

# LANCASTER COUNTY PLANNING COMMISSION

August 16, 2016  
6:30 PM  
Lancaster Co.  
Adm. Bldg.,  
Room 224  
(803) 285-6005

## Amended Agenda

<b>Type of meeting:</b>	<b>General Business Meeting</b>	<b>Facilitator:</b>	<b>Planning Staff</b>
<b>Clerk:</b>	<b>Judy Barrineau</b>		
<b>Please read:</b>	<b>Agenda Packet</b>		
<b>Please bring:</b>	<b>Agenda Packet &amp; UDO</b>		
Call To Order	Chairman		
Roll Call	Chairman		
Approve Agenda	Chairman		
Citizen's Comments	Chairman		
Approval of Minutes – July 19, 2016 Regular Minutes	Chairman		
Chairman's Report	Chairman		
Director's Report	Penelope Karagounis		
<b>RNC-016-011</b> - Road Name Change Application – Harris St./Heath Springs {Public Hearing} pgs. (1-7)	Nick Cauthen		
<b>RNC-016-012</b> – Road Name Change Application – Harris St. Ext./Heath Springs {Public Hearing} pgs. (8-14)	Nick Cauthen		
<b>RNC-016-013</b> – Road Name Change Application – Ray Rd./Lancaster {Public Hearing} pgs. (15-22)	Andy Rowe		
<b>RZ-016-006</b> – Application of Blackwell, Ltd. & Danny R. Blackwell to rezone ± 45.67 acres of property from R-45A, Rural Residential/Intense Agricultural District to MF, Multiple-Family/Agricultural District. The property is located at the intersection of Fork Hill Road and Little Dude Road in Lancaster County, SC. {Public Hearing} pgs. (23-54) <b>Tax Map 0141-00-024.00</b>	Andy Rowe		
<b>RZ-016-007</b> – Application of Danny R. Blackwell to rezone ± 20 acres of property from R-45A, Rural Residential/Intense Agricultural District to MF, Multiple-Family/Agricultural District. The property is located off East 3 <sup>rd</sup> Street, ± 1,550 feet east of the intersection of Kershaw Camden Highway in Kershaw, SC. {Public Hearing} pgs. (55-84) <b>Tax Map, 0156-00-001.00</b>	Andy Rowe		
<b>RZ-016-008</b> – Application of Shelby Snipes to rezone a ± .25 acre portion of a ± .7 acre tract of property from R-15, Moderate Density Residential/Agricultural District to R-15S, Moderate Density Residential/Manufactured Housing/Agricultural District. The property is located at 2575 Lynwood Drive in Lancaster County, SC. {Public Hearing} pgs. (85-101) <b>Tax Map 0102-00-106.00</b>	Nick Cauthen		

<p><b>RZ-016-009</b> – Application of Stephen Waters to rezone ± .08 acres of property from R-15D, Moderate Density Residential/Manufactured Housing/Agricultural District to B-3, General Commercial District. The property is located off S. York Road, ± 250 feet northeast of the intersection of 7<sup>th</sup> Street in Lancaster County, SC.</p> <p>{Public Hearing} pgs. (102-121) <span style="float: right;"><b>Tax Map 0082D-0P-014.00</b></span></p>	<p>Nick Cauthen</p>
<p><b>New Business (Amended):</b>  <b>Executive Session-</b> SC Code Section 30-4-70(a)(2)- Pending Litigation</p>	



**Memo**

**To:** Lancaster County Planning Commission Members  
**From:** Penelope G. Karagounis, Lancaster County Planning Director  
**Date:** August 3, 2016  
**Re:** Director's Report for the August 16, 2016 Planning Commission meeting

**Message:**

For the month of August, we have two Development Review Committee cases. One case will be reviewed on August 9<sup>th</sup> known as the Kushi Bazaar on Highway 160. The second case will be reviewed on August 23, 2016 for the REO Fund 3 @ Bailes Ridge, LLC.

Our scheduled public hearing for the new Unified Development Ordinance and Zoning Map will be held on Tuesday, August 23, 2016 at 6:30 pm. Please bring your UDO notebook with you.

The August 16, 2016 agenda reflects the process that we have been using in the Planning Department for over 10 years. We appreciate the Planning Commission for allowing us to try a new agenda format for the meetings in July. We will continue to use the old Planning Commission agenda format.

Since July 25<sup>th</sup>, the Voter Registration's conference room has been open to view our Zoning Map and chapters of the Unified Development Ordinance. The room has computers for the citizens to view their proposed zoning districts. We also have comment sheets for citizens to comment on our proposed chapters and zoning map. I would like to thank my Planning Staff for taking the time out of their schedules to answer any questions when citizens come to view the documents in the Voter Registration Office. I also would like to thank the Voter Registration Department for allowing us to use their conference room and assisting us with the process.

On Tuesday, August 30, 2016, RFATS (Rock Hill-Fort Mill Area Transportation Study) will have an open house at the Del Webb Library in Indian Land from 6:00 to 7:30 for the Long Range Transportation Plan. RFATS is a Metropolitan Planning Organization, which MPOs are local agencies that are responsible for regional transportation.

RFATS is also currently conducting a Bicycle/Pedestrian Connectivity Study for the area. Please visit [BikeWalkRFATS.com](http://BikeWalkRFATS.com) for more information.

Thank you.

**RNC-016-011 - Road Name Change**  
**Application – Harris St./Heath Springs**  
**{Public Hearing} pgs. (1-7)**

Discussion:

Conclusions:

Action items:

Person responsible:

**Nick Cauthen**

Deadline:



**PLANNING STAFF REPORT: RNC-016-011**  
**APPLICANT: LANCASTER COUNTY PUBLIC SAFETY COMMUNICATIONS**

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**I. FACTS**

A. GENERAL INFORMATION

**Proposal:** This is the road name change application for a proposed road name change for Harris St.

**Property Location:** Harris St. is located in Heath Springs, S.C.

**Legal Description:** TMS # 0133O-0E-002.00, 0133O-0F-001.00, 0133O-0D-002.00, 0133O-0G-001.00, 0133-00-057.00, 0133O-0E-001.00, 0133O-0D-001.00

**Description of Plan:** Change the existing road name of Harris St. to Isaiah St.

B. SITE INFORMATION

**Site Description:** Harris St. is located off Kershaw Camden Hwy. in Heath Springs, S.C.

C. EXHIBITS

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

**II. FINDINGS**

CODE CONSIDERATIONS

Chapter 14, Streets and Sidewalks

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

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

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

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

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

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

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

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

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

After reasonable opportunity for public hearing, the planning commission issues its certificate designating the change. It is recorded in the office of the clerk of court. The change and certified name becomes the legal name of the street. (Ord. No. 916, 6-2-08; Ord. No. 1269, § 1, 5-12-2014)

### III. CONCLUSIONS

This road name change is being requested by Lancaster County Public Safety Communications. The new Computer Aided Dispatch System is a map driven system, therefore the accuracy of address points, street names, and ranges are vital. The reason for the proposed road name change is that Harris St. is similar sounding or duplicate to others in Lancaster County. By changing the proposed road name, Lancaster County Public Safety Communications will be able to locate addresses more effectively and without confusion in regards to similar sounding road names or duplicate road names. The facts and findings of this report show that the renaming of Harris St. to Isaiah St. should be approved.

### IV. RECOMMENDATION

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

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

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

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

Date of Application: July 8, 2016 RNC-016-011

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

City, State, Zip Code: Lancaster, SC 29720

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

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

Location of new road: Located off Kershaw Camden Hwy in Heath Springs

Road name as it exists now (if applicable): HARRIS ST

Proposed new road name (1<sup>st</sup> choice): ISAIAH ST

Proposed new road name (2<sup>nd</sup> choice): \_\_\_\_\_

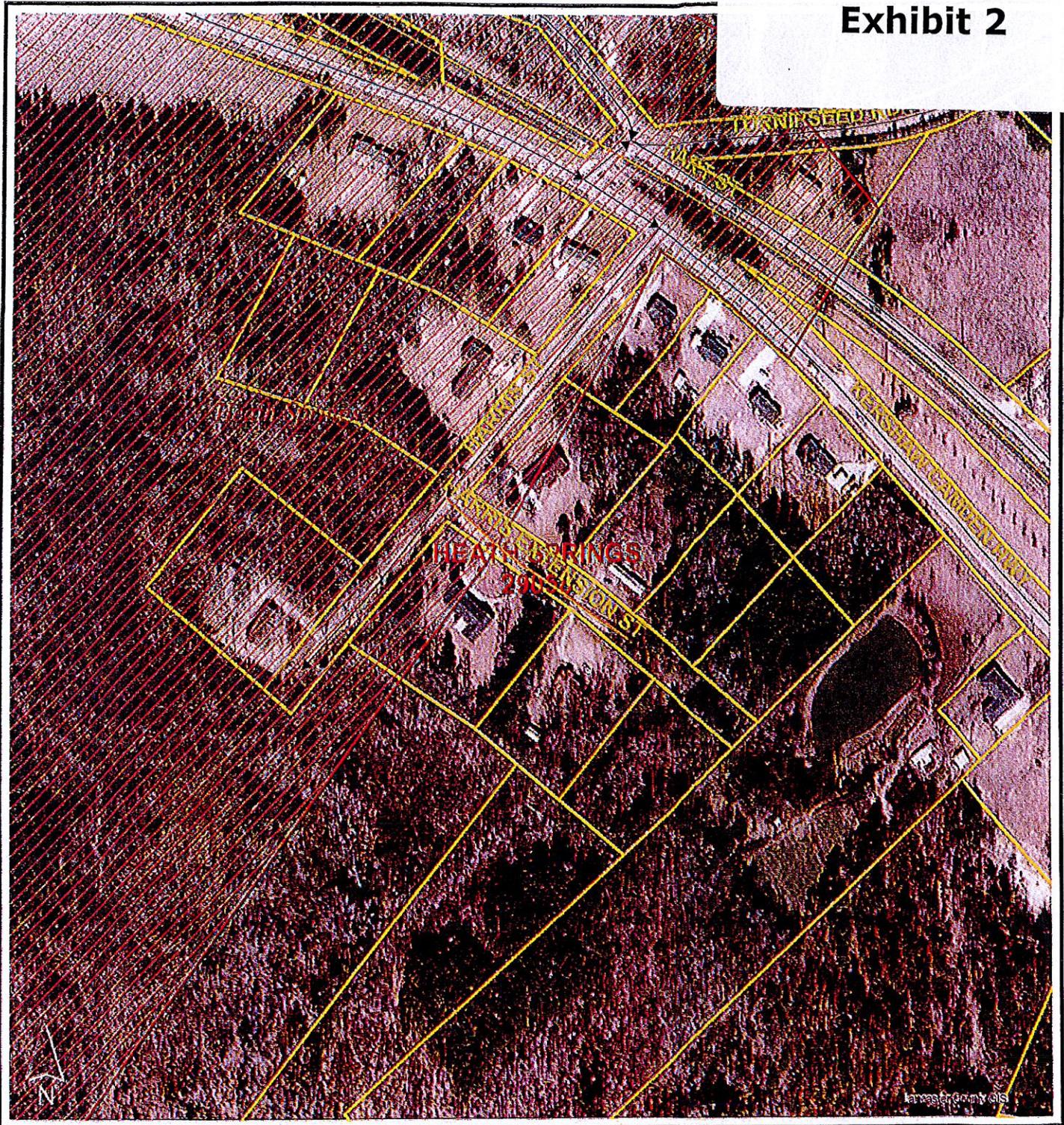
Will this be a private road? Yes X NO \_\_\_\_\_

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

Please attach the following items to this application:

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

Signature of Applicant: Lancaster County Public Safety Communications



Address Info

Harris St., Heath Springs

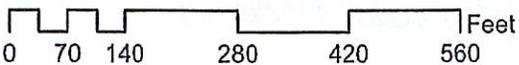
**Public Safety Communications**

**LANCASTER COUNTY**

**911**

**Address Slip**

*A Few Serving Many*



1 inch = 220 feet

Note: This map is a graphic representation and should only be used for illustrative purposes.

In no way should this map be used for exact locations.

Author: Lancaster County SC

Date: 4/13/2016

Parcel ID	Owner
QR 01330-0E-002.00	MCCAIN WILLIAM BOB & MARY JANE mailing address 408 E Springs St 145 89058
NQR 01330-0F-001.00	BATTLE GLADYS mailing address 12684 Quaking Branch Rd, Boise MO 83780
NRR 01330-0D-002.00	WILLIAMS RICHARD " " 239 Turnipseed Rd Heath Springs SC 29058
QR 01330-0G-001.00	HEIGHT WILMON & Maggie 218 Harris St. AS 29058
0133-00-057.00	HILLIARD HEYWARD E JR 1106 Edgemont Dr Lancaster
01330-0E-001.00	MASSEY WILLIAM J & BARBARA A PO Box 588 HS 29058
01330-0D-001.00	HARRIS CHARLES F & Sophia 114 Harris St AS 29058

Harris St., Heath Springs

- emailed planning
- mailed out letters to property owners w/ response letters 4-13-16 - due back on 5-13-16
- signs posted
- mailed out letters postponing meetings until July
- Spoke w/ Maggie Deight by phone on 5/2/16 - Explained the need for the change
- Spoke w/ Maggie Deight and Charles Harris on 5/20/16 - Requested Isaiah St

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

**TO:** Property Owners Adjacent to Harris St.  
**FROM:** Lancaster County Planning Department  
**SUBJECT:** Public Hearing on Road Name Change Application RNC-016-011

**DATE**

**MAILED:** Thursday, July 28, 2016

**MEETING**

**DATE:** Tuesday, August 16, 2016

**TIME:** 6:30pm

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

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

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

A public hearing regarding this matter will be held TUESDAY, August 16, 2016 AT 6:30 P.M. at the Lancaster County Administration Building, 101 North Main Street, Room 224. The Planning Commission will accept public input either for or against the road name application at that time. If you cannot attend the hearing in person, you may submit a written, signed statement expressing your position to the Planning Department and it will be submitted to the Commission at the hearing.

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

## AUGUST 16<sup>TH</sup> PC MEETING

### HARRIS ST-HEATH SPRINGS: RNC-016-11

- HARRIS ST is located off Kershaw Camden Hwy.
- Seven (7) street name change notification letters were mailed out on 4-13-16. Three (3) property owners responded. Two (2) property owners responded with the street name of ISALAH ST. Both property owners reside on Harris St.
- The proposed street name submitted by LCPC is ISALAH ST.



**RNC-016-012 – Road Name Change  
Application – Harris St. Ext./Heath Springs  
{Public Hearing} pgs. (8-14)**

Discussion:

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Conclusions:

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Action items:

Person responsible:

Deadline:

**Nick Cauthen**

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## PLANNING STAFF REPORT: RNC-016-012

APPLICANT: LANCASTER COUNTY PUBLIC SAFETY COMMUNICATIONS

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### I. FACTS

#### A. GENERAL INFORMATION

**Proposal:** This is the road name change application for a proposed road name change for Harris St. Extension

**Property Location:** Harris St. Extension is located in Heath Springs, S.C.

**Legal Description:** TMS # 0133O-0E-007.00, 0133O-0E-008.00, 0133O-0F-001.00, 0133O-0E-009.00, 0133-00-058.01, 0133O-0F-003.00, 0133O-0E-001.00, 0133O-0F-002.00

**Description of Plan:** Change the existing road name of Harris St. Extension to Gaither St.

#### B. SITE INFORMATION

**Site Description:** Harris St. Extension is located off Harris St. in Heath Springs, S.C.

#### C. EXHIBITS

1. Road Name Change Application
2. 911 Aerial
3. Verification of Addresses from Sandra Burton – 1<sup>st</sup> letter sent out
4. Lancaster County Notification to the property owners
5. Harris St. Extension Comments

### II. FINDINGS

#### CODE CONSIDERATIONS

Chapter 14, Streets and Sidewalks

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

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

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

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

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

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

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

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

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

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

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

After reasonable opportunity for public hearing, the planning commission issues its certificate designating the change. It is recorded in the office of the clerk of court. The change and certified name becomes the legal name of the street. (Ord. No. 916, 6-2-08; Ord. No. 1269, § 1, 5-12-2014)

### III. CONCLUSIONS

This road name change is being requested by Lancaster County Public Safety Communications. The new Computer Aided Dispatch System is a map driven system, therefore the accuracy of address points, street names, and ranges are vital. The reason for the proposed road name change is that Harris St. Extension is similar sounding or duplicate to others in Lancaster County. By changing the proposed road name, Lancaster County Public Safety Communications will be able to locate addresses more effectively and without confusion in regards to similar sounding road names or duplicate road names. The facts and findings of this report show that the renaming of Harris St. Extension to Gaither St. should be approved.

### IV. RECOMMENDATION

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

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

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

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

Date of Application: July 8, 2016 RNC-016-012

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

City, State, Zip Code: Lancaster, SC 29720

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

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

Location of new road: Located off Harris St in Heath Springs  
\_\_\_\_\_  
\_\_\_\_\_

Road name as it exists now (if applicable): HARRIS ST EXT

Proposed new road name (1<sup>st</sup> choice): GAITHER ST

Proposed new road name (2<sup>nd</sup> choice): \_\_\_\_\_

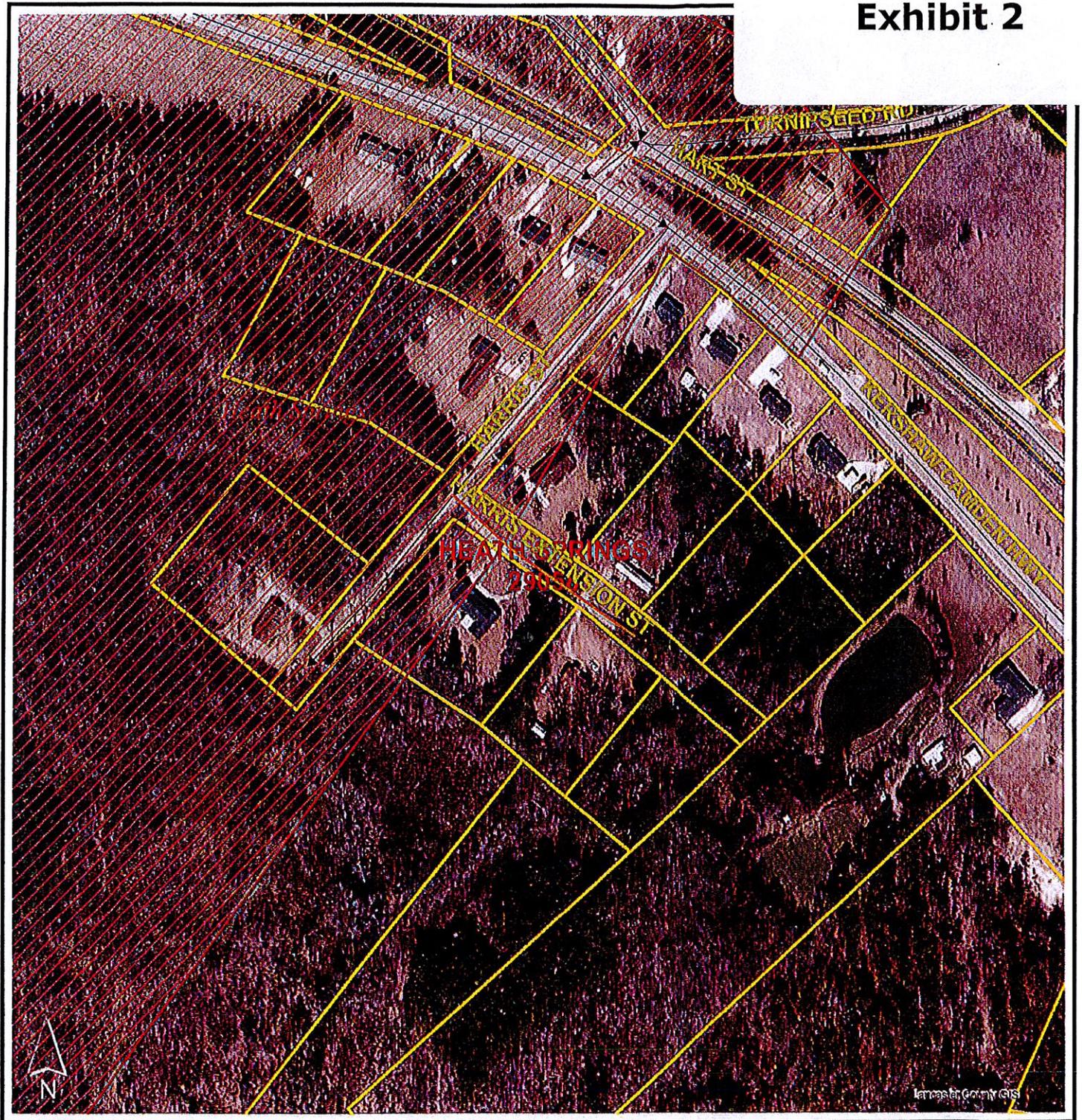
Will this be a private road? Yes X NO \_\_\_\_\_

If applicable, do you plan on deeding this new road to the county in the future?  
Yes \_\_\_\_\_ NO X

Please attach the following items to this application:

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

Signature of Applicant: Lancaster County Public Safety Communications



Address Info

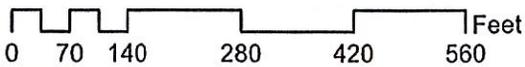
Harris Extension St,  
Heath Springs



# Public Safety Communications

## Address Slip

*A Few Serving Many*



1 inch = 220 feet

Note: This map is a graphic representation and should only be used for illustrative purposes. In no way should this map be used for exact locations.

Author: Lancaster County SC

Date: 4/13/2016

Parcel ID  
 LO 01330-0E-007.00  
 LO 01330-0E-008.00  
 NGR 01330-0F-001.00  
 3MH 01330-0E-009.00  
 1AG 0133-00-058.01  
 LO 01330-0F-003.00  
 GR 01330-0E-001.00  
 NGR 01330-0F-002.00

Owner  
 BARNES TOWANNA EALEY P.O. Box 292 Health Springs, SC 29058  
 GAITHER ELIZABETH P.O. Box 213 Health Springs, SC 29058  
 BATTLE GLADYS 12624 Quaking Branch Rd, Bowie MD 20720  
 SOWELL HELEN IZZARD P.O. Box 637 Health Springs, SC 29058  
 WILLIAMS EUGENE P.O. Box 425 Health Springs, SC 29058  
 BLANKENSHIP CHARLES A 781 Gillsbrook Rd Lancaster, SC 29120  
 MASSEY WILLIAM J & BARBARA A P.O. Box 522 Health Springs, SC 29058  
 GAITHER ALBERT & ESSIE M Gaither P.O. Box 271, Health Springs, SC 29058

Harris Extension St, Health Springs

- 2 - emailed Planning
- ✓ mailed out letters to Property owners / response letters 4-13-16 due back on 5-13-16
- Signs Posted
- ✓ 5/4/16 mailed out letters for planning meeting until July

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

**TO:** Property Owners Adjacent to Harris St. (Extension)

**FROM:** Lancaster County Planning Department

**SUBJECT:** Public Hearing on Road Name Change Application RNC-016-012

**DATE**  
**MAILED:** Thursday, July 28, 2016

**MEETING**  
**DATE:** Tuesday, August 16, 2016

**TIME:** 6:30pm

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

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

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

A public hearing regarding this matter will be held TUESDAY, August 16, 2016 AT 6:30 P.M. at the Lancaster County Administration Building, 101 North Main Street, Room 224. The Planning Commission will accept public input either for or against the road name application at that time. If you cannot attend the hearing in person, you may submit a written, signed statement expressing your position to the Planning Department and it will be submitted to the Commission at the hearing.

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

## AUGUST 16<sup>TH</sup> PC MEETING

### HARRIS ST EXTENSION-HEATH SPRINGS: RNC-016-12

- HARRIS ST EXTENSION is located off Harris St (See attached map)
- Eight (8) street name change notification letters were mailed out on 4-13-16. No responses received.
- The proposed street name submitted by LCPSC is GAITHER ST.



**RNC-016-013 – Road Name Change  
Application – Ray Rd./Lancaster  
{Public Hearing} pgs. (15-22)**

Discussion:

Conclusions:

Action items:

Person responsible:

Deadline:

**Andy Rowe**



**PLANNING STAFF REPORT: RNC-016-013**  
**APPLICANT: LANCASTER COUNTY PUBLIC SAFETY COMMUNICATIONS**

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**I. FACTS**

A. GENERAL INFORMATION

**Proposal:** This is the road name change application for a proposed road name change for Ray Road.

**Property Location:** Ray Road is located in Lancaster County, S.C.

**Legal Description:** TMS # 0042-00-058.00, 0042-00-058.01

**Description of Plan:** Change the existing road name of Ray Road to Hardwood Lane.

B. SITE INFORMATION

**Site Description:** Ray Road is located off Old Farm Road in Lancaster County, S.C.

C. EXHIBITS

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

**II. FINDINGS**

CODE CONSIDERATIONS

Chapter 14, Streets and Sidewalks

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

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

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

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

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

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

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

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

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

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

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

### **III. CONCLUSIONS**

This road name change is being requested by Lancaster County Public Safety Communications. The new Computer Aided Dispatch System is a map driven system, therefore the accuracy of address points, street names, and ranges are vital. The reason for the proposed road name change is that Ray Road is similar sounding or duplicate to others in Lancaster County. By changing the proposed road name, Lancaster County Public Safety Communications will be able to locate addresses more effectively and without confusion in regards to similar sounding road names or duplicate road names. The facts and findings of this report show that the renaming of Ray Road to Hardwood Lane should be approved.

**IV. RECOMMENDATION**

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

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

**Exhibit 1**

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

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

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

Date of Application: July 8, 2016 RNC-016-013

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

City, State, Zip Code: Lancaster, SC 29720

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

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

Location of new road: Located off Old Farm Rd in Lancaster

Road name as it exists now (if applicable): RAY RD

Proposed new road name (1<sup>st</sup> choice): HARDWOOD LN

Proposed new road name (2<sup>nd</sup> choice): \_\_\_\_\_

Will this be a private road? Yes X NO \_\_\_\_\_

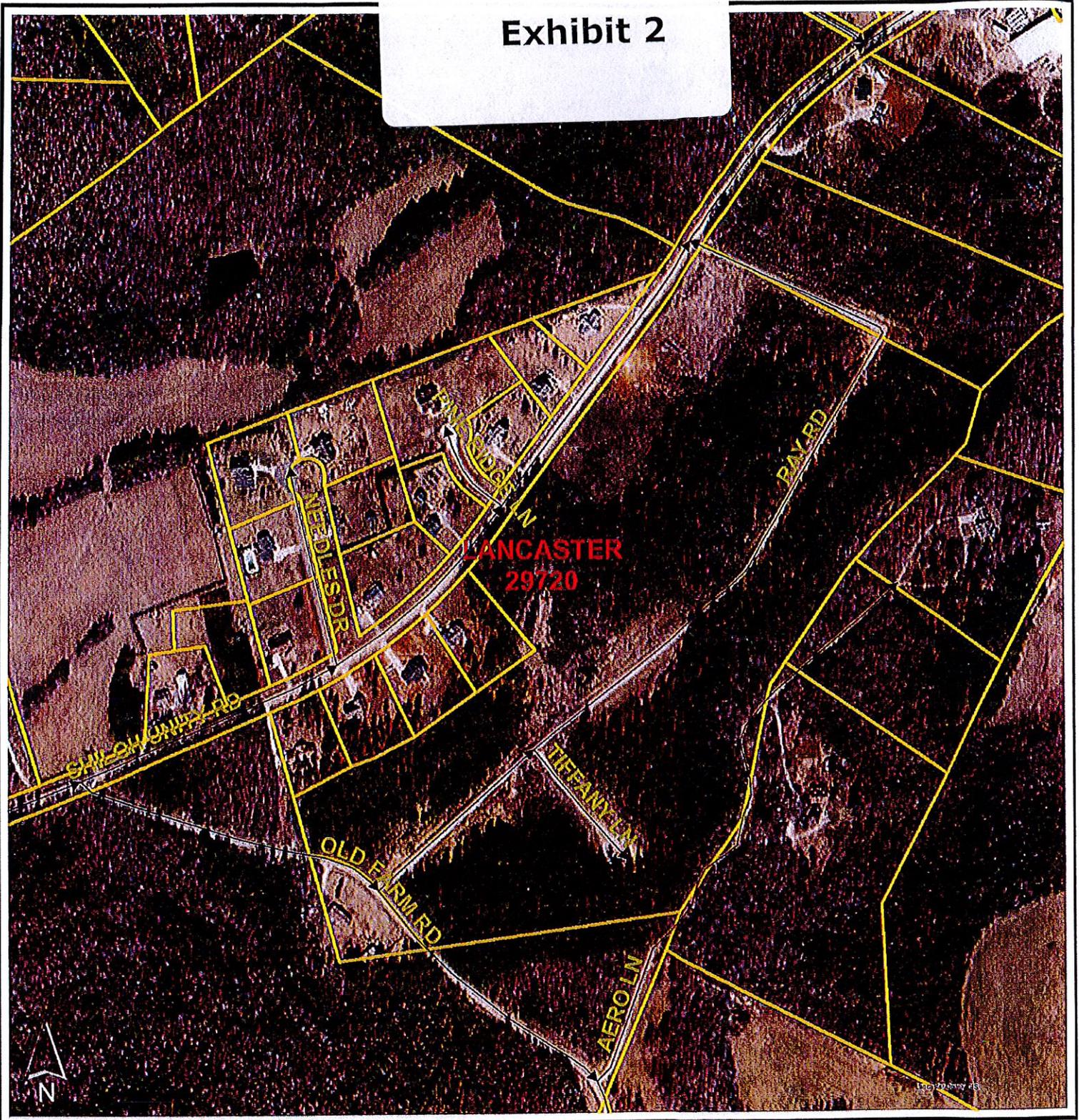
If applicable, do you plan on deeding this new road to the county in the future?  
Yes \_\_\_\_\_ NO X

Please attach the following items to this application:

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

Signature of Applicant: Lancaster County Public Safety Communications

# Exhibit 2



Address Info

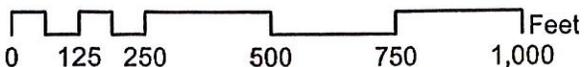
Ray Rd.



## Public Safety Communications

### Address Slip

*A Few Serving Many*



1 inch = 369 feet

Note: This map is a graphic representation and should only be used for illustrative purposes. In no way should this map be used for exact locations.

Ray Rd.

Parcel ID  
0042-00-058.00  
0042-00-058.01

Owner  
HELMS ROBERT E & RAY F  
EDGAR CHARLES F JR & JOYCE M

### Exhibit 3

✓ emailed planning

✓ mailed letters to property owners;  
2-3-16 due back by 2-19-16 with response letter

✓ 5-4-16 mailed letters postponing meeting until July

✓ signs posted

# Lancaster County Planning Department

101 N. Main St., Ste. 108

P.O. Box 1809

Lancaster, South Carolina 29721-1809

## Exhibit 4

Telephone (803) 285-6005

Fax (803) 285-6007

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

**TO:** Property Owners Adjacent to Ray Road

**FROM:** Lancaster County Planning Department

**SUBJECT:** Public Hearing on Road Name Change Application RNC-016-013

**DATE MAILED:** July 28, 2016

**MEETING DATE:** Tuesday, August 16, 2016

**TIME:** 6:30pm

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

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

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

A public hearing regarding this matter will be held **TUESDAY, August 16, 2016 AT 6:30 P.M.** at the Lancaster County Administration Building, 101 North Main Street, Room 224. The Planning Commission will accept public input either for or against the road name application at that time. If you cannot attend the hearing in person, you may submit a written, signed statement expressing your position to the Planning Department and it will be submitted to the Commission at the hearing.

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

**AUGUST 16<sup>TH</sup> PC MEETING**

**RAY RD-LANCASTER: RNC-016-13:**

- RAY RD is located off Old Farm Rd and ends on Shiloh Unity Rd. (See attached map)
- Two (2) street name change notification letters were mailed out on 2-3-16; One (1) property owner responded with a street name suggestion of Hardwood Ln.
- The proposed street name submitted by LCPSC IS Hardwood Ln.

**RZ-016-006 – Application of Blackwell, Ltd. & Danny R. Blackwell to rezone ± 45.67 acres of property from R-45A, Rural Residential/Intense Agricultural District to MF, Multiple-Family/Agricultural District. The property is located at the intersection of Fork Hill Road and Little Dude Road in Lancaster County, SC.**

**{Public Hearing} pgs. (23-54)  
Tax Map 0141-00-024.00**

Discussion:

Conclusions:

Action items:

Person responsible:

Deadline:

**Andy Rowe**



**PLANNING STAFF REPORT: RZ-016-006**

---

**I. FACTS**

A. GENERAL INFORMATION

**Proposal:** This is a rezoning application of Mr. Danny R. Blackwell to rezone ± 45.67 acres from R-45A, Rural Residential/Intense Agricultural District to MF, Multiple-Family/Agricultural District. The applicant is proposing to build a Multi-Family development consisting of townhomes and single-family detached housing.

**Property Location:** The property is located at the intersection of Fork Hill Road and Little Dude Road.

**Legal Description:** Tax Map Number 141, Parcel 24.00

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

**Voting District:** District 6, Jack Estridge

B. SITE INFORMATION

**Site Description:** The ± 45.67 acres of property are vacant and primarily wooded.

C. VICINITY DATA

**Surrounding Conditions:** Two properties to the north are zoned I-1, Light Industrial District. Parcels to the south, east, and west are all zoned R-45A, Rural Residential/Intense Agricultural District.

D. EXHIBITS

1. Rezoning Application/Example of Homes Submitted by Applicant
2. Location Map
3. Zoning Map
4. Future Land Use Map
5. Tax Inquiry Sheet
6. UDO – Ch. 2 Sect. 2.1.1 (Residential Districts)
7. UDO – Ch. 4 Sect 4.1.20 (Single-Family homes in Multi-Family Districts)
8. Table of Uses – MF

## II. FINDINGS

### CODE CONSIDERATIONS

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

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

All commercial buildings in this district are limited to 6,000 (gross) square feet except for buildings constructed or used for a "Retail Store Food" which are allowed to be 12,000 (gross) square feet. Stockyards, slaughterhouses, commercial poultry houses and swine lots need only to comply with the conditions contained in Chapter 4.

**The MF, Multiple-Family/Agricultural District**, is designed to accommodate moderate density single-family development and low density multiple-family developments (excluding manufactured homes) in areas within the County's planning jurisdiction that are appropriate for development at higher densities. This district should function as the location for alternative housing types near or in direct relationship to single-family detached housing. The maximum density permitted in this district for single-family developments (including duplexes) is three (3) dwelling units per acre and for multiple-family development is eight (8) dwelling units per acre.

## III. CONCLUSIONS

The Future Land Use Map identifies this property as Urban based on the *Lancaster County Comprehensive Plan 2014-2024*. Urban according to the *Lancaster County Comprehensive plan 2014-2024* is identified as a "walkable neighborhood with additional intensity". Although the Future Land Use Map identifies this property as Urban, it does not distinguish between types of residential uses. Considering the property is within the higher density urban area, a multi-family development is suited for this area. There is also a need for more multi-family development in the Kershaw area due to the increase in employment by Haile Gold Mine Inc.

Date of PC Hearing: 8-16-16  
  Approved   Denied   No Action

**IV. RECOMMENDATION:**

It is therefore the recommendation of the planning staff that the rezoning request for the property located east of the intersection of Fork Hill Road and Little Dude Road be **APPROVED**.

LANCASTER COUNTY

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

Do Not Write In This Box
Application# RZ-016-006 Date 7-7-16 Paid [check]

- 1. The application is for amendment to the: (check one)
[check] 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: 0141-00-024.00
3. How is this property presently designated on the map? R-45a
4. How is the property presently being used? Barn
5. What new designation or map change do you purpose for this property? MF, Multiple Family
6. What new use do you propose for the property? Single Family & Multi Family Housing

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

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

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

- 9. Explanation of and reasons for proposed change: Acute need for housing.

(attach another page if additional space is needed)

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

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

APPLICANT'S NAME (PRINT)

Blackwell, Ltd + Denny R. Blackwell

ADDRESS:

116 N. Matson St
Kershaw, S.C. 29067

[Handwritten Signature]
SIGNATURE

Phone:



---

Dear Applicant,

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

Signature: Danny R. Blackwell

Date: 7/7/2016

PROPERTY RECORD CARD

CARD 1 OF 4 COUNTY OF Lancaster COUNTY NO. 29 SECTION: 1 REGION: 1  
 DIST. MAP NO. GROUP CONT. MAP PARCEL WARD #PROPERTY ADDRESS LAND USE PRO. TP. DATE PRINTED  
 06 141 24.00 Hwy. 26 81 914 0  
 DATE OWNERS NAME MAILING ADDRESS

9-11-2000 Blackwell, Frank c/o Blackwell Bro., Kershaw S. C. 29067  
 1-12-54 Blackwell, Frank  
 1-20-11 Blackwell, Danny R. 10. Ashland St 116 W. Watson St  
 1-4-93

DATE	OWNERS NAME	BOOK	PAGE	CONSIDERATION	MAILING ADDRESS
9-11-2000	Blackwell, Frank	93	251	301,000	c/o Blackwell Bro., Kershaw S. C. 29067
1-12-54	Blackwell, Frank	G-4	523	301,000	
1-20-11	Blackwell, Danny R.	B-11	315	306	10. Ashland St 116 W. Watson St
1-4-93					

SUBDIVISION 1 PLAT. PAGE 2006 534 BLOCK LOT DIMENSION ACRES  
 ADDITIONAL DESCRIPTION SPECIAL CONDITIONS 51-00  
 APPRAISAL 4562  
 3967  
 4562

YEAR	LAND	IMPR.	TOTAL REAL	PERSONAL	TOTAL VALUE	%	ASSESSOR	BOARD
1973	13261	2520	15780		15780			
1980	132100		13800		13800			
1986	317100	28780			64180	4 (LMS)		
1987	35450	33126			68526			

BUILDING PERMIT RECORD  
 DATE: PERMIT NO: DATE:  
 CHECKED BY: COST: CHECKED BY:

LAND VALUE COMPUTATIONS

DEPTH	DEPTH FACTOR	UNIT VALUE	ACTUAL VALUE	UNIT VALUE	ACTUAL VALUE	TOTAL	TOTAL

LAND COMPUTATION

TON	NO. OF ACRES	RATE PER ACRE	NO. OF ACRES	RATE PER ACRE	TOTAL
51	00	260			13260

LAND COMPUTATION  
 3.5%  
 1. 57000 5120 910  
 2. 112 0392.0 610  
 3. 40X100 4000 155000 155000 155000  
 1-14X38 80M

TOTAL ACRES 51 TOTAL LAND VALUE 13260  
 ALLIED APPRAISAL CO. INC.

PROPERTY FACTORS	IMPROVEMENTS
TOPOGRAPHY	CITY WATER
LEVEL	WELL/SPRING
HIGH	SEWER/SEPTIC
LOW	GAS
ROLLING	ELECTRIC
ROCKY	ALL UTILITIES
SWAMPY	

SOIL TYPE	FENCES
LOAM	GOOD
SAND	FAIR
CLAY	POOR
CHERT	NONE

Exhibit 1

Lancaster County Assessor's Office

P.O. Box 1309  
Lancaster, SC 29721

**Request for Combining Property**

I am requesting that Lancaster County Assessor's Office combine my multiple lots into one for tax purposes.

Map Numbers 141-24.00 & 24.01

Owner's Name Danny R. Blackwell

A/K/A \_\_\_\_\_

Signature Jeffrey Nellman PER MR. DANNY  
BLACKWELL

Date 1-16-2015

Phone Number 804-7892

96

BOOK 0-11 PAGE 306

OFFICE OF THE CLERK  
PROBATE COURT  
JAN 25 2 15 PM '93  
LANCASTER COUNTY, S.C.

STATE OF SOUTH CAROLINA  
COUNTY OF LANCASTER.

IN THE MATTER OF ESTATE OF FRANK BLACKWELL.

CASE NUMBER #85-ES-29-00027

DEED OF DISTRIBUTION

WHEREAS, the decedent died on the 28th day of January, 1985; and,

WHEREAS, the estate of the decedent is being administered in the Probate Court for Lancaster County, South Carolina in File # 85-ES-29-00027; and,

WHEREAS, the grantee herein is either a beneficiary or heir at law, as appropriate, of the decedent; and,

WHEREAS, the undersigned Personal Representative is the duly appointed and qualified fiduciary in this matter; and,

NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the Personal Representative has granted bargained, sold and released, and by these Presents does grant, bargain, sell and release to:

Name: Danny R. Blackwell  
Address: E. Richland St.  
Kershaw, SC 29067

the following described property:

"ALL that certain piece, parcel or tract of land, containing 46 acres, more or less, situate, lying and being near the Town of Kershaw, Lancaster County, SC, on both sides of Little Dude Avenue, and more particularly being bounded and described as follows: On the WEST by the Kershaw-Fork Hill Road; On the NORTH by property of the Lancaster County School Board; and On the EAST by property of B & J Technical Services, and a cemetery."

The above described property is a portion of that conveyed to Frank Blackwell by Kershaw Oil Mill by deed recorded March 17, 1954, in Deed Book G-4, at Page 523, in the Office of the Clerk of Court for Lancaster County.

Tax Map #141-00-024.00

NOTE- A portion of the above described property was conveyed by Danny R. Blackwell to Mission Baptist Church by deed dated April 19, 1990 and recorded in Deed Book L-9, at Page 193, in the Office of the Clerk of Court for Lancaster County.

RECORDED  
1-7-93  
141-24  
OF PORTION OF

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises/Property belonging, or in anywise incident or appertaining.

BOOK D-11 PAGE 302

TO HAVE AND TO HOLD, all and singular, the said Premises/Property unto the said Danny R. Blackwell,  
his  
heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the decedent, has executed this Deed, this 4th day of January, 1993

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

Estate of: FRANK BLACKWELL

by Signature: Danny R. Blackwell  
Danny R. Blackwell, Personal Representative

Witness: Penny F. West

Witness: Robert Wilson Davis

STATE OF SOUTH CAROLINA  
COUNTY OF LANCASTER.

PROBATE

PERSONALLY appeared before me Penny F. West

and made oath that he/she saw the within named  
Personal Representative(s) sign, seal, and as their act and deed, deliver the within written Deed, and that he/she with

Robert Wilson Davis witnessed the execution thereof.

SWORN to before me this 4th day of  
January, 1993

Witness Signature:

Penny F. West

Robert Wilson Davis  
Notary Public for South Carolina  
My Commission Expires: 10-09-95

RECORDED THIS 5th DAY

OF January 1993

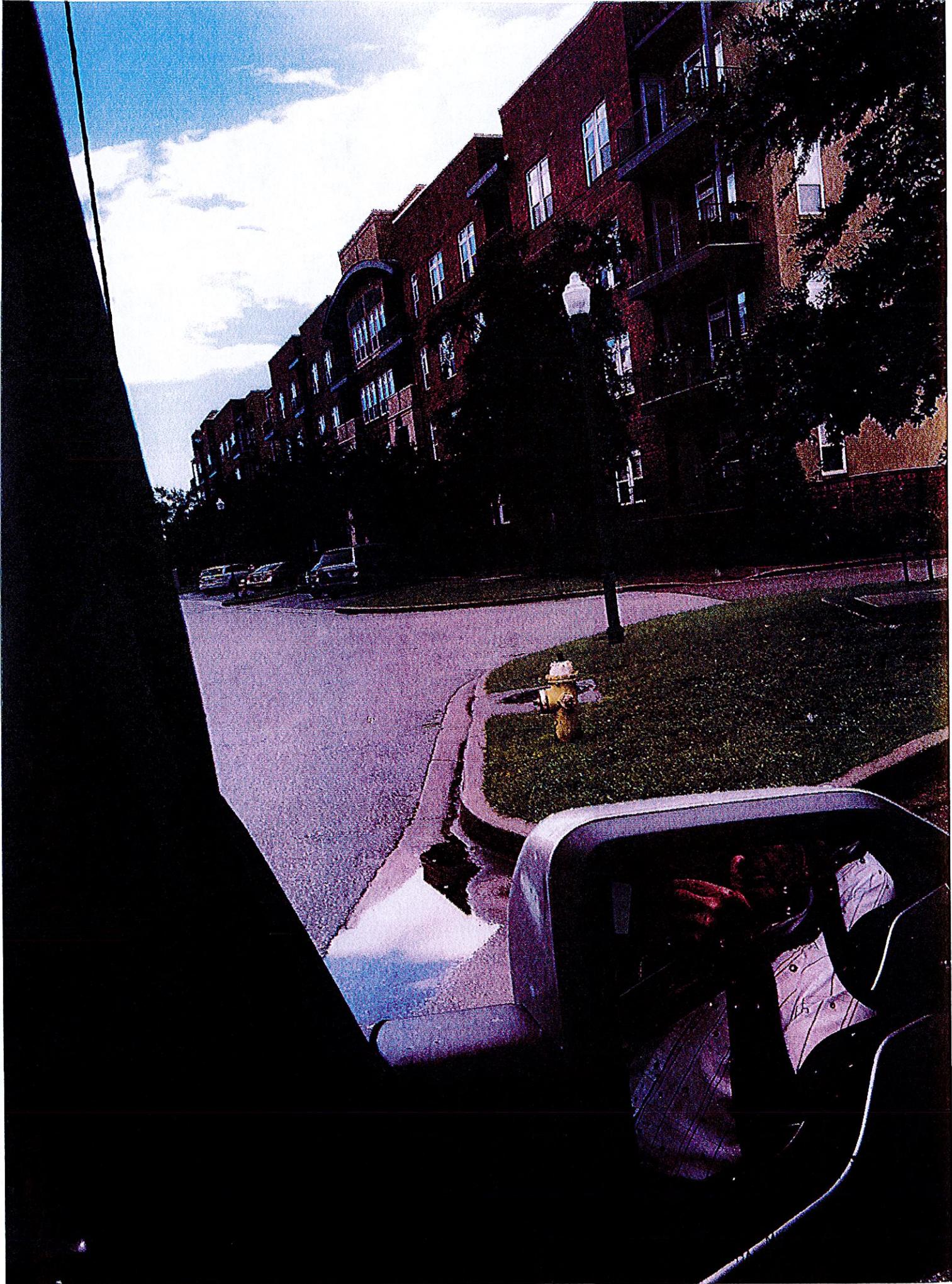
IN BOOK 4 PAGE B-24

Cherif H. Thompson (Jr)

Accltor. Lancaster County, S. C.

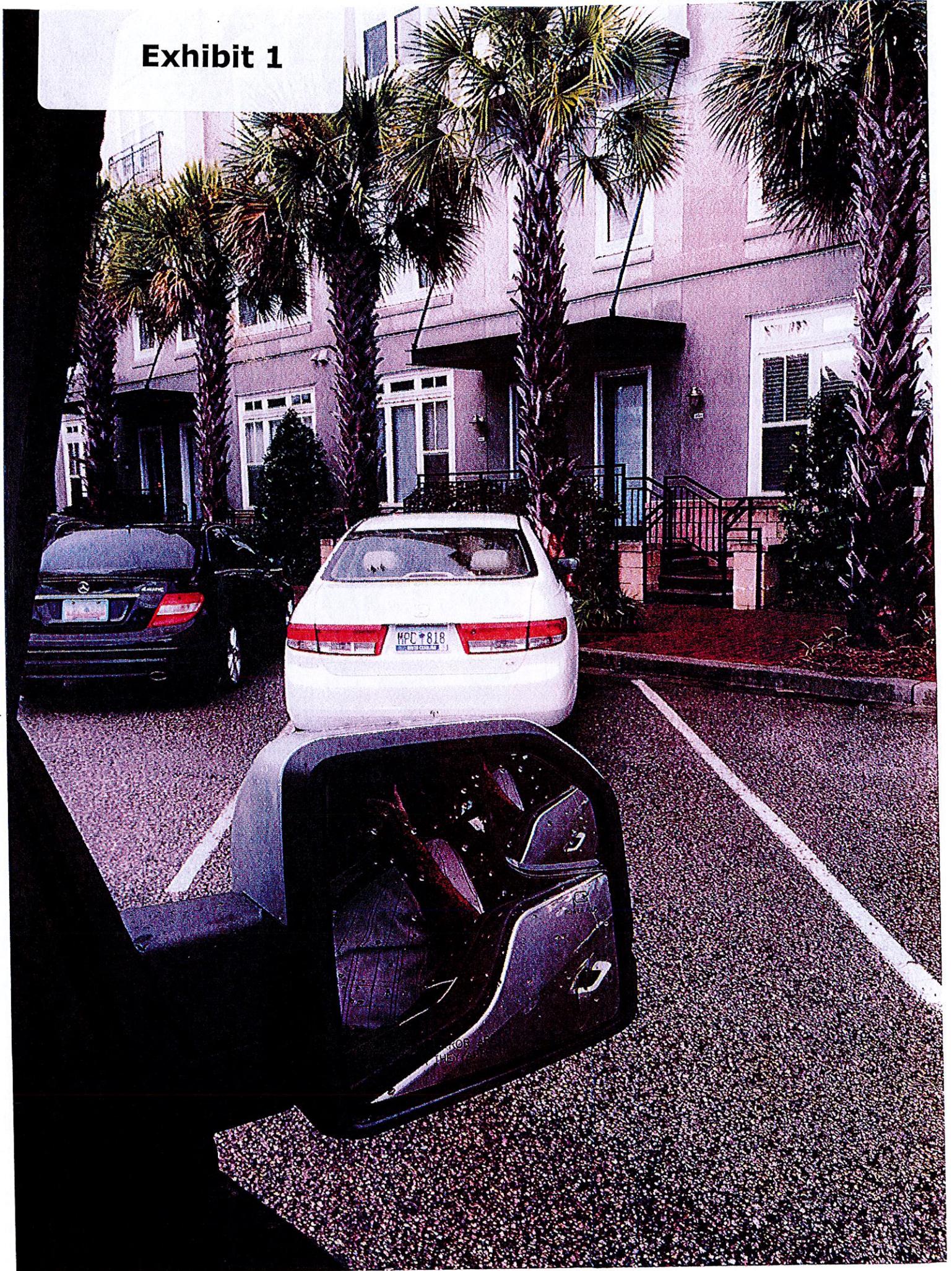
**Exhibit 1**







**Exhibit 1**







166

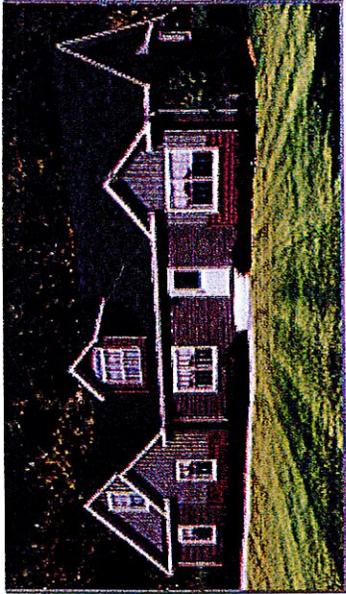
**Exhibit 1**





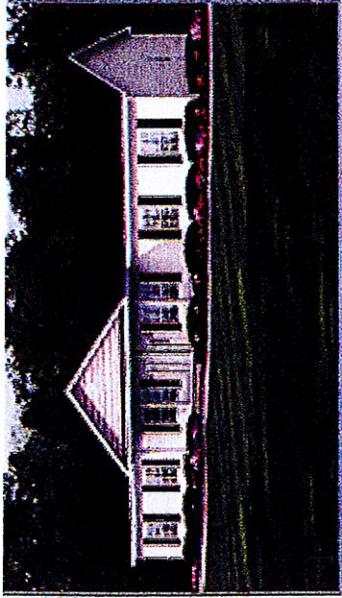
**SPRUCE**

3 BEDS | 2 BATHS | 1655 SF



**VICTORIA**

3 BEDS | 2 BATHS | 1859 SF



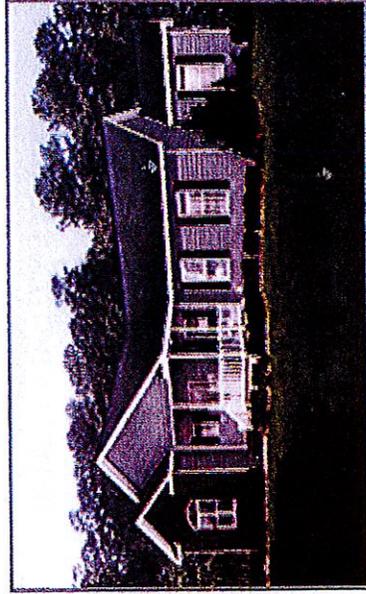
**VIENNA**

4 BEDS | 2 BATHS | 2280 SF



**WALNUT**

3 BEDS | 2 BATHS | 2432 SF



**WESTGATE**

3 BEDS | 2 BATHS | 1600 SF



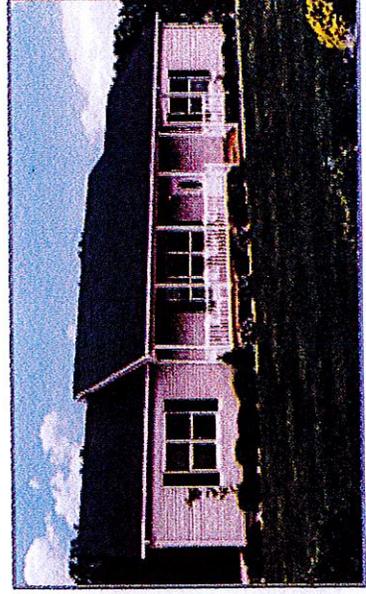
**WHETSTONE**

3 BEDS | 2 BATHS | 1300 SF



**WHITE OAK**

3 BEDS | 2 BATHS | 1452 SF



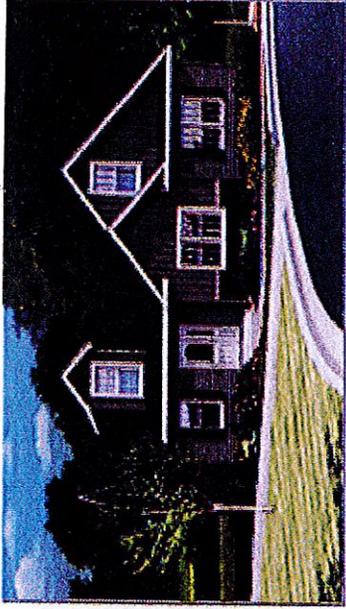
**WINDSOR**

3 BEDS | 2 BATHS | 2040 SF



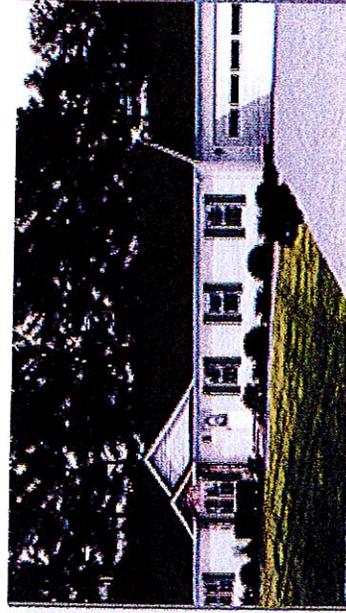
**ABBEY**

3 BEDS | 2 BATHS | 2077 SF



**ALEXANDRIA**

2 BEDS | 2 BATHS | 1203 OR 1312 SF



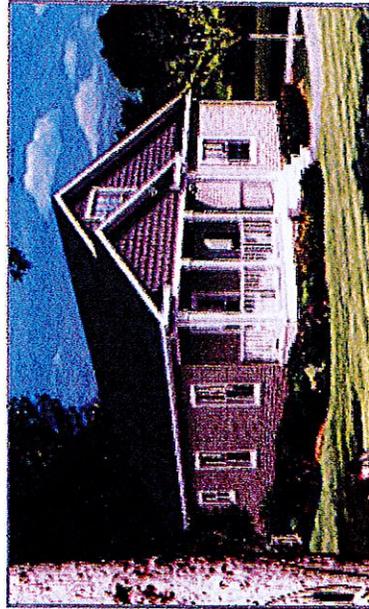
**ALPINE**

3 BEDS | 2 BATHS | 1700 SF



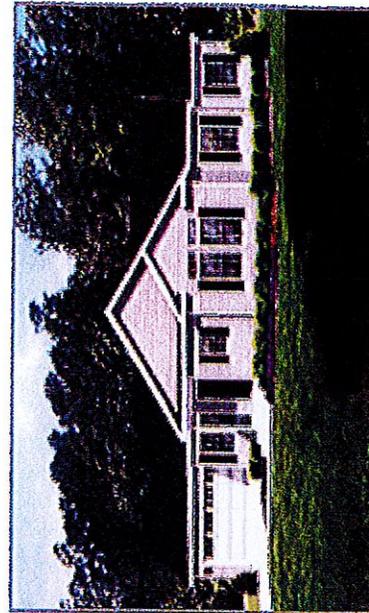
**AURORA**

3 BEDS | 2 BATHS | 2040 SF



**BENNINGTON**

2 BEDS | 1.5 BATHS | 1176 OR 1194 SF

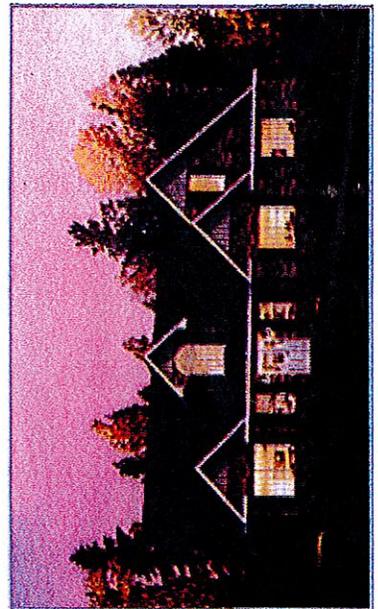


**CAMDEN**

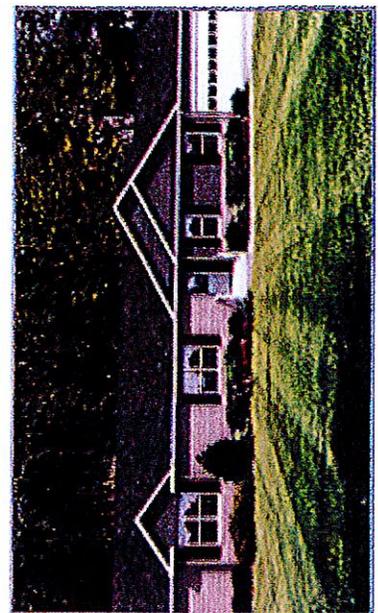
3 BEDS | 2 BATHS | 1470 SF



**CHARLESTON**



**CHERRY**



**CHESAPEAKE**

# Exhibit 1



DGE MODULAR HOMES

3 2



[View Listing](#)



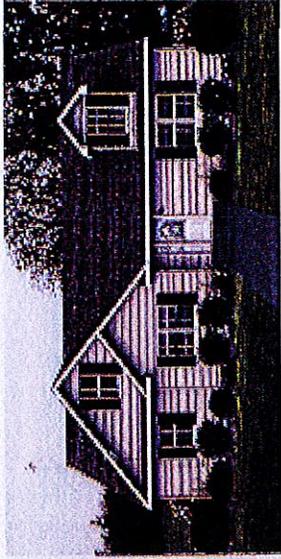
ROCKBRIDGE MODULAR HOMES

Family Flex  
RB550A  
Styler: Ranch

3 2



[View Listing](#)



ROCKBRIDGE MODULAR HOMES

Henderson  
RB503A  
Styler: Ranch

1,421 3 2



[View Listing](#)



ROCKBRIDGE MODULAR HOMES

Spindale  
RB537A  
Styler: Ranch

1,531 3



[View Listing](#)

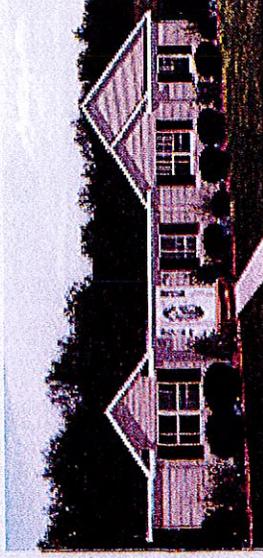


DGE MODULAR HOMES

3 2



[View Listing](#)



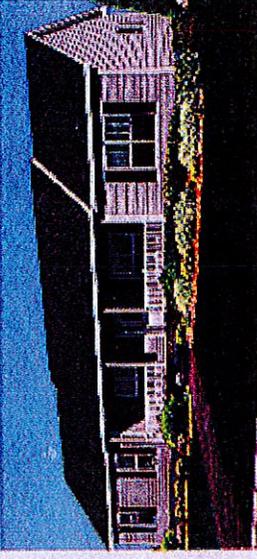
ROCKBRIDGE MODULAR HOMES

Hamlet  
RB555A  
Styler: Ranch

1,723 3 2



[View Listing](#)



ROCKBRIDGE MODULAR HOMES

Hudson  
RB575A  
Styler: Ranch

1,867 3 2



[View Listing](#)



ROCKBRIDGE MODULAR HOMES

Hudson II  
RB576A  
Styler: Ranch

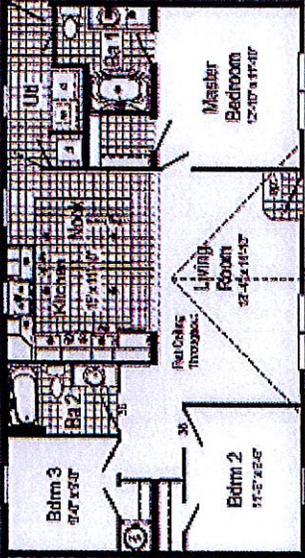
1,968 3



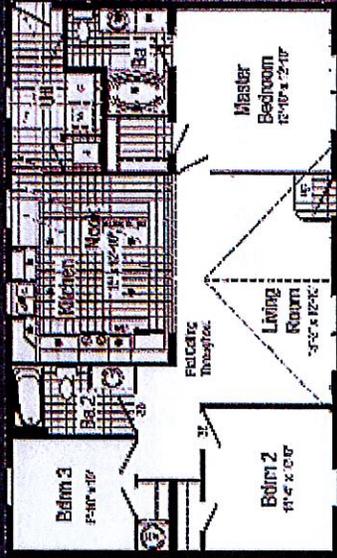
[View Listing](#)

225442 - 2544 - Approx. 1100 sq. ft.

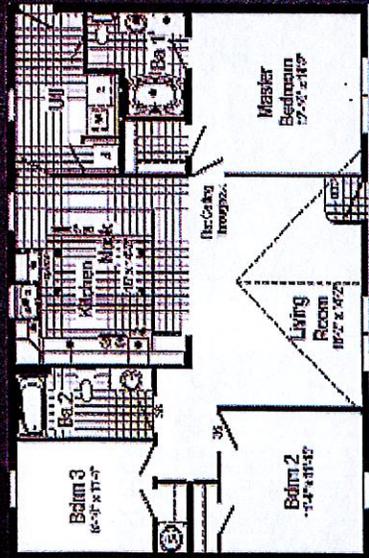
Classic Kitchen



228442 - 2844 - Approx. 1203 sq. ft.

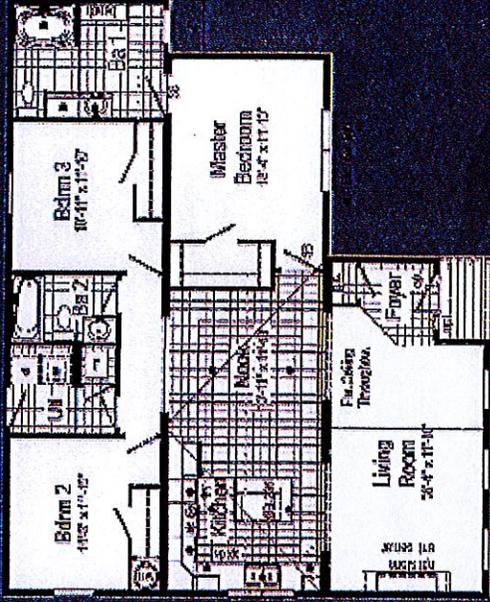


322442 - 3244 - Approx. 1320 sq. ft.

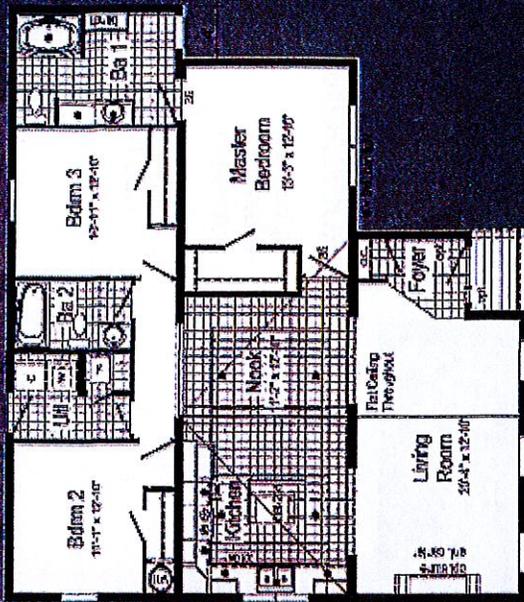


B3844402 - 384440 - Approx. 1339 sq.

Classic Kitchen

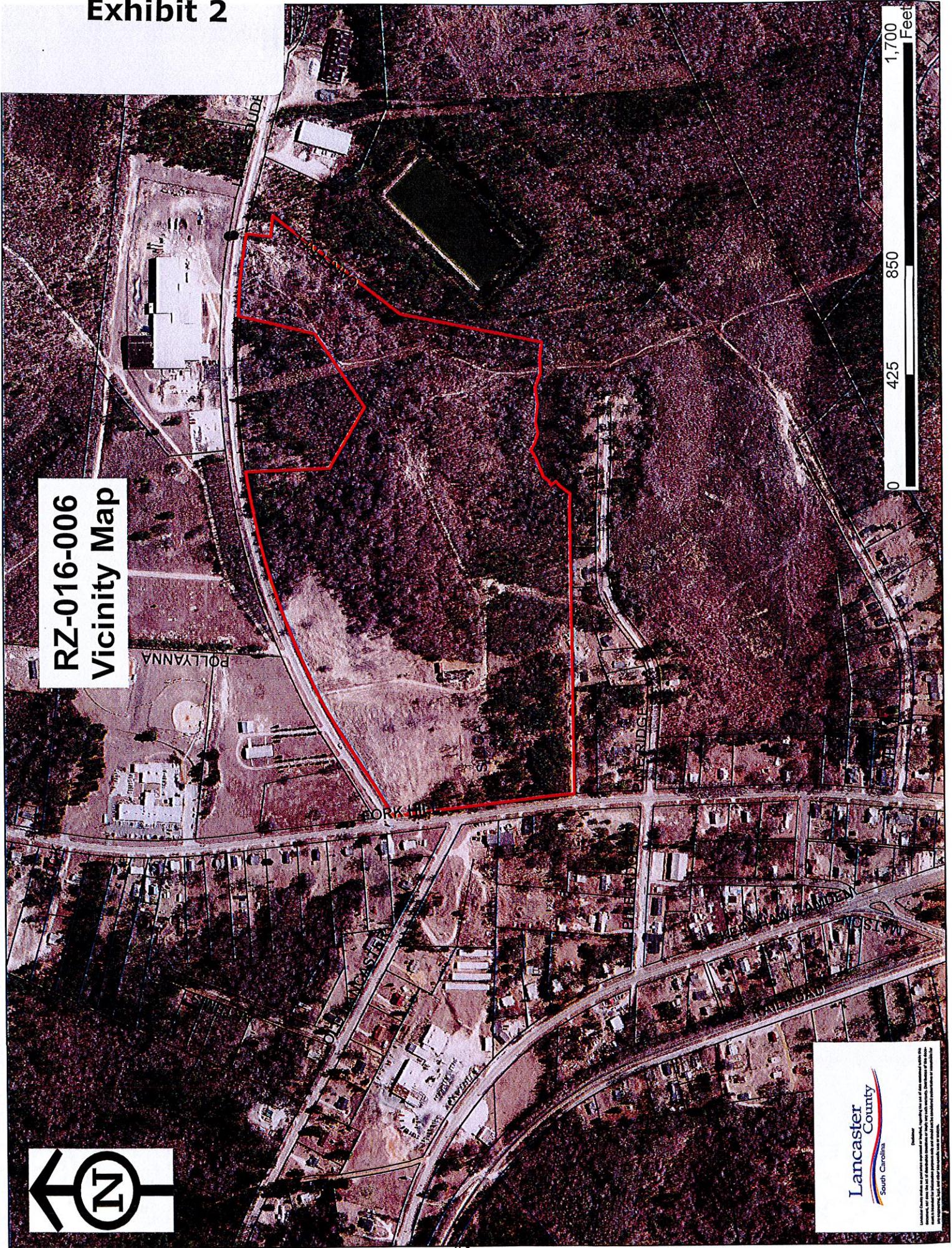


B4244403 - 424440 - Approx. 1495 sq.



# Exhibit 2

**RZ-016-006  
Vicinity Map**

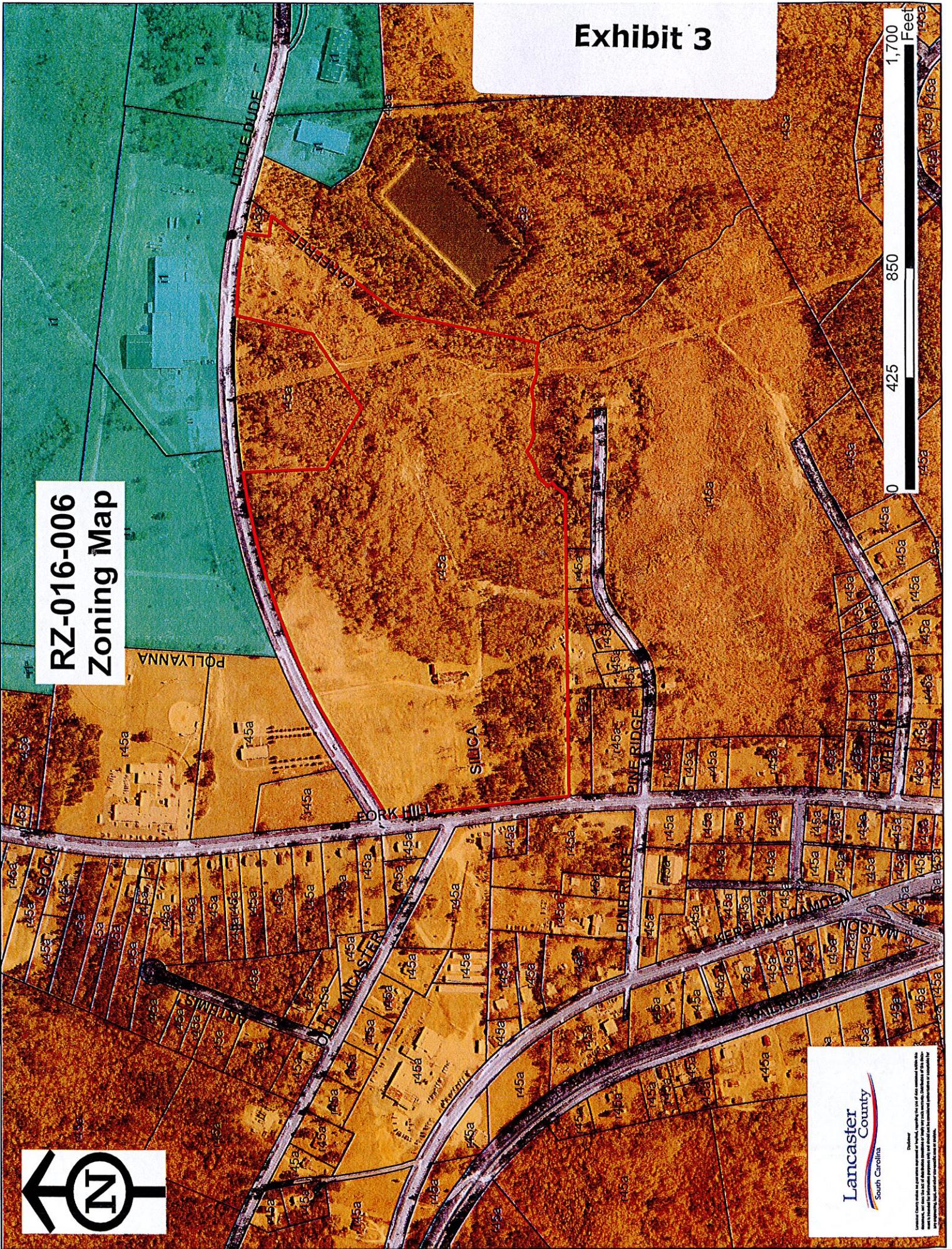


**Lancaster County**  
South Carolina

Disclaimer:  
Lancaster County is not responsible for any errors or omissions in this map. The County of Lancaster is not liable for any damages, including consequential damages, arising from the use of this map. The County of Lancaster is not liable for any damages, including consequential damages, arising from the use of this map.

# Exhibit 3

## RZ-016-006 Zoning Map



# Exhibit 4

**RZ-016-006**  
**Future Land Use Map**



**Lancaster County**  
South Carolina

©2016  
Lancaster County is a general government of public, specific use of all services within the county. The information presented here is for informational purposes only and does not constitute a contract or any other legal instrument. For more information, please contact the Planning Department at 708-1111.



**Section 2.1.1 - Residential districts established.**

The following residential use districts are hereby established: R-15, R-15S, R-15D, R-30, R-30S, R-30D, R-45, R-45A, R-45B, MF, and MHP. Each of these districts is designed and intended to secure for the persons who reside there a comfortable, healthy, safe, and pleasant environment in which to live, sheltered from incompatible and disruptive activities. Other objectives of these districts are explained in the remainder of this section.

In addition to the stated objectives of each zoning district, all districts are designed to encourage the perpetuation of general agricultural activities such as general row crop production, free-range livestock operations and pasture land, hay land, woodland and wildlife management areas. Intensive agricultural enterprises such as turkey barns, hog farms and other confined livestock operations shall only be allowed in the R-45A district.

1. The R-15, Moderate Density Residential/Agricultural District, is designed to accommodate the most dense single-family residential developments (not including manufactured homes) in areas of the county which are either experiencing urban growth or which are expected to experience urban growth in the near future. This type of development requires that both water and sewer lines be installed prior to construction beginning on the site. If water and sewer are not available to the site, the site shall be developed based on the regulations of the R-30 district (see below) The minimum lot size is 14,520 square feet and the minimum lot width is 90 feet.
2. The R-15S, Moderate Density Residential/Manufactured Housing/Agricultural District, contains the same regulations as the R-15 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.
  - b. This zoning district classification should be used to designate existing and future manufactured home subdivisions which do not/are not intended to consist of at least 50 percent multi-wide manufactured housing units.
  - c. This zoning district classification is appropriate adjacent to manufactured housing parks.
3. The R-15D, Moderate Density Residential/Manufactured Housing/Agricultural District, contains the same regulations contained in the R-15 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 in areas where public water and sewer are either in place or where such utilities can be extended by the developer.

- c. The commercial uses allowed in the district are for the convenience of the local residents. Therefore, the uses are limited in scope and serve to meet the essential needs of the local resident. Such uses shall only be allowed on lots located at the 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.[b.] The zoning district classification is appropriate adjacent to manufactured housing 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 (43,560 square feet), and the minimum lot width is 130 feet if a septic system is used or 120 feet if on central water and sewer. The commercial uses allowed in the district are for the convenience of the local residents. Therefore, the uses are limited in scope and serve to meet the essential needs of the local resident. Such uses shall only be allowed on lots located at the 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 except for buildings constructed or used for a "Retail Store - Food" which are allowed to be 12,000 (gross) square feet.
10. The R-45A, Rural Residential/Intense Agricultural District, is designed to accommodate a wide range of use including low density residential development, low intensity commercial uses and high intensity agricultural uses. The minimum residential lot size, minimum residential lot width and maximum residential density of the district are the same as for the R-45 district. However, both single-wide and multi-wide manufactured housing units are allowed on individual lots based on certain siting requirements. See section 4.1.22. Stockyards, slaughter houses, commercial poultry houses and swine lots are only allowed as conditional uses. The commercial uses allowed in the district are for the convenience of the local residents. Therefore, the uses are limited in scope and serve to meet the essential needs of the local residents and agricultural businesses. Such uses shall only be allowed on lots located at the

## Exhibit 6

intersection of two roads. One of the two roads shall be part and the other shall be a collector street. No commercial uses frontage on any local street. The commercial uses allowed in this district are the same as those allowed in the R-45B district, and are specified in the Table of Permissible Uses.

All commercial buildings in this district are limited to 6,000 (gross) square feet except for buildings constructed or used for a "Retail Store Food" which are allowed to be 12,000 (gross) square feet. Stockyards, slaughterhouses, commercial poultry houses and swine lots need only to comply with the conditions contained in Chapter 4.

11. The R-45B, Rural Residential/Business/Agricultural District, contains the same district regulations as those contained in the R-45A district with the only exception being that stockyards, slaughter houses, commercial poultry barns and swine lots are not allowed under any circumstance. The commercial uses allowed in this district are the same as those allowed in the R-45A district, and are specified in the Table of Permissible Uses.
12. The R45-D Rural Residential/Manufactured Housing/Agricultural District, is designed to encourage the perpetuation of agricultural uses and to accommodate low density residential development which does not include singlewide 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 compatible residential uses in the most rural parts of the county. The minimum lot size allowed in this district is one acre (43,560 square feet), and the minimum lot width is 130 feet if a septic system is used or 120 feet if on central water and sewer.
13. The MF, Multiple-Family/Agricultural District, is designed to accommodate moderate density single-family development and low density multiple-family developments (excluding manufactured homes) in areas within the County's planning jurisdiction that are appropriate for development at higher densities. This district should function as the location for alternative housing types near or in direct relationship to single-family detached housing. The maximum density permitted in this district for single-family developments (including duplexes) is three (3) dwelling units per acre (see [Section 4.1.20](#)) and for multiple-family development is eight (8) dwelling units per acre. (See Chapter 17 for recreational facilities and open space requirements.)
14. The MHP, Manufactured Home Park District, is established to accommodate planned manufactured housing park developments. This district affords County residents with an alternative housing type and thereby promotes the health, safety, and welfare of the community. This district shall apply to specified parcels of land only at the request of the

owners of such parcels. Such manufactured home parks shall be developed with a zoning permit issued in accordance with both the permit approval and conditional and special exception uses chapters of this ordinance.

(Ord. No. 323, 2-1-99; Ord. No. 578, § 2-2-04; Ord. No. 679, 7-25-05)

Section 4.1.20 - Site built or modular single-family detached house located in the commercial, industrial or multiple-family districts.

In any area located from the parcels fronting on the southern right-of-way line of S.C. Highway 5 northward to the state line, eastward to the Union County (NC) line and westward to the York County line and which are zoned MF, B-1, B-2, B-3, B-4, I-1 and I-1 Light Industrial/Agricultural District, where both water and sewer is available and the parcel to be subdivided contains at least ten acres, subdivisions shall be allowed and shall comply with the requirements for single-family homes located in the R-15P, Moderate Density Residential/Agricultural/ Panhandle District.

In any other area of the county which is zoned MF, B-1, B-2, B-3, B-4, I-1 or I-2 Heavy Industrial District, where both water and sewer is available and the parcel to be subdivided contains at least ten acres, subdivisions shall be allowed and shall comply with the following requirements:

1. *Density:* The minimum lot shall be as outlined below. The maximum density is two and one-half (2.5) dwelling units per acre. The total number of dwelling units allowed on the site shall be based on the gross acreage of the site. For example, a one hundred-acre parcel of land shall be allowed to have two hundred fifty (250) dwelling units built on the site.
2. *Lot size:* The maximum lot size allowed in these areas shall be three-fourth ( $\frac{3}{4}$ ) of an acre. Minimum standard lot size is ten thousand (10,000) square feet.
3. *Lot width and setback requirements:*

Lot width:	70 feet
Front yard:	30 feet
Side yard:	10 feet

## Exhibit 7

However, the side yard requirement may be reduced to zero (0) provided the following conditions are met:

- a. A windowless wall is placed on one side property line and the total side yard requirement is provided on the opposite side property line. For example, if a lot is sixty (60) feet in width, then a twelve-foot side yard would be required to be placed on the opposite property line from where the windowless wall is placed.
- b.

The structure shall not encroach upon or be placed on the side yard property line adjacent to a street.

- c. Whenever a structure is located within four (4) feet of a side property line, a perpetual easement for wall and roof maintenance shall be provided on the adjacent lot. The minimum width of this maintenance access shall be four (4) feet. This easement shall be incorporated into each deed.
- d. Zero lot line development is only allowed in subdivisions where all of the lots shall use this technique.

Rear Yard, Principle Structure:	45 feet
Rear Yard Accessory Structure:	10 feet

- e. *From external streets:* The minimum setback from external streets shall be same as is prescribed in the underlying zoning district.
  - f. *Between buildings:* The minimum distance between any two (2) buildings within this type of development shall be governed by the Standard Building Code. However, the director of emergency preparedness shall approve the fire protection measures for any development where the principal buildings are separated by less than twenty (20) feet.
4. Failure to achieve any of these provisions shall be sufficient reason for the planning commission to disapprove the subdivision request.

(Ord. No. 400, 4-8-02; Ord. No. 696, 10-3-05; Ord. No. 748, 5-1-06)

## Exhibit 7

**MULTI-FAMILY - RESIDENTIAL / UPDATED 1/22/07**

**USES PERMITTED:**

1. Duplex
2. Multi-Family Apartments
3. Multi-Family Townhomes
4. Multi-Family Converted or Other Multi-Family Housing  
(not elsewhere classified)
5. Bed and Breakfast
6. Religious Institution
7. Telephone Communications Facilities
8. Park or Playground
9. Botanical or Zoological Garden
10. Other Designated Community Open Space Area
11. General Agricultural Activities (i.e.) general row crop production, free range  
Livestock, etc.

**CONDITIONAL USES:**

1. Site Built Single-Family Detached House
2. Modular Single-Family Detached House (meets CABO building code)
3. Double-Wide
4. Single-Wide
5. Manufactured Home Subdivision
6. Temporary Dependent Care Residences
7. Temporary emergency, construction, and repair residence
8. Temporary Structure used in connection with the construction of a  
Permanent building of for some non-recurring purpose
9. Home Occupation
10. Recycling Facilities, Convenience Centers and Resource Recovery Facilities
11. Wireless Communication Towers (i.e. Cellular Communications)
12. Nature Preserve or Wildlife Sanctuary

**USES REQUIRING REVIEW BY THE PLANNING COMMISSION:**

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

**Exhibit 8**

**RZ-016-007 – Application of Danny R. Blackwell to rezone ± 20 acres of property from R-45A, Rural Residential/Intense Agricultural District to MF, Multiple-Family/Agricultural District. The property is located off East 3rd Street, ± 1,550 feet east of the intersection of Kershaw Camden Highway in Kershaw, SC.**  
**{Public Hearing} pgs. (55-84)**  
**Tax Map, 0156-00-001.00**

Discussion:

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Conclusions:

Action items:

Person responsible:

**Andy Rowe**

Deadline:

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## PLANNING STAFF REPORT: RZ-016-007

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### I. FACTS

#### A. GENERAL INFORMATION

**Proposal:** This is a rezoning application of Mr. Danny R. Blackwell to rezone ± 20 acres from R-45A, Rural Residential/Intense Agricultural District to MF, Multiple-Family/Agricultural District. The applicant is proposing to build a Multi-Family development consisting of townhomes and single-family detached housing.

**Property Location:** The property is located off East 3<sup>rd</sup> Street, ± 1,550 feet east of the intersection of Kershaw Camden Highway.

**Legal Description:** Tax Map Number 156, Parcel 1.00

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

**Voting District:** District 6, Jack Estridge

#### B. SITE INFORMATION

**Site Description:** The ± 20 acres of property are vacant and primarily wooded.

#### C. VICINITY DATA

**Surrounding Conditions:** The property is completely surrounded by R-45A, Rural Residential/Intense Agricultural District.

#### D. EXHIBITS

1. Rezoning Application/Example of Homes Submitted by Applicant
2. Location Map
3. Zoning Map
4. Future Land Use Map
5. Tax Inquiry Sheet
6. UDO – Ch. 2 Sect. 2.1.1 (Residential Districts)
7. UDO – Ch. 4 Sect 4.1.20 (Single-Family homes in Multi-Family Districts)
8. Table of Uses – MF

## II. FINDINGS

### CODE CONSIDERATIONS

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

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

All commercial buildings in this district are limited to 6,000 (gross) square feet except for buildings constructed or used for a "Retail Store Food" which are allowed to be 12,000 (gross) square feet. Stockyards, slaughterhouses, commercial poultry houses and swine lots need only to comply with the conditions contained in Chapter 4.

**The MF, Multiple-Family/Agricultural District**, is designed to accommodate moderate density single-family development and low density multiple-family developments (excluding manufactured homes) in areas within the County's planning jurisdiction that are appropriate for development at higher densities. This district should function as the location for alternative housing types near or in direct relationship to single-family detached housing. The maximum density permitted in this district for single-family developments (including duplexes) is three (3) dwelling units per acre and for multiple-family development is eight (8) dwelling units per acre.

## III. CONCLUSIONS

The Future Land Use Map identifies this property as Urban based on the *Lancaster County Comprehensive Plan 2014-2024*. Urban according to the *Lancaster County Comprehensive plan 2014-2024* is identified as a "walkable neighborhood with additional intensity". Although the Future Land Use Map identifies this property as Urban, it does not distinguish between types of residential uses. Considering the property is within the higher density urban area, a multi-family development is suited for this area. There is also

a need for more multi-family development in the Kershaw area due to the increase in employment by Haile Gold Mine Inc.

**IV. RECOMMENDATION:**

It is therefore the recommendation of the planning staff that the rezoning request for the property located off East 3<sup>rd</sup> Street, ± 1,550 feet east of the intersection of Kershaw Camden Highway be **APPROVED**.

LANCASTER COUNTY

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

Do Not Write In This Box		
Application#	Date	Paid
RZ-016-007	7-7-16	✓

- 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: 0156-00-001.00
- How is this property presently designated on the map? R-45a
- How is the property presently being used? Office
- What new designation or map change do you purpose for this property? MF, Multi Family
- What new use do you propose for the property? Single Family + Multi-Family Housing

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:
   
\_\_\_\_\_
   
\_\_\_\_\_

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

- Explanation of and reasons for proposed change: Acute need for housing

(attach another page if additional space is needed)

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

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

APPLICANT'S NAME (PRINT)  
DANNY R. Blackwell  
 ADDRESS:  
16 N. Watson St  
Rockwell, SC 29067

Danny R. Blackwell  
 SIGNATURE

Phone: 803.475.6835

Lancaster  
County  
South Carolina

---

Dear Applicant,

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

Signature: Dan R. Maxwell

Date: 7/11/2016

Lancaster County Assessor's Office  
101 N. Main Street, P.O. Box 1809, Lancaster SC 29721-1809  
Ph. (803)285-6964/6965 Fax 803-416-9496  
[www.mylancasterc.org](http://www.mylancasterc.org)

FILED, RECORDED, INDEXED  
09/12/2003 04:10 PM  
Rec Fee: 10.00 St Fees: 260.00  
Co Fee: 110.00 Pages: 2  
Register of Deeds  
LANCASTER COUNTY, SC

# Exhibit 1

State of South Carolina  
County of Lancaster



## TITLE TO REAL ESTATE

0005808 BK: 00207 Pg: 00342

Know All Men by These Presents, That **Blackwell Limited**

hereinafter referred to as grantor for and in consideration of the sum of **One Hundred Thousand and no/ 100ths (\$100,000.00) Dollars**-----

to grantor paid by

David A. Cox  
PO Box 3053  
Lancaster, SC 29721

ASSESSOR'S OFFICE

Received 9-15-03  
Tax Map Code 156-1  
Or Portion Of \_\_\_\_\_

hereinafter referred to as grantee, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee and grantee's heirs, successors and assigns, the following described property, to wit:

All that certain piece, parcel or tract of land lying, being and situate in Lancaster County, South Carolina, containing forty-five (45) acres, more or less, bounded on the SOUTH by Springdale Road; On the NORTH by property of E. W. Caskey and Blackwell property, EAST by lots of Catoe, Farmer, Holden and Watkins, and on the WEST by property of Springs Cotton Mills, Colored Cemetery and lots of Clyburn, and being that identical tract recorded in Deed Book A-5, Page 104, Register of Deeds Office for Lancaster County, with the exception of a 20 acre tract previously deeded and a one (1) acre lot which was deeded Leonard Sutton. LESS AND EXCEPT: 14 acres conveyed to Dr. E. Reed Gaskin dated October 18, 1973 and recorded October 26, 1974 in Deed Book B-6 Page 2236 and a 1 acre lot conveyed to Lisa Catoe dated March 11, 2001 and recorded March 26, 2001 in Deed Book 113 Page 123, Register of Deeds Office for Lancaster County, South Carolina.

Being the identical property conveyed to Blackwell Limited by Deed of Danny R. Blackwell dated January 15, 1969 and recorded February 26, 1969 in Deed Book Z-5 Page 1498 in the Register of Deeds Office for Lancaster County, South Carolina.

TAM# 156/1

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.

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 grantor's Heirs, Successors, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said grantee and grantee's Heirs, Successors and Assigns, against grantor and whomsoever lawfully claiming or to claim, the same or any part thereof.

WITNESS the Grantor's Hand and Seal this 8th day of September, 2003, and in the two hundred and twenty-eighth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

BLACKWELL LIMITED  
By: Darryl R. Blackwell (Seal)

[Signature]  
Witness

\_\_\_\_\_ (Seal)

Sherry A. Roberts  
Witness

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 8th day of September, 2003.

Sherry A. Roberts (Seal)  
Notary Public of South Carolina  
My Commission Expires: 12-15-2008

BLACKWELL TRIMINAL, LLC

State of South Carolina,  
County of Lancaster

Blackwell Limited

To

David A. Cox

**TITLE TO REAL ESTATE**

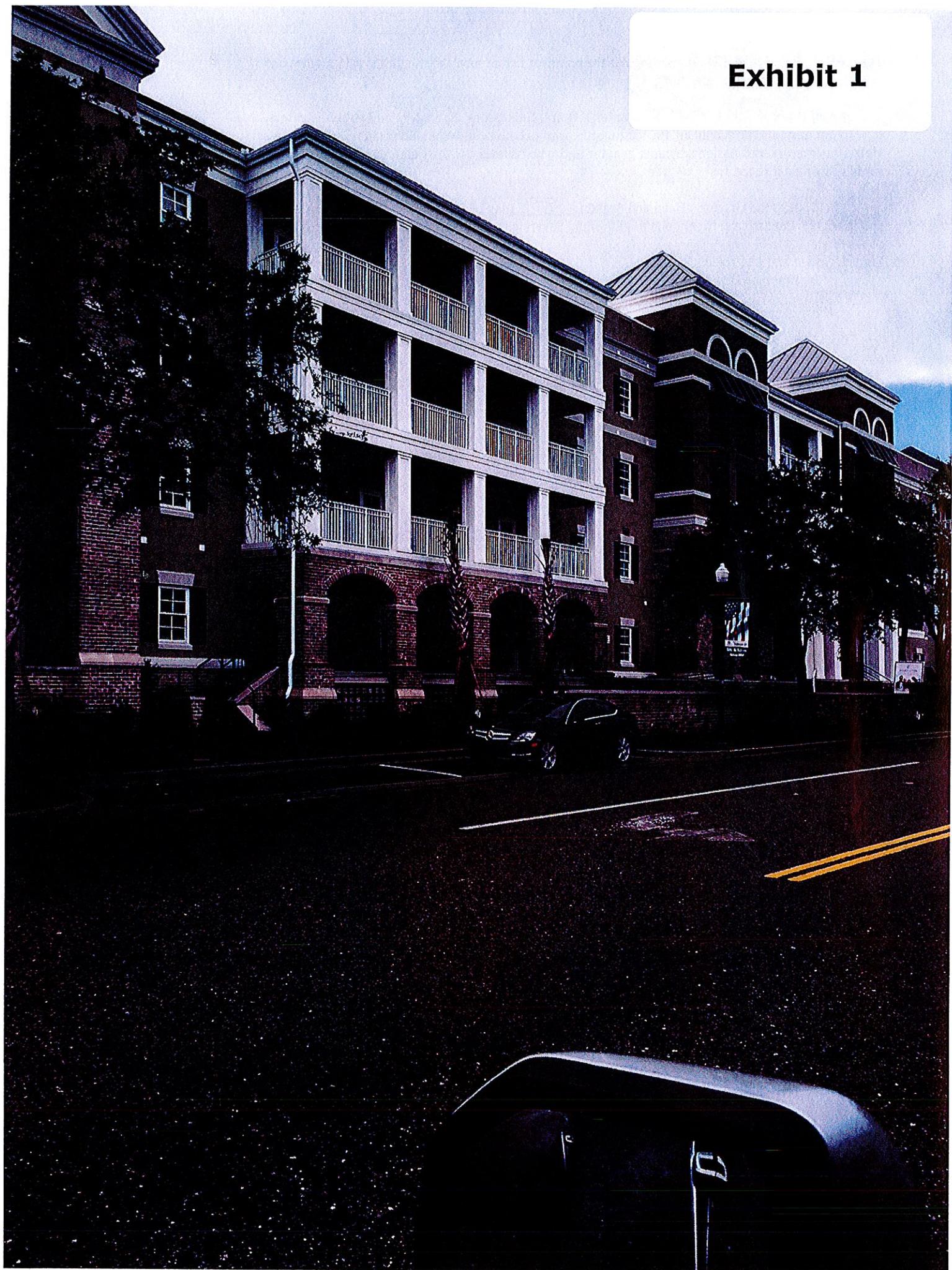
I hereby certify that the within Deed was filed for record in my office at \_\_\_\_\_ M. o'clock on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and was immediately entered upon the proper indexes and duly recorded in Book \_\_\_\_\_ of Deeds, page \_\_\_\_\_

Clerk of Court of Common Pleas and General Sessions of Register Mesme Conveyance for the State and County aforesaid.

I hereby certify that the within Deed has been this 8th day of September, A.D. 2003, Recorded in Book 0 of Deeds, page 201  
Cheryl M. Ryan Auditor of the State and County aforesaid.

COPYRIGHT © 1980  
REGISTER  
LANCASTER, S.C.

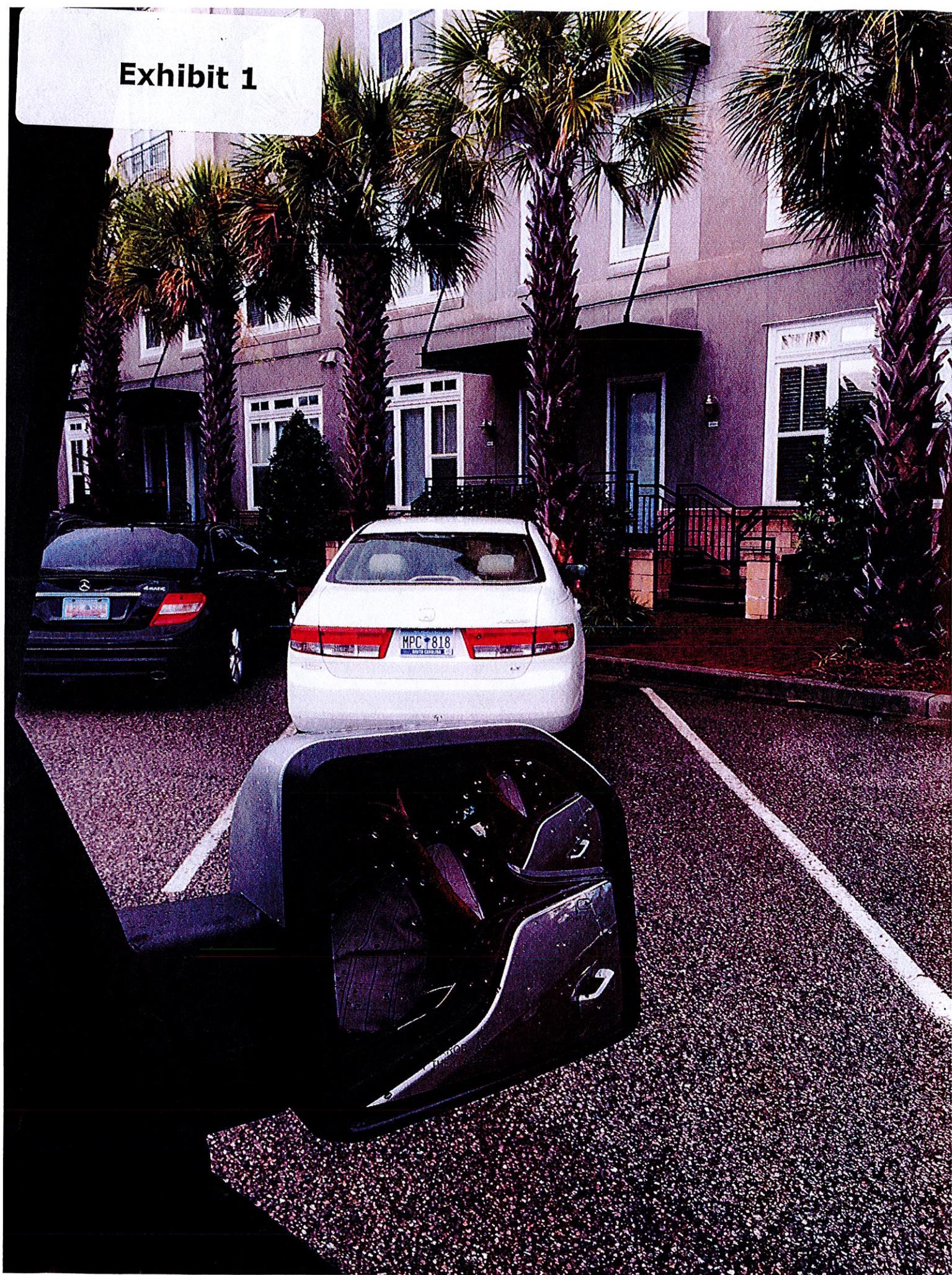
**Exhibit 1**





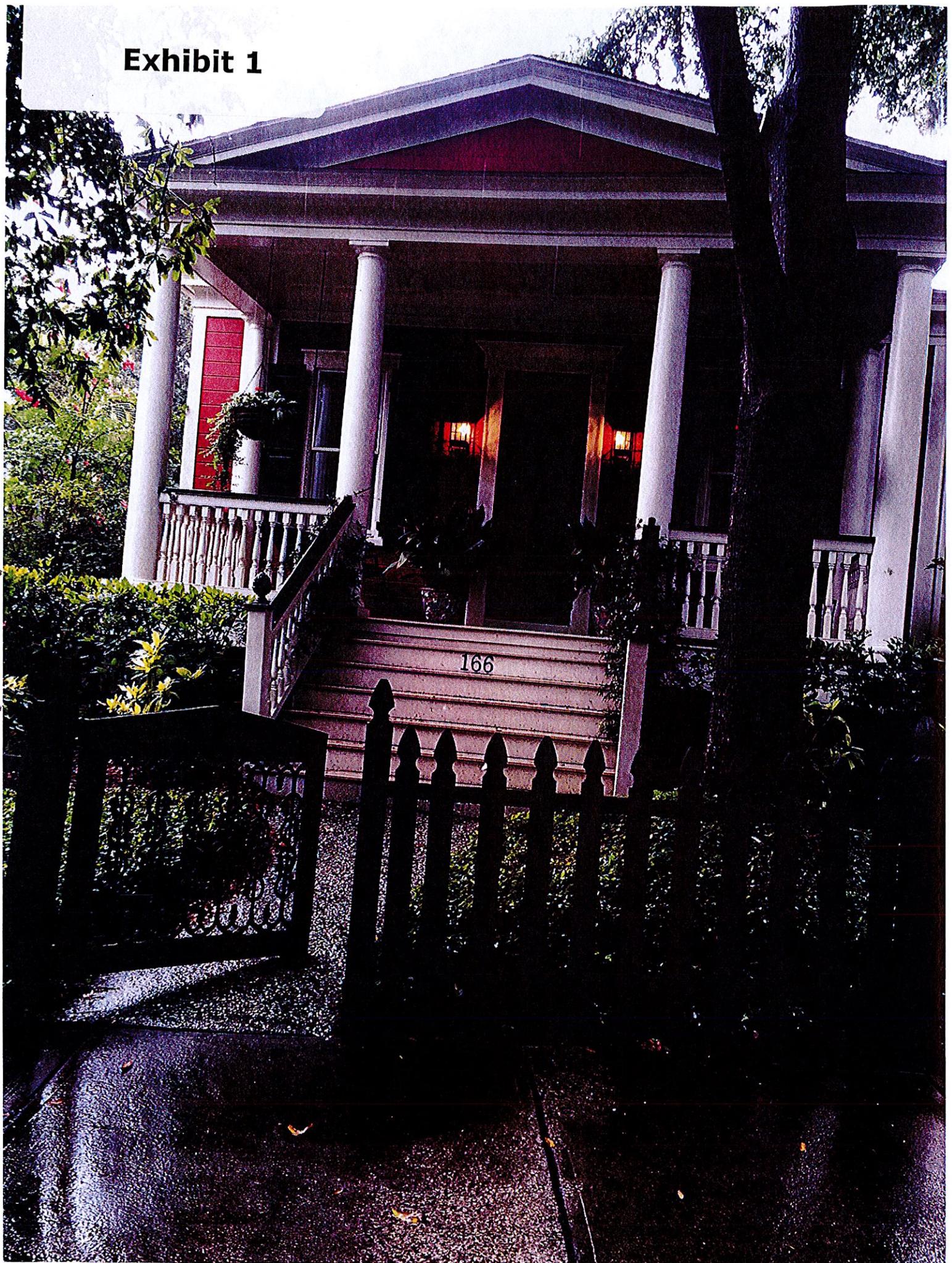


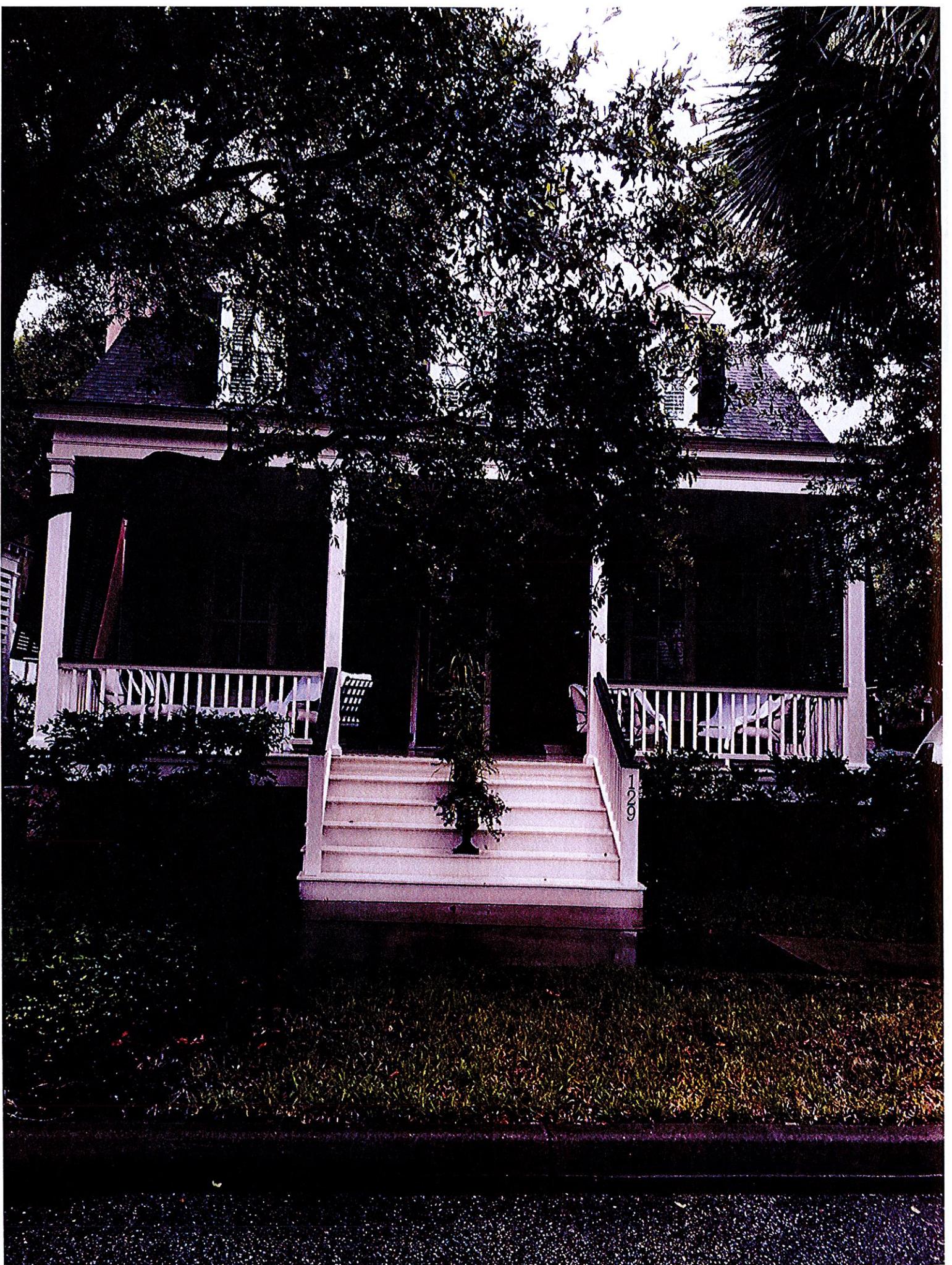
**Exhibit 1**





**Exhibit 1**





# Exhibit 1



**VIENNA**

4 BEDS | 2 BATHS | 2280 SF



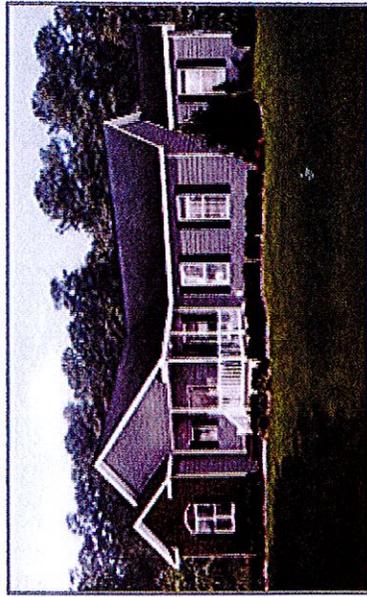
**WHETSTONE**

3 BEDS | 2 BATHS | 1300 SF



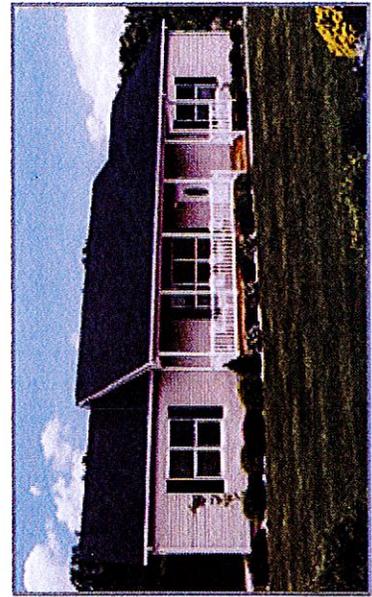
**VICTORIA**

3 BEDS | 2 BATHS | 1859 SF



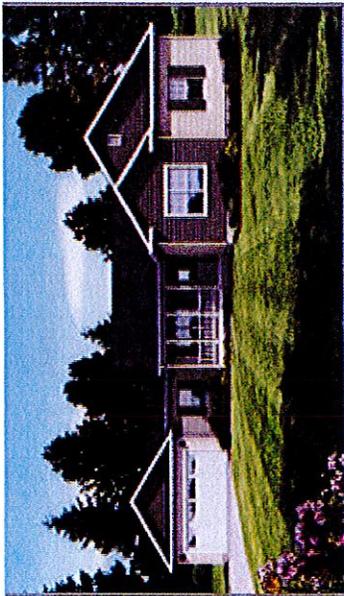
**WESTGATE**

3 BEDS | 2 BATHS | 1600 SF



**WINDSOR**

3 BEDS | 2 BATHS | 2040 SF



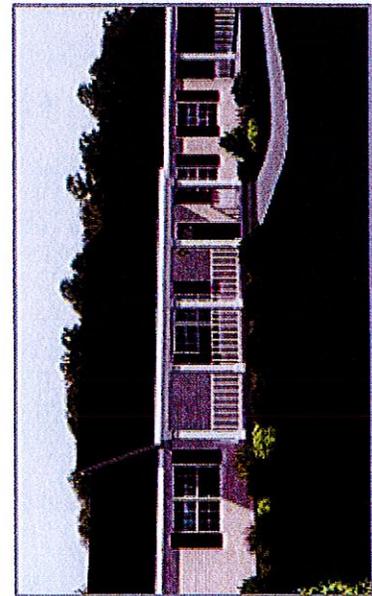
**SPRUCE**

3 BEDS | 2 BATHS | 1655 SF



**WALNUT**

3 BEDS | 2 BATHS | 2432 SF

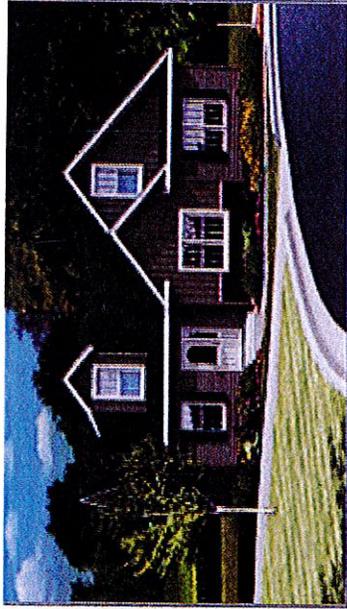


**WHITE OAK**

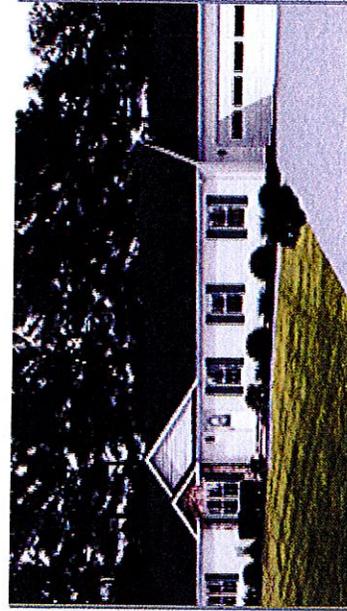
3 BEDS | 2 BATHS | 1452 SF



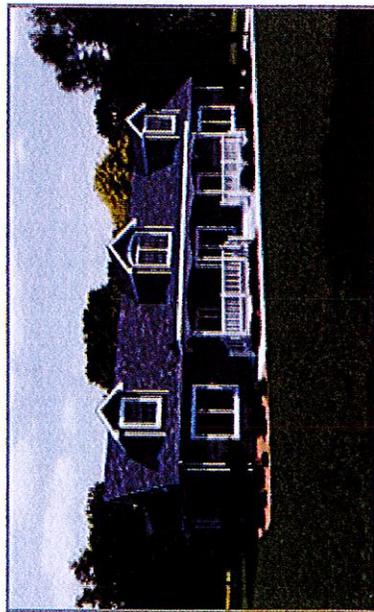
**ABBEY**  
3 BEDS | 2 BATHS | 2077 SF



**ALEXANDRIA**  
2 BEDS | 2 BATHS | 1203 OR 1312 SF



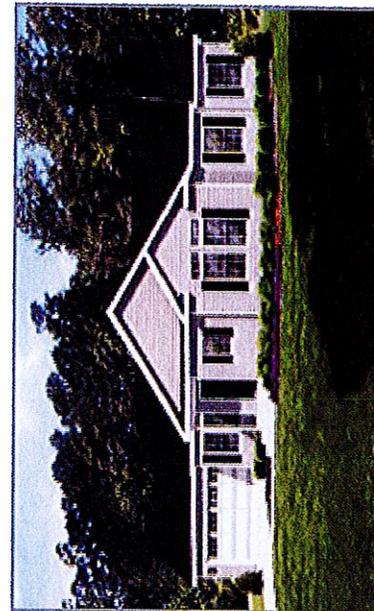
**ALPINE**  
3 BEDS | 2 BATHS | 1700 SF



**AURORA**  
3 BEDS | 2 BATHS | 2040 SF



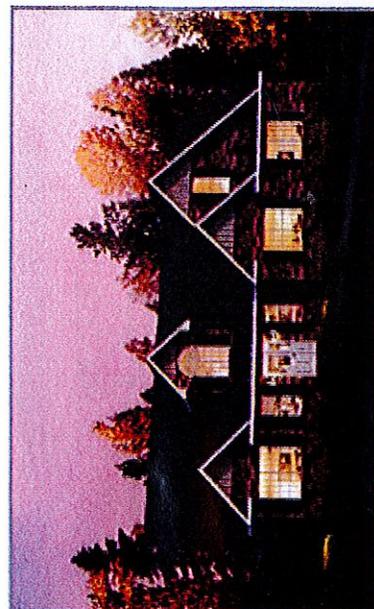
**BENNINGTON**  
2 BEDS | 1.5 BATHS | 1176 OR 1194 SF



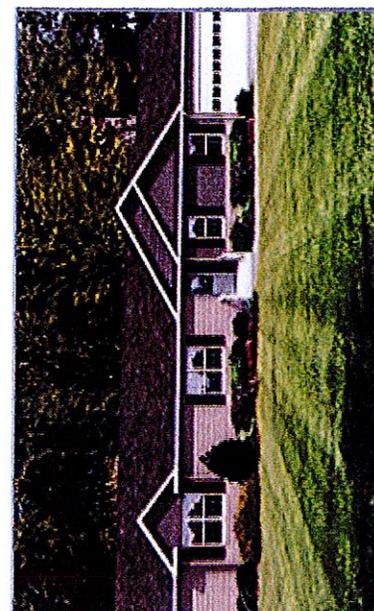
**CAMDEN**  
3 BEDS | 2 BATHS | 1470 SF



**CHARLESTON**



**CHERRY**



**CHESAPEAKE**

# Exhibit 1



## DGE MODULAR HOMES

3



2



ing  
71



## ROCKBRIDGE MODULAR HOMES

Family Flex

RB550A

Style: Ranch

3



2



View Listing



## ROCKBRIDGE MODULAR HOMES

Henderson

RB503A

Style: Ranch

1,421



3



2



View Listing



## ROCKBRIDGE MODULAR HOMES

Spindale

RB537A

Style: Ranch

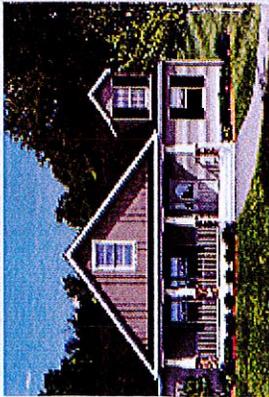
1,531



3



View Listing



## DGE MODULAR HOMES

3



2



ing



## ROCKBRIDGE MODULAR HOMES

Hamlet

RB555A

Style: Ranch

3



2



View Listing



## ROCKBRIDGE MODULAR HOMES

Hudson

RB575A

Style: Ranch

1,867



3



2



View Listing



## ROCKBRIDGE MODULAR HOMES

Hudson II

RB576A

Style: Ranch

1,968



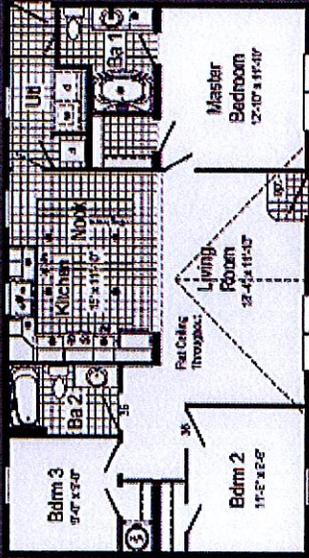
3



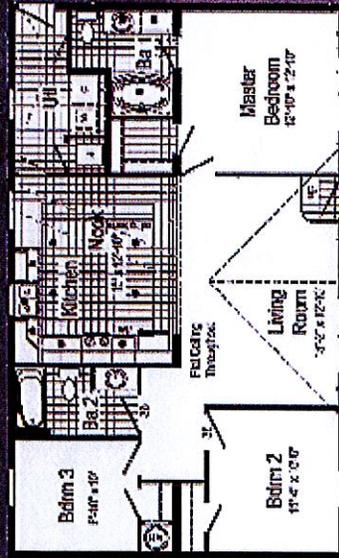
View Listing

325442 - 2544 - Approx. 1100 sq. ft.

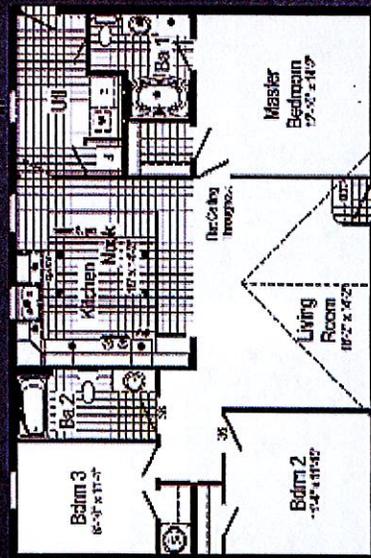
Classic Kitchen



328442 - 2844 - Approx. 1203 sq. ft.

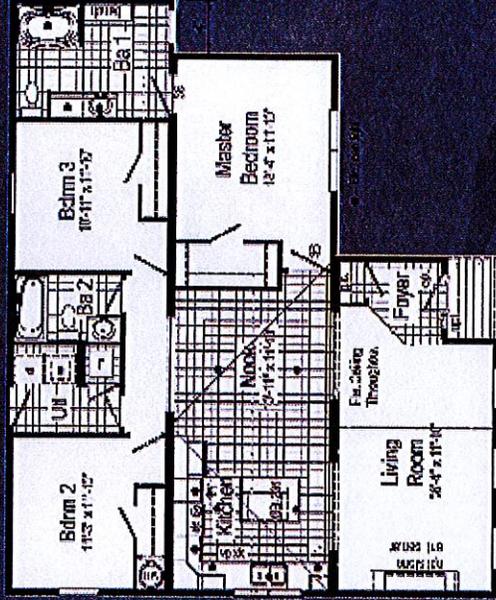


332442 - 3244 - Approx. 1320 sq. ft.

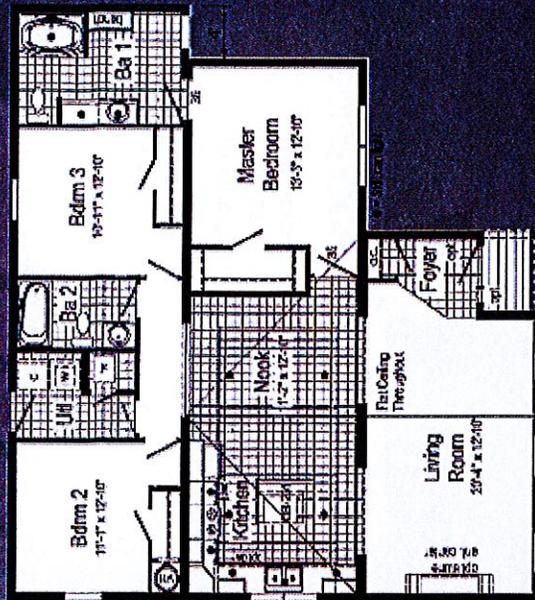


Classic Kitchen

B334402 - 3844/40 - Approx. 1339 sq.



B424402 - 4244/40 - Approx. 1495 sq.



# Exhibit 2

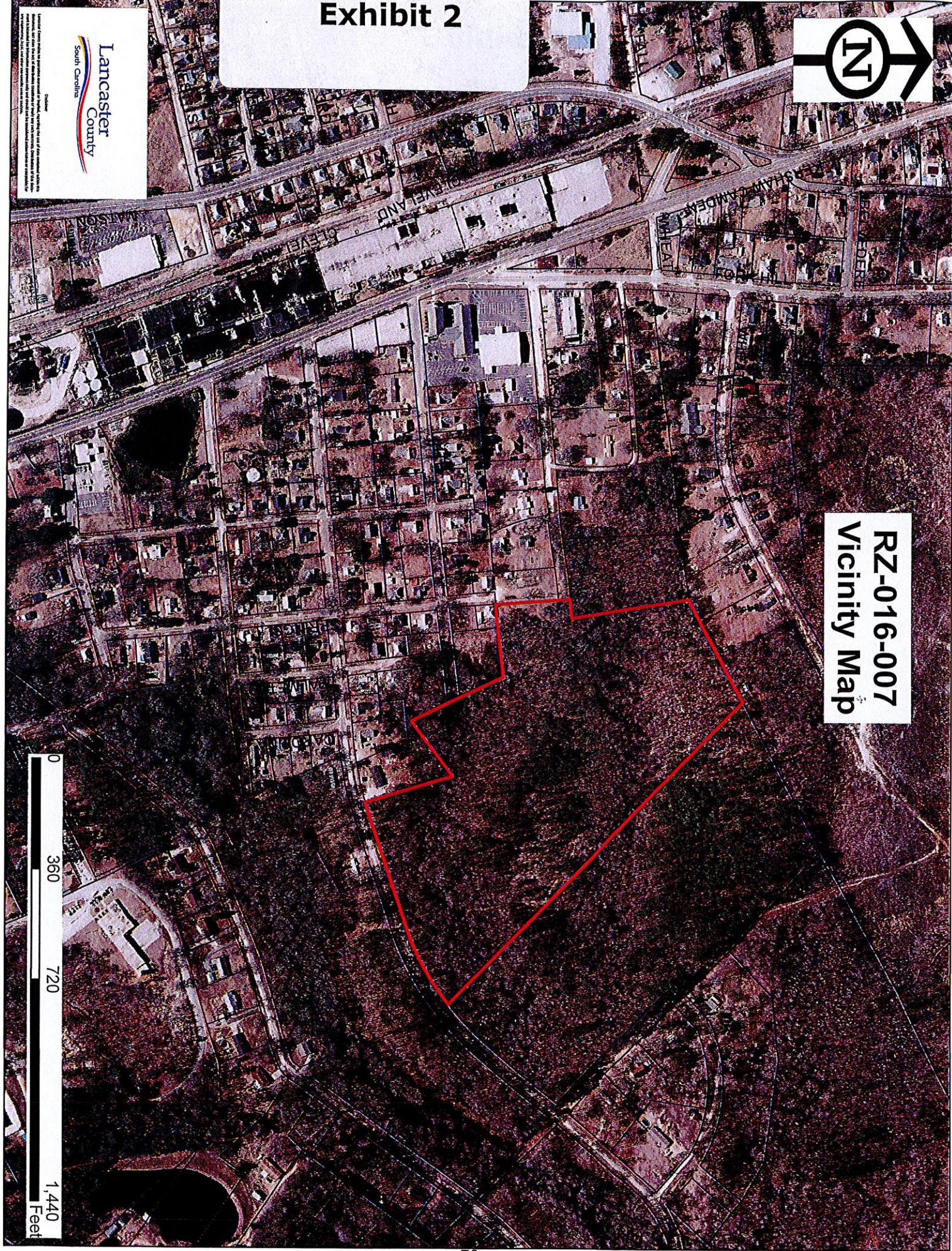


**RZ-016-007**  
**Vicinity Map**



**Lancaster**  
County  
South Carolina

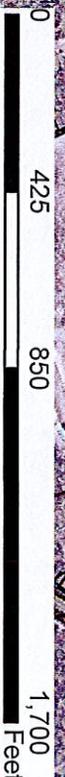
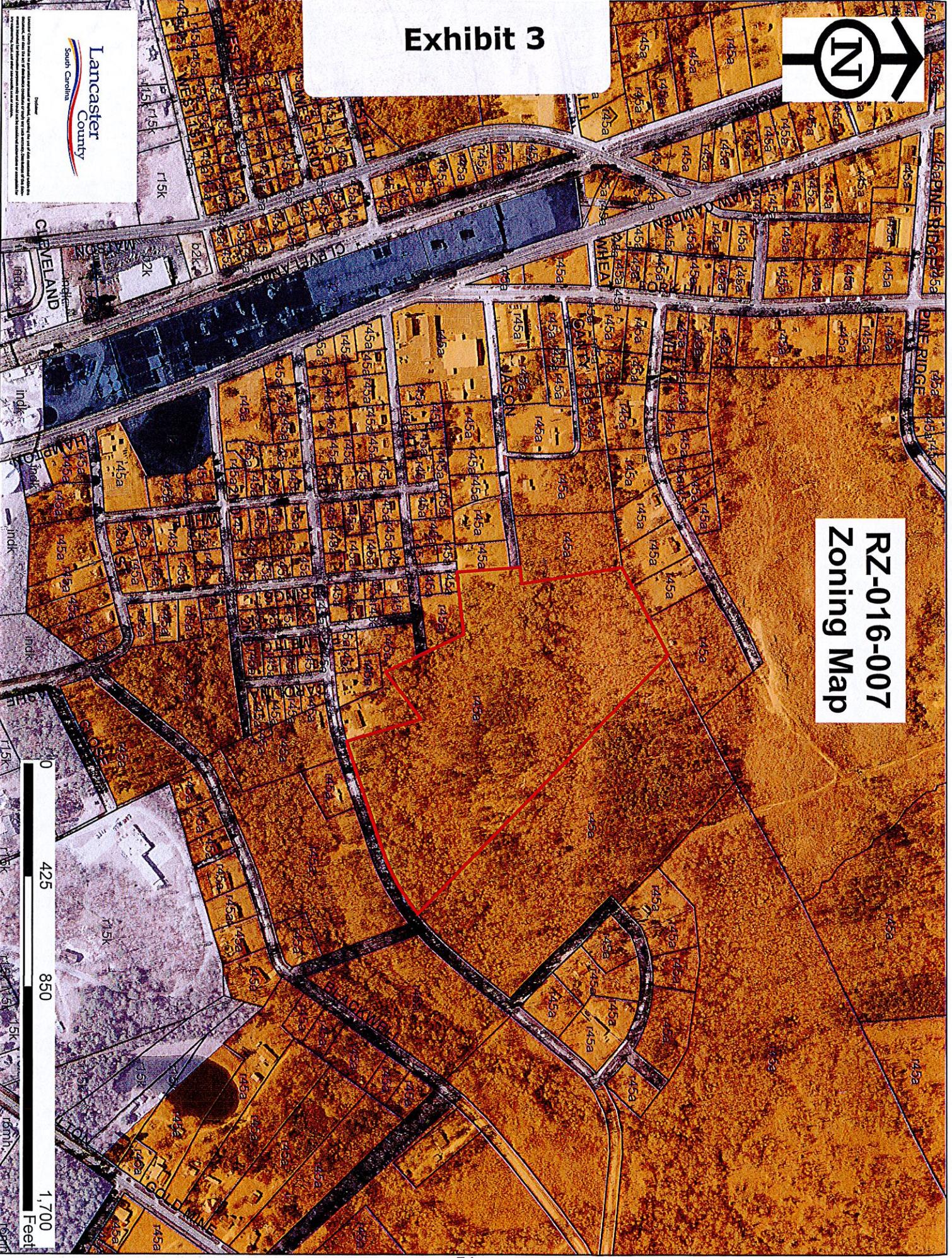
Created by the Planning and Zoning Department of Lancaster County, South Carolina. All rights reserved. This map is for informational purposes only and does not constitute a contract or any other legal instrument. The information on this map is subject to change without notice. For more information, please contact the Planning and Zoning Department at (803) 782-1234.



# Exhibit 3



**RZ-016-007  
Zoning Map**





# Exhibit 5

Status/Location Information		Sales Information		Picture	
Location:	EAST 3RD ST	Legal Ref:	0230-0168	No image data	
City:	Kershaw	Date:	3/23/2004		
	Zip: 29067	Grantor:	COX DAVID A	No image data	
	1809	Validity:	93		
Account Information		Price:	\$5	No image data	
Parcel ID:	0156-00-001.00	Validity:	LUC:		
Property ID:	24660	Legal Ref:		No image data	
User Account:		Date:	Price:		
Property LUC:	NLN - LandOnly	Grantor:		No image data	
Primary Juris:	1 - 1	Validity:	LUC:		
Assessed Size:	20,00000	Valuation Information		No image data	
District Group:	4 - 4	Appraised: In Process	Mkt Adj Cost		
Council District:		Total Land:	\$66,500	\$66,400	\$66,400
Owner/Mailing Information		Ag Credit:			
Owner Name:	BLACKWELL LIMITED	Land:	\$66,500	\$66,400	\$66,400
Mailing Address:	116 N MATSON ST, KERSHAW, SC, 29067	Building:			
		Yard:			
Associated Parcels:		Mkt Total:	\$66,500	\$66,400	\$66,400
Enter Parcel ID:		Total:	\$66,500	\$66,400	\$66,400
Validate & Add	X	Assessed:			
		Land:	\$3,990	\$3,146	\$3,146
		Building:			
		Yard:			
		Total:	\$3,990	\$3,146	\$3,146
		Limited Total:	\$52,440		
		Limited Taxable:	\$3,146		
Narrative - Click for Building Info..		Legal Description		Sketch	
This Parcel contains 20,000 AC of land mainly classified as LandOnly. It has 1 building(s) with a total of 0 square feet.				Edit #: <input type="text"/> No image data Last Modified: <input type="text"/>	

## Section 2.1.1 - Residential districts established.

**Exhibit 6**

The following residential use districts are hereby established: R-15, R-15S, R-15D, R-30, R-30S, R-30D, R-45, R-45A, R-45B, MF, and MHP. Each of these districts is designed and intended to secure for the persons who reside there a comfortable, healthy, safe, and pleasant environment in which to live, sheltered from incompatible and disruptive activities. Other objectives of these districts are explained in the remainder of this section.

In addition to the stated objectives of each zoning district, all districts are designed to encourage the perpetuation of general agricultural activities such as general row crop production, free-range livestock operations and pasture land, hay land, woodland and wildlife management areas. Intensive agricultural enterprises such as turkey barns, hog farms and other confined livestock operations shall only be allowed in the R-45A district.

1. The R-15, Moderate Density Residential/Agricultural District, is designed to accommodate the most dense single-family residential developments (not including manufactured homes) in areas of the county which are either experiencing urban growth or which are expected to experience urban growth in the near future. This type of development requires that both water and sewer lines be installed prior to construction beginning on the site. If water and sewer are not available to the site, the site shall be developed based on the regulations of the R-30 district (see below) The minimum lot size is 14,520 square feet and the minimum lot width is 90 feet.
2. The R-15S, Moderate Density Residential/Manufactured Housing/Agricultural District, contains the same regulations as the R-15 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.
  - b. This zoning district classification should be used to designate existing and future manufactured home subdivisions which do not/are not intended to consist of at least 50 percent multi-wide manufactured housing units.
  - c. This zoning district classification is appropriate adjacent to manufactured housing parks.
3. The R-15D, Moderate Density Residential/Manufactured Housing/Agricultural District, contains the same regulations contained in the R-15 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 in areas where public water and sewer are either in place or where such utilities can be extended by the developer.

- c. The commercial uses allowed in the district are for the convenience of the local residents. Therefore, the uses are limited in scope and serve to meet the essential needs of the local resident. Such uses shall only be allowed on lots located at the 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.[b.] The zoning district classification is appropriate adjacent to manufactured housing 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 (43,560 square feet), and the minimum lot width is 130 feet if a septic system is used or 120 feet if on central water and sewer. The commercial uses allowed in the district are for the convenience of the local residents. Therefore, the uses are limited in scope and serve to meet the essential needs of the local resident. Such uses shall only be allowed on lots located at the 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 except for buildings constructed or used for a "Retail Store - Food" which are allowed to be 12,000 (gross) square feet.
10. The R-45A, Rural Residential/Intense Agricultural District, is designed to accommodate a wide range of use including low density residential development, low intensity commercial uses and high intensity agricultural uses. The minimum residential lot size, minimum residential lot width and maximum residential density of the district are the same as for the R-45 district. However, both single-wide and multi-wide manufactured housing units are allowed on individual lots based on certain siting requirements. See section 4.1.22. Stockyards, slaughter houses, commercial poultry houses and swine lots are only allowed as conditional uses.  
  
The commercial uses allowed in the district are for the convenience of the local residents. Therefore, the uses are limited in scope and serve to meet the essential needs of the local residents and agricultural businesses. Such uses shall only be allowed on lots located at the

**Exhibit 6**

s. One of the two roads shall be part of the state highway system collector street. No commercial uses shall be allowed on lots having frontage on any local street. The commercial uses allowed in this district are the same as those allowed in the R-45B district, and are specified in the Table of Permissible Uses.

All commercial buildings in this district are limited to 6,000 (gross) square feet except for buildings constructed or used for a "Retail Store Food" which are allowed to be 12,000 (gross) square feet. Stockyards, slaughterhouses, commercial poultry houses and swine lots need only to comply with the conditions contained in Chapter 4.

11. The R-45B, Rural Residential/Business/Agricultural District, contains the same district regulations as those contained in the R-45A district with the only exception being that stockyards, slaughter houses, commercial poultry barns and swine lots are not allowed under any circumstance. The commercial uses allowed in this district are the same as those allowed in the R-45A district, and are specified in the Table of Permissible Uses.
12. The R45-D Rural Residential/Manufactured Housing/Agricultural District, is designed to encourage the perpetuation of agricultural uses and to accommodate low density residential development which does not include singlewide 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 compatible residential uses in the most rural parts of the county. The minimum lot size allowed in this district is one acre (43,560 square feet), and the minimum lot width is 130 feet if a septic system is used or 120 feet if on central water and sewer.
13. The MF, Multiple-Family/Agricultural District, is designed to accommodate moderate density single-family development and low density multiple-family developments (excluding manufactured homes) in areas within the County's planning jurisdiction that are appropriate for development at higher densities. This district should function as the location for alternative housing types near or in direct relationship to single-family detached housing. The maximum density permitted in this district for single-family developments (including duplexes) is three (3) dwelling units per acre (see Section 4.1.20) and for multiple-family development is eight (8) dwelling units per acre. (See Chapter 17 for recreational facilities and open space requirements.)
14. The MHP, Manufactured Home Park District, is established to accommodate planned manufactured housing park developments. This district affords County residents with an alternative housing type and thereby promotes the health, safety, and welfare of the community. This district shall apply to specified parcels of land only at the request of the

owners of such parcels. Such manufactured home parks shall be developed with a zoning permit issued in accordance with both the permit approval and conditional and special exception uses chapters of this ordinance.

(Ord. No. 323, 2-1-99; Ord. No. 578, § 2-2-04; Ord. No. 679, 7-25-05)

Section 4.1.20 - Site built or modular single-family detached house located in the commercial, industrial or multiple-family districts.

In any area located from the parcels fronting on the southern right-of-way line of S.C. Highway 5 northward to the state line, eastward to the Union County (NC) line and westward to the York County line and which are zoned MF, B-1, B-2, B-3, B-4, I-1 and I-1 Light Industrial/Agricultural District, where both water and sewer is available and the parcel to be subdivided contains at least ten acres, subdivisions shall be allowed and shall comply with the requirements for single-family homes located in the R-15P, Moderate Density Residential/Agricultural/ Panhandle District.

In any other area of the county which is zoned MF, B-1, B-2, B-3, B-4, I-1 or I-2 Heavy Industrial District, where both water and sewer is available and the parcel to be subdivided contains at least ten acres, subdivisions shall be allowed and shall comply with the following requirements:

1. *Density:* The minimum lot shall be as outlined below. The maximum density is two and one-half (2.5) dwelling units per acre. The total number of dwelling units allowed on the site shall be based on the gross acreage of the site. For example, a one hundred-acre parcel of land shall be allowed to have two hundred fifty (250) dwelling units built on the site.
2. *Lot size:* The maximum lot size allowed in these areas shall be three-fourth ( $\frac{3}{4}$ ) of an acre. Minimum standard lot size is ten thousand (10,000) square feet.
3. *Lot width and setback requirements:*

Lot width:	70 feet
Front yard:	30 feet
Side yard:	10 feet

## Exhibit 7

However, the side yard requirement may be reduced to zero (0) provided the following conditions are met:

- a. A windowless wall is placed on one side property line and the total side yard requirement is provided on the opposite side property line. For example, if a lot is sixty (60) feet in width, then a twelve-foot side yard would be required to be placed on the opposite property line from where the windowless wall is placed.
- b.

The structure shall not encroach upon or be placed on the side yard property line adjacent to a street.

- c. Whenever a structure is located within four (4) feet of a side property line, a perpetual easement for wall and roof maintenance shall be provided on the adjacent lot. The minimum width of this maintenance access shall be four (4) feet. This easement shall be incorporated into each deed.
- d. Zero lot line development is only allowed in subdivisions where all of the lots shall use this technique.

Rear Yard, Principle Structure:	45 feet
Rear Yard Accessory Structure:	10 feet

- e. *From external streets:* The minimum setback from external streets shall be same as is prescribed in the underlying zoning district.
  - f. *Between buildings:* The minimum distance between any two (2) buildings within this type of development shall be governed by the Standard Building Code. However, the director of emergency preparedness shall approve the fire protection measures for any development where the principal buildings are separated by less than twenty (20) feet.
4. Failure to achieve any of these provisions shall be sufficient reason for the planning commission to disapprove the subdivision request.

(Ord. No. 400, 4-8-02; Ord. No. 696, 10-3-05; Ord. No. 748, 5-1-06)

## Exhibit 7

**MULTI-FAMILY - RESIDENTIAL / UPDATED 1/22/07**

**USES PERMITTED:**

1. Duplex
2. Multi-Family Apartments
3. Multi-Family Townhomes
4. Multi-Family Converted or Other Multi-Family Housing  
(not elsewhere classified)
5. Bed and Breakfast
6. Religious Institution
7. Telephone Communications Facilities
8. Park or Playground
9. Botanical or Zoological Garden
10. Other Designated Community Open Space Area
11. General Agricultural Activities (i.e.) general row crop production, free range  
Livestock, etc.

**CONDITIONAL USES:**

1. Site Built Single-Family Detached House
2. Modular Single-Family Detached House (meets CABO building code)
3. Double-Wide
4. Single-Wide
5. Manufactured Home Subdivision
6. Temporary Dependent Care Residences
7. Temporary emergency, construction, and repair residence
8. Temporary Structure used in connection with the construction of a  
Permanent building of for some non-recurring purpose
9. Home Occupation
10. Recycling Facilities, Convenience Centers and Resource Recovery Facilities
11. Wireless Communication Towers (i.e. Cellular Communications)
12. Nature Preserve or Wildlife Sanctuary

**USES REQUIRING REVIEW BY THE PLANNING COMMISSION:**

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

**Exhibit 8**

**RZ-016-008 – Application of Shelby Snipes to rezone a ± .25 acre portion of a ± .7 acre tract of property from R-15, Moderate Density Residential/Agricultural District to R-15S, Moderate Density Residential/Manufactured Housing/Agricultural District. The property is located at 2575 Lynwood Drive in Lancaster County, SC.**

**{Public Hearing} pgs. (85-101)  
Tax Map 0102-00-106.00**

Discussion:

Conclusions:

Action items:

Person responsible:

Deadline:

**Nick Cauthen**



## PLANNING STAFF REPORT: RZ-016-008

---

### I. FACTS

#### A. GENERAL INFORMATION

**Proposal:** This is a rezoning application of Shelby Snipes to rezone a  $\pm$  0.25 acre portion of a  $\pm$  0.7 acre tract from R-15, Moderate Density Residential/Agricultural District **To** R-15S, Moderate Density Residential/Manufactured Housing/Agricultural District. The applicant is proposing to keep a single wide manufactured home on the property.

**Property Location:** The property is located at 2575 Lynwood Drive

**Legal Description:** TMS # 0102-00-106.00

**Zoning Classification:** Current: R-15, Moderate Density Residential/Agricultural District

**Voting District:** District 5, Steve Harper

#### B. SITE INFORMATION

**Site Description:** The property consists of a  $\pm$  0.25 acre portion and is located on the east side of Lynwood Drive at the corner of Dome Lane. A site built home and a single wide manufactured home (permitted by an expired temporary dependent care permit) currently occupies the subject property. This property was granted a variance by the Board of Zoning Appeals on June 16, 2016 by a vote of 4-2 in order to reduce the required lot size in R-15 from 14,520 sq. ft. to 10,980 sq. ft.

#### C. VICINITY DATA

**Surrounding Conditions:** The adjacent properties are all zoned R-15, Moderate Density Residential/Agricultural District. There is a mix of site built and manufactured homes in the area.

#### D. EXHIBITS

1. Rezoning Application
2. Location Map
3. Zoning Map
4. Future Land Use Map
5. Tax Inquiry Sheet
6. BZA results
7. Maps of existing manufactured homes
8. Table of Uses – R-15S

## II. FINDINGS

### CODE CONSIDERATIONS

**The R-15, Moderate Density Residential/Agricultural District**, is designed to accommodate the most dense single-family residential developments (not including manufactured homes) in areas of the county which are either experiencing urban growth or which are expected to experience urban growth in the near future. This type of development requires that both water and sewer lines be installed prior to construction beginning on the site. If water and sewer are not available to the site, the site shall be developed based on the regulations of the R-30 district (see below) The minimum lot size is 14,520 square feet and the minimum lot width is 90 feet.

**The R-15S, Moderate Density Residential/Manufactured Housing/Agricultural District**, contains the same regulations as the R-15 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.
- b. This zoning district classification should be used to designate existing and future manufactured home subdivisions which do not/are not intended to consist of at least 50 percent multi-wide manufactured housing units.
- c. This zoning district classification is appropriate adjacent to manufactured housing parks.

## III. CONCLUSIONS

The applicant was granted a temporary dependent care permit on the subject property in order to care for her mother. Her mother has passed away and she is seeking this rezoning in order to care for her nephews that live in the site built home on the property and it is also her best option for affordable housing. This property was granted a variance by the Board of Zoning Appeals on June 16, 2016 by a vote of 4-2 in order to reduce the required lot size in R-15 from 14,520 sq. ft. to 10,980 sq. ft.

The Future Land Use Map identifies this property as transitional, but does not distinguish between site built homes and manufactured homes. This rezoning would create a R-15S zone of ± 0.25 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 there is a mix of manufactured homes and site built homes in the area and the circumstances of the applicant’s family are unfortunate, a R-15S zoned area does not conform to the area.

**IV. RECOMMENDATION:**

It is therefore the recommendation of the planning staff that the rezoning request for the property located at 2575 Lynwood Drive be **Denied.**

# Exhibit 1

## LANCASTER COUNTY

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

Do Not Write In This Box	
Application# <u>RZ-016-008</u>	Date <u>7-14-16</u> Paid <input checked="" type="checkbox"/>

- 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: 2575 Lynwood Dr 0102-00-106.00
- How is this property presently designated on the map? R-15
- How is the property presently being used? Manufactured Home (temporary dependent care)
- What new designation or map change do you purpose for this property? R-15s
- What new use do you propose for the property? Same use as current

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:  
\_\_\_\_\_  
\_\_\_\_\_

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

- Explanation of and reasons for proposed change: Financial housing hardship and my nephews live beside me and I help take care of them.  
(attach another page if additional space is needed)

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

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

APPLICANT'S NAME (PRINT)

Shelby Snipes

ADDRESS:

2575 Lynwood Dr  
Lancaster, SC 29720

Phone: 803-577-0375

Shelby Snipes  
SIGNATURE

Dear Applicant,

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

Signature: Stacy Steyer

Date: 7/14/16

Title Not Examined.

Deed Drawn by; Rick S. Chandler, Jr.

STATE OF SOUTH CAROLINA )

COUNTY OF: LANCASTER )

IN THE MATTER OF: JAMES EDWARD SNIPES )

IN THE PROBATE COURT

DEED OF DISTRIBUTION

CASE NUMBER: 2010ES2900431

LANCASTER COUNTY ASSESSOR

Tax Map:  
0102 00 106 00

WHEREAS, the decedent died on OCTOBER 31, 2010; and,

WHEREAS, the estate of the decedent is being administered in the Probate Court for LANCASTER County, South Carolina in File #2010ES2900431; and,

WHEREAS, the grantee herein is either a beneficiary or heir at law, as appropriate, of the decedent; and,

WHEREAS, the undersigned Personal Representative is the duly appointed and qualified fiduciary in this matter; and,

NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the Personal Representative has granted bargained, sold and released, and by these Presents does grant, bargain, sell and release to:

Name: SHIRLEY P. SNIPES

Address: 2573 LYNWOOD DR.

LANCASTER SC 29720

RECORDED THIS 19th DAY

OF AUGUST, 2011

IN BOOK 2011 PAGE S-1

*Cheryl Morgan*  
Auditor, Lancaster County, SC

the following described property:

All that certain, piece, parcel or lot of land, with all improvements thereon, lying, being and situate in Gills Creek Township, Lancaster County, South Carolina, located about 5 miles South of the City of Lancaster, being on the easterly side of Highway 29-19, fronting on said highway for a distance of 140.9 feet and being the identical property set out and described on Plat of Survey entitled, 'Property to be Conveyed to Larry W. Cauthen', made by Jack Smith, RLS, on November 3, 1975 as found recorded in the Office of the Clerk of Court for Lancaster County, South Carolina, as Plat Number 2354, reference to which said plat is craved for a more minute description as to the metes and bounds.

Being the identical property conveyed to James E. Snipes and Shirley P. Snipes by deed dated April 14, 1977 and recorded in the Office of the Register of Deeds for Lancaster County in Deed Book C-6, at Page 3634.

2011008863



DEED OF DISTRIBUTION  
RECORDING FEES

\$10.00

PRESENTED & RECORDED:

08-17-2011 01:01 PM

JOHN LANE

REGISTER OF DEEDS

LANCASTER COUNTY, SC

By: JOHN LANE REGISTER

BK: DEED 628

PG: 237-238

TOGETHER with all and singular the Rights Members Hereditaments and Appurtenances to the said Premises/Property belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises/Property unto the said Shirley P. Snipes their heirs and assigns forever.

IN WITNESS WHERE OF the undersigned as Personal Representative of the estate of the decedent has executed this Deed, on this 10<sup>th</sup> day of August, 2011.

SIGNED, SEALED AND DELIVERED

Estate of: James Edward Snipes

IN THE PRESENCE OF

by Signature:

Shirley P. Snipes  
Shirley P. Snipes, Personal Representative

Witness:

Debbie G. Hardin

Witness:

Jennifer C. Duncan

STATE OF SOUTH CAROLINA )

PROBATE

COUNTY OF LANCASTER )

PERSONALLY appeared before me DEBBIE G. HARDIN and made oath that he/she saw the within named Personal Representative(s) sign, seal, and as their act and deed, deliver the within written Deed, and that he/she with JENNIFER C. DUNCAN witnessed the execution thereof.

SWORN to before me this 10<sup>th</sup> day of

August, 2011

Witness Signature:

Debbie G. Hardin

Jennifer C. Duncan

Notary Public for South Carolina

My Commission Expires: 4-3-2017

Vicinity Map



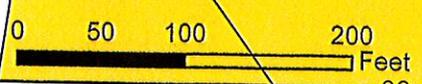
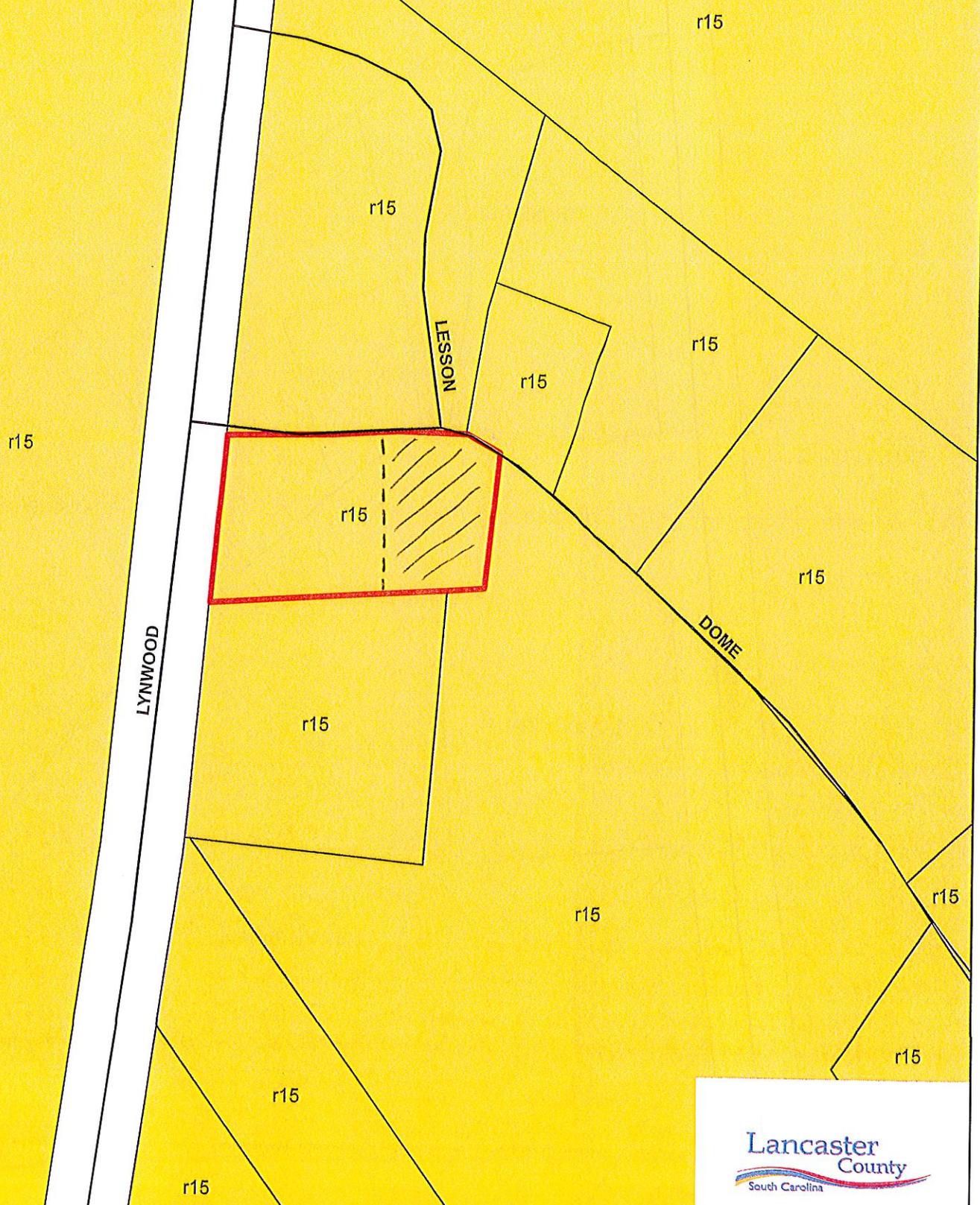
Disclaimer  
Lancaster County makes no guarantee expressed or implied, regarding the use of data contained within this document, nor does the use of this document constitute or imply any such warranty. Distribution of this document is intended for informational purposes only and should not be considered authoritative or acceptable for any engineering, legal, and other site-specific uses or analysis.

0  
100 Feet  
92



# Zoning Map

## Exhibit 3



Disclaimer  
Lancaster County makes no guarantee expressed or implied, regarding the use of data contained within this document. All data is the user's responsibility and liability. Distribution of this document is intended for informational purposes only and should not be considered authoritative or acceptable for any engineering, legal, and other site-specific uses or analysis.

# Future Land Use Map

# Exhibit 4



TRANSITIONAL

TRANSITIONAL

TRANSITIONAL

LESSON

TRANSITIONAL

TRANSITIONAL

TRANSITIONAL

TRANSITIONAL

LYNWOOD

TRANSITIONAL

DOME

TRANSITIONAL

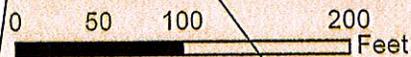
TRANSITIONAL

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TRANSITIONAL

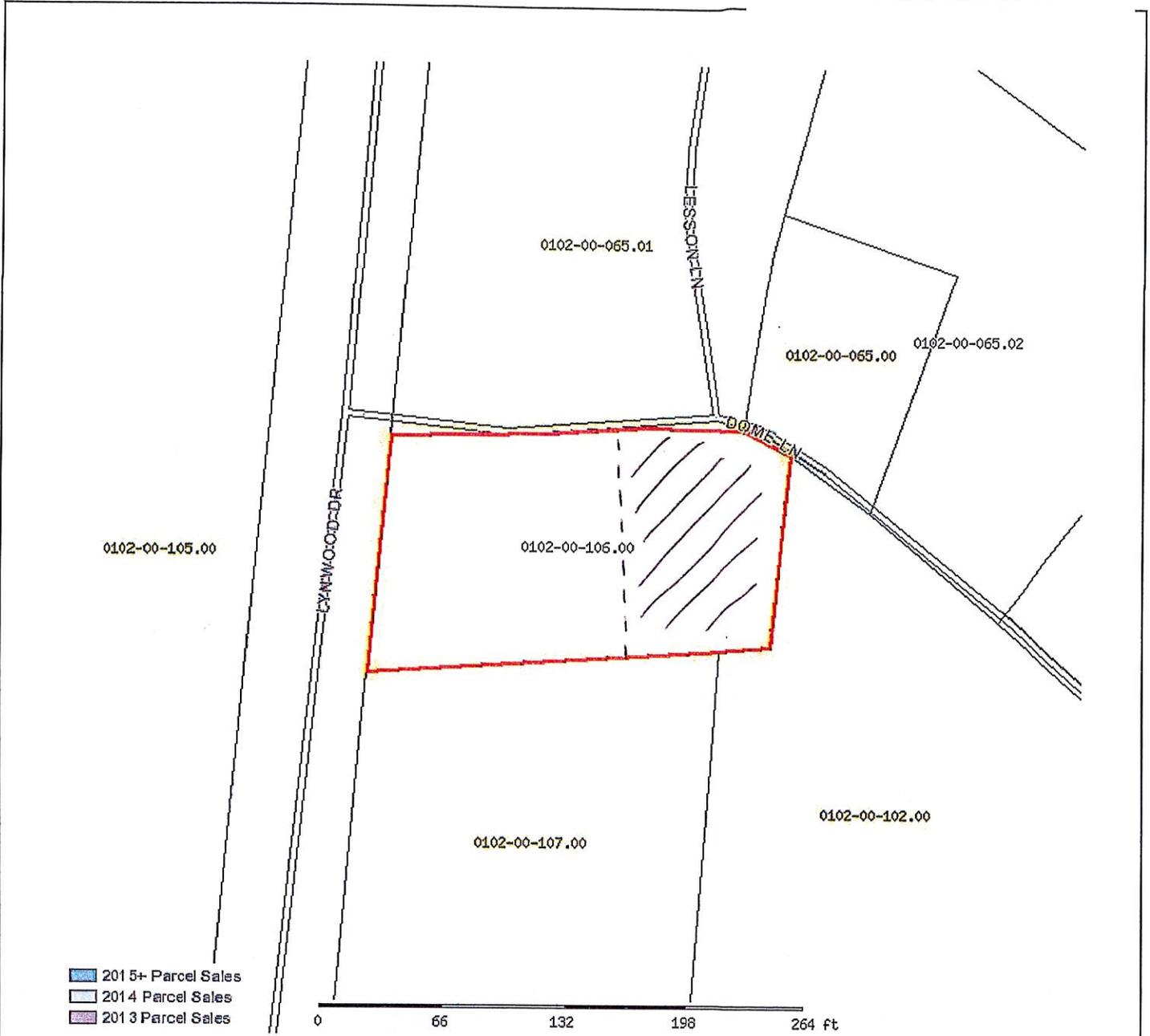
TRANSITIONAL

TRANSITIONAL



Disclaimer  
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# Exhibit 5



- 2015+ Parcel Sales
- 2014 Parcel Sales
- 2013 Parcel Sales

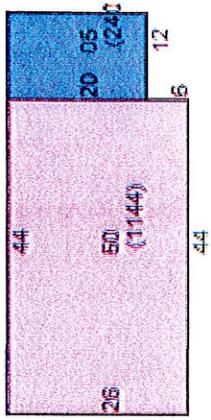
Lancaster County Assessor			
Parcel: 0102-00-106.00 Acres: 0.7			
Name:	SNIPES SHIRLEY P	Land Value	\$10,500.00
Site:	2573 LYNWOOD DR	Improvement Val	\$45,000.00
Sale:	\$0 on 08-2011 Vacant= Qual=2S	Accessory Value	\$1,500.00
Mail:	2573 LYNWOOD DR	Total Value	\$57,000.00
	LANCASTER, SC 29720-0000		



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: 07/26/16 : 13:23:16

<b>Situs/Location Information</b> Location: 2573 LYNNWOOD DR City: Lancaster Zip: 29720 <input type="button" value="Edit"/>		<b>Sales Information</b> Legal Ref: 628-227 Date: 8/16/2011 Price: \$0 Grantor: SNIPES JAMES E & Validity: 2S LUC: QR	
<b>Account Information</b> Parcel ID: 0102-00-106.00 <input type="checkbox"/> Closed <input type="checkbox"/> Locked Property ID: 19106 User Account: Imp/Vac/VT: Improved - I... Property LUC: MRN - MRRes Neighborhood: 06 - 06 Primary Juris: 1 - 1 Market Area: Assessed Size: 0.70000 Unit Type: AC - ACRES District Group: 4 - 4 District Code: 01 - County Council District: Appraisal Area: 03 - 03		<b>Valuation Information</b> Legal Ref: C006-3634 Date: 4/22/1977 Price: \$0 Grantor: Validity: LUC:	
<b>Owner/Mailing Information</b> Owner Name: SNIPES SHIRLEY P Mailing Address: 2573 LYNNWOOD DR, LANCASTER, SC, 29720 <input type="button" value="Edit"/>		<b>Appraised: In Process</b> Mkt Adj Cost \$10,500 Total Land: \$10,500 Ag Credits: Land: \$10,500 Building: \$43,200 Yard: \$1,500 Mkt Total: \$55,200 Total: \$55,200	
<b>Associated Parcels:</b> Enter Parcel ID: <input type="text"/> <input type="button" value="X"/> validate & add		<b>Assessed:</b> Land: \$620 Building: \$2,592 Yard: \$90 Total: \$3,312 Limited Total: Limited Taxable:	
Narrative - Click for Building Info... This Parcel contains 0.700 AC of land mainly classified as MRRes. It has 1 building(s) with a total of 1,144 square feet.		Legal Description 140.9X248X108X25	
Picture <input type="button" value="No image data"/>		Sketch <input type="button" value="Edit"/> <input type="button" value="X"/> Last Modified: 1/24/2016	





# Lancaster County Board of Zoning Appeals

101 N. Main Street, Ste. 108  
P. O. Box 1809  
Lancaster, South Carolina 29721-1809

## Exhibit 6

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

June 24, 2016

Dear Shelby Snipes,

The Lancaster County Board of Zoning Appeals held a public hearing on Thursday, June 16, 2016 to consider your appeal for relief from the requirements of Chapter 5 Density and Dimensional Regulations of the Lancaster County Unified Development Ordinance on property located at 2575 Lynwood Drive, Lancaster, SC. (TMS 0102-00-106.00). This letter serves as official notification of the action taken by the Board of Zoning Appeals on this matter.

After consideration of the evidence and arguments presented, the Board of Zoning Appeals concluded that the request for a variance from the requirements of Chapter 5 Density and Dimensional Regulations be **APPROVED (4-2)**. The property now must be rezoned since manufactured homes are not allowed in the current zoning district. Approval was based on the findings of fact and conclusions stated in the order on the variance application issued by the Board of Zoning Appeals (see enclosed order). Keep this for your records.

The applicant should be aware that the Board's decision may be appealed, by any person with substantial interest in the decision, to the Circuit Court in and for the County of Lancaster within 30 days from the date of this letter. If the Board's decision is appealed to the Circuit Court and work authorized by this decision has begun, the County's Building and Zoning Department will place a "stop work order" on this site. This means all work related to the application will be required to stop until after the Circuit Court has made a decision on the appeal.

If you have any questions or concerns, please contact the Planning Department at (803) 285-6005.

Sincerely,

Handwritten signature of Nick Cauthen.

Nick Cauthen  
Planner

Enclosure

cc: Kenneth Cauthen, Lancaster Co. Zoning Official  
Amy Bowers, Lancaster Co. Zoning Compliance Officer  
Dwight Witherspoon, Lancaster Co. Zoning Compliance Officer  
Gavin Witherspoon, Lancaster Co. Zoning Compliance Officer

**LANCASTER COUNTY BOARD OF ZONING APPEALS**  
**APPLICATION FORM 6**  
**ORDER ON VARIANCE APPLICATION**

---

**Exhibit 6**

Date Filed: 3-4-16

Application No: BZA-016-006

The Lancaster County Board of Zoning Appeals held a public hearing on Thursday, June 16, 2016 to consider the appeal of Shelby Snipes for a variance from Chapter 5 Density and Dimensional Regulations, as stated on the Variance Application (Form 3) affecting the property described on the Notice of Appeal (Form 1). After consideration of the evidence and comments presented, the Lancaster County Board of Zoning Appeals makes the following findings of fact and conclusions.

(1) The Lancaster County Board of Zoning Appeals concludes that the Applicant does have an unnecessary hardship because there are extraordinary and exceptional conditions pertaining to the particular piece of property based on the following findings of fact:

(2) The Lancaster County Board of Zoning Appeals concludes that these conditions do not generally apply to other property in the vicinity based on the following findings of fact:

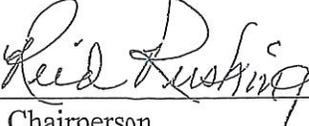
(3) The Lancaster County Board of Zoning Appeals concludes that because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property based on the following finding of fact:

(4) The Lancaster County Board of Zoning Appeals concludes that the authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance based on the following findings of fact: *The authorization of this variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by granting the variance nor will granting the variance impair the purpose and intent of this Ordinance or the Comprehensive Plan.*

(5) The Lancaster County Board of Zoning Appeals concludes that the effect of the variance would not be to allow the establishment of a use not otherwise permitted in the zoning district, based on Chapter 5 Density and Dimensional Regulations of the ordinance; would not extend physically a non-conforming use of the land; and would not change the zoning district boundaries shown on the official zoning map, based on the following findings of fact:

**THE LANCASTER COUNTY BOARD OF ZONING APPEALS, THEREFORE, ORDERS** that the variance is GRANTED, subject to the following conditions:

---

  
Chairperson

Date issued: 6-16-16

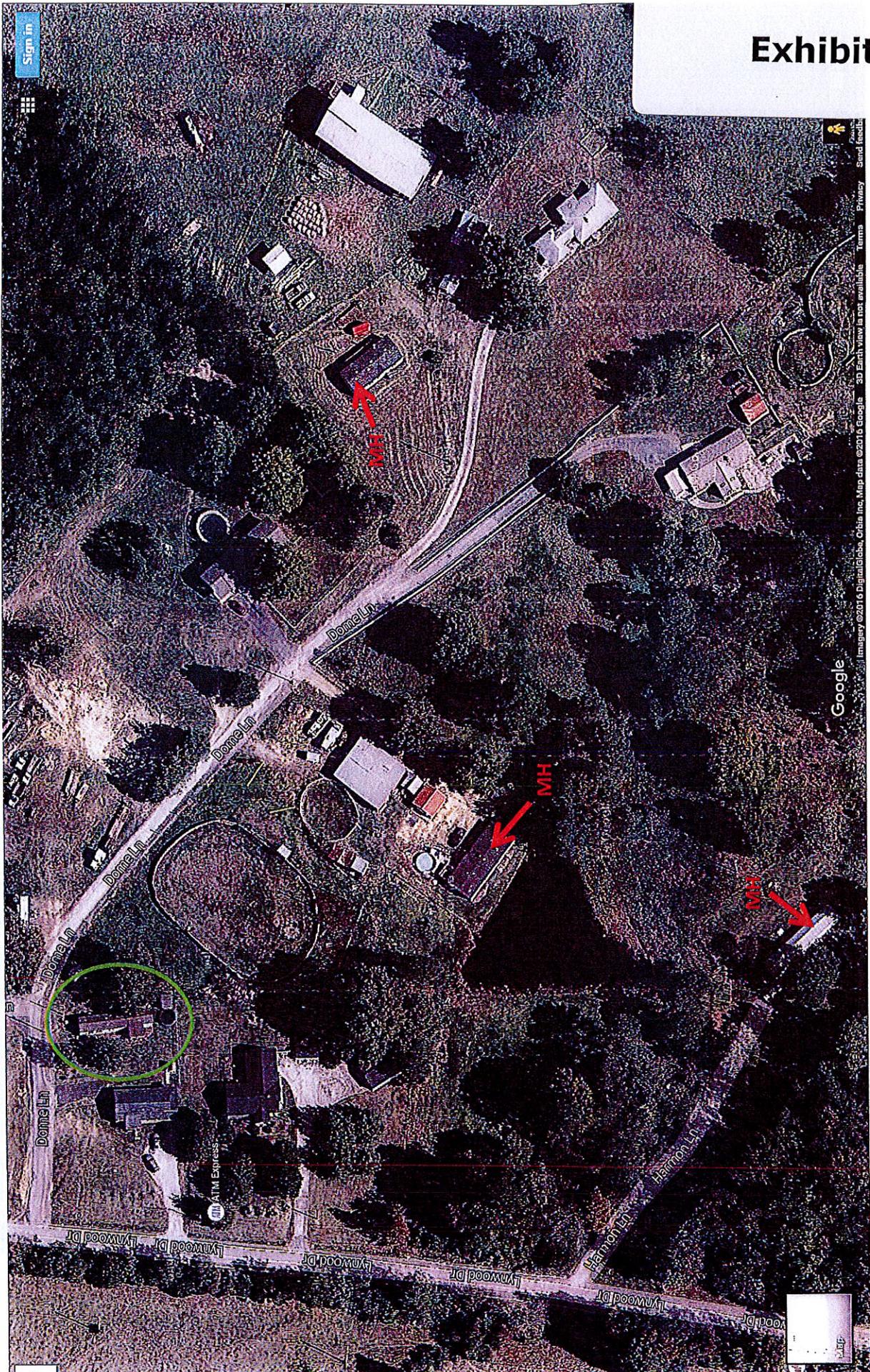
Date mailed to parties in interest: 6-24-16

---

  
Secretary

*Notice of appeal to Circuit Court must be filed within 30 days after date this Order was mailed.*

# Exhibit 7





## RESIDENTIAL R-15S

### USES PERMITTED:

1. Site Built Single-Family Detached House
2. Modular Single-Family Detached House  
(Meets CABO Building Code)
3. Religious Institution
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. General Agricultural Activities (i.e.) general row crop production, free range Livestock, etc.
13. Forest Production – Including Christmas Trees

### CONDITIONAL USES:

1. Double-Wide
2. Single-Wide
3. Class “B” Manufactured Home (meets HUD specifications)
4. Manufactured Home Subdivision
5. Primary Residence and Manufactured Home (provided one unit is owner occupied)
6. Temporary Dependent Care Residences
7. Temporary emergency, construction, and repair residence
8. Home Occupation
9. Private or Commercial Horse Stables
10. Wireless Communication Towers (i.e. Cellular Communications)

### USES REQUIRING REVIEW BY THE PC:

1. Elementary or Secondary School
2. College, University or Professional School
3. Library
4. Police Station
5. Fire Station
6. Ambulance Service/Rescue Squad
7. United States Postal Service Facility

### SPECIAL EXCEPTION USES:

1. *Recycling Facilities, Convenience Centers and Resource Recovery Facilities*



**RZ-016-009 – Application of Stephen Waters to rezone ± .08 acres of property from R-15D, Moderate Density Residential/Manufactured Housing/Agricultural District to B-3, General Commercial District. The property is located off S. York Road, ± 250 feet northeast of the intersection of 7th Street in Lancaster County, SC.**

**{Public Hearing} pgs. (102-121)  
Tax Map 0082D-0P-014.00**

Discussion:

Conclusions:

Action items:

Person responsible:

**Nick Cauthen**

Deadline:



## PLANNING STAFF REPORT: RZ-016-009

---

### I. FACTS

#### A. GENERAL INFORMATION

**Proposal:** This is a rezoning application of Stephen Waters to rezone ± 0.08 acres from R-15D, Moderate Density Residential/Manufactured Housing/Agricultural District **To** B-3, General Commercial District. The applicant is proposing to construct a car wash on the property.

**Property Location:** The property is located off S. York Street ± 250 ft. northeast of the intersection with 7<sup>th</sup> Street and is adjacent to property located in the City of Lancaster.

**Legal Description:** TMS # 0082D-0P-014.00

**Zoning Classification:** Current: R-15D, Moderate Density Residential/Manufactured Housing/Agricultural District

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

#### B. SITE INFORMATION

**Site Description:** The property consists of ± 0.08 acres and is located on the west side of S. York St. The subject property is currently vacant but use to contain a car wash.

#### C. VICINITY DATA

**Surrounding Conditions:** The adjacent properties are zoned R-15D and Neighborhood Commercial (City of Lancaster Zoning District). There is a convenient store located south of the subject property with a gravel area in between. Both of these parcels are zoned R-15D. South of the convenient store is a property that is zoned B-2 which is located approximately 150 ft. from the subject parcel. East of the subject property across S. York St. is a vacant parcel in the City of Lancaster which is zoned Neighborhood Commercial.

#### D. EXHIBITS

1. Rezoning Application
2. Location Map
3. Zoning Map
4. Future Land Use Map
5. Tax Inquiry Sheet
6. Table of Uses – B-3

### II. FINDINGS

#### CODE CONSIDERATIONS

**The R-15D, Moderate Density Residential/Manufactured Housing/Agricultural District**, contains the same regulations contained in the R-15 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 in areas where public water and sewer are either in place or where such utilities can be extended by the developer.
- c. The commercial uses allowed in the district are for the convenience of the local residents. Therefore, the uses are limited in scope and serve to meet the essential needs of the local resident. Such uses shall only be allowed on lots located at the 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.

**The B-3, General Commercial District**, is designed to accommodate a wide variety of general commercial uses characterized primarily by retail, office and service establishments which are oriented primarily towards major traffic corridors and/or extensive areas of predominantly commercial usage and characteristics. Commercial uses encouraged in this district are generally patronized in single purpose trips and emphasize large general merchandise establishments, sale of large or bulky items, commercial services, repair services, automobile related sales and repair, various types of convenience stores, restaurants, and other recreational and entertainment uses. This district is also suited to accommodate travel oriented uses such as hotels and motels and gas stations. Outdoor storage is permitted if a Type 1 Buffer yard is installed around the outside of the storage area when the area is adjacent to a nonresidential district. A Type 3 Buffer yard is required around the storage area when it is adjacent to a residential district or use and all such areas shall be located completely behind the building. No storage areas shall be located in any required or not required front or side yard. Automobile dealerships are allowed to park automobiles in the front or side yard of the property.

### III. CONCLUSIONS

The facts and findings of this report show that the property is designated as Urban on the Future Land Use map. Urban is a community type that is described as a walkable neighborhood with additional intensity that includes a mix of uses. This is defined by the *Lancaster County Comprehensive Plan 2014-2024*. There is a residence located to the west of the subject property but the majority of the property in the immediate area is either vacant, commercial, or zoned commercial. As stated above this property is in the

urban area, has a convenient store next door to it, and is a suitable area for a commercially zoned parcel. This area adjacent to the city is also in need of economic opportunities.

**IV. RECOMMENDATION:**

It is therefore the recommendation of the planning staff that the rezoning request for the property located off S. York Street ± 250 ft. northeast of the intersection with 7<sup>th</sup> Street be **Approved.**

LANCASTER COUNTY

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

Do Not Write In This Box		
Application#	Date	Paid
RZ-016-009	7-19-16	✓

- 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: 0082D-0P-014.00
- How is this property presently designated on the map? R-15D
- How is the property presently being used? Vacant
- What new designation or map change do you purpose for this property? B-3
- What new use do you propose for the property? Car Wash

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:
   
\_\_\_\_\_
   
\_\_\_\_\_

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

- Explanation of and reasons for proposed change: Wishes to operate a Car Wash on property
  
(attach another page if additional space is needed)

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

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

APPLICANT'S NAME (PRINT) Stephen Waters

ADDRESS: 3208 Eugenia Dr  
Richburg SC 29729

Phone: 803-235-9514

[Signature]  
SIGNATURE

DEED DRAWN BY BLACKWELL TRIMNAL MYERS, LLC  
TITLE NOT EXAMINED

LANCASTER COUNTY ASSESSOR

Tax Map:  
0066D 0B 005 00  
0126 00 001 00  
0082M 0A 010 00  
0087N 0F 003 00  
0102H 0F 030 00  
0082M 0A 006 00  
0082D 0P 014 00  
0066D 0D 022 00  
0082J 0B 008 00  
0082O 0E 009 00  
0082E 0C 003 00  
0102H 0D 016 00

PROBATE COURT

STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

IN THE MATTER OF Samuel Robert Horne, Sr.

CASE NUMBER 2009ES2900515

RECORDED THIS 2nd DAY  
OF MARCH, 2010  
IN BOOK O PAGE H-1

*Cheryl A. Morgan*  
Auditor, Lancaster County, SC

**DEED OF DISTRIBUTION**

WHEREAS, the decedent died on 12/1/2009; and,

WHEREAS, the estate of the decedent is being administered in the Probate Court for Lancaster County, South Carolina in File# 2009ES2900515; and,

WHEREAS, the grantee herein is either a beneficiary or heir at law, as appropriate, of the decedent; and,

WHEREAS, the undersigned Personal Representative is the duly appointed and qualified fiduciary in this matter;  
and,

NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the Personal Representative has granted bargained, sold and released, and by these Presents does grant, bargain, sell and release to:

Name: Sharon C. Horne  
Address: 1330 West Shore Drive  
Lancaster, SC 29720

the following described property:

**SEE ATTACHED EXHIBIT A**

2010002122  
DEED OF DISTRIBUTION  
RECORDING FEES \$13.00  
PRESENTED & RECORDED:  
02-26-2010 11:57 AM  
JOHN LANE  
REGISTER OF DEEDS  
LANCASTER COUNTY, SC  
By: JENNIFER JOYNER DEPUTY  
BK: DEED 553  
PG: 265-271

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises/Property belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises/Property unto the said Sharon C. Horne, their heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the decedent, has executed this Deed, on this 25 day of February, 2010.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

Estate of: Samuel Robert Horne, Sr.  
by Signature: Sharon C. Horne  
Sharon C. Horne as Personal Representative

Witness: Ashaka M. Witherspoon

Witness: [Signature]

STATE OF SOUTH CAROLINA )  
COUNTY OF LANCASTER )

PROBATE

PERSONALLY appeared before me

Ashaka M. Witherspoon and made oath that he/she saw the within named Personal Representative(s) sign, seal, and as their act and deed, deliver the within written Deed, and that he/she with Brian O. Trimna witnessed the execution thereof.

SWORN to before me this 25 day of Feb, 2010

Witness Signature: Ashaka M. Witherspoon

[Signature]  
Notary Public for South Carolina  
My Commission Expires: Sept 1 2010

**EXHIBIT A**

All that certain piece parcel or lot of land, together with all improvements thereon, lying, being and situate in Cedar Pines Lake, Lancaster County, South Carolina, about 3 and ½ miles Northwest of the town of Lancaster. Being designated as 0.463 acre, more or less with 0.074 acre, more or less of Beach Area, as shown on Plat entitled, "Sam Horne and Sharon Horne" drawn by Phillip G. Smith, RLS dated August 16, 2006, and recorded August 24, 2006 in the Office of the Register of Deeds for Lancaster County, South Carolina as Plat No. 2006-595. Reference to said plat is craved for a more minute description.

Being the identical property conveyed to Samuel R. Horne and Sharon C. Horne by deed of Linda G. Deese. recorded August 24, 2006 in Deed Book 351 at page 136 in the office of the Register of Deeds for Lancaster County South Carolina.

**TAM#66D-B-005**

"All that piece, parcel or tract of land, lying, being and situate in Cedar Creek Township, State and County aforesaid, containing Twenty-five (25) acres, more or less, and bound as follows: On the NORTH by lands of J.A. Houze; On the EAST by the Old County Road or present detour of the State highway No. 93 and new State Highway No. 93 for a distance of 100 yards. The tract herein described being in the form of a triangle, more or less, with the vertex on new State Highway No. 93 and the base of the triangle on the lands of J. A. Houze, to with the Northern boundary of the lands herein devised."

ALSO: "ALL that certain piece, parcel or tract of land, lying, being and situate in Bell Town School District, Cedar Creek Township, State and County aforesaid, containing twenty (20) acres, more or less, bound as follows: On the SOUTH and WEST by the Massey lands, now owned by the Duke Power Company; on the NORTH by other land of J.O. Culp; and, On the EAST by New State Highway No. 93."

LESS AND EXCEPT: :ALL that certain piece, parcel or tract of lot of land lying, being and situate in Cedar Creek Township, Lancaster County, South Carolina, and containing 0.344 acres as shown on Plat of Survey entitled Bell Town Volunteer Fire Dept., Jack Smith, Surveyor, dated June 8, 1976, and recorded in the Office of the Clerk of Court for Lancaster County as Plat No. 2491. The said property is located about Nine (9) miles Southwest of Lancaster on the Westerly side of S.C. Highway #200. For a more minute description, reference to said Plat is craved."

Being the identical property conveyed to Bell Town Fire Department, Inc. by Deed dated June 22, 1976 and recorded in the Office of the Clerk of Court for Lancaster County in Deed Book C-6, at Page 1651.

ALSO, LESS AND EXCEPT: "ALL certain piece, parcel or tract of land being and situate in Cedar Creek Township, Lancaster County, South Carolina, and containing 0.08 acres, more or less, and being further designated as Tract B on Plat of Survey entitled "PLAT OF PROPERTY OF BELL TOWN VOLUNTEER FIRE DEPARTMENT," dated December 6, 1982 and recorded as Plat No. 5860 in the Office of the Clerk or Court for Lancaster County, South Carolina. The said property is located about Nine (9) miles Southwest of Lancaster on the Westerly side of S.C. Highway #200. For a more minute description, said Plat is craved."

Being the identical property conveyed to Bell Town Fire Department, Inc. by Deed dated March 2, 1983 and recorded in the Office of the Clerk of Court for Lancaster County in Deed Book E-6, at Page 3999.

Reference is also craved to Plat of Survey entitled "Plat Showing Property of William V. Plyler and Carrie Knight," prepared by Jack Smith, RLS, dated August 9, 1976 and recorded in the Office of the Clerk of Court for Lancaster County as Plat Number #5630 (Less deed E-6, at Page 3999 referred to above),

The above described property was conveyed to Bart Harper, Sam Horne and Gary Cook by the Deed of Kenn Parker, recorded December 14, 1993 in Deed Book W-11, at Page 269 in the Office of the Clerk of Court for Lancaster County, SC.

**Tax Map Number: # 0126-00-001.00**

All that certain piece, parcel or lot of land, together with all improvement located thereon, lying being and situate in Funderburk Village and the intersection of Springdell Church Road and Cederdale Lane and being more particularly shown, described and designated as Lot 7 Block A on Plat of Survey entitled, "Plat of Survey for Samuel Robert Horne, Jr.", prepared by Jack Smith, RLS, dated December 4, 1998 and recorded in the office of the Clerk of Court for Lancaster County as Plat No. 99-14. Reference to said plat is craved for a more minute description.

Being the identical property conveyed to Samuel R. Horne, Sr., and Sharon C. Horne by deed of Samuel R. Horne, Jr., dated February 23, 2003 and recorded in the Office of the Clerk of Court, now known as the Office of the Register of Deeds, in Deed Book 186, at Page 266.

**TMS# 82M-A-010.00**

"All that certain piece parcel or lot of land, together with any and all improvements thereon, lying, being and situate three miles south of Lancaster, in Gills Creek Township, Lancaster County, South Caroline, fronting on Plymouth Drive and being shown, further described and designated as Lot Number Thirty-Five (35) on Plat of survey entitled "Portion of Smokerise Subdivision-Section 2" made by Jack Smith, RLS, Dated April 24,

1973 and found recorded in the Office of the Clerk of Court for Lancaster County, South Carolina, as Plat Number 3909, reference to which said plat is craved for a more minute description as to the metes and bounds.”

Being a portion of the property conveyed to Gary Cooke and Samuel R. Horne herein by deed of John Bart Harper, dated November 26, 1993 recorded in the office of the Clerk of Court for Lancaster County in Deed Book Z-11, at Page 234.

**TMS# 87N-0F-003.00**

“ALL that certain piece, parcel or lot of land, lying and being and situate in Lancaster County, South Carolina near Jones Cross Roads, designated as Lot 16 in Block C, as shown on Plat of Country Club Heights made by Williams engineering Service, dated August 6, 1966, recorded in the Office of the Clerk of Court for Lancaster County in that Book 17, at Page 116. For a more complete description reference to said plat is craved. Being a portion of the property conveyed to Steven H. Melton and Helen B. Melton by separate deeds recorded in Deed Book B-5, at Page 244.

Being the identical property conveyed to Gary Cook and Sam Horne by deed of Timothy A. Deaton dated April 14, 1995 and recorded in the office of the Clerk of Court for Lancaster County, SC in Deed Book A-13, at Page 161.

**TMS# 102H-F-30.00**

“ALL that certain piece, parcel or lot of land, situate, lying and being located in Lancaster County, State of South Carolina, said lot containing 0.60 acre, more or less, and being more fully described as follows: BEGINNING at an iron on the northwestern side of Funderburk Street 224.9 feet from its intersection with Holly Circle and running North 69 degrees 32 minutes West for a distance of 165.4 feet to an iron; thence, turning and running North 26 degrees 33 minutes East for a distance of 172.3 feet to an iron; thence, turning and running South 55 degrees 43 minutes East for a distance of 184.4 feet to an iron; thence turning and running along Funderburks Street South 39 degrees 44 minutes West for a distance of 50.0 feet to an iron; thence, South 35 degrees 49 minutes West for a distance of 41.3 feet to an iron; thence, South 26 degrees 32 minutes West for a distance of 40.5 feet to the point of the BEGINNING, all measurements being more or less, and being shown as Block D, Lot 5, on plat of property entitled “Subdivision Map of Funderburke Village West of Alt. S.C. Hwy. Rt.93, Lancaster County, S.C., Property of The Springs Cotton Mills, Lancaster, S.C.”, said plat prepared by C.H. McIlwain and F.E. Kerr, Jr., and dated March, 1954.”

Being the identical property conveyed to Sam R. Horne by deed of Carolyn Whitt dated April 7, 1987 and recorded April 8, 1987 in the Office of the Clerk of Court for Lancaster County, SC in Deed Book X-6 page 317.

**TMS# 82M-A-6.00**

"All that piece, parcel or lot of land lying, being and situate just outside of the Town of Lancaster, Lancaster County, South Carolina designated as Lot Number 102 (One hundred Two) as shown on plat of survey made by Paul Clark, R.L.S., dated June 8, 9, and 10, 1961 and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina in Plat Book 12, at page 16."

Being in the identical property conveyed to Samuel R. Horney by deed of Lillian B. Hammond and James D. Hammond dated September 25, 1990 and in the Office of the Clerk of Court for Lancaster County, SC in Deed Book K-9 at page 59.

**TMS# 82D-P-14.00**

"All that certain piece, parcel or tract of land lying, being and situate in the State and County aforesaid, Cane Creek Township, being shown and described as Lots Number (1) and Two (2) in Block "A" of plat of survey entitled "Cedar Pines Lake Property" prepared by Warren D. Trukett, LS, dated June 21, 1949, recorded in the Office of the Clerk of Court for Lancaster County in Plat Book 2, at page 357. For a more minute's description, reference to said plat is craved."

Being a portion of that property conveyed to Robert Horne by deed of Lillian B. Hammond dated September 1, 1995 and recorded in the Office of the Clerk of court for Lancaster County, South Carolina on September 5, 1995 in Deed Book I-13 at Page 323.

**TMS# 66D-D-22.00**

"ALL that certain piece, parcel or lot of land with any and all improvements thereon, lying, being a situate in Cane Creek Township, Lancaster County, South Carolina, in Greenbriar Subdivision, containing 0.377 acres, more or less, and being the identical property shown, described and designated as Lot Number Eight (8) on play of survey entitled "SUBDIVISION PLAT OF GREENBRIAR", prepared by Wm. D. Enfinger & Assoc., P.A., dated November 20, 1972 and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina as Plat number 10187. For a more minute description, reference to said plat is craved.

**TMS# 82J-B-8.00**

"ALL that certain piece, parcel or lot of land with any and all improvements thereon, lying, being and situate in Cane Creek Township, Lancaster County, South Carolina, containing 0.345 acres, more or less, and being the identical property shown, described and designated as Lot Number Sixty-Six (66) on plat of survey entitled "SUBDIVISION PLAT OF THE CLOISTERS", prepared by Wm. D. Enfinger & Assoc., P.A. dated 11/20/72 and recorded in the office of the Clerk of Court for Lancaster County, South

Carolina as Plat Number 10188. For a more minute description, reference to said plat is craved."

Being a portion of property conveyed to Sam Horne by deed of E.M. Melton and W.K. Melton dated July 7, 1989 and recorded in Deed Book N-8 at Page 55 with the Lancaster County Clerk of Court, Lancaster South Carolina.

**TMS# 82O-E-9.00**

"All the piece, parcel or lot of land with improvements thereon, consisting of a four room house and approximately one-half a two-car garage, fronting 134.9 feet on the easterly line of Still Street, at its junction with Williams Drive, in Williams Village, Lancaster County, South Carolina, having courses and distances as follows: Beginning at a point the southeasterly corner of the junction of Still Street and Williams Drive; thence with the southerly line of Williams Drive N 83-41 E 131.1 feet; thence S 6-19 E 149.5 feet; thence S 89-48 W. 150.4 feet to point in the easterly line of Still Street; thence with the easterly line of Still Street N 1-36 E 134.9 feet to the point of beginning, containing .46 acres, more or less; the same being Lot Number 1 in Block "C" on map of said Williams Village, prepared April-May, 1954, and recorded in the Office of the Register of Deeds for Lancaster County, South Carolina in Plat Book 7, at Page 93.

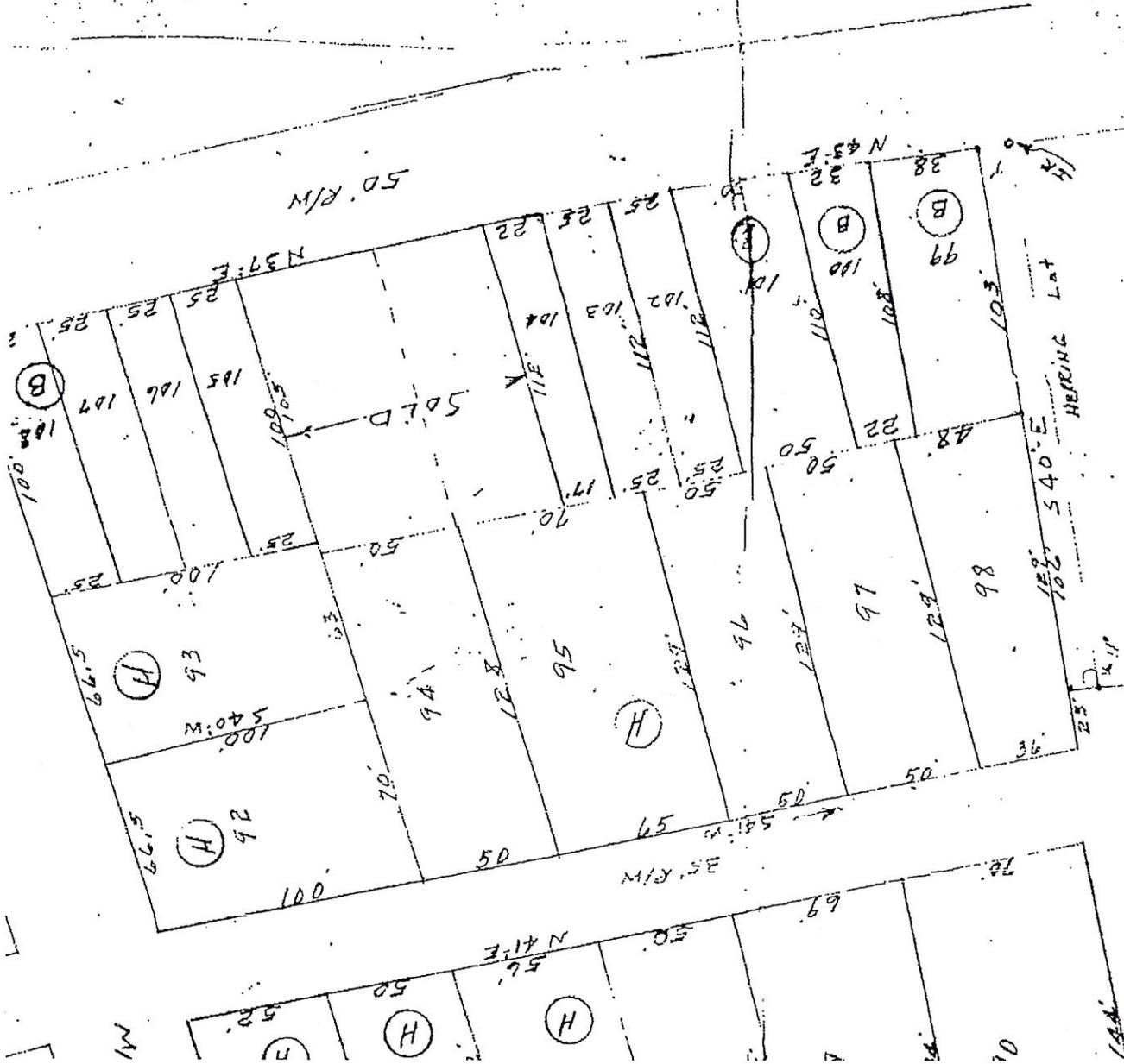
Being identical property conveyed to Sam Horney by deed of Donnie R. Beckham dated May 21, 2007 and recorded in the Office of Register of Deeds for Lancaster County, SC in Deed Book 400, at Page 27.

**TMS# 82E-C-3.00**

"ALL that certain piece, parcel or lot of land, together with any and all improvements thereon, lying, being and situate in Cane Creek Township, Lancaster County, South Carolina, located about four (4) miles south of Lancaster in County Club Heights Subdivision, fronting on a dirt street for a distance of One Hundred Ninety-five (195') feet, containing 0.623 acre, more or less, and being the identical property shown, described and designated on the Plat of Survey entitled 'PROPERTY TO BE CONVEYED TO LARRY D. PLYLER' prepared by Jack Smith, RLS dated September 1, 1983, and recorded in the Office of the Clerk of Court for Lancaster County as Plat No. 6119, reference to which said plat is craved for a more minute description. LESS AND EXCEPT that certain strip of land 5 feet in width and 100.2 feet in length, conveyed by Larry D. Plyler to Susan B. Plyler."

Being the identical property conveyed to Robert Horne by deed of Larry D. Plyler dated February 20, 1996 and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina in Deed Book S-13 at Page 193 and T-13 at Page 241.

**TMS# 102H-D-16.00**



I hereby certify that this plat was  
 filed for record in my office at 2:00 P.M.

To whom it may concern,

I Sharon Horne have given Sheldon Twitty which I am in negotiations with about selling the property Located Tax map #00820-0P-014-00 the right to represent me in changing the status of this property from residential to commercial for the purposes of a car wash.

Sincerely,

Sharon C Horne ( Owner )

Sharon C. Horne  
July 18, 2016

I, Sheldon Twitty, hereby agree to represent Sharon C. Horne, Owner of property located at Tax Map #00820-0P-014-00, in changing the status of said property based in accordance with the above approval.

Sheldon Twitty  
Sheldon Twitty

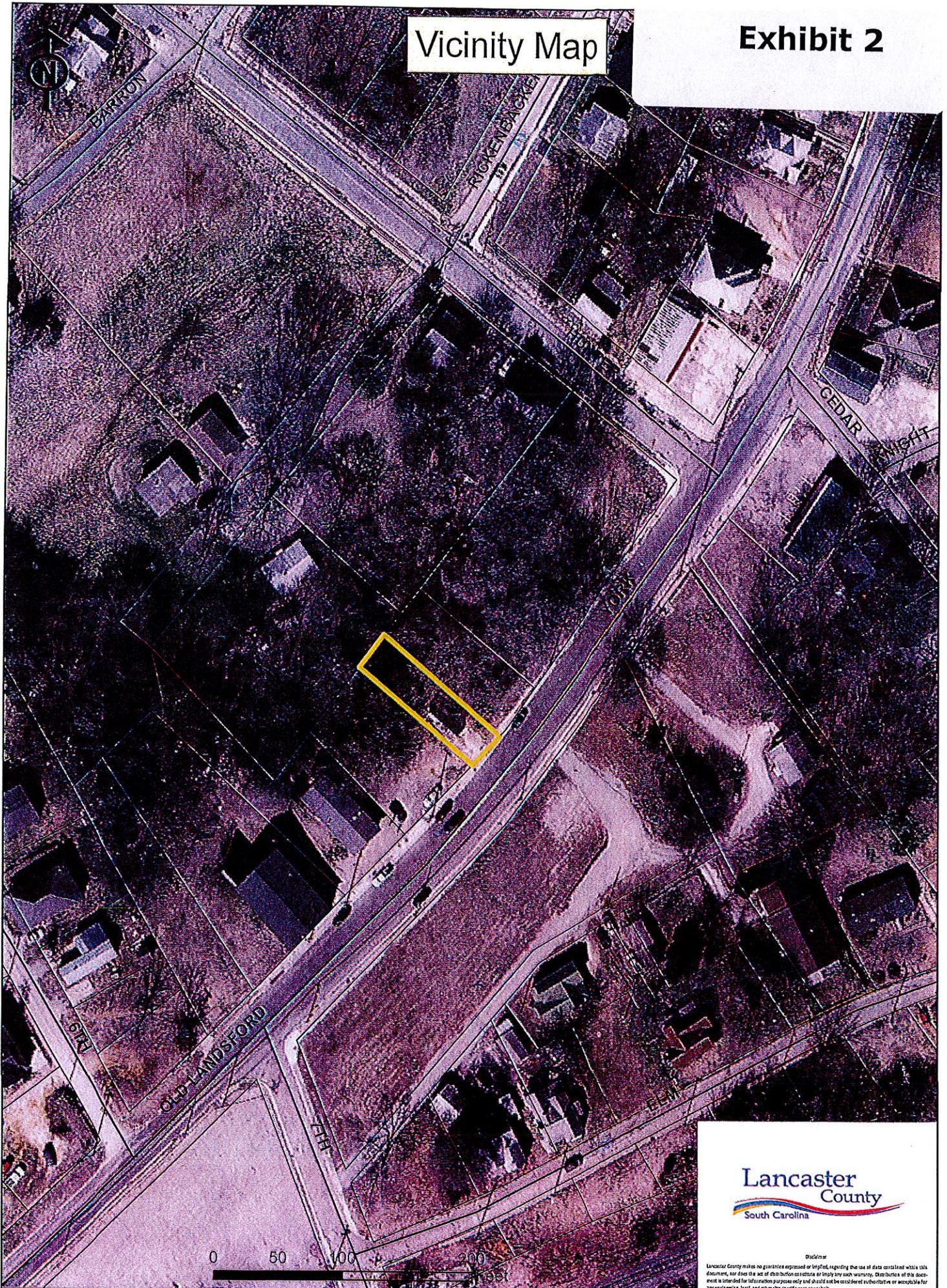
COUNTY OF Lancaster  
STATE OF South Carolina

On the 18<sup>th</sup> day of July, before me personally appeared Sheldon Twitty to me known to be the person named herein and who executed the foregoing.

[Signature]  
Notary Public  
(My commission expires: December 23, 2020) (SEAL)

# Vicinity Map

# Exhibit 2



Lancaster  
County  
South Carolina

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# Zoning Map

# Exhibit 3



RICKENBACKER

HUNTER

Neighborhood Commercial

Neighborhood Commercial

YORK

Neighborhood Commercial

r15d

r15d

r15d

r15d

r15d

OLD LANDSFORD

Neighborhood Commercial

b2

7TH

25

50

100

Feet

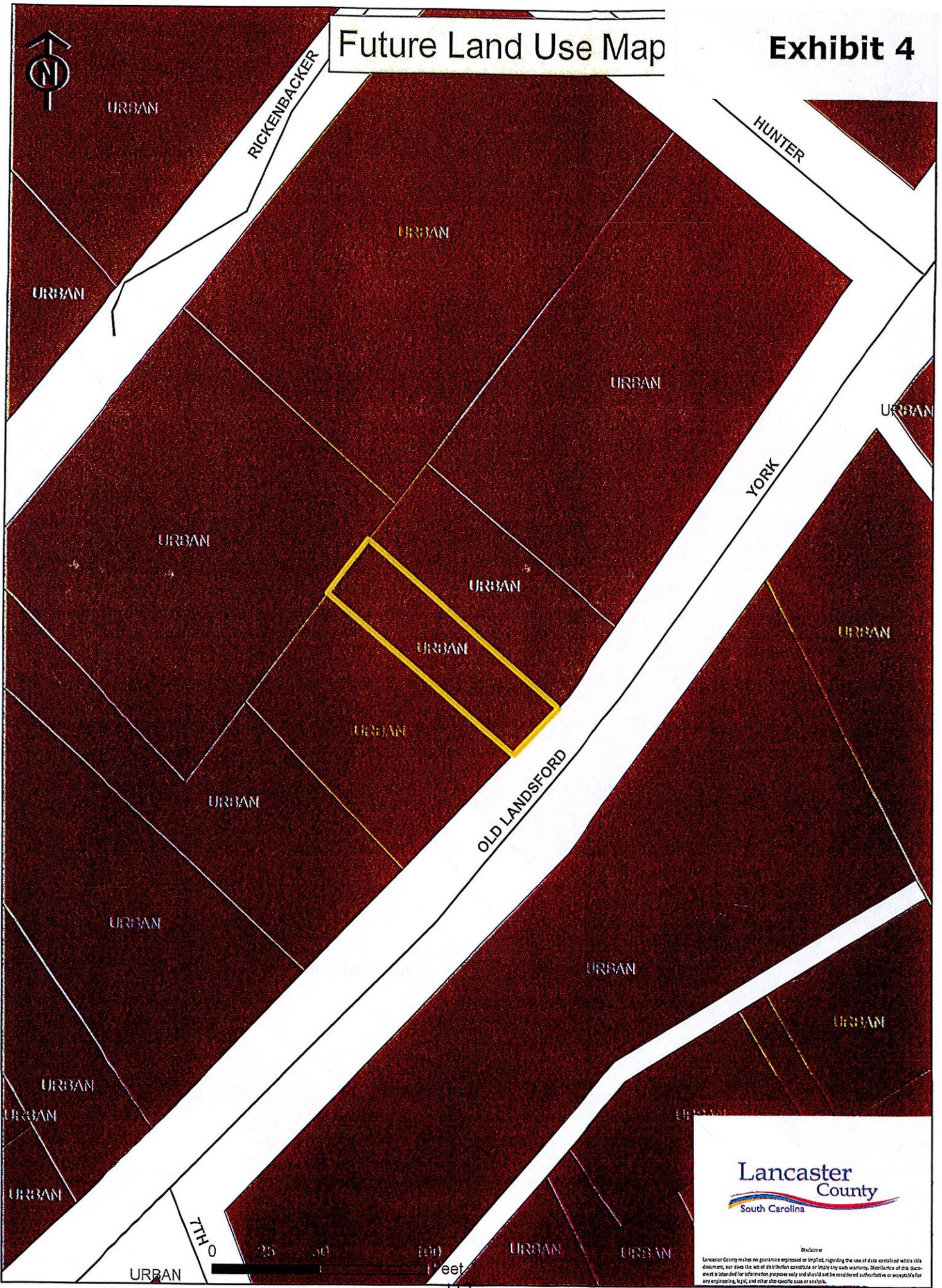
116



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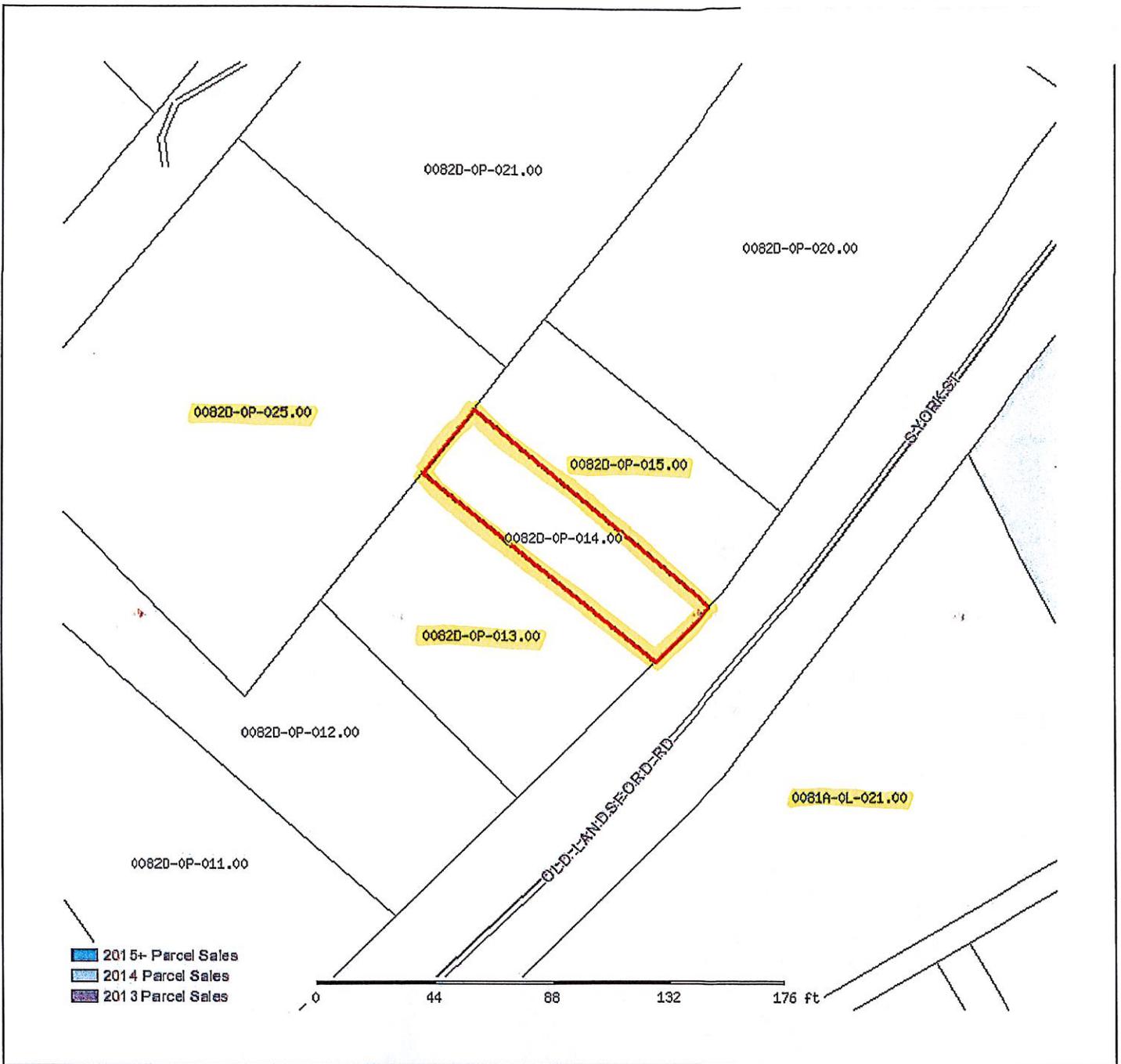
# Future Land Use Map

## Exhibit 4

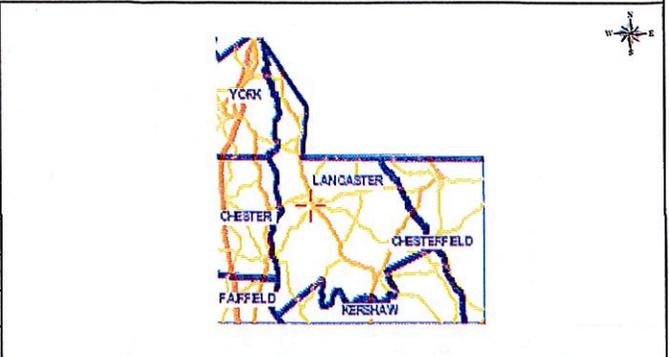


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# Exhibit 5



Lancaster County Assessor			
Parcel: 0082D-0P-014.00 Acres: <del>25</del> 0.08			
Name:	HORNE SHARON C	Land Value	\$3,500.00
Site:	YORK ST	Improvement Val	\$0.00
Sale:	\$0 on 02-2010 Vacant= Qual=2S	Accessory Value	\$0.00
Mail:	1330 WEST SHORE DRIVE	Total Value	\$3,500.00
	LANCASTER, SC 29720-0000		



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: 07/26/16 : 13:24:33

<b>Situs/Location Information</b> Location: YORK ST City: Lancaster Zip: 29720		<b>Sales Information</b> Legal Ref: 553-265 Date: 2/25/2010 Price: \$0 Grantor: HORNE SAM & SHARON C Validity: 25 LUC: MCOM		Picture No image data	
<b>Account Information</b> Parcel ID: 0082D-0P-614.00 Property ID: 14582 User Account: MCOM - Comm Primary Juris: 1 - 1 Assessed Size: 25.00000 District Group: 4 - 4 Council District:		Legal Ref: K009-0059 Date: 9/25/1990 Price: \$5 Grantor: HAMMOND LILLIAN B Validity: 9K LUC:		Sketch No image data	
<b>Valuation Information</b> Appraised: In Process Mkt Adj Cost Total Land: \$3,500 Ag Credit: Land: \$3,500 Building: Yard: Mkt Total: \$3,500 Total: \$3,500 Assessed: Land: \$210 Building: Yard: Total: \$210 Limited Total: Limited Taxable:		Last 2015 - FV Mkt Adj Cost \$3,500 \$3,500 \$3,500 \$3,500 \$210 \$210		Last Modified:	
<b>Owner/Mailing Information</b> Owner Name: HORNE SHARON C Mailing Address: 1330 WEST SHORE DRIVE, LANCASTER, SC, ...		Narrative - Click for Building Info... This Parcel contains 25,000 SF of land mainly classified as Comm.		Legal Description 25X112	
Associated Parcels: Enter Parcel ID: validate & add		X		X	

**BUSINESS B-3****USES PERMITTED:**

1. Art Galleries
2. Veterinary Service w/indoor pens – Animal Hospital, Veterinarian Office/Clinic, Veterinary Testing Labs
3. Open Space (except golf courses)
4. Commercial Kennels w/indoor pens
5. Retail Store, any size
6. Landscape and Horticultural Service
7. Liquor Stores
8. Retail Nurseries, Lawn and Garden Supply Store
9. Bars and Taverns and nightclubs
10. Restaurants
11. Fast Food with drive through window
12. Car Wash
13. Office/Banks, Savings & Loans and Credit Unions
14. Hotels and Motels (Except Casino Hotels)
15. Personal and Laundry Services
16. Funeral Service and Crematories
17. Automotive Rental and Leasing Agency
18. Automobile Parking
19. Automotive Service (except repairs)
20. Miscellaneous Repair Services
21. Drive-In and Movie Theater
22. Nursing and Personal Care Facility
23. Medical or Dental Laboratory
24. Building Construction – General Contractors Facility (no outdoor storage)
25. Construction – Special Trade Contractors
26. Museums
27. Job Training and Vocational Rehabilitation Service
28. Child Day Care Service or Facility
29. Adult Day Care Service or Facility
30. Intermediate Care Institution
31. Nursing Care Institution
32. Membership Organization Facilities (i.e.) Business, Civic, Social, Lodge
33. Religious Institution
34. Radio or Television Broadcasting Facilities

**CONDITIONAL USES:**

1. Manufactured Home Storage Lot
2. Gasoline Service Station
3. Automotive Repair Shop
4. Manufacturing of Hi-Tech Products
5. Mini-Warehouse Facilities
6. Recycling Facilities, Convenience Centers and Resource Recovery Facilities
7. Wireless Communication Towers (i.e. Cellular Communications)
8. Convenience Store with Fuel
9. Convenience Store without Fuel
10. Miscellaneous Repair Services
11. Dealership: Vehicle (New & Used), Boat, Marine, RV, Motorcycle & Manufactured Homes

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

1. Special Events
2. Chemical Dependency Treatment Center
3. Recoverable Waste Collection and Recycling Centers
4. Open Air Market (farm, crafts, produce),etc.
5. Taxi Company Facility

**USES REQUIRING REVIEW BY PLANNING COMMISSION:**

1. Hospital
  2. United States Postal Service Facility
  3. Elementary or Secondary School
  4. College, University or Professional School
  5. Library
  6. Vocational School
  7. Schools and Educational Service Facility (not elsewhere classified)
  8. Coliseum, Stadium, or Arena designed for capacity greater than 1000 people
  9. Government Offices
  10. Courthouse
  11. Police Station
  12. Fire Station
  13. Ambulance Service/Rescue Squad
  14. Detention Center
  15. Other Public Order and Safety Facility
  16. School Bus Facility
  17. Electricity, Water, Sewer, and Petroleum Distribution/Collection Facilities and Services
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