Lancaster County
South Carolina

Planning Department
P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.org

FUTURE LAND USE MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- ✓ Completed Application
- ✓ Signatures of Applicant and Property Owner(s)
- Deed and survey plat or boundary survey
- Fees associated with review

8921 Kershaw Camden Highway (KS)

GENERAL INFORMATION

Property Address 8901 Kershaw Camden Hwy

City Kershaw State SC Zip 29067 Tax Parcel ID 0159-00-127.00 & 0159-00-121.01

Current Zoning Agricultural/Residential Current FLU Light Industrial (grandfathered)

Proposed FLU: Light Industrial

Total Acres 7.06 Surrounding Property Description North: Grandfathered Light Industrial. East: Wooded lot/AR South: Wooded lot/AR West: Residence

Is there a Rezoning Application associated with this request? Yes

Intended Use/Reason for change in use Expansion plans for current business. Add on to the current steel building to be approx. 5,000 sq. ft.

CONTACT INFORMATION

Applicant Name Shaun Williams DBA Williams Fabrication & Industrial Services

Address 8901 Kershaw Camden Hwy.

City Kershaw State SC Zip 29067 Phone 803-416-3740

Email shaun.williamsfabrication@gmail.com

Property Owner Name Shaun Williams

Address 387 Barrett Rd

City Heath Springs State SC Zip 29058 Phone 803-416-3740

Email shauntravis99@gmail.com

APPLICATION CERTIFICATIONS

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

Hwy Wilson — June 10, 2021

Applicant — Date

Hwy Wilson — June 10, 2021

Property Owner(s) — Date

ATTACH OWNER'S NOTARIZED WRITTEN AUTHORIZATION WITH PROPERTY INFORMATION IF THE APPLICANT IS NOT THE OWNER

SCHEDULE/PROCESS

Submission of Application

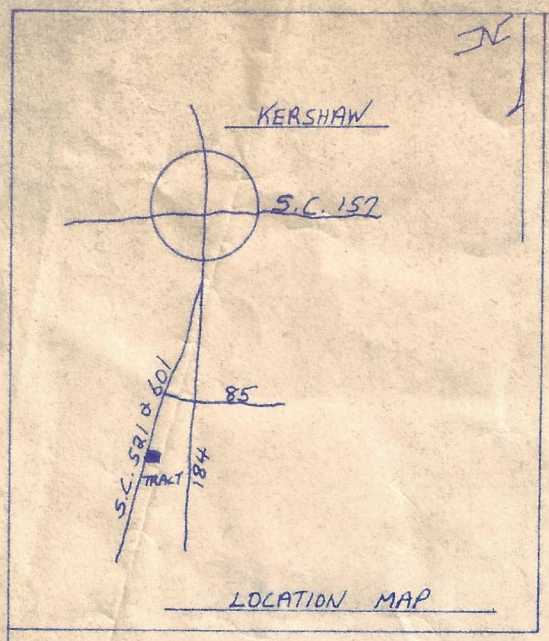
- Please schedule a pre-submittal meeting with planning staff to answer questions and prevent delays.
- The deadline for this application is at least 45 days prior to the Planning Commission meeting,held every third Tuesday of the month. Once an application is submitted, it is placed on an upcoming Planning Commission agenda.
- If the application is intended to amend the use of only a portion of an existing parcel then a survey subdividing the lot will need to be approved by staff prior to the Planning Commission hearing. This survey, and a deed for the newly created parcel, will need to be recorded no later than the second reading at County Council.
- An application withdrawal should be made in writing and received PRIOR TO PUBLIC NOTICE in order to receive a refund. If notice has been published, fee cannot be refunded.

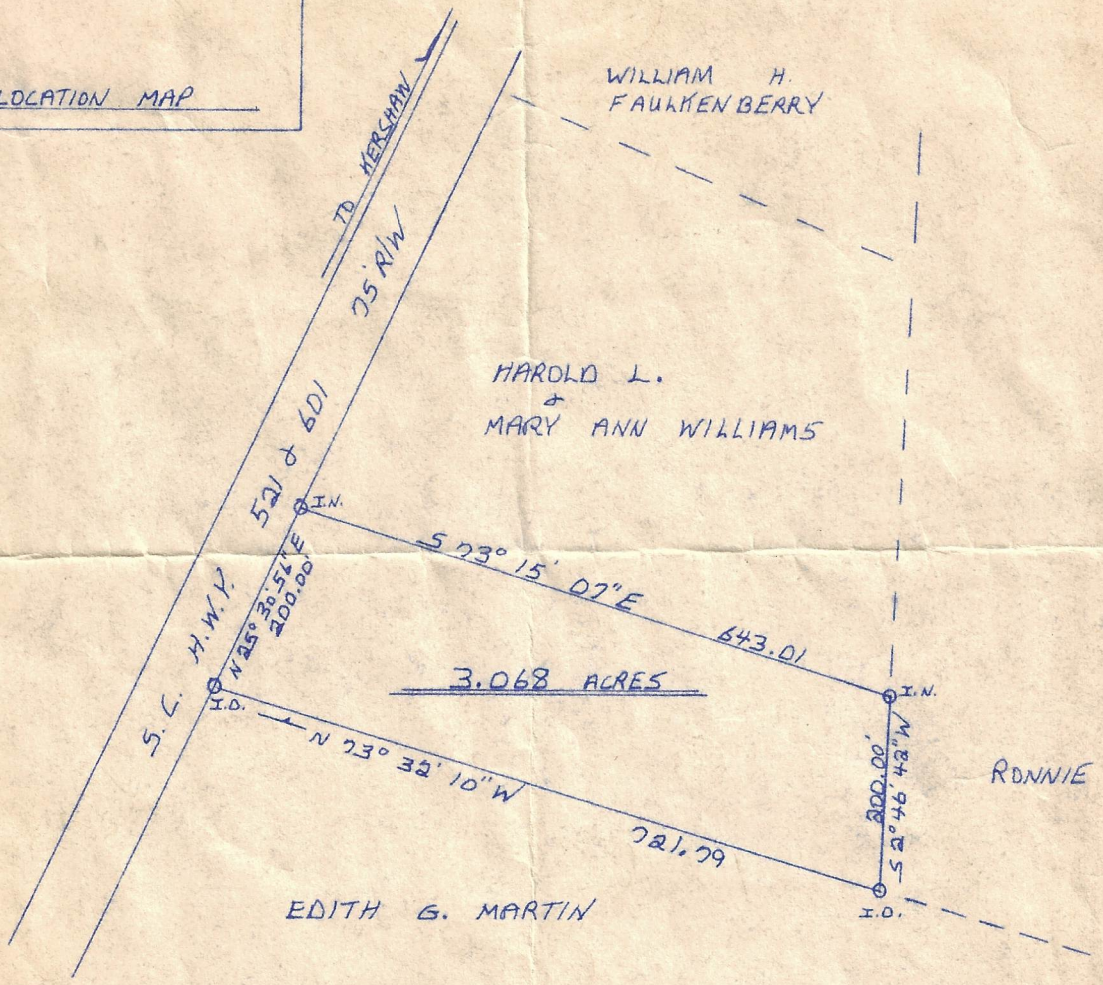
Planning Commission

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval.
- Subsequent to final County Council action on amending FLU, notice of action will be provided to the applicant, owner, and adjacent property owners.
- If applicant would like to request a special presentation, please notify the County Clerk @ (803) 416-9307 before 5:00 pm on the first Monday of the month to make arrangements.





PROPERTY OF SANDY MITCHELL WILLIAMS

STATE OF SOUTH CAROLINA, COUNTY OF LANCASTER

PROPERTY LOCATED 1 MILE± SOUTH OF KERSHAW

DATE: MARCH 13, 1985 SCALE: 1INCH= 200 FEET

BY: KENNITH A. JOHNSON R.L.S. NO. 7879

JEFFERSON S.C. 29718

Al Johnson

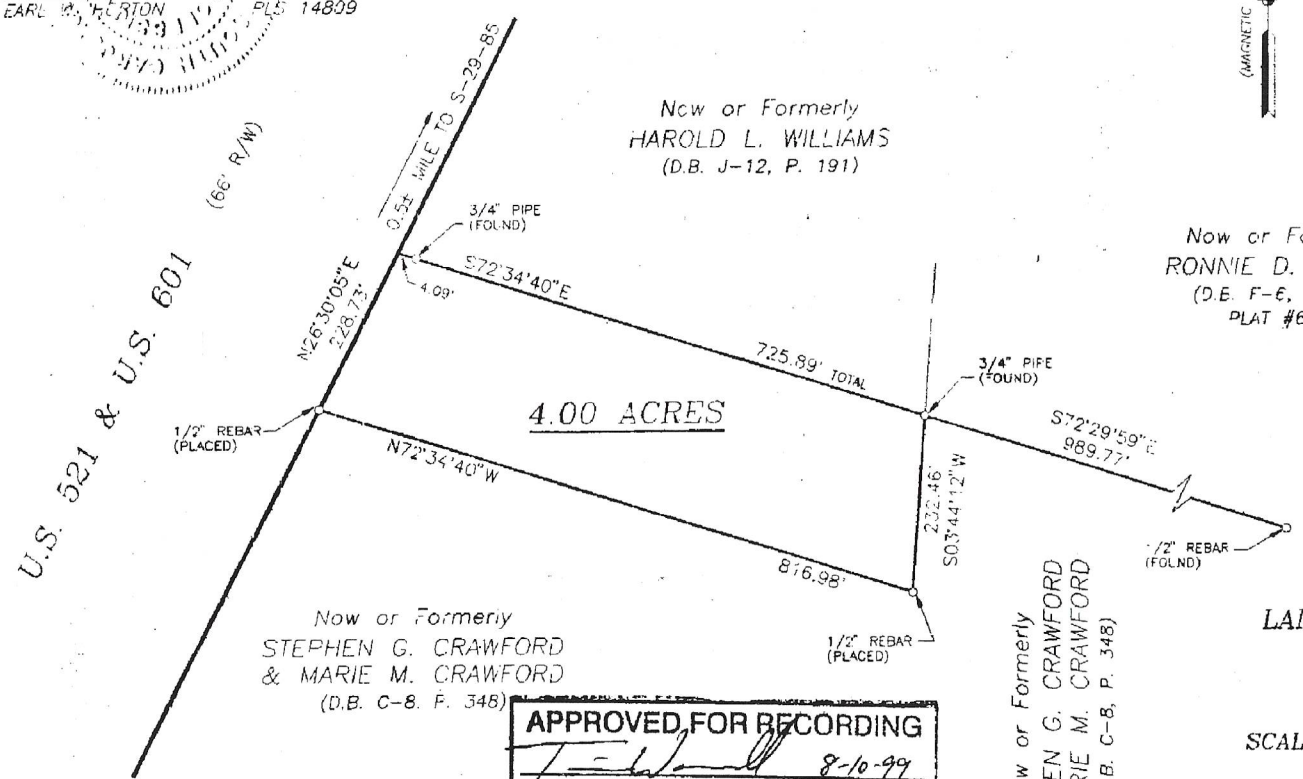
I hereby certify that the ratio of precision of the field survey is 1:10,000 as shown hereon and the area was determined by DMD Method of area calculations.

200 100 0 200 400

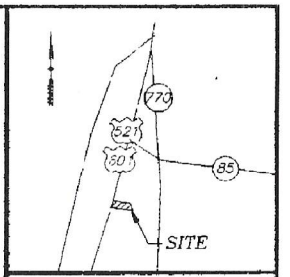
GRAPHIC SCALE:

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS C SURVEY AS SPECIFIED THEREIN.

EARL W. HORTON PLS 14809



Inst. # 0018703
Plat Doc# 9900 0558
Filed and Recorded
08/10/1999 11:24A
LANCASTER COUNTY, SC
Clerk of Court



LOCATION MAP N.T.S.

LOCATED JUST SOUTH OF THE TOWN OF KERSHAW

NOTES:

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

2. THIS SURVEY IS NOT INTENDED TO SHOW PHYSICAL IMPROVEMENTS NOR EASEMENTS THAT MAY AFFECT THE PROPERTY

APPROVED FOR RECORDING
8-10-99
Planning Official Date
This plat must be recorded by the following date: 10-10-99

SURVEY OF
4.00 ACRES (D.B. C-8, P. 348)
LANCASTER COUNTY, SOUTH CAROLINA
FOR
HAROLD L. WILLIAMS

SCALE: 1"=200' JULY 21, 1999

EARL W. HORTON, R.L.S.
3209 BAKERS MILL POND ROAD
BETHUNE, SOUTH CAROLINA, 29009
PHONE: 1-843-334-6657

0 100 200 400 FEET
GRAPHIC SCALE

29-3-752D

TM#159-121

FILE #R-1288 **DEED DRAWN ONLY, TITLE NOT EXAMINED** **PLEASE DO NOT PUBLISH**

STATE OF SOUTH CAROLINA,

COUNTY OF LANCASTER.

TITLE TO REAL ESTATE

Know All Men by These Presents:

That We, Sandy Mitchell Williams and Carolyn Y. Williams,

in the State aforesaid,

in consideration of the sum of **Five and No/100 ($5.00) Dollars, Love and Affection for our Son----------,** to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

SHAUN T. WILLIAMS, his heirs and assigns forever, the following described property, to wit:

"**ALL** that certain piece, parcel or tract of land, containing 3.068 acres, lying, being and situate South of the Town of Kershaw, Lancaster County, formerly Kershaw County, South Carolina, and being more particularly bounded and described as follows, to wit: WEST by S. C. Highway #521/#601, for a distance of 200.00'; NORTH by other property now or formerly of Harold L. and Mary Ann H. Williams, for a distance of 643.01'; EAST by property now or formerly of Ronnie D. Coates, for a distance of 200.00'; and, SOUTH by property now or formerly of Edith G. Martin, for a distance of 721.79'. The above described property is more particularly shown and described on a Plat prepared for Sandy Mitchell Williams by Kennith A. Johnson, RLS, dated March 13, 1985 and recorded July 31, 1985 as Plat Number #7187 in the Office of the RMC for Lancaster County, SC."

Being the identical property conveyed to Sandy Mitchell Williams and Carolyn Y. Williams by the Deed of Harold L. Williams, dated July 27, 2004 and recorded July 27, 2004 in Deed Book 245, at Page 278 in the Office of the RMC for Lancaster County, SC.

Tax Map Number: #0159-00-127.00

2018007206
DEED
RECORDING FEES $10.00
STATE TAX $0.00
COUNTY TAX $0.00
PRESENTED & RECORDED:
05-21-2018 02:49 PM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: CANDICE PHILLIPS DEPUTY
BK:DEED 1142
PG:1-2

Grantee's Mailing Address:
103 North Rollins Drive
Kershaw, SC 29067

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

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

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

Witness the grantor's(s') hands and seals this 18th day of May, in the year of our Lord Two Thousand Eighteen (2018).

Signed, Sealed and Delivered in the Presence of:

Sandy Mitchell Williams L.S.
Sandy Mitchell Williams

(1) Carolyn Y. Williams L.S.
Carolyn Y. Williams

(2) _____ L.S.

STATE OF SOUTH CAROLINA,)
COUNTY OF LANCASTER.)

Personally appeared before me (1)

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

Sworn to before me this 18th day of May, 2018.

(2) _____

Notary Public for South Carolina

My Commission Expires: 06-17-2025

ROBERT WILSON DAVIS NOTARY PUBLIC SOUTH CAROLINA

(1) Marcene C. Frost

ASSESSOR'S OFFICE
Received _____
Tax Map Code 159-127.00
Or Portion Of _____

ROBERT WILSON DAVIS
ATTORNEY AT LAW
P.O. BOX 356
KERSHAW, SC 29067-0356

Examined -

Title -- Not examined - XX
File: # R-1288

THE STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER.

SANDY MITCHELL WILLAMS AND
CAROLYN Y. WILLIAMS

TO

SHAUN T. WILLIAMS

Address: 103 North Rollins Drive
Kershaw, SC 29067

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 for County.

I hereby certify that the within Deed has been this day of A.D. 20 , recorded in Book of Deeds, Page Auditor for County.

FILE # R-7541

PLEASE DO NOT PUBLISH

STATE OF SOUTH CAROLINA,

COUNTY OF LANCASTER.

TITLE TO REAL ESTATE
Know All Men by These Presents:

That I, Teresa Ann W. Robinson,

in the State aforesaid,

in consideration of the sum of **Sixteen Thousand and 00/100 ($ 16,000.00) ---------- DOLLARS,**

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

SHAUN T. WILLIAMS, his heirs and assigns forever, the following described property, to wit:

"**ALL** that piece, parcel or tract of land lying and being situate in the State of South Carolina, County of Kershaw, just South of the Town of Kershaw, in Lancaster County, formerly Kershaw County, containing 4 acres, more or less, and being bounded as follows: NORTH by property now or formerly of Harold L. Williams; EAST by property now or formerly of Ronnie D. Coates and Stephen G. Crawford and Marie M. Crawford; SOUTH by property now or formerly of Stephen G. Crawford and Marie M. Crawford; and, WEST by US 521 & US 601. Particularly shown on that plat prepared for Harold L. Williams by Earl W. Horton, RLS, dated July 21, 1999 and recorded in the Office of the Clerk of Court for Lancaster County as plat 99-558.

Being the identical property conveyed to Harold L. Williams by deed of Young Forest Products, Inc., recorded August 10, 1999 in Deed Book 55 at Page 56 with the Lancaster County Register of Deeds, Lancaster, South Carolina.

The above described property was conveyed to Teresa Ann W. Robinson by deed of distribution of the Estate of Harold Lester Williams, recorded June 14, 2012 in Deed Book 672, at Page 277, Office of the Register of Deeds for Lancaster County, SC.

Tax Map Number: #0159-00-121.01

Grantee's Mailing Address:
8901 Kershaw Camden Hwy.
Kershaw, SC 29067

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

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

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

Witness the grantor's(s') hand and seal this 15th day of October, 2020.

Signed, Sealed and Delivered in the Presence of:

Teresa Ann W. Robinson L.S.

(1) _____ L.S.

(2) _____ L.S.

STATE OF SOUTH CAROLINA,)
COUNTY OF LANCASTER)

Personally appeared before me (1)

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

Sworn to before me this 15th)
day of October, 2020.)
(2) _____)
Notary Public for South Carolina)
My Commission Expires: 06/17/2025)

(1) _____

ROBERT WILSON DAVIS NOTARY PUBLIC SOUTH CAROLINA

ROBERT WILSON DAVIS
ATTORNEY AT LAW
P.O. BOX 356
KERSHAW, SC 29067-0356

Attorney:

Examined
Title -- Not examined -

File: #R-7541

THE STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER

TERESA ANN W. ROBINSON

TO

SHAUN T. WILLIAMS

Address: 8901 Kershaw Camden Hwy.
Kershaw, SC 29067

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 for County.

I hereby certify that the within Deed has been this day of A.D. 20 , recorded in Book of Deeds, Page Auditor for County.