

LANCASTER COUNTY PLANNING COMMISSION

November 15, 2016
6:30 PM
Lancaster Co.
Adm. Bldg.,
Room 224
(803) 285-6005

Type of meeting:	General Business Meeting	Facilitator:	Planning Staff
Clerk:	Judy Barrineau		
Please read:	Agenda Packet		
Please bring:	Agenda Packet & UDO		
Call To Order		Chairman	
Roll Call		Chairman	
Approve Agenda		Chairman	
Citizen's Comments		Chairman	
Approval of Minutes – October 03, 2016 Special Planning Commission Minutes, October 18, 2016 Regular Minutes		Chairman	
Chairman's Report		Chairman	
RNC-016-021 – Tabled at the October 18, 2016 Meeting – Road Name Change Application – Clyburn Drive {Public Hearing} pgs. 1-10		Andy Rowe	
RNC-016-022 – Road Name Change Application – Parker Drive/Heath Springs {Public Hearing} pgs. 11-18		Andy Rowe	
RNC-016-023 – Road Name Change Application – Pecan Trail {Public Hearing} pgs. 19-26		Andy Rowe	
RNC-016-024 – Road Name Change Application – Maple Lane {Public Hearing} pgs. 27-34		Andy Rowe	
RNC-016-025 – Road Name Change Application – Truesdale Drive {Public Hearing} pgs. 35-42		Andy Rowe	
RNC-016-026 – Road Name Change Application – Woodland Way {Public Hearing} pgs. 43-50		Andy Rowe	
RZK-016-001 – Rezoning application of Supreme Retail Solutions, LLC to rezone ± 1.9 acre tract from R-15 (Kershaw), Residential District, to B-3 (Kershaw), General Business District. The applicant proposes to build a commercial retail site (Fred's). {Public Hearing} pgs. 51-71		Andy Rowe	
New Business: December Workshop			

RNC-016-021 – Tabled at the October 18, 2016 Meeting – Road Name Change Application – Clyburn Drive {Public Hearing} pgs. 1-10	Andy Rowe

PLANNING STAFF REPORT: RNC-016-021

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 Clyburn Drive.

Property Location: Clyburn Drive is located in Lancaster County, S.C.

Legal Description: TMS # 0070-00-038.11, 0070-00-038.14, 0070-00-011.05, 0070-00-038.10, 0070-00-038.15, 0070-00-038.12, 0070-00-038.13, 0070-00-038.14-001, 0070-00-038.09, 0070-00-011.04, 0070-00-011.01, 0070-00-038.07.

Description of Plan: Change the existing road name of Clyburn Drive to Shepherd Lane.

B. SITE INFORMATION

Site Description: Clyburn Drive is located off Pageland Highway.

C. EXHIBITS

1. Road Name Change Application
2. 911 Aerial
3. Verification from Sandra Burton – 1st letter sent out
4. Lancaster County Notification to the property owners
5. Clyburn Drive comments

II. FINDINGS

CODE CONSIDERATIONS

Chapter 14, Streets and Sidewalks

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

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

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

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

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

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

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

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

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

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

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

III. CONCLUSIONS

This road name change is being requested by Lancaster County Public Safety Communications. The new Computer Aided Dispatch System is a map driven system, therefore the accuracy of address points, street names, and ranges are vital. The reason for the proposed road name change is that Clyburn Drive is similar sounding or duplicate to others in Lancaster County. By changing

Date of P.C. Meeting: 10-18-16
 Approved Denied No Action (Tabled)

Date of P.C. Meeting: 11-15-16
 Approved Denied No Action

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 Clyburn Lane to Shepherd Lane should be approved.

IV. RECOMMENDATION

It is therefore the recommendation of the planning staff that the above road name change be **APPROVED.**

November 15TH PC MEETING

CLYBURN DRIVE-LANCASTER: RNC-016-21

- CLYBURN ST is located off Pageland Hwy
- Twelve (12) street name change notification letters were mailed out on 8-28-2016.
- The proposed street name submitted by LCPSC is Shepherd Lane

LANCASTER COUNTY PLANNING COMMISSION

PO BOX 1809

Lancaster, SC 29721

Phone: (803) 285-6005

Fax: (803) 285-6007

RNC-016-021

Exhibit 1

****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: September 19, 2016

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

City, State, Zip Code: Lancaster, SC 29720

Telephone (H): N/A Telephone (W) or (Cell): 803-416-9325

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

Location of new road: Located off Pageland Hwy in Lancaster

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

Proposed new road name (1st choice): Shepherd Ln.

Proposed new road name (2nd choice):

Will this be a private road? Yes X NO

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

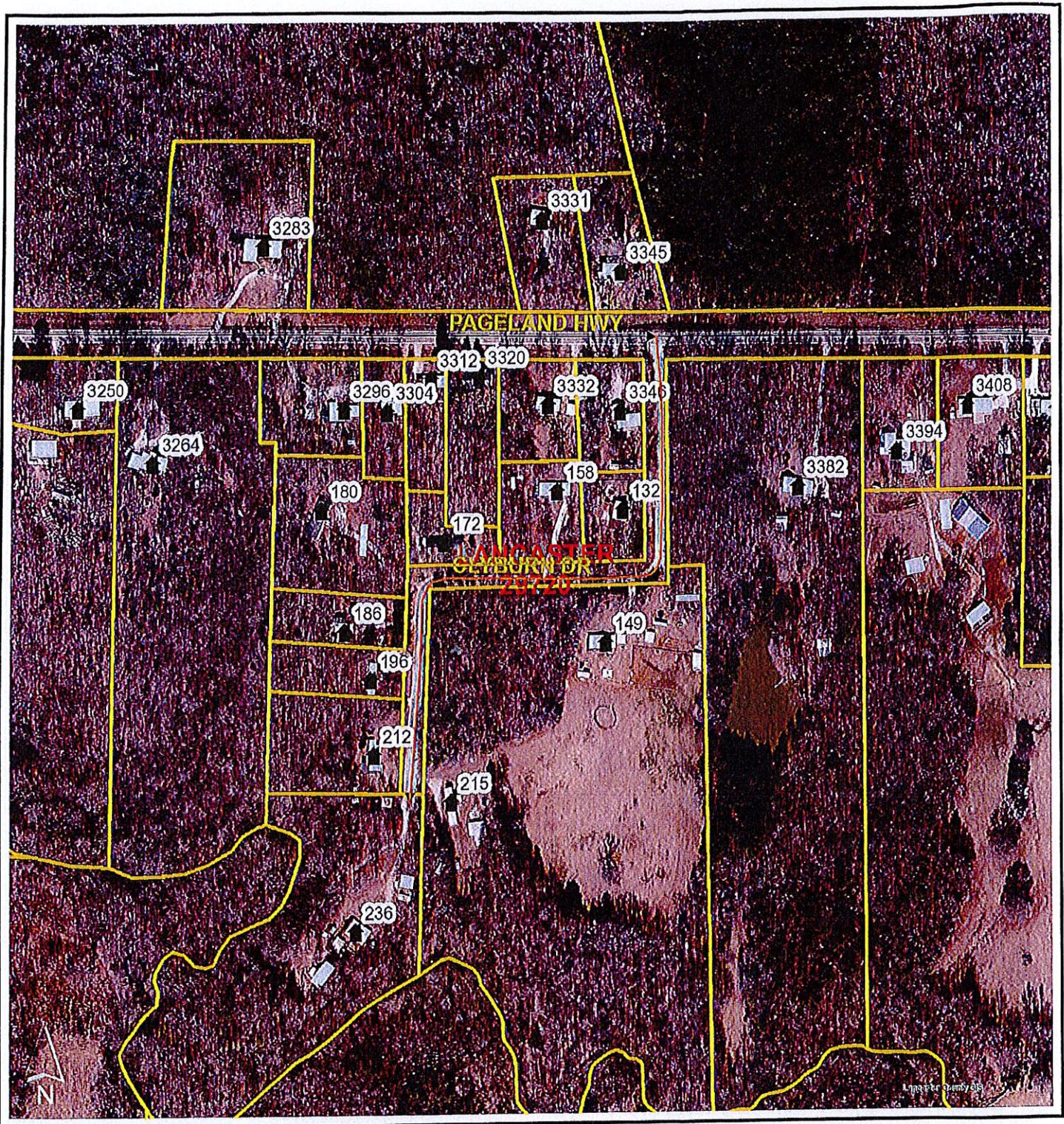
Yes NO X

Please attach the following items to this application:

*A map to approximate scale depicting the location of the new road.

*A petition signed by at least 75% of the property owners with parcels having frontage on the affected road.

Signature of Applicant: Lancaster County Public Safety Communications



Address Info

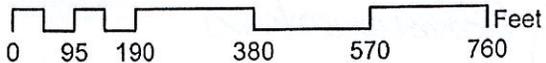


Public Safety Communications

Address Slip

Clyburn Dr

A Few Serving Many



1 inch = 286 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

Exhibit 2

Date: 8/25/2016

STREET NAME CHANGE "CHECK LIST"

STREET NAME: Clyburn Dr

8/24/16 mailed out letters to property owners with/without response letters

9/20/16 emailed Planning Department parcel info, owner info, and map

_____ posted Planning Commission Signs

_____ emailed application and maps to Public Works for location

_____ mailed out letters to property owners

_____ notified utilities, (York, Duke, Lynches River Electric)

_____ notified Intrado-street name change & TN # address updates

_____ notified LCWASD

_____ notified LCNG (Tammy Lee-Lancaster, Dru Dobson-Indian Land)

_____ notified Town of Kershaw (Sandra Morgan)

_____ notified Town of Heath Springs (Thee Baker)

_____ notified USPS Fort Mill Branch (Todd Hawks)

_____ notified USPS Charlotte; address mgmt. (Judy F. Sain)

_____ notified USPS Lancaster Branch (Ron Wylie)

_____ notified USPS Heath Springs Branch (Elizabeth James, John E. Knauff)

_____ notified USPS Kershaw Branch (Elizabeth James, John E. Knauff)

_____ notified USPS Columbia (Jeffrey Baxter)

_____ notified Tax Assessor

_____ changed street name on map & "re-linked" addresses

_____ notified EMS, Emergency Mgmt, Sheriff/Kristal

_____ notified all with City of Lancaster (Justin, Chuck, Harlean, Paul)

_____ notified Voter Registration (Mary Ann)

_____ verification from Public Works that street signs are up (Dianne Pardue)

Clyburn Dr

0070-00-038.11
BLACKMON KIMBERLY R
132 CLYBURN DR
LANCASTER, SC 29720

0070-00-038.14
TODD CHARLES F
149 CLYBURN DR
LANCASTER, SC 29720

~~0070-00-011.05-001
HORTON RICKY
172 CLYBURN DR
LANCASTER, SC 29720~~

0070-00-011.05
HORTON RICKY L
172 CLYBURN DR
LANCASTER, SC 29720

0070-00-038.10
MCMANUS DEANNA E
180 CLYBURN DR
LANCASTER, SC 29720

0070-00-038.15
SMALL ROGER DALE & BARBARA O
186 CLYBURN DR
LANCASTER, SC 29720

0070-00-038.12
KNIGHT JACKIE C
196 CLYBURN DR
LANCASTER, SC 29720

0070-00-038.13
HAMMOND NANNIE G
212 CLYBURN DR
LANCASTER, SC 29720

0070-00-038.14-001
BRASINGTON JR RICHARD
215 CLYBURN DR
LANCASTER, SC 29720

0070-00-038.09
BROWN PEGGY T
236 CLYBURN DR
LANCASTER, SC 29720

0070-00-011.04
CATLEDGE MARY ANN M
CATLEDGE SCOTT CJR
158 CLYBURN DR
LANCASTER, SC 29720

*Buck James M + Jerry L
3346 Pageland Hwy
Lancaster, SC 29720
0070-00-011.01*

*Ann G Lowery
3382 Pageland Hwy
Lancaster, SC 29720
0070-00-038.07*

Exhibit 3

Lancaster County Planning Department

101 N. Main St., Ste. 108

P.O. Box 1809

Lancaster, South Carolina 29721-1809

FILE COPY

9/29/16 Mailed *AK*

Telephone (803) 285-6005

Fax (803) 285-6007

NOTICE OF ROAD NAME CHANGE REQUEST AND PUBLIC HEARING

TO: Property Owners Adjacent to Clyburn Drive

FROM: Lancaster County Planning Department

SUBJECT: Public Hearing on Road Name Change Application RNC-016-021

DATE

MAILED: September 29, 2016

MEETING

DATE: Tuesday, October 18, 2016

TIME: 6:30pm

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

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

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

A public hearing regarding this matter will be held **TUESDAY, October 18, 2016 AT 6:30 P.M.** at the Lancaster County Administration Building, 101 North Main Street, Room 224. The Planning Commission will accept public input either for or against the road name application at that time. If you cannot attend the hearing in person, you may submit a written, signed statement expressing your position to the Planning Department and it will be submitted to the Commission at the hearing.

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

Exhibit 4

November 15TH PC MEETING

CLYBURN DRIVE-LANCASTER: RNC-016-21

- CLYBURN ST is located off Pageland Hwy
- Twelve (12) street name change notification letters were mailed out on 8-28-2016.
- The proposed street name submitted by LCPC is Shepherd Lane

Exhibit 5

RNC-016-022 – Road Name Change Application – Parker Drive/Heath Springs {Public Hearing} pgs. 11-18	Andy Rowe

PLANNING STAFF REPORT: RNC-016-022
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 Parker Drive.

Property Location: Parker Drive is located in Heath Springs, S.C.

Legal Description: TMS # 0125-00-021.04, 0130-00-007.00, 0130-00-006.02.

Description of Plan: Change the existing road name of Parker Drive to Caskey Farm Road.

B. SITE INFORMATION

Site Description: Parker Drive is located off New Hope Road in Heath Springs, SC.

C. EXHIBITS

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

II. FINDINGS

CODE CONSIDERATIONS

Chapter 14, Streets and Sidewalks

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

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

the Code of Laws of South Carolina 1976, as amended, or when needed to rename road segments for computer aided dispatch database purposes, the requirement for the request to be accompanied by a petition does not apply.

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

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

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

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

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

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

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

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

III. CONCLUSIONS

This road name change is being requested by Lancaster County Public Safety Communications. The new Computer Aided Dispatch System is a map driven system, therefore the accuracy of address points, street names, and ranges are vital. The reason for the proposed road name change is that Parker 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 Parker Drive to Caskey Farm Road should be approved.

Date of P.C. Meeting: 11-15-16
 Approved Denied No Action

IV. RECOMMENDATION

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

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

Exhibit 1

****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: November 3, 2016

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

City, State, Zip Code: Lancaster, SC 29720

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

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

Location of new road: Parker Dr. is located off New Hope Rd in Lancaster

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

Proposed new road name (1st choice): Caskey Farm 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**

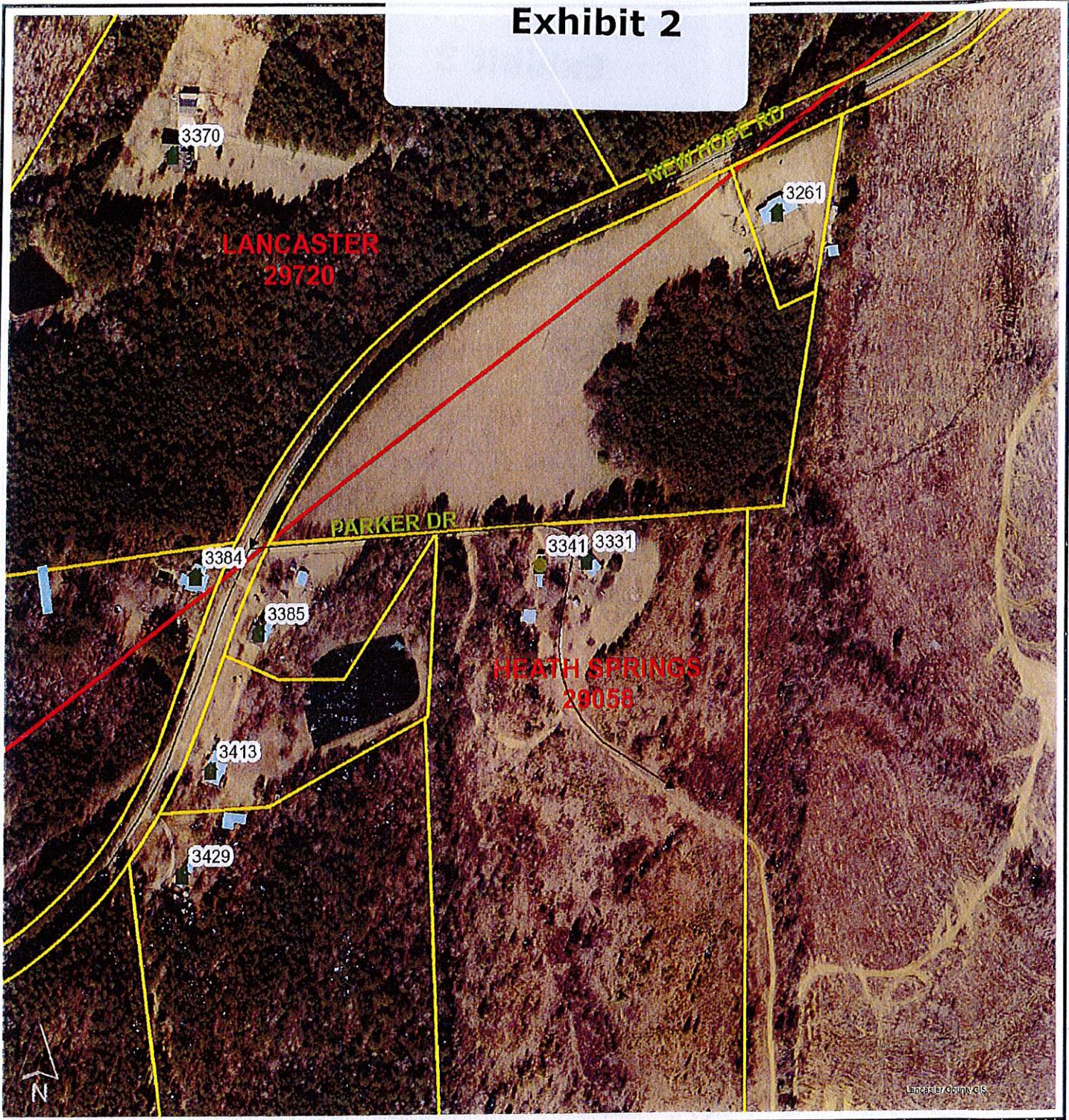
Please attach the following items to this application:

*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.

Signature of Applicant: Lancaster County Public Safety Communications

Exhibit 2



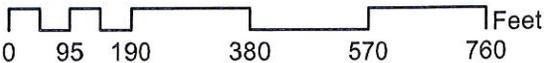
Public Safety Communications

Address Slip

3341 NEW HOPE RD
LANCASTER, SC 29720

PIN: 0130-00-007.00

Comments:



1 inch = 285 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: 10/13/2016

Exhibit 3

ParcelId	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerAddress4
0125-00-021.04	PITMON DONALD WILLIAM	3724 MT CARMEL ROAD	HEATH SPRINGS, SC 29058	
0130-00-007.00	CASKEY RHONDA	CASKEY DANIEL L	3331 NEW HOPE RD	LANCASTER, SC 29720
0130-00-006.02	BELL MARION SCOTT & CARLA DEAN	3385 NEW HOPE RD	LANCASTER, SC 29720	

FILE COPY
Mailed 10/28/16 AR

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

NOTICE OF ROAD NAME CHANGE REQUEST AND PUBLIC HEARING

TO: Property Owners Adjacent to Parker Drive
FROM: Lancaster County Planning Department
SUBJECT: Public Hearing on Road Name Change Application RNC-016-022
DATE MAILED: October 28, 2016
MEETING DATE: Tuesday, November 15, 2016
TIME: 6:30pm
PLACE: Lancaster County Administration Building
101 North Main Street, Room 224

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

At the above referenced meeting, the Lancaster County Planning Commission will hold a public hearing on the application from the Lancaster County Public Safety Communications for a road name change for Parker Drive located off New Hope Road in Heath Springs, SC. In accordance with Chapter 14 of the Unified Development Ordinance, the Planning Commission shall review all proposed road name changes.

A public hearing regarding this matter will be held TUESDAY, November 15, 2016 AT 6:30 P.M. at the Lancaster County Administration Building, 101 North Main Street, Room 224. The Planning Commission will accept public input either for or against the road name application at that time. If you cannot attend the hearing in person, you may submit a written, signed statement expressing your position to the Planning Department and it will be submitted to the Commission at the hearing.

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

Exhibit 4

NOVEMBER 15TH PC MEETING

PARKER DR.-LANCASTER: RNC-016-22:

- PARKER DR is located off New Hope Rd in Lancaster.
- Three (3) street name change notification letters were mailed out 10/12/2016.
- One (1) resident of this street called and requested Caskey Farm Rd.
- The proposed street name submitted for each segment by LCPSC is **CASKEY FARM RD.**

Exhibit 5

RNC-016-023 – Road Name Change Application – Pecan Trail {Public Hearing} pgs. 19-26	Andy Rowe

PLANNING STAFF REPORT: RNC-016-023

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 Pecan Trail.

Property Location: Pecan Trail is located in Lancaster County, S.C.

Legal Description: TMS # 0108-00-033.02, 0108-00-033.01

Description of Plan: Change the existing road name of Pecan Trail to Fairhaven Place.

B. SITE INFORMATION

Site Description: Pecan Trail is located off Robert H. Kirk Road in Lancaster County, SC.

EXHIBITS

1. Road Name Change Application
2. 911 Aerial
3. Verification from Sandra Burton – 1st letter sent out
4. Lancaster County Notification to the property owners
5. Pecan Trail comments

II. FINDINGS

CODE CONSIDERATIONS

Chapter 14, Streets and Sidewalks

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

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

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

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

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

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

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

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

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

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

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

III. CONCLUSIONS

This road name change is being requested by Lancaster County Public Safety Communications. The new Computer Aided Dispatch System is a map driven system, therefore the accuracy of address points, street names, and ranges are vital. The reason for the proposed road name change is that Pecan Trail 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 Pecan Trail to Fairhaven Place should be approved.

Date of P.C. Meeting: 11-15-16
 Approved Denied No Action

IV. RECOMMENDATION

It is therefore the recommendation of the planning staff that the above road name change be **APPROVED**.

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

Exhibit 1

****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: November 3, 2016

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

City, State, Zip Code: Lancaster, SC 29720

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

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

Location of new road: Pecan Tr. is located off Robert H. Kirk Rd in Lancaster

Road name as it exists now (if applicable): Pecan Tr.

Proposed new road name (1st choice): Fairhaven Pl

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

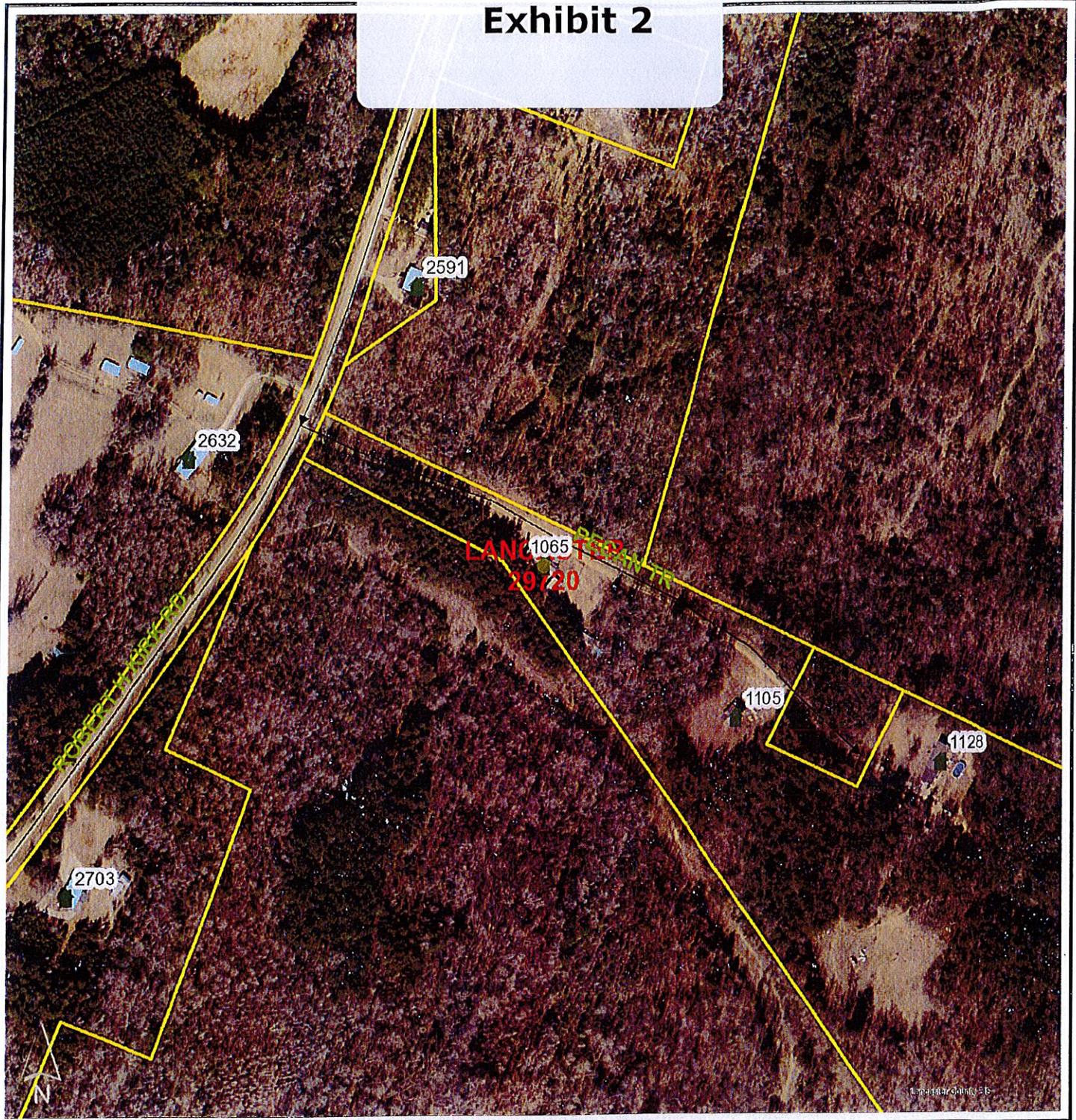
Please attach the following items to this application:

*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.

Signature of Applicant Lancaster County Public Safety Communications

Exhibit 2



1065 PECAN TR
LANCASTER, SC 29720

PIN: 0108-00-033.02

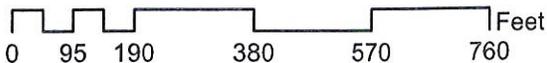
Comments:



Public Safety Communications

Address Slip

A Few Serving Many



1 inch = 285 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: 10/13/2016

Exhibit 3

ParcelId	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerAddress4	OwnerAddress5
0108-00-033.02	ROBINSON JUDITH P	1128 PECAN TRAIL	LANCASTER, SC 29720		
0108-00-033.01	ROBINSON JUDITH P	% JOSEPH MICHAEL PARDUE	1128 PECAN TRAIL	LANCASTER, SC 29720	

FILE COPY

Mailed 10/28/16 *AR*

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

NOTICE OF ROAD NAME CHANGE REQUEST AND PUBLIC HEARING

TO: Property Owners Adjacent to Pecan Trail
FROM: Lancaster County Planning Department
SUBJECT: Public Hearing on Road Name Change Application RNC-016-023
DATE MAILED: October 28, 2016
MEETING DATE: Tuesday, November 15, 2016
TIME: 6:30pm
PLACE: Lancaster County Administration Building
101 North Main Street, Room 224

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

At the above referenced meeting, the Lancaster County Planning Commission will hold a public hearing on the application from the Lancaster County Public Safety Communications for a road name change for Pecan Trail located off Robert J. Kirk Road in Lancaster County, SC. In accordance with Chapter 14 of the Unified Development Ordinance, the Planning Commission shall review all proposed road name changes.

A public hearing regarding this matter will be held **TUESDAY, November 15, 2016 AT 6:30 P.M.** at the Lancaster County Administration Building, 101 North Main Street, Room 224. The Planning Commission will accept public input either for or against the road name application at that time. If you cannot attend the hearing in person, you may submit a written, signed statement expressing your position to the Planning Department and it will be submitted to the Commission at the hearing.

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

Exhibit 4

NOVEMBER 15TH PC MEETING

PECAN TR-LANCASTER: RNC-016-23:

- PECAN TR is located off Robert H. Kirk Rd in Lancaster
- One (1) street name change notification letters were mailed out on 10/12/2016
- One (1) property owner responded with a street name suggestion of Fairhaven Pl.
- The proposed street name submitted by LCPSC IS **FAIRHAVEN PL.**

Exhibit 5

RNC-016-024 – Road Name Change Application – Maple Lane {Public Hearing} pgs. 27-34	Andy Rowe

PLANNING STAFF REPORT: RNC-016-024

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 Maple Lane.

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

Legal Description: TMS # 0062K-0A-004.00, 0062K-0A-005.00, 0062K-0A-006.00, 0062K-0A-003.00, 0062K-0A-001.00.

Description of Plan: Change the existing road name of Maple Lane to Patriot Way.

B. SITE INFORMATION

Site Description: Maple Lane is located off Charles Avenue in Lancaster County, SC.

EXHIBITS

1. Road Name Change Application
2. 911 Aerial
3. Verification from Sandra Burton – 1st letter sent out
4. Lancaster County Notification to the property owners
5. Maple Lane comments

II. FINDINGS

CODE CONSIDERATIONS

Chapter 14, Streets and Sidewalks

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

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

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

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

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

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

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

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

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

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

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

III. CONCLUSIONS

This road name change is being requested by Lancaster County Public Safety Communications. The new Computer Aided Dispatch System is a map driven system, therefore the accuracy of address points, street names, and ranges are vital. The reason for the proposed road name change is that Maple 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 Maple Lane to Patriot Way should be approved.

Date of P.C. Meeting: 11-15-16
 Approved Denied No Action

IV. RECOMMENDATION

It is therefore the recommendation of the planning staff that the above road name change be **APPROVED.**

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

Exhibit 1

****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: November 3, 2016

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

City, State, Zip Code: Lancaster, SC 29720

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

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

Location of new road: Maple Lane is located off Charles Ave. in Lancaster

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

Proposed new road name (1st choice): Patriot 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**

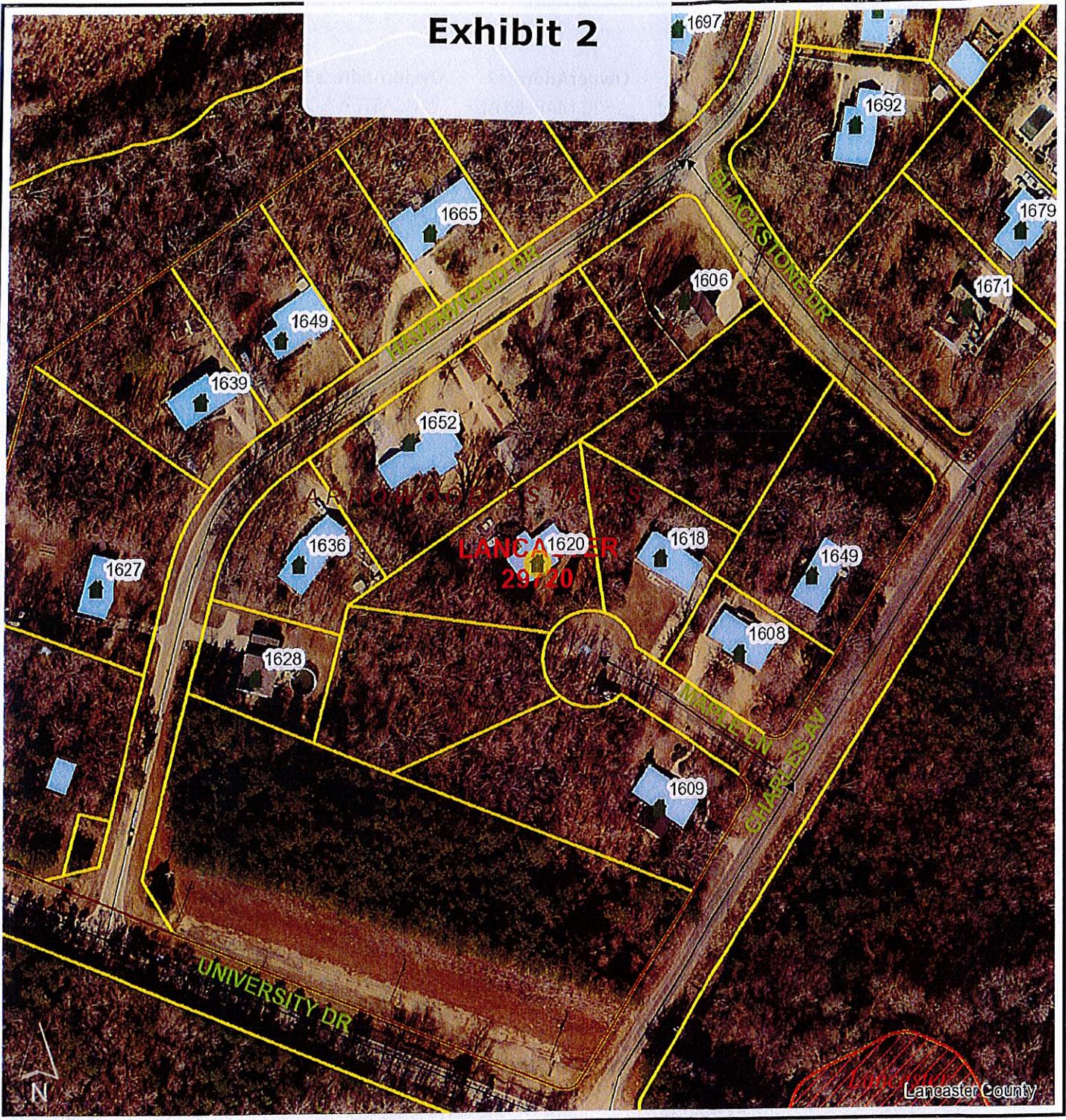
Please attach the following items to this application:

*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.

Signature of Applicant Lancaster County Public Safety Communications

Exhibit 2



1620 MAPLE LN
LANCASTER, SC 29720

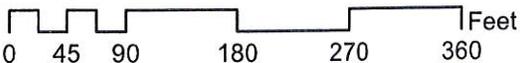
PIN: 0062K-0A-004.00

Comments:



Public Safety Communications

Address Slip



1 inch = 142 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: 10/13/2016

ParcelId	OwnerAddress1	OwnerAddress2	OwnerAddress3
0062K-0A-004.00	KENT GEORGE R SANDRA L	1620 MAPLE LANE	LANCASTER, SC 29720
0062K-0A-005.00	CLAYTON WILLENE L	1618 MAPLE LANE	LANCASTER, SC 29720
0062K-0A-006.00	GHENT JOHN W III	1608 MAPLE LANE	LANCASTER, SC 29720
0062K-0A-003.00	WATKINS DEBORAH GAILE	7559 MANAKIN PL	INDIAN LAND, SC 29707
0062K-0A-001.00	BENNETT DORIS	1609 MAPLE LANE	LANCASTER, SC 29720

Exhibit 3

NOTICE OF ROAD NAME CHANGE REQUEST AND PUBLIC HEARING

TO: Property Owners Adjacent to Maple Lane
FROM: Lancaster County Planning Department
SUBJECT: Public Hearing on Road Name Change Application RNC-016-024
DATE
MAILED: October 28, 2016
MEETING
DATE: Tuesday, November 15, 2016
TIME: 6:30pm
PLACE: Lancaster County Administration Building
101 North Main Street, Room 224

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

At the above referenced meeting, the Lancaster County Planning Commission will hold a public hearing on the application from the Lancaster County Public Safety Communications for a road name change for Maple Lane located off Charles Avenue in Lancaster County, SC. In accordance with Chapter 14 of the Unified Development Ordinance, the Planning Commission shall review all proposed road name changes.

A public hearing regarding this matter will be held **TUESDAY, November 15, 2016 AT 6:30 P.M.** at the Lancaster County Administration Building, 101 North Main Street, Room 224. The Planning Commission will accept public input either for or against the road name application at that time. If you cannot attend the hearing in person, you may submit a written, signed statement expressing your position to the Planning Department and it will be submitted to the Commission at the hearing.

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

Exhibit 4

NOVEMBER 15TH PC MEETING

MAPLE LN-LANCASTER: RNC-016-24:

- MAPLE LN is located off Charles Av in Lancaster.
- Five (5) street name change notification letters were mailed out on 10/12/2016.
- Two (2) property owners responded with Patriot Way and Red Furr St.
- The proposed street name submitted by LCPSC is **PATRIOT WAY.**

Exhibit 5

RNC-016-025 – Road Name Change Application – Truesdale Drive {Public Hearing} pgs. 35-42	Andy Rowe

PLANNING STAFF REPORT: RNC-016-025
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 Truesdale Drive.

Property Location: Truesdale Drive is located in Lancaster County, S.C.

Legal Description: TMS # 0049-00-142.01, 0049-00-143.00, 0049-00-142.04, 0049-00-142.05.

Description of Plan: Change the existing road name of Truesdale Drive to Truesdale Way Drive.

B. SITE INFORMATION

Site Description: Truesdale Drive is located off Charlotte Highway in Lancaster County, SC.

EXHIBITS

1. Road Name Change Application
2. 911 Aerial
3. Verification from Sandra Burton – 1st letter sent out
4. Lancaster County Notification to the property owners
5. Truesdale Drive comments

II. FINDINGS

CODE CONSIDERATIONS

Chapter 14, Streets and Sidewalks

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

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

the Code of Laws of South Carolina 1976, as amended, or when needed to rename road segments for computer aided dispatch database purposes, the requirement for the request to be accompanied by a petition does not apply.

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

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

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

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

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

a. There is a duplication of names which tends to confuse the public or persons delivering mail, orders or messages.

b. A change may simplify markings or giving directions to persons looking for an address.

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

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

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

III. CONCLUSIONS

This road name change is being requested by Lancaster County Public Safety Communications. The new Computer Aided Dispatch System is a map driven system, therefore the accuracy of address points, street names, and ranges are vital. The reason for the proposed road name change is that Truesdale 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 Truesdale Drive to Truesdale Way Drive should be approved.

IV. RECOMMENDATION

It is therefore the recommendation of the planning staff that the above road name change be **APPROVED.**

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

Exhibit 1

****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: November 3, 2016

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

City, State, Zip Code: Lancaster, SC 29720

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

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

Location of new road: Truesdale Drive is located off Charlotte Highway

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

Proposed new road name (1st choice): Truesdale Way Dr.

Proposed new road name (2nd choice): _____

Will this be a private road? Yes X NO _____

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

Yes _____ NO _____

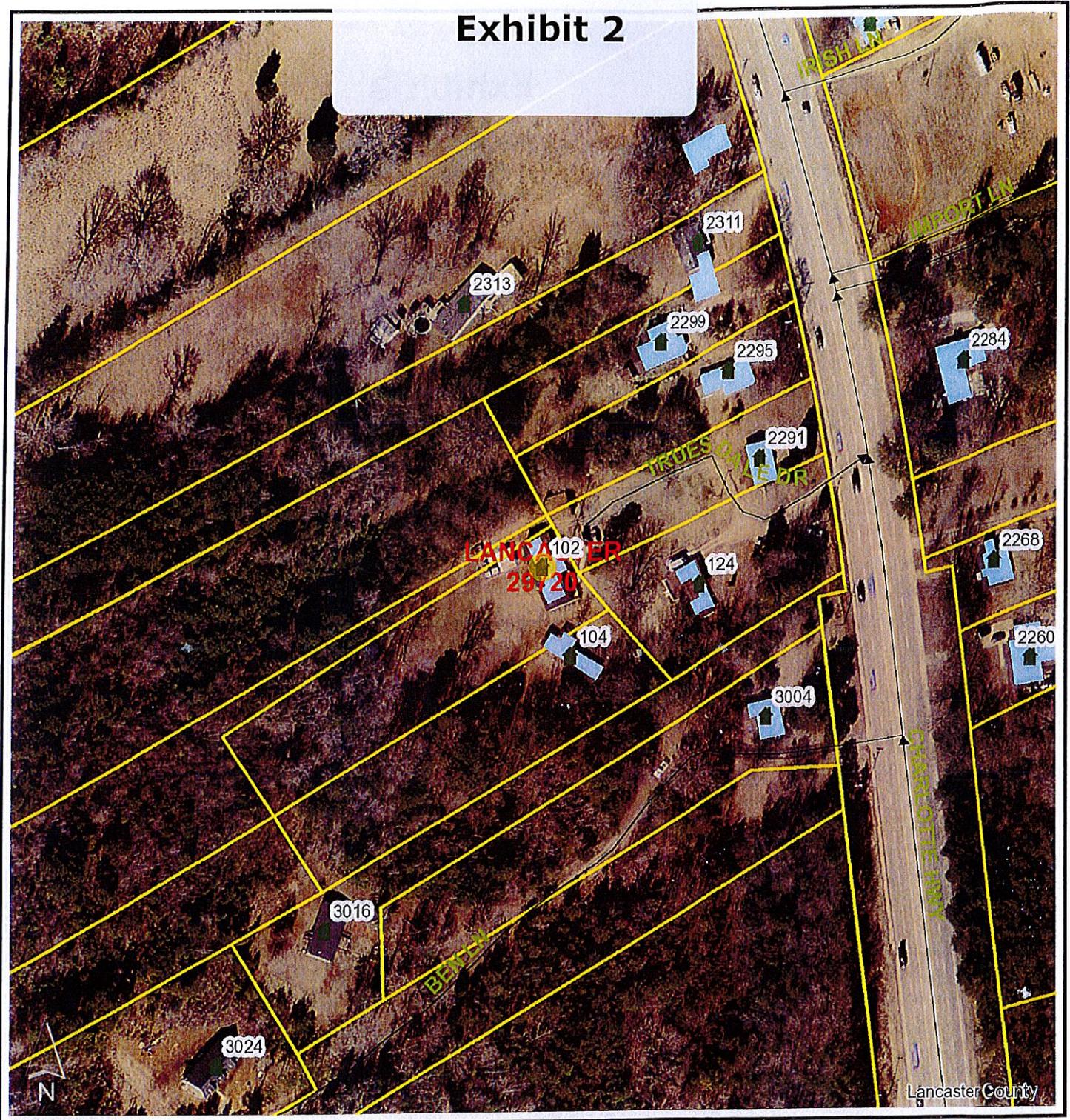
Please attach the following items to this application:

*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.

Signature of Applicant: Lancaster County Public Safety Communications

Exhibit 2



102 TRUESDALE DR
LANCASTER, SC 29720

PIN: 0049-00-142.04

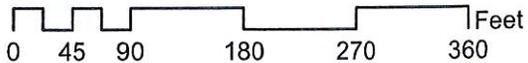
Comments:



Public Safety Communications

Address Slip

A Few Serving Many



1 inch = 142 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: 10/13/2016

Exhibit 3

ParcelId	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerAddress4	OwnerAddress5
0049-00-140.00	CROCKETT MARGIE M	2295 CHARLOTTE HWY	LANCASTER, SC 29720		
0049-00-142.01	CROCKETT SAMUEL ODELL	303 LOUISE ST	LANCASTER, SC 29720		
0049-00-143.00	TRUESDALE ADA LUCILLE F	2238 CHARLOTTE HWY	LANCASTER, SC 29720		
0049-00-142.04	GRIER ALICE M & WINTER C	104 TRUESDALE DRIVE	LANCASTER, SC 29720		
0049-00-142.05	GRIER ALICE M & WINTER C	104 TRUESDALE DRIVE	LANCASTER, SC 29720		

124 Truesdale Dr

FILE COPY
Mailed 10/29/16 *ML*

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

NOTICE OF ROAD NAME CHANGE REQUEST AND PUBLIC HEARING

TO: Property Owners Adjacent to Truesdale Dive
FROM: Lancaster County Planning Department
SUBJECT: Public Hearing on Road Name Change Application RNC-016-025
DATE
MAILED: October 28, 2016
MEETING
DATE: Tuesday, November 15, 2016
TIME: 6:30pm
PLACE: Lancaster County Administration Building
101 North Main Street, Room 224

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

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

A public hearing regarding this matter will be held **TUESDAY, November 15, 2016 AT 6:30 P.M.** at the Lancaster County Administration Building, 101 North Main Street, Room 224. The Planning Commission will accept public input either for or against the road name application at that time. If you cannot attend the hearing in person, you may submit a written, signed statement expressing your position to the Planning Department and it will be submitted to the Commission at the hearing.

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

Exhibit 4

NOVEMBER 15TH PC MEETING

TRUESDALE DR-LANCASTER: RNC-016-25:

- TRUESDALE DR is located off Charlotte Hwy.
- Three (3) street name change notification letters were mailed out on 10/12/2016.
- Three (3) property owners responded with Truesdale Way Dr.
- The proposed street name submitted by LCPSC is **TRUESDALE WAY DR.**

Exhibit 5

RNC-016-026 – Road Name Change Application – Woodland Way {Public Hearing} pgs. 43-50	Andy Rowe

PLANNING STAFF REPORT: RNC-016-026
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 Woodland Way.

Property Location: Woodland Way is located in Lancaster County, S.C.

Legal Description: TMS # 0109B-0A-002.00, 0109B-0A-012.00, 0109B-0E-025.00, 0109B-0A-001.00, 0109B-0B-018.00, 0109B-0B-017.00, 0109B-0A-003.00, 0109B-0A-004.00, 0109B-0C-001.00, 0109B-0A-005.00, 0109B-0C-002.00, 0109B-0C-003.00, 0109B-0A-011.00, 0109B-0E-001.00, 0109B-0A-006.00, 0109B-0D-001.00, 0109B-0A-008.00, 0109B-0A-009.00, 0109B-0D-002.00, 0109B-0A-010.00, 0109B-0D-003.00, 0109B-0A-013.00, 0109B-0A-007.00.

Description of Plan: Change the existing road name of Woodland Way to Woodland Hill Way.

B. SITE INFORMATION

Site Description: Woodland way is located off Suttle Road in Lancaster County, SC.

EXHIBITS

1. Road Name Change Application
2. 911 Aerial
3. Verification from Sandra Burton – 1st letter sent out
4. Lancaster County Notification to the property owners
5. Woodland Way comments

II. FINDINGS

CODE CONSIDERATIONS

Chapter 14, Streets and Sidewalks

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

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

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

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

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

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

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

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

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

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

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

III. CONCLUSIONS

This road name change is being requested by Lancaster County Public Safety Communications. The new Computer Aided Dispatch System is a map driven system, therefore the accuracy of address points, street names, and ranges are vital. The reason for the proposed road name change is that Woodland Way 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 Woodland Way to Woodland Hill Way should be approved.

IV. RECOMMENDATION

It is therefore the recommendation of the planning staff that the above road name change be **APPROVED.**

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

Exhibit 1

****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: November 3, 2016

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

City, State, Zip Code: Lancaster, SC 29720

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

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

Location of new road: Woodland Way is located off Suttle Rd in Lancaster

Road name as it exists now (if applicable): Woodland Way

Proposed new road name (1st choice): Woodland Hill 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?

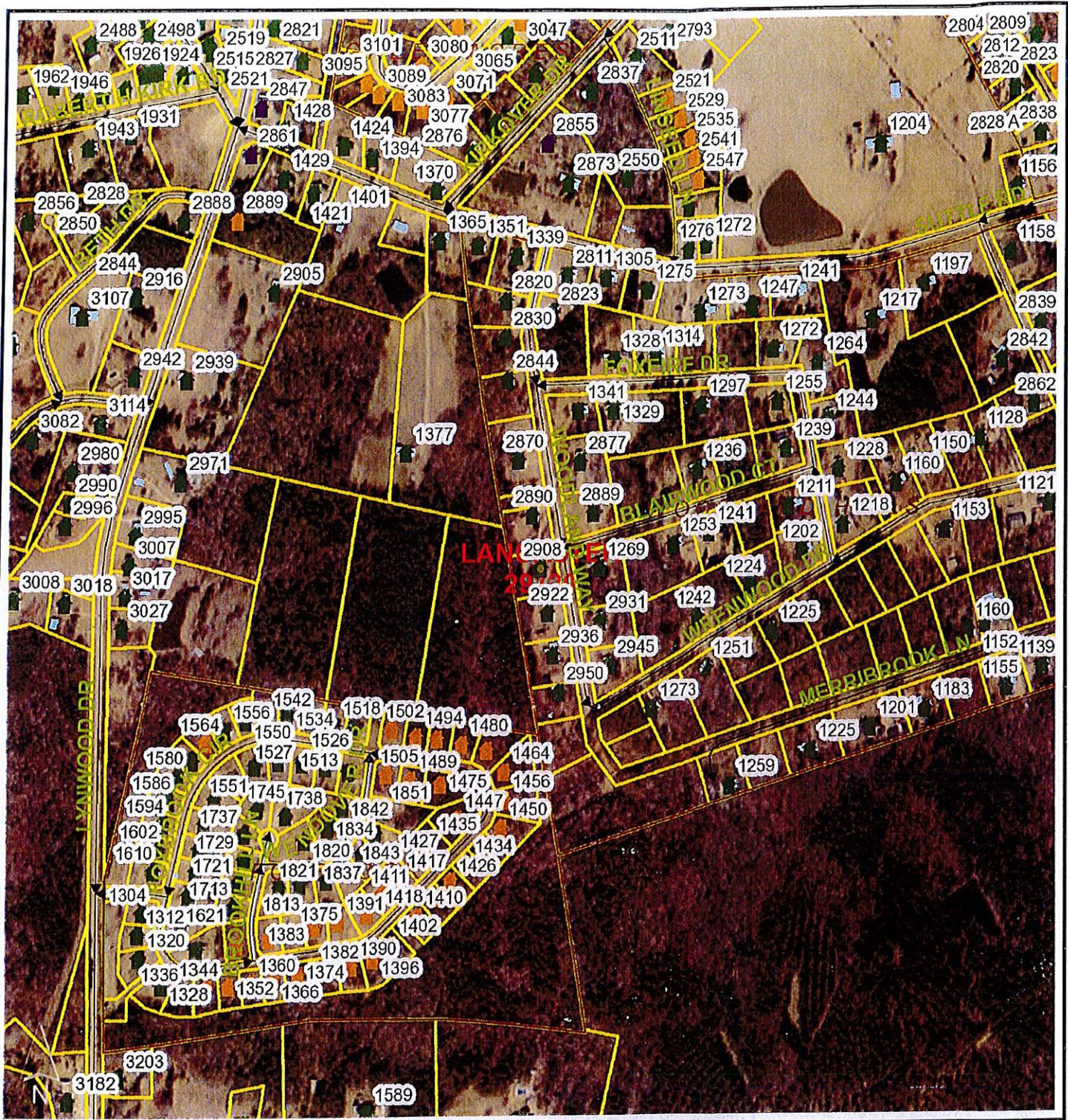
Yes NO

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.

Signature of Applicant: Lancaster County Public Safety Communications



2908 WOODLAND WAY
LANCASTER, SC 29720

PIN: 0109B-0A-008.00

Comments:

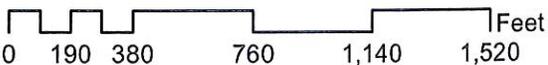
Exhibit 2



Public Safety Communications

Address Slip

A Few Serving Many



1 inch = 570 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: 10/13/2016

Exhibit 3

ParcelId	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerAddress4
0109B-0A-002.00	SPENCER ROY M &	WILLA J	2820 WOODLAND WAY	LANCASTER, SC 29720
0109B-0A-012.00	THREATT STEVEN DONALD	2950 WOODLAND WAY	LANCASTER, SC 29720	
0109B-0E-025.00	JCOO LLC	800 ROSEBOURGH CR	LUGOFF, SC 29078	
0109B-0A-001.00	SNIPES SANDRA B	1339 SUTTLE RD	LANCASTER, SC 29720	
0109B-0B-018.00	MARTIN JEFFREY L SR	2811 WOODLAND WAY	LANCASTER, SC 29720	
0109B-0B-017.00	MILLS CHARLES REESE JR	2823 WOODLAND WAY	LANCASTER, SC 29720	
0109B-0A-003.00	REEVES AMELIA B	2830 WOODLAND WAY	LANCASTER, SC 29720	
0109B-0A-004.00	CAUTHEN & PATTERSON LLC	% MCTANN LLC	10455 HWY 151	JEFFERSON, SC 29718
0109B-0C-001.00	KIRKLEY GERALD B & MAXIE S	1341 FOXFIRE DR	LANCASTER, SC 29720	
0109B-0A-005.00	GALLIEN BRIAN J & DEBBIE G	2870 WOODLAND WAY	LANCASTER, SC 29720	
0109B-0C-002.00	THOMPSON MORRISON K	2877 WOODLAND WAY	LANCASTER, SC 29720	
0109B-0C-003.00	GALLMAN LONNIE W III	GALLMAN AMANDA D	2889 WOODLAND WAY	LANCASTER, SC 29720
0109B-0A-011.00	THREATT STEVEN DONALD	2950 WOODLAND WAY	LANCASTER, SC 29720	
0109B-0E-001.00	THREATT STEVEN DONALD	2950 WOODLAND WAY	LANCASTER, SC 29720	
0109B-0A-006.00	BOWERS JESSE & KIMBERLY G	2890 WOODLAND WAY	LANCASTER, SC 29720	
0109B-0D-001.00	MCMANUS KAY T	1269 BLAIRWOOD CT	LANCASTER, SC 29720	
0109B-0A-008.00	STEWART WESLEY N JR	2908 WOODLAND WAY	LANCASTER, SC 29720	
0109B-0A-009.00	POMNITZ HOWARD C & JEANNETTE M	2922 WOODLAND WAY	LANCASTER, SC 29720	
0109B-0D-002.00	LUCAS MACIE	2931 WOODLAND WAY	LANCASTER, SC 29720	
0109B-0A-010.00	BRADLEY SYLVIA	2936 WOODLAND WAY	LANCASTER, SC 29720	
0109B-0D-003.00	JOHNSON MICHAEL DENNIS &	KATHY C	2945 WOODLAND WAY	LANCASTER, SC 29720
0109B-0A-013.00	JCOO LLC	800 ROSEBOURGH CR	LUGOFF, SC 29078	
0109B-0A-007.00	BOWERS JESSE & KIMBERLY G	2890 WOODLAND WAY	LANCASTER, SC 29720	

FILE COPY

Mailed ~~10/26/16~~ 10/26/16 AJL

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

NOTICE OF ROAD NAME CHANGE REQUEST AND PUBLIC HEARING

TO: Property Owners Adjacent to Woodland Way
FROM: Lancaster County Planning Department
SUBJECT: Public Hearing on Road Name Change Application RNC-016-026
DATE
MAILED: October 28, 2016
MEETING
DATE: Tuesday, November 15, 2016
TIME: 6:30pm
PLACE: Lancaster County Administration Building
101 North Main Street, Room 224

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

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

A public hearing regarding this matter will be held TUESDAY, November 15, 2016 AT 6:30 P.M. at the Lancaster County Administration Building, 101 North Main Street, Room 224. The Planning Commission will accept public input either for or against the road name application at that time. If you cannot attend the hearing in person, you may submit a written, signed statement expressing your position to the Planning Department and it will be submitted to the Commission at the hearing.

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

Exhibit 4

NOVEMBER 15TH PC MEETING

WOODLAND WAY-LANCASTER: RNC-016-26:

- WOODLAND WAY is located off Suttle Rd.
- Nineteen (19) street name change notification letters were mailed out on 10/12/2016.
- Eight (8) property owners responded with various names: Woodland Hill Dr, Timberland Way, White Tail Way, Hollow Branch Way, and South Woodland Way.
- The proposed street name submitted by LCPSC is WOODLAND HILL WAY.

Exhibit 5

RZK-016-001 – Rezoning application of Supreme Retail Solutions, LLC to rezone ± 1.9 acre tract from R-15 (Kershaw), Residential District, to B-3 (Kershaw), General Business District. The applicant proposes to build a commercial retail site (Fred’s). {Public Hearing} pgs. 51-71	Andy Rowe

PLANNING STAFF REPORT: RZK-016-001
APPLICANT: SUPREME RETAIL SOLUTIONS, LLC

I. Facts

A. General Information

Proposal: Rezoning application of Supreme Retail Solutions, LLC to rezone a ± 1.9 acre tract from R-15 (Kershaw), Residential District, to B-3 (Kershaw), General Business District. The applicant proposes to build a commercial retail site (Fred's).

Property Location: The property is located ± 230 feet east of the intersection of E. Stevens Drive and S. Hampton Street in the Town of Kershaw, South Carolina.

Legal Description: Tax Map 156P, Block Q, Parcel 7.00.

Zoning Classification: Current: R-15, Residential District.

Voting District: District 6- Jack Estridge

B. Site Information

Site Description: The parcel is currently being used for storage.

C. Vicinity Data

Surrounding Conditions: All adjacent parcels to the west are zoned B-3, General Commercial District. Adjacent parcels to the east are zoned R-15, Residential District. Parcels to the north and south are also zoned R-6 and R-15, Residential District.

Exhibits

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

II. Findings:

Code Considerations:

Town of Kershaw UDO – Section: 2.1.1 Residential Districts Established

The R-15, Residential District, is designed to accommodate a moderately dense single-family residential developments within the town. The principal use of land is for single-family

dwellings and for related recreational, religious and educational facilities normally required to provide an orderly and attractive residential areas. The regulations for this district are intended to discourage any use which, because of its character would interfere with development of or be detrimental to the quiet residential nature of the area included in the district.

Town of Kershaw UDO- Section: 2.1.2 Commercial Districts

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

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

III. Conclusions:

The facts and findings of this report show that the property is designated as R-15, Residential District on the Lancaster County Zoning Map. The Future Land Use Map identifies this property as Urban based on the *Lancaster County Comprehensive Plan 2014-2024*. Urban is a community type that is described as a walkable neighborhood with additional intensity that includes a mix of uses. The Future Land Use Map does not distinguish between residential and commercial uses. Based on the current zoning, all the properties to the west of the subject property are already zoned B-3, General Commercial District. By rezoning this parcel to B-3 this parcel will blend with the current adjacent zoning designation. Staff agrees that constructing a retail and pharmacy store at this location will offer goods and services to the residents of the surrounding area. Staff also agrees that the B-3 zoning designation will properly fit into a mixed residential/commercial area. In addition, the proposed retail/pharmacy will be required to go through the development review process. The site plan will be reviewed and approved by all departments for compliance.

IV. Recommendation:

It is therefore the recommendation of the planning staff that the rezoning request for the property located \pm 230 feet east of the intersection of E. Stevens Drive and S. Hampton Street in the Town of Kershaw be **Approved**.

Exhibit 1

LANCASTER COUNTY

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

RZK-016-001 Do Not Write In This Box
Application# _____ Date 10-6-13 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: 0156P-09-007.00 R-15K
3. How is this property presently designated on the map? R-15K
4. How is the property presently being used? Storage
5. What new designation or map change do you propose for this property? B3K
6. What new use do you propose for the property? Pharmacy/Retail

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:

Mr. Paul Cassell

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: To cause this parcel to be zoned the same as those around it
(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)

Supreme Retail Solutions, LLC

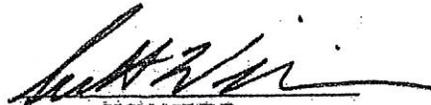
ADDRESS:

P.O. Box 296

Dalton, GA 30722

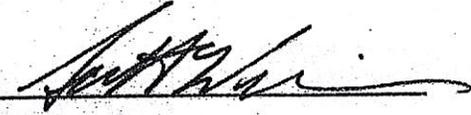
Phone: 770-773-5606

Attn: Scott Williams


SIGNATURE

Dear Applicant,

You have applied for a re-zoning of your property. By signing this document you acknowledge and agree to the Lancaster County Assessor's Office creating a new parcel based on the plat you record for your re-zoning.

Signature: 

Date: 10/3/11

Lancaster County Assessor's Office

101 N. Main Street, P.O. Box 1809, Lancaster SC 29721-1809

Ph. (803)285-6964/6965 Fax 803-416-9496

www.mylancastersc.org

Exhibit 1

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises be-
longing or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said
Kershaw Warehouse Company, Inc., its successors

Heirs and Assigns forever.

And it does hereby bind itself, its successors and assigns, heirs and assigns
warrant and forever defend all and singular the said premises unto the said
Kershaw Warehouse Company, Inc., its successors

Heirs and Assigns, against it and its successors and assigns, heirs and assigns against every
person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS my Hand and Seal this 17th day of February,

In the year of our Lord one thousand nine hundred and eighty-four (1984)
and in the two hundred and Eighth (208th) year of the Sovereignty and Independence of the United
States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF
Marcene C. Young
Robert Wilson Davis

Notary Public for S. C.
By: *Harold H. Baxley, 266* President

STATE OF SOUTH CAROLINA,
LANCASTER County.

PERSONALLY appeared before me Marcene C. Young

and made oath that she saw the within named Baxley Co., Inc., by its President, Harold
H. Baxley, sign, seal and, as his act and deed, deliver the within written Deed for the uses and purposes therein
mentioned, and that she, with Robert Wilson Davis, witnessed the
execution thereof.

SWORN to before me this 17th day of

February 1984.
Robert Wilson Davis
Notary Public of S. C.
My Commission Expires: 11-19-85

Marcene C. Young

STATE OF SOUTH CAROLINA,
County.

NO RENUNCIATION OF DOWER
REQUIRED, GRANTOR A CORPORATION

I, _____, a Notary Public, do hereby certify unto all whom it may
concern, that Mrs.
the wife of the within-named
did this day appear before me, and upon being privately and separately examined by me, did declare that she does
freely, voluntarily and without any compulsion, dread, or fear of any person or persons whomsoever, renounce, re-
lease and forever relinquish unto the within-named

heirs
and assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the
premises within mentioned and released.

Given under my Hand and Seal, this

day of _____
Anno Domini 19 _____
Notary Public of S. C. (S.)

State of South Carolina
County of LANCASTER.
BAXLEY CO., INC.
TO
KERSHAW WAREHOUSE COMPANY, INC.

Title To Real Estate

I hereby certify that the within Deed was filed
for record in my office at
the _____ day of _____
1984, and was immediately entered upon the
proper indices and duly recorded in Book _____
of Deeds, page 6393

Check of County Commission File and General Sta-
tion for _____
County, S. C.
I hereby certify that the within Deed has been
this _____ day of _____
A. D. 19 _____, Recorded
in Book _____ of Deeds, page _____
for _____ Auditor
County _____

State of South Carolina,
County of LANCASTER.

Know All Men by These Presents, that Baxley Co., Inc., a duly organized

South Carolina Corporation,



in the State aforesaid,
for and _____ in consideration of the
sum of Eight Thousand Six Hundred Forty and No/100 (\$8,640.00) Dollars,
to me paid by Kershaw Warehouse Company, Inc.,
in the State aforesaid, and for which receipt is hereby acknowledged,
have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said
KERSHAW WAREHOUSE COMPANY, INC., its successors and assigns forever:

"ALL that certain piece, parcel or lot of land, together with any and all
improvements thereon, lying, being and situate within the corporate limits
of the Town of Kershaw, Lancaster County, South Carolina, and being desig-
nated as Lot Number Fifty-nine (59), the Eastern portion thereof, on Plat
of Survey dated July 1, 1970, made by H. R. Oliver, RLS, and being bounded,
now or formerly, as follows, to wit: NORTH by Walsh Street of the Town of
Kershaw; SOUTH by Truesdel (unopened) Street of said Town; WEST by an Alley-
way; and, EAST by Hampton (unopened) Street. Said Plat is found recorded
in the Office of the Clerk of Court for Kershaw County in Plat Book 35,
at Page 938, reference to which said Plat is craved for a more minute
description as to the metes and bounds."

The above described property being the identical property conveyed to the
Grantor herein by the Deed of D. C. Baxley, dated May 24, 1983 and recorded
May 26, 1983 in Deed Book E-5, at Page 4421 in the Office of the Clerk of
Court for Lancaster County.

Tax Assessors Code: 0156P-Q-7.00

ASSESSOR'S OFFICE
Received 5-15-84
Tax Ass Code 156P-Q-7

Kershaw Warehouse Company, Inc.
407 South Hampton Street
Kershaw, SC 29067

Exhibit 1

1/20/10 g Public.net

S CLEVELAND ST

Exhibit "A"

MW

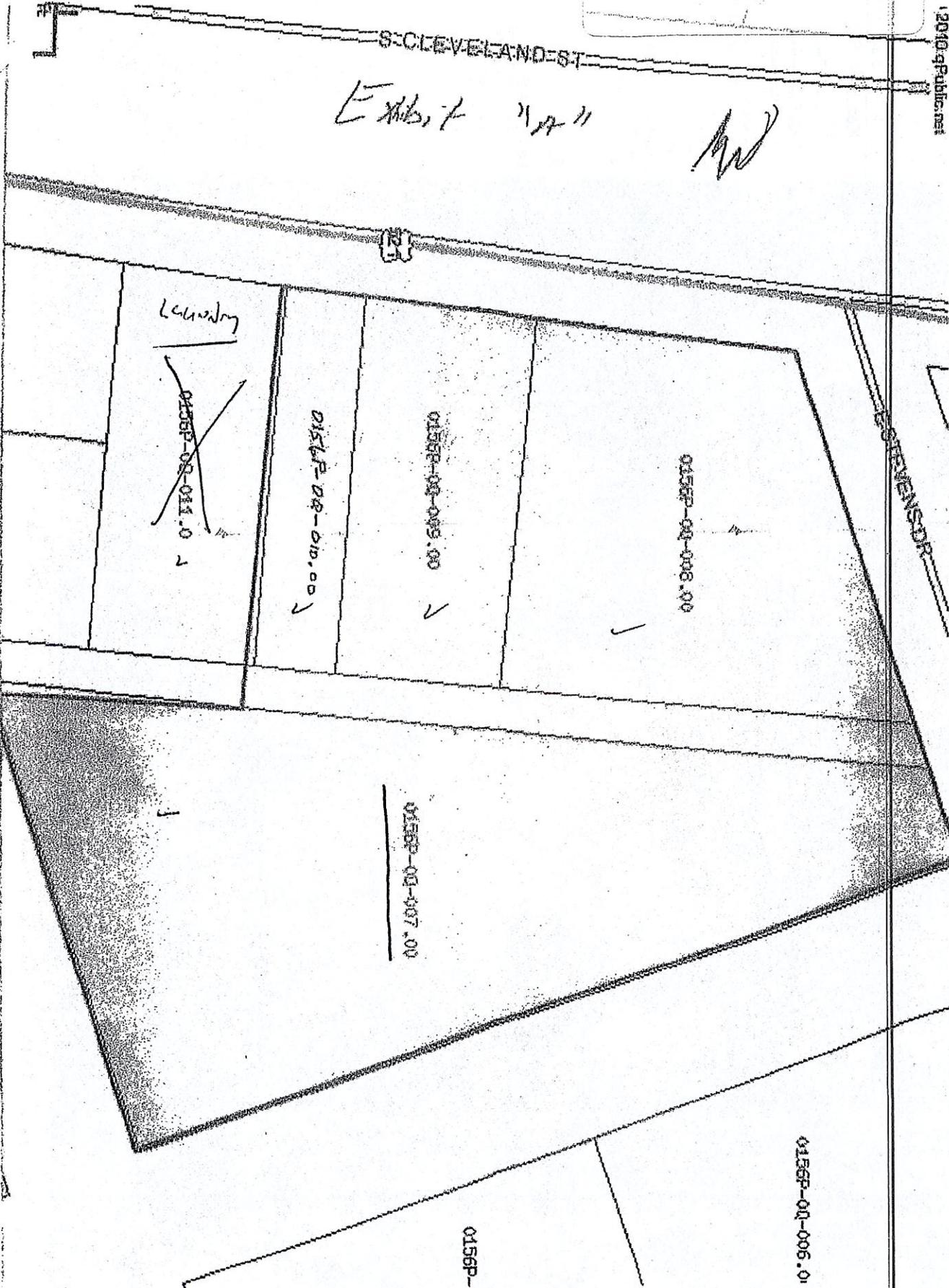
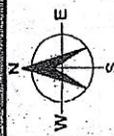


Exhibit 1



Scale: 1" = 60'



Kershaw, SC
 E Stevens Drive and
 S Hampton Street

Site Data Summary
Zoning Commercial

Property Size:
 2.60 Acres ± 113,279 SF ±

Parking:
 Shown - 43
 Required - Not Provided

Setbacks: (Not Provided)
 Building Front: Side: Rear:

Landscaping:
 None

Additional Disclosure:
 Flood Zone "X" Map
 45057C 0415D, Dated
 June 16, 2011

Variations:
 None

Developer:
**Supreme Retail
 Solutions, LLC**
 P.O. Box 296
 Dalton, GA 30722
 706-217-6335
 770-773-5606

August 10, 2016

Prepared By:



5571 Ramonville Road
 Moss Point, MS 38562
 (228) 930-3932
 fred@walmart.com

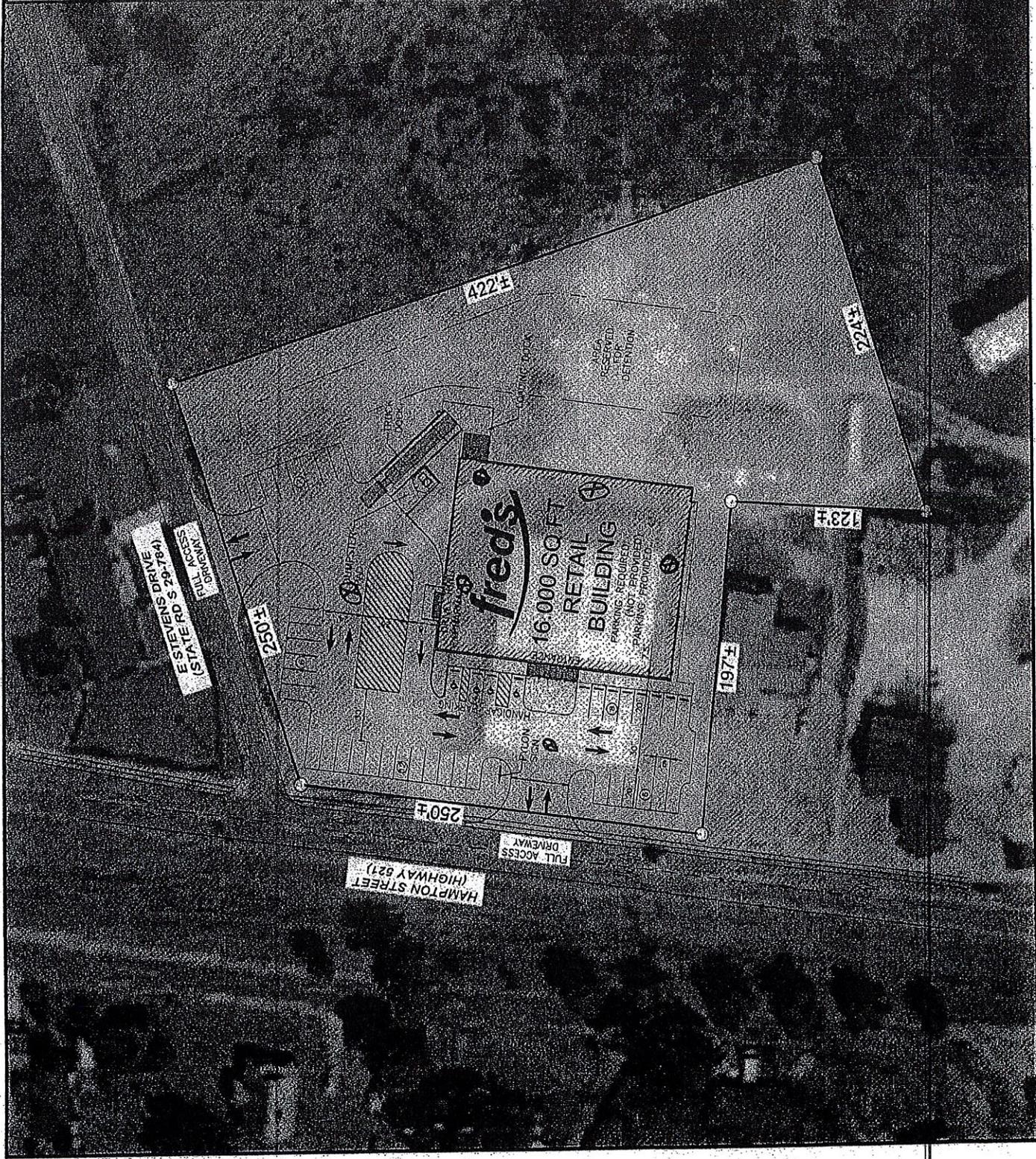


Exhibit 1

Environmental-ESA Phase 1

Submittal Procedure

- Submit two (2) copies of the draft Environmental Site Assessment Report (ESA) to SWP after site approval notification. This report **MUST** be stamped **DRAFT** on the front.
- All information relating to the environmental report shall be considered confidential and privileged. Consultants shall not distribute, discuss, disclose, publish or allow to be discovered any Confidential Information without Fred's' written prior consent.
- The reports shall be delivered to:

Scott Polzin
SWP Construction Services AND
605 Churchill Downs Loop
Moscow, TN 38057

Bryan Cannon
~~Keith Owens-Fred's~~
~~VP Construction/Maintenance~~
4300 New Getwell Road
Memphis, TN 38118

Environmental Permitting

- The Developer is ultimately responsible for obtaining all permits related to surface water, environmental impacts and storm water management.
- The Developer is ultimately responsible for the close out of environmental permits, and when applicable, conversion of construction permits to operating permits. All permits and licenses requiring ongoing monitoring, reporting, and/or renewal after construction must be provided to Fred's at the address shown below:

Scott Polzin
SWP Construction Services AND
605 Churchill Downs Loop
Moscow, TN 38057

Bryan Cannon
~~Keith Owens-Fred's~~
~~VP Construction/Maintenance~~
4300 New Getwell Road
Memphis, TN 38118

Geotechnical Report

Submittal Requirements

The Developer must submit a draft geotechnical report, two (2) copies, listing Fred's as a secondary client, containing an executive summary page addressing each of the soil criteria items. Developer must also secure and submit a "Letter of Reliance" from the Geotechnical Engineer of Record to Fred's and to SWP. Report **MUST** be stamped **DRAFT** until approved by Fred's, Inc.

Scott Polzin
SWP Construction Services AND
605 Churchill Downs Loop
Moscow, TN 38057

Bryan Cannon
~~Keith Owens-Fred's~~
~~VP Construction/Maintenance~~
4300 New Getwell Road
Memphis, TN 38118

The following is a list of requirements is not intended to be all-inclusive due to geographic differences. However, these items must be addressed before final approval can be given.

- List Fred's as a secondary client on the cover letter. Report **MUST** be a **DRAFT** copy clearly stamped on front.

Exhibit 1

Geotechnical Report-cont'd

- Fred's slab loads are approximately 150-200 PSF.
- Maximum wall loads on continuous footings can range up to 5000 plf.
- Maximum column loads on Fred's prototypes range up to 120 kips.
- Typical footing bearing elevation is 2'-0" below finished floor, except near the truck well, where footings bear at 6'-4" below finished floor.
- Provide a minimum of 7 SPT (or CPT) borings located per the Fred's Site Development Package. Borings will be located in the following area, (5) in the building footprint at corners and center, (2) in the parking area with one being located in the main entrance drive. These should be noted as approximate. ** Revised Per Drawings Provided. KHW*
- Borings must reach minimum depth of 20' below finished floor elevation (7).
- Fred's requires a minimum soil bearing pressure of 2000 PSF.
- Indicate minimum soil bearing depth for frost protection, if applicable.
- Fred's requires that maximum total soil settlements not exceed 1" and maximum differential settlements not exceed 3/4".
- Fred's requires a building pad soil compaction of 95% Modified Proctor, or 98% of Standard Proctor.
- Soil testing lab must specify the depth below Fred's footings that compaction must be achieved.
- If soil-bearing pressure will be affected by groundwater conditions, include this information in report and possible design solutions.
- In the event groundwater conditions should require use of temporary or permanent de-watering for the Fred's structure, suggest methods that are to be used. (Re-allocate in Site Costs)
- Provide the soil site classification for seismic design considerations.
- Provide retaining wall recommendations, if required.
- Pavement and sub-based design recommendations for truck access areas must be heavy-duty pavement or reinforced concrete capable of supporting 50,000, 18-kip equivalent axle loads for a 20 year life.
- Piling information (if applicable) shall include anticipated pile length and test pile driving and load testing criteria.

Topographical Survey

All Surveys must contain the below information and be received in electronic format. Developer should send to Fred's and SWP once complete.

- Utility locations and proximity to the proposed site.
- Spot Elevations on site and off site in roadways.
- Dimensioned property lines.
- Location of Fred's Building, along with other building and dwellings, & access points. Show square footages for each building.
- Location of Pharmacy Drive-Thru and traffic flow.
- All adjoining roads clearly labeled with elevations clearly noted.

Exhibit 1

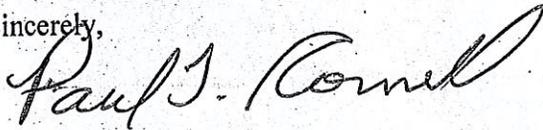
October 5, 2016

Planning & Zoning
Lancaster County

Dear Director:

Please note that the buyer's of my property are requesting a zoning change on one parcel (0156P - 0Q - 007.00) which is currently zoned R-15. They are requesting a zoning of B3 so that it matches the use of the surrounding parcels. This letter authorizes them as applicant, to make the request with my permission. You can contact me with any questions.

Sincerely,



Paul T. Connell

Notary: SWORN to me this 6th day
of October, 2016.

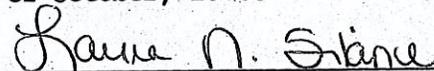
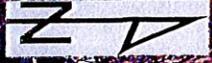

Notary Public for South Carolina
My Commission Expires: 6/17/2025



Exhibit 2



RZK-016-001
Vicinity Map

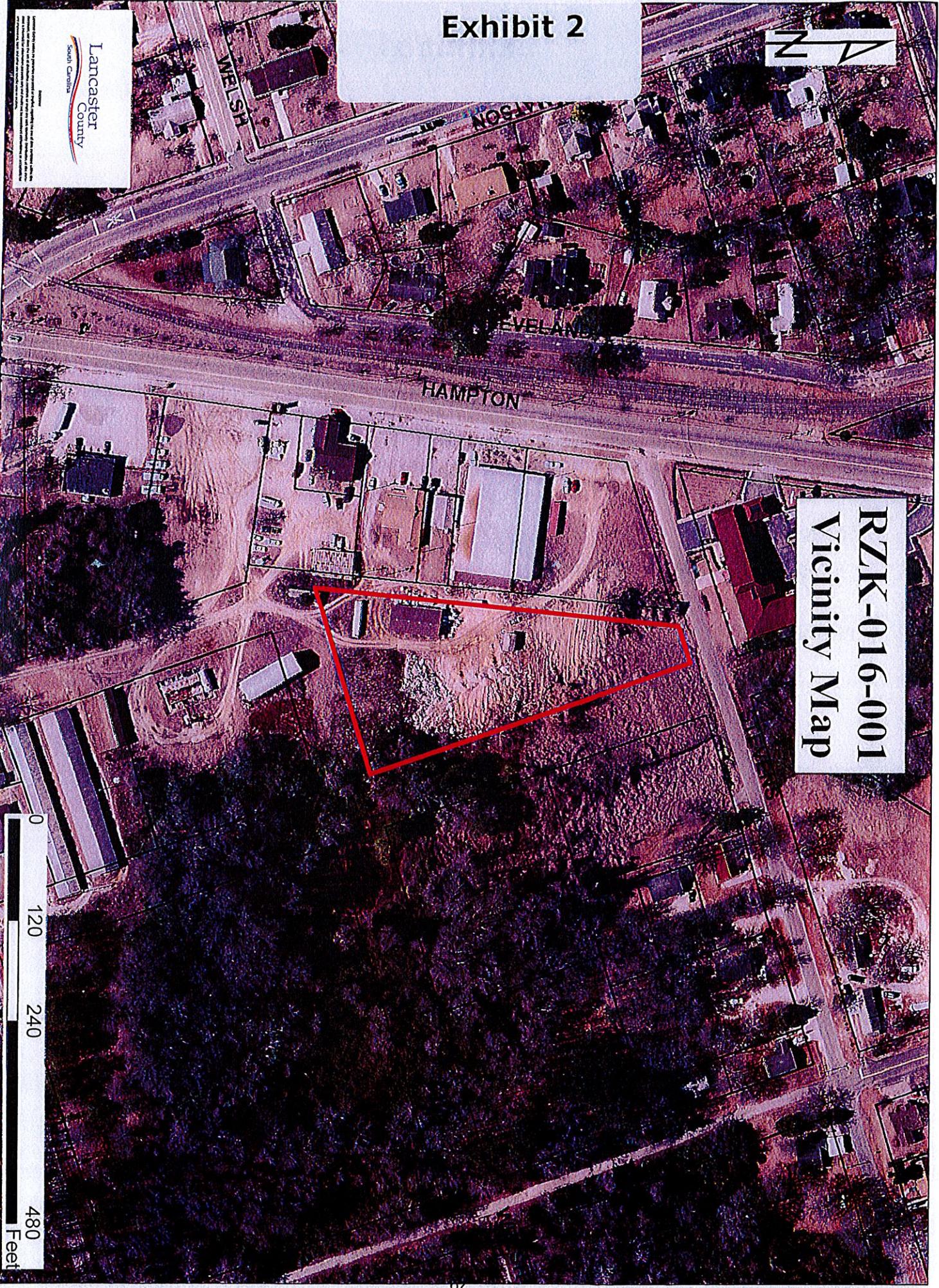
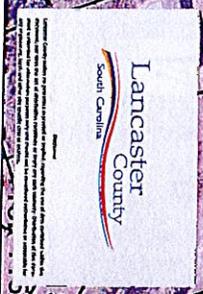
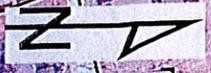


Exhibit 3



RZK-016-001
Zoning Map



Exhibit 4



RZK-016-001
Future Land Use Map



Situs/Location Information

Location: STEVENS DRIVE
 City: Lancaster Zip: 29720

Account Information

Parcel ID: 0156P-0Q-007.00 Closed Locked
 Property ID: 29970 Account Type: Imp/Vac/NT Improved - I...
 User Account: Property/LUC: NCCOM - Comm Neighborhood: 06 - 06
 Primary Juris: 1 - 1 Market Area: Unit Type: AC - ACRES
 Assessed Size: 1,90000 District Code: 01K - Kershaw
 Council District: 5 - 5 Appraisal Area: 04 - 04

Owner/Mailing Information

Owner Name: KERSHAW WAREHOUSE CO INC
 Mailing Address: 407 S HAMPTON ST, KERSHAW, SC, 29067

Associated Parcels:

Enter Parcel ID:

Narrative - Click for Building Info...
 This Parcel contains 1.900 AC of land mainly classified as Comm. It has 1 building(s) with a total of 1,680 square feet.
 Legal Description

Sales Information

Legal Ref: E006-6393
 Date: 2/17/1984 Price: \$8,640
 Grantor: Validity: LUC: LUC:

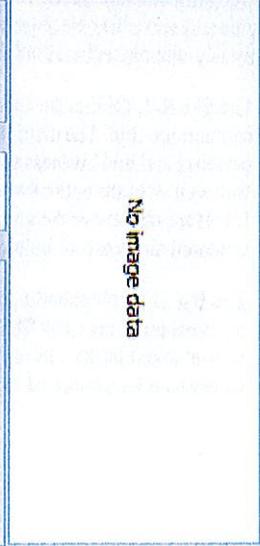
Legal Ref: Date: Price:
 Grantor: Validity: LUC: LUC:

Valuation Information

Appraised In Process Mkt Adj Cost Last 2015 - FV Mkt Adj Cost
 Total Land: \$15,800 \$15,800
 Ag Credit: Land: \$15,800 \$15,800
 Building: \$25,400 \$28,000
 Yard: \$800 \$800
 Mkt Total: \$42,000 \$44,600
 Total: \$42,000 \$44,600

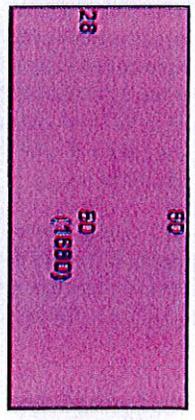
Assessed: Land: \$948 \$948
 Building: \$1,524 \$1,680
 Yard: \$48 \$48
 Total: \$2,520 \$2,676
 Limited Total:
 Limited Taxable:

Picture



#:

Sketch



Last Modified: 1/24/2016

Exhibit 5

Chapter 2. ZONING DISTRICTS AND ZONING MAP.

Section 2.1 Zoning Districts.

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

Section 2.1.1 Residential Districts Established.

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

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

Section 2.1.2 Commercial Districts.

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

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

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

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

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

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

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

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

a. For New Construction:

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

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

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

Section 2.1.3 Industrial District.

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

Use Description	R-15	R-15	R-6	R-6M	B-2	B-3	B-1	Ind	MF	PO
RESIDENTIAL										
Real Estate Sales Office	C	C	C	C		ZP	ZP		C	
Residential use-allowed above first floor							ZP			
Single Family Housing							BZA			
Site Built Single Family Detached House	ZP	ZP	ZP	ZP	ZP				ZP	
Modular Single Family Detached House	ZP	ZP	ZP	ZP	ZP				ZP	
Manufactured Home				C						
Two Family Housing			ZP	ZP						
Duplex			ZP	ZP						
Primary Residence w/Accessory Apartment	ZP	ZP	ZP	ZP						
Manufactured Home Park				PC?						
MULTI-FAMILY HOUSING										
Multi-family Housing							BZA		ZP	
Public/Private Care Homes				C						
Home Occupation	ZP	ZP	ZP	ZP	ZP					
Bed and Breakfast			C	C	C					
Boarding House				ZP					ZP	
Temporary Structure used in connection with construction and/or repair of permanent residence or emergency shelter	C	C	C	C						
COMMERCIAL										
Publicly owned unlighted golf courses & driving ranges	ZP	ZP	ZP	ZP						
Non-commercial horticulture or agriculture except keeping of poultry, livestock or kennels	ZP	ZP	ZP	ZP						
Accessory Use	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP
Religious Institutions	C	C	C	C	ZP	ZP	ZP			
Private Kindergarten or Preschool Nursery		C	C	C					C	
Cemetery	C	C	C	C	ZP	ZP	ZP		C	
Professional Offices licensed by the State of SC				ZP						ZP
Drug Store					ZP	ZP	ZP			
Fruit/Vegetable Store					ZP	ZP	ZP			

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Use Description	R-15	R-15	R-6	R-10MH	B-1	B-2	B-3	Ind	MF	PO
Grocery Store					ZP	ZP	ZP	ZP		
Financial Institutions					ZP	ZP	ZP	ZP		
Barber/Beauty Shop					ZP	ZP	ZP			ZP
Dry Cleaning/Laundry Service					ZP	ZP	ZP			
Automobile Service Station					C		C	C		
Bakery/Candy Store					C	C	C	ZP		
Eating and Drinking Establishment w/o drive thru					ZP	ZP	ZP			
Butcher Shop					C	C	C			
Antique Shop					ZP		ZP			ZP
Appliance, Radio, Television Repair & Sales Shop					ZP	ZP	ZP			
Art Supply Store					ZP		ZP			
Book, Magazine, Newspaper Shop					ZP	ZP	ZP			
Clothing Store					ZP		ZP			
Florist					ZP		ZP			
Gift Shop					ZP		ZP			
Hardware Store					ZP		ZP			
Hobby/Toy Store					ZP		ZP			
Household furnishings Store					ZP		ZP			
Hat Store					ZP		ZP			
Music Store/Record Shop					ZP		ZP			
General/Variety Store					ZP		ZP			
Office Supply and Equipment Store					ZP		ZP			
Package Liquor Store					ZP		ZP			
Paint Store					ZP		ZP			
Camera Supply and Service Store					ZP		ZP			
Shoe Store					ZP		ZP			
Sporting Goods Store					ZP		ZP			
Bicycle Repair and Sales Shop					ZP		ZP			
Seamstress, Tailor					ZP		ZP			
Insurance Agency					ZP		ZP			ZP
Jewelry & Watch Repair Shop					ZP		ZP			
Locksmith or Gunsmith					ZP		ZP			
Medical, Dental, or Chiropractic office, clinic and/or laboratory					ZP		ZP			ZP

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Use Description	R-4.5	R-15	R-6	R-6MH	B-1	B-2	B-3	Ind	MF	PO
Office for governmental, professional, or general purposes					ZP		ZP			ZP
Festivals, bazaars	C	C	C	C	C	C	C	C	C	C
Photographic Studio					ZP		ZP			
Public Utility Business Office					ZP		ZP			
Real Estate Agency					ZP		ZP			
School in Arts, Music, Dance, etc.					ZP		ZP			
Secretarial/Answering Service					ZP		ZP			ZP
Shoe Repair Shop					ZP		ZP			
Telegraph Office					ZP		ZP			
Telephone Exchange					ZP		ZP			
Car Wash					C		C			
Non profit Organization					ZP		ZP			
Hotel, Motel					ZP		ZP			
Publicly owned and operated building, facility or land	ZP	ZP	ZP	ZP	ZP	ZP	ZP			
Billiard Parlor					ZP		ZP			
Theater, excluding drive-in					ZP		ZP			
Bowling Alley					ZP		ZP			
Golf Course, including driving range and miniature golf course					ZP		ZP			
Commercial, Trade or Vocational School					ZP		ZP	ZP		
Eating and Drinking including drive-in or curb service					ZP		ZP			
Radio and Television Station excluding transmission towers					ZP		ZP	ZP		
Public Utility Installation or subinstallation, including water towers	C	C	C	C	ZP	C	ZP	ZP		
Public Utility Substation or subinstallation, including water tanks and fire towers	C	C	C	C	C	C	C	ZP		
Garage for Auto repair and Servicing					C		C	C		
Auto Accessory Store					C		C	C		
Newspaper Publishing Plant					ZP		ZP	ZP		

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Use Description	R-45	R-15	R-6	R-6MH	B-1	B-	B-5	ind	MI	PO
Animal Hospital and/or Boarding Facility					C		C	C		
Manufactured Home and Recreational Vehicle Sales and Services					C		C	C		
Pet Shop					C		C	C		
Hospitals and Clinics					C		C			
Contractor's Office					C		C			C
Video Game Establishment							BZA			
INDUSTRIAL								ZP		
Research/Experimental Laboratory								ZP		
Transportation Terminal excluding truck terminals								ZP		
Public building, facility or land other than a school, playground, hospital, clinic, care home or cultural facility								ZP		
Agricultural Farm								ZP		
Horticultural Nursery								ZP		
Radio and/or Television Station and/or transmission tower								C		
Industrial Uses								C		
Warehouse or Storage Facility								C		
Wholesale Business Outlet								C		
Truck Terminal								ZP		
Watchman or Caretaker's One-Family or Two-Family Dwelling								C		
Open Yard Space for the sale, rental and/or storage of new, used and salvage materials								C		
Mini-warehouses								C		
Open Space and Storage (junk or salvage)								C		
Adult Uses								BZA		

Exhibit 7

