many

Public Safety Communications

Address Slip



1 inch = 225 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: 12/8/2015

WATSON JACK DOUGLAS QR
WATSON SANDRA DORMAN
PO BOX 261
KERSHAW, SC 29067-0000

BROUGHTON FURMAN W QR
514 S MINOR ST.
KERSHAW, SC 29067-0000

PHILLIPS MINDY M DAVIS QR
WILLIAM DANIEL
510 S MINOR ST
KERSHAW, SC 29067-0000

TRUESDALE ROBERT E ETAL Land Only
2080 DEKALB SCHOOL RD
CAMDEN, SC 29020

MACKEY CHARLES E II MACKEY NQR
MYRA G
PO BOX 609
LUGOFF, SC 29078

CATOE EVA TAYLOR QR
102 CATOE ST
KERSHAW, SC 29067-0000

BOONE KYLE & AIMEE QR
116 CATOE ST
KERSHAW, SC 29067-0000

CRENSHAW RENTALS LLC NQR
3260 MCILWAIN RD
HEATH SPRINGS, SC
29058-0000

FAILE JAMES RANDAL NQR
~~106 CATOE ST~~ 314 N. matson St
KERSHAW, SC 29067

↓
returned; forward
time expired.

Lancaster County Planning Department

101 N. Main St., Ste. 108

P.O. Box 1809

Lancaster, South Carolina 29721-1809

Exhibit 4

Mailed 1-25-16 AK

Telephone (803) 285-6005

Fax (803) 285-6007

NOTICE OF ROAD NAME CHANGE REQUEST AND PUBLIC HEARING

Meeting date is Tuesday, February 16, 2016

TO: Property Owners Adjacent to Catoe St.

FROM: Lancaster County Planning Department

SUBJECT: Public Hearing on Road Name Change Application RNC-016-006

DATE
MAILED: Monday, January 25, 2016

MEETING
DATE: Tuesday, February 16, 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 Catoe St. located between West St. and Locke St. in Kershaw, SC. In accordance with Chapter 14 of the Unified Development Ordinance, the Planning Commission shall review all proposed road name changes.

The possible road name choice is Sandspur Ln.

A public hearing regarding this matter will be held TUESDAY, February 16, 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.

FEBUARY 16TH PC MEETING

CATOE ST: RNC-016-006

- Catoe St is Located between West St and Locke St in Kershaw
- Nine (9) street name change notification letters were mailed out on 12-8-15; no responses
- The proposed street name submitted by the Town of Kershaw is Sandspur Ln.

PLANNING STAFF REPORT- SD-016-001

I. Facts

General Information

Proposal:

The proposed Ansley Park subdivision will have 309 single family residential lots. The subdivision will consist of both 60 foot and 70 foot lots with a minimum lot size of 5,000 s.f. The 60 foot lots will be 173 total and the 70 foot lots will be a total of 136 for a total of 309 single family detached residential units. The site is a total of 155.80 acres with a density of 1.98 dwelling units per acre. The applicant will be requesting a variance on the connectivity index from 1.40 to 1.33.

Property Location:

The property is located off Henry Harris Road near the Marvin Road intersection in the Indian Land section of Lancaster County, South Carolina.

Legal Description:

Tax Map 10, Parcel 8

Zoning Classification:

The property is currently zoned PDD, Planned Development District (PDD-21 aka Cambridge). The property was rezoned on January 31, 2005 from R-15, Moderate Density Residential Agricultural District and B-3, General Commercial District to PDD-Planned Development District 21- Cambridge.

Site Information

Site Description:

Site Description: The property consists of ± 155.80 acres, which will consist of 309 traditional single-family residential lots. The residential density for this development is 1.98 dwelling units per acre.

Vicinity Data:

Surrounding Conditions: The site is surrounded by properties to the north and east zoned as R-15P, Moderate Density Residential/Agricultural Panhandle District. One large parcel to the south is zoned I-1, Light Industrial District. To the southwest the properties are zoned B-3, General Commercial District. The properties to the west are zoned PDD, Planned Development District, and MF, Multiple-Family District.

Exhibits:

1. Subdivision Application
2. Subdivision – Connectivity Variance Application *(Will bring to Workshop Mtg.)
3. Location Map
4. Zoning Map
5. Overlay Map
6. Tax Inquiry Sheet
7. Comments from the January 26, 2016 DRC Meeting
8. TIA – SCDOT comments & 3rd Party Reviewer
9. PDD-21 Development Agreement

10. Citizens Comments

II. Findings

The applicant submitted the Preliminary Plan Application electronically to the following departments to review the Ansley Park Subdivision Preliminary Plan:

- Lancaster County Building Department, Steve Yeargin
- Lancaster County Water and Sewer District, James Hawthorne
- Lancaster County Fire Marshal, Stephen Blackwelder

The Planning Department distributed paper copies of the Ansley Park Preliminary Plan to the following agencies:

- Lancaster County Public Works, Jeff Catoe
- Lancaster County Zoning Department, Kenneth Cauthen,
- Lancaster County E-911 Addressing Coordinator, Trish Hinson
- Lancaster County Planning, Planner II, Elaine Boone

The DRC met on January 26, 2016 at 9:30am to discuss the Ansley Park Preliminary Plan. Staff present at the meeting was as follows:

- Stephen Blackwelder - Lancaster County Fire Marshal
- James Hawthorne - Lancaster County Water and Sewer Staff Engineer
- Kenneth Cauthen- Lancaster County Chief Zoning Official
- Elaine Boone – Lancaster County Planner II
- Penelope Karagounis – Lancaster County Planning Director
- Jeff Catoe, Lancaster County Public Works Director

The following comments were received by January 27, 2016 by local agencies:

Lancaster County Planning Department, Director, Penelope Karagounis/Elaine Boone, Planner II
Lancaster County Fire Service, Fire Marshal, Stephen Blackwelder
Lancaster County Zoning Department, Zoning Official, Kenneth Cauthen
Lancaster County Public Safety Communications, Trish Hinson
SCDOT, District Engineer, Vic Edwards
LCWSD, District Engineer, James Hawthorne
Lancaster County Public Works Department, Director, Jeff Catoe

III. HISTORY OF THE PROJECT

The PDD-21 was adopted on January 31, 2005 by ordinance # 650. The PDD was amended in 2007 with ordinance # 796. This was adopted on Jan 29, 2007. The amendment was specifically for Section 11.2.3 Intensity of the Development. For various reasons the property remained undeveloped and has remained generally dormant since that time. About 2.5 years ago a Developer came through the Planning Commission process for a subdivision preliminary plan

approval for only the front parcel of the PDD-21 fronting on Highway 521. At that time, the Lancaster County Planning Commission approved the Preliminary Plan for the Subdivision with the removal of the connecting bridge crossing six mile creek, and added some extra buffer requirements and limited some connectivity access points with adjoining properties.

On November 17, 2015 the Planning Commission conducted a public hearing on the proposed Development Agreement- portion of Ansley Park Development (PDD-21) by Forestar (USA) Real Estate Group Incorporation. The Planning Commission voted to recommend to County Council approval of the Development Agreement by a vote of (5-1).

IV. CONCLUSION

The Ansley Park subdivision preliminary plan has been reviewed, and comments have been received from County Departments/Local Agencies. R. Joe Harris and Associates will bring the revised plan to the workshop on February 11, 2016 along with an application for a variance on the connectivity index from 1.40 to 1.33. The Developer has agreed to pay \$ 1,000.00 per house for public safety and an additional \$ 500.00 per house for the Lancaster County School District.

V. Recommendation:

It is therefore the recommendation from the Planning Department that the subdivision application for the Forestar Group (Ansley Park) subdivision be **approved** contingent upon all comments being addressed from County staff and local agencies.

LANCASTER COUNTY
SOUTH CAROLINA
LAND DEVELOPMENT REGULATIONS

Exhibit 1

PRELIMINARY PLAN APPLICATION
(Refer to Article 5, Section 5.1)

Do Not Write In This Box

Application No. SD-016-001 Date Received 1-4-16 Fee Paid

INSTRUCTIONS:

PLEASE COMPLETE THIS APPLICATION AND THE ATTACHED CHECKLIST. RETURN THESE TWO FORMS, YOUR SITE PLAN DRAWING, AND SUPPORTING INFORMATION TO THE LANCASTER COUNTY PLANNING DEPARTMENT. INCOMPLETE APPLICATIONS WILL BE RETURNED TO THE APPLICANT. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE PLANNING DEPARTMENT AT (803) 285-6005.

Subdivision Name: Ansley Park

Project Type: Single Family Detached

Property Location: one) Unincorporated area of County City of Lancaster

Town of Heath Springs Town of Kershaw

Tax Map Number: 0010-00-008.00

Area in Acres: 155.80

Number of Lots: 309

Number of Sections/Phases: 1

Existing Land Use District Classification: _____

CONTACTS:	PROPERTY OWNER	SURVEYOR/ENGINEER
NAME	<u>Forestar Group</u>	<u>R Joe Harris & Assoc</u>
ADDRESS	<u>3330 Cumberland Blvd Ste 275</u>	<u>127 Ben Casey Lane Ste 101</u>
CITY/STATE/ZIP	<u>Atlanta, GA 30339</u>	<u>Fort Mill, SC 29708</u>
PHONE NUMBER	<u>770-272-7760</u>	<u>803-802-1799</u>

Water Supply: Wells Central LCWSD
Name of Provider

Water Treatment: Septic Central LCWSD
Name of Provider

Are you requesting a variance to any provision of the land development regulations? Yes No
If yes, attach a statement identifying which regulation section(s) is affect and explain.

LANCASTER COUNTY
SOUTH CAROLINA
LAND DEVELOPMENT REGULATIONS

Exhibit 1

PRELIMINARY PLAN APPLICATION CHECKLIST
(Refer to Section 13.8)

Are the following items included with your preliminary plan application? Check yes or no.

1- General Information:	YES	NO
Vicinity map and aerial photograph	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Graphic scale, north arrow and date	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total acreage of land to be subdivided	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Boundaries of tract to be subdivided with all bearings & distances indicated	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing and proposed use of all lots	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fifteen (15) digital copies of the preliminary plan and Six (6) hard copies (see contact list)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2- Existing Conditions:		
Zoning classification of proposed subdivision and adjacent areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deed record names of adjoining property owners	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of streams, lakes, and land subject to 100 year flood	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of adjoining property lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of existing buildings on the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of right-of-ways for existing roads, railroads, and utility lines on or adjacent to the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Size and location of existing sewers, water mains, drains, culverts, or other underground facilities within any road right-of-way on or adjacent to the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Acreage of each drainage area affecting the proposed subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topography at intervals of not more than ten (10) feet (Topography may be included on a separate map)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of city & county boundary lines (if applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location of all central water and sewer lines within 1000 feet of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3- Proposed Conditions:		
Proposed road layout (road right-of-ways) and public crosswalk locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed road names	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Road cross-sections	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Profile of proposed roads showing natural and finished grades	N/A	<input type="checkbox"/>
Layout of all lots, including: area, setback lines, scaled dimensions, lot and block numbers, and utility easements with width and use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Preliminary letter of approval for septic waste disposal from DHEC	N/A	<input type="checkbox"/>
Construction plans for water supply, storm drainage, and sanitary sewer systems (if applicable)	N/A	<input type="checkbox"/>
Designation of all land to be reserved for public use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed major contour changes in areas where substantial cut and/or fill is to be done	N/A	<input type="checkbox"/>
Number of proposed lots	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total length of proposed roads	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Traffic Impact Analysis - Refer to SCDOT ARMS Manual	N/A	<input type="checkbox"/>

If any of the above items are not included in your proposal, please explain why: _____
Road profiles to be provided at construction document submittal.

(use back of form if additional space is needed)

NOTE: Submission of this application does not constitute the granting of preliminary plan approval. All applicable requirements must be met before the proposal is presented to the planning commission. Lancaster County reserves the right to request additional information other than that specified in this checklist when deemed necessary for the complete review of the proposal



Exhibit 3



**SD-016-001
Ansley Park
Vicinity Map**

Subject Property

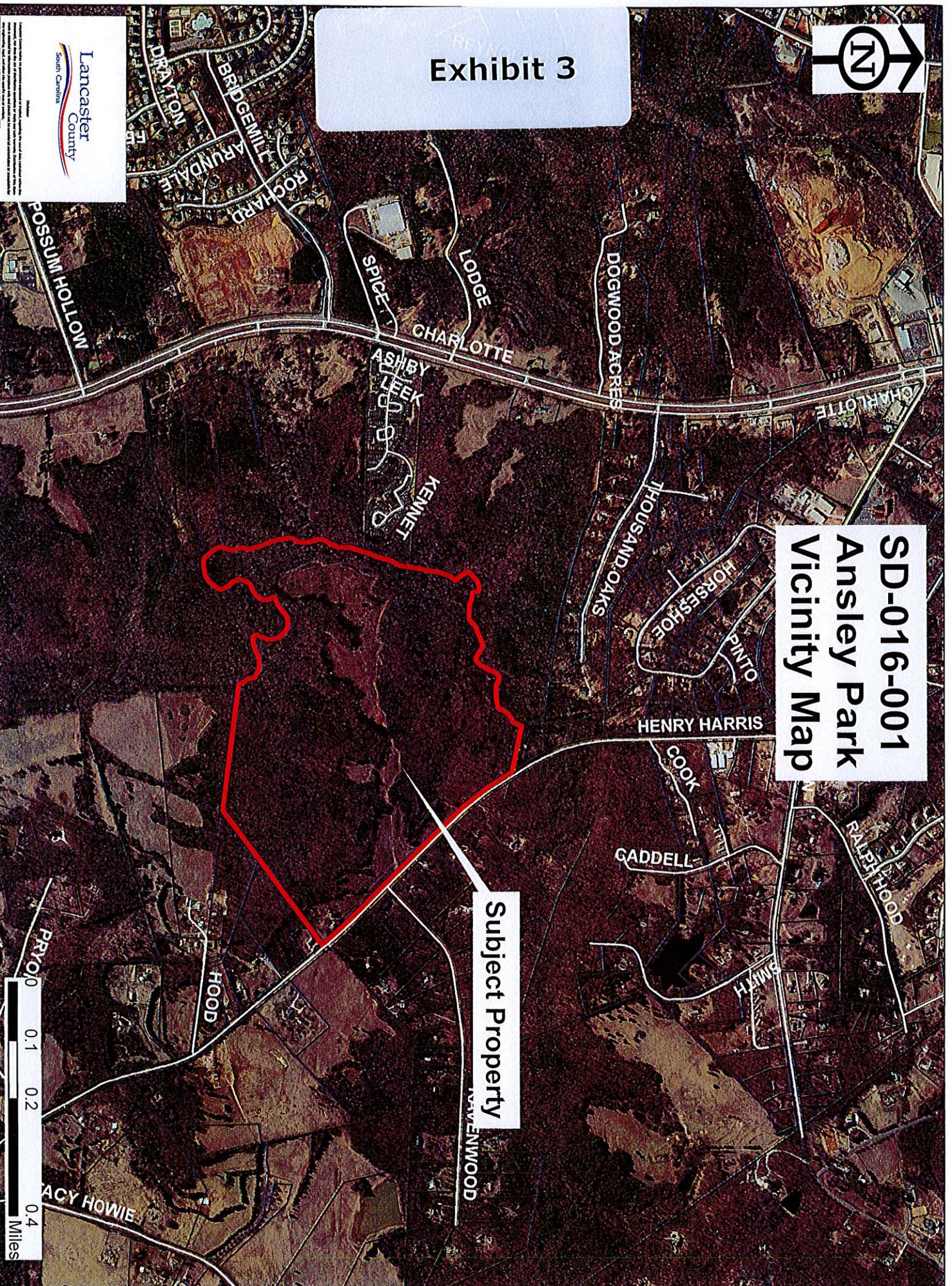
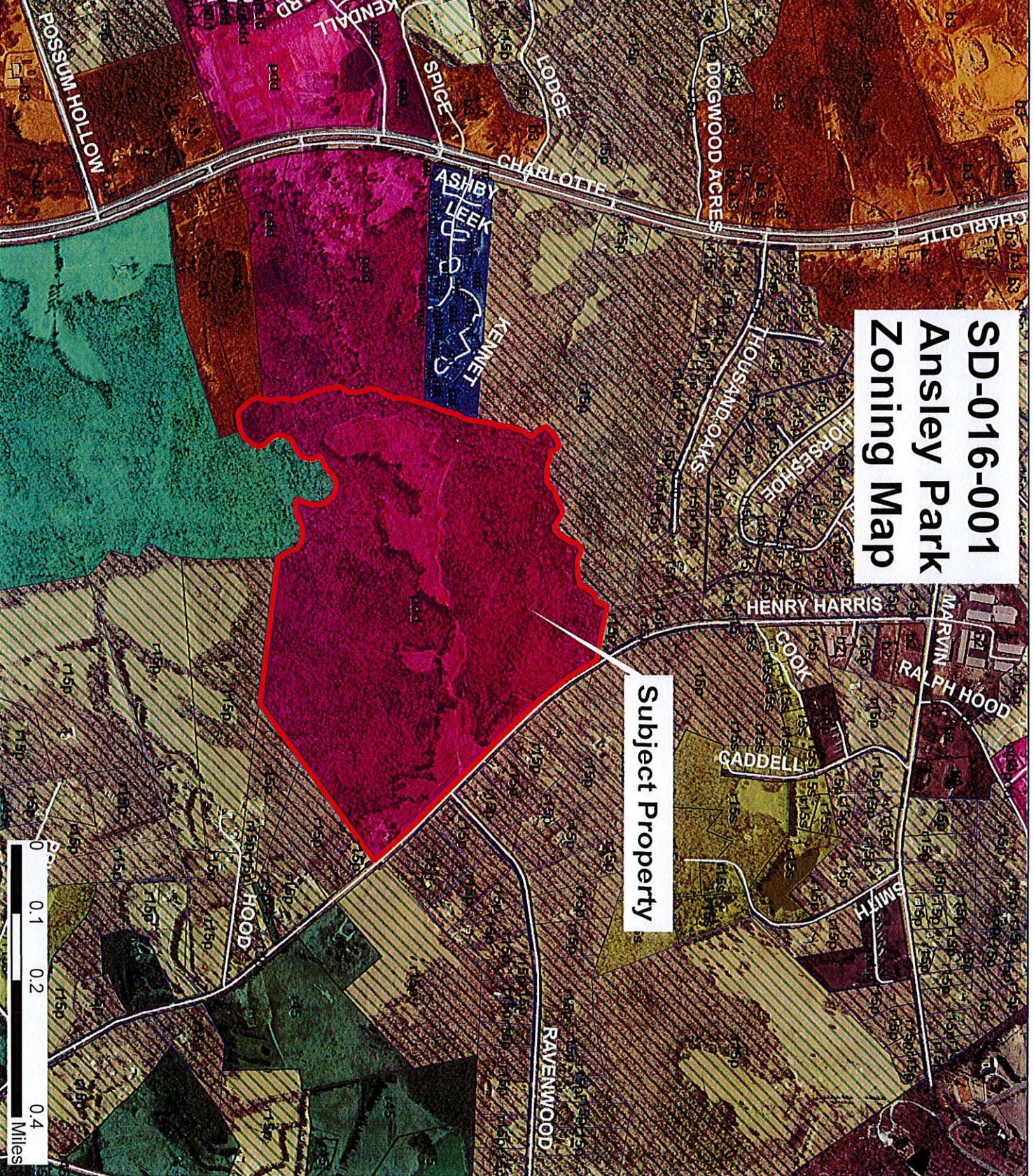


Exhibit 4



**SD-016-001
Anasley Park
Zoning Map**

Subject Property



Exhibit 5



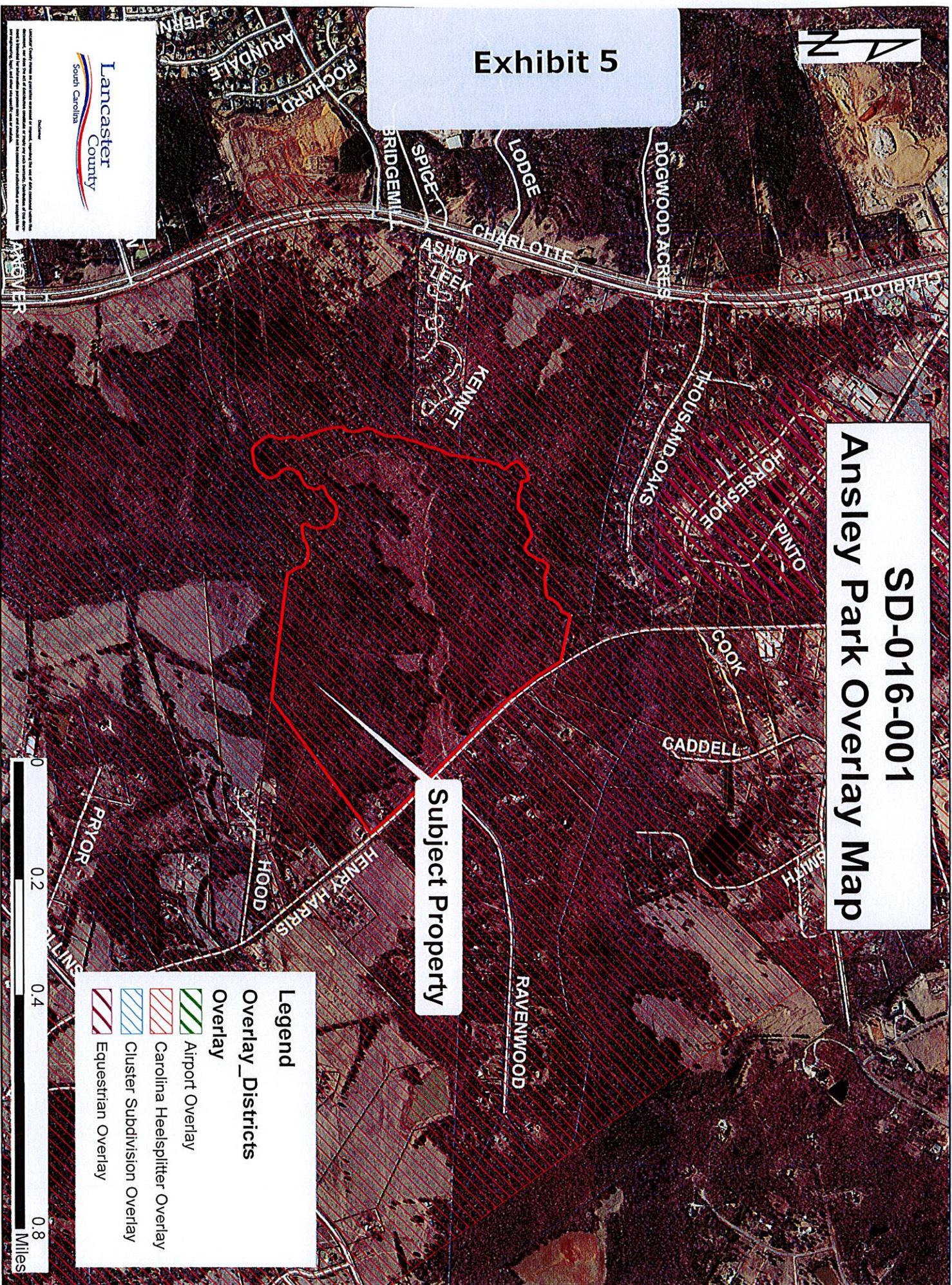
SD-016-001 Ansley Park Overlay Map

Subject Property

Legend

Overlay_Districts

-  Airport Overlay
-  Carolina Heelsplitter Overlay
-  Cluster Subdivision Overlay
-  Equestrian Overlay



Indexed By Parcel ID Card #

Add Mod Del Save Cancel

Parcel ID: 0010-00-008.00

Account: 1294
 Sticker #:
 District: 01 - County
 Ent. Parcel Area: 155.8 - AC

5 Location: HENRY HARRIS RD Indian Land
 Land Use: QUSE - QualAg Neigh: 01 - 01
 Owner #1: FORESTAR USA REAL ESTATE GROUF Own Type:

Market Adj Value **Current** **Year 2014** **Legal Description**

Calc. Land Area:	155.800	155.800	
Full Market Value:	5,469,436	5,469,436	
Full Land Value:	5,451,536	5,451,536	
Building Value:	17,900	17,900	
Y and Items:			
Land Value:	82,764	82,764	
Total Value:	100,664	100,664	
Assessed Value:	5,665	5,665	
Capped Total:	5,469,436	5,469,436	Reval / Market 01

Sales Information

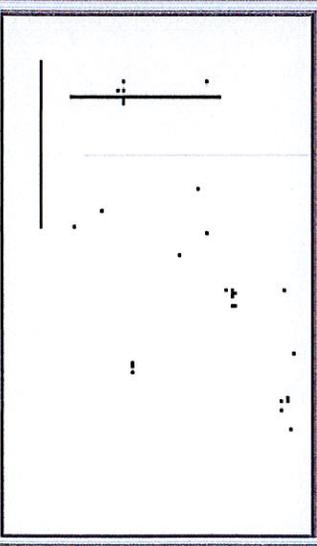
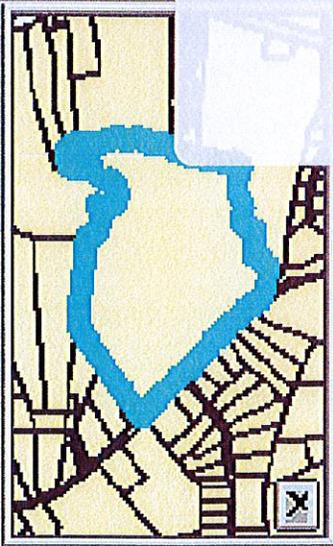
Grantor: WHITE, JACQUELINE S, TRUSTEETHis parcel contains 155.8 AC of land mainly
 classified as QualAg with a Sing Fam Dw
 Building built about 1900, having primarily
 Wood Siding Exterior and 1376 Square Feet,
 with 0 Unit, 1 Bath, 0 3/4 Bath, 0 HallBath, 0
 Rooms, and 0 Bdrm.
 Validity: 1
 Sale Date: 12/15/2015 Sold Vacant: No
 Legal Ref: 933-138

Narrative Description

Office Notes Notes

Exhibit 6

No Picture Available



Indexed By: Parcel ID: Card #:

Add Mod Del Save Cancel

Parcel ID: 0010-00-008.00 Card 1 of 1 Location: HENRY HARRIS RD Indian Lar Cost - \$100,664

Current Owner | Prior Owner | ID/Factors/Taxes

#	Title	Last Name	First Name	Res ex	% Own	Type
#1:	FORESTAR USA REAL ESTATE GROUP INC			<input type="checkbox"/>		
#2:				<input type="checkbox"/>		
#3:				<input type="checkbox"/>		

Street #1: 3330 CUMBERLAND BLVD STE 275

Home Phone:
 Cell Phone:
 Work Phone:
 Email:

Exhibit 6

City: ATLANTA State: GA Postal: 30339

Country: Account Type:

D.O.B.: MM/DD/YYYY Legal Reference: 933-138

Occupied: Sale Date: 12/15/2015 Owner Lookup Number: 986303

Separate Bill:
 Valid Owner:

Lancaster County Planning Department

101 N. Main St., Ste. 108

P.O. Box 1809

Lancaster, South Carolina 29721-1809

Exhibit 7

February 8, 2016

Telephone (803) 285-6005

Fax (803) 285-6007

Brandon Pridemore

R.J. Harris & Associates, Inc.

127 Ben Casey Drive

Suite 101

Fort Mill, S.C. 29708

Forestar Group

3330 Cumberland Blvd. Suite 375

Atlanta, Ga. 30339

**RE: DRC-016-004 Ansley Park – Preliminary Plan Approval
Henry Harris Road, Indian Land, Lancaster, S.C.
Development Review Committee Meeting – Comments from local agencies
9:00 a.m., Tuesday, January 26, 2016
Lancaster County Historic Courthouse**

Brandon,

Thank you for attending the Development Review Committee (DRC) meeting on **Tuesday, January 26, 2016** for the proposed Ansley Park Preliminary Plan to be located west on Henry Harris Road, located in the Indian Land section of Lancaster County. Attached are the comments from the local agencies.

Agencies in Attendance:

Stephen Blackwelder, Fire Marshal, Lancaster County
J. Elaine Boone, Planner II, Lancaster County
Kenneth Cauthen, Zoning Administrator, Lancaster County
James Hawthorne, Engineer, LCWSD
Tim Coey, Bayard Development
Penelope Karagounis, Planning Director, Lancaster County
Brandon Pridemore, R.J. Harris & Associates
Adam Bowersox, Civil Engineer, R.J. Harris & Associates

Comments from Agencies:

Lancaster County Water & Sewer District	-	Attached
Lancaster County Public Safety Communications	-	Attached
Lancaster County Fire Service	-	Attached
Lancaster County Zoning Department	-	Attached
Lancaster County Planning Department	-	Attached
SCDOT	-	Attached
Lancaster County Public Works	-	Attached

Page 2:
DRC-016-004
February 8, 2016

Planning Comments:

- 1) Attached is a memo from Penelope Karagounis pertaining to the CHOD note of plans.
- 2) Can sidewalks be provided on Henry Harris Rd?
- 3) Will trails be provided? If so what type of surface will be provided? Natural? Mulch gravel show on preliminary plan.
- 4) Connectivity Index variance from 1.40 to 1.33 include on plans.

Attached are the comments from the local agencies. Resubmit a PDF including revisions made to the proposed plan, to all agencies that had comments, along with four (4) paper copies to me I'll distribute them. If all comments have been addressed and no changes are required to the revision, I'll use the revision for the final. At this time I can't write an approval letter until we receive the DHEC permit.

Thanks,



J. Elaine Boone
Planner II

Exhibit 7

Elaine Boone

From: James Hawthorne <james.hawthorne@lcwasc.org>
Sent: Tuesday, January 26, 2016 10:54 AM
To: Elaine Boone
Cc: Wes Carter; Penelope Karagounis
Subject: LCWSD DRC Comments for Ansley Park
Attachments: Ansley Park General Understanding (Forestar Group).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Elaine,

Good morning. As discussed, please see the attached General Understanding letter for the list of items that LCWSD and the developer (Forestar) discussed, in lieu of having the developer install the offsite 18" gravity sewer line from the Upper Six Mile Creek lift station to their site. Additionally, the developer must adhere to LCWSD's Developer Policy and Developer Procedures, and we also discussed having sewer taps installed on the sewer main(s) that will need to extend from their on-site pump station to their first phase. If you have any questions, please let me know. Thank you.

James Hawthorne
Staff Engineer
Lancaster County Water & Sewer District
Phone: (803) 416-5250
Fax: (803) 283-1165



Lancaster County
Water & Sewer District

Exhibit 7

"Serving Lancaster County For Over 50 Years"

November 10, 2015

Forestar Group
Attn: Larry Long
3330 Cumberland Blvd, Suite 275
Atlanta, GA 30339

Re: General Understanding of Agreement
Bayard Property – Ansley Park
Lancaster County Water & Sewer District (LCWSD)

Mr. Long:

Representatives of Ansley Park development have approached LCWSD with regards to the concept of installing a new pump station to service Ansley Park in lieu of implementing LCWSD's master plan sewer outfall to the existing Upper Six Mile Creek Pump Station under LCWSD's line extension policy. The following conditions were reviewed and agreed to by both parties:

Scope:

- In return for the allowance to have an on-site pump station, the Developer will cover all costs for infrastructure to serve Ansley Park and eliminate Windsor Trace (WT) PS; provide an easement for LCWSD off-site sewer to service future property from the north (no infrastructure); provide installation of gravity sewer infrastructure off-site to the south of Ansley Park and to a proposed manhole on the Hood property to facilitate elimination of the proposed Ansley Park PS by LCWSD in the future
- LCWSD will abandon and demo WT PS
- Developer Agreement to be executed if LCWSD contributes for On-Site Oversizing of gravity sewer, etc.
- Developer considering primary water supply feed from US Hwy 521 in common easement with the forcemain in lieu of upsizing lines on Marvin Road and Henry Harris Road and LCWSD will consider this option contingent upon supporting hydraulic calculations
- LCWSD will not be responsible for any permitting or rock encountered during construction

P.O. Box 1009 - Lancaster, South Carolina 29721
Phone 803-285-6919 - Fax 803-285-9574

Exhibit 7

- **LCWSD will** be responsible for obtaining necessary easements as required for the sewer stub (set manhole to the south of the property line) from the new pump station to the South of Ansley Park

Pros to Developer

- Greater Control of Schedule
- Allows for a phase approach of implementation: Phase 1 – Pump Station and Phase 2 – Elimination of Windsor Trace (LCWSD recommends 18 months between permit to construct for Ansley PS until permit to construct for gravity sewer to remove WT PS from service and assurances (bonding) if this timetable cannot be met

Pros to District

- Eliminates one of our older PS in lieu of a newer more Regional PS
- Maintains compliance with our overall Master Plan for Upper Six Mile

These conditions were presented to the LCWSD Board of Commissioners at our regular meeting of November 9th, 2015 and they concurred with the scope outlined above. Please let me know if you require any additional information.

Sincerely,

LANCASTER COUNTY WATER & SEWER DISTRICT



Bradley H. Bucy, P.E.
Assistant Manager

Exhibit 7

Elaine Boone

From: Brandon Pridemore <brandonpridemore@rjoeharris.com>
Sent: Monday, January 25, 2016 5:28 PM
To: Patricia T. Hinson; Elaine Boone
Cc: Chris Nunnery; 'Larry Long'; 'Ron@bayarddevelopment.com';
abowersox@rjoeharris.com; pmurphy@rjoeharris.com; Stephen Blackwelder
Subject: RE: ANSLEY PARK PRELIMINARY PLAT
Attachments: RJH Road Reservation List_Avondale-Ansley-Walnut Creek_01.25.2016.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Trish,

Attached is latest and greatest road name list for our various projects. For Ansley Park, we will use Gardenia Lane to address your comment below. Gardenia was on your approved road name list that we had not yet assigned on 1/5.

Thanks.

Brandon S. Pridemore, CPESC
Vice President
R. Joe Harris & Associates, Inc.
127 Ben Casey Drive, Suite 101
Fort Mill, South Carolina 29708
P: 803-802-1799
F: 803-802-0886
W: www.rjoeharris.com

We have moved – note new address

From: Patricia T. Hinson [mailto:PHinson@lanc911.com]
Sent: Monday, January 25, 2016 4:46 PM
To: Brandon Pridemore; Elaine Boone
Cc: Chris Nunnery; Larry Long; 'Ron@bayarddevelopment.com'; abowersox@rjoeharris.com; pmurphy@rjoeharris.com; Stephen Blackwelder
Subject: RE: ANSLEY PARK PRELIMINARY PLAT

Hello All,

Please see an added comment from me in reference to Huskey Dr in RED below. If you have any questions/concerns, please let me know.

Thanks,
Trish

From: Patricia T. Hinson
Sent: Tuesday, January 12, 2016 4:34 PM

To: 'Brandon Pridemore' <brandonpridemore@rjoeharris.com>; Elaine Boone <eboone@lancastercountysc.net>
Cc: Chris Nunnery <CNunnery@lanc911.com>; Larry Long <LarryLong@forestargroup.com>;
'Ron@bayarddevelopment.com' <ron@bayarddevelopment.com>; abowersox@rjoeharris.com;
pmurphy@rjoeharris.com
Subject: RE: ANSLEY PARK PRELIMINARY PLAT

Thanks!

From: Brandon Pridemore [<mailto:brandonpridemore@rjoeharris.com>]
Sent: Tuesday, January 12, 2016 11:03 AM
To: Patricia T. Hinson <PHinson@lanc911.com>; Elaine Boone <eboone@lancastercountysc.net>
Cc: Chris Nunnery <CNunnery@lanc911.com>; Larry Long <LarryLong@forestargroup.com>;
'Ron@bayarddevelopment.com' <ron@bayarddevelopment.com>; abowersox@rjoeharris.com;
pmurphy@rjoeharris.com
Subject: RE: ANSLEY PARK PRELIMINARY PLAT

Trish,

As noted and as we had approved, we'll use the road names per the list we had worked through last week and we will relinquish all names shown on the submitted preliminary plat.

We will provide street signs and posts.

Understood about CAD file at time of final plat.

We will provide a different road name for what was submitted as Daschund Drive.

Thanks.

Brandon S. Pridemore, CPESC
Vice President
R. Joe Harris & Associates, Inc.
127 Ben Casey Drive, Suite 101
Fort Mill, South Carolina 29708
P: 803-802-1799
F: 803-802-0886
W: www.rjoeharris.com

Exhibit 7

We have moved – note new address

From: Patricia T. Hinson [<mailto:PHinson@lanc911.com>]
Sent: Tuesday, January 12, 2016 10:44 AM
To: Elaine Boone
Cc: Brandon Pridemore; Chris Nunnery
Subject: ANSLEY PARK PRELIMINARY PLAT

Good Morning Elaine,

Below are my comments for the above referenced:

- Bulldog Dr, Pug St, Husky Dr, Pomeranian Way, Corgi St, Dalmation St (suffix needs to change; see attached) and Dachshund Dr are all on hold for use for this project
- Collie Pl could NOT BE USED DUE TO PHONICS
- Will the developer provide the street signs for this project? There is a 15 character limit, including spaces if the county provides the signage. There is also a Road Name Application and fees that will need to be paid if the county provides the signage
- We will need a CAD file for each phase that is recorded. Our office will NOT be able to establish or release any 911 addresses until we have this information. It should be submitted at the same time the final plat is submitted
- The portion of Dachshund Dr showing on the map showing a cul-de-sac will need to have another name.
- The portion of Husky Dr on the map showing a cul-de-sac will need to have another name.

If you need anything further from me, please let me know.

Trish Hinson
E-911 Addresser
Lancaster County Public Safety Communications
1941 Pageland Highway
Lancaster SC 29720
803.416.9325 (phone)
803.313.2152 (fax)

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NOTICE: All email correspondence to and from this address may be subject to public disclosure under the SC Freedom of Information Act.

Exhibit 7

Elaine Boone

From: Patricia T. Hinson
Sent: Thursday, February 11, 2016 11:16 AM
To: Elaine Boone
Cc: Chris Nunnery; Julia Davignon; Brandon Pridemore
Subject: ANSLEY PARK

Elaine,

I hope this email finds you having a great Thursday. Below are my comments for the above referenced:

- All street names shown on the preliminary drawing are on hold for use in this project
- Allenby St will need a new suffix choice. My "on hold list" shows Allenby Ln
- A CAD file will need to be submitted along with final recorded plats. 911 Address will not be issued until we have this in hand

If you need anything further from me on this, please let me know.

Thanks,

Trish Hinson
E-911 Addresser
Lancaster County Public Safety Communications
1941 Pageland Highway
Lancaster SC 29720
803.416.9325 (phone)
803.313.2152 (fax)

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Elaine Boone

From: Stephen Blackwelder
Sent: Wednesday, January 27, 2016 11:47 AM
To: Elaine Boone; Penelope Karagounis
Subject: Ansley Park- DRC Comments

Exhibit 7

Follow Up Flag: Follow up
Flag Status: Flagged

Elaine and Penelope,

Below are the comments I had at yesterday's DRC meeting regarding this project:

- No burning of existing structures and/or vegetative debris on site unless prior permission from SC DHEC and SC Forestry Commission
- All housing units (and the amenity center) must be within 500 feet of a working fire hydrant. The plan provided did not have a utility plan so no specific comments can be made at this time. I agreed that preliminary plans may proceed without specific fire hydrant locations as long as a statement is on the plan documenting that water main and hydrant locations have not been reviewed and are subject to subsequent review/approval by Lancaster County Fire Marshal and LCWSD.
- If the amenity center requires fire sprinkler protection, a fire hydrant must be located within 100 feet of the remote FDC for the building.
- Any fire hydrants that are not placed at intersecting roads (mid-block hydrants) will require a 26' wide roadway section (exclusive of curbing) for 20' prior to and 20' after each mid-block hydrant.
- Fire hydrants must be in place and accessible prior to vertical construction and maintained throughout the construction process.
- Access to the site during construction must be established and maintained throughout the project for emergency services.
- The applicant indicated this project will be built in several phases.
 - Fire hydrant coverage for a phase cannot be provided by fire hydrants scheduled to be installed in a future phase. If a hydrant in a subsequent phase is necessary for adequate protection, it must be installed as a part of the current phase.
 - At no time can a roadway greater than 150 feet in length not have an adequate turnaround for emergency apparatus. In the phased construction, temporary turnarounds may be acceptable as long as they are constructed to public works department's standards and approved by public works.
- No speed bumps, speed humps, speed tables, and the like are allowed.
- The applicant stated that this is not a gated community
- The plan noted this project was in the Charlotte Road Fire District. This is incorrect and needs to be changed to Pleasant Valley Fire District.

If you have any questions or concerns, please let me know.

Thanks,

Stephen Blackwelder, Fire Marshal

Lancaster County Fire Rescue

PO Box 1809

Lancaster, SC 29721

111 Covenant Place

Lancaster, SC 29720

Office: 803-283-8888

Fax: 803-283-6333

Direct: 803-313-8056

sblackwelder@lancastercountysc.net

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RJH ROAD NAME LIST FOR LANCASTER COUNTY PROJECTS

APPROVED ROAD NAME & RESERVATION LIST

January 5, 2016

January 25, 2016 (R)

AVONDALE – ROAD NAMES

Artigas Drive	Alford Lane	Gladesville St	Mooney Lane
Friendship St	Cologne Lane	Mangfall Lane	Bareland Road
Rainbow Road	Zeeland Lane	Tacoma Drive	Fairlady Lane
Heartwine Lane	Pendula Lane	Pickerel Way	Plumeria Way
Plicata Drive	Vecchio Drive		

Disapproved: Avondale Drive

ANSLEY PARK – ROAD NAMES

Ballester Road	Grafton Way	Moselle Drive	Varesk Lane
Allenby Lane	Messina Road	Ava Court	Holland Street
Fragrans Avenue	Gardenia Lane		

WALNUT CREEK PHASE 3D – ROAD NAMES

Bowen Terrace	Bridgewater St*	Sea Cliff Lane	Chords Avenue
Chrysanthemum Rd*			

* Roads extend into Walnut Creek Phase 3E

WALNUT CREEK PHASE 3E – ROAD NAMES

Bridgewater St*	Merrivale Drive	Swanport Road	Attaran Lane
Mirna Lane	Sighs Lane	Chrysanthemum Rd*	

* Roads extend into Walnut Creek Phase 3D

Exhibit 7

Elaine Boone

From: Kenneth Cauthen
Sent: Monday, February 08, 2016 12:20 PM
To: Elaine Boone
Subject: Ansley Park

Elaine,
The following relates to Ansley Park PDD.

The following lots are located partially within an AE Zone as located on the FIRMs:

Lots 1-7
Lots 12-16
Lots 18-23 and lot 31.

Base Flood Elevations must be depicted on plats. Because a regulated floodway is involved, Lancaster County requires a statement from a licensed engineer stating that because fill will be placed in the SFHA, the amount of fill will result in a "no rise" situation.

See Article IV Section B. 5. A) Flood Damage Prevention Ordinance – Ordinance #1095. A LOMR-F is required.

Street trees to be planted on the lot side of any sidewalk off the right of way .

Thanks,
Kenneth

Exhibit 7

Exhibit 7

Elaine Boone

From: Edwards, Victor M <EdwardsVM@scdot.org>
Sent: Monday, February 01, 2016 2:23 PM
To: Elaine Boone
Cc: Gamble, David D.
Subject: RE: Ansley Park: Preliminary Plat for 309 SFR Detached Lots (Not Construction Drawings)
Attachments: Ansley TIA Response Letter.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Hey Elaine,

Attached is our response to the TIA. We have not received a request for any encroachment permit for either this sites access to Henry Harris, nor the left turn lane at Marvin and Henry Harris.

Vic

Victor Edwards, PE
SCDOT, District 4
District Permit Engineer
Office 803-385-4240

From: Elaine Boone [mailto:eboone@lancastercountysc.net]
Sent: Monday, February 01, 2016 1:23 PM
To: Edwards, Victor M
Subject: FW: Ansley Park: Preliminary Plat for 309 SFR Detached Lots (Not Construction Drawings)
Importance: High

Hey Vic,

This is the proposed Ansley Park subdivision on the south side of Henry Harris Road. Any comments. Thanks as always for being so helpful.

Thanks,

J. Elaine Boone
Plannner II
Lancaster County Planning Department
101 N. Main Street
P.O. Box 1809
Lancaster, S.C. 29721
Phone: (803) 416-9396 Direct
Phone: (803) 285-6005 Main
Fax: (803) 285-6007

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From: Brandon Pridemore [<mailto:brandonpridemore@rjoeharris.com>]
Sent: Tuesday, January 12, 2016 10:59 AM
To: Judy Barrineau
Cc: Elaine Boone
Subject: FW: Ansley Park: Preliminary Plat for 309 SFR Detached Lots (Not Construction Drawings)

Judy,

Attached is a copy of the preliminary plat that was submitted to Planning (Elaine) and I had inadvertently sent out to your distribution list (see below).

Let me know if you need anything else from me.

Thanks.

Brandon S. Pridemore, CPESC
Vice President
R. Joe Harris & Associates, Inc.
127 Ben Casey Drive, Suite 101
Fort Mill, South Carolina 29708
P: 803-802-1799
F: 803-802-0886
W: www.rjoeharris.com

We have moved – note new address

From: Brandon Pridemore [<mailto:brandonpridemore@rjoeharris.com>]
Sent: Friday, January 08, 2016 1:41 PM
To: Steve Yeargin (SYeargin@lancastercountysc.net); 'Kenneth Cauthen'; Clayton Catoe (ccatoe@lancastercountysc.net); Seth Rodgers (sethrodders@comporium.net); 'James Hawthorne'; Jeffery D. Catoe (Lancaster County); 'hhiott@lancastercountysc.net'; 'Gene.Moore@lcsdmail.net'; 'David.Small@lcsdmail.net'; 'Bryan.Vaughn@lcsdmail.net'; 'bfaile@lancastercountysc.net'; Patricia T. Hinson (PHinson@lanc911.com); 'John McKay'; 'Daniel Hopkins'; 'Wayne Joyner'; bagleymr@scdot.org; 'Stephen Blackwelder'
Cc: 'Elaine Boone'; pmurphy@rjoeharris.com
Subject: Ansley Park: Preliminary Plat for 309 SFR Detached Lots (Not Construction Drawings)

To All,

Exhibit 7

Please find attached the submitted Preliminary Plat for Ansley Park Phase I (SFR Section along Henry Harris Road). This plan projects 309 lots that will probably be constructed/platted in 4 phases – but that is still to be determined. This is a preliminary plat and won't include grading, water, sewer, storm, etc.

There are changes we know will be forthcoming such as:

1. Road names
2. Added certain elements such as existing topography, streams, wetlands, existing roads (Henry Harris)
3. Label cleanup

For SCDOT, we will be designing and submitting traffic interchange improvements at Henry Harris/Marvin Road with 1st submittal of construction drawings (will be independent plan set) and please verify if you want this stated on the Preliminary Plat or the project can move forward simply with requirement that subdivision plans will not be approved until interchange is designed, permitted and bonded.

The road layout and lot count is as shown, pending any comments received.

Thank you and please feel free to contact us with any questions.

Brandon S. Pridemore, CPESC
Vice President

R. Joe Harris & Associates, Inc.

127 Ben Casey Drive, Suite 101

Fort Mill, South Carolina 29708

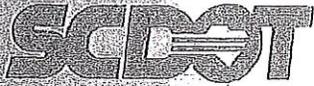
P: 803-802-1799

F: 803-802-0886

W: www.rjoharris.com

We have moved – note new address

Exhibit 7



South Carolina
Department of Transportation

Exhibit 7

Cherokee County
Chester County
Chesterfield County
Fairfield County
Lancaster County
Union County
York County

November 3, 2015

Ms. Amy Massey, P.E.
Kimley-Horn and Associates, Inc.
331 East Main Street, Suite 200
Rock Hill, South Carolina 29730

RE: Traffic Impact and Access Study – Ansley Development
S-29-92 (Henry Harris Road)
Lancaster County

Dear Ms. Massey:

Thank you for your recent Traffic Impact Analysis (TIA) for the new residential development south of S-29-54 (Marvin Road) along S-29-92 (Henry Harris Road). While we concur in principal with the findings of your study, we have the following brief comments:

- Due to the 577 eastbound through movements shown along S-29-54 (Marvin Road) as part of the 2020 Build-Out Peak Traffic Volumes and the potential of a signalized intersection in the future, a left-turn lane with 150' of storage will be required from S-29-54 (Marvin Road) to S-29-92 (Henry Harris Road). While we understand it does not meet a volume warrant, it does enhance safety.
- The SCDOT understands the recommendations made in this study are necessary solely due to the projected 2020 background traffic conditions. However, the subject development does contribute to this corridor's growth. Therefore, it is our recommendation that the development should either contribute to the cost of each of these improvements or bear the sole cost of a left-turn lane along S-29-92 (Marvin Road) to S-29-54 (Henry Harris Road).

Once an encroachment permit is applied for, all preceding items will be discussed further. Thank you again for the opportunity to review your study. If you have any additional questions or concerns, please contact David Gamble in the District 4 Permit Office at (803) 377-4155.

Sincerely,

John M. McCarter, P.E.
District 4 Engineering Administrator

JMM/spm

cc: Alex J. Moore, AICP, Lancaster County Planning Department
ecc: Wayne Joyner, Permit Manager
John D. McKay, Resident Maintenance Engineer

File: D4/PO/VME

District Four Engineering
Post Office Box 130
Chester, South Carolina 29708



Phone: (803) 377-4155
Fax: (803) 581-0156

AN EQUAL OPPORTUNITY
AFFIRMATIVE ACTION EMPLOYER

- Mailed 11.4.15
spm

Exhibit 7

Elaine Boone

From: Jeffery D. Catoe
Sent: Monday, February 08, 2016 4:24 PM
To: Elaine Boone
Subject: RE: DRC: Ansley Park comments

Elaine,

Here are the comments from Public Works for Ansley Park:

- Site approved in concept only with the following comments:
 - 1) Roads are to be privately maintained and noted on construction plans, plats, etc.
 - 2) There was discussion at the DRC about the stub out road for future development. In agreement with the Fire Marshal, this road should be barricaded after construction, or cul de sac constructed as discussed. If so, please include drawing and detail on construction.

Please let me know if you have any questions.

Jeff Catoe
Lancaster County
Public Works Director
P.O Box 1809
Lancaster, SC 29721
(803) 416-9692 Phone
(803) 285-3835 Fax

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From: Elaine Boone
Sent: Monday, February 08, 2016 3:19 PM
To: Jeffery D. Catoe
Subject: DRC: Ansley Park comments

Jeff,

Do you have any comments for Ansley Park? If you can get them by 5:00 p.m. today that would great.

Thanks,

J. Elaine Boone
Planner II
Lancaster County Planning Department
101 N. Main Street
P.O. Box 1809
Lancaster, S.C. 29721
Phone: (803) 416-9396 Direct
Phone: (803) 285-6005 Main
Fax: (803) 285-6007

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