

Planning Commission Members

District 1: Rosa Sansbury
District 2: Tamecca Neely
District 3: Charles Deese, Chair
District 4: James Barnett, Vice-Chair
District 5: Matthew Jones
District 6: Sheila Hinson
District 7: Ben Levine



County Attorney
John K. DuBose III

Clerk to Planning Commission

Development Services Director
Rox Burhans

October 20, 2020

6:00 PM

**101 North Main Street
Lancaster, SC 29720**

**LANCASTER COUNTY PLANNING COMMISSION
County Council Chambers, County Administration
Building, 101 North Main Street, Lancaster, SC 29720**

AGENDA

- 1. Call to Order Regular Meeting and Roll Call Vote**
- 2. Approval of the Agenda**
- 3. Citizen's Comments**

[While in-person Citizens Comments are not currently suspended, due to public health and safety considerations and the need for continued social distancing, the County is strongly encouraging citizen input and comments be submitted in writing prior to the meeting. Comments may be submitted via mail to ATTN: Sherrie Simpson, Post Office Box 1809, Lancaster, SC, 29721, email at ssimpson@lancastersc.net or by using the following link on our website where you can submit Citizens Comments online (look for the link on the right hand side of the page) - <https://www.mylancastersc.org/index.asp?SEC=DF11C6C4-BC53-4CD5-8A07-0847EAA1F478> Comments must be no longer than approximately 3 minutes when read aloud. Comments received will be acknowledged during the Citizens Comments portion of the meeting. Comments will need to be received prior to 4:00 p.m. on the day of the meeting. Please use the same link above in order to submit input/comments for Public Hearings.]

- 4. Approve Minutes**
 - a. Minutes for the September 15th, 2020 Regular Meeting
- 5. Public Items**
 - a. UDO-TA-2020-2051 MX District *
Amend Unified Development Ordinance Sections 2.5.3 and 3.4 to allow the cottage court building type in the Mixed Use (MX) District.
 - b. RNC-020-2287 Buzzards Roost Road **
Request to change the name of Buzzards Roost Road to Farmhouse Road.
- 6. New Business**
 - a. Project Updates
 - b. Overview of next month's Agenda

c. Other

7. **Adjourn**

**The Planning Commission makes a recommendation to County Council on these items. Recommendations made at this meeting are tentatively scheduled for consideration by County Council in the following month. County Council agendas are posted online at <https://lancastersc.novusagenda.com/agendapublic/meetingsresponsive.aspx>*

***The Planning Commission makes the final decision on these items.*

Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in advance of this meeting. Lancaster County Planning Commission agendas are posted at the Lancaster County Administration Building and are available on the Website: www.mylancastersc.org

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
REGULAR MEETING**

**SEPTEMBER 15, 2020
MINUTES**

Members Present: Jim Barnett, Sheila Hinson, Rosa Sansbury, Ben Levine, Matt Jones, Tamecca Neely. A quorum of Lancaster County Planning Commission was present for the meeting.

Members Absent: Charles Deese

Staff Members Present: Rox Burhans, Development Services Director; Ashley Davis, Planner; Katie See, Senior Planner; Robert Tefft, Senior Planner; and Daniel Plyler, Acting County Attorney

The following press were notified of the meeting by email in accordance of the Freedom of Information Act: The Lancaster News, Kershaw News Era, The Rock Hill Herald, The Fort Mill Times, Cable News 2, Channel 9, and the local Government Channel. The agenda was also posted in the lobby of the County Administration Building the required length of time and on the County website.

Call to Order Regular Meeting

Vice-Chair Barnett called the meeting to order at approximately 6:01 p.m.

Citizen Comments

Vice-Chairman Barnett opened the floor for Citizen Comments.

Chris Carillo: 1235 Osceola Drive, Lancaster, SC

He recently moved from California looking for prosperity and no chaos. He stated that he does not want to see more traffic. Mr. Carillo is opposed to the request to develop over 100 acres near his property.

Jim Carnes: 1617 Griffin Road, Lancaster, SC

Mr. Carnes stated that he was there on behalf of residents who could not attend but are concerned about how taxes would affect their property as the result of this request.

- Mr. Burhans stated that there would be no impact on taxes. The request is only about the properties proposed to be rezoned.

Chris Edwards: 6536 Griffin Road, Lancaster, SC

He is concerned about a subdivision locating near his property. Chose to live in a wooded area in a private environment and not in a development. Mr. Edwards did not see the need to rezone and he was concerned that the request would have a negative impact on these properties.

Vice-Chair Barnett closed the floor for Citizen Comments.

Approval of the Agenda

Commissioner Hinson moved to approve the agenda. Seconded by Commissioner Sansbury. Commissioner Jones made a motion to amend the agenda to add public hearing at the end of items A, B and C. Seconded by Commissioner Sansbury. Motion Passed 5-0.

Approval of Minutes from July 21, 2020

Commissioner Levine moved to approve the minutes. Seconded by Commissioner Sansbury. Motion passed 5-0.

Public Items

RZ-020-1180

TM#: 0002-00-008.00

Zoning District: LDR (Low Density Residential)

Applicant: Mark Haldeman

Robert Tefft/ Senior Planner, provided an overview of the application consistent with the staff report.

Mark Haldeman addressed the Commission and offered to answer any questions they may have.

Vice-Chair Barnett opened the Public Hearing on the matter. No one signed up to speak. Vice-Chair Barnett closed the Public Hearing on the matter.

Commissioner Levine made motion to approve the rezoning request. Seconded by Commissioner Hinson. Motion passed 6-0.

UDO-TA-020-1898

Residential Care Facilities

UDO Chapter(s): 5 and 10

Applicant: FC Indian Land, LLC

Robert Tefft provided an overview of the application consistent with the staff report.

Commissioner Levine: He was considering wording an approval that the maximum density would not exceed the maximum density permitted for the district. He asked if that would make sense. Mr. Burhans stated that residential care facilities are permitted in many zoning districts so some districts will not have a density listed.

Commissioner Sansbury: Asked if the term "older persons" could be identified as it was vague. Mr. Tefft stated that that could be clarified.

Dan Ballou, Applicant: Stated that they are going through the process to educate communities about this use because it has not been seen before. It is not the same as multi-family and will not generate the same traffic.

Kevin Willie, Cypress Equities: He said the definition in the UDO for residential care facilities is typical for most communities. Such ordinances require more operation-type facilities with licenses, staff, etc. Their proposed use provides services a-la-cart.

Commissioner Levine: He spoke with Mr. Ballou about density for clarification. He stated that how it is currently worded based on the calculation, sounds like it would permit 90 beds per acre for independent living facilities. Mr. Ballou said that is more for assisted living. He clarified that it is not the case and that they have an average occupancy of 1.1 tenants per unit versus 1.9 in conventional apartments and traffic is much lower. It does not have multiple beds in the units unless a married couple is

Vice-Chair Barnett: He asked the applicant if they can do their project with Staff's recommendation of 15 units/acre. Mr. Ballou said they could not. They are requesting 16.5 units/acre.

Commissioner Levine: He asked what the maximum density would be in the city of Charlotte. Mr. Ballou said he did not know.

Vice-Chair Barnett opened the public hearing. No one signed up to speak. Vice-Chair Barnett closed the public hearing.

Commissioner Sansbury: She asked if the attorney would confirm the language in the amendment. Mr. Plyler said the amendment language has been vetted.

Commissioner Levine made a motion to approve. Seconded by Commissioner Jones. Motion passed 6-0.

Commissioner Sansbury made a motion to amend the motion to limit density from 16.5 units/acre to 15. Seconded by Commissioner Hinson. Motion passed 6-0.

RZ-020-1750

TM#: 0019-00-027.01, 0019-00-029.00, 0019-00-035.00, Portion of 0019-00-025.00, and Portion of 0019-00-027.02

Zoning District: Rural Neighborhood (RN)

Applicant: Carolina Ventures 1, LLC (Robert Turi)

Katie See/Senior Planner, provided an overview of the application consistent with the staff report.

Robert Turi, Carolina Ventures 1, LLC: He thanked Planning staff and Planning Commission for their work on this application. He wants to develop his plan to be consistent with the existing properties and his objective is to preserve what is out there as best he can. He would like to create a circular buffer of trees. He would like to suggest that Osceola replace the proposed 2-lane collector road shown north of this property. He noted that the Dave Lyle Boulevard Extension was proposed in 2004 and has not been funded.

Commissioner Levine: He said he could tell a lot of thought went into the layout of this development because multiple existing lots back up to it rather than front it. He acknowledged that the Dave Lyle Boulevard Extension has been discussed for some time.

Mr. Turi: He said existing residents would not be happy with the Collector Street Plan. Asked Commission to consider what Dave Lyle Boulevard does for nearly \$400 million.

Commissioner Levine: After discussion from Mr. Turi, he informed Mr. Turi that he answered his question, which was that he did not support the Dave Lyle Boulevard extension.

Vice-Chair Barnett opened the public hearing. No one signed to speak. Vice-Chair Barnett closed the public hearing.

Commissioner Levine made a motion to approve the project. Seconded by Commissioner Jones.

Commissioner Sansbury: Stated that the project would be located in her district and she expressed concern about traffic on Van Wyck Road with current residents and school traffic. She stated that residents have limited options for alternative routes for access. She was also concerned about the existing neighborhood and believed the project would have a big impact on them.

Commissioner Levine: He encouraged the County to consider hiring a traffic engineer. He said this area at Van Wyck Road and US 521 is not able to support more density in this area

Motion to approve failed 6-0.

New Business

Director Burhans provided updates to the Commission.

He introduced the new Commissioner, Tamecca Neely. She introduced herself and said she recently retired from US Air Force after 20 years. She was born and raised in Lancaster.

Director Burhans asked that Commission wish Mr. Deese well as he continues to recover.

Adjournment

Commissioner Levine made a motion to adjourn. Seconded by Commissioner Hinson. Motion passed 6-0. Planning Commission adjourned at approximately 7:20 pm.

Respectfully Submitted,

Planning Staff

DRAFT

Agenda Item Summary

Ordinance # / Resolution #: UDO-TA-020-2051
Contact Person / Sponsor: Robert G. Tefft / Planning
Department: Planning
Date Requested to be on Agenda: 10/20/2020

Issue for Consideration:

See Staff Report.

Points to Consider:

See Staff Report.

Recommendation:

See Staff Report.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	10/1/2020	Planning Staff Report
Ex 1: Application	10/1/2020	Exhibit
Ex 2: Proposed Text Amendment	10/1/2020	Exhibit

PROPOSAL: Amend Unified Development Ordinance Sections 2.5.3 and 3.4 to allow the cottage court building type in the Mixed Use (MX) District.

APPLICABLE CHAPTER(S): Chapters 2 and 3

APPLICANT: NWR Development, LLC (Michael Gribble)

PROJECT SUMMARY & PROPOSAL:

NWR Development, LLC (Michael Gribble) has submitted a request to amend the Chapters 5 and 10 of the Unified Development Ordinance (UDO) concerning the modification of the use regulations and definition for residential care facilities, as well as the addition of a definition for independent living facilities.

OUTLINE OF TEXT AMENDMENT:

The proposed text amendment would allow single-family dwellings in the MX District in the form of the Cottage Court building type, but only if the Cottage Court buildings are not the only building type proposed in the development; and only if the dwelling units associated with the Cottage Court building type do not exceed 35% of the total dwelling units.

The following sections of the UDO are proposed to be amended:

Section 2.5.3, Use Table: Amend to allow Dwelling-Single Family as a permitted use in the MX District.

Section 3.4, Building Types Allowed by District: Amend to allow the Cottage Court building type as a permitted use in the MX District, and to provide two regulatory criteria to govern its allowance.

Based on staff's findings, we offer the modifications attached to the Draft Ordinance for the Board's consideration. For ease of reference, new text is referenced in red/underlined font and deletions are referenced in ~~striketrough~~ font. The proposed language is found in Attachment 1.

FINDINGS AND CONCLUSIONS:

The proposed text amendment has been found to be consistent with all applicable provisions of the Comprehensive Plan as required by Section 9.2.15.B.3. Further, the proposed text

amendment has been reviewed for compliance with the applicable provisions of SC Code Title VI and has been found to be consistent with those provisions.

The proposed amendment will provide greater flexibility in the development of properties within the MX District, but with sufficient regulatory guidance to prevent unwanted or undesirable developments within said District.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed text amendment.

ATTACHMENTS:

1. Application
2. Proposed Text Amendment

STAFF CONTACT:

Robert G. Tefft

Senior Planner

rtefft@lancastersc.net

803-416-9394

TEXT AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant
- Fees associated with Application

GENERAL INFORMATION

UDO Section(s) Proposed to be Amended 2.5.3 and 3.4

Current Text 2.5.3 (See Attachment 1) and 3.4 (See Attachment 2)

Proposed Text 2.5.3 (See Attachment 1) and 3.4 (See Attachment 2)

Description of Need for Proposed Text The amended text is proposed to allow for a limited amount of the cottage court building type to be built in the Mixed Use (MX) district, where they are currently not permitted.

☒ Additional pages attached for more information

CONTACT INFORMATION

Applicant Name Michael Gribble, NWR Development, LLC

Address 558 E. Stonewall St., Suite 120

City Charlotte State NC Zip 28202 Phone 704-714-9681

Fax _____ Email _____

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.

Date 8/26/20

Date _____

12

Section 2.5.3 Use Table (For detailed Use Definitions see Chapter 10.)

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					
A. RESIDENTIAL	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Dwelling - Single Family	P	P	P	-	P	P	P	P	-	-	-	-	-	-	-	-	P	-	P	<u>P</u>	-	
Dwelling - Two Family	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	-	-	-	5.2.1
Dwelling - Three Family, Four Family	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.3
Dwelling - Townhome	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	P	P	P	P	P	
Dwelling - Multifamily	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	PR	PR	PR	-	5.2.2
Dwelling - Accessory	PR	PR	PR	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	-	-	-	5.2.3
Halfway Homes	-	-	-	-	-	-	-	-	-	SE	-	SE	-	-	-	-	-	-	-	-	-	5.2.4
Live-Work Units	-	-	-	PR	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	PR	5.2.5
Manufactured Housing	PR	PR	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.6
Manufactured Home Park	SE	-	-	-	SE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.6
Residential/Family Care Home (5 or fewer residents)	P	P	P	-	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	P	P	
Residential Care Facilities (6 or more residents)	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.2.7
B. LODGING	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Bed and Breakfast Homes (up to 8 rooms)	PR	PR	PR	PR	-	PR	-	PR	PR	-	-	PR	-	-	-	-	PR	PR	-	PR	PR	5.3.1
Bed and Breakfast Inn (up to 12 rooms)	-	-	-	-	-	-	-	-	PR	-	-	PR	-	-	-	-	-	-	-	PR	PR	5.3.1
Boarding or Rooming House	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	5.3.2
Campground	SE	SE	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	-	-	5.3.3
Dormitory	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
Fraternity/Sorority House	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
Hotel/Motel	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	
C. OFFICE/SERVICE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
ATM	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Banks, Credit Unions, Financial Services	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Business Support Services	-	-	-	-	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Crematoria	-	-	-	-	-	-	-	-	-	-	CU	-	-	CU	-	-	-	-	-	-	-	5.4.1
Dry Cleaning and Laundry Services	-	-	-	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	P	P	
Funeral Homes	-	-	-	P	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	P	P	
Home Occupation	PR	PR	PR	-	PR	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	PR	PR	PR	5.4.2
Kennels, Indoor	PR	PR	PR	PR	-	-	-	-	PR	PR	PR	PR	-	PR	-	-	-	-	-	PR	PR	5.4.3
Kennels, Outdoor	PR	PR	CU	PR	-	-	-	-	-	-	CU	CU	-	CU	-	-	-	-	-	-	-	5.4.4
Medical Clinic	-	-	-	PR	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	5.4.5

P – Permitted by Right











PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

3.4 BUILDING TYPES ALLOWED BY DISTRICT

Building types are allowed by district as set forth below:

BUILDING TYPE	Urban Residential (UR)	High Density Residential (HDR)	Residential Mixed-Use (RMX)	Mixed-Use (MX)	Industrial Mixed-Use (IMX)
 Mixed-Use Building				P	P
 General Building				P	P
 Civic Building	P	P	P	P	P
 Apartment Building		P		P	P
 Apartment Court		P		P	P
 Garden Apartment		P	P	P	P
 Stacked Flat			P	P	
 Townhouse	P	P	P	P	P
 Cottage Court	P		P	<u>P**</u>	
 Detached House	P		P		

Key: P = Permitted Blank Cell = Not Permitted

* In RMX, a stacked flat is only allowed on a lot located at the intersection of streets.

** Cottage Court Building Types are permitted in the MX District only if:

- (i) two or more permitted building types (including Cottage Court) are proposed in the development, and
- (ii) the number of Cottage Court buildings must not exceed 35% of the total proposed residential units in the development.

Agenda Item Summary

Ordinance # / Resolution #: RNC-020-2287

Contact Person / Sponsor: Ashley Davis / Planning

Department: Planning

Date Requested to be on Agenda: 10/20/2020

Issue for Consideration:

Points to Consider:

Five parcels currently touch this road. Three parcels are owned by one family by another. We have received no comments on the posted change.

Our 911 addresser (Sandra Burton) has reviewed the requested change and has noted no problems with the new road name.

Recommendation:

Staff recommends approval of this road name change as all effected parties have been notified and no issues have been raised.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	10/13/2020	Planning Staff Report
Exhibit 1: Application	10/13/2020	Exhibit
Exhibit 2: Location Map	10/13/2020	Exhibit

PROPOSAL: Request to change the name of Buzzards Roost Road to Farmhouse Road.

PROPERTY LOCATION: Southeast of intersection of Taxahaw Road and Wagon Wheel Road.

APPLICANT: Walter F. Johnson

COUNCIL DISTRICT: District 6, Allen Blackmon

OVERVIEW:

Project Summary & Proposal

Walter Johnson has requested that the road name for Buzzards Roost Road be changed to Farmhouse Road.

Five parcels currently touch this road. Three parcels are owned by one family by another. We have received no comments on the posted change.

Our 911 addresser (Sandra Burton) has reviewed the requested change and has noted no problems with the new road name.

ANALYSIS & FINDINGS:

UDO Section 6.11.5 Procedure for Changing the Name of an Existing Road

- A. 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 75 percent of the owners addressed on the affected road. The request must also include a reason for the name change.
- B. 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 Chapter 9.
- C. The proposed road name change shall be posted at integral points along the affected road.
- D. Within 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.
- E. 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.
- F. 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.

1. There is a duplication of names which tends to confuse the public or persons delivering mail, orders or messages.
2. A change may simplify markings or giving directions to persons looking for an address.
3. 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 Lancaster County Register of Deeds office. The change and certified name becomes the legal name of the street.

STAFF RECOMMENDATION:

Staff recommends **approval** of this road name change as all effected parties have been notified and no issues have been raised.

ATTACHMENTS:

1. Road Name Change Application
2. Location Map

STAFF CONTACT:

Ashley Davis, Planner
adavis@lancastersc.net | 803-416-9433



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

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

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

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

Date of Application: 8-19-2020

Name: Walter F. Johnson Address: 8853 Taxahaw Rd

City, State, Zip Code: Lancaster SC 29720

Telephone (H): 803-285-1629 Telephone (W) or (Cell): _____

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

Location of new road: Off Taxahaw Rd, across from Jesse Pate Pl.

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

Proposed new road name (1st choice): Farmhouse Rd.

Proposed new road name (2nd choice): _____

Will this be a private road? Yes _____ NO X

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

Yes _____ NO _____

Please attach the following items to this application:

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

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

Signature of Applicant: Walter Johnson

****Per Jeff Catoe Fee is waived. See attached email sb 8/18/2020**

Sandra Burton

From: Jeffery Catoe
Sent: Monday, August 17, 2020 1:25 PM
To: Sandra Burton
Cc: Roads
Subject: Buzzards Roost

Sandra,

Please waive the application fee for Walter Jones on Buzzards Roost Road. He did not name the original road and I have been talking to Katie See about the additional lot for a mobile home. Please let me know if you have any questions.



Jeffery Catoe, Director
Public Works

Lancaster County Government
PO Box 1809
1980 Pageland Hwy
Lancaster, SC 29720

P: (803) 416-9692 F: (877) 636-5287
jcatoe@lancastersc.net

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OCTOBER 21 ST PC MEETING











BUZZARDS ROOST RD: RNC-2020-__:

- BUZZARDS ROOST RD is located off Taxahaw Rd in Kershaw.
- One (1) street name change notification letters were mailed out on 8/19/2020
- The proposed street name submitted by LCPSC is **Farmhouse Rd.**

Search Results

5 Results

☐ Show Property Photos

Parcel ID ↕	Owner ↕	Property Address ↕	City ↕	Owner Mailing Address ↕
 0093-00-013.00	 CARPENTER KENNETH F ETAL	2379 CROOKNECK RD	Kershaw	513 JASON RD, LINCOLNTON, NC 28092
 0096-00-037.03	 CARPENTER KENNETH F ETAL	LYNCHES RIVER	Lancaster	513 JASON RD, LINCOLNTON, NC 28092
 0096-00-037.04	 CARPENTER KENNETH F ETAL	TAXAHAW RD	Lancaster	513 JASON RD, LINCOLNTON, NC 28092
 0096-00-037.05	 CARPENTER KENNETH F ETAL	TAXAHAW RD	Lancaster	513 JASON RD, LINCOLNTON, NC 28092
 0115-00-004.01	 CARPENTER KENNETH F ETAL	HWY 123	Lancaster	513 JASON RD, LINCOLNTON, NC 28092

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Last Data Upload: 8/17/2020, 10:43:30 PM

Version 2.3.77



BUZZARDS ROOST RD (9001, 9635, 9000, 9634)
KERSHAW, SC 29067

Highway Type: County



Public Safety

Communications

Address Slip

0105210420630840

ft

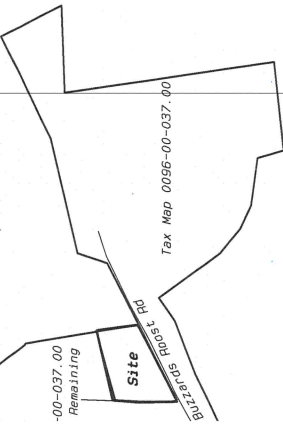
1 inch = 300 feet

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.

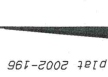
This Plat Represents a Minor Subdivision Survey at the Request of Mr. Walter F. Johnson
 Being a 1.86 Acre Portion of Walter F. & Barbara A. Johnson's Land
 Having Such Shape, Form, Marks, & Boundaries as Shown
 Located at 8853 Taxahaw Road in the Charlesboro Community
 Lancaster County, South Carolina

Parcel Layout Map
 1 Inch is Approx. = to 550'

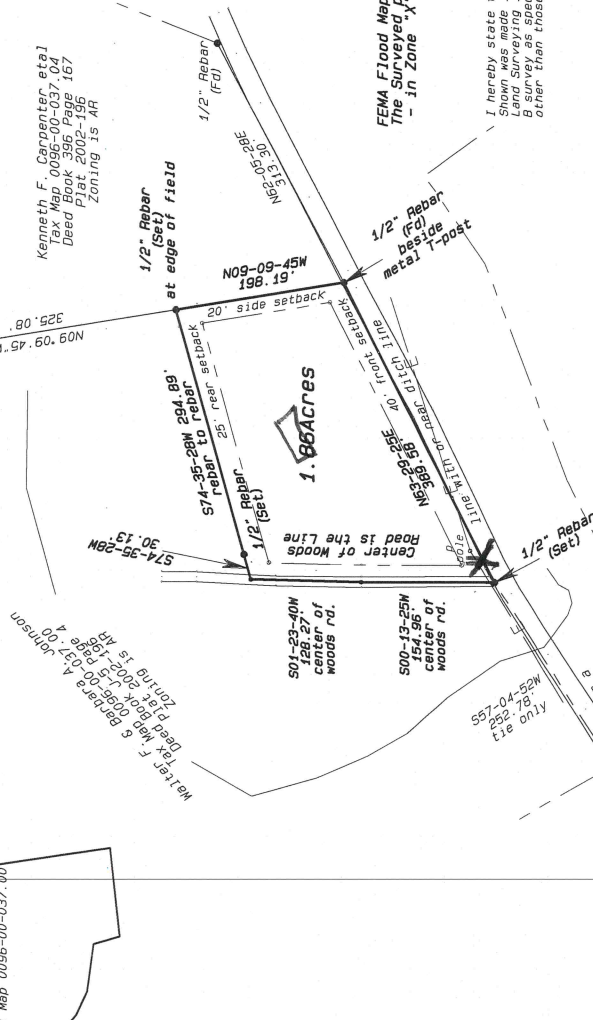
Tax Map 0096-00-037.04



Reference Tax Map 0096-00-037.00
 Deed Book 1-5 Page 4
 Plat 2002-196



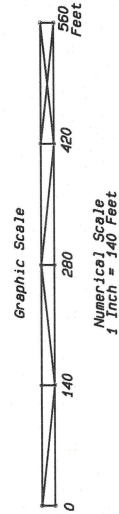
Zoning is AR - Agricultural Residential
 Front setback = 40'
 Side Setback = 20'
 Rear Setback = 25'



FEMA Flood Map 45057C0325D effective date 06/16/2011 was examined.
 The Surveyed parcel does not appear to be in a flood prone area.
 - In Zone "X"

I hereby state that to the best of my knowledge, information, and belief, the survey shown was made in accordance with the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class B survey as set forth in the Manual. I am not aware of any other visible encroachments or projections other than those shown.

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



Surveyor LLC
 29058

FILE: JOHNSONCHARLESJULY2020

Jeffrey N. Hilliard S.C. PLS # 21230
 # L-4853

**Lancaster
County**
Public Safety
Communications

**PO Box 1809
Lancaster, SC
29721**

**Business Phone
(803) 285-4488**

**Fax
Administrative
(803) 313-2152**

**Fax Center
(803) 313-2153**

**E-mail
911@lanc911.com**



A Few Serving Many

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

TO: Mr. Kenneth F. Carpenter
513 Jason Rd
Lincolnton, NC 28092

FROM: Sandra Burton, E-911 Addresser
Lancaster County Public Safety Communications

SUBJECT: Road Name Change for Buzzards Roost Rd

DATE

MAILED: August 19, 2020

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

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 Buzzards Roost Rd off Taxahaw Rd in Lancaster County. In accordance with Chapter 6 of the Unified Development Ordinance, the Planning Commission shall review all proposed road name changes.

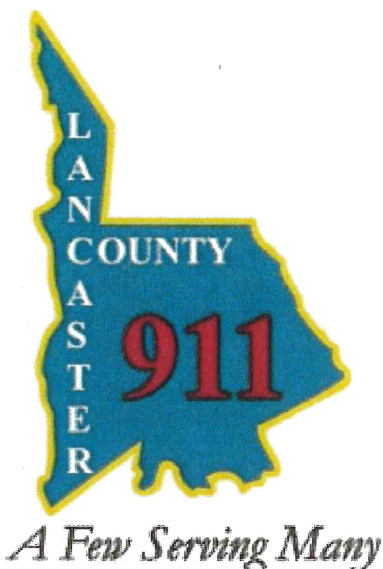
The proposed new road name is Farmhouse Rd.

You will be notified by the Planning Department when the Public Hearing regarding this matter will be held. 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. If you have any questions regarding this matter please feel free to contact me at 803-416-9325.

Thank you,

A handwritten signature in black ink that reads "Sandra Burton".

Sandra Burton
911 Addresser
1941 Pageland Hwy
Lancaster, SC 29720
803-416-9325



LANCASTER COUNTY PUBLIC SAFETY COMMUNICATIONS

PO Box 1809

Lancaster, SC 29721

Phone: 803.416.9325

Fax: 803.313.2152

phinson@lanc911.com

Street Name Suggestion

Please note: Please complete and return. The street name you suggest will be considered based on road names standards listed in the Lancaster County Unified Development Ordinance, Section 6.11.5 Road Name Standards. We also cross reference all street names with our bordering counties when approving road names.

Date of Application: August 19, 2020

Name: Kenneth F. Carpenter

Current Address: 513 Jason Rd, Lincolnton, N 28092

Telephone (H): _____ (W) _____ (mobile) _____

E-mail: _____

Street name as it exists now: BUZZARDS ROOST RD

Proposed street name: _____

JEFFERSON,
CHESTERFIELD COUNTY

CROOKNECK RD

GOLD MINE HWY

HOOVER RD

WAGON WHEEL DR

BUZZARDS ROOST RD

PARLAY RD

CONSTABLE DR

TAXAHAW RD

SCREECH OWL RD

OLD JEFFERSON HWY

Agenda Item Summary

Ordinance # / Resolution #:

Contact Person / Sponsor:

Department: Planning

Date Requested to be on Agenda: 10/20/2020

Issue for Consideration:

Points to Consider:

Recommendation: