RZ-015-012 – Rezoning application of Sandhill's Medical Foundation to rezone ±2.28 acres from R-45A, Rural Residential/Intense Agricultural District **To** B-3, General Commercial District. The applicant is proposing to build a medical office building. {Public Hearing} pgs. 100-123

TMS# 0156G-0B-002.00 & p/o 0156G-0B-008.00 **Nick Cauthen**

Date of P.C. Meeting: 7-21-15
__Approved __Denied __No Action

PLANNING STAFF REPORT: RZ-015-012

I. FACTS

A. GENERAL INFORMATION

Proposal: This is a rezoning application of Sandhill's Medical Foundation to rezone ± 2.28 acres from R-45A, Rural Residential/Intense Agricultural District **To** B-3, General Commercial District. The applicant is proposing to build a medical office building.

Property Location: The property is on the eastern side of Gold Mine Highway, approximately 100 feet northeast of the intersection of Edwards Avenue and adjacent to the town limits of Kershaw, S.C.

Legal Description: TMS # 0156G-0B-002.00 & p/o 0156G-0B-008.00

Zoning Classification: Current: R-45A, Rural Residential/Intense Agricultural District

Voting District: District 6, Jack Estridge

B. SITE INFORMATION

Site Description: The ± 2.28 acres of property is an open vacant field with a few trees.

C. VICINITY DATA

Surrounding Conditions: The surrounding properties are zoned R-45A, Rural Residential/ Intense Agricultural District, R-6, Residential District (Kershaw), and R-6MH, Residential District (Kershaw). A garage and a manufactured home are located directly beside the subject property. Single Family homes are located across the street from the subject property.

D. EXHIBITS

1. Rezoning Application
2. Plat of Property
3. Location Map
4. Future Land Use Map
5. Tax Inquiry Sheet
6. Table of Uses – B3

II. FINDINGS

CODE CONSIDERATIONS

The R-45A, Rural Residential/Intense Agricultural District, is designed to accommodate a wide range of use including low density residential development, low intensity commercial uses and high intensity agricultural uses. The minimum residential lot size, minimum residential lot width and maximum residential density of the district are the same as for the R-45 district. However, both single-wide and multi-wide manufactured housing units are allowed on individual lots based on certain siting requirements. See section 4.1.22. Stockyards, slaughter houses, commercial poultry houses and swine lots are only allowed as conditional uses.

The commercial uses allowed in the district are for the convenience of the local residents. Therefore, the uses are limited in scope and serve to meet the essential needs of the local residents and agricultural businesses. Such uses shall only be allowed on lots located at the intersection of two roads. One of the two roads shall be part of the state highway system and the other shall be a collector street. No commercial uses shall be allowed on lots having frontage on any local street. The commercial uses allowed in this district are the same as those allowed in the R-45B district, and are specified in the Table of Permissible Uses.

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

III. CONCLUSIONS

Parcel 0156G-0B-008.00 is going to be subdivided for utility purposes and the remainder of the lot is going to be combined with parcel 0156G-0B-002.00, which fronts on Gold Mine Hwy. This will give the medical office an additional access point and will leave room for a proposed water tank. The applicant must have the new plat recorded by 3rd reading at County Council. The facts and findings of this report show that the property is designated as Urban on the Future Land Use map. Urban is defined as a walkable neighborhood with additional intensity by the *Lancaster County Comprehensive Plan 2014-2024.* Considering the property is within the Urban district, a commercial area is very well suited for this area. It would bring jobs to an area that is lacking employment opportunities. Likewise, the R-45A district does allow commercial on lots located at an intersection with a state highway road. Additionally, the building will have to be reviewed by the Development Review Committee when they submit a site plan of the facility.

IV. RECOMMENDATION:

It is therefore the recommendation of the planning staff that the rezoning request for the property located on the eastern side of Gold Mine Highway, approximately 100 feet north of the intersection of Edwards Avenue in Kershaw be **APPROVED**.

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# RZ-015-012 Date 6-16-15 Paid ✓

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: 0156G-0B-002.00 0156G-0B.008.00

3. How is this property presently designated on the map? R-45A

4. How is the property presently being used? VACANT LOT

5. What new designation or map change do you purpose for this property? B-3

6. What new use do you propose for the property? MEDICAL 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:
   GARY SOWELL 3516 CAMDEN HWY KERSHAW SC 29067
   TOWN OF KERSHAW

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: BUILDING A MEDICAL OFFICE BUILDING AND PHARMACY TO PROVIDE ACCESS TO HEALTH CARE
   (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 1st reading only. You will be allowed 5 slides or less. This information must be given to the Clerk to Council by the Friday prior to the Monday Council meeting. Please check the appropriate box to indicate whether or not you will be giving a PowerPoint presentation. ☐ YES ☐ NO

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

APPLICANT'S NAME (PRINT)
SANDHILLS MEDICAL FOUNDATION, INC

Bart Miller - CFO
SIGNATURE

ADDRESS:
645 S 7th Street
McBee, SC 29101

Phone:

Exhibit 1

HAND DELIVERY

Ms. J. Elaine Boone
Lancaster County Planning Dept.
101 N. Main Street
PO Box 1809
Lancaster, SC 29721

Dear Ms. Boone:

I am the owner of a parcel of land located on Hwy. 601 near its intersection with Edwards Avenue, near the Town limits of Kershaw in Lancaster County, shown as Lancaster County Tax Map #0156G-0B-002.00.

This letter is to state that I have appointed Mr. Bart Miles, CFO of Sandhills Medical Foundation, to act as my agent in the application process for the rezoning of this property.

Thank you for your assistance.

Sincerely yours,

Gary C. Sowell
3516 Kershaw Camden Hwy.
Kershaw, SC 29067

Sworn to me this 10
day of June, 2015.

Notary for State of South Carolina
My Commission Expires: 09-19-15

ROBERT WILSON DAVIS
NOTARY PUBLIC
SOUTH CAROLINA

Exhibit 1

Robert Wilson Davis
Attorney at Law
118 E. Hilton Street
P. O. Box 356
Kershaw, SC 29067
(803) 475-3737
FAX (803) 475-8918
E-mail: firm@rwdatty.com

June 10, 2015
HAND DELIVERY

Ms. J. Elaine Boone
Lancaster County Planning Dept.
101 N. Main Street
PO Box 1809
Lancaster, SC 29721

Dear Elaine:

I have attached the plat of the 1.20 acres that the Town of Kershaw bought from Gary C. Sowell recently. The property that Gary is requesting the zoning change for is the adjacent tract shown on the plat.

Also, apparently a portion of the 1.20 acres owned by the Town of Kershaw will also be included with the zoning change.

I appreciate your help. Let me know if you need anything.

Sincerely yours,

Robert Wilson Davis

RWD/lns
Enc.
#R-6237

cc: Gary Sowell
cc: Bart Miles

FILE # R-6237

PLEASE DO NOT PUBLISH

LANCASTER COUNTY ASSESSOR
Tax Map:
0156G 0B 002 00
0156G 0B 008 00

Exhibit 1

STATE OF SOUTH CAROLINA,

COUNTY OF LANCASTER

TITLE TO REAL ESTATE

Know All Men by These Presents:

That I, Ernest C. Talbert,

in the State aforesaid,

in consideration of the sum of Twenty Thousand and 00/100 ($ 20,000.00) ---------- 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

GARY C. SOWELL, his heirs and assigns forever, the following described property, to wit:

Parcel #1: "ALL that certain piece, parcel or tract of land situate, lying and being just Northeast of the Town of Kershaw, Lancaster County, SC, and being bounded, now or formerly, as follows: On the NORTHWEST by South Carolina Highway 601 (Gold Mine Hwy.) and fronting thereon Three Hundred Seventy Five (375') feet; On the NORTHEAST by property of Carl F. and Mary Talbert; On the SOUTHEAST by property of Carl F. and Mary Talbert; and, On the SOUTHWEST by property of Clark and measuring thereon Two Hundred Five (205') feet."

The above described property was conveyed to Martha T. Rone by deed of Mary Newman Talbert, recorded July 24, 2002, in Deed Book 165 at Page 55, Office of the Register of Mesne Conveyances for Lancaster County.

Tax Map Number: #156G-B-2.00

2011010159
DEED
RECORDING FEES
STATE TAX $10.00
COUNTY TAX $52.00
$22.00
PRESENTED & RECORDED:
09-20-2011 12:35 PM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: SHANA HIGGINS RS1
BK:DEED 633
PG:271-274

SEE ATTACHED EXHIBIT "A" FOR PARCEL 2

Gary C. Sowell
3516 Kershaw Camden Hwy.
Kershaw, SC 29067

RECORDED THIS 23rd DAY
OF SEPTEMBER, 2011
IN BOOK 2011 PAGE T-1
Cheryl B. Morgan
Auditor, Lancaster County, SC

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 19th day of September, 2011.

Signed, Sealed and Delivered in the Presence of:

Ernest C. Talbert L.S.
Ernest C. Talbert

(1) Shana N. Skaria

(2) _____ L.S.

_____ 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 19th)
day of September, 2011)
(2) _____) (1) Shana N. Skaria
Notary Public for South Carolina)
My Commission Expires: 09-19-15)

FILE #R-6237

STATE OF SOUTH CAROLINA,
COUNTY OF LANCASTER.

EXHIBIT "A"

Parcel #2: "ALL those certain pieces, parcels or lots of land, lying, being and situate on the Northeastern side of the Town of Kershaw, Lancaster County, South Carolina, consisting of lots numbers seven (7), eight (8), nine (9), ten (10), eleven (11), and twelve (12) in Block "B" as shown on plat made by A.N. Joyner, Surveyor, dated July 10, 1947, and recorded in the Office of the Clerk of Court for Lancaster County in Plat Book 3 at Page 87, each fronting twenty -five (25) feet South on unnamed street and running back North of even width, for uneven depths, to lands formerly of A.L. Cook. The lots as a whole having a frontage of one hundred fifty (150) feet, on eastern side of three hundred twenty- one and 4/10 (321.4) feet, a western side of three hundred sixty-nine (369) feet, and the northern side along the Cook lands, being one hundred sixty-two and 6/10 (162.6) feet and bounded as follows, to wit: NORTH by lands formerly of A.L. Cook; EAST by No. 13 on said plat; SOUTH by unnamed street; and, WEST by Lot No. 6 on said Plat, now lands of Holden. See Plat Book 20 at Page 5."

The above described property was conveyed to Martha T. Rone by deed of distribution of the Estate of Mary N. Talbert, recorded March 9, 2009, in Deed Book 507 at Page 283, Office of the Register of Mesne Conveyances for Lancaster County.

The above described property was conveyed to Ernest C. Talbert by deed of Martha T. Rone, recorded August 2, 2010, in Deed Book 574 at Page 166, Office of the Register of Mesne Conveyances for Lancaster County.

Tax Map Number #156G-B-8.00

Exhibit 1

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

AFFIDAVIT

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 Hwy. 601/Kershaw SC 29067 bearing Lancaster County Tax Map Number #156G-B-2.00 was transferred by Ernest C. Talbert.

to Gary C. Sowell on September 19, 2011 .

Exhibit 1

3. Check one of the following: The deed is

(a) X subject to the deed recording fee as a transfer for consideration 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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of 20,000.00 .

(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 X 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: $20,000.00

(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: $20,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: $74.00 .

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 .

Book 633 Page 273

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 no more than one thousand dollars or imprisoned not more than one year, or both.

Gary C. Sowell
Responsible Person Connected with the Transaction

SWORN to before me this 19th day of September, 2011.

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

Gary C. Sowell
Print or Type Name Here

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.

FILE #R-6237 - C

LANCASTER COUNTY ASSESSOR
Tax Map:
0156G 0B 008 00

PLEASE DO NOT

Exhibit 1

STATE OF SOUTH CAROLINA,

COUNTY OF LANCASTER.

TITLE TO REAL ESTATE
Know All Men by These Presents:

That I, Gary C. Sowell,

in the State aforesaid,
in consideration of the sum of Twenty-five Thousand and No/100 ($25,000.00) ----------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

TOWN OF KERSHAW, its successors and assigns forever, the following described property, to wit:

"ALL that certain piece, parcel or lot of land, containing 1.20 acres, lying, being and situate on the Northeastern part of the Town of Kershaw, in Lancaster County, State of South Carolina, and more particularly being bounded and described as follows: On the SOUTHWEST by Edwards Avenue for a distance of 149.57' feet; On the NORTHWEST by property for Derek L. Clark for a distance of 100.14' feet, and by property of Gary C. Sowell, for a distance of 276.37'; On the NORTHEAST by property of Herman Newman for a distance of 162.88'; and, On the SOUTHEAST by property of Culvern/Brewer LLC for a distance of 314.75'. The above described property is more particularly shown and described on a Plat prepared for the Town of Kershaw by Jeffrey N. Hilliard, PLS, dated April 20, 2015 and recorded as Plat Number #2015-351 in the Office of the RMC for Lancaster County, SC. Reference to said Plat is made for a more accurate description."

The above described property was conveyed to Gary C. Sowell as Parcel 2 by the Deed of Ernest C. Talbert, recorded September 20, 2011, in Deed Book 633, at Page 271 in the Office of the RMC for Lancaster County, SC.

Tax Map Number: #156G-B-8.00

Town of Kershaw
P. O. Box 145
Kershaw, SC 29067

2015007778
DEED
RECORDING FEES $10.00
STATE TAX $0.00
COUNTY TAX $0.00
PRESENTED & RECORDED:
05-28-2015 03:16 PM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: CANDICE PHILLIPS DEPUTY
BK:DEED 878
PG:201-203

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 28th day of May, 2015.

Signed, Sealed and Delivered in the Presence of:

Gary C. Sowell L.S.

(1) Laura N. Stone L.S.

(2) 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 28th day of May, 2015.

(2)

(1) Laura N. Stone

Notary Public for South Carolina

My Commission Expires: 09-19-13

ROBERT WILSON DAVIS NOTARY PUBLIC SOUTH CAROLINA

Exhibit 1

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

Page 1

AFFIDAVIT

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 00 Edwards Rd./Kershaw SC 29067 bearing Lancaster County Tax Map Number 156G-B-8.00, was transferred by Gary C. Sowell to Town of Kershaw on May 28, 2015.

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) X exempt from the deed recording fee because (See Information section of affidavit): Transfers of realty to Political Subdivisions are exempt
(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 _____.

(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 X 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: $0.00

(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: $0.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: $0.00.

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

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 no more than one thousand dollars or imprisoned not more than one year, or both.

Responsible Person Connected with the Transaction

SWORN to before me this 28 day of May, 2015.

Gary C. Sowell
Print or Type Name Here

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

ROBERT WILSON DAVIS
NOTARY PUBLIC
SOUTH CAROLINA

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in 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 rendering 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 1224-30, 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 Titl 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 126-40(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.

TOWN OF KERSHAW

Exhibit 1

Continued Progress,
A Goal

June 15, 2015

Mr. Bart Miles
Sandhills Medical

Dear Bart,

Sandhills Medical has the authority to apply for rezoning of the property on Edwards Avenue (Parcel #0156G-0B-008.00), which is currently owned by the Town of Kershaw.

Tony Starnes

Tony Starnes
Kershaw Town Administrator

Signed before me this 15th day of June, 2015

Teresa C Hilton

Notary Public for South Carolina
My Commission Expires: 10/1/21

113 South Hampton St. • P.O. Box 145 • Kershaw, SC 29067 • Telephone: (803) 475-6065 • Facsimile: (803) 475-4405

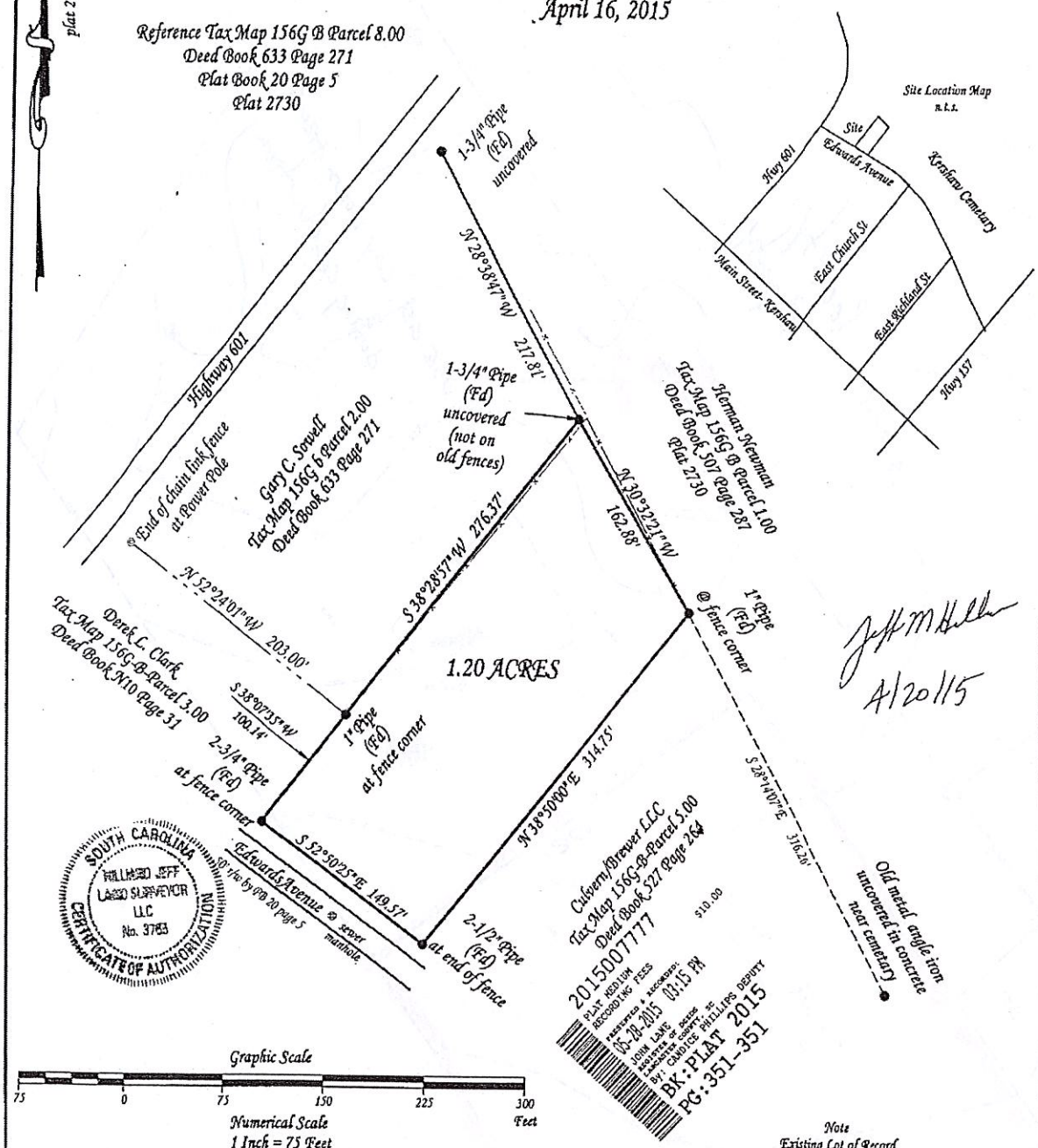
Exhibit 2

This Plat Represents a Boundary Survey at the Request of The Town of Kershaw Being a 1.20 Acre Parcel to be Conveyed to the Town of Kershaw from Gary C. Sowell Having Such Shape, Form, Marks, & Boundaries as Shown Located on Edwards Avenue in the Town of Kershaw Lancaster County, South Carolina

April 16, 2015

plat 2730

Reference Tax Map 156G B Parcel 8.00
Deed Book 633 Page 271
Plat Book 20 Page 5
Plat 2730



Jeff M Hilliard
4/20/15

Note
Existing Lot of Record
No New Lot Lines or Easements Created

Symbols & Abbreviations

EIP = Existing Iron Pin
NIP = New Iron Pin
PK = PK Nail
RR = Railroad Spike
Fd = Found
IR = Iron
MON = Monument
REBR = Rebar
E = Power Line
T = Telephone Line
X = Fence Line

I hereby state to the best of my knowledge information, and belief, the survey shown was made in accordance with the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class B survey as specified therein; also there are no visible encroachments or projections other than those shown.
Unless noted, structures are not within a special flood zone according to FEMA maps.

This plat is subject to any Easements, Agreements, Right of Ways or Restrictions of record prior to the date of this plat, but which were not visible & apparent at the time of the field survey.
Also, the owner/buyer must verify highway, road, powerline, & utility, r/w-easement widths, location, & restrictions before working or building near a highway, road, powerline, or underground utility.

Jeff M Hilliard

Jeffrey M Hilliard S.C. PLS # 21230

Exhibit 2

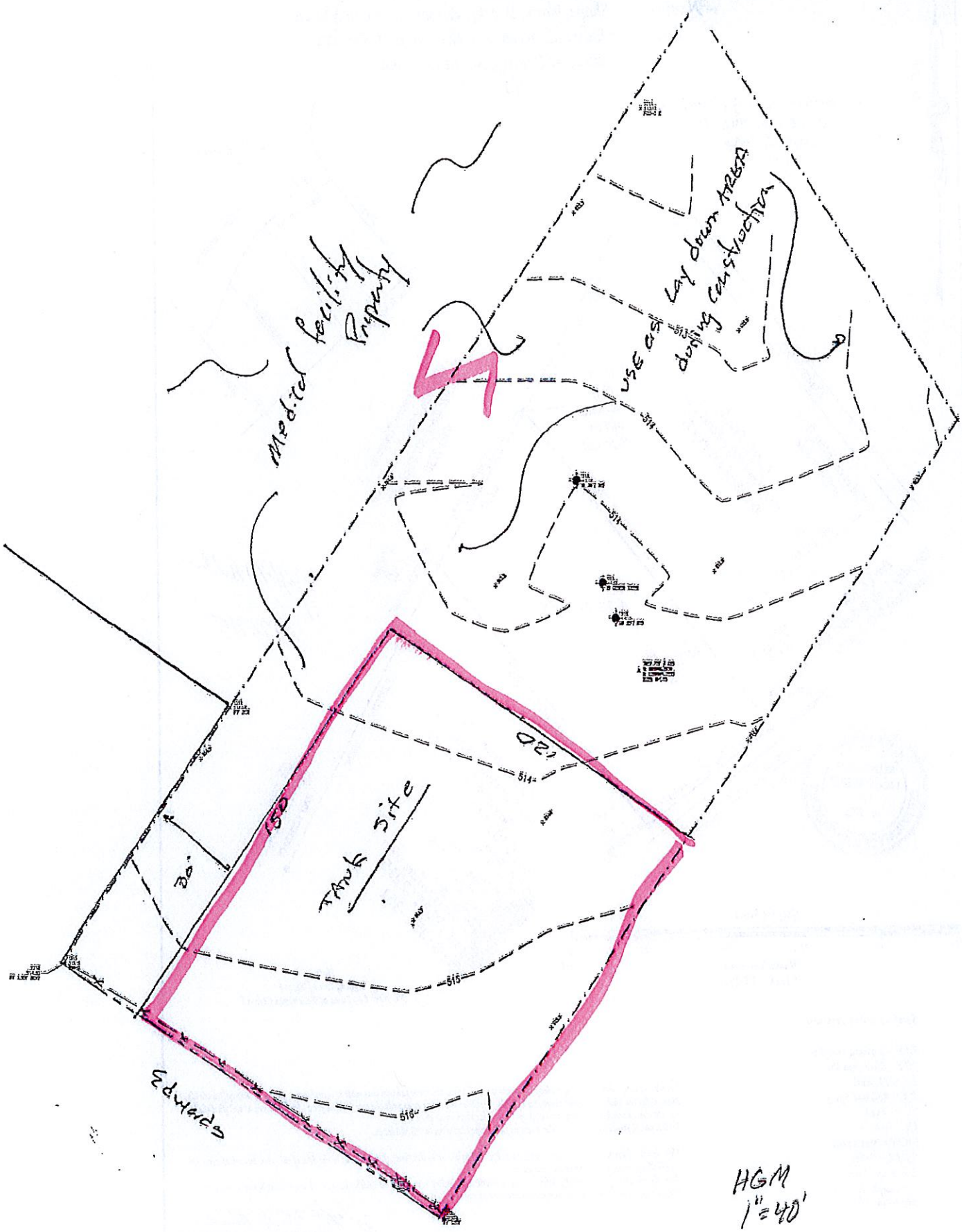

Medical facility Property
use as lay down area during construction
Tank Site
150
120
30'
514
515
516
Edwards
HGM
1"=40'

Exhibit 3

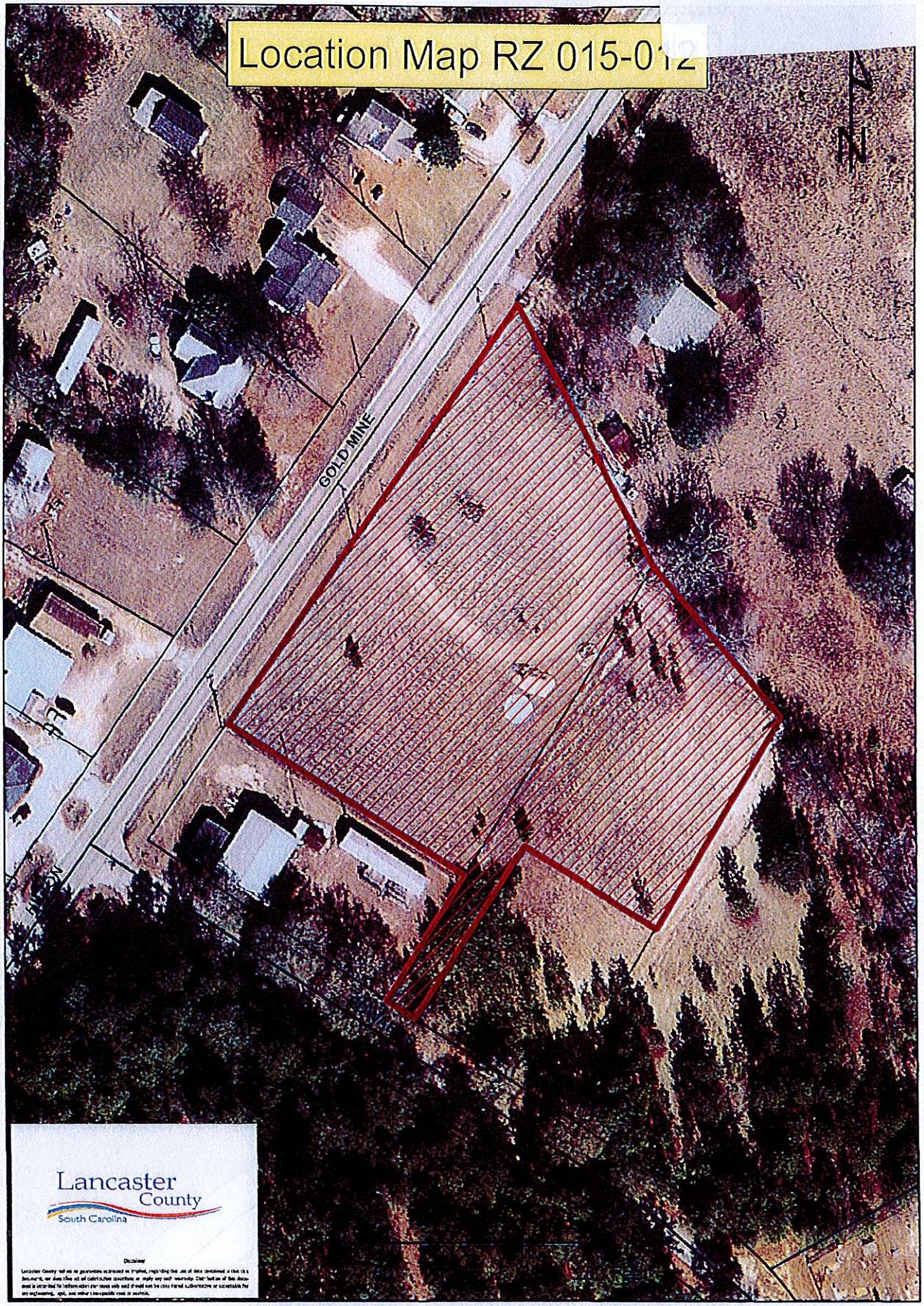
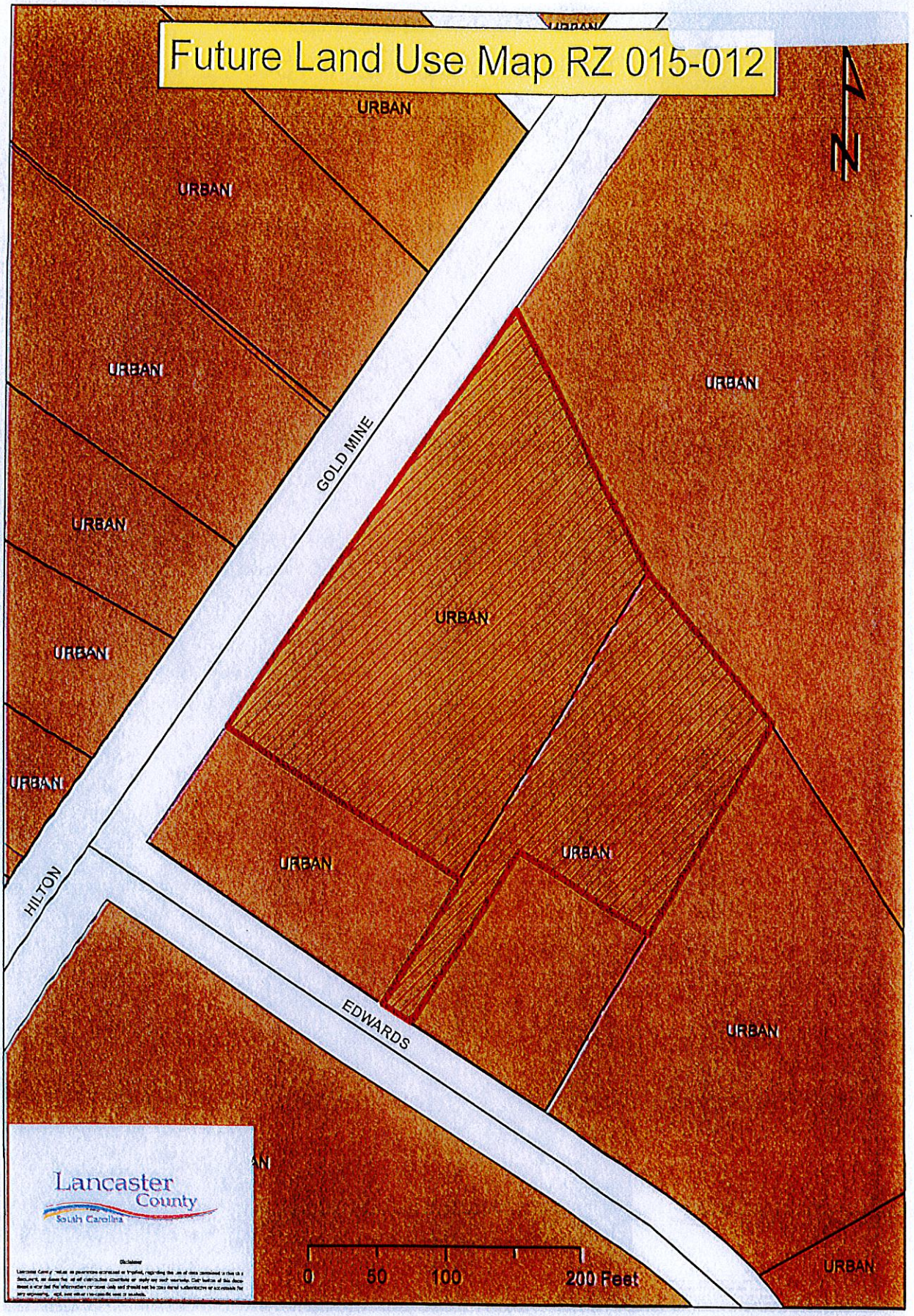

Location Map RZ 015-012
GOLD MINE
N
Lancaster County
South Carolina
Disclaimer

Exhibit 4


Future Land Use Map RZ 015-012
N
URBAN
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URBAN
GOLD MINE
HILTON
EDWARDS
Lancaster County
South Carolina
0
50
100
200 Feet

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Add Mod Del Save Cancel

Indexed By Parcel ID Card #

M **Parcel ID: 0156G-0B-002.00** Card: 1/1

Account: 77261 District: 01 - County

Sticker #: Ent. Parcel Area: 1.5 - AC

Location: GOLD MINE HWY Lancaster

Land Use: NLN - LandOnly Neigh: 05 - 05

Owner #1: SOWELL, GARY C Own Type:

Market Adj Value	Current	Year 2014
Calc. Land Area:	1,500	1,500
Full Market Value:	13,600	13,600
Building Value:		
Yard Items:		
Land Value:	13,600	13,600
Total Value:	13,600	13,600
Assessed Value:	816	816
Capped Total:	13,600	13,600

Reval / Market 04

Legal Description

Sales Information

Grantor: TALBERT,ERNEST C

Sale Price: 20,000 Validity: 1

Sale Date: 9/19/2011 Sold Vacant: No

Legal Ref: 633-271

Narrative Description

Office Notes Notes

No Picture Available

Click to enter GIS, if installed

No Sketch Available

Open 6/8/2015 1:34 PM 77261

Exhibit 5

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Add Mod Del Save Cancel

Indexed By Parcel ID Card #

M **Parcel ID: 0156G-0B-008.00** Card: 1/1

Account: 88281 District: 01 - County

Sticker #: Ent. Parcel Area: 1.2 -

Location: GOLD MINE HWY Lancaster

Land Use: NLN - LandOnly Neigh: 05 - 05

Owner #1: SOWELL, GARY C Own Type:

Market Adj Value	Current	Year 2014	Legal Description
Calc. Land Area:	1.200	1.200	SPLIT FROM PCL 1
Full Market Value:	13,300	13,300	
Building Value:			
Yard Items:			
Land Value:	13,300	13,300	
Total Value:	13,300	13,300	
Assessed Value:	798	798	
Capped Total:	13,300	13,300	Reval / Market 04

Sales Information

Grantor: TALBERT,ERNEST C

Sale Price: 20,000 Validity: 1

Sale Date: 9/19/2011 Sold Vacant: No

Legal Ref: 633-271

Narrative Description

This Parcel contains 1.2 of land mainly classified as LandOnly.

No Picture Available

No Sketch Available

Office Notes Notes

Open 6/8/2015 1:59 PM 88281

Exhibit 5

Exhibit 6

BUSINESS B-3 / UPDATED 1/22/07

USES PERMITTED:

1. Bed and Breakfast
3. Service – Agricultural Service Facility
4. Veterinary Service w/outdoor pens
5. Veterinary Service w/indoor pens – Animal Hospital, Veterinarian Office/Clinic, Veterinary Testing Labs
6. Pedigree Record Services
7. Commercial Kennels w/indoor pens
8. Commercial Kennels w/outdoor pens
9. Farm Labor and Management Service
10. Landscape and Horticultural Service
11. Liquor Stores
12. *Retail Store, any size*
13. Paint, Glass or Wallpaper Store
14. Hardware Store
15. Retail Nurseries, Lawn and Garden Supply Store
16. Manufactured Home Dealer
17. Retail Trade Store/Center – General Merchandise – Large Scale
18. Retail Store-Food (Including Grocery Stores)
19. Open Air Market (farm, crafts, produce),etc.)
20. Motor Vehicles Dealer (new and/or used)
21. Auto Supply Store
22. Boat and Marine Supplies Dealer
23. Recreation Vehicle Dealer
24. Motorcycle Dealer
25. Automobile Dealers, not elsewhere classified
26. Retail Store – General – Small Scale (i.e.) Clothing, Shoe, Antiques
27. Retail Store – Home Furniture, Furnishings and Appliances
28. Bars and Taverns *and nightclubs*
29. Nightclubs with alcohol
30. Restaurants
31. Fast Food with drive through window
32. Car Wash (Full Service)
33. Car Wash (Self Service)
34. Convenience Store with Fuel
35. Convenience Store without Fuel
36. Office/Banks, Savings & Loans and Credit Unions
37. *Office, General and Medical*
38. Hotels and Motels (Except Casino Hotels)
39. Travel Arrangement and Reservation Services
40. Freight Transportation Arrangement Agency
41. Miscellaneous Incidental Transportation Service
42. Personal and Laundry Services

BUSINESS B-3 / UPDATED 1/22/07

43. Florist Shop
44. Funeral Service and Crematories
45. Automotive Rental and Leasing Agency
46. Automobile Parking
47. Automotive Service (except repair)
48. Miscellaneous Repair Services
49. Drive-In *and Movie Theater*
50. Motion Picture Production and/or Distribution Services
51. Motion Picture Theater
52. Video Tape Rental Store
53. Amusement and Recreation Facilities (Non-Public)
54. Offices and Clinics of Doctors, Dentists, & Other Health Practitioners
55. Nursing and Personal Care Facility
56. Medical or Dental Laboratory
57. Miscellaneous Health or Allied Service
58. Building Construction – General Contractors Facility (no outdoor storage)
59. Construction – Special Trade Contractors
60. Durable Goods – Wholesale/Distribution Facility
61. Nondurable Goods – Wholesale/Distribution Facility
62. Museums and Art Galleries
63. Job Training and Vocational Rehabilitation Service
64. Child Day Care Service or Facility
65. Adult Day Care Service or Facility
66. Residential Care Service or Facility (i.e.) Children's Home, Halfway House
67. Intermediate Care Institution
68. Nursing Care Institution
69. Membership Organization Facilities (i.e.) Business, Civic, Social, *Lodge*
70. Religious Institution
71. Taxi Company Facility
72. Intercity and Rural Bus Transportation Facility
73. Charter Bus Service Facility
74. Independent Motor Vehicle Terminal, Service, or Maintenance Facility
75. Trucking and Courier Service Facility (except air)
76. Motor Freight Transportation Terminal and Maintenance Facility
77. Telephone Communications Facilities
78. Telegraph or Other Message Communications Facilities
79. Radio or Television Broadcasting Facilities
80. Cable or Other Pay Television Facilities
81. Park or Playground
82. Recreation Facility (except golf courses)
83. Golf Course (public or membership)
84. Botanical or Zoological Garden
85. Cemetery/Mausoleum
86. Other Designated Community Open Space Area

BUSINESS B-3 / UPDATED 1/22/07

87. Livestock Facility (except Commercial Meat Production Centers)
88. General Agricultural Activities (i.e.) general row crop production, free-range livestock operations, pasture land, hay land, woodland and wildlife management areas
89. Forest Production – Including Christmas Trees
90. *Dealerships; Vehicle (new-used), Boat, Marine, RV, Motorcycle and Manufactured Home*
91. *Art Galleries*
92. *Open Space (except golf courses); parks, recreation facilities, botanical and zoological, cemeteries, etc.*

CONDITIONAL USES:

1. Site Built Single-Family Detached House
2. Modular Single-Family Detached House (Meets CABO Building Code)
3. Temporary Dependent Care Residences
4. Temporary emergency, construction, and repair residence
5. Temporary Structure used in connection with the construction of a Permanent building or for some non-recurring purpose
6. Home Occupation
7. Manufactured Home Storage Lot
8. Gasoline Service Station
9. Automotive Repair Shop
10. Manufacturing of Hi-Tech Products
11. Mini-Warehouse Facilities
12. Recycling Facilities, Convenience Centers and Resource Recovery Facilities
13. Wireless Communication Towers (i.e. Cellular Communications)
14. Nature Preserve or Wildlife Sanctuary
15. Deer Processing

USES REQUIRING REVIEW BY BOARD OF ZONING APPEALS:

1. Special Events
2. Motorized Race and Testing Tracks
3. Chemical Dependency Treatment Center
4. Recoverable Waste Collection and Recycling Centers

USES REQUIRING REVIEW BY PLANNING COMMISSION:

1. Hospital
2. United States Postal Service Facility
3. Elementary or Secondary School
4. College, University or Professional School
5. Library
6. Vocational School

7. Schools and Educational Service Facility (not elsewhere classified)
8. Coliseum, Stadium, or Arena designed for capacity greater than 1000 people
9. Government Offices
10. Courthouse
11. Police Station
12. Fire Station
13. Ambulance Service/Rescue Squad
14. Detention Center
15. Other Public Order and Safety Facility
16. School Bus Facility
17. Electricity, Water, Sewer, and Petroleum Distribution/Collection Facilities and Services

RNC-015-001 – Road Name Change Application – Belvedere Drive
{Public Hearing} pgs. 124-131 **Nick Cauthen**

Date of P.C. Meeting: 7-21-15
__Approved __Denied __No Action

PLANNING STAFF REPORT: RNC-015-001

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 Belvedere Drive.

Property Location: Belvedere Drive is located off of Dartington Drive in the Indian Land area of Lancaster County.

Legal Description: TMS # 0005P-0B-001.01

Description of Plan: Change the existing road name of Belvedere Drive to Clearview Road.

B. SITE INFORMATION

Site Description: Belvedere Drive is located off of Dartington Drive in the Arlington Subdivision.

C. EXHIBITS

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

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 Belvedere Drive 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 Belvedere Drive to Clearview Road should be approved.

Date of P.C. Meeting: 7-21-15
__Approved __Denied __No Action

IV. RECOMMENDATION

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

Exhibit 1

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

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

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

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

Date of Application: 6-26-15 RNC-015-001

Name: Lancaster County Public Safety Communications **Address** 1941 Pageland Hwy

City, State, Zip Code: Lancaster SC 29720

Telephone (H): — **Telephone (W) or (Cell):** 803-416-9325

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

Location of new road: off Dartington Dr

Road name as it exists now (if applicable): Belvedere Dr.

Proposed new road name (1st Choice): Clearview Rd.

Proposed new road name (2nd Choice): —

Will this be a private road? Yes ✓ No____

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.~~ N/A

Signature of Applicant: Trish Hinson 911 Addresser

Exhibit 2

Address Info Belvedere Dr.

Public Safety Communications

LANCASTER COUNTY 911

Address Slip

A Few Serving Many

0 70 140 280 420 560 Feet

1 inch = 219 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: 6/5/2015

Exhibit 3

sPro 4.6.18/4618 - Lancaster2015 - [Record Card]

Fit Record Navigate Process Utilities Tools Options Help Status Database

Mod Del Save Cancel

Indexed By Parcel ID Card #

Parcel ID: 0005P-0B-001.01 Card: 1/1
Account: 80416 District: 01 - County
Sticker #: Ent. Parcel Area: 18.943 - AC
Location: DARTING DRIVE Lancaster
Land Use: NRN - NQRes Neigh: 01 - 01
Owner #1: ARLINGTON RESIDENTIAL ASSOCIATI Own Type:

Override	Current	Year 2014
Calc. Land Area:	2.000	2.000
Full Market Value:	43,800	43,800
Building Value:	13,800	13,800
Yard Items:		
Land Value:	30,000	30,000
Total Value:	43,800	43,800
Assessed Value:	2,628	2,628
Capped Total:	43,800	43,800

Legal Description
Changed TM# from 0005P-0B-001.00 (ARLINGTON POOL)

Reval / Market

Sales Information
Grantor: RHEIN INTERESTS OF
Sale Price: 0 Validity: 9R
Sale Date: 3/11/2002 Sold Vacant: No
Legal Ref: 0150-0233

☑ Office Notes ☐ Notes

Narrative Description
This parcel contains 18.943 AC of land mainly classified as NQRes with a Country Club Building built about 2003, having primarily Alum/Vinyl Exterior and 2474 Square Feet, with 0 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

No Picture Available

No Map Available

Click to enter GIS, if installed

Open | 7/7/2015 | 3:00 PM | 80416 | QuickList

Exhibit 4

0005P-0B-001.01
ARLINGTON RESIDENTIAL ASSOCIAT
\% KUESTER MANAGEMENT GROUP
P O BOX 3340
FORT MILL, SC 29708

Belvedere Dr.

MAILED
6-5-15

Lancaster County Planning Department
101 N. Main St., Ste. 108
P.O. Box 1809
Lancaster, South Carolina 29721-1809

FILE Exhibit 5

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

NOTICE OF ROAD NAME CHANGE REQUEST AND PUBLIC HEARING

Meeting date is Tuesday, July 21, 2015

TO: Property Owners Adjacent to Belvedere Drive

FROM: Lancaster County Planning Department

SUBJECT: **Public Hearing on Road Name Change Application RNC-015-001**

DATE MAILED: Wednesday, July 1, 2015

MEETING DATE: Tuesday, July 21, 2015

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 Belvedere Drive located in the Indian Land area of Lancaster County, SC. In accordance with Chapter 14 of the Unified Development Ordinance, the Planning Commission shall review all proposed road name changes.

The possible road name choice is Clearview Road.

A public hearing regarding this matter will be held **TUESDAY, July 21, 2015 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.

RNC-015-002 - Road Name Change Application – Alpine Lane {Public Hearing} pgs. 132-140	**Nick Cauthen**

Date of P.C. Meeting: 7-21-15
__Approved __Denied __No Action

PLANNING STAFF REPORT: RNC-015-002

APPLICANT: LANCASTER COUNTY PUBLIC SAFETY COMMUNICATIONS

I. FACTS

A. GENERAL INFORMATION

Proposal: This is the road name change application for a proposed road name change for Alpine Lane.

Property Location: Alpine Lane is located off Carelock Lane in Lancaster County, S.C.

Legal Description: TMS # 0076-00-022.00, 0076-00-022.03

Description of Plan: Change the existing road name of Alpine Lane to Marietta Court.

B. SITE INFORMATION

Site Description: Alpine Lane is located off Carelock Lane which connects to Taxahaw Road.

C. EXHIBITS

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

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 Alpine 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 Alpine Lane to Marietta Court should be approved.

Date of P.C. Meeting: 7-21-15
__Approved __Denied __No Action

IV. RECOMMENDATION

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

Exhibit 1

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

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

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

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

Date of Application: 6-26-15 RNC-015-002

Name: Lancaster County Public Safety Communications Address 1941 Pageland Hwy

City, State, Zip Code: Lancaster SC 29720

Telephone (H): — Telephone (W) or (Cell): 803-416-9335

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

Location of new road: off Carelock Ln

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

Proposed new road name (1st Choice): Marietta Ct.

Proposed new road name (2nd Choice): —

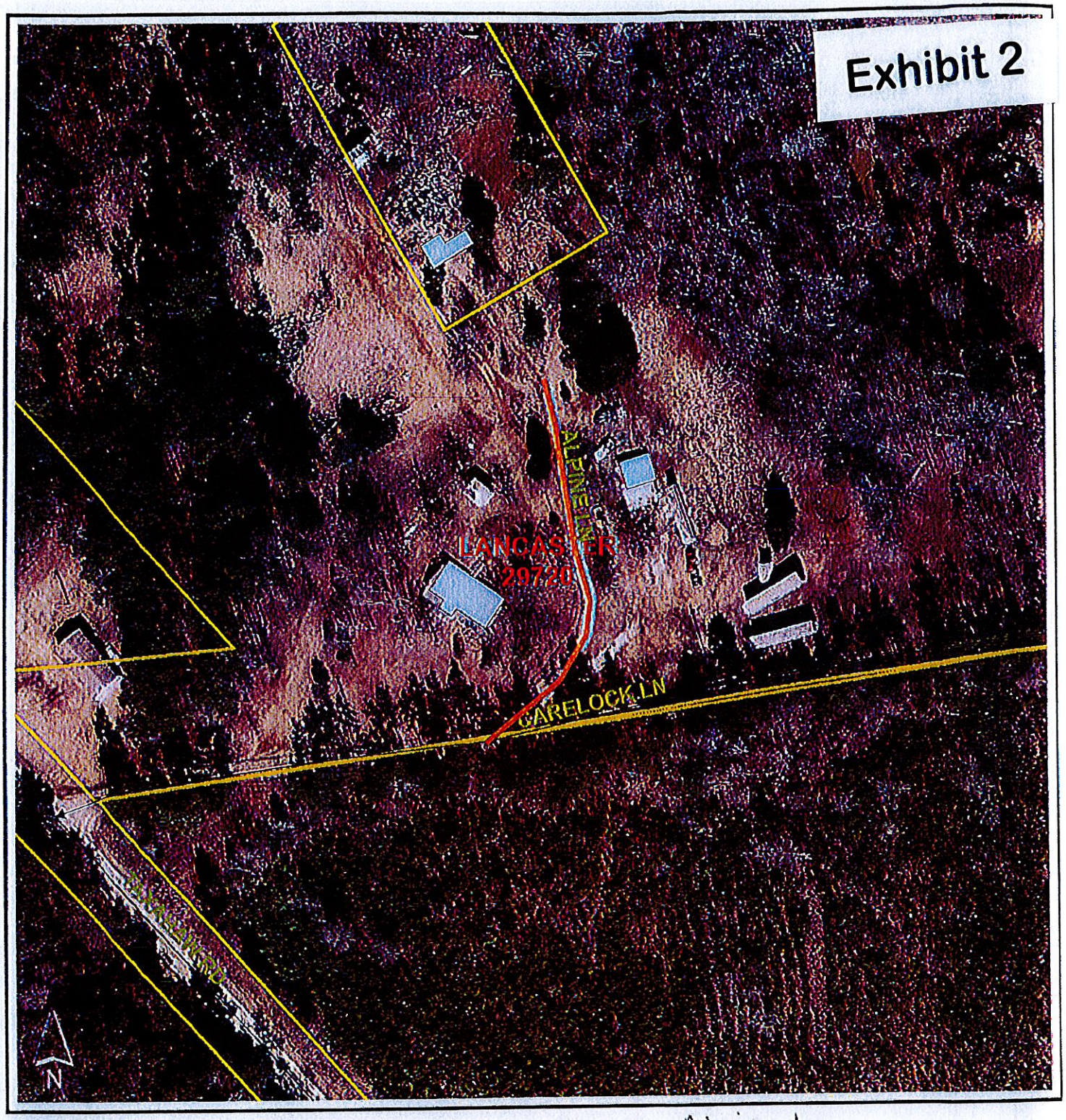
Will this be a private road? Yes____ No ✓

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.~~ N/A

Signature of Applicant: Trish Hinson 911 Addresser



Address Info Alpine Ln

Public Safety Communications

LANCASTER COUNTY 911

Address Slip

A Few Serving Many

0 35 70 140 210 280 Feet

1 inch = 110 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: 6/5/2015

Exhibit 3

essPro 4.6.18/4618 - Lancaster2015 - [Record Card]

Edit Record Navigate Process Utilities Tools Options Help Status Database

Mod Del Save Cancel

Indexed By Parcel ID Card #

Parcel ID: 0076-00-022.00 Card: 1/1
Account: 11284 District: 01 - County
Sticker #: Ent. Parcel Area: 64 - AC
Location: 6565 TAXAHAW RD Lancaster
S Land Use: QUSE - QualAg Neigh: 12 - 12
Owner #1: CARELOCK LARRY J Own Type:

Market Adj Value	Current	Year 2014
Calc. Land Area:	64.000	64.000
Full Market Value:	199,250	199,250
Full Land Value:	135,750	135,750
Building Value:	62,000	62,000
Yard Items:	1,500	1,500
Land Value:	25,198	25,198
Total Value:	88,698	88,698
Assessed Value:	5,178	5,178
Capped Total:	199,250	199,250

Legal Description

Reval / Market 02

Sales Information

Grantor: CARELOCK LARRY J
Sale Price: 5 Validity: 9K
Sale Date: 3/20/1996 Sold Vacant: No
Legal Ref: U013-0231

Narrative Description

This parcel contains 64 AC of land mainly classified as QualAg with a Sing Fam Dw Building built about 1975, having primarily Wood Siding Exterior and 1456 Square Feet, with 0 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

Office Notes Notes

No Picture Available

No Map Available

No Sketch Available

Open 6/3/2015 12:46 PM 11284 QuickList

Exhibit 3

ssPro 4.6.18/4618 - Lancaster2015 - [Record Card]

dit Record Navigate Process Utilities Tools Options Help Status Database

Mod Del Save Cancel

Indexed By Parcel ID Card #

Parcel ID: 0076-00-022.03 Card: 1/1
Account: 71264 District: 01 - County
Sticker #: Ent. Parcel Area: 1 - AC
Location: 6561 TAXAHAW RD Lancaster
Land Use: NLN - LandOnly Neigh: 12 - 12
Owner #1: MOORE JIMMIE LEE & MARIETTA C Own Type:

Market Adj Value	Current	Year 2014
Calc. Land Area:	1.000	1.000
Full Market Value:	5,600	5,600
Building Value:		
Yard Items:		
Land Value:	5,600	5,600
Total Value:	5,600	5,600
Assessed Value:	336	336
Capped Total:	5,600	5,600

Reval / Market 02

Legal Description

Sales Information
Grantor: MOORE JIMMIE LEE & MARIETTA
Sale Price: 1 Validity: 9R
Sale Date: 9/21/1995 Sold Vacant: No
Legal Ref: L013-0119

Narrative Description
This Parcel contains 1 AC of land mainly classified as LandOnly.

☑ Office Notes ☐ Notes

No Picture Available

No Map Available

No Sketch Available

Open 6/3/2015 12:47 PM 71264 QuickList

Exhibit 4

0076-00-022.00
CARELOCK LARRY J
1006 ZEPHYR CIR
MONROE, NC 29720

0076-00-022.03
MOORE JIMMIE LEE & MARIETTA C
7205 TAXAHAW RD
LANCASTER, SC 29720

Alpine Ln

MAILED
6-5-15

Lancaster County Planning Department
101 N. Main St., Ste. 108
P.O. Box 1809
Lancaster, South Carolina 29721-1809

FI Exhibit 5

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

NOTICE OF ROAD NAME CHANGE REQUEST AND PUBLIC HEARING

Meeting date is Tuesday, July 21, 2015

TO: Property Owners Adjacent to Alpine Lane

FROM: Lancaster County Planning Department

SUBJECT: **Public Hearing on Road Name Change Application RNC-015-002**

DATE MAILED: Wednesday, July 1, 2015

MEETING DATE: Tuesday, July 21, 2015

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 Alpine Lane located off of Carelock Lane in Lancaster County, SC. In accordance with Chapter 14 of the Unified Development Ordinance, the Planning Commission shall review all proposed road name changes.

The possible road name choice is Marietta Court.

A public hearing regarding this matter will be held **TUESDAY, July 21, 2015 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.

RNC-015-003 - Road Name Change Application – Carolina Lane
{Public Hearing} pgs. 141-148 **Andy Rowe**

Date of P.C. Meeting: 7-21-15
__Approved __Denied __No Action

PLANNING STAFF REPORT: RNC-015-003

APPLICANT: LANCASTER COUNTY PUBLIC SAFETY COMMUNICATIONS

I. FACTS

A. GENERAL INFORMATION

Proposal: This is the road name change application for a proposed road name change for Carolina Lane.

Property Location: Carolina Lane is located off of James Street in Lancaster County, SC.

Legal Description: TMS # 0082K-0B-007.00-005, 0082K-0B-007.00-006, 0082K-0B-007.00-003, 0082K-0B-007.00-001, 0082K-0B-007.00-004.

Description of Plan: Change the existing road name of Carolina Lane to Coastal Way.

B. SITE INFORMATION

Site Description: Carolina lane is located off of James Street. Carolina Lane is also parallel to Usher Road.

C. EXHIBITS

1. Road Name Change Application
2. 911 Aerial
3. Tax Inquiry Sheet
4. Verification from Trish Hinson- 1st letter sent out
5. Lancaster County Notification to the Property Owners

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 Carolina 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 Carolina Lane to Coastal Way should be approved.

Date of P.C. Meeting: 7-21-15
__Approved __Denied __No Action

IV. Recommendation

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

Exhibit 1

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

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

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

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

Date of Application: 6-26-15 RNC-015-003

Name: Lancaster County Public Safety Communications Address 1941 Pageland Hwy

City, State, Zip Code: Lancaster SC 29720

Telephone (H): — Telephone (W) or (Cell): 803-416-9325

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

Location of new road: off James St.

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

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

Proposed new road name (2nd Choice): —

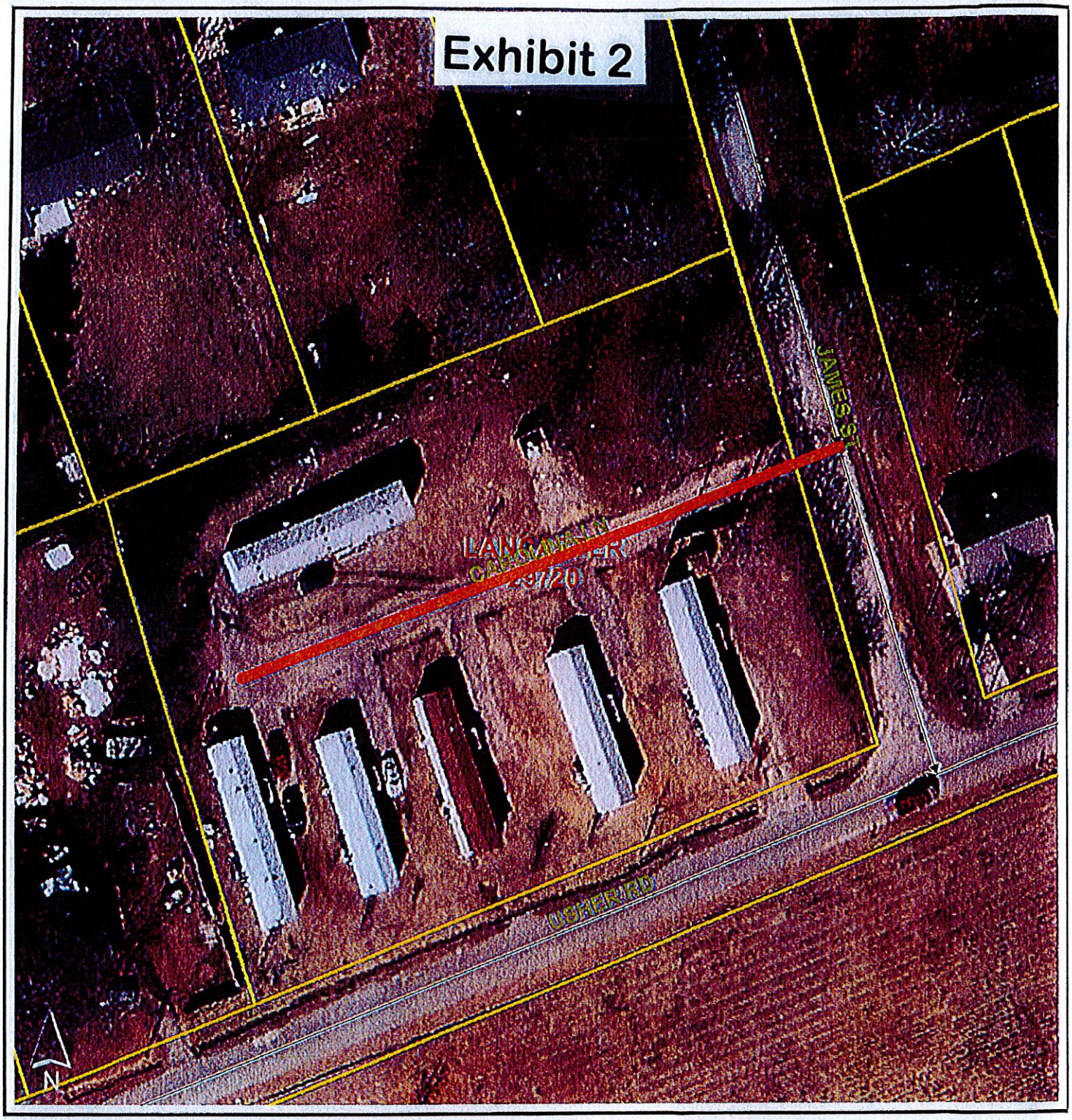
Will this be a private road? Yes ✓ No____

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.~~ N/A

Signature of Applicant: Trish Hinson 911 Addresser



Address Info Carolina Ln

Public Safety Communications

LANCASTER COUNTY 911

A Few Serving Many

Address Slip

0 15 30 60 90 120 Feet

1 inch = 55 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: 6/5/2015

Exhibit 3

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Indexed By | Parcel ID | Card #

^dd Mod Del Save Cancel

Parcel ID: 0082K-08-007.00 Card: 1/1
Account: 15022 District: 01 - County
Sticker #: Ent. Parcel Area: 275 - FF
Location: USHER RD Lancaster Rd Lancaster
Land Use: NRN - NQRes 1597 Harkey Neigh: 31 - 31
Owner #1: WATTS, RICHARD BRIAN & Mickey Downtree

Market Adj Value	Current	Year 2014	Legal Description
Calc. Land Area:	275.000	275.000	275X208X275X211
Full Market Value:	46,600	46,600	
Building Value:			
Yard Items:	9,000	9,000	
Land Value:	37,600	37,600	
Total Value:	46,600	46,600	
Assessed Value:	2,796	2,796	
Capped Total:	46,600	46,600	Reval / Market 03

Sales Information
Grantor: HALL CHRISTOPHER B &
Sale Price: 50,000 Validity: 4
Sale Date: 12/17/2009 Sold Vacant: No
Legal Ref: 544-201

Narrative Description

Office Notes Notes

No Picture Available

No Map Available

No Sketch Available

Open | 6/4/2015 | 12:54 PM | 15022 | QuickList

Exhibit 4

0082K-0B-007.00-005
WATTS RICHARD B
MILLER NICKEY L
1597 HARKEY RD
LANCASTER, SC 29720

0082K-0B-007.00-006
WATTS RICHARD B
MILLER NICKEY L
1597 HARKEY RD
LANCASTER, SC 29720

0082K-0B-007.00-003
WATTS RICHARD B
MILLER NICKEY L
1597 HARKEY RD
LANCASTER, SC 29720

0082K-0B-007.00-001
WATTS RICHARD B
MILLER NICKEY L
1597 HARKEY RD
LANCASTER, SC 29720

0082K-0B-007.00-004
WATTS RICHARD B
MILLER NICKEY L
1597 HARKEY RD
LANCASTER, SC 29720

Cardina Ln

MAILED
6-5-15

Lancaster County Planning Department
101 N. Main St., Ste. 108
P.O. Box 1809
Lancaster, South Carolina 29721-1809

Exhibit 5

FILE COPY

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

NOTICE OF ROAD NAME CHANGE REQUEST AND PUBLIC HEARING

Meeting date is Tuesday, July 21, 2015

TO: Property Owners Adjacent to Carolina Lane

FROM: Lancaster County Planning Department

SUBJECT: **Public Hearing on Road Name Change Application RNC-015-003**

DATE MAILED: Thursday, July 2, 2015

MEETING DATE: Tuesday, July 21, 2015

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 Carolina Lane located off of James Street in Lancaster County, SC. In accordance with Chapter 14 of the Unified Development Ordinance, the Planning Commission shall review all proposed road name changes.

The possible road name choice is Coastal Way.

A public hearing regarding this matter will be held **TUESDAY, July 21, 2015 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.

RNC-015-004 - Road Name Change Application – Cedar Lane
{Public Hearing} pgs. 149-160 **Andy Rowe**

Date of P.C. Meeting: 7-21-15
__Approved __Denied __No Action

PLANNING STAFF REPORT: RNC-015-004

APPLICANT: LANCASTER COUNTY PUBLIC SAFETY COMMUNICATIONS

I. FACTS

A. GENERAL INFORMATION

Proposal: This is the road name change application for a proposed road name change for Cedar Lane.

Property Location: Cedar Lane is located off Shelley Mullis Road in the Indian Land section of Lancaster County, SC.

Legal Description: TMS #0009-00-009.00, 0009-00-011.00, 0009-00-016.02, 0009-00-017.00, 0009-00-021.01.

Description of Plan: Change the existing road name of Cedar Lane to Goldwing Lane.

B. SITE INFORMATION

Site Description: Cedar Lane is located off Shelley Mullis Road. The subject road is located between Shelley Mullis Road and Vance Baker Road.

C. EXHIBITS

1. Road Name Change Application
2. 911 Aerial
3. Tax Inquiry Sheet
4. Verification from Trish Hinson- 1st letter sent out
5. Lancaster County Notification to the Property Owners

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 Cedar 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 Cedar Lane to Goldwing Lane should be approved.

Date of P.C. Meeting: 7-21-15
__Approved __Denied __No Action

IV. Recommendation

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

Exhibit 1

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

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

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

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

Date of Application: 6-26-15 - RNC-015-004

Name: Lancaster County Public Safety Comm Address 1941 Pageland Hwy

City, State, Zip Code: Lancaster SC 29720

Telephone (H): — Telephone (W) or (Cell): 803-416-9325

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

Location of new road: off Shelley Mullis Rd (btwn Shelley Mullis Rd & Vance Baker Rd.)

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

Proposed new road name (1st Choice): Goldwing Ln

Proposed new road name (2nd Choice): —

Will this be a private road? Yes____ No ✓

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.~~ NA

Signature of Applicant: Trish Hinson 911 Addresser

Address Info Cedar Ln.

Public Safety Communications

LANCASTER COUNTY 911

A Few Serving Many

Address Slip

Feet

0 145 290 580 870 1,160

1 inch = 438 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: 6/5/2015

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Add Mod Del Save Cancel

Indexed By: Parcel ID Card #

addressed from Shelley Mullis Rd.

Parcel ID: 0009-00-017.00 Card: 1 of 1 Location: 8722 SHELLEY MULLIS RD Ind Cost - $164,100

Current Owner | Prior Owner | ID/Factors/Taxes

Current Ownership

	Title	Last Name	First Name	Res ex	% Own	Type
#1:		WITHERSPOON LARRY E & WANDA M				
#2:						
#3:						

Street #1: 8722 SHELLEY MULLIS RD Fill Home Phone:

Street #2: List Cell Phone:

City/Town: INDIAN LAND Verify Work Phone:

Province/State: SC Postal: 29707-0000 Verify Email:

Country: Account Type: Separate Bill: ☐

D.O.B.: MM/DD/YYYY Legal Reference: Valid Owner: ☑

Private Info: ☐

Owner Occupied: Sale Date: 3/11/1993 Owner Lookup Number: 22322

Sales | Exemptions | More Owners | Other Parties

Open | 6/4/2015 | 3:48 PM | 69285 | QuickList

Exhibit 3

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Add Mod Del Save Cancel

Indexed By: Parcel ID Card #

Land Only

Parcel ID: 0009-00-011.00 Card: 1 of 1 Location: HWY 65 Indian Land Cost - $5,000

Current Owner | Prior Owner | ID/Factors/Taxes

Current Ownership

	Title	Last Name	First Name	Res ex	% Own	Type
#1:		LEGACY PARK HOMEOWNERS ASSOCIA				
#2:						
#3:						

Street #1: PO BOX 2981 Fill Home Phone:

Street #2: List Cell Phone:

City/Town: MATTHEWS Verify Work Phone:

Province/State: NC Postal: 28106 Verify Email:

Country: Account Type: Separate Bill: ☐

D.O.B.: MM/DD/YYYY Legal Reference: 389-308 Valid Owner: ☑

Private Info: ☐

Owner Occupied: Sale Date: 3/15/2007 Owner Lookup Number: 52018

Sales | Exemptions | More Owners | Other Parties

Open | 6/4/2015 | 3:51 PM | Ownership Information | 1279 | QuickList

Exhibit 3

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Add Mod Del Save Cancel

Indexed By: Parcel ID Card #

Qua Ag

Parcel ID: 0009-00-009.00 Card: 1 of 1 Location: HWY 65 Indian Land Cost - $9,136

Current Owner | Prior Owner | ID/Factors/Taxes

Current Ownership

	Title	Last Name	First Name	Res ex	% Own	Type
#1:		CARRINGTON III LLC				
#2:						
#3:						

Street #1: 5915 CARY RIDGE DRIVE Fill Home Phone:

Street #2: List Cell Phone:

City/Town: CHARLOTTE Verify Work Phone:

Province/State: NC Postal: 28277-0000 Verify Email:

Country: Account Type: Separate Bill: ☐

D.O.B.: MM/DD/YYYY Legal Reference: Valid Owner: ☑

Owner Occupied: Sale Date: 6/4/2004 Owner Lookup Number: 1029 Private Info: ☐

Sales | Exemptions | More Owners | Other Parties

Open | 6/4/2015 | 3:50 PM | 1277 | QuickList

Exhibit 3

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Indexed By: Parcel ID Card #

Add Mod Del Save Cancel

QR

addressed from Vance Baker Rd

ParcelID: 0009-00-021.01 Card:1 of 1 Location: 8467 VANCE BAKER ROAD Lar Cost - $195,300

Current Owner | Prior Owner | ID/Factors/Taxes

Current Ownership

	Title	Last Name	First Name	Res ex	% Own	Type
#1:		KENNEDY	DORIS			
#2:						
#3:						

Street #1: 8467 VANCE BAKER RD Fill Home Phone:

Street #2: List Cell Phone:

City/Town: INDIAN LAND Verify Work Phone:

Province/State: SC Postal: 29707-0000 Verify Email:

Country: Account Type: Separate Bill: ☐

D.O.B.: MM/DD/YYYY Legal Reference: 551-72 Valid Owner: ☑

Private Info: ☐

Owner Occupied: Sale Date: 2/3/2010 Owner Lookup Number: 60637

Sales | Exemptions | More Owners | Other Parties

Open | 6/4/2015 | 3:52 PM | Ownership Information | 87425 | QuickList

Exhibit 3

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Add Mod Del Save Cancel

QR

Indexed By: Parcel ID Card #

Parcel ID: 0089-00-016.02 Card:1 of 1 Location: 7033 CEDAR LN Indian Land Cost - $144,400

Current Owner | Prior Owner | ID/Factors/Taxes

Current Ownership

	Title	Last Name	First Name	Res ex	% Own	Type
#1:		HUSTED ROBERT C & FONDA L				
#2:						
#3:						

Street #1: 7033 CEDARS LANE Fill Home Phone:

Street #2: List Cell Phone:

City/Town: INDIAN LAND Verify Work Phone:

Province/State: SC Postal: 29707-0000 Verify Email:

Country: Account Type: Separate Bill: ☐

D.O.B.: MM/DD/YYYY Legal Reference: Valid Owner: ☑

Owner Occupied: Sale Date: 9/10/1998 Owner Lookup Number: 23453 Private Info: ☐

Sales | Exemptions | More Owners | Other Parties

Open | 6/4/2015 | 3:49 PM | Ownership Information | 71426 | QuickList

Exhibit 3

Exhibit 4

✓ CARRINGTON III LLC
5915 CARY RIDGE DRIVE
CHARLOTTE, NC 28277-0000
TM# 0009-00-009.00

✓ LEGACY PARK HOMEOWNERS ASSOCIA
PO BOX 2981
MATTHEWS, NC 28106
TM# 0009-00-011.00

✓ HUSTED ROBERT C & FONDA L
7033 CEDARS LANE
INDIAN LAND, SC 29707-0000
TM# 0009-00-016.02

✓ WITHERSPOON LARRY E & WANDA M
8722 SHELLEY MULLIS RD
INDIAN LAND, SC 29707-0000
TM# 0009-00-017.00

✓ KENNEDY DORIS
8467 VANCE BAKER RD
INDIAN LAND, SC 29707-0000
TM# 0009-00-021.01

Cedar Ln.

MAILED
12-5-15

Lancaster County Planning Department
101 N. Main St., Ste. 108
P.O. Box 1809
Lancaster, South Carolina 29721-1809

Exhibit 5

FILE COPY

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

NOTICE OF ROAD NAME CHANGE REQUEST AND PUBLIC HEARING

Meeting date is Tuesday, July 21, 2015

TO: Property Owners Adjacent to Cedar Lane

FROM: Lancaster County Planning Department

SUBJECT: **Public Hearing on Road Name Change Application RNC-015-004**

DATE MAILED: Thursday, July 2, 2015

MEETING DATE: Tuesday, July 21, 2015

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 Cedar Lane located in the Indian Land area of Lancaster County, SC. In accordance with Chapter 14 of the Unified Development Ordinance, the Planning Commission shall review all proposed road name changes.

The possible road name choice is Goldwing Lane.

A public hearing regarding this matter will be held **TUESDAY, July 21, 2015 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.

RNC-015-005 - Road Name Change Application – Bowers Street
{Public Hearing} pgs. 161-194 **Andy Rowe**

Date of P.C. Meeting: 7-21-15
__Approved __Denied __No Action

PLANNING STAFF REPORT: RNC-015-005

APPLICANT: LANCASTER COUNTY PUBLIC SAFETY COMMUNICATIONS

I. FACTS

A. GENERAL INFORMATION

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

Property Location: Bowers Street is located off W Caston Street in Heath Springs, SC.

Legal Description: TMS # 0132-00-037.08, 0132-00-037.09, 0132-00-037.10, 132L-0A-012.00, 0132L-0A-013.00, 0132L-0A-015.00, 0132L-0A-017.00, 0132-00-037.15, 0132L-0A-022.00, 0132L-0A-021.00, 0132L-0A-020.00, 0132L-0A-019.00, 0132L-0A-014.00, 0132-00-039.00, 0132-00-039.01-002, 0132-00-039.01, 0132-00-039.00-001, 0132-00-040.00, 0132-00-041.00, 0132-00-037.06, 0132-00-037.01, 0132-00-037.01-001, 0132L-0A-011.00, 0132L-0A-011.01, 0132-00-056.00, 0133-00-003.00, 0133-00-002.00, 0132-00-053.00, 0132-00-042.00, 0132L-0A-016.00.

Description of Plan: Change the existing road name of Bowers Street to Depot Drive or Russell Place Drive.

B. SITE INFORMATION

Site Description: Bowers Street is located off W Caston Street. The subject road is parallel to Hammond Street.

C. EXHIBITS

1. Road Name Change Application
2. 911 Aerial
3. Tax Inquiry Sheet
4. Verification from Trish Hinson- 1st letter sent out
5. Lancaster County Notification to the Property Owners

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 Bowers 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 Bowers Street to Depot Drive or Russell Place Drive should be approved.

IV. Recommendation

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

Exhibit 1

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

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

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

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

Date of Application: 6-26-15 – RNC-015-005

Name: Lancaster County Public Safety Communications Address 1941 Pageland Hwy.

City, State, Zip Code: Lancaster SC 29720

Telephone (H): — Telephone (W) or (Cell): 803-416-9325

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

Location of new road: off W Caston St

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

Proposed new road name (1st Choice): Depot Dr.

Proposed new road name (2nd Choice): Russell Place Dr.

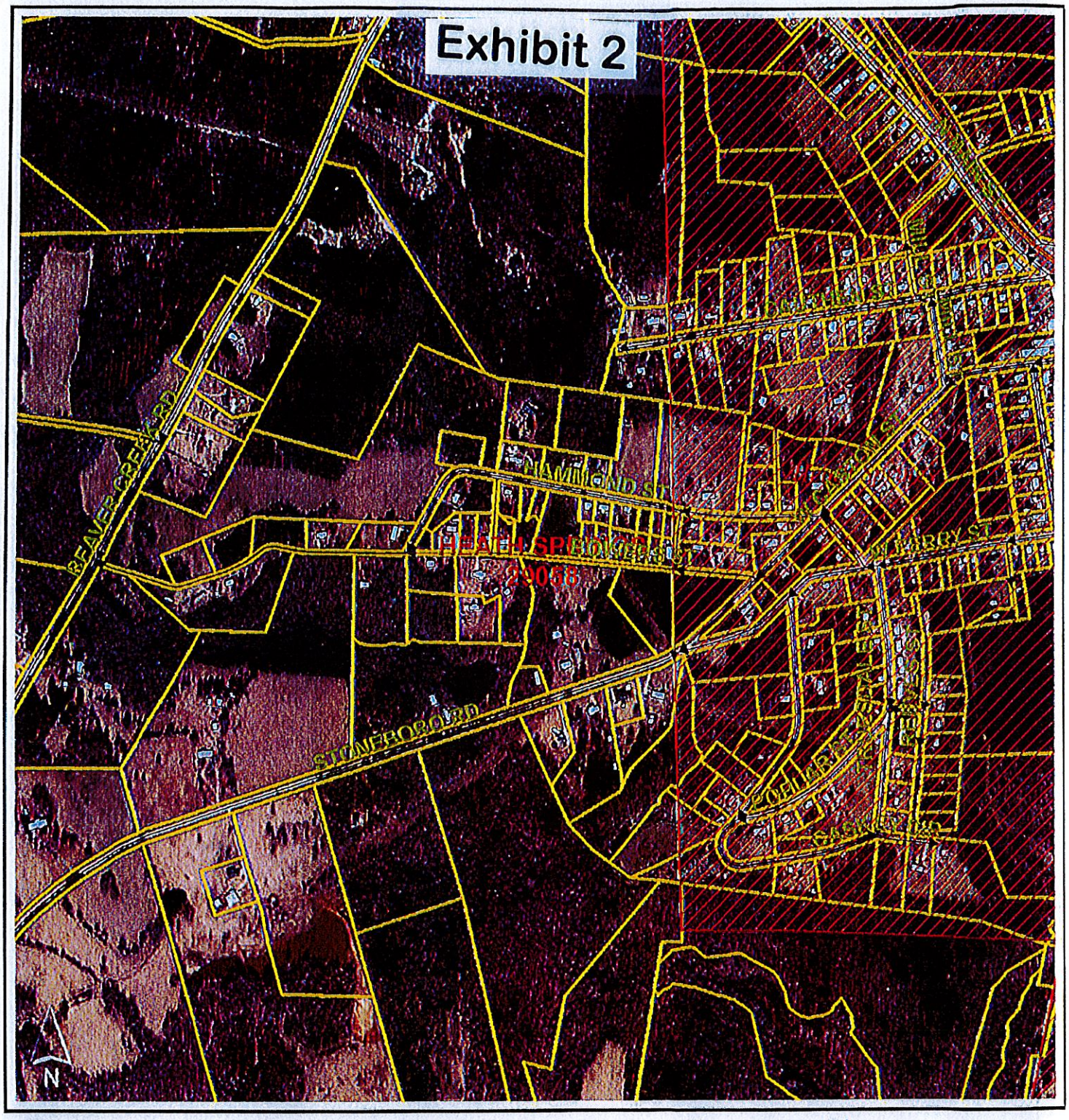
Will this be a private road? Yes____ No ✓

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.~~ N/A

Signature of Applicant: Trish Thomson 911 Addresser



Address Info Bowers St

Public Safety Communications

LANCASTER COUNTY 911

Address Slip

A Few Serving Many

0 245 490 980 1,470 1,960 Feet

1 inch = 723 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: 6/5/2015

Exhibit 3

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Add Mod Del Save Cancel

Indexed By: Parcel ID Card #

QK

Parcel ID: 0132L-0A-021.00 ✓ Card: 1 of 1 Location: 201 BOWERS ST Heath Springs Cost - $45,700

Current Owner | Prior Owner | ID/Factors/Taxes

Current Ownership

	Title	Last Name	First Name	Res ex	% Own	Type
#1:		JONES RUTH P				
#2:		% JONES WARREN E				
#3:						

Street #1: 109 BOWERS ST Fill Home Phone:

Street #2: List Cell Phone:

City/Town: HEATH SPRINGS Verify Work Phone:

Province/State: SC Postal: 29058-0000 Verify Email:

Country: Account Type: Separate Bill:

D.O.B.: MM/DD/YYYY Legal Reference: Valid Owner:

Owner Occupied: Sale Date: 5/17/1951 Owner Lookup Number: 61297 Private Info:

Sales | Exemptions | More Owners | Other Parties

Open | 6/3/2015 | 3:20 PM | Ownership Information | 22811 | QuickList

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

9= QR

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Add Mod Del Save Cancel

Indexed By Parcel ID Card #

QR

Parcel ID: 0132L-0A-022.00 ✓ Card: 1/1

Account: 22812 District: 01H - HeathSprings

Sticker #: Ent. Parcel Area: 1.2 - AC

✓ Location: 109 BOWERS ST Heath Springs

Land Use: QR - QualRes Neigh: 06 - 06

M Owner #1: JONES, WARREN Own Type:

Market Adj Value	Current	Year 2014
Calc. Land Area:	1.200	1.200
Full Market Value:	68,400	68,400
Building Value:	46,200	46,200
Yard Items:	5,500	5,500
Land Value:	16,700	16,700
Total Value:	68,400	68,400
Assessed Value:	2,736	2,736
C Capped Total:	60,035	60,035

Reval / Market 03

Legal Description

Sales Information

Grantor: JONES WARREN,

Sale Price: 1 Validity: 2S

Sale Date: 6/28/2010 Sold Vacant: No

Legal Ref: 570-112

Narrative Description

This parcel contains 1.2 AC of land mainly classified as QualRes with a Sing Fam Dw Building built about 1920, having primarily Wood Siding Exterior and 1587 Square Feet, with 0 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

Office Notes Notes

No Picture Available

No Map Available

No Sketch Available

Open 6/3/2015 3:17 PM 22812 QuickList

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Add Mod Del Save Cancel

NQR

Indexed By: Parcel ID Card #

Parcel ID: 0132L-04-020.00 ✓ Card:1 of 1 Location: 205 BOWERS ST Heath Springs Cost - $28,600

Current Owner | Prior Owner | ID/Factors/Taxes

Current Ownership

	Title	Last Name	First Name	Res ex	% Own	Type
#1:		SINGLETON TIMOTHY D & VALISHA				
#2:						
#3:						

Street #1: 135 LAUREL CROSSING DR Fill Home Phone:

Street #2: List Cell Phone:

City/Town: LUGOFF Verify Work Phone:

Province/State: SC Postal: 29078-0000 Verify Email:

Country: Account Type: Separate Bill: ☐

D.O.B.: MM/DD/YYYY Legal Reference: Valid Owner: ☑

Owner Occupied: Sale Date: 4/7/2005 Owner Lookup Number: 16989 Private Info: ☐

Sales | Exemptions | More Owners | Other Parties

Open | 6/3/2015 | 3:21 PM | Ownership Information | 22810 | QuickList

Exhibit 3

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Add Mod Del Save Cancel

Indexed By Parcel ID Card #

QR

Parcel ID: 0132L-0A-019.00 Card: 1/1

Account: 22809 District: 01 - County

Sticker #: Ent. Parcel Area: 75 - FF

Location: 209 BOWERS ST Heath Springs

Land Use: QR - QualRes Neigh: 31 - 31

Owner #1: REID, ELIZABETH W Own Type:

Market Adj Value	Current	Year 2014	Legal Description
Calc. Land Area:	75.000	75.000	75X152.2X75X143.3
Full Market Value:	30,700	30,700	
Building Value:	26,700	26,700	
Yard Items:			
Land Value:	4,000	4,000	
Total Value:	30,700	30,700	
Assessed Value:	1,228	1,228	
Capped Total:	30,700	30,700	Reval / Market 03

Sales Information

Grantor: WRIGHT NANCY

Sale Price: 0 Validity: 9K

Sale Date: 3/8/1985 Sold Vacant: No

Legal Ref: F006-1552

Office Notes Notes

Narrative Description

This parcel contains 75 FF of land mainly classified as QualRes with a Sing Fam Dw Building built about 1955, having primarily Wood Siding Exterior and 832 Square Feet, with 0 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

No Picture Available

No Map Available

No Sketch Available

Open 6/3/2015 3:22 PM 22809 QuickList

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Add Mod Del Save Cancel

Indexed By: Parcel ID Card #

Parcel ID: 0132L-04-017.00 ✓ Card:1 of 1 Location: BOWERS ST Heath Springs Cost - $47,100

Current Owner | Prior Owner | ID/Factors/Taxes

Current Ownership

	Title	Last Name	First Name	Res ex	% Own	Type
#1:		BRACE ALICE E				
#2:		%BRACE HOWARD ETAL				
#3:						

Street #1: P O BOX 252 Fill Home Phone:

Street #2: List Cell Phone:

City/Town: HEATH SPRINGS Verify Work Phone:

Province/State: SC Postal: 29058-0000 Verify Email:

Country: Account Type: Separate Bill: ☐

D.O.B.: MM/DD/YYYY Legal Reference: Valid Owner: ☑

Owner Occupied: Sale Date: 3/3/2000 Owner Lookup Number: 80632 Private Info: ☐

Sales | Exemptions | More Owners | Other Parties

Open | 6/3/2015 | 3:22 PM | Ownership Information | 22807 | QuickList

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Add Mod Del Save Cancel

Indexed By Parcel ID Card #

Land Only

Parcel ID: 0132L-0A-015.00 ✓ Card: 1/1

Account: 22805 District: 01 - County

Sticker #: 314 Hammond St. Heath Springs Ent. Parcel Area: 80 - FF

Location: BOWERS ST Heath Springs

Land Use: NLN - LandOnly Neigh: 31 - 31

Owner #1: SINGLETON ROSCO Own Type:

Market Adj Value	Current	Year 2014	Legal Description
Calc. Land Area:	80.000	80.000	80X185X80X183 M/
Full Market Value:	3,800	3,800	
Building Value:			
Yard Items:			
Land Value:	3,800	3,800	
Total Value:	3,800	3,800	
Assessed Value:	228	228	
Capped Total:	3,800	3,800	Reval / Market 03

Sales Information

Grantor:

Sale Price: 1 Validity:

Sale Date: 9/29/1987 Sold Vacant: No

Legal Ref: G007-1320

Narrative Description

☐ Office Notes ☐ Notes

No Picture Available

No Map Available

No Sketch Available

Open | 6/3/2015 | 3:25 PM | 22805 | QuickList

Exhibit 3

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Add Mod Del Save Cancel

Indexed By Parcel ID Card #

M **Parcel ID: 0132L-0A-010.00** Card: 1/1

Account: 22796 District: 01 - County

Sticker #: 314 Hammond St Heath Springs Ent. Parcel Area: 0.8 - AC

Location: ERWIN BOWERS STREET Lancaster

Land Use: NLN - LandOnly Neigh: 12 - 12

Owner #1: SINGLETON ROSCOE Own Type:

Market Adj Value	Current	Year 2014
Calc. Land Area:	0.800	0.800
Full Market Value:	3,200	3,200
Building Value:		
Yard Items:		
Land Value:	3,200	3,200
Total Value:	3,200	3,200
Assessed Value:	192	192
Capped Total:	3,200	3,200

Legal Description

Reval / Market 03

Narrative Description

Sales Information

Grantor:

Sale Price: 750 Validity:

Sale Date: 7/12/1985 Sold Vacant: No

Legal Ref: F006-2372

Office Notes Notes

No Picture Available

No Map Available

No Sketch Available

Open 6/3/2015 3:26 PM 22796 QuickList

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Add Mod Del Save Cancel

Indexed By: Parcel ID Card #

QR

Parcel ID: 0132L-04-014.00 ✓ Card:1 of 1 Location: 241 BOWERS ST Heath Springs Cost - $56,400

Current Owner | Prior Owner | ID/Factors/Taxes

Current Ownership

	Title	Last Name	First Name	Res ex	% Own	Type
#1:		BRACE ELLISAN				
#2:						
#3:						

Street #1: 241 BOWERS ST ✓ Fill Home Phone:

Street #2: List Cell Phone:

City/Town: HEATH SPRINGS Verify Work Phone:

Province/State: SC Postal: 29058-0000 Verify Email:

Country: Account Type: Separate Bill: ☐

D.O.B.: MM/DD/YYYY Legal Reference: Valid Owner: ☑

Private Info: ☐

Owner Occupied: Sale Date: 9/3/1999 Owner Lookup Number: 16984

Sales | Exemptions | More Owners | Other Parties

Open | 6/3/2015 | 3:27 PM | Ownership Information | 22804 | QuickList

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Add Mod Del Save Cancel

Indexed By Parcel ID Card #

NRN

Parcel ID: 0132L-0A-013.00 ✓ Card: 1/1

Account: 22803 District: 01 - County

Sticker #: PO Box 177 ✓ Ent. Parcel Area: 100 - FF

Location: BOWERS ST Heath Springs

Land Use: NRN - NQRes ✓ Neigh: 31 - 31

M Owner #1: RUTLEDGE, HERBIE JR Own Type:

Market Adj Value	Current	Year 2014	Legal Description
Calc. Land Area:	100.000	100.000	100X210 M
Full Market Value:	54,100	54,100	
Building Value:	48,700	48,700	
Yard Items:			
Land Value:	5,400	5,400	
Total Value:	54,100	54,100	
Assessed Value:	3,246	3,246	
Capped Total:	54,100	54,100	Reval / Market 03

Sales Information

Grantor: RUTLEDGE HERBIE JR

Sale Price: 5 Validity: 3

Sale Date: 3/17/2007 Sold Vacant: No

Legal Ref: 410-323

Narrative Description

This parcel contains 100 FF of land mainly classified as NQRes with a Sing Fam Dw Building built about 1971, having primarily Wood Siding Exterior and 1025 Square Feet, with 0 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

☐ Office Notes ☐ Notes

No Picture Available

No Map Available

No Sketch Available

Open | 6/3/2015 | 3:28 PM | 22803 | QuickList

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Add Mod Del Save Cancel

Indexed By: Parcel ID Card #

Land only

Parcel ID: 0132L-0A-011.00 ✓ Card:1 of 1 Location: ERWIN BOWERS STREET Lai Cost - $3,300

Current Owner | Prior Owner | ID/Factors/Taxes

Current Ownership

	Title	Last Name	First Name	Res ex	% Own	Type
#1:		RICHARDSON RALPH J & EVA C				
#2:						
#3:						

Street #1: 264 HOLIDAY ROAD Fill Home Phone:

Street #2: List Cell Phone:

City/Town: LANCASTER Verify Work Phone:

Province/State: SC Postal: 29720-0000 Verify Email:

Country: Account Type: Separate Bill: ☐

D.O.B.: MM/DD/YYYY Legal Reference: Valid Owner: ☑

Private Info: ☐

Owner Occupied: Sale Date: 3/21/1997 Owner Lookup Number: 7458

Sales | Exemptions | More Owners | Other Parties

Open | 6/3/2015 | 3:31 PM | Ownership Information | 22799 | QuickList

Exhibit 3

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Add Mod Del Save Cancel

Indexed By: Parcel ID Card #

Land Only.

Parcel ID: 0132L-08-011.01 ✓ Card: 1 of 1 Location: ERWIN BOWERS ST Lancaste Cost - $5,000

Current Owner | Prior Owner | ID/Factors/Taxes

Current Ownership

	Title	Last Name	First Name	Res ex	% Own	Type
#1:		HARRIS ENGLISH R				
#2:						
#3:						

Street #1: 173 LAUREL CROSSING DR Fill Home Phone:

Street #2: List Cell Phone:

City/Town: LUGOFF Verify Work Phone:

Province/State: SC Postal: 29078-0000 Verify Email:

Country: Account Type: Separate Bill: ☐

D.O.B.: MM/DD/YYYY Legal Reference: Valid Owner: ☑

Private Info: ☐

Owner Occupied: Sale Date: 7/3/1974 Owner Lookup Number: 16974

Sales | Exemptions | More Owners | Other Parties

Open | 6/3/2015 | 3:29 PM | Display Main Record Card Screen | 22800 | QuickList

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Add Mod Del Save Cancel

Indexed By: Parcel ID Card #

Parcel ID: 0132L-04-012.00 ✓ Card: 1 of 1 Location: BOWERS ST Heath Springs Cost - $65,300

Current Owner | Prior Owner | ID/Factors/Taxes

Current Ownership

	Title	Last Name	First Name	Res ex	% Own	Type
#1:		GAITHER	NOMIE D ETAL			
#2:						
#3:						

Street #1: P.O. BOX 431 Fill Home Phone:

Street #2: List Cell Phone:

City/Town: HEATH SPRINGS Verify Work Phone:

Province/State: SC Postal: 29058-0000 Verify Email:

Country: Account Type: Separate Bill: ☐

D.O.B.: MM/DD/YYYY Legal Reference: 859-271 Valid Owner: ☑

Owner Occupied: Sale Date: 3/24/2015 Owner Lookup Number: 81622 Private Info: ☐

Sales | Exemptions | More Owners | Other Parties

Open | 6/3/2015 | 3:31 PM | Ownership Information | 22802 | QuickList

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Add Mod Del Save Cancel

Indexed By: Parcel ID Card #

NOR

Parcel ID: 0132-00-037.06 ✓ Card: 1 of 1 Location: 311 BOWERS ST Heath Springs Cost - $78,300

Current Owner | Prior Owner | ID/Factors/Taxes

Current Ownership

	Title	Last Name	First Name	Res ex	% Own	Type
#1:		L J CORNERSTONE PROPERTIES LLC				
#2:						
#3:						

Street #1: 1080 GRACE AVE Fill Home Phone:

Street #2: List Cell Phone:

City/Town: LANCASTER Verify Work Phone:

Province/State: SC Postal: 29720 Verify Email:

Country: Account Type: Separate Bill: ☐

D.O.B.: MM/DD/YYYY Legal Reference: 830-311 Valid Owner: ☑

Owner Occupied: Sale Date: 11/10/2014 Owner Lookup Number: 77077 Private Info: ☐

Sales | Exemptions | More Owners | Other Parties

Open | 6/3/2015 | 3:33 PM | 22747 | QuickList

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Add Mod Del Save Cancel

Indexed By Parcel ID Card #

QR

Parcel ID: 0132-00-037.01 Card: 1/1

Account: 22742 District: 01 - County

Sticker #: ✓ Ent. Parcel Area: 2.321 - AC

Location: 318 BOWERS ST Heath Springs

Land Use: QR - QualRes Neigh: 05 - 05

M Owner #1: JOHNSON JAMES H Own Type:

Market Adj Value	Current	Year 2014
Calc. Land Area:	3.297	3.297
Full Market Value:	71,600	71,600
Building Value:	47,400	47,400
Yard Items:	1,800	1,800
Land Value:	22,400	22,400
Total Value:	71,600	71,600
Assessed Value:	2,864	2,864
Capped Total:	71,600	71,600

Reval / Market 03

Legal Description

Sales Information

Grantor: JOHNSON JAMES H

Sale Price: 0 Validity:

Sale Date: 2/28/1977 Sold Vacant: No

Legal Ref: C006-3218

Narrative Description

This parcel contains 2.321 AC of land mainly classified as QualRes with a Sing Fam Dw Building built about 1977, having primarily Wood Siding Exterior and 936 Square Feet, with 0 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

Office Notes Notes

No Picture Available

No Map Available

No Sketch Available

Open | 6/3/2015 | 3:35 PM | 22742 | QuickList

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Add Mod Del Save Cancel

Indexed By: Parcel ID Card #

Parcel ID: 0132-00-041.00 Card:1 of 1 Location: 306 BOWERS ST Heath Spring: Cost - $66,100

Current Owner | Prior Owner | ID/Factors/Taxes

Current Ownership

	Title	Last Name	First Name	Res ex	% Own	Type
#1:		DUREN MINNIE MAE &				
#2:		RUTLEDGE NELL H.				
#3:						

Street #1: 306 BOWERS STREET ✓ Fill Home Phone:

Street #2: List Cell Phone:

City/Town: HEATH SPRINGS Verify Work Phone:

Province/State: SC Postal: 29058-0000 Verify Email:

Country: Account Type: Separate Bill: ☐

D.O.B.: MM/DD/YYYY Legal Reference: Valid Owner: ☑

Private Info: ☐

Owner Occupied: Sale Date: 8/29/1975 Owner Lookup Number: 16947

Sales | Exemptions | More Owners | Other Parties

Open | 6/3/2015 | 3:36 PM | 22756 | QuickList

Exhibit 3

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Indexed By: Parcel ID Card #

Add Mod Del Save Cancel

NQR

Parcel ID: 0132-00-040.00 ✓ Card: 1 of 1 Location: 256 BOWERS ST Heath Springs Cost - $48,100

Current Owner | Prior Owner | ID/Factors/Taxes

Current Ownership

	Title	Last Name	First Name	Res ex	% Own	Type
#1:		BROWN	CHIFFION J			
#2:						
#3:						

Street #1: 2284 GREAT FALLS HWY Fill Home Phone:

Street #2: List Cell Phone:

City/Town: LANCASTER Verify Work Phone:

Province/State: SC Postal: 29720 Verify Email:

Country: Account Type: Separate Bill: ☐

D.O.B.: MM/DD/YYYY Legal Reference: 859-274 Valid Owner: ☑

Private Info: ☐

Owner Occupied: Sale Date: 3/24/2015 Owner Lookup Number: 81673

Sales | Exemptions | More Owners | Other Parties

Open | 6/3/2015 | 3:38 PM | Ownership Information | 22755 | QuickList

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Add Mod Del Save Cancel

Indexed By: Parcel ID Card #

Parcel ID: 0132-00-039.00 ✓ Card:1 of 1 Location: 246 BOWERS ST Heath Springs Cost - $86,800

Current Owner | Prior Owner | ID/Factors/Taxes

Current Ownership

	Title	Last Name	First Name	Res ex	% Own	Type
#1:		CHAVIS	DOROTHY MAE AKA B			
#2:		& 248 Bowers St.				
#3:						

Street #1: 246 B BOWERS ST Fill Home Phone:

Street #2: List Cell Phone:

City/Town: HEATH SPRINGS Verify Work Phone:

Province/State: SC Postal: 29058-0000 Verify Email:

Country: Account Type: Separate Bill: ☐

D.O.B.: MM/DD/YYYY Legal Reference: 636-195 Valid Owner: ☑

Private Info: ☐

Owner Occupied: Sale Date: 10/10/2011 Owner Lookup Number: 63480

Sales | Exemptions | More Owners | Other Parties

Open | 6/3/2015 | 3:40 PM | Ownership Information | 22753 | QuickList

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Add Mod Del Save Cancel

Indexed By Parcel ID Card #

Land Only

Parcel ID: 0132-00-056.00 Card: 1/1

Account: 22776 Rd District: 01 - County

Sticker #: 209 Green Mountain Rd. Parcel Area: 7.781 - AC Effingham NH 03882

Location: 5425 STONEBORO ROAD Lancaster

Land Use: NRN - NQRes Neigh: 05 - 05

Owner #1: BROOKS, CURTIS A Own Type:

Market Adj Value	Current	Year 2014
Calc. Land Area:	7.781	7.781
Full Market Value:	111,600	111,600
Building Value:	48,600	48,600
Yard Items:	26,200	26,200
Land Value:	36,800	36,800
Total Value:	111,600	111,600
Assessed Value:	6,696	6,696
Capped Total:	111,600	111,600

Reval / Market 03

Legal Description

Sales Information

Grantor: MELLON MARY DONNA

Sale Price: 118,000 Validity: 0

Sale Date: 4/18/2006 Sold Vacant: No

Legal Ref: 330-242

Office Notes Notes

Narrative Description

This parcel contains 7.781 AC of land mainly classified as NQRes with a Sing Fam Dw Building built about 1955, having primarily Brick Exterior and 1351 Square Feet, with 0 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

No Picture Available

No Map Available

No Sketch Available

Open 6/3/2015 3:41 PM 22776 QuickList

Exhibit 3

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Add Mod Del Save Cancel

Land Only

Indexed By: Parcel ID Card #

Parcel ID: 0133-00-003.00 Card: 1 of 1 Location: STONEBORO RD Heath Spring Cost - $22,400

Current Owner | Prior Owner | ID/Factors/Taxes

Current Ownership

	Title	Last Name	First Name	Res ex	% Own	Type
#1:		DUKE POWER COMPANY				
#2:		ATTN:PROPERTY TAX DIVISION				
#3:						

Street #1: P O BOX 1244,MAIL CODE PB05B Fill Home Phone:

Street #2: List Cell Phone:

City/Town: CHARLOTTE Verify Work Phone:

Province/State: NC Postal: 28201-1244 Verify Email:

Country: Account Type: Separate Bill: ☐

D.O.B.: MM/DD/YYYY Legal Reference: A-6-2210 Valid Owner: ☑

Owner Occupied: Sale Date: 3/11/1971 Owner Lookup Number: 3074 Private Info: ☐

Sales | Exemptions | More Owners | Other Parties

Open | 6/3/2015 | 3:43 PM | 89229 | QuickList

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Add Mod Del Save Cancel

Indexed By Parcel ID Card #

Land Only

M **Parcel ID: 0133-00-002.00** Card: 1/1

Account: 89228 District: 01 - County

Sticker #: Ent. Parcel Area: 2.4 - AC

Location: STONEBORO RD Heath Springs

Land Use: EX - Exempt Neigh: 05 - 05

M Owner #1: DUKE POWER COMPANY Own Type:

Market Adj Value	Current	Year 2014
Calc. Land Area:	2.400	2.400
Full Market Value:	19,500	19,500
Full Land Value:		17,940
Building Value:		
Yard Items:		
Land Value:	19,500	19,500
Total Value:	19,500	19,500
Assessed Value:		
C Capped Total:	17,940	17,940

Reval / Market 03

Legal Description

Sales Information

Grantor:

Sale Price: 1 Validity: 1

Sale Date: 3/11/1971 Sold Vacant: No

Legal Ref: A-6-2210

Narrative Description

This Parcel contains 2.4 AC of land mainly classified as Exempt.

No Picture Available

No Map Available

No Sketch Available

Office Notes Notes

Open 6/3/2015 3:44 PM 89228 QuickList

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Add Mod Del Save Cancel

Land Only

Indexed By Parcel ID Card #

Parcel ID: 0132-00-053.00 Card: 1/1

Account: 22773 District: 01 - County

Sticker #: Ent. Parcel Area: 26 - AC

Location: 5343 STONEBORO ROAD Lancaster PO Box 133 Heath Springs SC 29058

S Land Use: NRN - NQRes Neigh: 05 - 05

Owner #1: CRAIG, DEBORAH P ETAL Own Type:

No Picture Available

Market Adj Value	Current	Year 2014
Calc. Land Area:	26.000	26.000
Full Market Value:	185,594	185,594
Full Land Value:	98,691	98,694
Building Value:	83,300	83,300
Yard Items:	3,600	3,600
Land Value:	7,450	7,450
Total Value:	94,350	94,350
Assessed Value:	5,600	5,600
Capped Total:	185,594	185,594

Legal Description

Reval / Market 03

No Map Available

Sales Information

Grantor: POWERS JAMES QUAY,

Sale Price: 1 Validity: 9K

Sale Date: 2/5/2010 Sold Vacant: No

Legal Ref: 551-56

Narrative Description

This parcel contains 26 AC of land mainly classified as NQRes with a Sing Fam Dw Building built about 1969, having primarily Brick Exterior and 1706 Square Feet, with 0 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

No Sketch Available

☐ Office Notes ☐ Notes

Open 6/3/2015 3:45 PM 22773 QuickList

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Add Mod Del Save Cancel

Indexed By Parcel ID Card #

M **Parcel ID: 0132-00-042.00** Card: 1/1

Account: 22757 District: 01 - County

Sticker #: Ent. Parcel Area: 17.5 - AC

Location: ~~5069 BEAVER CREEK RD~~ Heath Springs 6336 Walnut Dr.

S Land Use: NRN - NQRes Neigh: 05 - 05 Pinson AL 35126

Owner #1: ~~POWERS, CLYDE EDWIN JR ETAL~~ Own Type:

Market Adj Value	Current	Year 2014
Calc. Land Area:	17.500	17.500
Full Market Value:	149,636	149,636
Full Land Value:	69,622	69,636
Building Value:	73,400	73,400
Yard Items:	6,600	6,600
Land Value:	23,525	23,525
Total Value:	103,525	103,525
Assessed Value:	6,181	6,181
Capped Total:	149,636	149,636

Reval / Market 03

Legal Description

Sales Information

Grantor: POWERS CLYDE EDWIN ,

Sale Price: 0 Validity: 90

Sale Date: 8/13/2013 Sold Vacant: No

Legal Ref: 755-184

Narrative Description

This parcel contains 17.5 AC of land mainly classified as NQRes with a Sing Fam Dw Building built about 1974, having primarily Brick Exterior and 1276 Square Feet, with 0 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

☑ Office Notes ☐ Notes

No Picture Available

No Map Available

No Sketch Available

Open 6/3/2015 3:47 PM 22757 QuickList

Exhibit 3

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Add Mod Del Save Cancel

Indexed By Parcel ID Card #

Parcel ID: 0132-00-037.00 Card:1 of 1 Location: HWY 191 Lancaster Cost - $2,857

Current Owner | Prior Owner | ID/Factors/Taxes

Current Ownership

	Title	Last Name	First Name	Res ex	% Own	Type
#1:		SINGLETON ROSCOE & JAMES				
#2:						
#3:						

Street #1: 314 HAMMOND ST ✓ Fill Home Phone:

Street #2: List Cell Phone:

City/Town: HEATH SPRINGS Verify Work Phone:

Province/State: SC Postal: 29058-0000 Verify Email:

Country: Account Type: Separate Bill:

D.O.B.: MM/DD/YYYY Legal Reference: Valid Owner: ✓

Private Info:

Owner Occupied: Sale Date: 1/20/1998 Owner Lookup Number: 16934

Sales | Exemptions | More Owners | Other Parties

Open | 6/3/2015 | 3:49 PM | Display Main Record Card Screen | 22741 | QuickList

188

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Add Mod Del Save Cancel

Indexed By Parcel ID Card #

Parcel ID: 0132-00-037.09 Card: 1/1

Account: 22750 District: 01 - County

Sticker #: Ent. Parcel Area: 1 - AC

Location: BOWERS ST Heath Springs 1334 N Carolina Av., NE

Land Use: NLN - LandOnly Neigh: 05 - 05 Washington, DC 20002

Owner #1: SINGLETON JAMES E Own Type:

Market Adj Value	Current	Year 2014
Calc. Land Area:	1.000	1.000
Full Market Value:	13,500	13,500
Full Land Value:		12,420
Building Value:		
Yard Items:		
Land Value:	13,500	13,500
Total Value:	13,500	13,500
Assessed Value:	810	810
C Capped Total:	12,420	12,420

Reval / Market 03

Legal Description

Sales Information

Grantor: SINGLETON JAMES E

Sale Price: 2,000 Validity:

Sale Date: 8/26/1986 Sold Vacant: No

Legal Ref: N006-2130

Narrative Description

Office Notes Notes

No Picture Available

No Map Available

No Sketch Available

Open 6/3/2015 3:50 PM 22750 QuickList

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Add Mod Del Save Cancel

Indexed By Parcel ID Card #

Parcel ID: 0132-00-037.10 Card: 1/1

Account: 22751 District: 01 - County

Sticker #: Ent. Parcel Area: 1 - AC

Location: BOWERS ST Heath Springs 634 Broadwinsor Cres Chesapeake VA 23322

Land Use: NLN - LandOnly Neigh: 05 - 05

Owner #1: BRACE ANGELO M & CATHERINE Own Type:

Market Adj Value	Current	Year 2014
Calc. Land Area:	1.000	1.000
Full Market Value:	13,500	13,500
Full Land Value:		12,420
Building Value:		
Yard Items:		
Land Value:	13,500	13,500
Total Value:	13,500	13,500
Assessed Value:	810	810
C Capped Total:	12,420	12,420

Reval / Market 03

Legal Description

Sales Information

Grantor: BRACE ANGELO M & CATHERINE

Sale Price: 5 Validity: 9K

Sale Date: 12/31/1992 Sold Vacant: No

Legal Ref: D011-0314

Narrative Description

Office Notes Notes

No Picture Available

No Map Available

No Sketch Available

Open 6/3/2015 3:51 PM 22751 QuickList

Exhibit 3

AssessPro 4.6.18/4618 - Lancaster2015 - [Record Card]

File Edit Record Navigate Process Utilities Tools Options Help Status Database

Add Mod Del Save Cancel

Land Only

Indexed By: Parcel ID Card #

Parcel ID: 0132-00-037.08 ✓ Card: 1 of 1 Location: BOWERS ST Heath Springs Cost - $13,500

Current Owner | Prior Owner | ID/Factors/Taxes

Current Ownership

	Title	Last Name	First Name	Res ex	% Own	Type
#1:		CUNNINGHAM ROSCOE & ELLA				
#2:						
#3:						

Street #1: 119 PINEVIEW DR Fill Home Phone:

Street #2: List Cell Phone:

City/Town: GREENWOOD Verify Work Phone:

Province/State: SC Postal: 29646 Verify Email:

Country: Account Type: Separate Bill: ☐

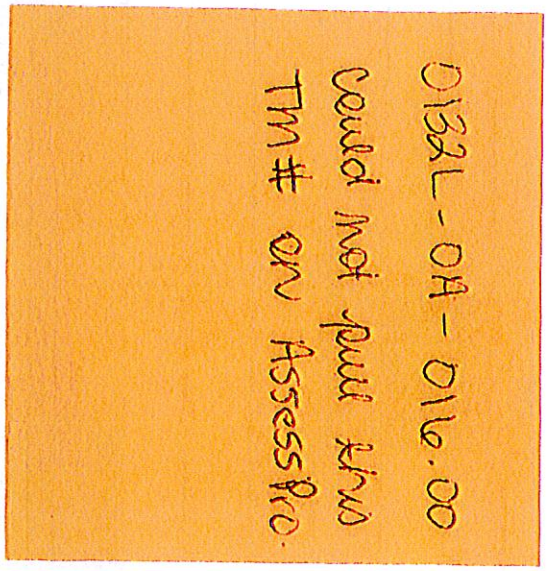
D.O.B.: MM/DD/YYYY Legal Reference: Valid Owner: ☑

Owner Occupied: Sale Date: 10/2/1990 Owner Lookup Number: 30539 Private Info: ☐

Sales | Exemptions | More Owners | Other Parties

Open | 6/3/2015 | 3:53 PM | Ownership Information | 22749 | QuickList

Exhibit 3



Bowers St

MAILED 6-5-15

0132-00-037.08
CUNNINGHAM ROSCOE & ELLA
119 PINEVIEW DR
GREENWOOD, SC 29646

0132-00-037.09
SINGLETON JAMES E
1334 N CAROLINA AVE NE
WASHINGTON, DC 20002

0132-00-037.10
BRACE ANGELO M & CATHERINE
634 BROADWINSOR CRES
CHESAPEAKE, VA 23322

0132L-0A-012.00
GAITHER NOMIE D ETAL
P.O. BOX 431
HEATH SPRINGS, SC 29058

0132L-0A-013.00
RUTLEDGE HERBIE JR
RUTLEDGE MELVINA
P O BOX 177
HEATH SPRINGS, SC 29058

0132L-0A-015.00
SINGLETON ROSCO
314 HAMMOND ST
HEATH SPRINGS, SC 29058

0132L-0A-017.00
BRACE ALICE E
\%BRACE HOWARD ETAL
P O BOX 252
HEATH SPRINGS, SC 29058

0132-00-037.15
JOHNSON SAMANTHA
322 BOWERS ST
HEATH SPRINGS, SC 29058

0132L-0A-022.00
JONES WARREN
JONES PATSY S
109 BOWERS STREET
HEATH SPRINGS, SC 29058

0132L-0A-021.00
JONES RUTH P
\% JONES WARREN E
109 BOWERS ST
HEATH SPRINGS, SC 29058

0132L-0A-020.00
SINGLETON TIMOTHY D & VALISHA
135 LAUREL CROSSING DR
LUGOFF, SC 29078

0132L-0A-019.00
REID ELIZABETH W
DUNN ROSA W
209 BOWERS ST
HEATH SPRINGS, SC 29058

0132L-0A-014.00
BRACE ELLISAN
241 BOWERS ST
HEATH SPRINGS, SC 29058

0132-00-039.00
CHAVIS DOROTHY MAE AKA B
246 B BOWERS ST
HEATH SPRINGS, SC 29058

0132-00-039.01-002
CHAVIS EMORY L JR
246-B BOWERS ST
HEATH SPRINGS, SC 29058

"B" = 911 # change as well.

0132-00-039.01
CHAVIS EMORY L JR
CHAVIS DARLENE S
246B BOWERS ST
HEATH SPRINGS, SC 29058

0132-00-039.00-001
CHAVIS RICHARD T
PO BOX 358
HEATH SPRINGS, SC 29058

0132-00-040.00
BROWN CHIFFION J
2284 GREAT FALLS HWY
LANCASTER, SC 29720

0132-00-041.00
DUREN MINNIE MAE &
RUTLEDGE NELL H.
306 BOWERS STREET
HEATH SPRINGS, SC 29058

0132-00-037.06
L J CORNERSTONE PROPERTIES LLC
1080 GRACE AVE
LANCASTER, SC 29720

0132-00-037.01
JOHNSON JAMES H
& DAISY LQUISE
318 BOWERS STREET
HEATH SPRINGS, SC 29058

0132-00-037.01-001
BOWERS SANDRA ANTHONY
324 BOWERS ST
HEATH SPRINGS, SC 29058

0132L-0A-011.00
Ralph J & Eva C Richardson
264 Holiday Rd
Lancaster SC 29720

0132L-0A-011.01
English R Harris
173 Laurel Crossing Dr.
Lugoff SC 29078

0132-00-056.00
Curtis A Brooks
209 Green Mountain Rd
Effingham NH 03882

0133-00-003.00 &
0133-00-002.00
Duke Power Company
PO Box 1244 Mail Code PB05B
Charlotte NC 28201-1244

0132-00-053.00
Deborah P Craig, Etal
PO Box 133
Heath Springs SC 29058

0132-00-042.00
Clyde Edwin Powers Jr., Etal
6336 Walnut Dr.
Pinson Al 35126

0132L-0A-016.00
Lanc. Co. Resident
215 B Bowers St
Heath Springs SC 29138

"B" = 911 # change as well

Sam Brace

Lancaster County Planning Department
101 N. Main St., Ste. 108
P.O. Box 1809
Lancaster, South Carolina 29721-1809

Exhibit 5

FILE COPY

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

NOTICE OF ROAD NAME CHANGE REQUEST AND PUBLIC HEARING

Meeting date is Tuesday, July 21, 2015

TO: Property Owners Adjacent to Bowers Street

FROM: Lancaster County Planning Department

SUBJECT: **Public Hearing on Road Name Change Application RNC-015-005**

DATE MAILED: Thursday, July 2, 2015

MEETING DATE: Tuesday, July 21, 2015

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 Bowers Street located in the Town of Heath Springs in Lancaster County, SC. In accordance with Chapter 14 of the Unified Development Ordinance, the Planning Commission shall review all proposed road name changes.

Possible road name choices are Depot Drive or Russell Place Drive.

A public hearing regarding this matter will be held **TUESDAY, July 21, 2015 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.