

# LANCASTER COUNTY PLANNING COMMISSION

November 18, 2014  
6:30 PM  
Lancaster Co.  
Adm. Bldg.,  
Room 224  
(803) 285-6005

<b>Type of meeting:</b>	General Business Meeting	<b>Facilitator:</b>	Planning Staff
<b>Clerk:</b>	Judy Barrineau		
<b>Please read:</b>	Agenda Packet		
<b>Please bring:</b>	Agenda Packet & UDO		
Call To Order	Chairman		
<b>Executive Session</b> – Economic Development Matter	Keith Tunnell		
Roll Call	Chairman		
Approve Agenda	Chairman		
Citizen's Comments	Chairman		
Approval of minutes – October 02, 2014 Workshop Minutes & October 21, 2014 Regular Minutes	Chairman		
Chairman's Report	Chairman		
Director's Report	Penelope Karagounis		
<b>RZ-014-027</b> – Application of Bobby Knight to rezone ±3.63 acres from R-30, Low Density Residential/Agricultural District, to R-30D, Low Density Residential/Manufactured Housing/Agricultural District. The applicant has placed a 28'x68' manufactured home with a 20'x20' screened porch on the property for a use of a Temporary Dependent Care Residence. This permit has been obtained from the Lancaster County Zoning Department to care for the applicant's mother. The applicant wishes to keep the mobile home permanently on the property after the Temporary Dependent Care Permit has ended by rezoning the parcel. {Public Hearing} pgs. 1-23 <b>Tax Map 60, Parcel 100</b>	Andy Rowe		
<b>RZ-014-028</b> – Rezoning application of Mr. Mitchell Norrell, Lancaster City Attorney to rezone ±30.458 acres from R-15D, Moderate Density Residential/Manufactured Housing/Agricultural District and I-1, Light Industrial District <b>TO</b> I-2, Heavy Industrial District. The properties are located between Old Landsford Road and Brooklyn Avenue. {Public Hearing} pgs. 24-83	Alex Moore		
<b>UDO-TA-014-016</b> – Proposed text amendment to the Lancaster County Unified Development Ordinance by Kenneth Cauthen, Lancaster County Zoning Administrator to amend the text of Chapter 4, Conditional and Special Exception Uses, Section 4.1.23 Subsection 2, Temporary Dependent Care Residences. {Public Hearing} pgs. 84-87	Andy Rowe		
<b>New Business:</b>			
<b>Old Business:</b>			

# Lancaster County Planning Department

101 N. Main St., Ste. 108

P.O. Box 1809

Lancaster, South Carolina 29721-1809

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Telephone (803) 285-6005

Fax (803) 285-6007

## Memo

**To:** Lancaster County Planning Commission Members

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

**Date:** November 11, 2014

**Re:** Director's Report for the November 18, 2014 Planning Commission meeting

## Message:

For the month of November, we have three Development Review Committee cases. They are the following: Haile Gold Mine, Amenity Center for the Retreat at Rayfield, Wolverton & Associates, Inc. (Commercial site of PDD-20).

I would also like to report that the Highway Corridor Overlay Rezoning Ordinance did pass (6-1) on Monday, November 10, 2014 at County Council. A deletion of the "partially within" 1,000 feet was made at the second reading on October 27, 2014 by County Council. The Planning Department will be sending out notices to property owners and adjacent property owners of County Council's decision at the end of the month.

*The Comprehensive Plan 2014-2024* was presented and County Council heard first reading on Monday, November 10, 2014. A motion to approve was made by a vote of (7-0). County Council Chairman, Larry McCullough and County Council member Bob Bundy had some cosmetic comments for the document. Their comments will be addressed by Robby Moody, Catawba Council of Government before the third reading. A second public hearing of the document will be held at third reading at County Council on Monday, December 8, 2014. I would like to "THANK" all the Planning Commission members that took their time to attend the joint workshops with the City of Lancaster Planning Commission to review the new Comprehensive Plan document. We also appreciate the joint cooperation with the City of Lancaster Planning Commission members who attended these workshops too. The Planning Staff is very excited to have this Comprehensive Plan completed and we are anxiously waiting on our next step on working on the rewrite of the Unified Development Ordinance. The rewrite of the Unified Development Ordinance will help us accomplish the goals and objectives from

the *Comprehensive Plan 2014-2024*. It is a very exciting time for the Planning Department and we are happy to have a full Planning Commission board to help us implement these documents.

I was invited by Steve Willis, County Administrator to a Dave Lyle Stakeholders meeting at the York County Complex on Friday, November 7, 2014. Mr. Steve Willis was invited by York County and he invited Brian Carnes, County Council member of District 7 and member of the Policy Committee of RFATS (representing Lancaster County) and myself since I am on the technical study team for RFATS (representing Lancaster County) and the Planning Director. This meeting was a follow up discussion from York County's Community Workshop, which was held on September 19th, 2014. There will be further discussions in January 2015 with Lancaster County Council. I will be sure to have all the Planning Commission members invited to attend the future meeting with County Council. It is important that all stakeholders work together to express ideas and concerns for the Dave Lyle Boulevard extension.

Tonight we have two rezoning cases and one text amendment. These cases will be on County Council's agenda in January 2015 because County Council does not have a second meeting in December. This does not allow the opportunity for three County Council readings before the end of the year and that is why these cases will be heard in January. Once we receive official dates from the County Clerk on when first reading will be in January, the Planning staff will send out notices to the applicants and adjacent property owners.

The entire Planning Department staff would like to wish everyone a Happy Thanksgiving! Our next Planning Commission Workshop will be held on Thursday, December 4, 2014 at 5:00 p.m.



## PLANNING STAFF REPORT

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### I. Facts

#### A. General Information

*Proposal:* Rezoning application of Bobby Knight to rezone ±3.63 acres from R-30, Low Density Residential/Agricultural District, to R-30D, Low Density Residential/Manufactured Housing/Agricultural District. The applicant has placed a 28'x 68' manufactured home with a 20'x 20' screened porch on the property for a use of a Temporary Dependent Care Residence. This permit has been obtained from the Lancaster County Zoning Department to care for the applicant's Mother. The applicant wishes to keep the mobile home permanently on the property after the Temporary Dependent Care Permit has ended by rezoning the parcel. The applicant's Temporary Dependent Care Permit will expire on March 21, 2015. Under the current UDO standards the Temporary Dependent Care Permit will be renewed in three month increments (Exhibit (6) 4.1.23-Temporary Dependent Care Residences).

*Property Location:* The property is located at 1702 John Truesdale Road, Lancaster County, South Carolina.

*Legal Description:* Tax Map 60, Parcel 100.

*Zoning Classification:* Current: R-30, Low Density Residential/Agricultural District, to R-30D, Low Density Residential/Manufactured Housing/Agricultural District.

***Voting District: District 3- Bob Bundy***

#### B. Site Information

*Site Description:* A mobile home and house currently occupies the site. The applicant also has a Temporary Dependent Care Zoning Permit that allows a mobile home to be placed on the property.

#### C. Vicinity Data

*Surrounding Conditions:* The property is surrounded by R-30, Low Density Residential/Agricultural District. There are several mobile homes that are located along John Truesdale road.

#### Exhibits

1. Rezoning Application
2. Location Map/Tax Parcel Map
3. Zoning Permit
4. Map of Current Manufactured Homes
5. Tax Inquiry Sheet
6. UDO – Section: 2.1.1 Residential Districts Established and Section 4.1.12 Manufactured Homes/4.1.23-Temporary dependent care residences

7. Table of Uses
8. Correspondence

## II. Findings

### Code Considerations:

**The R-30, Low Density Residential/Agricultural District**, is designed to accommodate single-family residential developments (not including manufactured housing units) in areas of the county that are appropriate for development at a slightly higher density than is permitted in the R-45, R-45A and R-45B districts. This district should serve as a transitional district between the lower density residential districts (R-45, R-45A and R-45B) and the higher density residential districts (R-15, R-15S and R-15D). The minimum lot size is 29,040 square feet and the minimum lot width is 130 feet if a septic system is used or 100 feet if on central water and sewer.

**The R-30D, Low Density Residential/Manufactured Housing/Agricultural District**, contains the same regulations contained in the R-30 district except for the following:

- a. Only multi-wide manufactured housing units in addition to site-built and modular homes are allowed in this district based on certain siting criteria (see Section 4.1.12 ).
- b. This zoning district classification should be used when designating new areas for allowing manufactured housing.

### III. Conclusions:

The facts and findings of this report show that the property is designated as R-30, Low Density Residential/Agricultural District on the Lancaster County Zoning Map. The Future Land Use Map identifies this property as residential, but does not distinguish between site built homes and manufactured homes. This proposed zoning map amendment would create a R-30D zone of ± 3.63 acres at this location. Thus, the concept of “spot zoning” should be addressed. The South Carolina Supreme Court has defined spot zoning as the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area, *for the benefit of the owners of that property* and to the detriment of other owners. Although the circumstances of the applicant’s mother are unfortunate, based on the zoning map a manufactured home does not conform to the area.

### IV. Recommendation:

It is therefore the recommendation of the planning staff that the rezoning request for the property be **DENIED**.

Exhibit 1

LANCASTER COUNTY  
SOUTH CAROLINA

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

Do Not Write In This Box		
Application No. <u>RZ-014-027</u>	Date Received <u>9-25-14</u>	Fee Paid <input checked="" type="checkbox"/>

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: 1702 JOHN TRUESDALE ROAD LANCASTER, SC 29720

0060-00-100,0

3. How is this property presently designated on the map? RESIDENTIAL R-30

4. How is the property presently being used? RESIDENTIAL

5. What new designation or map change do you purpose for this property? ADDITIONAL RESIDENCE R-30D

6. What new use do you propose for the property? 28' X 68' MOBILE HOME w/ 20' X 20' SCREENED PORCH

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:  
MARY ALICE KNIGHT MAILING ADDRESS PO BOX 251 LANCASTER, SC 29720  
1724 JOHN TRUESDALE RD. LANCASTER, SC 29720

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: MOBILE HOME ON MOTHER'S PROPERTY WITH HARDSHIP ZONING PERMIT - SEE ATTACHED SHEET  
(use back of form if additional space is needed)

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)  
BOBBY W. KNIGHT

ADDRESS:  
1702 JOHN TRUESDALE ROAD  
LANCASTER, SC 29720

Bobby W. Knight  
SIGNATURE

Phone:  
704-488-1495

Exhibit 1

09-24-14

MY REQUEST FOR A ZONE CHANGE IS TWO-FOLD. ONE, MY HOME IS ALREADY LOCATED ON THE PROPERTY WITH A HARDSHIP ZONING PERMIT AND TWO, TO TAKE CARE OF MY MOTHER. MY FATHER PASSED IN A TRAGIC FALL FROM THEIR PORCH ON HIS HEAD HITTING CONCRETE. MOTHER IS 84 WITH FAILING HEALTH. DR. MORRIS SUGGESTED SHE NEEDED SOMEONE CLOSE SO I MOVED BACK HOME TO TAKE CARE OF HER. SHE HAD AN AUTO ACCIDENT IN APRIL AND CAN'T DRIVE NOW SO SHE IS TOTALLY DEPENDENT ON ME. HER HOME HAS TOO MANY STAIRS AND IN NEED OF EXPENSIVE REPAIRS, SO I BOUGHT MY HOME, NOT KNOWING OF THE ZONING PROBLEM. THE HOME IS FULLY HANDICAP ACCESSIBLE SO MOTHER WILL NEVER BE FORCED TO GO TO A FACILITY.

I WILL INHERIT THE PROPERTY (SHEET ATTACHED) SHOULD I SURVIVE MOTHER SO I DON'T WANT TO BE FORCED TO MOVE. I'M 61 YEARS OF AGE WITH NUMEROUS HEALTH AND MENTAL ISSUES WHICH ARE AGGRAVATED WITH STRESS SO I WANTED TO ADDRESS THE ISSUE SOONER RATHER THAN LATER.

I DON'T THINK ANYONE WOULD HAVE ISSUE WITH MY HOME SINCE THERE ARE SIX WITHIN 50 YARDS AND 30 WITHIN TWO MILES.

I WOULD APPRECIATE ANY CONSIDERATION IN HELPING ME TO RESOLVE THIS ISSUE.

THANK YOU,  
Bobby Knight

MARY Bobby 704-488-1495  
Mother 285-8263

November 3, 2014

I, Mary Alice Knight, give my son Bobby Wayne Knight permission to request that 1702 John Truesdale Road be rezoned. Upon my death my son will inherit all my property.

Exhibit  
1

Landowner Mary Alice Knight

Signature

Witness

Witness

*Mary Alice Knight*

*Nancy Huckland*

*Patricia H. Evans, Notary Public*  
*Commission Expires 04/04/2022*

**FILE COPY**

RECEIVED  
11-3-14



Exhibit 1

## NOTICE OF ENTRY UPON LAND

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

This notice is dated 9-25-2014 and serves as written notice to the owner of record of the following property: 60-100 1702 John Truesdell Rd. (the "Property") that the employees of the Lancaster County Planning Department and the members of the Lancaster County Planning Commission may enter upon the Property at any time after ten days from the date of this notice for the purpose of making examinations, surveys and to perform their respective official duties, without consent or further notice to the owner of record.

### ACKNOWLEDGMENT OF RECEIPT OF NOTICE

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

Bobby Wayne Knight  
Signature

Bobby Wayne Knight  
Printed Name

9-25-2014  
Date

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

\_\_\_\_\_  
Planning Director or Authorized Person Signature

\_\_\_\_\_  
Planning Director or Authorized Person Printed Name

\_\_\_\_\_  
Date

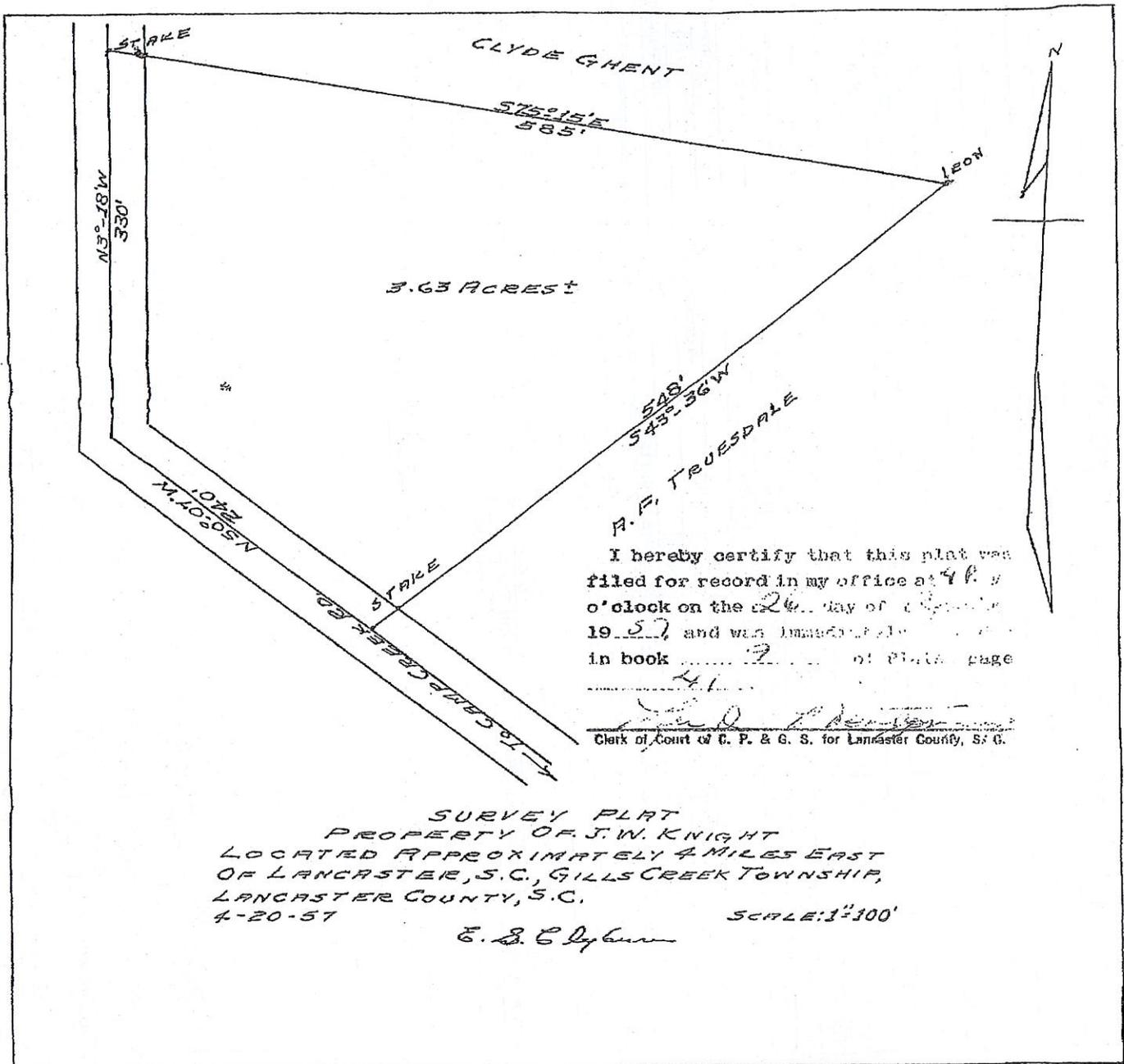


Exhibit 1

# PROPERTY RECORD CARD

CARD 1 OF 1 COUNTY OF: Lancaster

DIST. 04 MAP NO. 60 GROUP PARCEL 100.00 WARD

DATE 4-24-89 Knight, J. W. & Mary Alice Stroud

OWNER'S NAME: Mrs. Sabina Knight, Bobby Wayne chief

BOOK 4-8 PAGE 328

PLAT. 9934 PAGE 41 BLOCK 71 LOT NA

COUNTY NO. 29 SECTION: 11

PROPERTY ADDRESS: P.O. Box 251, Lancaster, S. C. 29720

REGION: MAILING ADDRESS: 11

LAND USE: PRO. TP. 7 DATE PRINTED

YEAR	LAND	IMPR.	TOTAL REAL	PERSONAL	TOTAL VALUE	%	ASSESSOR	BOARD
1973	3810	8970	12780		12780			
APPRaisal								
SUBDIVISION: NA								
ADDITIONAL DESCRIPTION: NA								
DIMENSION: ACRES 3.63								
SPECIAL CONDITIONS: 3.63								

PERMIT NO. BUILDING PERMIT RECORD

DATE: PROJECT: CHECKED BY:

COST: PERMIT NO. DATE: CHECKED BY:

PROJECT: PROJECT:

PERMITS	DEPTH	DEPTH FACTOR	UNIT VALUE	ACTUAL VALUE	UNIT VALUE	ACTUAL VALUE	TOTAL	TOTAL
3810							3810	
LAND VALUE COMPUTATIONS								
INFLUENCE: 3810								
CLASSIFICATION: 3810								

NO. OF ACRES	RATE PER ACRE	NO. OF ACRES	RATE PER ACRE	TOTAL	TOTAL
				3810	3810
TOTAL LAND VALUE					

**RECEIVED**

81 MAY 21 1989

SANDRA S. ST. RIDGE  
LANCASTER COUNTY  
PROBATE COURT

ALLIED APPRAISAL CO., INC.

PROPERTY FACTORS		ASSESSMENT	
TOPOGRAPHY	IMPROVEMENTS	LEVEL	CITY WATER
HIGH	WELL/SPRING	LOW	SEWER/SEPTIC
ROLLING	GAS	ROCKY	ELECTRIC
SWAMPY	ALL UTILITIES	ST. OR ROAD	DISTRICT
STATE HWY.	IMPROVING	PAVED	STATIC
GRAVEL	DECLINING	PRIMITIVE	BLIGHTED AREA
SOIL TYPE	FENCES	LOAM	GOOD
SAND	FAIR	CLAY	POOR
CHERT	NONE		

LANCASTER COUNTY ASSESSOR  
Tax Map:  
0060 00 100 00

2009006539

DEED  
RECORDING FEES \$10.00  
EXEMPT  
PRESENTED & RECORDED:  
05-15-2009 12:02 PM  
JOHN LANE  
REGISTER OF DEEDS  
LANCASTER COUNTY, SC  
By: JENNIFER JOYNER DEPUTY  
BK: DEED 516  
PG: 266-268

DEED DRAWN BY MARK GRIER  
TITLE NOT SEARCHED  
PLEASE DO NOT PUBLISH!

Exhibit  
1

STATE OF SOUTH CAROLINA )  
COUNTY OF LANCASTER )

TITLE TO REAL ESTATE

NOW ALL MEN BY THESE PRESENTS that we, **J. W. Knight, aka Joseph W. Knight and Mary Alice Stroud Knight**, hereinafter called Grantors, for and in consideration of the sum of **One (\$1.00) Dollar, Love and Affection**, to us in hand paid at and before the sealing of these presents by **J. W. Knight, aka Joseph W. Knight and Mary Alice Stroud Knight**, hereinafter called Grantees, in the State aforesaid, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said, **J. W. Knight, aka Joseph W. Knight and Mary Alice Stroud Knight** for and during their joint lives, and upon the death of either of them, then unto the survivor of them and thereafter unto **Bobby Wayne Knight, Bleaker Ann Knight, and Alice Jane Knight**, in fee simple, together with every contingent remainder and right of reversion, all of our right, title and interest in and to the following described property\*:

"All that certain piece, parcel or lot of land with improvements thereon, lying, being and situate in Gills Creek Township, Lancaster County, South Carolina, about four (4) miles East of the Town of Lancaster and being more minutely described on Plat of Survey made by E. S. Clyburn, April 20, 1997, and recorded in the Office of the Clerk of Court for Lancaster County in Plat Book 9 at Page 41 for which reference is hereby made for a more minute description and containing 3.63 acres, more or less, said lot beginning at a stake on road leading to Camp Creek and running along line now or formerly of Clyde Ghent S 75-15 E 585 feet to an iron stake; thence along line now or formerly of A. F. Truesdale S 43-36 W 548 feet to a stake on said road; thence with said road N 50-07 W 240 feet; thence N 3-18 W 330 feet to the beginning point. Bounded on the North by lands now or formerly of Clyde Ghent; East by lands now or formerly of A. F. Truesdale; South and West by said road."

Being the identical property conveyed to J. W. Knight and Mary Alice Stroud Knight by deed of A. F. Truesdale, recorded in the Office of the Clerk of Court for Lancaster County, South Carolina in Deed Book P-4 at Page 365.

TM# 0060-00-100.00  
Grantee's Address: 1724 John Truesdale Road, (P.O. Box  
Lancaster, SC 29720

RECORDED THIS 19th DAY  
OF MAY, 2009  
IN BOOK O PAGE K-1

*Cheryl Morgan*  
Auditor, Lancaster County, SC

\***PROVIDED** that **Bobby Wayne Knight** shall have the exclusive use and possession of said property and said property shall not be subject to partition without the consent of **Bobby Wayne Knight** for and during the life of **Bobby Wayne Knight**.

The within described property is conveyed subject to existing easements and rights of way, whether of record or not, and to restrictions, if any, appearing in the chain of title which said restrictions, if any, are not intended to be reimposed hereby.

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

*J.W.K.*

*M.A.S.K.*  
*[Signature]*

Exhibit A

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee and Grantee's Heirs, Successors and Assigns forever.

And Grantor does hereby bind Grantors' Heirs, Successors, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee and Grantee's Heirs, Successor and Assigns, against Grantor and whomsoever lawfully claiming or to claim, the same or any part thereof.

WITNESS the Grantors' Hand and Seal this 24<sup>th</sup> day of April, 2009.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

Paul F. Ainsworth  
Witness

J.W. Knight  
J.W. Knight, Grantor

Linda P. Gandy  
Witness

Mary Alice Stroud Knight  
Mary Alice Stroud Knight, Grantor

STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF LANCASTER        )

I, the undersigned notary public, do hereby certify that the above named Grantor personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this the 24<sup>th</sup> day of April, 2009.

Linda P. Gandy  
Notary Public for South Carolina  
My Commission Expires:

LINDA P. GANDY  
knighLJW.deed@realestate   NOTARY PUBLIC FOR SC  
MY COMMISSION EXPIRES 10/25/14

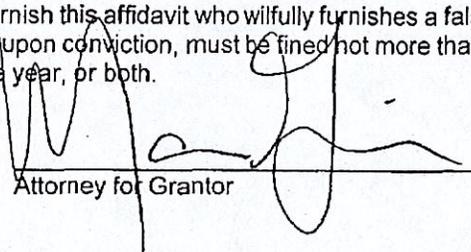
Exhibit 1

STATE OF SOUTH CAROLINA )  
COUNTY OF LANCASTER )

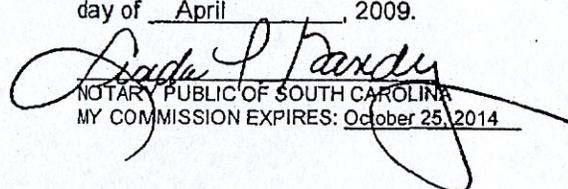
AFFIDAVIT FOR EXEMPT TRANSFERS

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located on 1724 John Truesdale Road bearing Lancaster County Tax Map Number 0060-00-100.00 was transferred by J. W. Knight, aka Joseph W. Knight and Mary Alice Stroud Knight to J. W. Knight, aka Joseph W. Knight and Mary Alice Stroud Knight WITH SURVIVORSHIP on April 24, 2009.
3. The deed is exempt from the deed recording fee because (See Information section of): Exemption #4, Survivorship.
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney for Grantor(s).
5. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

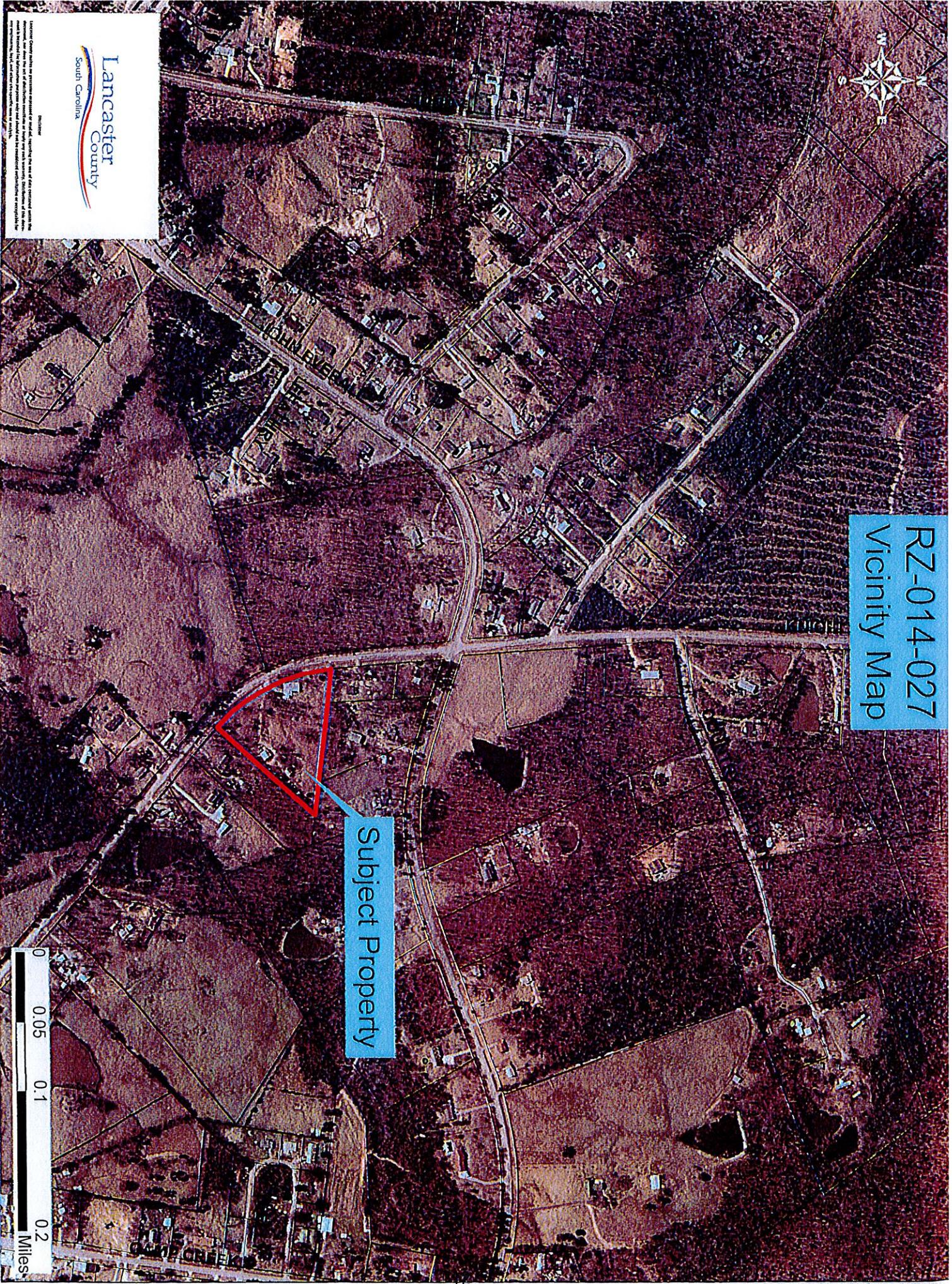
  
\_\_\_\_\_  
Attorney for Grantor

Sworn to before me this 24<sup>th</sup>  
day of April, 2009.

  
NOTARY PUBLIC OF SOUTH CAROLINA  
MY COMMISSION EXPIRES: October 25, 2014



RZ-014-027  
Vicinity Map



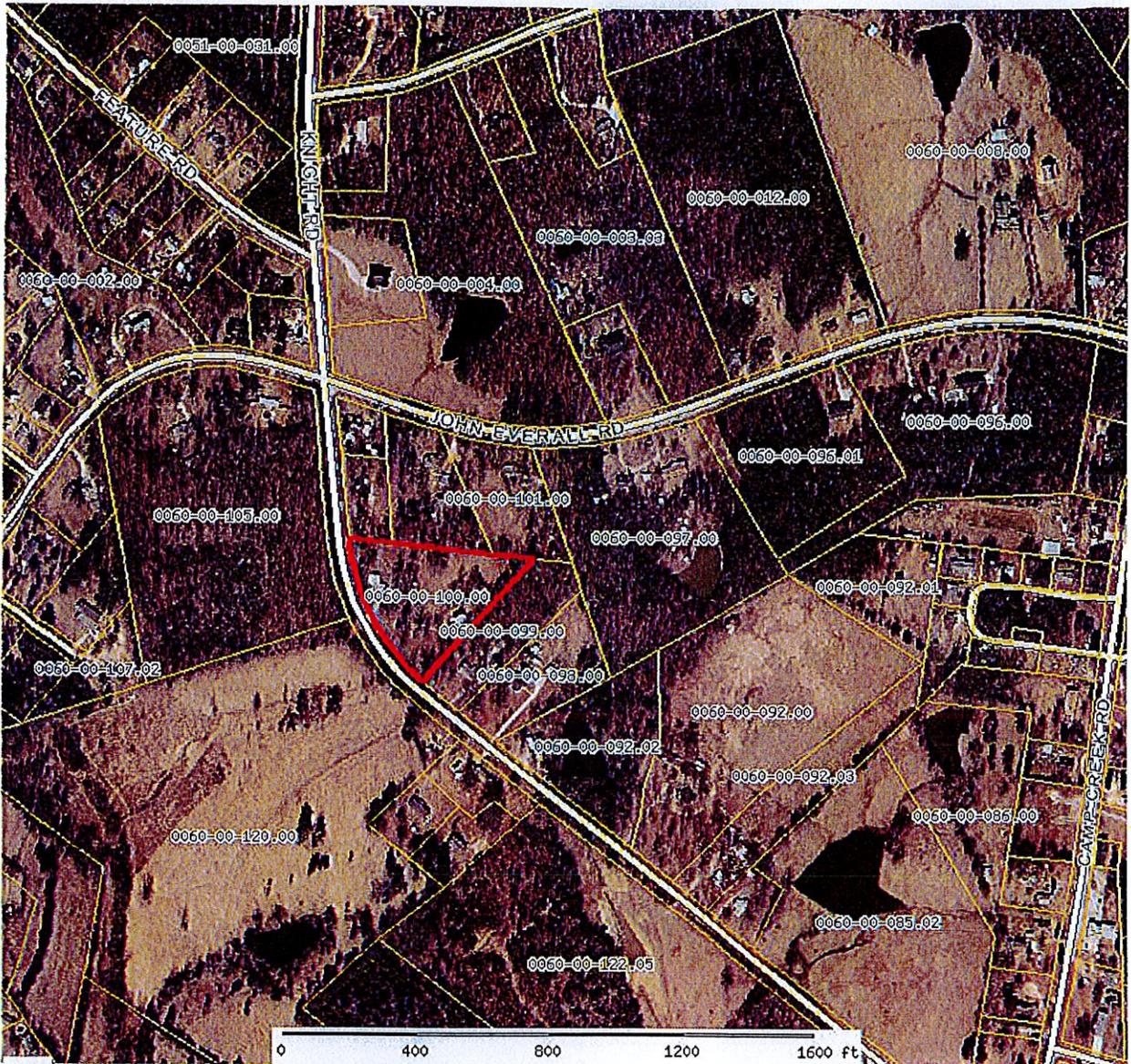
Subject Property



Lancaster  
County  
South Carolina

MapQuest, Google Earth, and other providers are used for aerial photography. The use of these services is subject to their respective terms of service. The information is provided for informational purposes only and should not be used for navigation or other purposes. © 2014 Lancaster County, South Carolina.

# Exhibit 2



Lancaster County Assessor			
Parcel: 0060-00-100.00 Acres: 3.63			
Name:	KNIGHT MARY ALICE STROUD	Land Value	\$28,200.00
Site:	1724 JOHN TRUESDALE RD	Improvement Val	\$48,900.00
Sale:	\$\$0 on 04-2012 Vacant= Qual=2S	Accessory Value	\$900.00
Mail:	P O BOX 251 LANCASTER, SC 29721-0000	Total Value	\$78,000.00



The Lancaster County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER LANCASTER COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS —THIS IS NOT A SURVEY—  
Date printed: 10/06/14 : 10:45:19



# LANCASTER COUNTY - Zoning Department

101 N MAIN ST  
LANCASTER, SC 29720  
Phone: 803.416.9777 Fax: 803.416.9797

Exhibit  
3

## ZONE - Zoning Permit

APPLICANT BOBBY KNIGHT

PERMIT NUMBER	DATE APPLIED	DATE ISSUED	FEES DUE	FEES PAID
Z-14-0350	Mar 21 2014	Mar 21 2014	0	\$ 35.00

Location: 1702 JOHN TRUESDALE RD  
Lancaster, SC 29720

Zoning District R-30 (Low Density Residential/Agricultural District)

Parcel# 0060-00-100.00

### Structure

### Occupancy Type

Subdivision	Zoning	SetBacks	Utilities
	Property: Flood:	Front 40 Rear 25 Left 20 Right 20	Water: LCWSD Sewer: Private Septic Electric: Gas:
Legal			
Map:			
Lot:			

Height:  
Stories:  
Units:  
Primary Structure:

Owner  
BOBBY KNIGHT  
1702 JOHN TRUESDALE RD  
LANCASTER, SC 29720  
704 488 1495 Mobile

Contractor  
BOBBY KNIGHT (704 488 1495)

### Description of Work

MOBILE HOME - TEMPORARY DEPENDENT CARE RESIDENCE - SEE SECTION 4.1.23

### Directions

### NOTICE

- 1) ALL ADDITIONS AND/OR DETACHED STRUCTURES SHALL BE AT LEAST 5 FT FROM ALL SEPTIC LINES/TANK.
- 2) ALL ACCESSORY STRUCTURES SHALL BE AT LEAST 100 FT FROM THE FRONT "RIGHT OF WAY" OR COMPLETELY BEHIND THE FRONT "WALL LINE" OF THE PRINCIPAL BUILDING.
- 3) COMMERCIAL USE OF THIS STRUCTURE/ADDITION IS NOT PERMITTED.
- 4) ANY STRUCTURE OR ADDITION ERECTED WITHIN A FLOOD ZONE SHALL COMPLY WITH LOCAL FLOOD PLAIN ORDINANCES.
- 5) RECORDED PLAT AND DEED REQUIRED FOR PERMITTING
- 6) SEE ALL APPLICABLE DEED AND/OR COVENANT RESTRICTIONS

*Bobby W. Knight*  
Signature of Home Owner/Contractor/Authorized Agent

3/21/14  
Date

*Amey Bowen*  
Zoning Official or Designee

3/21/14  
Date



Add Mod Del Save Cancel

Indexed By Parcel ID Card #

Parcel ID: 00660-00-100.00

Account: 5466  
 Sticker #: 5466  
 Location: 1724 JOHN TRUESDALE RD Lancaster  
 Land Use: DR - QualRes  
 Owner #1: KNIGHT, MARY ALICE STROUD  
 District: 01 - County  
 Ent. Parcel Area: 3.63 - AC  
 Neigh: 04 - 04  
 Own Type:

Card: 1/1  
 Card #

Market Adj Value Current Year 2013 Legal Description

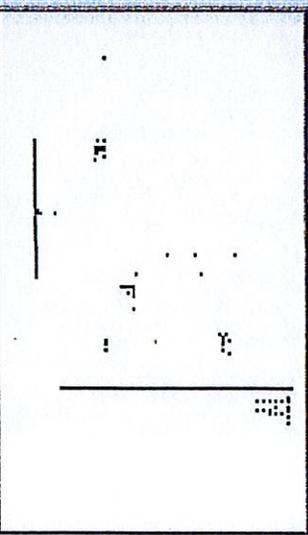
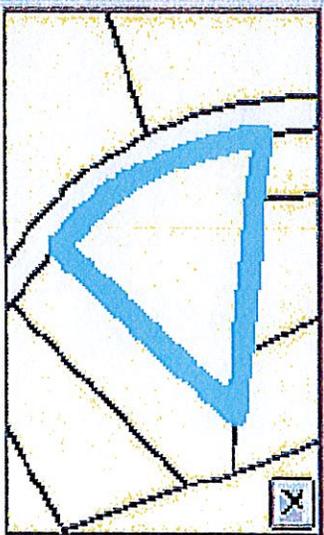
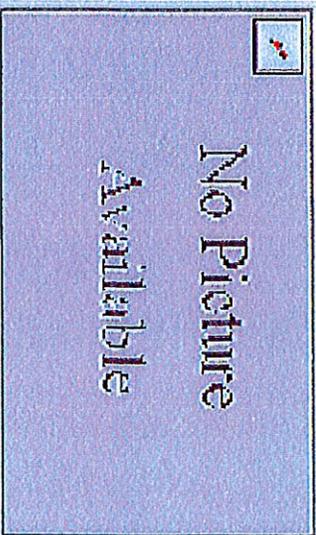
Calc. Land Area:	3,630	3,630	LIFE ESTATE
Full Market Value:	78,000	78,000	
Building Value:	48,900	48,900	
Yard Items:	900	900	
Land Value:	28,200	28,200	
Total Value:	78,000	78,000	
Assessed Value:	3,120	3,120	
Capped Total:	78,000	78,000	

**Sales Information**

Grantor: KNIGHT, MARY ALICE  
 Sale Price: 0  
 Sale Date: 4/29/2012  
 Legal Ref: 0-0  
 Sold Vacant: No  
 Validity: 25

**Narrative Description**

This parcel contains 3.63 AC of land mainly classified as QualRes with a Sing Fam Dw Building built about 1958, having primarily Brick Exterior and 1560 Square Feet, with 0 Unit, 1 Bath, 0 3/4 Bath, 0 Half Bath, 0 Rooms, and 0 Bdrm.



Office Notes Notes

Add Mod Del Save Cancel

Indexed By Parcel ID Card #

Parcel ID: 0060-00-100.00 Card: 1 of 1 Location: 1724 JOHN TRUESDALE RD L. Cost - \$78,000

Current Ownership Prior Owner ID/Factors/Taxes

Title	Last Name	First Name	Res ex	% Own	Type
#1: KNIGHT		MARY ALICE STROUD	<input type="checkbox"/>		
#2:			<input type="checkbox"/>		
#3:			<input type="checkbox"/>		

Street #1: P O BOX 251	Home Phone:
Street #2:	Cell Phone:
City/Town: LANCASTER	Work Phone:
Province/State: SC	Postal: 29721-0000
Country:	Account Type:
D.O.B.: MM/DD/YYYY	Legal Reference: 0-0
Owner Occupied:	Sale Date: 4/29/2012
	Owner Lookup Number: 66259

Sales Exemptions More Owners Other Parties



## Exhibit 6

intersection of two roads. One of the roads shall be part of the state highway system. No commercial uses shall be allowed on lots having frontage on any local street. The commercial uses allowed in this district are specified in the Table of Permissible Uses. All commercial buildings in this district are limited to 6,000 (gross) square feet.

4. The R-15P, Moderate Density Residential/Agricultural Panhandle District, is designed to accommodate single-family residential development (not including manufactured homes) in the northern part of the panhandle. This zoning district will allow residential uses and related residential uses such as religious institutions, fire station, etc., the maximum density allowed in this zoning district is 1.5 dwellings per acre (1.5 du/acre), minimum lot size of 29,040 square feet and the minimum lot width is 130 feet. The availability of water and/or sewer shall not change: (1) the maximum density allowed; (2) the minimum lot size, and (3) the minimum lot width from what is stated above.
5. The R-30, Low Density Residential/Agricultural District, is designed to accommodate single-family residential developments (not including manufactured housing units) in areas of the county that are appropriate for development at a slightly higher density than is permitted in the R-45, R-45A and R-45B districts. This district should serve as a transitional district between the lower density residential districts (R-45, R-45A and R-45B) and the higher density residential districts (R-15, R-15S and R-15D). The minimum lot size is 29,040 square feet and the minimum lot width is 130 feet if a septic system is used or 100 feet if on central water and sewer.
6. The R-30S, Low Density Residential/Manufactured Housing/Agricultural District, contains the same regulations contained in the R-30 district except for the following:
  - a. Both single-wide and multi-wide manufactured housing units are allowed based on siting criteria (see section 4.1.12) in addition to site-built and modular homes.
  - c. The zoning district classification is appropriate adjacent to manufactured housing [b.] parks.
- \* 7. The R-30D, Low Density Residential/Manufactured Housing/Agricultural District, contains the same regulations contained in the R-30 district except for the following:
  - a. Only multi-wide manufactured housing units in addition to site-built and modular homes are allowed in this district based on certain siting criteria (see Section 4.1.12).
  - b. This zoning district classification should be used when designating new areas for allowing manufactured housing.
8. The R-30P, Low Density Residential/Agricultural Panhandle District, is designed to accommodate single-family residential developments (not including manufactured homes) in the southern part of the panhandle. This zoning district will allow residential uses and related residential uses such as religious institutions, fire station, etc. The maximum density allowed in this zoning district is 1.5 dwellings per acre (1.5 du/acre), minimum lot size of 29,040 square feet and the minimum lot width is 130 feet. The availability of water and/or sewer shall not change: (1) the maximum density allowed; (2) the minimum lot size, and (3) the minimum lot width from what is stated above.
9. The R-45, Rural Residential/Agricultural District, is designed to encourage the perpetuation of agricultural uses and to accommodate low density residential development which does not include either single-wide or multiple-wide manufactured homes on individual lots. This district is best suited for those areas of the county which are not experiencing strong growth pressures. Additionally, this district serves to preserve existing subdivisions and to promote the development of conventional subdivisions in the most rural parts of the county. The minimum lot size allowed in this district is one acre

provisions of this or other pertinent ordinances, the building and zoning department may reject such application in writing and indicate what action the applicant must take to comply with these regulations.

- c. Upon approval of a manufactured home permit involving placement, the building and zoning department shall issue a placement decal or card which shall be permanently affixed to the manufactured home by the owner. Upon approval of a manufactured home involving movement within or from Lancaster County, the building and zoning department shall issue a moving permit which shall be conspicuously displayed on the rear of the manufactured home while it is being moved.

#### 4. Permit fees.

- a. No permit shall be issued by the building and zoning department until the appropriate fee for the placement/setup/moving of any manufactured home or the appropriate fee for moving any manufactured home, out of the county, has been paid in full.
- b. When, as a result of incomplete applications, violations, or errors of permit holder/applicant, additional inspections must be performed, the permit holder/applicant shall pay an additional fee of \$25.00 for each additional inspection thereafter.
- c. Where any activity regulated by this ordinance is commenced prior to issuance of the required permits, the applicable permit fee shall be doubled.
- d. The Lancaster County School District shall be exempt from paying the fees established by this subsection only.
- e. If a manufactured home is located on a parcel without meeting all the regulations contained in this ordinance, then the mover of the manufactured home (not the property owner) shall be fined accordingly and it shall be the responsibility of the mover to correct the situation. Such a mover may also be fined for any other reason the building and zoning official believes is the responsibility of the mover.

#### 5. Requirements.

- a. Such structures shall be occupied as residences unless otherwise specified by this ordinance.
- b. One (1) manufactured home and one (1) single-family detached home shall be allowed to occupy the same lot provided one (1) of the homes shall be owner occupied and each home shall have separate and independent utility (i.e., electric, gas, water, sewer) facilities situated on a minimum lot size of 1.5 acres (65,340 square feet). One of the two (2) units shall be maintained as an owner occupied unit and only one (1) of these two (2) structures shall be a manufactured home. At no time shall both units become rental units.
- c. The manufactured home shall not be located within the required yard space of the single-family dwelling and at least 20 feet from the other dwelling or manufactured home.
- d. All tires and rims shall be removed from the manufactured home. The only exception to this requirement shall be for a manufactured home which is used for a temporary dependent care residence, or for a temporary emergency, construction or repair structure. To receive this exemption, the conditions for either a temporary dependent care residence or a temporary emergency, construction, or repair structure shall be met prior to any permits being issued.
- e. Manufactured homes shall be supported, properly tied down and underpinned as specified by the Uniform Standards Code for Manufactured Housing and Regulations (SC Code Ann. Section 40-29-10 et seq., at amended) and (23 SC Code Ann. Regs. 19-425 et seq.).

The manufactured home shall be completely underpinned at the time the last inspection is conducted and prior to the final power permit being issued. If this is not complete, the certificate of completion shall not be issued by the building and zoning department.

Manufactured homes shall be oriented on the site so that the front door faces the road from which the site has its access. This requirement shall apply to all lots located in manufactured home parks and subdivisions.

Exception to the above is:

- f. Manufactured homes placed in the floodplain shall meet the floodplain ordinance requirements.
  - g. Properly constructed steps and landings with minimum dimensions of three (3) feet by three (3) feet of masonry or weather resistant material shall be installed at each entrance and exit (as per section 1012.1.6 or 1997 SBC). If a manufactured home is installed at a height that any portion of the land or deck is more than thirty (30) inches above finished grade, handrails and guardrails of weather resistant material must be provided with a minimum height of thirty-six (36) inches and no more than four (4) inches between pickets (as per 1997 SBC).
  - h. Manufactured homes shall be connected to properly installed sewage disposal systems, potable water supply, approved electric service supply as per the most recent edition of SCDHEC regulations, Standard Plumbing Code, National Electric Code, etc. All utilities shall be either overhead or underground.
  - i. All existing manufactured homes, including those that do not meet the formal definition of such, shall meet the requirements specified by this section within 180 days of the effective date of this ordinance.
  - j. Manufactured homes shall not be used for storage space.
  - k. Manufactured homes built prior to June 15, 1976 shall not be disconnected from power and then reconnected. Therefore, such manufactured homes shall not be moved from one site in the county to another.
6. Modular units as special occupancies.
- a. Modular units may be used for temporary offices provided the owner or lessee obtains a "temporary certificate of zoning compliance" and "certificate of occupancy" from the building and zoning department and is registered with the county. The placement and installation of modular homes for temporary use shall meet the requirements of such use as per the standard applicable codes or ordinances.
  - b. Provided the use or location does not violate provisions of this ordinance and the owner or lessee obtains a "certificate of occupancy" signed by the building and zoning department, a modular unit, intended and used as an office or other relevant approved use, may be used for said purposes and must be registered with Lancaster County and meet all applicable standard codes for use. Said use shall meet all applicable standard codes for occupancy.
  - c. A modular unit may be used as a classroom by a school or religious institution, provided it is registered with Lancaster County and meets all applicable requirements of the standard codes and ordinances of the county.
7. Moving permits required.
- a.

Moving permits shall be filed on forms provided by the building and zoning department. The moving permit shall be issued when all taxes due on the manufactured home have been paid. The permit shall be valid for 15 days with an extension approved by the building and zoning department for just cause; however, any such extension shall not exceed 15 days.

- b. The manufactured home moving permit shall accompany the manufactured home while it is being moved. The permit shall be displayed on the rear of the manufactured home in a conspicuous place. It shall be the duty of the transporter that the requested moving permit is properly displayed and accompanies the manufactured home while in transport.
  - c. A manufactured home dealer or other agency repossessing a manufactured home under a security agreement, or upon receipt of a legal repossession document from the principal of the security agreement, may move a manufactured home from where it is located and relocate it to a secure location within Lancaster County until a moving permit can be obtained, not to exceed 15 days. Under no circumstances shall the manufactured home leave the boundaries of the county until all taxes and other county liens are satisfied and a moving permit is issued.
  - d. When a dealer moves a manufactured home for rental purposes.
8. Permits not required.
- a. A manufactured home dealer brings a Class A or Class B manufactured home into Lancaster County for resale purposes. No Class C manufactured homes shall be allowed to be moved into and located in the county.
  - b. A manufactured home dealer delivers a manufactured home that is sold from the sales lot.

(Ord. No. 323, 2-1-99; Ord. No. 362, 1-31-00; Ord. No. 412, 12-18-00; Ord. No. 561, 8-25-03; Ord. No. 1023, 4-12-10; Ord. No. 1035, 6-7-10)

Exhibit 6

Exhibit 6

**Section 4.1.23 - Temporary dependent care residences.**

1. On any lot at least one and one-half acres (65,340 square feet) in size used for single-family residential purposes, the building and zoning official may issue a zoning permit to allow a manufactured home to be located on such a lot on a temporary basis under the following circumstances and conditions:
  - a. The applicant for the permit presents a written certificate from a licensed physician stating that, because of poor health, there is a need for the direct custodial care between the occupant(s) of the principal residence on such a lot and the occupant(s) of the manufactured home;
  - b. The occupants of the two (2) residences are related by blood or marriage or there is a legal guardianship relationship between them;
  - c. The applicant submits a letter from the Lancaster County water and sewer district that demonstrates that separate water and sewer facilities for the manufactured home have been installed.
2. Permits for temporary dependent care residences authorized under this section shall be valid for a period of 12 months from the date of issuance, except the building and zoning official may renew such a permit in three (3) month increments if a written certificate from a licensed physician is obtained which states there is still a need for direct custodial care between the occupant(s) of the principal residence on such a lot and the occupants of the manufactured home.
3. Temporary residences authorized under this section shall not be subject to the density and dimensional regulations of this ordinance, but shall be subject to applicable setback requirements.

Residential R-30D

Permitted Uses:

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

14. Bed and Breakfast

Uses Requiring Review By The JPC:

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

Conditional Uses:

1. Double-Wide Manufactured Homes - Class A
2. Primary Residence and Mobile Home (provided one unit is owner occupied)
3. Temporary Dependent Care Residences
4. Temporary emergency, construction, and repair residence
5. Temporary Structure used in connection with the construction of a permanent building or for some non-recurring purpose
6. Home Occupation
7. Gasoline Service Station (Shall comply with Section 4.1.11)
8. Convenience Store with Fuel
9. Convenience Store without Fuel
10. Private or Commercial Horse Stables
11. Recycling Facilities, convenience centers and resource recovery facilities
12. Wireless Communications Towers (i.e. Cellular Towers)
13. Manufactured Home Subdivision

**RZ-014-028 – Rezoning application of Mr. Mitchell Norrell, Lancaster City Attorney to rezone ±30.458 acres from R-15D, Moderate Density Residential/Manufactured Housing/Agricultural District and I-1, Light Industrial District TO I-2, Heavy Industrial District. The properties are located between Old Landsford Road and Brooklyn Avenue.**

Alex Moore

{Public Hearing} pgs. 24-83

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# PLANNING STAFF REPORT: RZ-014-028

APPLICANT: MR. MITCHELL NORRELL, ESQ., CITY OF LANCASTER ATTORNEY

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## I. FACTS

### A. GENERAL INFORMATION

**Proposal:** This is the rezoning application of Mr. Mitchell Norrell, Lancaster City Attorney to rezone ± 30.458 acres from R-15D, Moderate Density Residential/Manufactured Housing/Agricultural District and I-1, Light Industrial District **To** I-2, Heavy Industrial District.

**Property Location:** The properties are located between Old Landsford Road and Brooklyn Avenue.

**Legal Description:** TMS # 081H-0B-001.00, 081H-0B-004.00, 081H-0B-005.00, 081H-0B-007.00, 081H-0A-018.00, 081H-0A-004.00, 081H-0A-008.00, 082D-0Q-001.00, 082E-0C-010.00, 082E-0A-002.01

**Zoning Classification:** Current: R-15D, Moderate Density Residential/Manufactured Housing/Agricultural District and I-1, Light Industrial District

**Voting District:** District 2, Charlene McGriff

### B. SITE INFORMATION

**Site Description:** The parcels included in this rezoning application comprise the former Springs Mills textile facility. The parcels are currently owned by the Process Knowledge Corporation DBA as KMAC Soil and Environmental Services. The site is bisected by the Lancaster & Chester Railroad.

### C. VICINITY DATA

**Surrounding Conditions:** The composition of the surrounding parcels includes properties within the City of Lancaster and properties in Lancaster County. The majority Lancaster County parcels which are adjacent to these properties are currently zoned R-15D, Moderate Density Residential/Manufactured Housing/Agricultural District. Three Lancaster County adjacent parcels are zoned I-1, Light Industrial District, B-3, General Commercial District, and B-2, Community Business District respectively.

### D. EXHIBITS

1. Rezoning Application
2. Tax Inquiry Sheets
3. City of Lancaster Table of Uses (WITH RELEVANT SECTIONS HIGHLIGHTED)
4. Location Map

## II. FINDINGS

### CODE CONSIDERATIONS

The Lancaster County Unified Development Ordinance (UDO) states that Industrial Districts are designed to accommodate businesses engaged in the manufacturing, processing, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment. Specifically, the I-2, Heavy Industrial District is designed to accommodate industries that tend to have adverse impacts on surrounding properties.

### USES PERMITTED WITHIN THE I-2 ZONING DISTRICT (LANCASTER COUNTY ZONING)

1. LANDSCAPE AND HORTICULTURAL SERVICE
2. RESTAURANTS
3. FAST FOOD WITH DRIVE THROUGH WINDOW
4. AUTOMOBILE PARKING
5. BUILDING CONSTRUCTION-GENERAL CONTRACTORS FACILITY (NO OUTDOOR STORAGE)
6. BUILDING CONSTRUCTION-GENERAL CONTRACTORS FACILITY WITH OUTDOOR STORAGE
7. HEAVY CONSTRUCTION CONTRACTORS FACILITIES (OTHER THAN BUILDING CONSTRUCTION)
8. CONSTRUCTION-SPECIAL TRADE CONTRACTORS
9. PUBLIC WAREHOUSING AND STORAGE FACILITY
10. DURABLE GOODS-WHOLESALE/DISTRIBUTION FACILITY
11. NONDURABLE GOODS-WHOLESALE/DISTRIBUTION FACILITY
12. TRUCKING AND COURIER SERVICE FACILITY (EXCEPT AIR)
13. MOTOR FREIGHT TRANSPORTATION TERMINAL AND MAINTENANCE FACILITY
14. AIR TRANSPORTATION TERMINAL
15. TELEPHONE COMMUNICATIONS FACILITIES
16. TELEGRAPH OR OTHER MESSAGE COMMUNICATIONS FACILITIES
17. RADIO OR TELEVISION BROADCASTING FACILITIES
18. PARK OR PLAYGROUND
19. BOTANICAL OR ZOOLOGICAL GARDEN
20. OTHER DESIGNATED COMMUNITY OPEN SPACE AREA
21. LIVESTOCK FACILITY (EXCEPT COMMERCIAL MEAT PRODUCTION CENTERS)
22. GENERAL AGRICULTURAL ACTIVITIES (I.E.) GENERAL ROW CROP PRODUCTION, FREE-RANGE LIVESTOCK OPERATIONS, PASTURE LAND, HAY LAND, WOODLAND AND WILDLIFE MANAGEMENT AREAS
23. FOREST PRODUCTION-INCLUDING CHRISTMAS TREES

### CONDITIONAL USES:

1. HOME OCCUPATION
2. AUTOMOTIVE REPAIR SHOP
3. FOOD PROCESSING PLANT (SEE SECTION 4.1.19)
4. TOBACCO PROCESSING PLANT (SEE SECTION 4.1.19)
5. TEXTILES DYE/FINISH PROCESSING PLANT (FABRIC, KNITTING, CARPET, ETC.) (SEE SECTION 4.1.19)
6. APPAREL AND OTHER FINISHED PRODUCTS FACTORY (SEE SECTION 4.1.19)
7. LUMBER, LOGGING, AND WOOD PRODUCTS MILL/FACTORY (EXCEPT FURNITURE) (SEE SECTION 4.1.19)
8. FURNITURE AND FIXTURES PLANT (RESIDENTIAL AND NON-RESIDENTIAL PRODUCTS) (SEE SECTION 4.1.19)
8. PAPER, PAPERBOARD, PULP, AND ALLIED PRODUCTS MILL (SEE SECTION 4.1.19)
9. PRINTING, PUBLISHING AND ALLIED INDUSTRIES PLANT (SEE SECTION 4.1.19)
10. CHEMICAL/ALLIED PRODUCTS PLANT (SEE SECTION 4.1.19)
11. PETROLEUM REFINING AND RELATED PRODUCTS PLANT (SEE SECTION 4.1.19)
12. INDUSTRIAL AND COMMERCIAL FACTORIES (SEE SECTION 4.1.19)

**INDUSTRIAL I-2 / UPDATED 7/11/07**

13. MANUFACTURING OF HI-TECH PRODUCTS (SEE SECTION 4.1.19)
14. MINI-WAREHOUSE FACILITIES (SEE SECTION 4.1.20)
15. RECYCLING FACILITIES, CONVENIENCE CENTERS AND RESOURCE RECOVERY FACILITIES (SEE SECTION 4.1.22)
16. WIRELESS COMMUNICATION TOWERS (I.E. CELLULAR COMMUNICATIONS) (SEE SECTION 4.1.28)
17. NATURE PRESERVE OR WILDLIFE SANCTUARY

**USES REQUIRING REVIEW BY BOARD OF ZONING APPEALS:**

1. AUTOMOTIVE WRECKING, AND/OR JUNK, SALVAGE YARD (SHALL COMPLY WITH THE REGULATIONS OF (SEE SECTION 4.2.1)
2. SPECIAL EVENTS (SEE SECTION 4.2.9)
3. CONSTRUCTION, DEMOLITION AND LAND CLEARING DEBRIS (SEE SECTION 4.2.3)
4. SANITARY LANDFILLS (SEE SECTION 4.2.7)
5. SOLID WASTE STORAGE AND TRANSFER FACILITIES, WASTE TIRE TREATMENT SITES AND COMPOSTING FACILITIES (SEE SECTION 4.2.8)
6. SOLID WASTE COLLECTION, TREATMENT AND/OR DISPOSAL FACILITY
7. RECOVERABLE WASTE COLLECTION AND RECYCLING CENTERS

**USES REQUIRING REVIEW BY PLANNING COMMISSION:**

1. UNITED STATES POSTAL SERVICE FACILITY
2. POLICE STATION
3. FIRE STATION
4. AMBULANCE SERVICE/RESCUE SQUAD
5. ELECTRICITY, WATER, SEWER, AND PETROLEUM DISTRIBUTION/COLLECTION FACILITIES AND COLLECTIONS

### **III. CONCLUSIONS**

The properties which comprise this rezoning application were previously the site of the former Springs Mills textile facility. Much of the existing housing in this area was built for the people who made up the workforce of this textile plant. Since the closing of the textile mill the area has experienced somewhat of a decline.

The applicant, Mr. Mitchell Norrell, Esq., represents the City of Lancaster. It is the City's intent to develop a recycling facility at this location. The current owner of the property is The Process Knowledge Corporation DBA as KMAC Soil and Environmental Services.

Mr. Norrell has stated the following regarding this proposed rezoning:

1. *City and County representatives met with the attorneys for the recycling company and we concluded that this would be the best course to follow because this property is now in litigation. KMAC is eager to transfer the property to the City. The City is not ready to take ownership until we know that the recycling business will take ownership, but the business does not want to take ownership from the City until the zoning is established.*
2. *The property will be a recycling business. Since the City will be the grantors, we will have final approval over site plans (set backs, noise levels, privacy fences, etc.)*

Additionally, Mr. Norrell has noted that the lots that are indicated on our maps to be in the City of Lancaster are in the process of being "de-annexed" from the City of Lancaster.

Lancaster County Planning Staff is very concerned with the unknowns that surround this potential rezoning to I-2, Heavy Industrial District. The Lancaster County Unified Development Ordinance (UDO) states that the I-2, Heavy Industrial District is designed to accommodate industries that tend to have adverse impacts on the surrounding properties. Further, the existing Lancaster County Future Land Use Map identifies this area as mostly residential. Only a portion of the site is designated for non-residential uses on the Future Land Use Map and is designated as commercial.

If the properties are successfully rezoned to I-2 under Lancaster County zoning, a proposed recycling facility at the subject location must subsequently receive a Conditional Use Permit from the Lancaster County Board of Zoning Appeals (BZA).

VERY IMPORTANT: Recycling facilities are allowed as a conditional use within all Lancaster County Zoning Districts except the Mining District.

**THE PROPOSED RECYCLING USE MUST MEET THE FOLLOWING  
ENUMERATED MANDATES PER THE LANCASTER COUNTY UDO:**

**SECTION 4.1.19 - RECYCLING FACILITIES, CONVENIENCE CENTERS, AND RESOURCE RECOVERY FACILITIES.**

Due to the need for convenient collection locations and the potential for conflict with existing development and environmental amenities, all such uses shall meet the following requirements:

1. *Reserved.*
2. Facilities shall be located a minimum of five hundred (500) feet away from any religious institution, school, historical place, public park, day care center, or existing residential use or district.
3. All buildings and structures involved in the operation of these facilities shall be a minimum of three hundred (300) feet (measured in a straight line) from the centerline of any public road. Such parcels shall have direct access to a collector or arterial street. Access roads/easements shall maintain a minimum travel surface of eighteen (18) feet and have a width of thirty (30) feet at the entrance intersection with a collector or arterial street, so as to accommodate truck traffic.
4. Facilities shall be screened by a Type 4 buffer yard, as defined in Chapter 12. Where the required buffer yard is to be installed adjacent to a residential district or use, all plants used to meet this requirement shall be evergreens.
5. All exterior storage of material shall be in sturdy containers or enclosures which are secured and maintained in good condition, or shall be baled or palletized. Storage containers for flammable material shall be constructed of nonflammable material. Materials such as woodchips or other large bulky items shall be exempt from having to be placed in containers or enclosures.
6. Sites shall be maintained free of litter and all other undesirable materials, shall be cleaned of loose debris on a daily basis, and shall be secured from unauthorized entry and removal of materials when attendants are not present.
7. Space shall be provided on site for customers to circulate, park, and deposit recyclable materials and solid waste.
8. Donation areas shall be kept free of litter and any other undesirable material. The containers shall be clearly marked to identify the type of material that may be deposited. The facility shall display a notice stating that no material shall be left outside the recycling containers.

9. All applicable permits shall be obtained from the SCDHEC and any other permitting agency.

(Ord. No. 1073, § 2, 12-29-10)

#### IV. RECOMMENDATION

Planning Staff has not been involved in the background discussions leading up to the filing of the rezoning application for this site. As a result, Staff has prepared this report with very limited information.

There are two important issues/concerns that Planning Staff has with this rezoning application.

(1) Why is this rezoning to Lancaster County I-2 needed? The proposed use is allowed as a conditional use in all Lancaster County Zoning Districts except the Mining District. (2) If the City plans to annex these properties into the corporate limits why is the rezoning needed? The City of Lancaster currently has an Industrial Zoning District within which this proposed use of recycling is allowed as a Special Exception (**See Exhibit 3**). This means the City's Board of Zoning Appeals would be required to grant approval of the project in order for it to operate.

Nonetheless, in the wake of the closing of the Spring's textile mill, the area of this proposed rezoning has become economically distressed. The facility was an economic engine within the community. It is very crucial to the future of the surrounding neighborhood that any use on this site not result in an adverse impact on the area.

A report by the Catawba Regional Council of Governments entitled *Textile Mill Redevelopment Guide* (Published in February, 2012) notes that the site has been partially redeveloped by the City of Lancaster. The report also notes that Lancaster County Council has been involved with redeveloping the Brooklyn Avenue neighborhood. This is the area which surrounds the subject site. According to the report, the County has addressed housing, infrastructure, and community facilities in this area through Community Development Block Grants (CDBG).

The Catawba Regional Council of Governments report also notes however that the site's status under DHEC and EPA rules does limit the availability of financial resources to invest into it. The *Textile Mill Redevelopment Guide* prepared by the Catawba Regional Council of Governments acknowledges the existence of numerous environmental concerns for this site. All responsibility for environmental remediation of the properties rests with the current and future owners. The Planning Commission is dealing solely with the proposed zoning change.

However, it is a fact that if the property is rezoned to I-2, Heavy Industrial District the neighborhood then becomes vulnerable to any I-2 "use by right" being implemented on this site. As noted above in Section 4.1.19 there are specific design requirements for a recycling facility, and subsequent only to Lancaster County Board of Zoning Appeals approval.

Due to the limited information provided by the applicant, Planning Staff is not certain at this time that all of the requirements of Section 4.1.19 could be met. If the requirements of Section 4.1.19 cannot be met for the subject properties then a rezoning to I-2, Heavy Industrial District may result in a negative outcome for all concerned parties.

Planning Staff recommends that RZ-014-028 **BE TABLED** until such time that the City of Lancaster can determine that the requirements of Lancaster County Section 4.1.19 can be met for this site.<sup>\*</sup>

**\* Please note that as of press-time Planning Staff is still gathering information related to this project which will be forthcoming.**

# Exhibit 1

LANCASTER COUNTY  
SOUTH CAROLINA

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

Do Not Write In This Box		
Application No. <u>RZ 014-028</u>	Date Received <u>10-21-14</u>	Fee Paid <u>\$500.00</u>

- The application is for amendment to the: (check one)  
 District Boundary Map (fill in all items #2,3,4,5,6,7, & 9 only)  
 Ordinance Text (fill in items # 8 & 9 only)
- Give either exact address or tax map reference to property for which a district boundary change is requested: Brooklyn Avenue (old Springs Mill site) SEE ATTACHED
- How is this property presently designated on the map? SEE ATTACHED
- How is the property presently being used? Vacant
- What new designation or map change do you propose for this property? Industrial 2 (I2)
- What new use do you propose for the property? Multi-County Business Park

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

- Does the applicant own the property proposed for this change?  YES  NO If no, give the name and address of the property owner and attach notarized letter from property owner.  
See attached Limited Power of Attorney  
Robert Klinner, Process Knowledge Corp, 2631 F.L. Shuttlesworth Dr.  
Birmingham, AL 35234
- If this involves a change in the Ordinance text, what section or sections will be affected?  
\_\_\_\_\_
- Explanation of and reasons for proposed change: City of Lancaster plans to acquire these properties and annex into City as Multi-County Business Park  
(use back of form if additional space is needed)

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)  
Mitchell A. Norrell, City Attorney

ADDRESS:  
206 S. Main Street  
Lancaster, SC 29720

Phone:  
803-289-1800

  
SIGNATURE



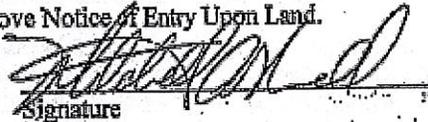
## NOTICE OF ENTRY UPON LAND

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

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

### ACKNOWLEDGMENT OF RECEIPT OF NOTICE

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

  
Signature

Mitchell A. Norrell  
Printed Name

10/21/14  
Date

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

\_\_\_\_\_  
Planning Director or Authorized Person Signature

\_\_\_\_\_  
Planning Director or Authorized Person Printed Name

\_\_\_\_\_  
Date

COLLIER 1143-32-1

Prepared by:  
Norrell & Powers Norrell, LLC  
P.O. Box 994  
Lancaster, SC 29721

STATE OF SOUTH CAROLINA

**LIMITED**  
**POWER OF ATTORNEY**

COUNTY OF LANCASTER

**KNOW ALL PEOPLE BY THESE PRESENTS**, that Process Knowledge Corporation d/b/a KMAC Soil and Environmental Services, does hereby constitute and appoint Mitchell A. Norrell, my true and lawful attorney for me and in my name:

**To apply for, and complete all necessary paperwork, and take all steps necessary to seek rezoning of all of Process Knowledge Corporation d/b/a KMAC Soil and Environmental Services' (Springs Mill) properties in Lancaster County, South Carolina, to Industrial 1 or Industrial 2 designation.**

And, Process Knowledge Corporation d/b/a KMAC Soil and Environmental Services, hereby ratifies all that my said attorney may lawfully do, or cause to be done, by virtue hereof; and this instrument shall be in full force and effect for and during the term of my life, unless revoked in writing by me, and said revocation entered of record in the Office of the Clerk of Court for Lancaster County, South Carolina.

It is the intention of the parties hereto that this Power of Attorney be valid in all jurisdictions in the United States as well as in foreign countries and principalities.

Execution of this power of attorney and ratification of the

actions hereunder does not create an attorney-client relationship or conflict of interest between Process Knowledge Corporation d/b/a KMAC Soil and Environmental Services and the attorney-in-fact.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17<sup>th</sup> day October, 2014.

Robert A. Klinner Vp

By: Robert Klinner  
Process Knowledge Corporation  
d/b/a KMAC Soil and  
Environmental Services

The foregoing instrument, consisting of two (2) pages, was on the day and month of the date hereof, signed, sealed, published and declared by the said Process Knowledge Corporation d/b/a KMAC Soil and Environmental Services, the principal named therein, in the presence of us who at the same time, at his request, in his presence and in the presence of each other, have hereunto subscribed our names as witnesses thereto:

Renee Don  
Elisa Scroggie

of

Senis First Bank

of

Senis First Bank

STATE OF ALABAMA

COUNTY OF Jefferson

PERSONALLY appeared before me, Robert Klinner  
who on oath states that he/she saw the within-named Process  
Knowledge Corporation d/b/a KMAC Soil and Environmental Services,  
sign, seal and as his act and deed execute the foregoing Power of  
Attorney; and that he with Renee Green Jones witnessed  
the execution thereof. Elisa Scroggins

SWORN to before me this  
17<sup>th</sup> day of October, 2014.

 (L.S.)

NOTARY PUBLIC FOR ALABAMA

My Commission Expires: \_\_\_\_\_ MY COMMISSION EXPIRES NOVEMBER 30, 2015

(SEAL)

After Recording, Return to:

0005401 Bk: 00249 Pg: 00114

William C. Tindal, Esq.  
Bell, Tindal & Freeland, P.A.  
312 North Main Street, P.O. Box 867  
Lancaster, South Carolina 29721

FILED, RECORDED, INDEXED  
08/24/2004 03:19PM  
Rec Fee: 10.00 St Fees: 1,950.00  
Co Fee: 825.00 Pages: 8  
Register of Deeds  
LANCASTER COUNTY, SC

STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

LIMITED WARRANTY DEED

THIS INDENTURE is made as of this 23<sup>rd</sup> day of August, 2004, between SPRINGS INDUSTRIES, INC., a South Carolina corporation ("Grantor"), having an address at 205 North White Street, Fort Mill, South Carolina 29715 and PROCESS KNOWLEDGE CORPORATION d/b/a KMAC Soil and Environmental Services, an Alabama corporation (the "Grantee") KMAC Soil and Environmental Services having an address at 2631 Shuttlesworth Drive, Birmingham, Alabama 35234. The words "Grantor" and "Grantee" include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits.

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto Grantee, all that tract or parcel of land lying and being in Lancaster County, South Carolina, and the City of Lancaster, South Carolina (the "Land"), being more particularly described on Exhibit "A" attached hereto and made a part hereof together with all buildings, improvements and fixtures located thereon (the Land, together with such buildings, improvements and fixtures is referred to herein as the "Property"), subject only to the following "Permitted Title Exceptions": (A) zoning ordinances affecting the Property; (B) general utility, sewer and drainage easements of record; (C) subdivision restrictions of record; (D) current city, state and county ad valorem property and sanitary taxes not yet due and payable; and (E) other easements, restrictions and encumbrances of record.

TO HAVE AND TO HOLD the Property, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of Grantee forever in fee simple.

RECORDED THIS 24th DAY  
OF August, 2004  
IN BOOK 0 PAGE S-01

Cheryl Morgan  
Auditor, Lancaster County, S. C.

ASSESSOR'S OFFICE  
Received 8-26-04  
Tax Map Code B2E-A-2 etal  
Or Portion Of \_\_\_\_\_

0038170



Legal Description of the property of Springs Industries Inc. located near Lancaster, Lancaster County, South Carolina:

Tract #1: Beginning at a railroad spike located 39.22 feet South 05 degrees 00 minutes 00 seconds West of the center of the intersection of Seventh Street and Midway Street. Thence running South 18 degrees 42 minutes 44 seconds East for a distance of 210.00 feet to a #4 rebar. Thence running along a chord of South 63 degrees 32 minutes 44 seconds West having a cord length of 166.39 feet on a radius of 2451.86 feet for an arc length of 166.42 feet to a point. Thence running South 61 degrees 13 minutes 23 seconds West for a distance of 687.81 feet to a nail & cap. Thence running North 48 degrees 34 minutes 00 East for a distance of 912.94 feet to a railroad spike that is the point of beginning.

Tract #2: Beginning at a railroad spike that is located 478.46 feet South 17 degrees 10 minutes 43 seconds West of the center of the intersection of Seventh Street and Midway Street. Thence running South 27 degrees 55 minutes 50 seconds East for a distance of 532.52 feet to an old nail & cap at the northerly edge of the 130 foot right of way of L&C Railroad. Thence running along the northerly edge of said right of way on a chord of South 53 degrees 20 minutes 11 seconds West having a cord length of 19.97 feet on a radius of 1891.88 feet for an arc length of 19.97 feet to a point. Thence running along the northerly edge of said right of way South 53 degrees 02 minutes 03 seconds West for a distance of 659.39 feet to a point. Thence running along the northerly edge of said right of way on a chord of South 61 degrees 12 minutes 12 seconds West having a cord length of 426.94 feet on a radius of 1502.31 feet for an arc length of 428.39 feet to a point. Thence running along the northerly edge of said right of way South 69 degrees 22 minutes 20 seconds West for a distance of 210.73 feet to a point in the centerline of Bear Creek. Thence running with the centerline of Bear Creek the following bearings and distances; North 15 degrees 29 minutes 40 seconds West for a distance of 147.11 feet to a point, North 05 degrees 37 minutes 34 seconds East for a distance of 316.11 feet to a point, and North 27 degrees 14 minutes 25 seconds West for a distance of 195.48 feet to a point on the southerly edge of the 130 foot right of way of the L&C Railroad. Thence running along the southerly edge of said right of way North 61 degrees 13 minutes 23 seconds East for a distance of 1098.22 feet to a railroad spike that is the point of beginning.

Tract #4: Beginning at a #4 rebar that is located 131.44 feet North 30 degrees 43 minutes 36 seconds West of the center of the intersection of Twelfth Street Alley and Brooklyn Avenue. Thence running South 52 degrees 55 minutes 31 seconds West for a distance of 47.23 feet to a #4 rebar. Thence running North 39 degrees 51 minutes 00 West for a distance of 201.30 feet to a point. Thence running North 35 degrees 50 minutes 47 seconds West for a distance of 49.97 feet to a point. Thence running North 52 degrees 08 minutes 20 seconds East for a distance of 31.00 feet to a point. Thence running North 36 degrees 43 minutes 43 seconds West for a distance of 37.66 feet to a point. Thence running North 53 degrees 12 minutes 35 seconds East for a distance of 35.61 feet to a point. Thence running North 37 degrees 31 minutes 00 seconds West for a distance of 48.78 feet to a point at the southerly edge of the 130 foot right of way of the L&C Railroad. Thence running with the southerly edge of said 130 foot right of way along a chord of North 62 degrees 06 minutes 25 seconds East having a cord length of 328.42 feet on a radius of 1761.88 feet for an arc length of 328.90 feet to a #4 rebar. Thence running South 37 degrees 10 minutes 24 seconds East for a distance of 278.77 feet to a #4 rebar. Thence running South 53

degrees 12 minutes 36 seconds West for a distance of 106.30 feet to a #4 rebar. Thence running South 37 degrees 05 minutes 24 seconds East for a distance of 38.58 feet to a #4 rebar. Thence running South 53 degrees 08 minutes 23 seconds West for a distance of 228.96 feet to a #4 rebar. Thence running North 37 degrees 05 minutes 24 seconds West for a distance of 30.66 feet to a #4 rebar that is the point of beginning.

Tract #5: Beginning at a point that is located 280.63 feet North 31 degrees 57 minutes 19 seconds West of the center of the intersection of Eleventh Street and Brooklyn Avenue. Thence running South 52 degrees 07 minutes 42 seconds West for a distance of 188.99 feet to a point. Thence running South 73 degrees 47 minutes 11 seconds West for a distance of 61.33 feet. Thence running North 37 degrees 26 minutes 13 seconds West for a distance of 135.22 feet to a point at the southerly edge of the 130-foot right-of-way for L&C Railroad. Thence running with the southerly edge of said right of way North 53 degrees 02 minutes 03 seconds East for a distance of 245.00 feet to a point. Thence running South 37 degrees 55 minutes 38 seconds East for a distance of 141.35 feet to a point. Thence running South 37 degrees 12 minutes 59 seconds East for a distance of 12.63 feet to a point that is the point of beginning.

Tract #6: Beginning at a #4 rebar that is located 29.32 feet North 79 degrees 12 minutes 52 seconds West of the center of the intersection of Tenth Street and Brooklyn Avenue. Thence running South 60 degrees 55 minutes 30 seconds West for a distance of 289.61 feet to a railroad spike. Thence running North 29 degrees 04 minutes 30 seconds West for a distance of 17.44 feet to a point. Thence running South 63 degrees 22 minutes 59 seconds West for a distance of 39.91 feet to a point. Thence running South 59 degrees 19 minutes 24 seconds West for a distance of 167.44 feet to a point. Thence running South 55 degrees 48 minutes 44 seconds West for a distance of 150.86 feet to a point. Thence running South 52 degrees 17 minutes 44 seconds West for a distance of 127.62 feet to a point. Thence running South 50 degrees 12 minutes 39 seconds West for a distance of 61.99 feet to a point. Thence running South 47 degrees 11 minutes 44 seconds West for a distance of 287.32 feet to a point in the centerline of Bear Creek. Thence running the following bearings and distances with the centerline of said creek; North 07 degrees 00 minutes 09 seconds West for a distance of 348.87 feet to a point, and North 00 degrees 02 minutes 40 seconds West for a distance of 124.73 feet to a point at the southerly edge of the 130 foot right of way of the L&C Railroad. Thence running with the southerly edge of said right of way North 69 degrees 22 minutes 20 seconds East for a distance of 240.94 feet to a point. Thence running with the southerly edge of said right of way along a chord of North 61 degrees 11 minutes 46 seconds East having a cord length of 463.88 feet on a radius of 1632.31 feet for an arc length of 465.45 feet to a point. Thence running with the southerly edge of said right of way North 53 degrees 02 minutes 03 seconds East for a distance of 179.38 feet to a railroad spike at the intersection of the said 130 foot right of way for L&C Railroad and Tenth Street. Thence running South 36 degrees 28 minutes 57 seconds East for a distance of 324.20 feet to a #4 rebar that is the point of beginning.

The property described above as Tracts # 1, 2, 4, 5 and 6, are respectively shown, described and designated as "TR. #1", "TR. #2", "TR. #4", "TR. #5", and "TR. #6" on plat of survey made by J. C. Crumpler, RLS, dated October 30, 2003, entitled "Plat of Property of Springs Industries, Inc." and recorded in the Office of the Register of Deeds for Lancaster County, South Carolina in Plat Book 2004, page 353. Reference to said plat is craved for a more minute description."

Hatched Lots: All of the hatched lots which are shown on plat of survey made by J. C. Crumpler, RLS, dated October 30, 2003, entitled "Plat of Property of Springs Industries, Inc." and recorded in the Office of the Register of Deeds for Lancaster County, South Carolina in Plat Book 2004, page 353 which are located between Brooklyn Avenue on the southeast, and the right of way of the L&C Rail Road (which located on the southeast side of Tracts # 2 and 3), said hatched lots being shown, described and designated on the aforementioned plat as "Water Tank Lot", "A-5", "C-2", "D-3", "D-4", "D-6", "D-7", "D-8" and the lot which is bounded as follows: on the northwest by lot designated as "Duke Power Sub-Station" on said plat; on the northeast by lot designated as "TR. #4" on said plat; on the southeast by lots designated as "B-5" and "B-1" on said plat; and on the southwest by 11<sup>th</sup> Street and lot designated as "TR. #5" on said plat. Reference to said plat is craved for a more minute description."

DERIVATION: See deeds to Lancaster Cotton Mills, n/k/a Springs Industries, Inc. as follows: (1) deed from David A. Williams, dated September 4, 1885 and recorded in Deed Book I, page 132; and (2) deed from Emmie O. Hasseltine, et al, dated October 12, 1885, and recorded in Deed Book I, page 134.

STATE OF SOUTH CAROLINA )  
COUNTY OF LANCASTER )

AFFIDAVIT

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

- 1. I have read the information on this affidavit and I understand such information.
- 2. The property being transferred is located at \_\_\_\_\_, bearing Lancaster County Tax Map Number \*see below \_\_\_\_\_, was transferred by Springs Industries, Inc. to Process Knowledge Corporation, d/b/a \_\_\_\_\_ on August \_\_\_\_\_, 2004  
KMAC Soil and Environmental Services

3. Check one of the following: The deed is

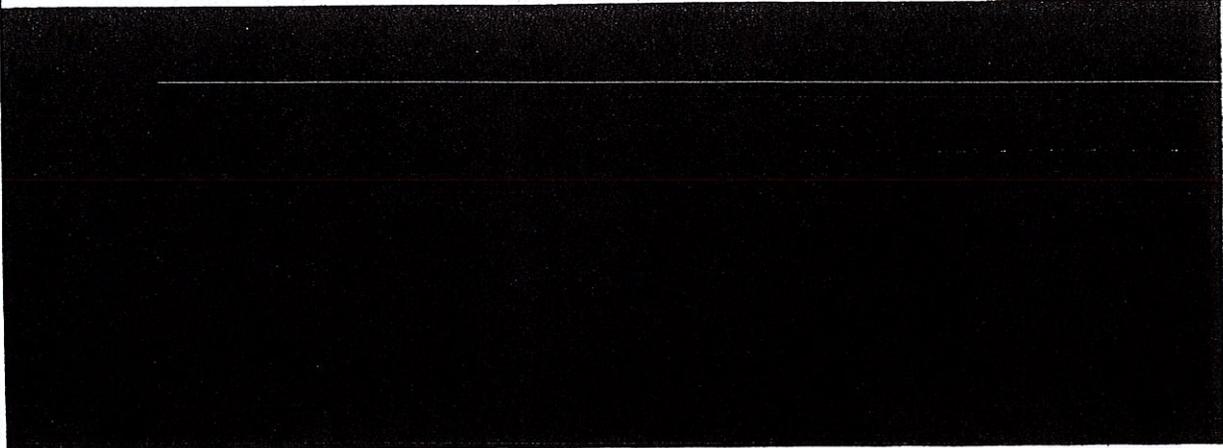
- (a)  subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
- (b)  subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a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

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

- (a)  The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$750,000.00.
- (b)  The fee is computed on the fair market value of the realty which is
- (c)  The fee is computed on the fair market value of the realty as established for property tax purposes which is

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

\*all or a portion of 81H/A/1, 81H/A/8, 82E/A/1, 82E/A/2 and 82E/C/9 and other



6. The deed recording fee is computed as follows:

(a)	Place the amount listed in item 4 above here:	<u>\$750,000.00</u>
(b)	Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)	<u>0.00</u>
(c)	Subtract Line 6(b) from Line 6(a) and place result here:	<u>\$750,000.00</u>

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$2,775.00

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

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

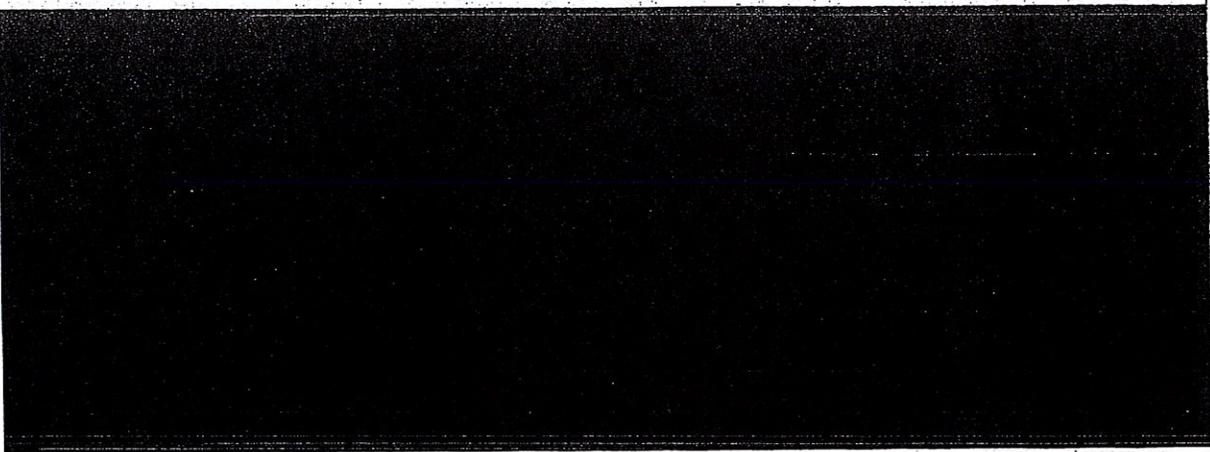
*William C. Tindal*  
Responsible Person Connected with the Transaction  
William C. Tindal

SWORN to before me this 24th  
day of August, 2004

\_\_\_\_\_  
Print or Type Name Here

*Jana C. Zane*  
Notary Public for South Carolina  
My Commission Expires 6-11-13

**INFORMATION** 1-22-08  
Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.



Exempted from the fee are deeds:

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

After Recording, Return to:

0005401 Bk: 00249 Pg: 00114

William C. Tindal, Esq.  
Bell, Tindal & Freeland, P.A.  
312 North Main Street, P.O. Box 867  
Lancaster, South Carolina 29721

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RECORDED THIS 24<sup>th</sup> DAY  
OF August, 2004  
IN BOOK 0 PAGE S-01  
Cheryl H. Morgan  
Auditor, Lancaster County, S. C.

ASSESSOR'S OFFICE  
Received 8-26-04  
Tax Map Code B1E-A-2 et al  
Or Portion Of \_\_\_\_\_

0038170



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Tract #1: Beginning at a railroad spike located 39.22 feet South 05 degrees 00 minutes 00 seconds West of the center of the intersection of Seventh Street and Midway Street. Thence running South 18 degrees 42 minutes 44 seconds East for a distance of 210.00 feet to a #4 rebar. Thence running along a chord of South 63 degrees 32 minutes 44 seconds West having a cord length of 166.39 feet on a radius of 2451.86 feet for an arc length of 166.42 feet to a point. Thence running South 61 degrees 13 minutes 23 seconds West for a distance of 687.81 feet to a nail & cap. Thence running North 48 degrees 34 minutes 00 East for a distance of 912.94 feet to a railroad spike that is the point of beginning.

Tract #2: Beginning at a railroad spike that is located 478.46 feet South 17 degrees 10 minutes 43 seconds West of the center of the intersection of Seventh Street and Midway Street. Thence running South 27 degrees 55 minutes 50 seconds East for a distance of 532.52 feet to an old nail & cap at the northerly edge of the 130 foot right of way of L&C Railroad. Thence running along the northerly edge of said right of way on a chord of South 53 degrees 20 minutes 11 seconds West having a cord length of 19.97 feet on a radius of 1891.88 feet for an arc length of 19.97 feet to a point. Thence running along the northerly edge of said right of way South 53 degrees 02 minutes 03 seconds West for a distance of 659.39 feet to a point. Thence running along the northerly edge of said right of way on a chord of South 61 degrees 12 minutes 12 seconds West having a cord length of 426.94 feet on a radius of 1502.31 feet for an arc length of 428.39 feet to a point. Thence running along the northerly edge of said right of way South 69 degrees 22 minutes 20 seconds West for a distance of 210.73 feet to a point in the centerline of Bear Creek. Thence running with the centerline of Bear Creek the following bearings and distances; North 15 degrees 29 minutes 40 seconds West for a distance of 147.11 feet to a point, North 05 degrees 37 minutes 34 seconds East for a distance of 316.11 feet to a point, and North 27 degrees 14 minutes 25 seconds West for a distance of 195.48 feet to a point on the southerly edge of the 130 foot right of way of the L&C Railroad. Thence running along the southerly edge of said right of way North 61 degrees 13 minutes 23 seconds East for a distance of 1098.22 feet to a railroad spike that is the point of beginning.

Tract #4: Beginning at a #4 rebar that is located 131.44 feet North 30 degrees 43 minutes 36 seconds West of the center of the intersection of Twelfth Street Alley and Brooklyn Avenue. Thence running South 52 degrees 55 minutes 31 seconds West for a distance of 47.23 feet to a #4 rebar. Thence running North 39 degrees 51 minutes 00 West for a distance of 201.30 feet to a point. Thence running North 35 degrees 50 minutes 47 seconds West for a distance of 49.97 feet to a point. Thence running North 52 degrees 08 minutes 20 seconds East for a distance of 31.00 feet to a point. Thence running North 36 degrees 43 minutes 43 seconds West for a distance of 37.66 feet to a point. Thence running North 53 degrees 12 minutes 35 seconds East for a distance of 35.61 feet to a point. Thence running North 37 degrees 31 minutes 00 seconds West for a distance of 48.78 feet to a point at the southerly edge of the 130 foot right of way of the L&C Railroad. Thence running with the southerly edge of said 130 foot right of way along a chord of North 62 degrees 06 minutes 25 seconds East having a cord length of 328.42 feet on a radius of 1761.88 feet for an arc length of 328.90 feet to a #4 rebar. Thence running South 37 degrees 10 minutes 24 seconds East for a distance of 278.77 feet to a #4 rebar. Thence running South 53

degrees 12 minutes 36 seconds West for a distance of 106.30 feet to a #4 rebar. Thence running South 37 degrees 05 minutes 24 seconds East for a distance of 38.58 feet to a #4 rebar. Thence running South 53 degrees 08 minutes 23 seconds West for a distance of 228.96 feet to a #4 rebar. Thence running North 37 degrees 05 minutes 24 seconds West for a distance of 30.66 feet to a #4 rebar that is the point of beginning.

Tract #5: Beginning at a point that is located 280.63 feet North 31 degrees 57 minutes 19 seconds West of the center of the intersection of Eleventh Street and Brooklyn Avenue. Thence running South 52 degrees 07 minutes 42 seconds West for a distance of 188.99 feet to a point. Thence running South 73 degrees 47 minutes 11 seconds West for a distance of 61.33 feet. Thence running North 37 degrees 26 minutes 13 seconds West for a distance of 135.22 feet to a point at the southerly edge of the 130-foot right-of-way for L&C Railroad. Thence running with the southerly edge of said right of way North 53 degrees 02 minutes 03 seconds East for a distance of 245.00 feet to a point. Thence running South 37 degrees 55 minutes 38 seconds East for a distance of 141.35 feet to a point. Thence running South 37 degrees 12 minutes 59 seconds East for a distance of 12.63 feet to a point that is the point of beginning.

Tract #6: Beginning at a #4 rebar that is located 29.32 feet North 79 degrees 12 minutes 52 seconds West of the center of the intersection of Tenth Street and Brooklyn Avenue. Thence running South 60 degrees 55 minutes 30 seconds West for a distance of 289.61 feet to a railroad spike. Thence running North 29 degrees 04 minutes 30 seconds West for a distance of 17.44 feet to a point. Thence running South 63 degrees 22 minutes 59 seconds West for a distance of 39.91 feet to a point. Thence running South 59 degrees 19 minutes 24 seconds West for a distance of 167.44 feet to a point. Thence running South 55 degrees 48 minutes 44 seconds West for a distance of 150.86 feet to a point. Thence running South 52 degrees 17 minutes 44 seconds West for a distance of 127.62 feet to a point. Thence running South 50 degrees 12 minutes 39 seconds West for a distance of 61.99 feet to a point. Thence running South 47 degrees 11 minutes 44 seconds West for a distance of 287.32 feet to a point in the centerline of Bear Creek. Thence running the following bearings and distances with the centerline of said creek; North 07 degrees 00 minutes 09 seconds West for a distance of 348.87 feet to a point, and North 00 degrees 02 minutes 40 seconds West for a distance of 124.73 feet to a point at the southerly edge of the 130 foot right of way of the L&C Railroad. Thence running with the southerly edge of said right of way North 69 degrees 22 minutes 20 seconds East for a distance of 240.94 feet to a point. Thence running with the southerly edge of said right of way along a chord of North 61 degrees 11 minutes 46 seconds East having a cord length of 463.88 feet on a radius of 1632.31 feet for an arc length of 465.45 feet to a point. Thence running with the southerly edge of said right of way North 53 degrees 02 minutes 03 seconds East for a distance of 179.38 feet to a railroad spike at the intersection of the said 130 foot right of way for L&C Railroad and Tenth Street. Thence running South 36 degrees 28 minutes 57 seconds East for a distance of 324.20 feet to a #4 rebar that is the point of beginning.

The property described above as Tracts # 1, 2, 4, 5 and 6, are respectively shown, described and designated as "TR. #1", "TR. #2", "TR. #4", "TR. #5", and "TR. #6" on plat of survey made by J. C. Crumpler, RLS, dated October 30, 2003, entitled "Plat of Property of Springs Industries, Inc." and recorded in the Office of the Register of Deeds for Lancaster County, South Carolina in Plat Book 2004, page 353. Reference to said plat is craved for a more minute description."

Hatched Lots: All of the hatched lots which are shown on plat of survey made by J. C. Crumpler, RLS, dated October 30, 2003, entitled "Plat of Property of Springs Industries, Inc." and recorded in the Office of the Register of Deeds for Lancaster County, South Carolina in Plat Book 2004, page 353 which are located between Brooklyn Avenue on the southeast, and the right of way of the L&C Rail Road (which located on the southeast side of Tracts # 2 and 3), said hatched lots being shown, described and designated on the aforementioned plat as "Water Tank Lot", "A-5", "C-2", "D-3", "D-4", "D-6", "D-7", "D-8" and the lot which is bounded as follows: on the northwest by lot designated as "Duke Power Sub-Station" on said plat; on the northeast by lot designated as "TR. #4" on said plat; on the southeast by lots designated as "B-5" and "B-1" on said plat; and on the southwest by 11<sup>th</sup> Street and lot designated as "TR. #5" on said plat. Reference to said plat is craved for a more minute description."

DERIVATION: See deeds to Lancaster Cotton Mills, n/k/a Springs Industries, Inc. as follows: (1) deed from David A. Williams, dated September 4, 1885 and recorded in Deed Book I, page 132; and (2) deed from Emmie O. Hasseltine, et al, dated October 12, 1885, and recorded in Deed Book I, page 134.

STATE OF SOUTH CAROLINA )  
COUNTY OF LANCASTER )

AFFIDAVIT

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

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

2. The property being transferred is located at \_\_\_\_\_, bearing  
Lancaster County Tax Map Number \*see below \_\_\_\_\_, was transferred by Springs  
Industries, Inc. to Process Knowledge Corporation, d/b/a on August, 2004  
KMAC Soil and Environmental Services

3. Check one of the following: The deed is

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

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

- (a)  The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$750,000.00.
- (b)  The fee is computed on the fair market value of the realty which is
- (c)  The fee is computed on the fair market value of the realty as established for property tax purposes which is

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

\*all or a portion of 81H/A/1, 81H/A/8, 82E/A/1, 82E/A/2 and 82E/C/9 and other

6. The deed recording fee is computed as follows:

(a)	Place the amount listed in item 4 above here:	\$750,000.00
(b)	Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)	0.00
(c)	Subtract Line 6(b) from Line 6(a) and place result here:	\$750,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$2,775.00

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

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

William C. Tindal  
Responsible Person Connected with the Transaction  
William C. Tindal

SWORN to before me this 24th  
day of August, 2004

Print or Type Name Here

[Signature]  
Notary Public for South Carolina  
My Commission Expires 6-11-13

**INFORMATION**

1-22-08

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

Exempted from the fee are deeds:

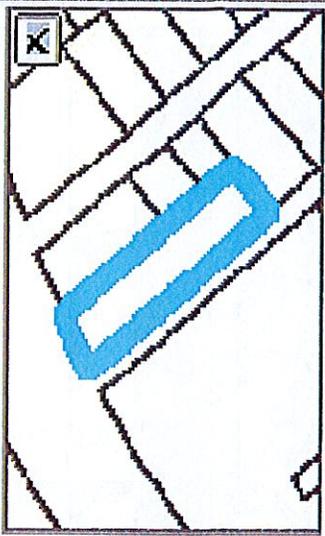
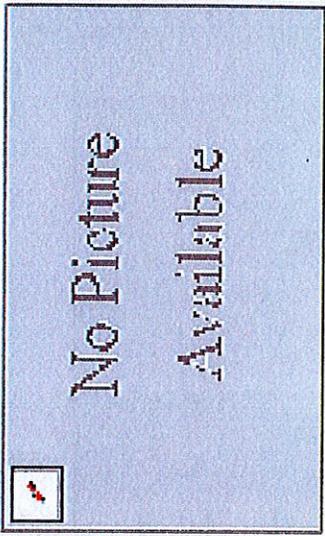
- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
  - (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;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

# Exhibit 2

KMAC Properties to be rezoned to Industrial 2 (I2):

TIN	Current Zoning
081H-0B-001.00	R15d
081H-0B-004.00	R15d
081H-0B-005.00	R15d
081H-0B-007.00	R15d
081H-0A-018.00	R15d
081H-0A-004.00	R15d
081H-0A-008.00	R15d
082D-0Q-001.00	R15d
082E-0C-010.00	I1
082E-0A-002.01	I1

Indexed By **Parcel ID** Card # **67355**



**M Parcel ID: 0081H-08-001.00**  
 Account: 67355  
 Sticker #:   
 Location: 12TH ST Lancaster  
 Land Use: NLN - LandOnly  
 Owner #1: KMAC SOIL & ENVIRONMENTAL SERV Own Type:  
 Card: 1/1  
 District: 01L - City  
 Ent. Parcel Area: 2.902 - AC  
 Neigh: 32A - 32A

Market Adj Value	Current	Year 2013	Legal Description
Calc. Land Area:	285,000	285,000	
Full Market Value:	10,000	10,000	
Building Value:			
Yard Items:			
Land Value:	10,000	10,000	
Total Value:	600	600	
Assessed Value:	10,000	10,000	
Capped Total:			Reval / Market 03

**Sales Information**  
 Grantor: SPRINGS INDUSTRIES INC  
 Sale Price: 1  
 Validity: 4  
 Sale Date: 8/20/2004  
 Sold Vacant: No  
 Legal Ref: 0249-0114

Indexed By  Card #

Parcel ID: 0081H-08-001.00 Card: 1 of 1 Location: 12TH ST Lancaster Cost - \$10,000

Current Owner | Prior Owner | ID/Factors/Taxes

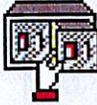
Current Ownership

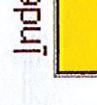
Title	Last Name	First Name	Res ex	% Own	Type
#1:	KMAC SOIL & ENVERONMENTAL SERV		<input type="checkbox"/>		
#2:			<input type="checkbox"/>		
#3:			<input type="checkbox"/>		

Street #1:  Home Phone:   
 Street #2:  Cell Phone:   
 City/Town:  Work Phone:   
 Province/State:  Postal:  Email:   
 Country:  Account Type:   
 D.O.B.:  Legal Reference:   
 Owner Occupied:  Sale Date:  Owner Lookup Number:

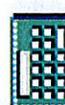
Separate Bill:   
 Valid Owner:   
 Private Infor:





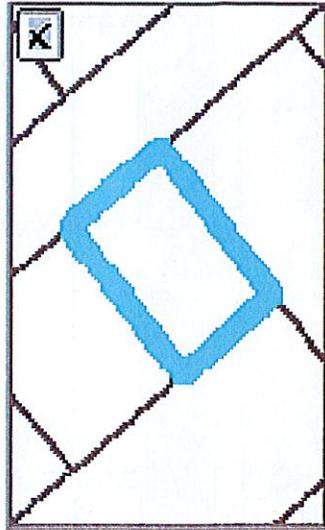



Add Mod Del Save Cancel  
 Indexed By Parcel ID Card #




No Picture Available



No Sketch Available

**Parcel ID: 0081H-08-005.00** Card: 1/1

Account: 67047 District: 01L - City  
 Sticker #: Ent. Parcel Area: 61 - FF

Location: 13TH ST Lancaster Neigh: 32A - 32A  
 Land Use: NLN - LandOnly

Owner #1: KMAC SOIL & ENVIRONMENTAL SERV Own Type:

Market Adj Value	Current	Year 2013	Legal Description
Calc. Land Area:	61,000	61,000	62X72X61X72
Full Market Value:	2,100	2,100	
Building Value:		2,100	
Yard Items:		2,100	
Land Value:	2,100	2,100	
Total Value:	126	126	
Assessed Value:	2,100	2,100	
Capped Total:			Reval / Market 03

**Sales Information**  
 Grantor: SPRINGS INDUSTRIES INC · This Parcel contains 61 FF of land mainly classified as LandOnly.  
 Sale Price: 1 Validity: 4  
 Sale Date: 8/20/2004 Sold/Vacant: No  
 Legal Ref: 0294-0114

Office Notes  Notes

Indexed By  Card #

Add Mod Del Save Cancel

Parcel ID: 0081H-08-005.00 Card: 1 of 1 Location: 13TH ST Lancaster Cost: \$2,100

Current Owner | Prior Owner | ID/Factors/Taxes

Current Ownership

Title	Last Name	First Name	Res ex	% Own	Type
#1:	KMAC SOIL & ENVIRONMENTAL SERV		<input type="checkbox"/>		
#2:			<input type="checkbox"/>		
#3:			<input type="checkbox"/>		

Street #1: 2631 SHUTTERS WORTH DRIVE Home Phone:

Street #2:  Cell Phone:

City/Town: BRIMINGTON Work Phone:

Province/State: AL Postal: 35234-0000 Email:

Country:  Account Type:

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

Owner Occupied:  Sale Date: 8/20/2004 Owner Lookup Number: 21280

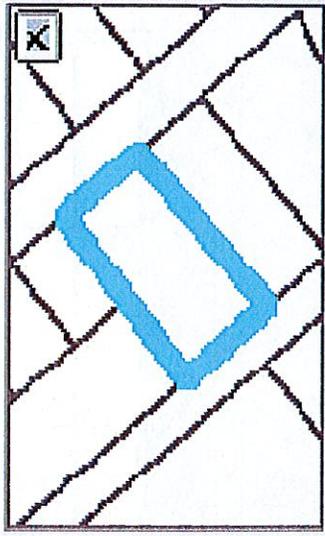
Separate Bill:   
 Valid Owner:   
 Private Info:

Sales Exemptions More Owners Other Parties

Indexed By: Parcel ID

Card #:

No Picture Available



No Sketch Available

**Parcel ID:** 0081H-08-004.00      Card: 1/1  
 Account: 67046      District: 01 - County  
 Sticker #:      Ent. Parcel Area: 64 - FF  
 Location: 13TH ST Lancaster      Neigh: 32A - 32A  
 Land Use: NLN - LandOnly      Own Type:  
 Owner #1: PROCESS KNOWLEDGE CORP

Market Adj Value	Current	Year 2013	Legal Description
Calc. Land Area:	64,000	63X152.4X67X152.5	
Full Market Value:	2,200	2,200	
Building Value:			
Yard Items:	2,200		
Land Value:	2,200		
Total Value:	132		
Assessed Value:	2,200		
Capped Total:			Reval / Market 03

**Sales Information**  
 Grantor: SPRINGS INDUSTRIES INC      Validity: 4  
 Sale Price: 1      This Parcel contains 64 FF of land mainly classified as LandOnly.  
 Sale Date: 8/20/2004      Sold/Vacant: No  
 Legal Ref: 0249-0114

Add Mod Del Save Cancel  
 Indexed By  Parcel ID  Card #

Parcel ID: 0081H-08-004.00 Card: 1 of 1 Location: 13TH ST Lancaster Cost - \$2,200

Current Owner | Prior Owner | ID/Factors/Taxes

Current Ownership

#	Title	Last Name	First Name	Res ex	% Own	Type
#1:		PROCESS KNOWLEDGE CORP		<input type="checkbox"/>		
#2:		KAMAC SOIL & ENVERONMENTAL SER		<input type="checkbox"/>		
#3:				<input type="checkbox"/>		

Street #1: 2631 SHATTERSWORTH DRIVE Home Phone:  Fill  
 Street #2:  List  
 City/Town: BIRMINGHAM Work Phone:  Verify  
 Province/State: AL Postal: 35234-0000 Email:  Verify

Country:  Account Type:   
 D.O.B.: MM/DD/YYYY Legal Reference:   
 Owner Occupied:  Sale Date: 8/20/2004 Owner Lookup Number: 37134

Separate Bill:   
 Valid Owner:   
 Private Infor:

Sales Exemptions More Owners Other Parties

Open 10/24/2014 1:33 PM Display Main Record Card Screen 67046 QuickList

Indexed By  Card #

**Parcel ID: 0081H-0B-007.00**  
 Account: 67048  
 Sticker #:   
 Location: 13TH ST Lancaster  
 Land Use: NLN - LandOnly  
 Owner #1: KMAC SOIL ENVIRONMENTAL SERVIC Own Type:

Card: 1/1  
 District: 01L - City  
 Ent. Parcel Area: 140 - FF  
 Neigh: 32A - 32A

**Market Adj Value** **Current** **Year 2013** **Legal Description**  
 Calc. Land Area: 140.000 140.000 126.3X72X171.5X74.7  
 Full Market Value: 3,400 3,400

Building Value: 3,400  
 Yard Items: 3,400  
 Land Value: 204  
 Total Value: 3,400  
 Assessed Value: 3,400  
 Capped Total: 03  
**Sales Information**  
 Grantor: SPRINGS INDUSTRIES INC  
 Sale Price: 1 Validity:  
 Sale Date: 8/20/2004 Sold Vacant: No  
 Legal Ref: I002-0132

Office Notes  Notes

This Parcel contains 140 FF of land mainly classified as LandOnly.  
**Narrative Description**

Indexed By  Card #

Add Mod Del Save Cancel

Parcel ID: 0081H-0B-007.00 Card: 1 of 1 Location: 13TH ST Lancaster Cost - \$3,400

Current Ownership | Prior Owner | ID/Factors/Taxes

Title	Last Name	First Name	Res ex	% Own	Type
#1:	KMAC SOIL ENVIRONMENTAL SERVIC		<input type="checkbox"/>		
#2:			<input type="checkbox"/>		
#3:			<input type="checkbox"/>		

Street #1: 2631 SHUTTERS WORTH DRIVE  Home Phone:

Street #2:  Cell Phone:

City/Town: BRIMMINGHAM  Work Phone:

Province/State: AL  Postal: 35234-0000 Email:

Country:  Account Type:

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

Owner Occupied:  Sale Date: 8/20/2004  Owner Lookup Number: 10241

Separate Bill:  Valid Owner:  Private Info:

Sales Exemptions Other Parties

Indexed By: Parcel ID  Card #

**Parcel ID: 0081H-0A-018.00**

Account: 67049 Card: 1/1  
 Sticker #: District: 01L - City  
 Location: 11TH ST Lancaster Ent. Parcel Area: 188 - FF  
 Land Use: DOR - DOR Neigh: 32A - 32A  
 Owner #1: DUKE POWER (SUB STN) Own Type:

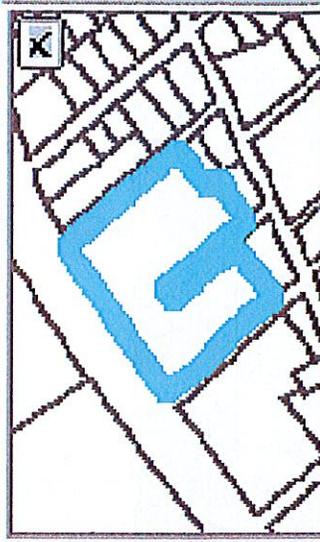
Market Adj Value	Current	Year 2013	Legal Description
Calc. Land Area:	188,000	198,000	
Full Market Value:	6,600	6,900	
Building Value:			
Yard Items:			
Land Value:	6,600	6,900	
Total Value:	6,600	414	
Assessed Value:	6,600	6,900	Reval / Market 03
Capped Total:	6,600		

**Sales Information**

Grantor: SPRINGS MILLS Validity: 1  
 Sale Price: 1 Sold Vacant: No  
 Sale Date: 7/5/1963 Legal Ref: F-5-114

Office Notes  Notes

No Picture Available



No Sketch Available

Indexed By  Card #

Add Mod Del Save Cancel

Parcel ID: 0081H-0A-018.00 Card: 1 of 1 Location: 11TH ST Lancaster Cost: \$6,600

Current Owner | Prior Owner | ID/Factors/Taxes

Current Ownership

Title	Last Name	First Name	Res ex	% Own	Type
#1:	DUKE POWER (SUB STN)		<input type="checkbox"/>	<input type="checkbox"/>	
#2:			<input type="checkbox"/>	<input type="checkbox"/>	
#3:			<input type="checkbox"/>	<input type="checkbox"/>	

Street #1: 422 S CJURCH ST Home Phone:

Street #2:  Cell Phone:

City/Town: CHARLOTTE Work Phone:

Province/State: NC Postal: 28242 Email:

Country:  Account Type:

D.O.B.: MM/DD/YYYY Legal Reference: 1-5-114

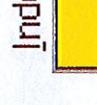
Owner Occupied:  Sale Date: 7/5/1963 Owner Lookup Number: 77825

Separate Bill:  Valid Owner:  Private Infor:

Sales Exemptions More Owners Other Parties





Add Mod Del Save Cancel

Indexed By **Parcel ID** Card #








**M Parcel ID: 0081H-0A-004.00**

Account: 13461 Card: 1/1  
 Sticker #: District: 01 - County  
 Location: BROOKLYN AV Lancaster Ent. Parcel Area: 1.616 - AC  
 Land Use: NLN - LandOnly Neigh: 32A - 32A  
 Owner #1: KMAC SOIL ENVIRONMENTAL SERVIC Own Type:

Market Adj Value	Current	Year 2013	Legal Description
Calc. Land Area:	66,000	66,000	
Full Market Value:	8,000	8,000	

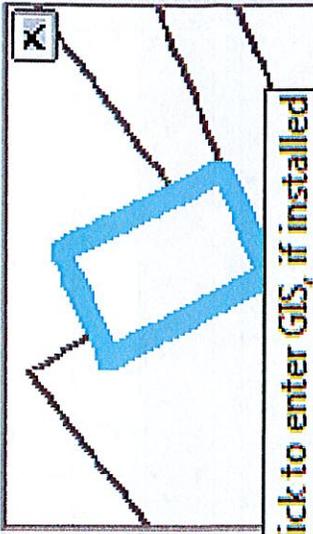
Building Value:			
Yard Items:	8,000	8,000	
Land Value:	8,000	8,000	
Total Value:	480	480	
Assessed Value:	8,000	8,000	
Capped Total:			Reval / Market 03

**Sales Information**

Grantor: SPRINGS INDUSTRIES INC  
 Sale Price: 1 Validity: 4  
 Sale Date: 8/20/2004 Sold Vacant: No  
 Legal Ref: 0249-0114

Office Notes  Notes

No Picture Available



Click to enter GIS, if installed

No Sketch Available

Indexed By Parcel ID Card #

Add Mod Del Save Cancel

Parcel ID: 0081H-04-004.00 Card: 1 of 1 Location: BROOKLYN AV Lancaster Cost - \$8,000

Current Owner Prior Owner ID/Factors/Taxes

- Current Ownership

Title	Last Name	First Name	Res ex	% Owin	Type
#1:	KMAC SOIL ENVIRONMENTAL SERVIC		<input type="checkbox"/>		
#2:			<input type="checkbox"/>		
#3:			<input type="checkbox"/>		

Street #1: 2631 SHUTTERS WORTH DRIVE Home Phone: Fill

Street #2: List

City/Town: BRIMMINGHAM Work Phone: Verify

Province/State: AL Postal: 35234-0000 Email: Verify

Country: Account Type:

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

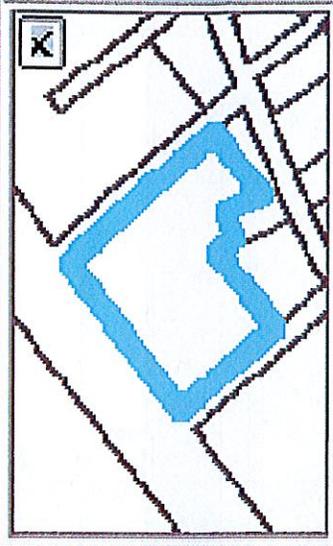
Owner Occupied: Sale Date: 8/20/2004 Owner Lookup Number: 10241

Separate Bill:   
 Valid Owner:   
 Private Info:

Sales Exemptions More Owners Other Parties

Add Mod Del Save Cancel Indexed By Parcel ID Card #

No Picture Available



No Sketch Available

**M Parcel ID: 0081H-0A-008.00** Card: 1/1  
 Account: 13463 District: 01 - County  
 Sticker #: Ent. Parcel Area: 245 - FF  
 Location: ELEVENTH ST Lancaster Neigh: 32A - 32A  
 Land Use: NLN - LandOnly  
 Owner #1: KMAC SOIL ENVIRONMENTAL SERVIC Own Type:

Market Adj Value	Current	Year 2013	Legal Description
Calc. Land Area:	245,000	245,000	189X61X135X245X141
Full Market Value:	8,600	8,600	
Building Value:		8,600	
Yard Items:		8,600	
Land Value:		516	
Total Value:		8,600	
Assessed Value:		8,600	
Capped Total:			Reval / Market 03

**Sales Information**  
 Grantor: SPRINGS INDUSTRIES INC Validity: 4  
 Sale Price: 1  
 Sale Date: 8/20/2004 Sold Vacant: No  
 Legal Ref: 0249-0114

Office Notes  Notes

Parcel ID: 0081H-0A-008.00 Card: 1 of 1 Location: ELEVENTH ST Lancaster Cost - \$8,600

Current Ownership | Prior Owner | ID/Factors/Taxes

Title	Last Name	First Name	Res ex	% Own	Type
#1:	KMAC SOIL ENVIRONMENTAL SERVIC		<input type="checkbox"/>		
#2:			<input type="checkbox"/>		
#3:			<input type="checkbox"/>		

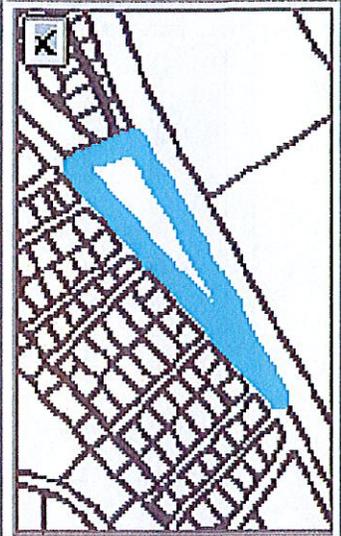
  

Street #1: 2631 SHUTTERS WORTH DRIVE  Home Phone:   
 Street #2:   Cell Phone:   
 City/Town: BRIMMINGHAM  Work Phone:   
 Province/State: AL  Postal: 35234-0000 Email:   
 Country:  Account Type:  Separate Bill:   
 D.O.B.: MM/DD/YYYY  Legal Reference:  Valid Owner:   
 Owner Occupied:  Sale Date: 8/20/2004 Owner Lookup Number: 10241 Private Infor:

Indexed By  Parcel ID  Card #

Add Mod Del Save Cancel

No Picture Available



No Sketch Available

**M Parcel ID: 0082D-0Q-001.00** Card: 1/1  
 Account: 80424 District: 01 - County  
 Sticker #: Ent. Parcel Area: 1.973 - AC  
 Location: YORK STREET Lancaster Neigh: 14 - 14  
 Land Use: NLN - LandOnly  
 Owner #1: KMAC SOIL & ENVIRONMENTAL SERV Own Type:

Market Adj Value	Current	Year 2013	Legal Description
Calc. Land Area:	1.970	1.970	
Full Market Value:	14,800	14,800	
Building Value:			
Yard Items:			
Land Value:	14,800	14,800	
Total Value:	888	888	
Assessed Value:	14,800	14,800	Reval / Market 03
Capped Total:			

**Sales Information**  
 Grantor: SPRINGS INDUSTRIES INC Validity: 4  
 Sale Price: 1  
 Sale Date: 8/20/2004 Sold Vacant: No  
 Legal Ref: 0249-0114

Add Mod Del Save Cancel  
 Indexed By  Parcel ID  Card #

Parcel ID: 0082D-0Q-001.00 Card: 1 of 1 Location: YORK STREET Lancaster Cost - \$14,800

Current Owner | Prior Owner | ID/Factors/Taxes

- Current Ownership

Title	Last Name	First Name	Res ex	% Own	Type
#1:	KMAC SOIL & ENVIRONMENTAL SERV				
#2:					
#3:					

Street #1: 2631 SHUTTLESWORTH DRIVE  Home Phone:   
 Street #2:   Cell Phone:   
 City/Town: BIRMINGHAM  Work Phone:   
 Province/State: AL  Postal: 35234-0000 Email:

Country:  Account Type:  Separate Bill:   
 D.O.B.: MM/DD/YYYY  Legal Reference:  Valid Owner:   
 Owner Occupied:  Sale Date: 8/20/2004 Owner Lookup Number: 21444 Private Infor:

Add Mod Del Save Cancel

Indexed By  Card #

No Picture Available



No Sketch Available

**M Parcel ID: 0082E-0C-010.00** Card: 1/1  
 Account: 80426 District: 01 - County  
 Sticker #: Ent. Parcel Area: 7.01 - AC  
 Location: BROOKLYN AV Lancaster Neigh: 06 - 06  
 Land Use: NLN - LandOnly  
 Owner #1: KMAC SOIL & ENVIRONMENTAL SERV Own Type:

Market Adj Value	Current	Year 2013	Legal Description
Calc. Land Area:	7,010	7,010	
Full Market Value:	38,000	38,000	
Building Value:			
Yard Items:			
Land Value:	38,000	38,000	
Total Value:	2,280	2,280	
Assessed Value:	38,000	38,000	Reval / Market 03
Capped Total:			

**Sales Information**  
 Grantor: SPRINGS INDUSTRIES INC  
 Sale Price: 1 Validity: 4  
 Sale Date: 8/20/2004 Sold Vacant: No  
 Legal Ref: 0249-0114

Office Notes  Notes

Indexed By Parcel ID Card #



Add Mod Del Save Cancel

Parcel ID: 0082E-0C-010.00 Card: 1 of 1 Location: BROOKLYN AV Lancaster Cost - \$38,000

Current Owner Prior Owner ID/Factors/Taxes

Title	Last Name	First Name	Res ex	% Own	Type
#1:	KMAC SOIL & ENVIRONMENTAL SERV		<input type="checkbox"/>		
#2:			<input type="checkbox"/>		
#3:			<input type="checkbox"/>		

Street #1: 2631 SHUTTLESWORTH DRIVE Home Phone: Fill

Street #2: List Cell Phone:

City/Town: BIRMINGHAM Verify Work Phone:

Province/State: AL Postal: 35234-0000 Email: Verify

Country: Account Type: Separate Bill:

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

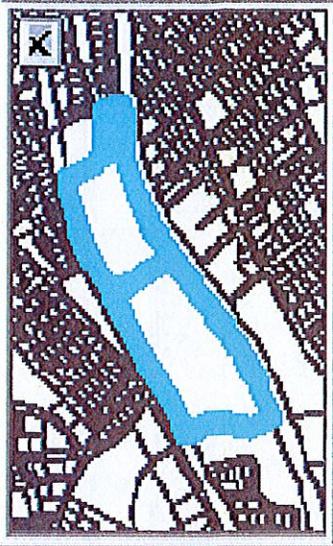
Owner Occupied: Sale Date: 8/20/2004 Owner Lookup Number: 21444 Private Info:

Sales Exemptions More Owners Other Parties

Add Mod Del Save Cancel

Indexed By  Card #

No Picture Available



No Sketch Available

**Parcel ID: 0082E-0A-002.01**  
 Account: 80425  
 Sticker #:   
 Location: MIDWAY STREET Lancaster  
 Land Use: NLN - LandOnly Neigh: 14 - 14  
 Owner #1: KMAC SOIL & ENVIRONMENTAL SERV Own Type:

Card: 1/1  
District: 01 - County  
Ent. Parcel Area: 16.465 - AC

Market Adj Value	Current	Year 2013	Legal Description
Calc. Land Area:	16.460	16.460	
Full Market Value:	46,500	46,500	
Building Value:			
Yard Items:			
Land Value:	46,500	46,500	
Total Value:	2,790	2,790	
Assessed Value:	46,500	46,500	
Capped Total:			
			Rewal / Market 03

**Sales Information**  
 Grantor: SPRINGS INDUSTRIES INC  
 Sale Price: 1 Validity: 4  
 Sale Date: 8/20/2004 Sold Vacant: No  
 Legal Ref: 0249-0114

Add Mod Del Save Cancel  
 Indexed By  Parcel ID  Card #

Parcel ID: 0082E-0A-002.01 Card: 1 of 1 Location: MIDWAY STREET Lancaster Cost - \$46,500

Current Owner | Prior Owner | ID/Factors/Taxes

**- Current Ownership**

Title	Last Name	First Name	Res ex	% Own	Type
#1:	KMAC SOIL & ENVIRONMENTAL SERV		<input type="checkbox"/>		
#2:			<input type="checkbox"/>		
#3:			<input type="checkbox"/>		

Street #1: 2631 SHUTTLESWORTH DRIVE  Home Phone:   
 Street #2:  Cell Phone:   
 City/Town: BIRMINGHAM  Work Phone:   
 Province/State: AL  Postal: 35234-0000  Email:

Country:  Account Type:  Separate Bill:   
 D.O.B.: MM/DD/YYYY  Legal Reference:  Valid Owner:   
 Owner Occupied:  Sale Date: 8/20/2004  Owner Lookup Number: 47691  Private Infor:

Sales  Exemptions  More Owners  Other Parties

# Exhibit 3

Sec. 31-361. - Zoning table of uses.

<p>R-15: Residential District  R-10: Residential District  R-6: Residential District  MF: Multifamily District  PO: Professional Office District  B-1: Business District  B-2: Neighborhood Commercial District (GR, B-1-G, B-4)</p>	<p>B-3: General Business District (GR, B-1-G, B-4)  <b>IND: Industrial District (I-1, I-2)</b>  MHP: Manufactured Home Park  NAICS: North American Industrial Classification System  SE: Means that a special exception from the board of zoning appeals is necessary in order to allow use  UP: Means that the use is permitted</p>
--	--

Use description	NAICS	R-15	R-10	R-6	PO	B-1	B-2	B-3	IND	MF (1)	MHP (1)
1 <i>Residential</i>											
Cluster Development		SE (1)	SE (1)	SE (1)			SE				
Condominium Development					SE (1)	SE (1)	SE	SE			
Convalescent Home		SE	SE	SE	UP		SE	SE			
Dwelling, Single-Family		UP	UP	UP		UP	UP		UP	UP	UP
Dwelling, Two-Family			UP	UP		UP	UP		UP	UP	UP
Group Home		SE	SE	SE							
Multifamily Development						UP (1)				UP	
Manufactured Homes			UP	UP						UP	

			(1)	(1)						(1)	
Nursing Home		SE	SE	SE	UP	SE	U P	UP		UP	
Rooming and Boarding House			SE	SE		SE	S E				
Bed and Breakfast		SE (1)	SE (1)	SE (1)	UP (1)	UP (1)	U P				
<i>2 Commercial</i>											
Ambulance Service		SE	SE	SE	UP	UP	S E	UP	UP	SE	SE
Appliance Sales/Service						UP		UP			
Automatic Car Wash								UP	UP		
Automobile Parking Lot						UP	U P	UP	UP		
Automobile Parts Sales						SE		UP	UP		
Automobile Sales/Service	441					UP		UP	UP		
Automobile Upholstery Shop								UP	UP		
Bakery						UP	U P	UP	UP		
Barber and Beauty Shop	81211					UP	U P	UP	UP		
Bingo						SE		UP	UP		
Body Piercing/Branding								SE			

Establishments								(1)				
Building Material, Garden Equipment and Supplies Dealers	444130					UP		UP	UP			
Bus Stations, Taxicab Stations						UP		UP	UP			
Cabinet Shop									UP			
Use description	NAICS	R-15	R-10	R-6	PO	B-1	B-2	B-3	IND	MF (1)	MHP (1)	
Child Care or Day Care Center; Adult Day Care		SE	SE (1)	SE (1)	SE (1)	UP	SE	UP (1)	(1)			
Children's Home		SE	SE	SE			SE					
Clinical, Medical, Dental					UP	UP						
Clothing and Clothing Accessories Store	448					UP	UP					
Communication Tower and Antenna		SE (1)	SE (1)	SE (1)	UP (1)	UP (1)	SE	UP	UP (1)	SE (1)	SE (1)	
Dance Studio	611610					UP	UP					
Delicatessen	611610						SE					
Drug Store, Pharmacy	446				UP	UP	UP	UP				
Dry Cleaner and Laundry Service	8123					UP	UP	UP	UP			

Electronic and Appliance Store	443					UP		UP			
Festivals, Bazaars, Outdoor sales events, Carnivals, Circuses, Revivals, Temporary Promotions						UP (1)	UP	UP (1)	UP (1)	UP	
Farm Machinery and implemented sales/service								UP	UP		
Farmers Market								UP	UP		
Feed and Seed, Packages and Retail						SE		UP	UP		
Financial Institution	5221				UP		UP	UP	UP		
Firearms/Ammunition Sales/Service						UP		UP	UP		
Fireworks Sales								UP (1)	UP (1)		
Florist Shop						UP	UP	UP	UP		
Food and Beverage Stores, Convenience Stores (except 4453)	445					UP	SE	UP			
Food Service and Drinking Place	722				SE	UP		UP			
Funeral Home, Crematorium								SE	SE		

Funeral Home, Mortuary Services	812210					UP	SE	UP	UP		
Furniture Repair and Upholstery								UP	UP		
Furniture Store	442110, 453310					UP		UP			
Garden Supply Store						UP		UP			
General Merchandise Store	452					UP		UP			
Greenhouse and Plant Nursery								UP	UP		
Health and Personal Care Services	446				UP	UP		UP			
Heating, Air Conditioning and Plumbing Sales and Service								UP	UP		
Historical Site and Building						UP	UP				
Home Occupations		UP (3)	UP (3)	UP (3)		UP (3)	UP			UP (3)	UP (3)
Hotel and Motel						UP (1)		UP (1)			
Informational and Data Processing Services	721110				UP	UP	UP	UP			
Laboratory, Medical, Dental					UP	UP		UP	UP		

Liquor Store						UP		UP			
Medical Facility					UP	UP	S E	UP			
Medical Supplies, Sales and Service					UP	UP	U P		UP		
Miscellaneous Retailers (except 453930)	453					UP		UP			
Manufactured/Modular Home and Recreational Vehicle Sales/Service	453930							UP (1)	UP (1)		
Motorcycle Sales and Service	441221					UP		UP	UP		
Office, Business or Professional					UP	UP	U P	UP	UP		
Other Amusement and Recreational Facilities	7139					SE		UP			
Pawn Shop						UP		UP			
Personal and Household Goods Repair and Maintenance	8114					UP		UP	UP		
Professional, Scientific and Technical Service	541				UP	UP	U P	UP			
Public Utility Building and Use		SE (1)	SE (1)	SE (1)		SE (1)	S E	UP (1)	UP (1)		
Restaurant					SE	UP		UP	UP		
Service Stations						SE		UP	UP		

Sporting Goods, Hobby, Book and Music Stores	4512					UP	U P	UP			
Tailor						UP	U P	UP			
Tattooing, Body Piercing, Branding Establishments								SE (1)			
Tavern, Nightclub, Pool Hall, Game-room, Private Club						SE		UP	UP		
Toy Store	45112 0					UP		UP			
Veterinary Clinic								UP			
Video Game Machine Establishment								UP (1)	UP (1)		
Video Store	4512						U P	UP	UP		
3 <i>Industrial</i>											
Apparel Manufacturing	315							SE	UP		
Automobile/Truck Repair and Rebuilding Shop (Body Shop)	8111							SE	UP		
Bottling Works								SE	UP		
Building Contractor and Related Activities								SE	UP		
Building Materials, sales and storage	4441							UP	UP		

Cabinet Making									SE		
Coal, sales and storage	4543								SE		
Commercial Kennel									SE		
Concrete Products Manufacture	327390								SE		
Cotton and Vegetable Oil Processing and Refining	3112								SE		
Electrical Equipment Assembly									SE	UP	
Farm Implement Machinery Sales and Storage									UP	UP	
Feed Mill									SE		
Fire Training Center									UP		
Food Processing and Packaging, except Slaughtering									UP		
Foundry	3315								SE		
Furniture Manufacturing									SE	SE	
Instrument and Meter Manufacturing									SE	UP	
Jewelry and Watch Manufacturing	3399								SE	UP	
Junkyards for Automobiles, Building Materials, Metal or Other									SE		

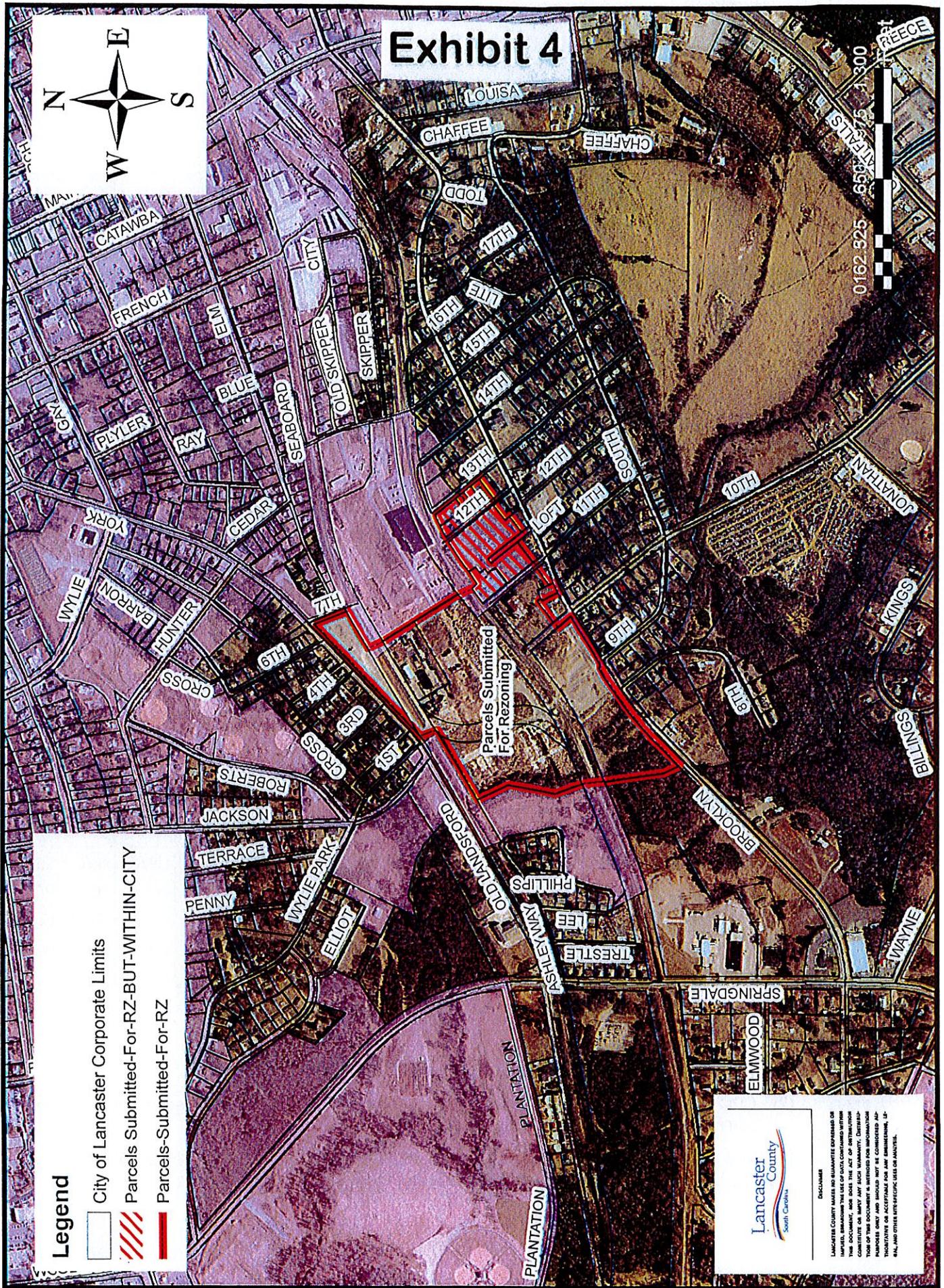
Salvage													
Leather Goods Fabrication, except Curing of Hides	316							SE	SE				
Machine Shop	33271 0							SE	UP				
Meat Packing Plant									SE				
Mini Warehouse								UP (1)	UP (1)				
Mixing Plants for Concrete or Paving Materials									SE				
Motion Picture and Sound Recording Industries	512							UP	UP				
Optical Goods Manufacturing									UP				
Petroleum Products, bulk storage									SE				
Pistol/Firing Range									SE				
Printing and Publishing							SE	UP	UP				
Printing Plant									UP				
Railroad Freight Yard									SE				
Railway Station									UP				
Sawmill	32111 3								SE				

Sheet Metal Processing										SE		
Sporting Goods Manufacturing										UP		
Textile Manufacture	315									SE		
Tire Recapping and Retreading Plant	32621 2									UP		
Truck Terminal										SE		
Warehouse									UP	UP		
Wholesale or Warehousing									UP	UP		
Woodworking Shop										UP		
4 <i>Public/Institutional</i>												
Armory									UP	UP		
Civic, Social, Service Organizations		SE	SE	SE		UP	U P	UP	UP			
Cultural Facilities, Museum						CPC (2)	U P	CPC (2)				
Governmental Offices and Uses (Police Station, Fire Station, Post Office)		CPC (2)	CPC (2)	CPC (2)	CPC (2)	CPC (2)	U P	CPC (2)	CPC (2)	CPC (2)	CPC (2)	
Historical Site and Building					UP	UP	U P	UP				
Hospital					UP		U P	UP				

Library		CPC (2)	CPC (2)	CPC (2)	CPC (2)	CPC (2)	U P	CPC (2)			
Public Utility and ROW		UP	UP	UP		UP	U P	UP			
Religious Institutions		UP	UP	UP	UP	UP	U P	UP	UP		
Senior Citizens Center			UP	UP	UP	UP	U P	UP			
School, Public		CPC (2)	CPC (2)	CPC (2)	CPC (2)		U P	CPC (2)			
School, Parochial		UP	UP	UP	UP		U P	UP			
5 <i>Park/Recreational/Conser vation</i>											
Cemetery/Mausoleum		UP	UP	UP	UP	UP	U P	UP	UP		
Public Park and Playground		UP	UP	UP	UP	UP	U P	UP	UP		
Recreational Facilities (public-lighted, private)		SE/JC P (1), (2)	SE/C PC (1), (2)	SE/C PC (1), (2)	SE/C PC (1), (2)	SE/C PC (1), (2)	S E	UP/C PC (1), (2)	UP/C PC (1), (2)	SE/C PC (1), (2)	SE/C PC (1), (2)

- (1) See article IV for special conditions associated with use.
- (2) CPC means that although allowed, a public project review shall be obtained by the city planning commission (CPC) prior to issuance of permits.
- (3) See sections 31-34 and 31-232 for specific regulations pertaining to home occupations.  
(Ord. No. O09-16, 6-23-09)

# RZ-014-028 Location Map



**Exhibit 4**



- Legend**
- City of Lancaster Corporate Limits
  - Parcels Submitted-For-RZ-BUT-WITHIN-CITY
  - Parcels-Submitted-For-RZ

**Lancaster County**  
South Carolina

**DISCLAIMER**  
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**UDO-TA-014-016 – Proposed text amendment to the Lancaster County Unified Development Ordinance by Kenneth Cauthen, Lancaster County Zoning Administrator to amend the text of Chapter 4, Conditional and Special Exception Uses, Section 4.1.23 Subsection 2, Temporary Dependent Care Residences.**  
**{Public Hearing} pgs. 84-87**

Andy Rowe

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## **PLANNING STAFF REPORT**

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### **I. Facts**

#### **A. General Information**

The following is a proposed text amendment to the Lancaster County Unified Development Ordinance by Kenneth Cauthen, Lancaster County Zoning Administrator to amend the text of Chapter 4, Conditional and Special Exception Uses, Section 4.1.23 Subsection 2, Temporary Dependent Care Residences.

#### **Section 4.1.23 Subsection 2**

Old Text: Permits for temporary dependent care residences authorized under this section shall be valid for a period of 12 months from the date of issuance, except the building and zoning official may renew such a permit in three (3) month increments if a written certificate from a licensed physician is obtained which states there is still a need for direct custodial care between the occupant(s) of the principal residence on such a lot and the occupants of the manufactured home.

Proposed Text: Permits for temporary dependent care residences authorized under this section shall be valid for a period of 12 months from the date of issuance, except the building and zoning official may renew such a permit in **one (1) year increments** if a written certificate from a licensed physician is obtained which states there is still a need for direct custodial care between the occupant(s) of the principal residence on such a lot and the occupants of the manufactured home.

### **II. Findings**

The text amendment is to amend Chapter 4, Conditional and Special Exception Uses, Section 4.1.23 Subsection 2, Temporary Dependent Care Residences. The proposed text amendment if adopted would allow Lancaster County Building and Zoning officials to renew Temporary Dependent Care Permits for up to a year. Currently a citizen is granted a Temporary Dependent Care Permit for 12 months. After the initial permit has expired the citizen must provide a doctor's note every 3 months to renew the permit. If the proposed text amendment is adopted citizens will receive the initial 12 month permit, and be able to renew the Temporary Dependent Care Permit for another 12 months. This allows the citizen to only provide a doctors note once a year rather than every three months.

### **III. Recommendation**

It is the recommendation of the planning staff that the above text amendment be **approved.**

LANCASTER COUNTY  
SOUTH CAROLINA

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

Do Not Write In This Box

UDO-TA-014-016  
Application No. \_\_\_\_\_ Date Received 10-27-14 Fee 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: \_\_\_\_\_
3. How is this property presently designated on the map? \_\_\_\_\_
4. How is the property presently being used? \_\_\_\_\_
5. What new designation or map change do you propose for this property? \_\_\_\_\_
6. What new use do you propose for the property? \_\_\_\_\_

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

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

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

4.1.23 (Subsection 2) Temporary dependent Care residences

9. Explanation of and reasons for proposed change: To allow building and zoning

official to renew permit in one (1) year increments.

(use back of form if additional space is needed)

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)

Graveth Caution

ADDRESS:

213 Orange Ave  
Lancaster SC 29720

Phone: 803-416-9319

[Signature]  
SIGNATURE

**Section 4.1.23 - Temporary dependent care residences.**

1. On any lot at least one and one-half acres (65,340 square feet) in size used for single-family residential purposes, the building and zoning official may issue a zoning permit to allow a manufactured home to be located on such a lot on a temporary basis under the following circumstances and conditions:
  - a. The applicant for the permit presents a written certificate from a licensed physician stating that, because of poor health, there is a need for the direct custodial care between the occupant(s) of the principal residence on such a lot and the occupant(s) of the manufactured home;
  - b. The occupants of the two (2) residences are related by blood or marriage or there is a legal guardianship relationship between them;
  - c. The applicant submits a letter from the Lancaster County water and sewer district that demonstrates that separate water and sewer facilities for the manufactured home have been installed.
2. Permits for temporary dependent care residences authorized under this section shall be valid for a period of 12 months from the date of issuance, except the building and zoning official may renew such a permit in three (3) month increments if a written certificate from a licensed physician is obtained which states there is still a need for direct custodial care between the occupant(s) of the principal residence on such a lot and the occupants of the manufactured home.
3. Temporary residences authorized under this section shall not be subject to the density and dimensional regulations of this ordinance, but shall be subject to applicable setback requirements.

**Proposed amendment to UDO Section 4.1.23**  
**Subsection 2**

~~Indicates Matter Stricken~~

Indicates New Matter

“Permits for temporary dependent care residences authorized under this section shall be valid for a period of 12 months from the date of issuance, except the building and zoning official may renew such a permit in ~~three (3) month increments~~ one (1) year increments if a written certificate from a licensed physician is obtained which states there is still a need for direct custodial care between the occupant(s) of the principal residence on such a lot and the occupants of the manufactured home.”