

# LANCASTER COUNTY PLANNING COMMISSION

March 15, 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		Chairman		
Chairman's Report		Chairman		
Director's Report – DRC Cases, UDO rewrite update		Penelope Karagounis		
<b>RNC-016-001</b> - Road Name Change Application – Blackmon Street/Kershaw {Public Hearing} pgs. 1-24		Andy Rowe		
<b>RNC-016-007</b> – Road Name Change Application – Clark Ln./Lancaster {Public Hearing} pgs. 25-37		Andy Rowe		
<b>RNC-016-008</b> – Road Name Change Application – Clark St./Heath Springs {Public Hearing} pgs. 38-45		Andy Rowe		
<b>RNC-016-009</b> – Road Name Change Application – Clark St./Kershaw {Public Hearing} pgs. 46-52		Nick Cauthen		
<b>RNC-016-010</b> – Road Name Change Application – South St./Kershaw {Public Hearing} pgs. 53-62		Nick Cauthen		
<b>RZ-016-003</b> – Rezoning application of Kevin Robinson to rezone a ± 1.14 acre tract from R-15 (Kershaw), Residential District, to B-1, Central Business District. The applicant proposes to build a Dentist Office on the property. {Public Hearing} pgs. 63-78 <b>Tax Map 156H, Block G, Parcel 11.00</b>		Andy Rowe		
New Business: Planning and Zoning Officials 2016 Training Calendar		Penelope Karagounis		
Old Business: Discussion of UDO Chapters		Kara Drane		

# Lancaster County Planning Department

101 N. Main St., Ste. 108

P.O. Box 1809

Lancaster, South Carolina 29721-1809

---

Telephone (803) 285-6005

Fax (803) 285-6007

## **Memo**

**To:** Lancaster County Planning Commission Members

**From:** Penelope G. Karagounis, Lancaster County Planning Director

**Date:** March 2, 2016

**Re:** Director's Report for the March 15, 2016 Planning Commission meeting

## **Message:**

For the month of March we have four Development Review Committee cases. One case will be reviewed on Tuesday, March 8, 2016 and it is for a new business called Little Wonders Academy. On Tuesday, March 22, 2016 we have three DRC cases. The first case is an outparcel at the Food Lion Shopping Center for an Urgent Care Center. The second and third case is for two developments in the Cross Creek Shopping Center. The first outparcel is for a restaurant and the second outparcel is for a medical office.

We continue to work on the drafts of the chapters for the Unified Development Ordinance rewrite. Our rescheduled focus groups will be held on Wednesday, March 16<sup>th</sup> and Thursday, March 17<sup>th</sup>. We will continue to have discussions with the Planning Commission members during the Planning Commission Workshop and Planning Commission meeting for the rewrite of the Unified Development Ordinance. We appreciate all the Planning Commissioners and the County Staff on taking the time to review the draft chapters of the UDO rewrite. Thank you.

**RNC-016-001 - Road Name Change  
Application – Blackmon Street/Kershaw  
{Public Hearing} pgs. 1-24**

**Andy Rowe**

Discussion:

Conclusions:

Action items:

Person responsible:

Deadline:

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

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

---

**I. FACTS**

A. GENERAL INFORMATION

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

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

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

**Description of Plan:** Change the existing road name of Blackmon Street to (Name will be provided by March 11<sup>th</sup> due to deadline with Town of Kershaw).

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 – 1<sup>st</sup> letter sent out
4. Lancaster County Notification to the property owners
5. Blackmon Street Comments
6. Email correspondence sent for Blackmon Street
7. Letter from Town of Kershaw

**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**

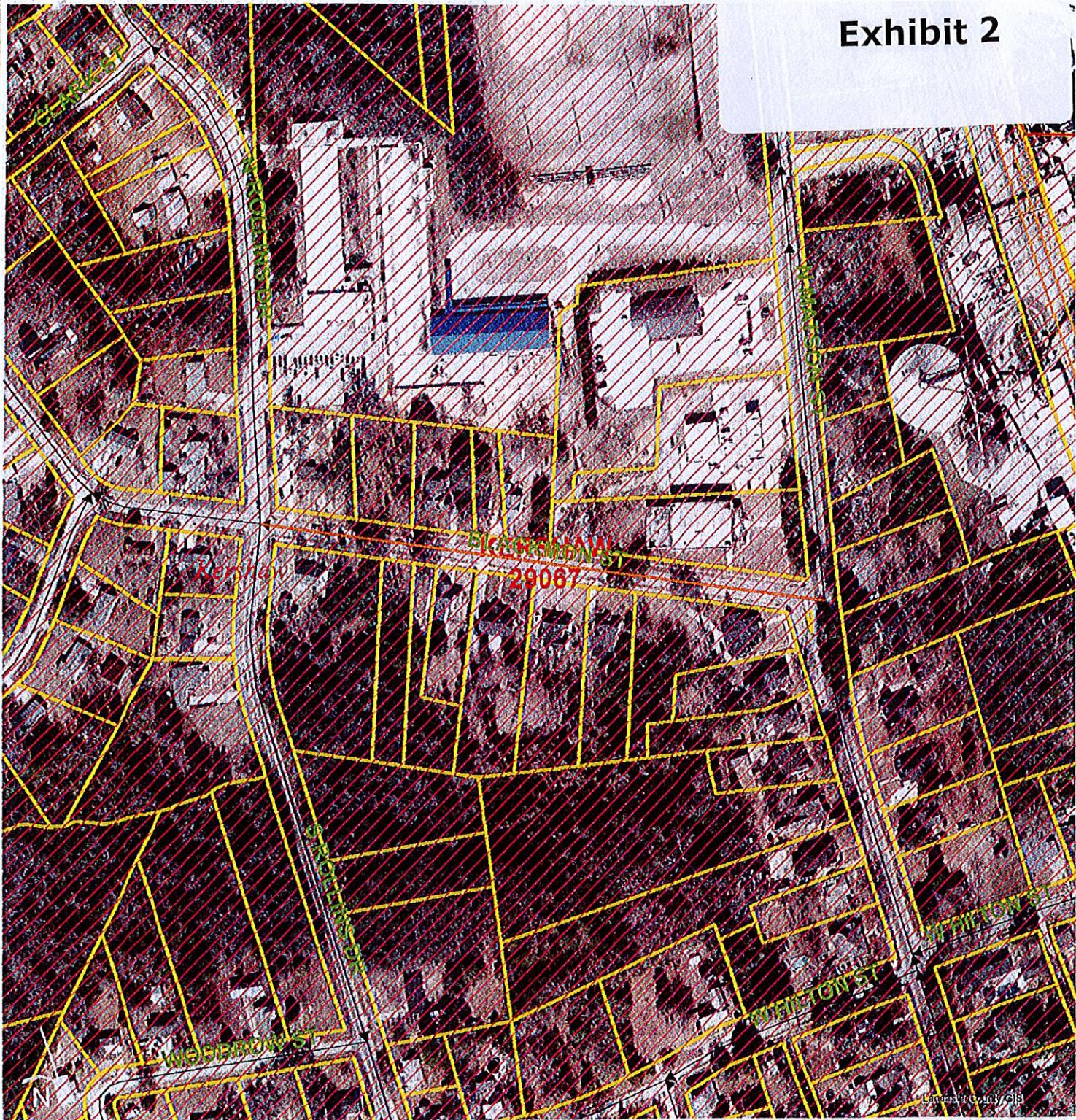
This road name change is being requested by Lancaster County Public Safety Communications. The new Computer Aided Dispatch System is a map driven system, therefore the accuracy of address points, street names, and ranges are vital. The reason for the proposed road name change is that Blackmon Street 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 (Name will be provided by March 11<sup>th</sup> due to deadline with Town of Kershaw) should be approved.

**IV. RECOMMENDATION**

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





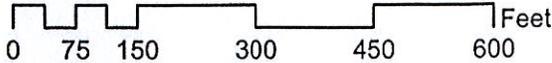
Address Info



# 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.

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**

**FILE COPY**  
Mailed 2-24-16 AR

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:** February 24, 2016

**MEETING**  
**DATE:** Tuesday, March 15, 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, March 15, 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**

## MARCH 15TH PC MEETING

### **BLACKMON ST-KERSHAW: RNC-016-001**

- BLACKMON ST is located off N Matson St.
- This application was tabled at the January Planning Commission meeting to give the town/residents more time to choose a street name other than Dragonfly Way.
- This application also had a “no” vote at the February Planning Commission meeting to rename the street Dragonfly Way.
- There is no name on the current application. I am waiting on the Town of Kershaw or the residents of Blackmon St to submit a street name choice. If I do not receive a street name choice from them by the date of the Planning Commission Meeting, I will submit one of the street name choices I currently have on hold from the Town of Kershaw.

## **Exhibit 5**

**Andy Rowe**

---

**From:** Patricia T. Hinson  
**Sent:** Wednesday, March 02, 2016 4:09 PM  
**To:** Eddie Coates; Joe Boyes  
**Cc:** Andy Rowe; Chris Nunnery; Judy Barrineau; Penelope Karagounis; ckhammer1@yahoo.com; Mark Dorman; Gail Rogora; Sonya F. Poole; Jody Connell; Michael Cook; Harvey Truesdale; Llc Norrell & Powers Norrell; Steve Willis; John Weaver  
**Subject:** RE: MARCH STREET NAME CHANGES

Eddie,

The dates I have listed below are incorrect. I will need the street names submitted by March 11<sup>th</sup> and the Planning Commission Meeting will be march 15<sup>th</sup>. Sorry for the error.

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.

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

---

**From:** Patricia T. Hinson  
**Sent:** Wednesday, March 02, 2016 12:25 PM  
**To:** 'Eddie Coates' <ecoates57@yahoo.com>; Joe Boyes <jboyes@comporium.net>  
**Cc:** Andy Rowe <arowe@lancastercountysc.net>; Chris Nunnery <CNunnery@lanc911.com>; Judy Barrineau <jbarrineau@lancastercountysc.net>; Penelope Karagounis <pkaragounis@lancastercountysc.net>; ckhammer1@yahoo.com; Mark Dorman <dormanm@comporium.net>; Gail Rogora <myzombieman@yahoo.com>; Sonya F. Poole <sonyafpoole@aol.com>; Jody Connell <shayjohn@windstream.net>; Michael Cook <jscook@windstream.net>; Harvey Truesdale <hctrues@windstream.net>; Llc Norrell & Powers Norrell <resipsa@comporium.net>; Steve Willis <swillis@lancastercountysc.net>; John Weaver <jweaver@lancastercountysc.net>  
**Subject:** RE: MARCH STREET NAME CHANGES

Good Morning Eddie,

I hope this email finds you having a great Wednesday.

In response to your email below, the street name change for Blackmon St will be on the agenda to be heard/voted on at the planning commission meeting scheduled for March 16th. We would really like to have a suggestion from the Town of Kershaw and/or the residents of Blackmon St to submit on the street name change application. If we do not receive a street name from either, we will choose from the list of available street names already "on hold" for the Town of Kershaw, previously submitted, or E-911 will try to choose a name that would be more suitable than Dragonfly Way. We will need to have a street name(s) submitted no later than Friday March 12<sup>th</sup>. This will give me ample time to take it through the process, and send the street name change application to the planning department.

Thank you in advance for your time in this matter. I am in the office Monday-Friday from 8-5pm, with the exception of my lunch hour, 1-2pm. I hope to hear back from you soon on this issue.

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.

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

---

**From:** Eddie Coates [<mailto:ecoates57@yahoo.com>]  
**Sent:** Tuesday, March 01, 2016 1:20 PM  
**To:** Patricia T. Hinson <[PHinson@lanc911.com](mailto:PHinson@lanc911.com)>; Joe Boyes <[jboyes@comporium.net](mailto:jboyes@comporium.net)>  
**Cc:** Andy Rowe <[arowe@lancastercountysc.net](mailto:arowe@lancastercountysc.net)>; Chris Nunnery <[CNunnery@lanc911.com](mailto:CNunnery@lanc911.com)>; Judy Barrineau <[jbarrineau@lancastercountysc.net](mailto:jbarrineau@lancastercountysc.net)>; Penelope Karagounis <[pkaragounis@lancastercountysc.net](mailto:pkaragounis@lancastercountysc.net)>; [ckhammer1@yahoo.com](mailto:ckhammer1@yahoo.com); Mark Dorman <[dormanm@comporium.net](mailto:dormanm@comporium.net)>; Gail Rogora <[myzombieman@yahoo.com](mailto:myzombieman@yahoo.com)>; Sonya F. Poole <[sonyafpoole@aol.com](mailto:sonyafpoole@aol.com)>; Jody Connell <[shayjohn@windstream.net](mailto:shayjohn@windstream.net)>; Michael Cook <[jscook@windstream.net](mailto:jscook@windstream.net)>; Harvey Truesdale <[hctrues@windstream.net](mailto:hctrues@windstream.net)>; Llc Norrell & Powers Norrell <[resipsa@comporium.net](mailto:resipsa@comporium.net)>  
**Subject:** Re: MARCH STREET NAME CHANGES

Dear Trish:

Hope you are having a good day, I don't know if you are aware but Joe Boyes is no longer employed by the Town of Kershaw.

In response to your email, it was our understanding that the Planning Commission voted not to rename Blackmon Street at its last meeting, so it puzzles us that Blackmon Street is included on this list.

As you know, the Town's position is that this street is named for a historical figure, and, therefrom the Planning Commission has no authority to rename the street. It can only be renamed by a 2/3 vote of the state legislature, as set out in SC Code 10-1-165, otherwise known as the Heritage Act. That Act specifically and unequivocally states that "No street, bridge, structure, park, preserve, reserve, or other public area of the State or any of its political subdivisions dedicated in memory of or named for any historic figure or historic event may be renamed or rededicated. . . . [and] The provisions of this section may only be amended or repealed upon passage of an act which has received a two-thirds vote on the third reading of the bill in each branch of the General Assembly."

Since it is clear in the law that the Planning Commission does not have the authority to rename Blackmon Street, the Town will not be submitting alternative names for this street and trusts that the Planning Commission will not attempt to rename the street in violation of SC Code 10-1-165.

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

Thank you for your time and consideration,

Eddie Coates  
Mayor Pro Tem  
Town of Kershaw

---

**From:** Patricia T. Hinson <[PHinson@lanc911.com](mailto:PHinson@lanc911.com)>  
**To:** Joe Boyes <[jboyes@comporium.net](mailto:jboyes@comporium.net)>; Eddie Coates <[ecoates57@yahoo.com](mailto:ecoates57@yahoo.com)>  
**Cc:** Andy Rowe <[arowe@lancastercountysc.net](mailto:arowe@lancastercountysc.net)>; Chris Nunnery <[CNunnery@lanc911.com](mailto:CNunnery@lanc911.com)>; Judy Barrineau <[jbarrineau@lancastercountysc.net](mailto:jbarrineau@lancastercountysc.net)>; Penelope Karagounis <[pkaragounis@lancastercountysc.net](mailto:pkaragounis@lancastercountysc.net)>; "ckhammer1@yahoo.com" <[ckhammer1@yahoo.com](mailto:ckhammer1@yahoo.com)>  
**Sent:** Monday, February 29, 2016 3:17 PM  
**Subject:** MARCH STREET NAME CHANGES

Hello Joe/Eddie,

I hope this email finds you both having a great Monday. Just a few reminders for the upcoming March 3<sup>rd</sup> Planning Commission Workshop and the March 15<sup>th</sup> Planning Commission Meeting. The following streets for the town of Kershaw will be on the agenda for both dates:

- Clark St (both segments)
- South St
- Blackmon St

**Exhibit 6**

Below I've listed street names currently "on hold" for use for the town of Kershaw, (this list of street names have not been designated to a particular street name, per the list from Sonya Poole). These street names were submitted Tony Starnes. Below are the street names:

**Backyard Path Way= Submitted by Tony Starnes**  
**Bluebird Ln=Submitted by Tony Starnes**  
**Holly Hedge Ln= Submitted by Tony Starnes**  
**Redbud St=Submitted by Tony Starnes**

Per my conversation with Andy Rowe, the planner in charge, he will need the new street name choices no later than March 2<sup>nd</sup> so the road name change applications will be complete, and in the packets that will go out to the Planning Commission board for the March 3<sup>rd</sup> workshop. If you have ANY QUESTIONS, please do not hesitate to contact me.

If I do not hear back from one of you by **March 2<sup>nd</sup> by 3:pm**, I will select names from the list provided to insert on the street name change applications for each of the streets listed above. Thanks for your time in advance.

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.

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

**Andy Rowe**

**Exhibit 6**

**From:** Patricia T. Hinson  
**Sent:** Monday, February 29, 2016 3:17 PM  
**To:** Joe Boyes; Eddie Coates  
**Cc:** Andy Rowe; Chris Nunnery; Judy Barrineau; Penelope Karagounis; ckhammer1@yahoo.com  
**Subject:** MARCH STREET NAME CHANGES

Hello Joe/Eddie,

I hope this email finds you both having a great Monday. Just a few reminders for the upcoming March 3<sup>rd</sup> Planning Commission Workshop and the March 15<sup>th</sup> Planning Commission Meeting. The following streets for the town of Kershaw will be on the agenda for both dates:

- Clark St (both segments)
- South St
- Blackmon St

Below I've listed street names currently "on hold" for use for the town of Kershaw, (this list of street names have not been designated to a particular street name, per the list from Sonya Poole). These street names were submitted Tony Starnes. Below are the street names:

**Backyard Path Way= Submitted by Tony Starnes**  
**Bluebird Ln=Submitted by Tony Starnes**  
**Holly Hedge Ln= Submitted by Tony Starnes**  
**Redbud St=Submitted by Tony Starnes**

Per my conversation with Andy Rowe, the planner in charge, he will need the new street name choices no later than March 2<sup>nd</sup> so the road name change applications will be complete, and in the packets that will go out to the Planning Commission board for the March 3<sup>rd</sup> workshop. If you have ANY QUESTIONS, please do not hesitate to contact me.

If I do not hear back from one of you by **March 2<sup>nd</sup> by 3:pm**, I will select names from the list provided to insert on the street name change applications for each of the streets listed above. Thanks for your time in advance.

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.

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:** Tuesday, February 23, 2016 10:22 AM  
**To:** Joe Boyes  
**Cc:** Chris Nunnery; ckhammer1@yahoo.com; Andy Rowe; Penelope Karagounis; Eddie Coates  
**Subject:** MARCH PLANNING COMMISSION MEETING

Good Morning Joe,

I hope this email finds you having a great Tuesday.

I'm sending this email as a reminder of our March 15<sup>th</sup> Planning Commission Meeting. The following street names will be on the agenda for the Town of Kershaw; letters were mailed out on 1-21-16:

- Clark St= This street has two separate segments and will need two names submitted. I have received correspondence from one resident to date
- South St= I have not received any correspondence from any of the property owners; this is the street the new Family Dollar will have access from
- Blackmon St= will be back on the agenda; I have not received any correspondence from any of the property owners

If you need anything further from me, 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)

**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.

**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:** Monday, February 22, 2016 4:03 PM  
**To:** Andy Rowe  
**Subject:** FW: OLD BLACKMON RD

**From:** Patricia T. Hinson  
**Sent:** Monday, February 22, 2016 9:40 AM  
**To:** 'Joe Boyes' <[jboyes@comporium.net](mailto:jboyes@comporium.net)>  
**Cc:** Chris Nunnery <[CNunnery@lanc911.com](mailto:CNunnery@lanc911.com)>; [ckhammer1@yahoo.com](mailto:ckhammer1@yahoo.com); 'Eddie Coates' <[ecoates57@yahoo.com](mailto:ecoates57@yahoo.com)>  
**Subject:** RE: OLD BLACKMON RD

Good Morning Joe,

I hope this email finds you having a great start to your Monday. I will be looking for the street names you would like for me to check on.

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.

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

**From:** Joe Boyes [<mailto:jboyes@comporium.net>]  
**Sent:** Friday, February 19, 2016 10:20 AM  
**To:** Patricia T. Hinson <[PHinson@lanc911.com](mailto:PHinson@lanc911.com)>  
**Subject:** RE: OLD BLACKMON RD

Trish,

## 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)

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.

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

Could you check on the availability of Few Street as a potential option?

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, February 17, 2016 8:20 AM  
**To:** Joe Boyes <[jboyes@comporium.net](mailto:jboyes@comporium.net)>  
**Cc:** Chris Nunnery <[CNunnery@lanc911.com](mailto:CNunnery@lanc911.com)>; [ckhammer1@yahoo.com](mailto:ckhammer1@yahoo.com); Penelope Karagounis <[pkaragounis@lancastercountysc.net](mailto:pkaragounis@lancastercountysc.net)>; Andy Rowe <[arowe@lancastercountysc.net](mailto:arowe@lancastercountysc.net)>; Eddie Coates <[ecoates57@yahoo.com](mailto:ecoates57@yahoo.com)>  
**Subject:** OLD BLACKMON RD

Good Morning Joe,

I hope this email finds you having a great start to your Wednesday. I'm sending this as a follow up to the street name, that came up at the Planning Commission Meeting last night to replace Blackmon St. Unfortunately, **Old Blackmon Ln** already exists off Lynwood Dr, (See attached).

Please keep in mind, I will need to have the newly proposed street names to cross reference, and put through the process in plenty of time to include the final street name in the packets that go out to the Planning Commissioners on or about March 8<sup>th</sup>. I hope you have a great rest of the work week and weekend. I will wait to hear back from you.

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.

## Andy Rowe

---

**From:** Patricia T. Hinson  
**Sent:** Wednesday, February 17, 2016 8:20 AM  
**To:** Joe Boyes  
**Cc:** Chris Nunnery; ckhammer1@yahoo.com; Penelope Karagounis; Andy Rowe; Eddie Coates  
**Subject:** OLD BLACKMON RD  
**Attachments:** OLD BLACKMON LN.pdf

Good Morning Joe,

I hope this email finds you having a great start to your Wednesday. I'm sending this as a follow up to the street name, that came up at the Planning Commission Meeting last night to replace Blackmon St. Unfortunately, **Old Blackmon Ln** already exists off Lynwood Dr, (See attached).

Please keep in mind, I will need to have the newly proposed street names to cross reference, and put through the process in plenty of time to include the final street name in the packets that go out to the Planning Commissioners on or about March 8<sup>th</sup>. I hope you have a great rest of the work week and weekend. I will wait to hear back from you.

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.

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

**Exhibit 6**

# TOWN OF KERSHAW

*Continued Progress,  
A Goal*



*Community Pride,  
A Reality*

## Exhibit 7

Ladies and Gentlemen:

As you know, at the January Town Council meeting of the Town of Kershaw, the Council discussed the renaming of streets within the municipal limits of the Town. Specifically, residents of Blackmon Street addressed the Town Council about their concerns regarding the proposed renaming of their street to Dragon Fly Way.

The Town took the position that this road should retain its name and it was the understanding of the Town Council following this meeting that County staff would recommend that this road retain its name. Our Mayor Pro Tem was even asked for historic information about the name of the road "for the files" of the Planning Commission, which he provided. Yesterday, however, we received a different message. This letter will serve to set out the Town's position regarding this matter.

As you are likely aware, a municipality has the authority to conduct its own planning and zoning operations, but may choose to delegate that authority to the County. The Town of Kershaw has elected to do so and it is for that reason that the County Planning Commission is considering this issue rather than a Municipal Planning Commission appointed by the Town Council. Nonetheless, it is the hope of the Town Council that the County Planning Commission will consider the wishes of the Town, as well as the clear letter of state law, in considering this issue.

The Town Council is aware that the County is relying on the wording of SC Code 23-47-60(c)(2), which was enacted nearly 25 years ago in 1991 when 911 systems were being implemented. That section of state code states that a "Local government, upon approval for implementation of a 911 system, shall standardize addressing within its area according to service supplier procedures. . . . [and] Existing duplicate street names must be changed as necessary by the local government to ensure efficiency of the emergency response system."

In fact, the County did change several street names in 1991 in order to comply with this statutory requirement. It can be assumed that all required standardized addressing had been completed by 2000, when the State Legislature enacted SC Code 10-1-165, otherwise known as the Heritage Act. That Act specifically and unequivocally states that "No street, bridge, structure, park, preserve, reserve, or other public area of the State or any of its political subdivisions dedicated in memory of or named for any historic figure or historic event may be renamed or rededicated. . . . [and] The provisions of this section may only be amended or repealed upon passage of an act which has received a two-thirds vote on the third reading of the bill in each branch of the General Assembly."

It is clear from the language of SC Code 10-1-165 that, unless it obtains permission of the state legislature through a two-thirds majority, the County Planning Commission does not have the authority to rename any roads or bridges that are named for any historic figure or historic event. This is very specific language and it is not overridden by the broad and discretionary language in the earlier statute regarding standardized addressing. Neither the County, nor any municipality has the authority to circumvent this statute. We are informed that the Planning Commission for the City of Lancaster recognizes the fact that it lacks the authority to rename any

roads or bridges that are named for any historic figure or historic event, and we hope that the County Planning Commission recognizes this fact as well.

The argument has been presented that it is necessary to change the names of certain roads for safety concerns. We answer that argument with two points. First, there is a mechanism set out in state law whereby the names of roads named after historic figures be changed, but it is not done at the Planning Commission level. It requires a two-thirds vote of the state legislature. Second, and perhaps more importantly, we submit to you that changing the name of a road does not increase safety and will more likely have the opposite effect of the stated intention.

It was stated in Sunday's The Lancaster News that there are three roads that have Blackmon in the name – Blackmon Street, Blackmon Road, and Blackmon Circle. It was stated that Blackmon Circle would retain its name, that Blackmon Road would be renamed Blackmon Pond Road, and that Blackmon Street was proposed to be renamed Dragon Fly Way. The reasoning was that if someone called 911 and said they were on "Blackmon," then it would be clear where they were. This explanation is nonsensical. If a person calls 911 for an incident on "Blackmon," the dispatcher would not know if the caller was referring to Blackmon Pond Road or Blackmon Circle. Neither would the dispatcher know if this person were on Dragon Fly Way and had simply always known the street to be "Blackmon Street." The difference would be that that only one officer or ambulance would be dispatched, rather than three. We would submit to you that that does not save lives, it endangers them. What it saves is gas and liability, by shifting the responsibility for the location to the *caller* rather than the dispatcher.

In making the change, the County seeks to place the burden on the 911 caller to perfectly identify where they are. If the dispatcher then sends the responders to the wrong place, the error is attributed to the caller. This is a tremendous burden to place on the caller, especially since we have the technology to determine the area from which a 911 call is coming. Certainly this technology is better than it was in 1991, when the standardized addressing law was enacted, and the technology is getting more precise, not less precise.

The County Administrator states that there have been incidents in which people had to wait too long because responders have gone to the wrong place. However, in The Lancaster News, the County states that it sends responders to *all* locations that have similar names. First, we would submit that lives are not lost if the County sends too many responders to too many places. However, if the road names are changed, then, presumably the County would send responders to only one place, when the call may be coming from somewhere else or from a person who is unaware of a name change. Again, this new procedure would not save lives and may, in fact engender them because responders would go to fewer places to search for the victims in need, and this could result in loss of life.

Again, the Town maintains that the Heritage Act of 2000 is clear in that the Planning Commission does not have the authority to rename roads and bridges named for historic figures or events, but we also maintain that to do so is not in the interest of public safety. If it were, presumably the County would have made these changes in 1991 when the standardized addressing law it now quotes was enacted.

Sincerely,



Mark Dorman, Mayor

**Exhibit 7**

**PLANNING STAFF REPORT: RNC-016-007**  
**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 Clark Lane.

**Property Location:** Clark Lane is located in Lancaster County, S.C.

**Legal Description:** TMS # 0068E-0A-002.00, 0068E-0A-004.01, 0068E-0A-003.00

**Description of Plan:** Change the existing road name of Clark Lane to Destiny Lane.

B. SITE INFORMATION

**Site Description:** Clark Lane is located between Camp Drive and Camp Creek Road in Lancaster County, S.C.

C. EXHIBITS

1. Road Name Change Application
2. 911 Aerial
3. Verification of Addresses from Trish Hinson – 1<sup>st</sup> letter sent out
4. Lancaster County Notification to the property owners
5. Clark Lane Comments
6. Medical Correspondence Concerning Residents

**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 Clark 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 Clark Lane to Destiny Lane should be approved.

Date of P.C. Meeting: 3-15-16  
  Approved   Denied   No Action

#### **IV. RECOMMENDATION**

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

**RNC-016-007 – Road Name Change**  
**Application – Clark Ln./Lancaster**  
**{Public Hearing} pgs. 25-37**

**Andy Rowe**

Discussion:

Conclusions:

Action items:

Person responsible:

Deadline:

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

# 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: March 3, 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: Between Camp Creek Rd & Camp Dr.

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

Proposed new road name (1<sup>st</sup> Choice): Destiny Ln

Proposed new road name (2<sup>nd</sup> Choice): —

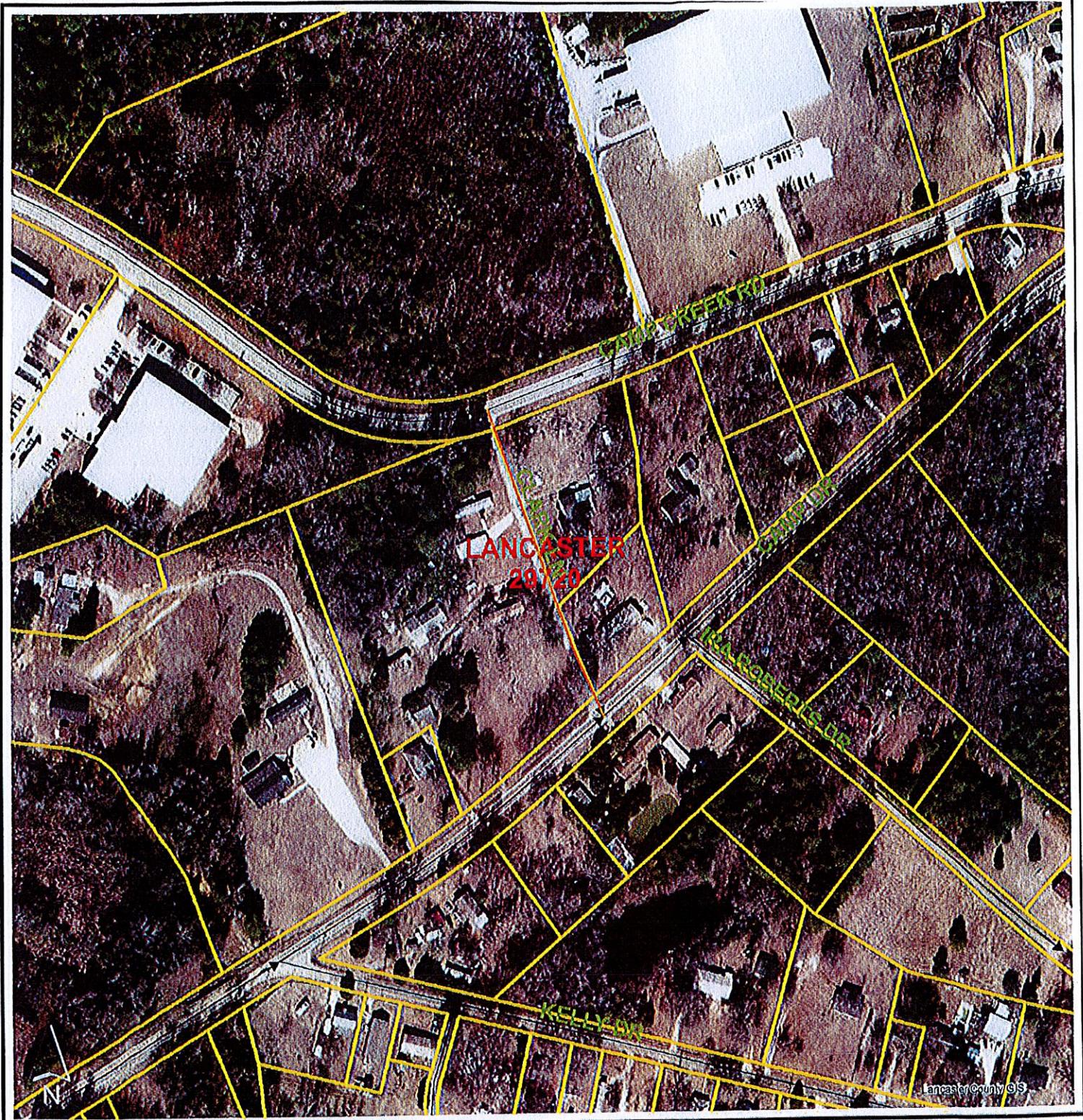
Will this be a private road? Yes  No  (county)

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

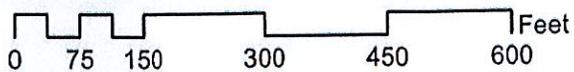
Clark Ln = between Camp Creek R & Camp Dr.



**Public Safety Communications**

**Address Slip**

*A Few Serving Many*



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.

**Exhibit 2**

Author: Lancaster County SC

Date: 12/9/2015

Parcel ID  
✓ 0068E-0A-002.00  
✓ 0068E-0A-004.01  
✓ 0068E-0A-003.00

Owner  
KNIGHT LOIS E QR (1461 Camp Dr)  
ELLEGE TERRY D QR (931 Clark Ln)  
MILLET DELLA HI NQR (935 Clark Ln)

- ✓ Clark Ln = Lancaster, SC between Camp Dr & Camp Creek Rd
- ✓ \* Letters mailed out to property owners with suggestion forms on 12-9-15
- \* emailed to Planning Dept

Lancaster County Planning Department

101 N. Main St., Ste. 108

P.O. Box 1809

Lancaster, South Carolina 29721-1809

**FILE COPY**

Mailed 2/24/16 AR

Telephone (803) 285-6005

Fax (803) 285-6007

**NOTICE OF ROAD NAME CHANGE REQUEST AND PUBLIC HEARING**

**TO:** Property Owners Adjacent to Clark Lane  
**FROM:** Lancaster County Planning Department  
**SUBJECT:** Public Hearing on Road Name Change Application RNC-016-007

**DATE**  
**MAILED:** February 24, 2016

**MEETING**  
**DATE:** Tuesday, March 15, 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 Clark Lane located between Camp Drive and Camp Creek Road in Lancaster County, SC. In accordance with Chapter 14 of the Unified Development Ordinance, the Planning Commission shall review all proposed road name changes.

A public hearing regarding this matter will be held **TUESDAY, March 15, 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**

## MARCH 15TH PC MEETING

### **CLARK LN-LANCASTER: RNC-016-007**

- CLARK LN is located between Camp Creek Rd and Camp Dr.
- Three (3) street name change notification letters were mailed out on 12-9-15. I received documentation from Terry D. Elledge (See attached). His reasons are due to medical issues for both himself and his daughter.
- The proposed street name submitted by LCPSC is **Destiny Ln.**

## **Exhibit 5**

\* 924 Clark Ln = mbh no longer there

2-14-15  
\* 931 Clark Ln = EMS familiar w/ his daughters situation; will send in  
Juryeledge letters from her doctors; EMS knows their address and  
fears changing will cause them serious problems  
when they need emergency responders.

2-14-15  
Lois Knight = called to say she does not care what the  
street will be named. Not sending in letter.

## Exhibit 5

## Exhibit 6



12/01/2015

RE: Terry Elledge  
DOB: 10/5/1949

To whom it may concern:

Mr. Elledge has been under my care for over 8 years. Mr. Elledge is a very pleasant gentleman, who has many serious cardiac problems. I currently treat Mr. Elledge for cardiomyopathy, for which his last EF was under normal range at 35%, congestive heart failure, coronary artery disease, and patient also has an implantable cardiac device. Patient has been having constant episodes of SVT, shortness of breath, which are in need of constant medication changes. Due to patient's current cardiac condition, it is my medical opinion that patient is not permitted to do any pushing, pulling, lifting, and is to avoid humidity or extreme temperatures. Patient is to avoid any stress or over exertion at all costs. Patient's prognosis is guarded. If you should have any further questions, please feel free to contact our office.

Sincerely,

*Electronically signed by:*  
Ciminelli, Mark A 12/01/2015 2:12 PM

Document generated by: Mark A. Ciminelli 12/01/2015

1029 W. Meeting St, Lancaster, SC  
223 S. Herlong Ave, Ste 120, Rock Hill, SC  
8351 Charlotte Hwy, Indian Land, SC

  
CAROLINA  
*NeuroSurgery & Spine*  
ASSOCIATES

225 Baldwin Avenue  
Charlotte, NC 28204-3109  
Phone: (704)376-1605

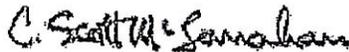
November 17, 2015

RE: Jennifer K. Elledge  
DATE OF BIRTH: 08/26/1979

To Whom It May Concern:

Miss Jennifer "Katie" Elledge is a patient under my care for treatment of congenital hydrocephalus and spastic quadriplegia. She is severely developmentally delayed which requires 24 hour supervision as she is totally dependent for all activities of daily living.

If you have additional questions, please contact the office.  
Sincerely,



C Scott McLanahan MD

**MACKEY FAMILY PRACTICE**

1025 West Meeting Street | Lancaster, SC 29720 | Phone: (803) 285-7414 | Fax: (803) 283-4329  
8351 Charlotte Highway | Indian Land, SC 29715 | Phone: (803) 396-5333 | Fax: (803) 396-5350

---

Frank Sharp MD  
DEA Number: BS6817261  
NPI Number: 1801880711

Date: 12/3/2015

Name: Jennifer K. Elledge

Address: 931 Clark Lane, Lancaster, SC 29720

DOB: 06/26/1979

**RX**

Medication: Battery Operated Portable Hoyer Lift Device  
Dispense: 1 (one) Unspecified  
SIG: 1 (one) Device daily for transfers. Dx Infantile Cerebral Palsy  
Refill(s): None x None  
Associated Diagnosis: Infantile Cerebral Palsy

DISPENSE AS WRITTEN

SUBSTITUTION PERMITTED

Prescription authorized through Frank Sharp MD

Substitution permitted unless otherwise indicated.

**Mackey Family Practice**

www.MackeyFamilyPractice.com

**Keith D. Shealy, M.D.**  
**Steven Culp, M.D.**  
**Frank Sharp, M.D.**  
**Linda Daily, D.O.**

**David Robison, F.N.P.-B.C.**  
**L. Caitlin Gerrald, P.A.-C.**  
**Rebekah Stockstill, P.A.-C.**  
**Kerri B. Hatcher, Pharm D.**

1025 WEST MEETING STREET  
LANCASTER, SC 29720  
TELEPHONE (803) 285-7414  
FAX (803) 283-4329

8351 CHARLOTTE HIGHWAY  
INDIAN LAND, SC 29715  
TELEPHONE (803) 396-5333  
FAX (803) 396-5350

Patient ID: 59960  
Patient Name: Jennifer K Elledge  
Date of Birth: 06/26/1979

To Whom It May Concern:

Mr. Terry Elledge is the father and primary caregiver of Ms. Jennifer Elledge. Due to many medical conditions as seizure disorder, diabetes, hypertension and Meniere's disease, Mr. Elledge can not give the proper care demanded of his disabled daughter. Mr. Elledge is on metformin, keppra, metoprolol, carvedilol, and lisinopril as well as many other medications. Ms. Elledge has infantile cerebral palsy, neurogenic bladder, and seizure disorder and is wheelchair confined at all times. Please consider keeping the care hours as it is because the father can not give the proper care. If you have any questions, please contact our office.

Sincerely,

  
Frank Sharp MD

**PLANNING STAFF REPORT: RNC-016-008**  
**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 Clark Street.

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

**Legal Description:** TMS # # 0133J-0A-012.00, 0133J-0B-006.00, 0133J-0A-017.00, 0133J-0B-004.00, 0133J-0B-004.01

**Description of Plan:** Change the existing road name of Clark Street to Selwood Lane or Troop Circle Lane.

B. SITE INFORMATION

**Site Description:** Clark Street is located off East Street and ends on Elder Street in Heath Springs, S.C.

C. EXHIBITS

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

Date of P.C. Meeting: 3-15-16  
 Approved  Denied  No Action

duplicate road names. The facts and findings of this report show that the renaming of Clark Street to Selwood Lane or Troop Circle Lane should be approved.

#### **IV. RECOMMENDATION**

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

**RNC-016-008 – Road Name Change  
Application – Clark St./Heath Springs  
{Public Hearing} pgs. 38-45**

**Andy Rowe**

Discussion:

Conclusions:

Action items:

Person responsible:

Deadline:

# 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: March 3, 2016  
 Name: LCPS Address: 1941 Pageland Hwy.  
 City, State, Zip Code: Lancaster SC 29720  
 Telephone (H):                      Telephone (W) or (Cell): 803-416-9325

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

Location of new road: Between East St. and Elder St., Heath Springs

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

Proposed new road name (1<sup>st</sup> Choice): Selwood Ln.

Proposed new road name (2<sup>nd</sup> Choice): Troop Circle Ln. (submitted by property owner)

Will this be a private road? Yes            No   ✓   (state)

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

Please attach the following items to this application:

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

Signature of Applicant: Lancaster County Public Safety Communications



Address Info

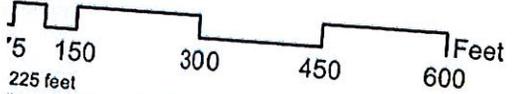
# Public Safety Communications



## Address Slip

## Exhibit 2

Serving Many



This map is a graphic representation and only be used for illustrative purposes. Do not use this map for exact locations.

Parcel ID  
 ✓ 0133J-0A-012.00  
 ✓ 0133J-0B-006.00  
 ✓ 0133J-0A-017.00  
 ✓ 0133J-0B-004.00  
 ✓ 0133J-0B-004.01

Owner  
 ROBERTSON MARGARET W QR (125 Ridge St)  
 CAUTHEN ANGELA D & GARY TRUESD QR (119 East St)  
 TRUESDALE GARY QR (201 East St)  
 MILLER BRENDA S Land Only  
 ELDER KENNETH & EVELYN QR (Clark St) 103 & 115

- ✓ Clark St = Heath Springs off East St, ends on Elder St
- ✓ Letters mailed out to property owners with suggestion forms on 12-9-15
- emailed to Planning Dept.

# Lancaster County Planning Department

101 N. Main St., Ste. 108

P.O. Box 1809

Lancaster, South Carolina 29721-1809

**FILE COPY**

Mailed 2-24-16 AC

Telephone (803) 285-6005

Fax (803) 285-6007

## NOTICE OF ROAD NAME CHANGE REQUEST AND PUBLIC HEARING

**TO:** Property Owners Adjacent to Clark Street

**FROM:** Lancaster County Planning Department

**SUBJECT:** Public Hearing on Road Name Change Application RNC-016-008

**DATE**

**MAILED:** February 24, 2016

**MEETING**

**DATE:** Tuesday, March 15, 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 Clark Street located off East Street and ends on Elder Street in Heath Springs, SC. In accordance with Chapter 14 of the Unified Development Ordinance, the Planning Commission shall review all proposed road name changes.

A public hearing regarding this matter will be held **TUESDAY, March 15, 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

*Proud to serve the citizens of Lancaster County,  
and the Towns of Heath Springs & Kershaw*

## MARCH 15TH PC MEETING

### **CLARK ST-HEATH SPRINGS: RNC-016-008**

- CLARK ST is located off East St and ends on Elder St (See attached map)
- Five (5) street name change notification letters were mailed out on 12-9-15; one response from a property owner with a street name suggestion of Troop Circle Ln.
- The proposed street name submitted by LCPSC is **Selwood Ln.** This street name was submitted by the Town of Heath Springs.

## **Exhibit 5**

**PLANNING STAFF REPORT: RNC-016-009**  
**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 Clark St.

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

**Legal Description:** TMS # 0155E-0B-013.00, 0155E-0B-011.00, 0156H-0H-006.00, 0155E-0B-010.00, 0155E-0C-003.00, 0155E-0D-002.00, 0155E-0B-012.00, 0155E-0C-004.00, 0155E-0C-002.00, 0155E-0C-001.00, 0155E-0D-001.00, 0156H-0H-008.00, 0156H-0H-007.00, 0155E-0D-003.00

**Description of Plan:** Rename two segments of Clark St. One segment that is located off N. Rollins Dr. and ends at Blackmon Cir. is proposed to be named Bluebird Way or Chad Way. The other segment that is located off Blackmon Cir. and ends on Blackmon Cir. is proposed to be named Redbud Ln.

B. SITE INFORMATION

**Site Description:** Two segments of Clark St. are both located off Blackmon Cir. in Kershaw, S.C.

C. EXHIBITS

1. Road Name Change Application
2. 911 Aerial
3. Verification of Addresses from Trish Hinson – 1<sup>st</sup> letter sent out
4. Lancaster County Notification to the property owners
5. Clark 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 Clark 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 two segments of Clark St. to Bluebird Way/Chad Way and to Redbud Ln. should be approved.

#### IV. RECOMMENDATION

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

**RNC-016-009 – Road Name Change  
Application – Clark St./Kershaw  
{Public Hearing} pgs. 46-52**

**Nick Cauthen**

Discussion:

---

---

Conclusions:

---

Action items:

Person responsible:

Deadline:

Action items:	Person responsible:	Deadline:

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: March 3, 2016  
Name: LCPS 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: This segment of Clark St is located off Blackmon Cir and ends on Blackmon Cir, Kershaw

Road name as it exists now (if applicable): Clark St  
Proposed new road name (1<sup>st</sup> Choice): Redbud Ln (submitted by Town of Kershaw)  
Proposed new road name (2<sup>nd</sup> 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

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 1

## LANCASTER COUNTY PLANNING COMMISS.

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: March 3, 2016

Name: LEPSC 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: This segment of Clark St is located off N. Rollins Dr and ends at Blackmon Cir., Kershaw

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

Proposed new road name (1<sup>st</sup> Choice): Bluebird Way (submitted by Town of Kershaw)

Proposed new road name (2<sup>nd</sup> Choice): Chard Way (submitted by property owner)

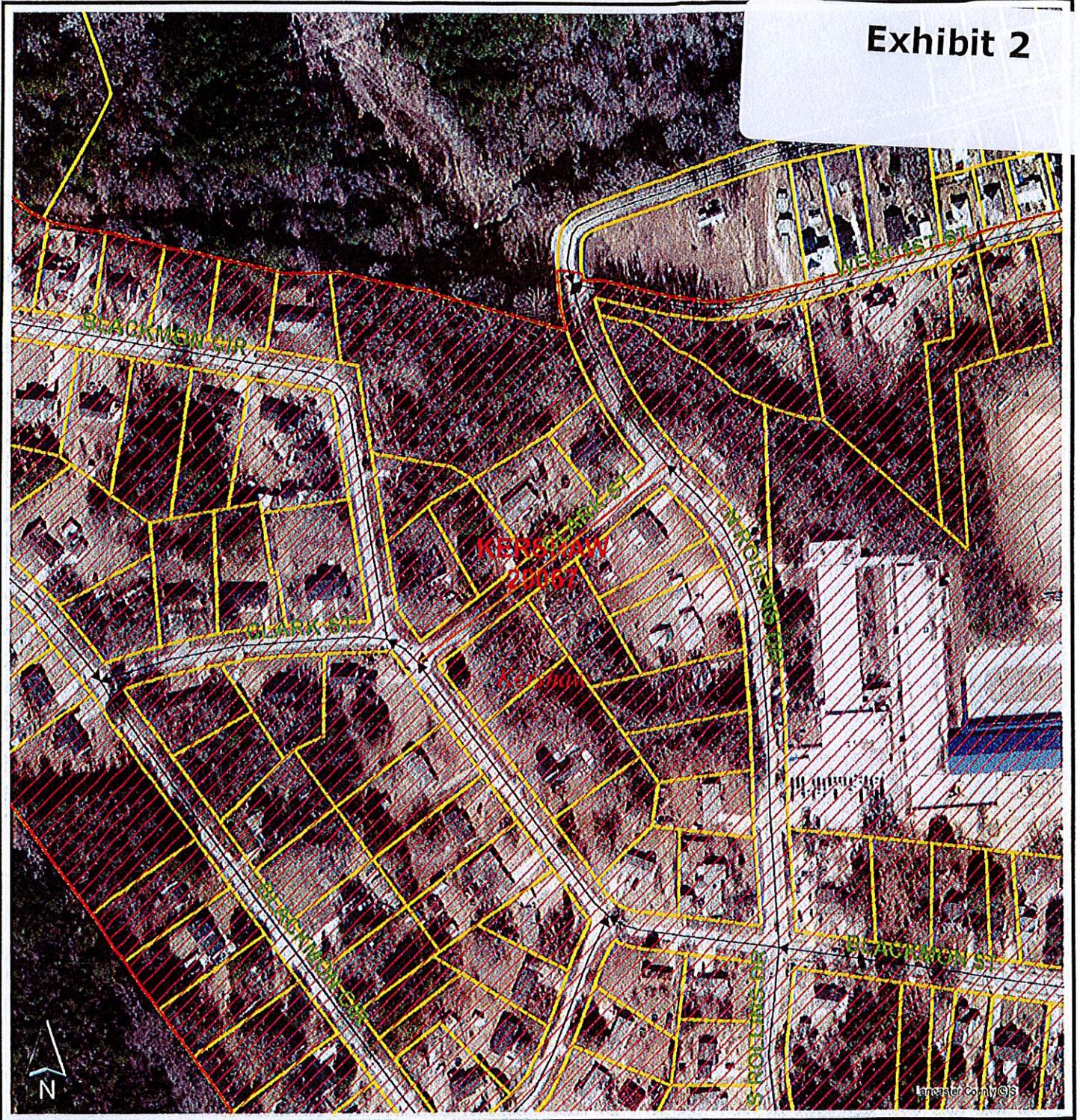
Will this be a private road? Yes  No  Secondary

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

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



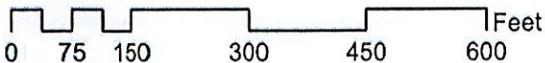
Address Info



# Public Safety Communications

## Address Slip

*A Few Serving Many*



1 inch = 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: 12/10/2015



- ✓ 0155E-0B-013.00
- ✓ 0155E-0B-011.00
- ✓ 0156H-0H-006.00
- ✓ 0155E-0B-010.00
- ✓ 0155E-0C-003.00
- ✓ 0155E-0D-002.00
- ✓ 0155E-0B-012.00
- ✓ 0155E-0C-004.00
- ✓ 0155E-0C-002.00
- ✓ 0155E-0C-001.00
- ✓ 0155E-0D-001.00
- ✓ 0156H-0H-008.00
- ✓ 0156H-0H-007.00
- ✓ 0155E-0B-013.00

- PHILLIPS DEBRA C QR (202 Clark St)
- MORTON LENTZ R SR & QR (206 Clark St)
- STEELE BARRY D QR (111 N. Rollins Dr)
- ADAMS BRUCE QR (208 Clark St)
- DEASE VICKIE K QR (104 Clark St)
- LUCAS WILLIE B QR (203 Clark St)
- WILLIAMS CYNTHIA K QR (204 Clark St)
- CATOE RICHARD DANA ETAL NQR (102 Clark St)
- HINSON JAMES LUTHER QR (102 Clark St)
- MCNAUGHTON JAMIE CHAD NQR (114 Blackman Cir)
- BETA GROUP LP NQR (Blackman Cir)
- ROBERTS MAXINE S QR (108 Blackman St)
- BRADLEY CHADWICK L QR (105 Clark St)
- Carolyn E. Waldo Phillips QR (205 Clark St)

- ✓ Clark St = Kershaw - 2 segments - both off Blackman St
- ✓ Letters mailed out to property owners; no suggestion letters mailed; town of Kershaw gave new street names.
- emailed Planning Dept.

# Lancaster County Planning Department

101 N. Main St., Ste. 108

P.O. Box 1809

Lancaster, South Carolina 29721-1809

## Exhibit 4

Telephone (803) 285-6005

Fax (803) 285-6007

### NOTICE OF ROAD NAME CHANGE REQUEST AND PUBLIC HEARING

**TO:** Property Owners Adjacent to Clark St.

**FROM:** Lancaster County Planning Department

**SUBJECT:** Public Hearing on Road Name Change Application RNC-016-009

**DATE**

**MAILED:** Thursday, February 25, 2016

**MEETING**

**DATE:** Tuesday, March 15, 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 Clark St., two segments both located off Blackmon Street 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, March 15, 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.

## MARCH 15TH PC MEETING

### **CLARK ST-KERSHAW : RNC-016-009 :**

- CLARK ST is located off Blackmon Cir. in Kershaw. Two road segments with the same name that do not connect (See attached map)
- Fourteen (14) street name change notification letters were mailed out 12-9-15; one property owner responded with a street name suggestion of Chad Way; this resident is addressed from Blackmon Cir.
- The proposed street name submitted for each segment by LCPSC are **Redbud Ln and Bluebird Way**. These street names were submitted by the Town of Kershaw.

**RNC-016-010 – Road Name Change  
Application – South St./Kershaw  
{Public Hearing} pgs. 53-62**

**Nick Cauthen**

Discussion:

---

---

Conclusions:

---

Action items:

Person responsible:

Deadline:

Action items:	Person responsible:	Deadline:

**PLANNING STAFF REPORT: RNC-016-010**  
**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 South St.

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

**Legal Description:** TMS# 0156O-0H-002.00, 0156O-0J-002.00, 0156O-0J-003.00, 0156O-0H-003.00, 0156P-0Q-017.00, 0156O-0H-001.00, 0156O-0G-007.00, 0156O-0H-006.00, 0156O-0H-001.01, 0156O-0G-006.00, 0156P-0R-005.00, 0156O-0J-004.00, 0156O-0I-002.00, 0156P-0R-003.00, 0156O-0J-001.00, 0156P-0R-004.00

**Description of Plan:** Change the existing road name of South St. to (Town of Kershaw will provide name by March 11<sup>th</sup>).

B. SITE INFORMATION

**Site Description:** South St. is located off South Hampton St. in Kershaw, S.C.

C. EXHIBITS

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

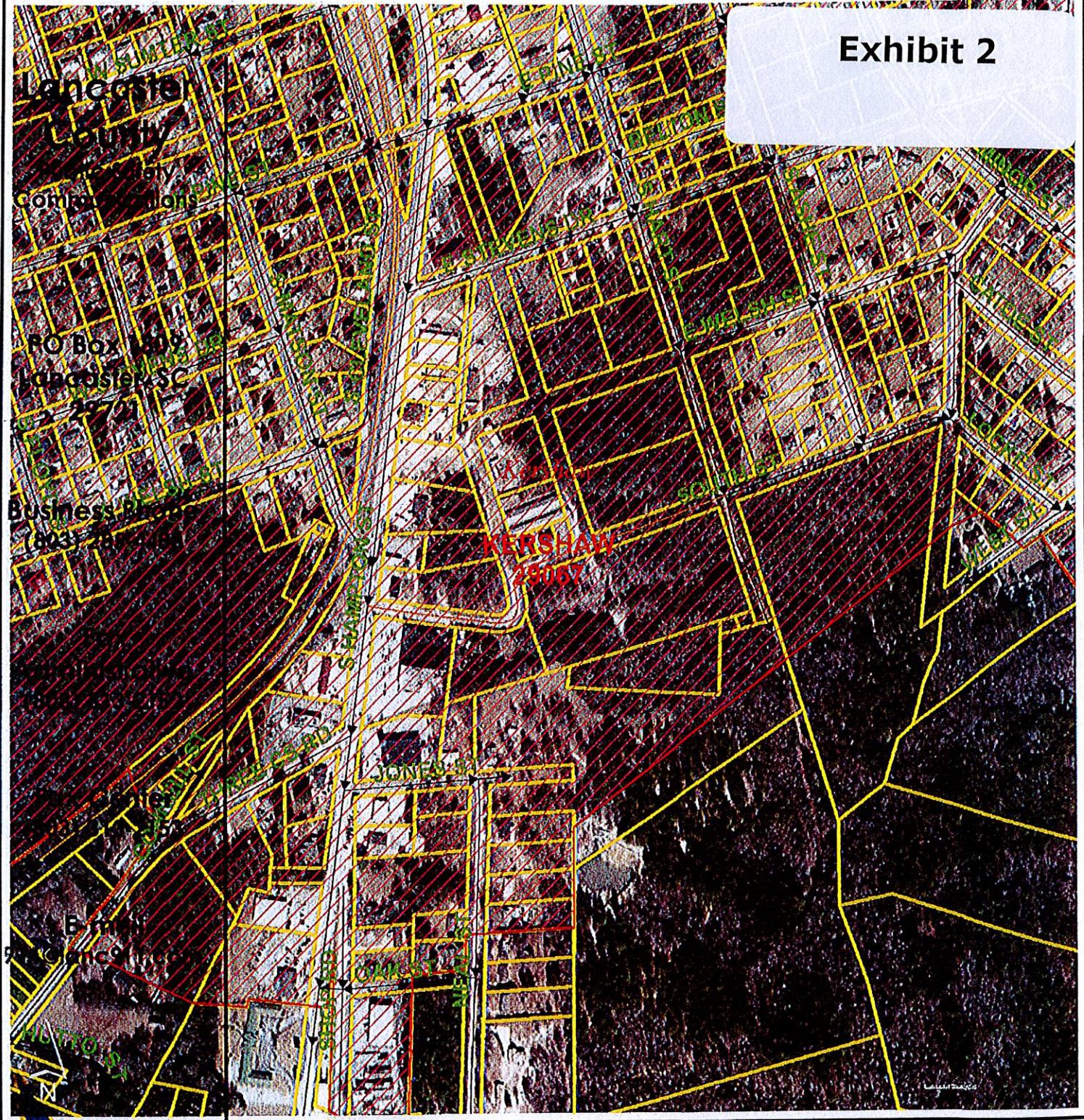
This road name change is being requested by Lancaster County Public Safety Communications. The new Computer Aided Dispatch System is a map driven system, therefore the accuracy of address points, street names, and ranges are vital. The reason for the proposed road name change is that South St. is similar 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 South St. to (Town of Kershaw will provide name by March 11<sup>th</sup>) should be approved.

#### IV. RECOMMENDATION

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



# Exhibit 2



Address Info



## Public Safety Communications

### Address Slip



**A Few Serving Many**  
 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: 1/21/2016

# Exhibit 3

Parcel ID	Owner
✓ 01560-OH-002.00	KERSHAW TOWN OF Exempt PO Box 145, Ker.
✓ 01560-OJ-002.00	JONES RALPH B NCOM 201 S Hampton St, Kershaw
✓ 01560-OJ-003.00	PARKER DOUGLAS A NQ Res PO Box 353 Kershaw
✓ 01560-OH-003.00	WILLIAMS WANDA P NQ Res 508 S Ashe St
✓ 0156P-OQ-017.00	THOMAS FRANKLIN R DR NCom PO Box 577 Kershaw
✓ 01560-OH-001.00	DURANT MICHAEL L NQ Res PO Box 186 Kershaw
✓ 01560-OG-007.00	JOHNSON ARTHUR JR NQ Res 4624 Woodson Ln., Columbia SC 29210
✓ 01560-OH-006.00	COUCH JAN H NQ Res PO Box 53 Heath Springs
✓ 01560-G-005.01	<del>Bryn-C Beach City</del> 509 S Ashe St Kershaw
✓ 01560-OH-001.01	LYNCHES TIMBER CO INC Land Only 1072 Arbor Dr, Kershaw
✓ 01560-OG-006.00	HOLDEN LAUREN B QR 313 South St, Kershaw
✓ 0156P-OR-005.00	MCDONALD BRUCE Land only 408 E Church St Kershaw
✓ 01560-OJ-004.00	CLYBURN DEVELOPMENT CORP NComin PO Box 631 Kershaw
✓ 01560-OI-002.00	BETA GROUP LP NComm PO Box 428 Kershaw
✓ 0156P-OR-003.00	MCKELVIN DOROTHY ETAL NQ Res 5700 Duberry Av Glen Dale MD 20769
✓ 01560-OJ-001.00	WILLIAMS FINANCIAL SERVICE INC NCorp PO Box 97 Kershaw
✓ 0156P-OR-004.00	COUCH JAN H NQ Res PO Box 53 Heath Springs

- ✓ South St., Kershaw = off S. Hampton St to Locke St.
- ✓ Letters mailed to property owners | No suggestion letters 1-21-16
- emailed to Planning Dept.

**NOTICE OF ROAD NAME CHANGE REQUEST AND PUBLIC HEARING**

**TO:** Property Owners Adjacent to South St.

**FROM:** Lancaster County Planning Department

**SUBJECT:** Public Hearing on Road Name Change Application RNC-016-010

**DATE**

**MAILED:** Thursday, February 25, 2016

**MEETING**

**DATE:** Tuesday, March 15, 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 South St. located off South Hampton Street 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, March 15, 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.

**MARCH 15TH PC MEETING****South St-Kershaw: RNC-016-010**

- SOUTH ST is located off Hampton St and ends on Locke St (See attached map)
- Seventeen (17) street name change notification letters were mailed out on 11-21-16; 0 responses.
- I do not have a street name on the application. I'm waiting on the Town of Kershaw to submit a suggestion other than the ones I have on hold, due to this being the street the new Family Dollar will be located and addressed from. If I do not receive a street name choice from them by the date of the Planning Commission Meeting, I will submit one of the street name choices I currently have on hold from the Town of Kershaw.

**PLANNING STAFF REPORT: RZ-016-003**  
**APPLICANT: KEVIN ROBINSON**

---

**I. Facts**

A. General Information

*Proposal:* Rezoning application of Kevin Robinson to rezone a ± 1.14 acre tract from R-15 (Kershaw), Residential District, to B-1, Central Business District. The applicant proposes to build a Dentist Office on the property.

*Property Location:* The property is located at 501 N Matson Street in Kershaw, South Carolina.

*Legal Description:* Tax Map 156H, Block G, Parcel 11.00

*Zoning Classification:* Current: R-15 (Kershaw), Residential District

***Voting District: District 6- Jack Estridge***

B. Site Information

*Site Description:* The parcel is currently occupied by an old gymnasium.

C. Vicinity Data

*Surrounding Conditions:* The property is surrounded by R-15, Residential District. One parcel located ± 130 feet north of the subject property is zoned PO, Professional Office. Three parcels located ± 245 feet to ± 440 feet north are zoned Ind, Industrial District. Three additional parcels located ± 675 to ± 1,000 feet north of the subject property are zoned B-2, Neighborhood Commercial District. In addition, the adjacent parcel to the north is a Gas Station (Zoned R-15).

Exhibits

1. Rezoning Application
2. Location Map
3. Zoning Map
4. Zoning Map (Zoomed Out)
5. Future Land Use Map
6. Tax Inquiry Sheet
7. Town of Kershaw Residential Districts Established (Section 2.1.1) / Town of Kershaw Commercial Districts (2.1.2)
8. Table of Uses- Town of Kershaw

## II. Findings:

### Code Considerations:

#### Town of Kershaw UDO – Section: 2.1.1 Residential Districts Established

The **R-15, Residential District**, is designed to accommodate a moderately dense single-family residential developments within the town. The principal use of land is for single-family dwellings and for related recreational, religious and educational facilities normally required to provide an orderly and attractive residential areas. The regulations for this district are intended to discourage any use which, because of its character would interfere with development of or be detrimental to the quiet residential nature of the area included in the district.

#### Town of Kershaw UDO- Section: 2.1.2 Commercial Districts

The **B-1, Central Business District**, is designed to accommodate the office, governmental, and institutional needs of the community. The district is also designed to provide for and promote concentrated development of retail establishments and personal and business services to supply the needs of residents, transient, and business and industry in the town center as well as in the entire travel area. Land uses in this district are not subject to the off-street parking requirements at Chapter 11. If located above the ground floor dwellings are allowed in this district. Uses which involve the open storage of junk, salvage, used auto parts or building materials shall be prohibited.

## III. Conclusions:

The facts and findings of this report show that the property is designated as R-15, Residential District on the Lancaster County Zoning Map. The Future Land Use Map identifies this property as Urban based on the *Lancaster County Comprehensive Plan 2014-2024*. The Future Land Use Map does not distinguish between residential and commercial uses. Based on the current zoning, the property is surrounded by R-15. The property is immediately adjacent to a Gas Station, and ± 130 feet north of an existing PO, Professional Business zoned parcel. In addition, three (3) parcels are zoned B-2 that are ± 675 - ± 1,000 feet from the property. Staff agrees that constructing a Dental Office in this location will offer services to supply the residents of the area as described by the definition of the B-1 zoning district. Staff also agrees that the B-1 zoning designation will properly fit into a mixed residential/commercial area.

## IV. Recommendation:

It is therefore the recommendation of the planning staff that the rezoning request for the property located at 501 N. Matson Street be **Approved**.

**RZ-016-003 – Rezoning application of Kevin Robinson to rezone a ± 1.14 acre tract from R-15 (Kershaw), Residential District, to B-1, Central Business District. The applicant proposes to build a Dentist Office on the property. {Public Hearing}**

**Nick Cauthen**

**pgs. 63-70**

**Tax Map 156H, Block G, Parcel 11.00**

Discussion:

---

---

---

Conclusions:

---

Action items:

Person responsible:

Deadline:

Action items:	Person responsible:	Deadline:
<hr/>	<hr/>	<hr/>

# Exhibit 1

## LANCASTER COUNTY

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

Do Not Write In This Box Application# <u>RZ-016-003</u> Date <u>2-15-16</u> Paid <input checked="" type="checkbox"/> <u>RZ-016-003</u>
--

1. The application is for amendment to the: (check one)  
 District Boundary Map (fill in all items #2,3,4,5,6,7,&9 only)  
 Ordinance Text (fill in items # 8 & 9 only)
2. Give either exact address or tax map reference to property for which a district boundary change is requested: 501 N. Mulson Street - 156H-00-11.00
3. How is this property presently designated on the map? R-15
4. How is the property presently being used? Old gymnasium
5. What new designation or map change do you purpose for this property? B-1
6. What new use do you propose for the property? Dental office

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

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

8. If this involves a change in the Ordinance text, what section or sections will be affected? \_\_\_\_\_  
\_\_\_\_\_

9. Explanation of and reasons for proposed change: Dental Office  
\_\_\_\_\_

(attach another page if additional space is needed)

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

NOTE: It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant.

APPLICANT'S NAME (PRINT)

Kevin Robinson

ADDRESS:

217 N. Hampton St.  
Kershaw, SC 29067

Phone: 803-804-3824 cell

803-320-4262 Heather Knight/Realtor

Kevin Robinson  
SIGNATURE

# Kevin Robinson's Heating & Cooling, LLC

217 N. Hampton St., PO Box 625  
Kershaw, SC 29067  
803-475-5483

February 15, 2016

Re: Lancaster County Building & Zoning Department

To Whom It May Concern:

I, Kevin Robinson, give Southern Properties Realty, Tammy Reynolds or Heather Knight, permission to act on my behalf of the rezoning of 50~~5~~<sup>501</sup> N. Matson St., Kershaw, SC 29067.

Sincerely,



Kevin Robinson

Notary of SC  
Jodi C Williams  
Jodi C Williams  
Comm EX. 9.20-20



**Exhibit 1**



STATE OF SOUTH CAROLINA,  
COUNTY OF LANCASTER.

TITLE TO REAL ESTATE  
Know All Men by These Presents:

That We, James A. Miller and Patricia A. Miller,

in the State aforesaid,

in consideration of the sum of Thirty Thousand and No/100 (\$30,000.00)-----DOLLARS,  
to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby  
acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

KEVIN S. ROBINSON, his heirs and assigns forever, the following described property, to wit:

"ALL that certain piece, parcel, or lot of land, containing 1.14 acres, lying, being and situate in the Town of  
Kershaw, Lancaster County, South Carolina, and being more particularly bounded and described as follows, to  
wit: On the EAST by Matson Street - U. S. Highway #521 Alt.; On the SOUTH by Blackmon Street - S. S.  
Highway #S-29-392; On the WEST now or formerly of Martha M. McLane; and, On the NORTH by Tract B,  
property of Small's, Inc. The above described property is more particularly shown and described as Tract A on a  
Plat prepared for The Lancaster County Board of Education, dated October 3, 1984, by R. H. Iseley and J. C.  
Crumpler, recorded as Plat Number #7643 in the Office of the Register of Deeds for Lancaster County, SC.  
Reference to said Plat is made for a more particular description."

This property is subject to a non-exclusive Forty foot (40') wide Easement and Right-of-Way granted to Small's,  
Inc., as shown on the above-referenced Plat.

This being the identical property conveyed to James A. Miller and Patricia A. Miller by the Deed of Lancaster  
County, a body politic, dated and recorded December 29, 2004 in Deed Book 265, at Page 132 in the Office of  
the Register of Deeds for Lancaster County, SC.

Tax Map Number: #0156H-OG-011.00

Kevin S. Robinson  
P. O. Box 625  
Kershaw, SC 29067

2006011126  
DEED  
RECORDING FEES \$10.00  
STATE TAX \$78.00  
COUNTY TAX \$33.00  
PRESENTED & RECORDED:  
08-28-2006 08:43 AM  
JOHN LANE  
REGISTER OF DEEDS  
LANCASTER COUNTY, SC  
By: CANDICE KIRKLEY DEPUTY  
BK: DEED 351  
PG: 204-206

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or  
in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and  
grantee's(s') Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and  
forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns  
against the grantor(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s') hand and seal this 25th day of August, 2006.

Signed, Sealed and Delivered in the Presence of: James A. Miller L.S.  
Patricia A. Miller L.S.  
(1) Francis C. Frost Patricia A. Miller L.S.  
(2) Notary Patricia A. Miller L.S.

STATE OF SOUTH CAROLINA, )  
COUNTY OF LANCASTER. ) Personally appeared before me (1)

who being sworn, says that s/he saw the within named grantor(s) sign, seal and as his/her act and deed, deliver the within written deed,  
and that s/he, with the other witnessed the execution thereof.

Sworn to before me this 25th )  
day of August, 2006. )  
(2) Notary )  
Notary Public for South Carolina )  
My Commission Expires: 09-19-15 )

(1) Francis C. Frost  
RECORDED THIS 28th DAY  
OF AUGUST, 2006  
IN BOOK O PAGE R-01  
Cheryl Morgan  
Auditor, Lancaster County, SC

FILE #R-5568

STATE OF SOUTH CAROLINA )  
COUNTY OF LANCASTER. )

AFFIDAVIT

Page 1 of 2

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

1. I have read the Information on this affidavit and I understand such information.

2. The property being transferred is located at Building and Lot at 501 North Matson Street, Kershaw, SC 29067 bearing Lancaster County Tax Map Number #0156H-OG-011.00, was transferred by James A. Miller and Patricia A. Miller to Kevin S. Robinson on August 25, 2006.

3. Check one of the following: The deed is

- (a)  subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
- (b)  subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c)  exempt from the deed recording fee because (See Information section of affidavit):  
(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):

- (a)  The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$30,000.00
- (b)  The fee is computed on the fair market value of the realty which is \_\_\_\_\_
- (c)  The fee is computed on the fair market value of the realty as established for property tax purposes which is \_\_\_\_\_

5. Check Yes  or No  to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: \_\_\_\_\_

6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: \$30,000.00
- (b) Place the amount listed in item 5 above here: \$ 0.00  
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$30,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$111.00

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Purchaser

9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Kevin S. Robinson  
Responsible Person Connected with the Transaction

SWORN to before me this 25th  
day of August, 2006.

Kevin S. Robinson  
Print or Type Name Here

[Signature]  
Notary Public for South Carolina  
My Commission Expires: 09-19-15

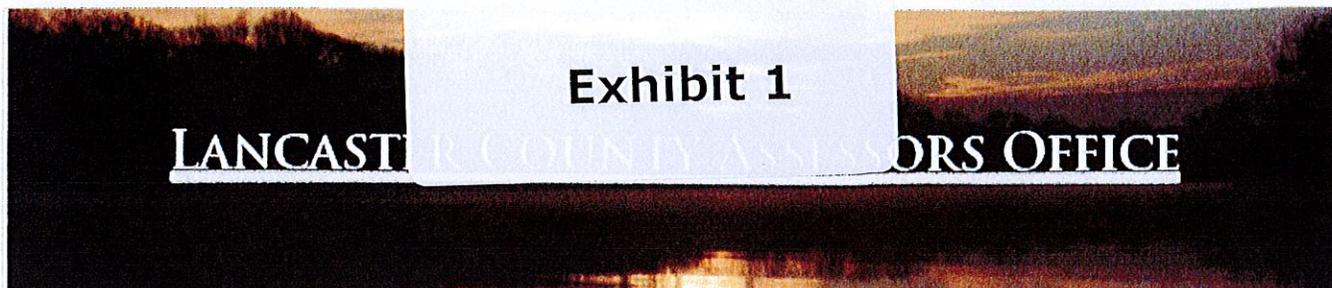
INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space of a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- (12) that constitutes a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.

ROBERT WILSON DAVIS  
ATTORNEY AT LAW  
P.O. BOX 356  
KERSHAW, SC



# Exhibit 1

## LANCASTER COUNTY ASSESSORS OFFICE

[Search Sales In Area](#)   
 [Search Sales In Neighborhood](#)   
 [Previous Parcel](#)   
 [Next Parcel](#)   
 [Return to Main Search Page](#)   
 [Lancaster Home](#)

### Owner and Parcel Information

<u>Owner Name</u>	ROBINSON KEVIN S	<u>Today's Date</u>	February 15, 2016
<u>Mailing Address</u>	P O BOX 625	<u>Parcel Number</u>	0156H-0G-011.00 (Account#:25125)
	KERSHAW, SC 29067	<u>Millage Group</u>	Town of Kershaw (01K)
<u>Location Address</u>	501 N MATSON ST (PARK)	<u>Plat Book/Page</u>	7643 / 0000
		<u>Lot # / Block #</u>	A /
<u>Property Usage</u>	Non Qualified Residential (NRN)	<u>Land Size</u>	1.14 AC
<u>Homestead</u>	No	<u>Parcel Map</u>	<a href="#">Show Parcel Map</a>
<u>Legal Description</u>			

### Value Information

Year	Land Value	Building Value	Yard Item Value	Total Market Value	Ag Credit	Taxable Land Value	Total Taxable Value	Capped Taxable Value	Total Assessment
2015	\$ 16,200	\$ 63,800	\$ 0	\$ 80,000	\$ 0	\$ 16,200	\$ 80,000	NA	4,800
2014	\$ 16,200	\$ 63,800	\$ 0	\$ 80,000	\$ 0	\$ 16,200	\$ 80,000	NA	4,800
2013	\$ 16,200	\$ 63,800	\$ 0	\$ 80,000	\$ 0	\$ 16,200	\$ 80,000	NA	4,800
2012	\$ 16,200	\$ 63,800	\$ 0	\$ 80,000	\$ 0	\$ 16,200	\$ 80,000	NA	4,800
2011	\$ 16,200	\$ 63,800	\$ 0	\$ 80,000	\$ 0	\$ 16,200	\$ 80,000	NA	4,800

### Land Information

Land Use	Land Code	Number Units	Unit Type	Land Type	Frontage	Depth	Notes
Non Qualified Residential (NRN)	1	1.14	AC	P			

### Building Information

Style	Gross Sq Ft	Finished Sq Ft	Stories	Interior Walls	Exterior Walls	Year Built	Effective Year Built	Photo
Gymnasium	12,735	12,158	1 Story		Brick	1930	1945	NA
Foundation	Roof Type	Roof Coverage	Flooring Type	Heating Type	Bathrooms	Grade	Number Fire Pl	Sketch
Perim Foot	Flat	Composition	Hardwood	Pack Heat\Cool	0.0	D	0	<a href="#">Sketch Building 1</a>

### Miscellaneous Information

Building Type	Quantity	Units	Year Built
No miscellaneous information available for this parcel.			

### Sales Information

OR Book/Page	Sale Date	Sale Price	Instrument	Qualification	Vacant/Improved	Grantor	Grantee
351/204	2006-07-25	\$ 30,000	DEED (DEED)	TRUE SALE (0)	Improved	MILLER JAMES A & PATRICIA A,	ROBINSON KEVIN S
0265/0132	2004-12-29	\$ 12,510		SOLD DOES NOT MATCH APPRAISAL RECORD (1)	Improved	LANCASTER COUNTY	

[Search Sales In Area](#)   
 [Previous Parcel](#)   
 [Next Parcel](#)   
 [Return to Main Search Page](#)   
 [Lancaster Home](#)

The Lancaster County Tax Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before the next certified tax roll. Website Updated: February 14, 2016

# Exhibit 2



Vicinity Map  
RZ-016-003

Subject Property



BLACKMONT

MATSON

Lancaster  
County  
South Carolina

Lancaster County Planning and Development Department, Planning Division, 1000 North Main Street, Lancaster, SC 29301. This map is for informational purposes only and does not constitute a guarantee, warranty, or representation of any kind. The County is not responsible for any errors or omissions on this map. The County is not liable for any damages, including consequential damages, arising from the use of this map. The County is not responsible for any damages, including consequential damages, arising from the use of this map. The County is not responsible for any damages, including consequential damages, arising from the use of this map.



# Exhibit 3

## Zoning Map RZ-016-003

Subject Property



Disclaimer:  
Lancaster County, South Carolina, is not responsible for the use of the information provided in this map. The information is provided for informational purposes only and should not be used for any other purpose without the express written consent of Lancaster County, South Carolina.

# Zoning Map RZ-016-003

Subject Property



Lancaster County maps are prepared and published by the Planning and Zoning Department. All other maps are prepared by the Planning and Zoning Department. All other maps are prepared by the Planning and Zoning Department.

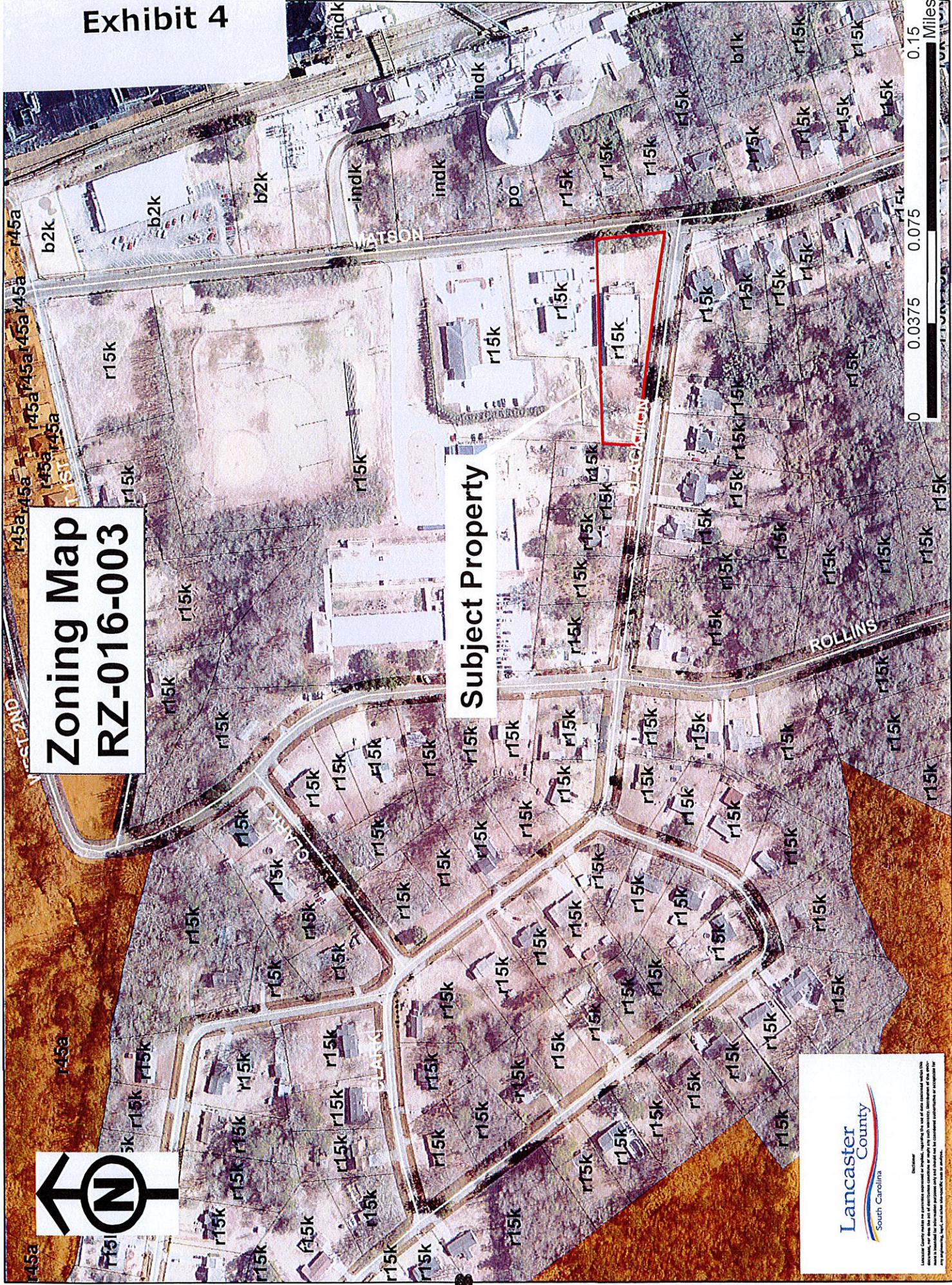


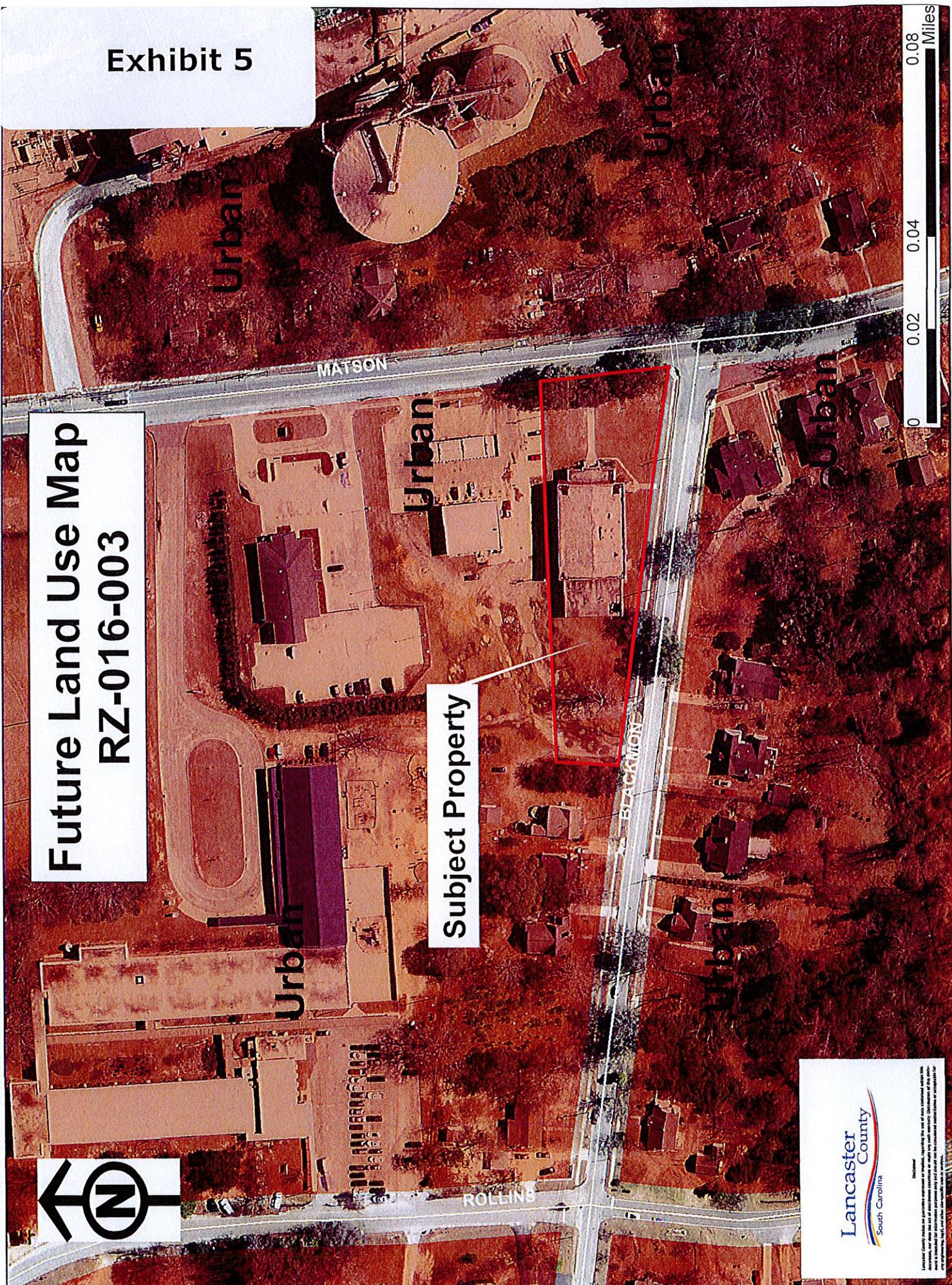
Exhibit 5

Future Land Use Map  
RZ-016-003

Subject Property



Lancaster County hereby certifies that the information contained on this map was obtained from the best available information and that the information is true and correct to the best of the County's knowledge. The County does not warrant, represent or guarantee the accuracy, reliability, completeness or timeliness of the information. The County is not liable for any damages or losses resulting from the use of this information.





Card #

Indexed By

Parcel ID



Add Mod Del Save Cancel



Exhibit 6

**Parcel ID: 0156H-0G-011.00**

Account: 25125  
 Sticker #: District: 01K - Kershaw  
 Location: 501 N MATSON ST (PARK) Kershaw Ent. Parcel Area: 1.14 - AC  
 Land Use: NRN - NQRes Neigh: 06 - 06  
 Owner #1: ROBINSON KEVIN S Own Type:

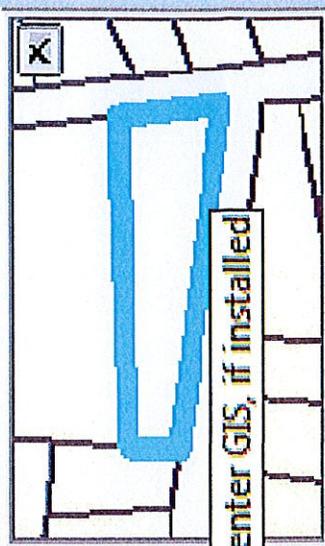
No Picture Available

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

Calc. Land Area:	1.140
Full Market Value:	80,000
Building Value:	63,800
Yard Items:	
Land Value:	16,200
Total Value:	80,000
Assessed Value:	4,800
Capped Total:	80,000
Reval / Market	04

**Sales Information**

Grantor: MILLER JAMES A & PATRICIA A. This parcel contains 1.14 AC of land mainly classified as NQRes with a Gymnasium  
 Sale Price: 30,000 Validity: 0 Building built about 1930, having primarily  
 Sale Date: 7/25/2006 Sold Vacant: No Brick Exterior and 12158 Square Feet, with 0  
 Legal Ref: 351-204 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.



#	1	2	3	4	5	6	7	8	9	10
...	...	...	...	...	...	...	...	...	...	...

Office Notes  Notes

Add Mod Del Save Cancel Indexed By Parcel ID Card #

**Exhibit 6**

Parcel ID: 0156H-0G-011.00 Card: 1 of 1 Location: 501 N MATSON ST (PARK) Ker: Cos

Current Owner Prior Owner ID/Factors/Taxes

Current Ownership

Title	Last Name	First Name	Res ex	% Own	Type
#1:	ROBINSON KEVIN S		<input type="checkbox"/>		
#2:			<input type="checkbox"/>		
#3:			<input type="checkbox"/>		

Street #1: P O BOX 625 Home Phone:   
 Street #2:  Cell Phone:   
 City/Town: KERSHAW Work Phone:   
 Province/State: SC Postal: 29067 Email:

Separate Bill:   
 Valid Owner:   
 Private Info:

Owner Occupied:  Owner Lookup Number: 31391  
 Sale Date: 7/25/2006

Sales Exemptions

More Owners

Other Parties

Open

2/22/2016

9:40 AM

25125

QuickList

Chapter 2. ZONING DISTRICTS AND ZONING MAP.

Section 2.1 Zoning Districts.

The following zoning districts are established in accordance with the *Town of Kershaw Comprehensive Plan*.

**Section 2.1.1 Residential Districts Established.**

The following residential use districts are hereby established: R-45, R-15, R-6, R-6MH, MF, and MHP. Each of these districts is designed and intended to secure for the persons who reside there a comfortable, healthy, safe, and pleasant environment in which to live, sheltered from incompatible and disruptive activities.

1. The R-45, Residential District, is designed to accommodate low density residential development which does not include either single-wide or double-wide manufactured homes on single lots. This district serves to preserve existing subdivisions or areas within the town which contain lots of one acre or more in size. no mobile homes
2. The R-15, Residential District, is designed to accommodate a moderately dense single-family residential developments within the town. The principal use of land is for single-family dwellings and for related recreational, religious and educational facilities normally required to provide an orderly and attractive residential areas. The regulations for this district are intended to discourage any use which, because of its character would interfere with the development of or be detrimental to the quiet residential nature of the area included in the district. no mobile homes
3. The R-6, Residential District, is established for the most dense residential development within the town. The principal use of land is for single-family and two-family dwellings and for related recreational, religious and educational facilities normally required to provide an orderly and attractive residential areas. The regulations for this district are intended to discourage any use which, because of its character would interfere with the development of or be detrimental to the quiet residential nature of the area included in the district. no mobile homes
4. The R-6MH, Residential District, is established for the most dense residential development within the town. The principal use of land is for single-family and two-family dwelling and both site-built and manufactured homes, recreational, religious and educational facilities normally required to provide an orderly and attractive residential area. The regulations for this district are intended to discourage any use which, because of its character would interfere with the development of or be detrimental to the quiet residential nature of the area included in the district. site built + MF homes
5. The MF, Multiple-Family District, is designed to accommodate moderate density single-family development and low density multiple-family developments (excluding manufactured homes) in areas within the town's planning jurisdiction that are appropriate for development at higher densities. This district should function as the location for alternative housing types near or in direct relationship to single-family detached housing. The maximum density permitted in this district for single-family developments (including duplexes) is three (3) dwelling units per acre and for multiple-family development is eight (8) dwelling units per acre. (See Chapter 17 for recreational facilities and open space requirements.) no mobile homes
6. The MHP, Manufactured Home Park District, is established to accommodate planned manufactured housing park developments. This district affords town residents with an alternative housing type and thereby promotes the health, safety, and welfare of the community. This district shall apply to specified parcels of land only at the request of the owners of such parcels. Such manufactured home parks shall be developed with a zoning permit issued in accordance with the *Conditional and Special Exception Uses* Chapters of this ordinance. Allows mobile homes

**Section 2.1.2 Commercial Districts.**

The following commercial districts are hereby established: B-1, B-2, B-3, and PO. These districts are created to accomplish the purposes and serve the objectives set forth in the remainder of this Section. Additionally, any use allowed in these districts shall comply with the regulations contained in Section 4.2.16.

1. The B-1, Central Business District, is designed to accommodate the office, governmental, and institutional needs of the community. The district is also designed to provide for and promote concentrated development of retail establishments and personal and business services to supply the needs of residents, transients, and business and industry in the town center as well as in the entire travel area. Land uses in this district are not subject to the off-street parking requirements at Chapter 11. If located above the ground floor, dwellings are allowed in this district. Uses which involve the open storage of junk, salvage, used auto parts or building materials shall be prohibited.
2. The B-2, Neighborhood Commercial District, is designed to be developed and reserved for local or neighborhood oriented business purposes. The regulations which apply within this district are designed to encourage the formation and continuance of a stable, healthy and compatible environment for uses that are located so as to provide nearby residential areas with convenient shopping and service facilities; reduce traffic and parking congestion; avoid the development of "strip" business

## ZONING ORDINANCE FOR THE TOWN OF KERSHAW

districts; and discourage industrial and other encroachment capable of adversely affecting the localized commercial character of the district.

The outdoor storage or display of merchandise, materials or inventory is prohibited except for the storage or display of plant and garden supplies, farmer's markets and open air markets.

3. The B-3, General Commercial District is designed to be developed and reserved for general business purposes. The regulations which apply within this district are designed to encourage the formation and continuance of a compatible and economically healthy environment for business, financial, service, and professional uses which benefit from being located in close proximity to each other; and to discourage any encroachment by industrial, residential or other uses considered capable of adversely affecting the basic commercial character of the district.

Outdoor storage is permitted if a Type A Bufferyard is installed around the outside of the storage area when the area is adjacent to a nonresidential district. A Type B Bufferyard is required around the storage area when it is adjacent to a residential district or use and all such areas shall be located completely behind the building. No storage areas shall be located in any required or not required front or side yard. Automobile dealerships are allowed to park automobiles in the front or side yard of the property. Uses which involve the open storage of junk, salvage, used auto parts or building materials shall be prohibited.

4. The PO, Professional Office District, is designed to accommodate small-scale professional office uses which can operate in a manner which is compatible with surrounding residential uses. The district functions as a transitional zoning district between more intense commercial districts and adjacent residential districts. The use of this district is best suited for those residential areas of the town where because of the proximity of the area to commercial uses small-scale professional offices could be considered to be compatible with the surrounding area.

The following standards are added to the district regulations as a means to maintain the residential character of the area.

a. For New Construction:

1. New nonresidential structures shall not exceed 2000 square feet of heated gross floor area or 25 percent of the lot coverage of the site, whichever is less.
2. Exterior building materials shall be limited to the following: wood frame, brick, vinyl, masonite or aluminum siding designed to resemble wooden lap siding.
3. Roof pitch shall be limited to a 4-12 or higher pitch roof.
4. The structure shall be oriented based on the way the majority of structures are oriented along the block face in which the structure is located.
5. All parking shall be located in the interior side yard or rear yard of the site. No off-street parking shall be located in the front or corner side yard of the site.
6. Site lighting shall be restricted to the following height: a) unrestricted lighting - ten (10) feet and b) 90 - degree cutoff lighting - 15 feet.
7. No sign shall be internally illuminated. The maximum sign area for a freestanding sign shall be ten (10) square feet. The maximum sign area for all other signs shall be four (4) square feet. The maximum height of a freestanding sign shall be eight (8) feet.

b. For all conversions or additions to existing structures for nonresidential uses the following standards shall be followed:

1. The construction of an addition to an existing structure shall be placed in the rear of the structure where the site dimensions and orientation permit. The size and scale of the addition shall be limited in size so that the addition shall contain no more than fifty (50) percent of the square footage of the original building.
2. The attached addition shall be designed in a manner that is compatible with the new use to which the structure will be placed and shall be designed for compatibility with the structure itself and with the buildings in the adjacent neighborhood. All of the requirements of subsection (a) shall also be followed.

### Section 2.1.3 Industrial District.

The following industrial district is hereby established: Ind. This district is designed to accommodate businesses engaged in the manufacturing, processing, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment.

## Exhibit 7

Use Description	R-45	R-15	R-6	R-6MH	B-1	B-2	B-3	Ind	MP	PO
Grocery Store					ZP	ZP	ZP	ZP		
Financial Institutions					ZP	ZP	ZP	ZP		
Barber/Beauty Shop					ZP	ZP	ZP			ZP
Dry Cleaning/Laundry Service					ZP	ZP	ZP			
Automobile Service Station					C		C	C		
Bakery/Candy Store					C	C	C	ZP		
Eating and Drinking Establishment w/o drive thru					ZP	ZP	ZP			
Butcher Shop					C	C	C			
Antique Shop					ZP		ZP			ZP
Appliance, Radio, Television Repair & Sales Shop					ZP	ZP	ZP			
Art Supply Store					ZP		ZP			
Book, Magazine, Newspaper Shop					ZP	ZP	ZP			
Clothing Store					ZP		ZP			
Florist					ZP		ZP			
Gift Shop					ZP		ZP			
Hardware Store					ZP		ZP			
Hobby/Toy Store					ZP		ZP			
Household furnishings Store					ZP		ZP			
Hat Store					ZP		ZP			
Music Store/Record Shop					ZP		ZP			
General/Variety Store					ZP		ZP			
Office Supply and Equipment Store					ZP		ZP			
Package Liquor Store					ZP		ZP			
Paint Store					ZP		ZP			
Camera Supply and Service Store					ZP		ZP			
Shoe Store					ZP		ZP			
Sporting Goods Store					ZP		ZP			
Bicycle Repair and Sales Shop					ZP		ZP			
Seamstress, Tailor					ZP		ZP			
Insurance Agency					ZP		ZP			ZP
Jewelry & Watch Repair Shop					ZP		ZP			
Locksmith or Gunsmith					ZP		ZP			
Medical, Dental, or Chiropractic office, clinic and/or laboratory					ZP		ZP			ZP

## Exhibit 8



# Planning and Zoning Officials 2016 Training Calendar

DATE/TIME	TOPIC	REGISTRATION CONTACT	LOCATION	FACILITATOR
MAR 17, 11:00 AM	Basic Budgeting & Municipal Finance**	Urica Floyd at MASC 803.354.4754	Downstairs Conference Room	TBA
MAR 31, 6:00 PM	Orientation Training, pt. 1	Kathy Rice <a href="mailto:krice@catawbacog.org">krice@catawbacog.org</a>	Main Conference Room	Robby Moody, AICP <a href="mailto:rmooody@catawbacog.org">rmooody@catawbacog.org</a>
APR 21, 6:00 PM	Orientation Training, pt. 2	Kathy Rice <a href="mailto:krice@catawbacog.org">krice@catawbacog.org</a>	Main Conference Room	Robby Moody, AICP <a href="mailto:rmooody@catawbacog.org">rmooody@catawbacog.org</a>
MAY 5, 11:00 AM	Municipal Governance & Policy**	Urica Floyd at MASC 803.354.4754	Main Conference Room	TBA
SEP 12, 6:00 PM	Orientation Training, pt. 1	Kathy Rice <a href="mailto:krice@catawbacog.org">krice@catawbacog.org</a>	Main Conference Room	Kara Drane, AICP <a href="mailto:kdrane@catawbacog.org">kdrane@catawbacog.org</a>
SEP 15, 11:00 AM	Municipal Economic Development**	Urica Floyd at MASC 803.354.4754	Downstairs Conference Room	TBA
OCT 24, 6:00 PM	Orientation Training, pt. 2	Kathy Rice <a href="mailto:krice@catawbacog.org">krice@catawbacog.org</a>	Main Conference Room	Kara Drane, AICP <a href="mailto:kdrane@catawbacog.org">kdrane@catawbacog.org</a>

Training will be held at Catawba Regional COG, 215 Hampton Street, Suite 200 in downtown Rock Hill. Each session lasts three hours and the cost is \$35 per attendee.

\*\* Registration for the MASC sessions must be scheduled with Urica Floyd at the Municipal Association of South Carolina, 803.354.4754.

This schedule is subject to change and sessions may be cancelled if the minimum class size is not reached. Please contact Kathy Rice at 803.327.9041 with questions.