

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
TUESDAY, JULY 27, 2021  
PC#2021-09**

**SUBJECT:** Sketch Plan Approval For Smith's Field Subdivision

**LOCATION:** Located off of Smith Dr., Florence, SC

**TAX MAP NUMBERS:** 00100, Block 01, Parcels 093 and 263

**COUNCIL DISTRICT(S):** 9; County Council

**OWNER OF RECORD:** Sharpe Lillian Smith

**APPLICANT:** Robert L. Weaver (Highgate, LLC)

**ZONING/ LAND AREA:** Unzoned/Approximately 37.283 acres

**WATER /SEWER AVAILABILITY:** City of Florence

**ADJACENT WATERWAYS/  
BODIES OF WATER:** None

**FLOOD ZONE:** None

**STAFF RECOMMENDATION:**  
Approval

**STAFF ANALYSIS:**

1. Surrounding Land Use and Zoning:  
North: Florence County, Residential- Unzoned  
South: City of Florence & Florence County, Commercial & Vacant- City Zoning & Unzoned  
West: City of Florence, Residential- City Zoning  
East: Florence County, Residential- Unzoned
2. Background:  
The applicant desires to subdivide vacant property in the proposed Smith's Field Subdivision for the purpose of residential development; the proposal is for 152 lots.
3. Transportation Access and Circulation:  
Present access to the property is by way of Smith's Drive and Woodbine Avenue.
4. Proposed Road Names:  
The following are the proposed road names for this subdivision; all have been approved by E911 Addressing:

SMITH'S FIELD DRIVE	FINCHER DRIVE	SUZANNE DRIVE
O'HENRY DRIVE	SHARPE DRIVE	

5. Traffic Review:

Based on the applicant's request to develop 152 residential lots, the additional traffic could have an impact on the current traffic flow; however, a traffic study was not required, nor done for this subdivision.

**TECHNICAL REVIEW MEETING- JULY 1, 2021:**

The Technical Review Committee met and received comments and input from the stakeholders that were in attendance. The following items are currently outstanding concerns:

**Planning and Zoning-** No comment

**Building-** No comment

**Engineering-** No comment

**Addressing-** No comment

**Planning Commission-** No comment

**City of Florence Utilities-** No comment

**County Engineering-** No comment

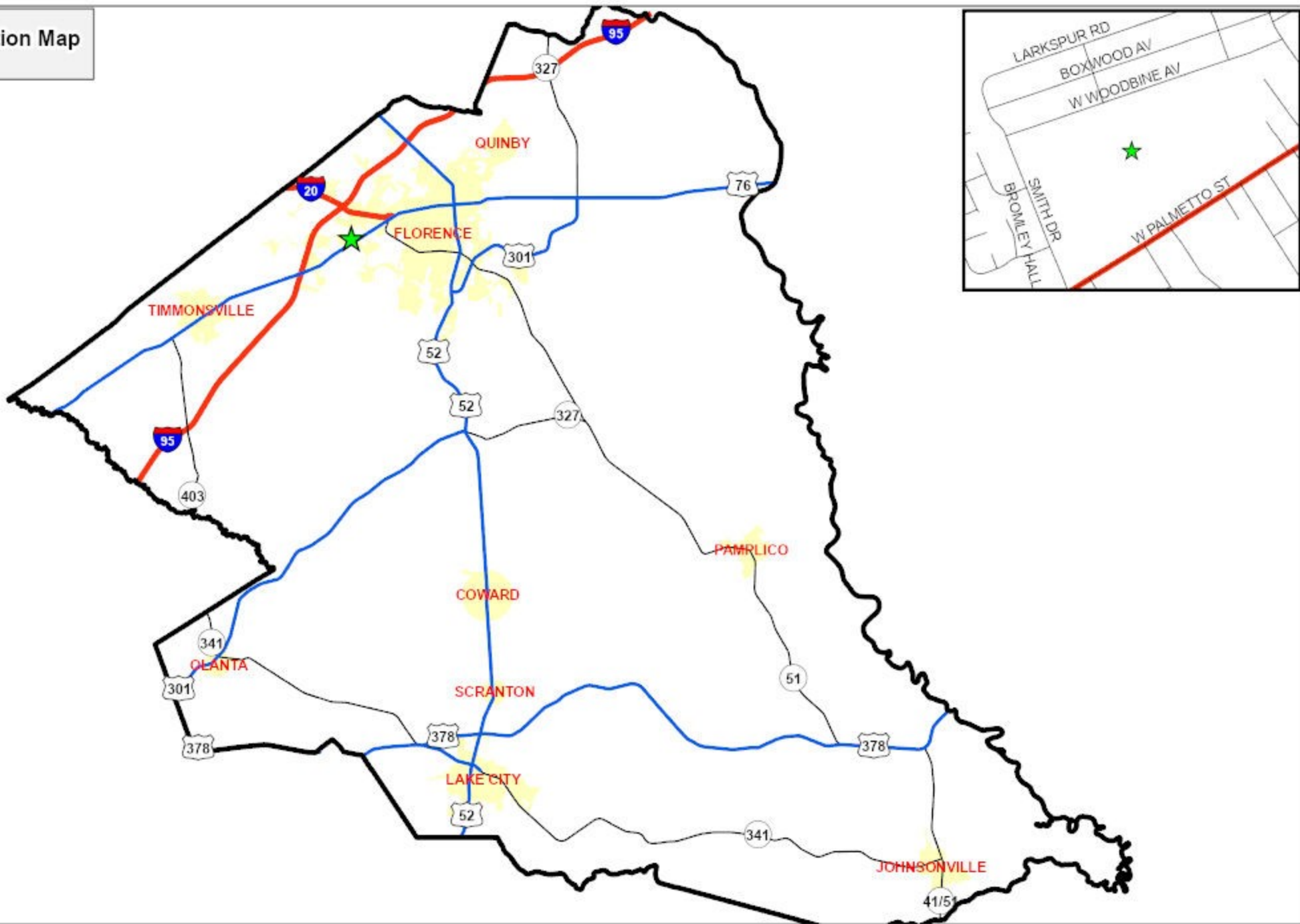
**SCDOT-** No comment

**West Florence Fire Department-** No comment

**ATTACHMENTS:**

1. Location Map
2. Zoning Map
3. Aerial Map
4. Sketch Plan

Location Map



Florence County  
Planning Department  
Meeting Date:  
07/27/21



Council District 9  
PC#2021-09

**Florence County  
Zoning Map**



0 165 330 660 Feet

Florence County  
Planning Department  
Meeting Date:  
07/27/21



**Council District 9  
PC#2021-09**



2021 Aerial



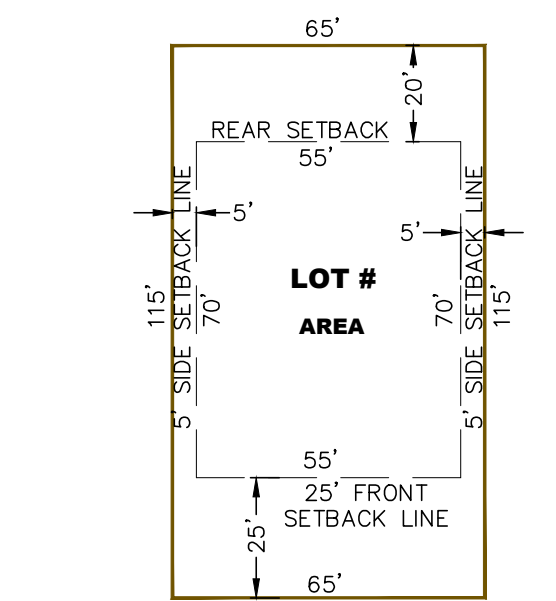
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Florence County  
Planning Department  
Meeting Date:  
07/27/21



Council District 9  
PC#2021-09





TYPICAL LOT LAYOUT  
SCALE: 1" = 40'

ABBINGTON HALL  
BEDDINGFIELD HALL

SMITH STREET

SMITH'S FIELD DRIVE

FINCHER DRIVE

WOODBINE AVENUE

TUPELO DRIVE

50' R/W

SMITH'S FIELD DRIVE

SUZANNE DRIVE

FINCHER DRIVE

WOODBINE AVENUE

TUPELO DRIVE

50' R/W

SMITH'S FIELD DRIVE

SMITH'S FIELD DRIVE

TMS: 01001-01-154  
LEE CLIFTON D &  
LEE SHARON T

TMS: 01001-01-151  
JAMICE C HOWARD  
UNZONED

TMS: 01001-01-153  
GRIFFIN KATHRYN G  
UNZONED

TMS: 01001-01-155  
HALE HUNTER T &  
HALE JESSICA L

TMS: 01001-01-156  
BUSHMAN MICHAEL  
SHANE &  
STEOKLER-BUSHMAN  
SHANA B

TMS: 01001-01-157  
ANDERSON ANN MONEE  
UNZONED

TMS: 01001-01-158  
WHITE JOHN B &  
WHITE KRISTIN S

TMS: 01001-01-159  
ROBERT D  
UNZONED

TMS: 01001-01-160  
ROBERT D  
UNZONED

TMS: 01001-01-161  
ROBERT D  
UNZONED

TMS: 01001-01-162  
ROBERT D  
UNZONED

TMS: 01001-01-163  
ROBERT D  
UNZONED

TMS: 01001-01-164  
ROBERT D  
UNZONED

TMS: 01001-01-165  
ROBERT D  
UNZONED

TMS: 01001-01-166  
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TMS: 01001-01-217  
ROBERT D  
UNZONED

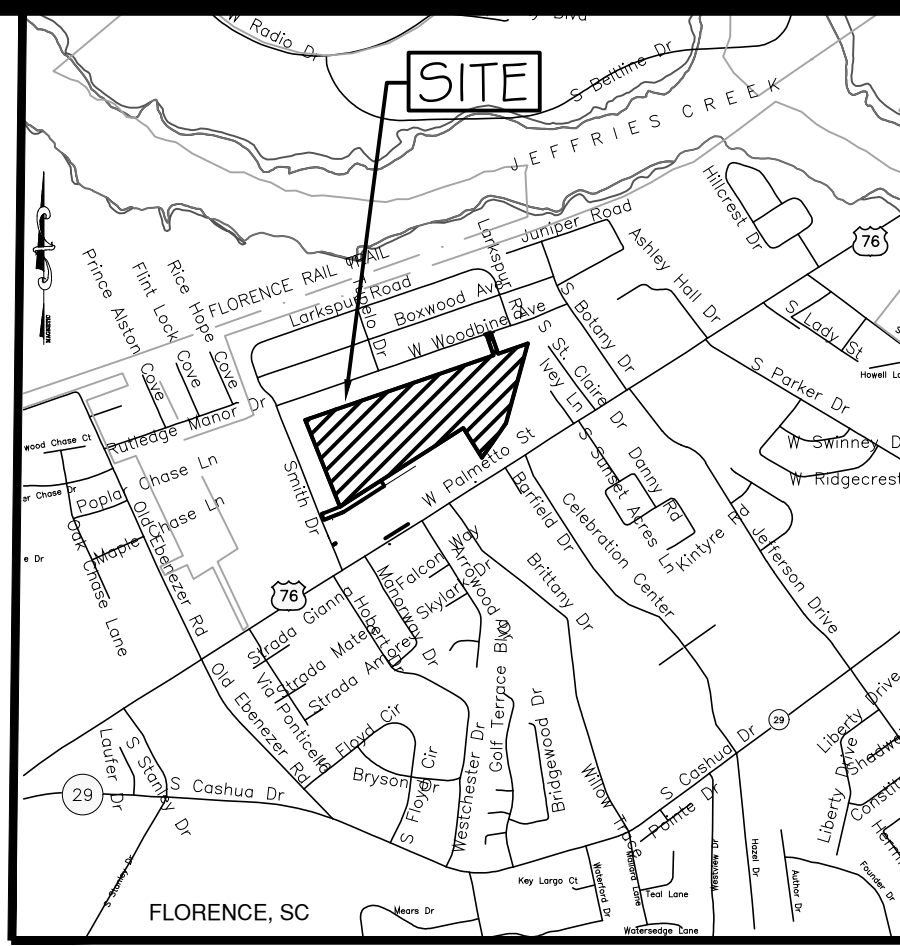
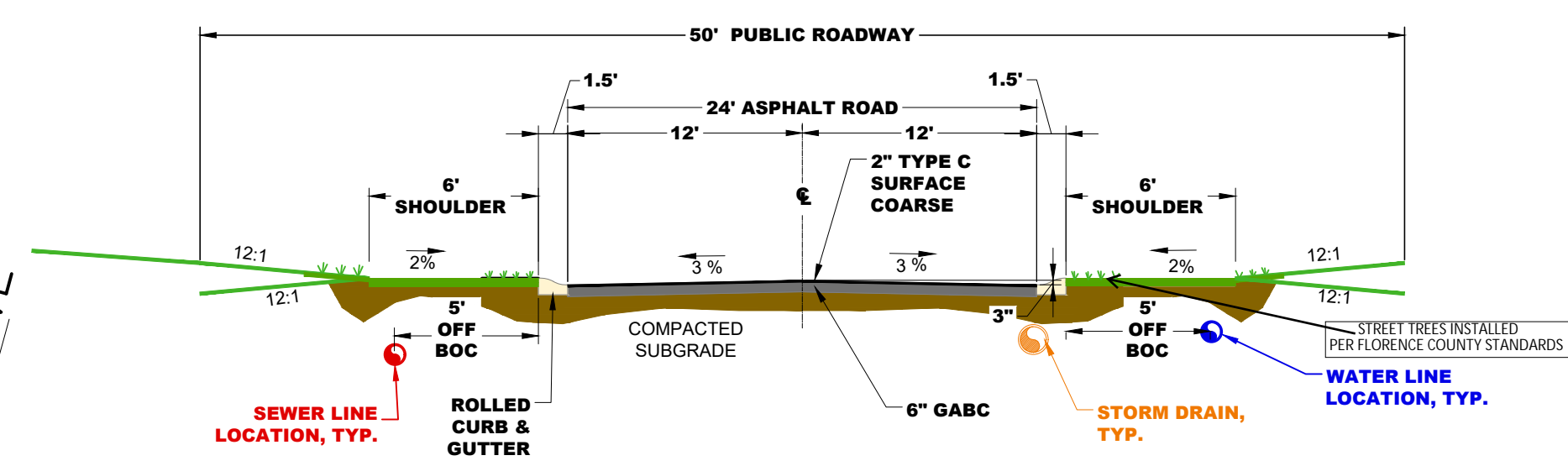
TMS: 01001-01-218  
ROBERT D  
UNZONED

TMS: 01001-01-219  
ROBERT D  
UNZONED

TMS: 01001-01-220  
ROBERT D  
UNZONED

TMS: 01001-01-221  
ROBERT D  
UNZONED

ROAD LENGTHS:  
SMITH'S FIELD DRIVE = 1,105'  
FINCHER DRIVE = 2,769'  
SHARPE DRIVE = 1134'  
SUZANNE DRIVE = 1,763'  
O'HENRY DRIVE = 280'



LOCATION MAP  
SCALE: 1" = 2,000'

PHASE III  
(#93-153)

PHASE I  
(#1-48)

PHASE II  
(#49-92)

COMMON AREA  
3.54 ac  
POND  
2.84 ac

HIGHGATE, LLC  
TM#001-01-093  
UNZONED

POND NOTES:  
1. NWL ELEV = 126 @ 1.56 ACRES  
TOP OF BANK ELEV = 133 @ 2.84 ACRES  
2. 2 YEAR PEAK ELEV = 129.94  
10 YEAR PEAK = 127.99  
25 YEAR PEAK = 128.80  
100 YEAR PEAK = 129.93  
3. 12 INCH WATER QUALITY STORAGE = (1.67 ACRES FEET X  
43560 = 72,745 CU FT / 788 CFSX3600) = 25.64 HOURS TO DEWATER

UNZONED RESTRICTIVE COVENANT SETBACKS  
(RESIDENTIAL)  
FRONT = 25'  
SIDE = 5'  
REAR = 20'

1" = 100' 50' 0 100' 200'

DESIGNED BY:	RFW	DATE:	NO.	DATE	PLAN SET REVISION DESCRIPTION	BY
DRAWN BY:	RFW					
CHECKED BY:	RFW					
PROJECT #:	21-004					
PROJECT:	SMITH'S FIELD					
CLIENT:	HIGHGATE, LLC					
ENGINEER:	ROBERT L. WEAVER, P.E.					
PROJECT:	4340 ALLIGATOR ROAD					
PROJECT:	TIMMONSVILLE, SC 29161					
PROJECT:	PHONE: 843.346.5800					
PROJECT:	FAX: 843.346.5802					
PROJECT:	bweaver@weaverengineeringinc.com					
PROJECT:	8917					
PROJECT:	LEGRAND					
PROJECT:	DESCRIPTION:					
PROJECT:	SKETCH PLAN					
PROJECT:	PROJECT #:					
PROJECT:	21-004					
PROJECT:	SHEET #:					
PROJECT:	1 of 1					



**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
TUESDAY, JULY 27, 2021  
PC#2021-10**

**SUBJECT:** Sketch Plan Approval The Colony At Forest Lake – Phase II Subdivision

**LOCATION:** Located off of South Stanley Dr., Florence, SC

**TAX MAP NUMBERS:** 00075, Block 01, Parcel 009

**COUNCIL DISTRICT(S):** 9; County Council

**OWNER OF RECORD:** MGL Development Co. Inc

**APPLICANT:** Robert L. Weaver

**ZONING/ LAND AREA:** Unzoned/Approximately 29.11 acres

**WATER /SEWER AVAILABILITY:** City of Florence

**ADJACENT WATERWAYS/  
BODIES OF WATER:** None

**FLOOD ZONE:** None

**STAFF RECOMMENDATION:**  
Approval

**STAFF ANALYSIS:**

1. Surrounding Land Use and Zoning:  
North: Florence County, Blended Use- Unzoned  
South: Florence County, Residential- Unzoned  
West: Florence County, Vacant- Unzoned  
East: Florence County, Vacant- Unzoned
2. Background:  
The applicant desires to subdivide vacant property in the proposed The Colony At Forest Lake – Phase II for the purpose of residential development; the proposal is for 28 lots.
3. Transportation Access and Circulation:  
Present access to the property is by way of Rugby Lane, Old Ivey Lane, and South Stanley Drive.
4. Proposed Road Names:  
The road names for this phase of the subdivision were approved in 2008 with the original sketch plan submittal.

5. Traffic Review:

Based on the applicant's request to develop 28 residential lots, the additional traffic could have an impact on the current traffic flow; however, a traffic study was not required, nor done for this subdivision.

**TECHNICAL REVIEW MEETING- JULY 1, 2021:**

The Technical Review Committee met and received comments and input from the stakeholders that were in attendance. The following items are currently outstanding concerns:

**Planning and Zoning-** No comment

**Building-** No comment

**Engineering-** No comment

**Addressing-** No comment

**Planning Commission-** No comment

**City of Florence Utilities-** No comment

**County Engineering-** No comment

**SCDOT-** No comment

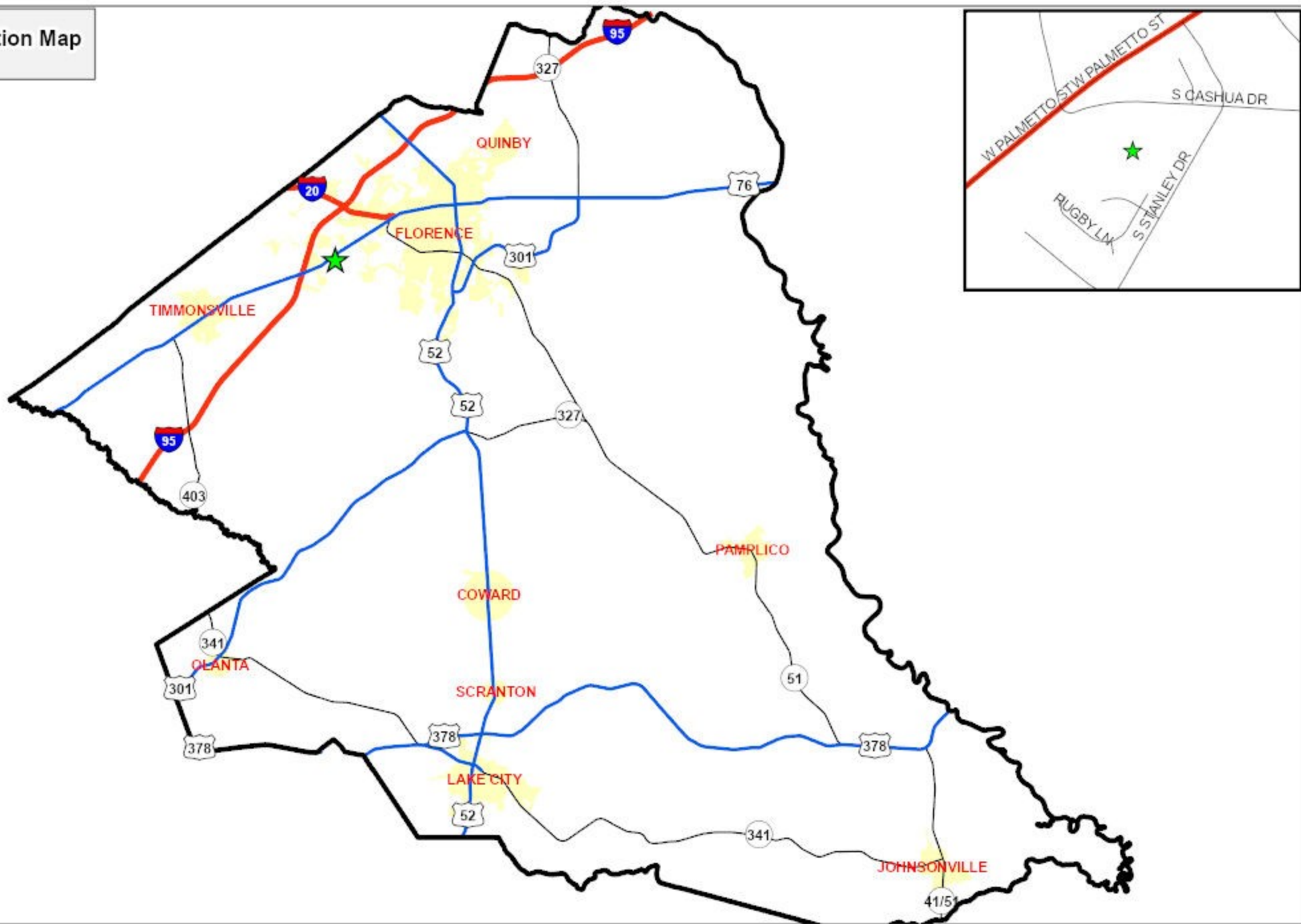
**West Florence Fire Department-** No comment

**ATTACHMENTS:**

1. Location Map
2. Zoning Map
3. Aerial Map
4. Sketch Plan



Location Map



0 2 3 5 6 Miles

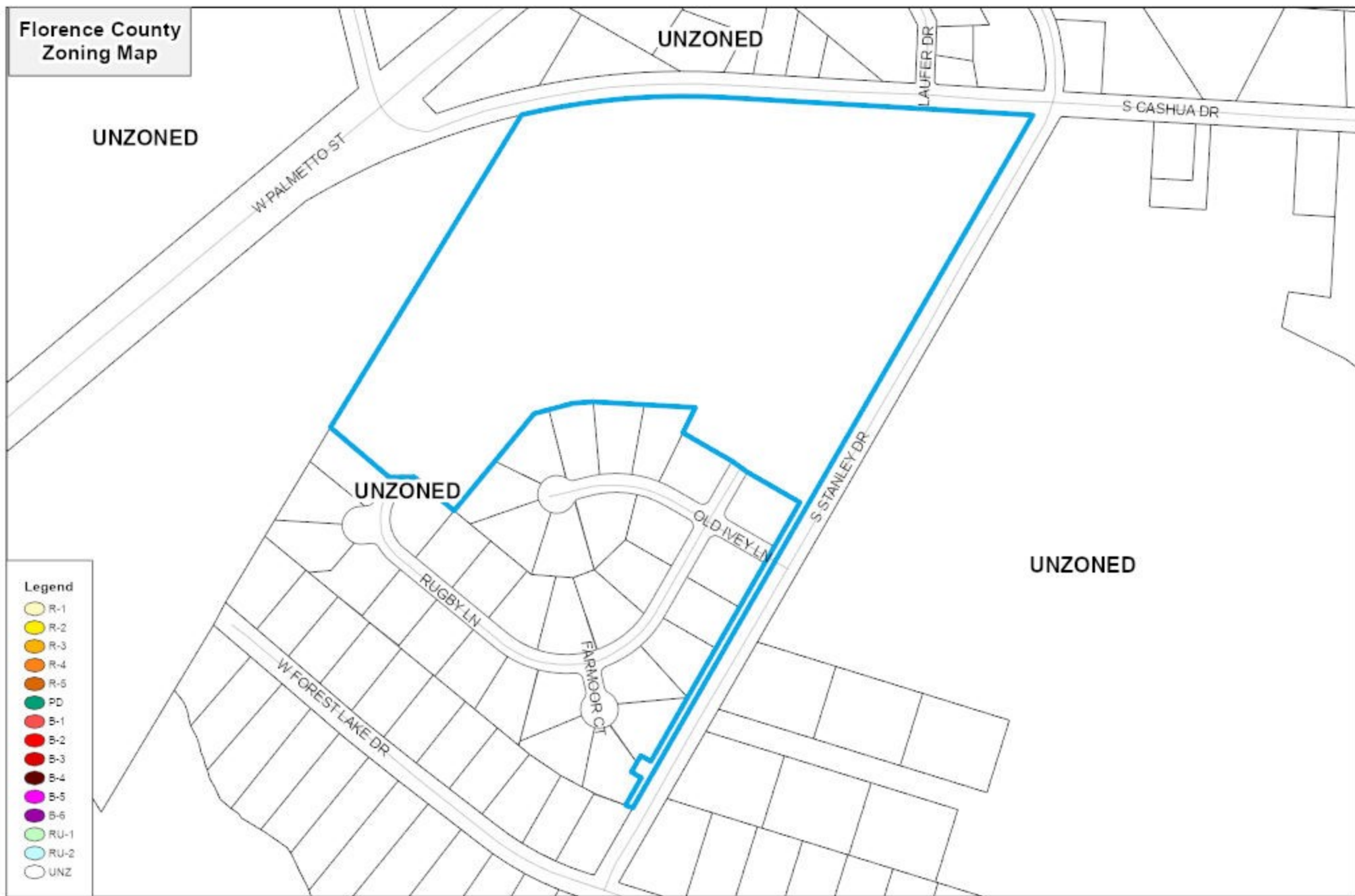


Florence County  
Planning Department  
Meeting Date:  
07/27/21



Council District 9  
PC#2021-10

Florence County  
Zoning Map



0 170 340 680 Feet

Florence County  
Planning Department  
Meeting Date:  
07/27/21



Council District 9  
PC#2021-10



2021 Aerial



0 170 340 680 Feet






Florence County  
Planning Department  
Meeting Date:  
07/27/21



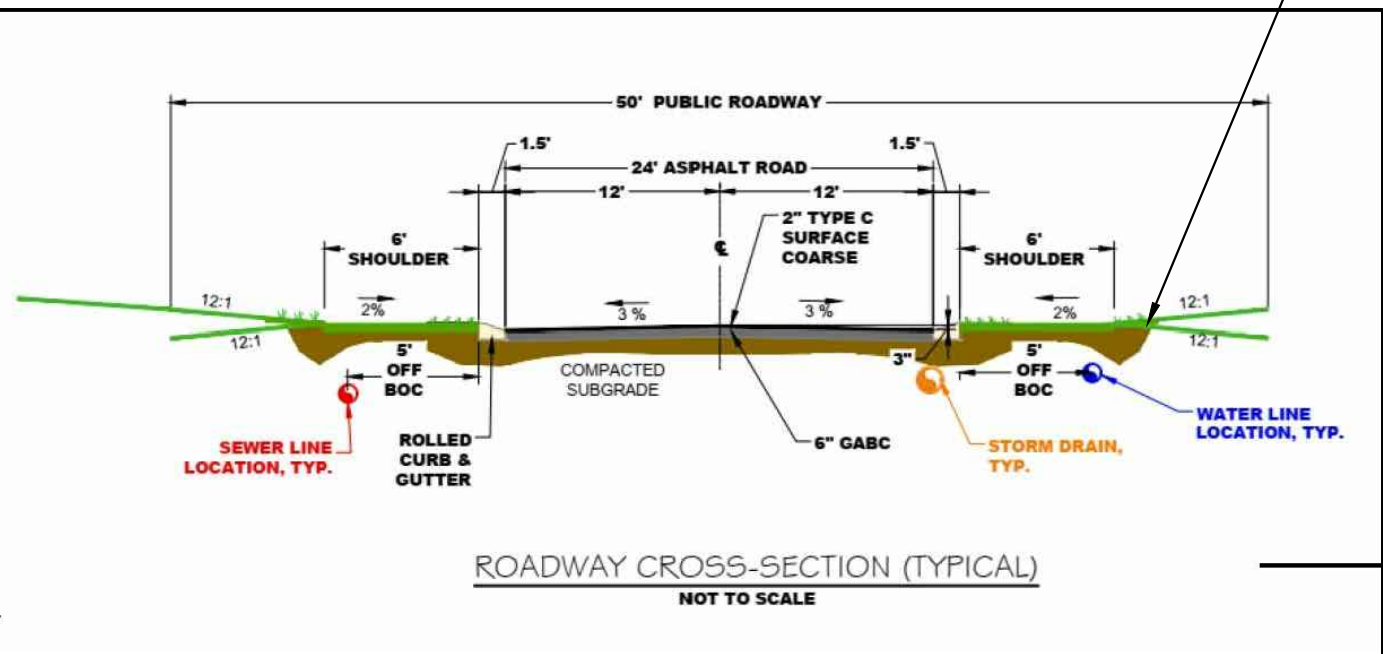
Council District 9  
PC#2021-10





	PROPERTY LINE
	R/W LINE
	SINGLE SEWER SERVICE
	DOUBLE SEWER SERVICE
	SILT FENCE

MGL DEVELOPMENT CO. INC  
TAX PARCEL 00075-01-009  
29.112 ACRES  
UNZONED  
UNDEVELOPED



OWNER/DEVELOPER:  
MGL DEVELOPMENT CO. INC.  
P.O. BOX 4947  
FLORENCE, SC 29502

CIVIL ENGINEER:  
ROBERT L. WEAVER  
4340 ALLIGATOR ROAD  
TIMMONSVILLE, SC 29161  
843-346-5800

**SURVEYOR:**  
NESBITT SURVEYING CO., INC.  
4340 ALLIGATOR ROAD  
TIMMONSVILLE, SC 29161  
843-346-3302

## SITE SUMMARY

TYPE OF DEVELOPMENT:	RESIDENTIAL
TAX MAP NUMBERS:	00075-01-009
TOTAL SITE AREA:	29.112 AC.
AREA TO BE SUBDIVIDED:	16.877 AC.
LOTS:	28 LOTS (17-48)

UNZONED RESTRICTIVE COVENANT SETBACK  
(RESIDENTIAL)

FRONT: 25' INTERIOR SIDE: 10'  
REAR: 25' STREET SIDE: 12.5'

ALL ELEVATIONS REFERENCE THE NAVD 88 DATUM  
COORDINATE SYSTEM REFERENCE THE NAD83

FEMA MAP NUMBER:  
45041C0129E (12/16/14)

[illegible]

**ROBERT L. WEAVER, P.E.**  
 CIVIL ENGINEERING  
 1006 6TH AVE. SOUTH, SUITE 3  
 N. MYSTIC BEACH, SC 29582  
 853-658-6555  
[www.rlwengineeringllc.com](http://www.rlwengineeringllc.com)  
[rlw@rlwengineeringllc.com](mailto:rlw@rlwengineeringllc.com)

**Description:**

SKETCH  
PLAN

THE COLONY AT FOREST LAKE - PHASE II  
MGL DEVELOPMENT CO., INC.

Project: \_\_\_\_\_ Client: \_\_\_\_\_

*Robert R. Weaver*

SOUTH CAROLINA  
NOTARY PUBLIC  
No. 8917  
6/23/21  
ROBERT LEGRAND WEAVER

Description:

SKETCH  
PLAN

Project No. 21-005

Sheet No:                      |   of   |



**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
TUESDAY, July 27, 2021  
PC#2021-11**

**SUBJECT:** Rezoning Request From B-3, General Commercial District, To R-5, Multi-Family Residential District.

**LOCATION:** 2320 East Broach Street, Florence, SC

**TAX MAP NUMBER:** 00211, Block 01, Parcel 106

**COUNCIL DISTRICT(S):** 5; County Council

**OWNER OF RECORD:** Wendell Cain

**APPLICANT:** Wendell Cain

**LAND AREA:** Approximately 1.514 acres

**WATER/SEWER AVAILABILITY:** City of Florence

**ADJACENT WATERWAYS/  
BODIES OF WATER:** None

**FLOOD ZONE:** None

**STAFF RECOMMENDATION:**

Staff recommends disapproval of the request. (See staff analysis point 5.)

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:  
The subject property is currently residential and zoned B-3, General Commercial District.
2. Proposed Land Use and Zoning:  
The proposal is to rezone the subject property to R-5, Multi-Family Residential District.  
The Future Land Use designation is Suburban Development.
3. Surrounding Land Use and Zoning:  
North: Florence County, Single-Family Residential/Vacant - R-5 & B-3  
South: Florence County, Single-Family Residential - R-2  
West: Florence County, Single-Family Residential - R-5  
East: Florence County, Commercial - B-3
4. Transportation Access and Circulation:  
Present access to the property is by way of East Broach Street.

5. Traffic Review:

A traffic study was not required for this item, and the plans for future development are unknown pending this rezoning. In addition, it should be noted that the parcel is currently served by an undeveloped gravel road; therefore, road conditions could be negatively impacted and require an increase service for maintenance should a multi-family development be constructed on this parcel.

6. Chapter 30-Zoning Ordinance

The intent of the R-5, Multi-Family Residential District is to accommodate higher density residential development and a variety of housing types on small lots or in project settings in areas accessible by major streets and in proximity to commercial uses, employment opportunities, and community facilities. It is further intended to permit development flexibility in meeting the demands and preferences of a changing housing market, and doing so in an orderly, compatible manner.

**FLORENCE COUNTY COUNCIL MEETING:**

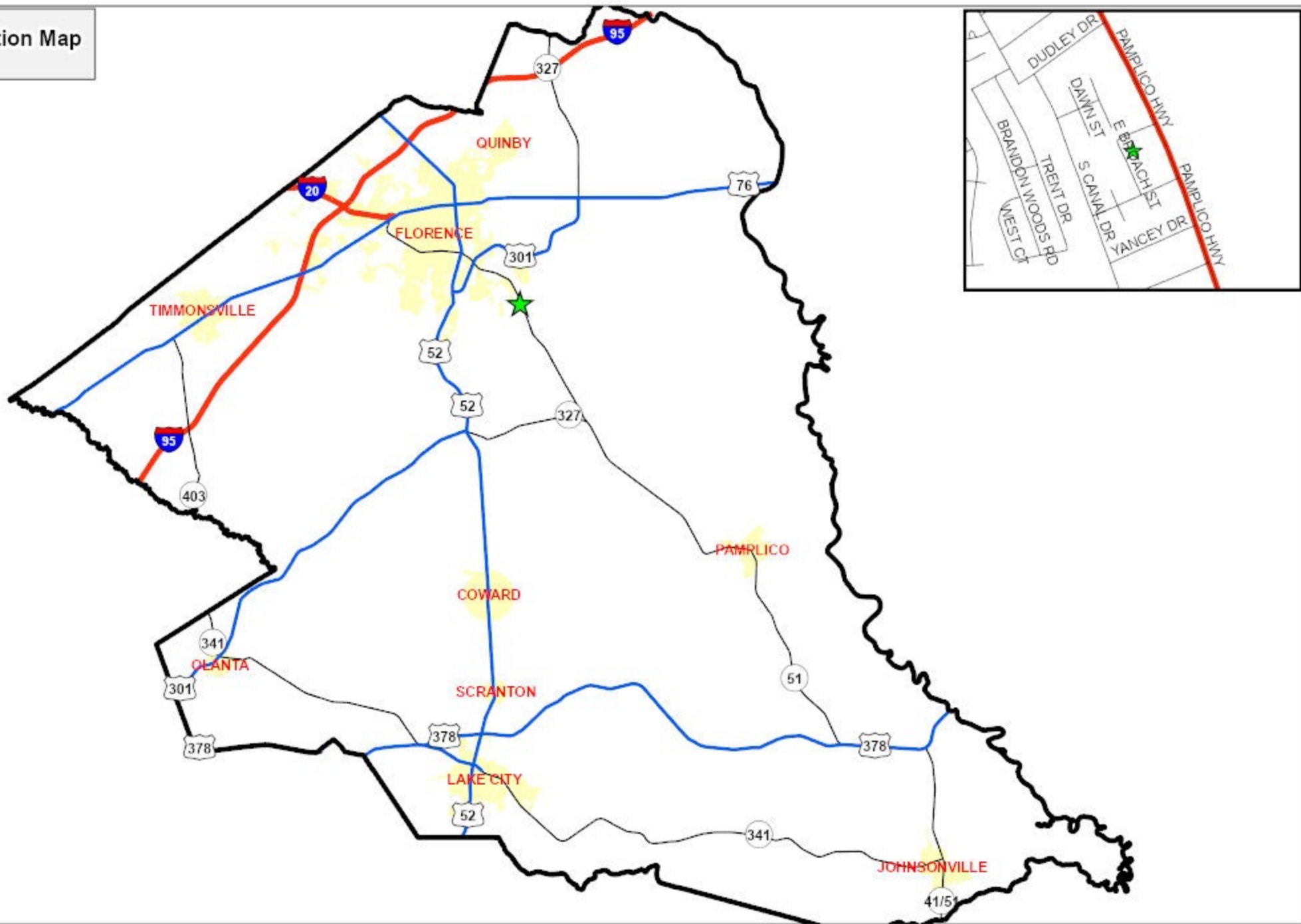
This item is tentatively scheduled to appear for introduction on the agenda on Thursday, August 19, 2021 at 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

**ATTACHMENTS:**

1. Location Map
2. Zoning Map
3. Aerial Map
4. Applicant Submitted Plat



Location Map



Florence County  
Planning Department  
Meeting Date:  
07/27/21



Council District 5  
PC#2021-11

Florence County  
Zoning Map



0 30 60 120 Feet

Florence County  
Planning Department  
Meeting Date:  
07/27/21



Council District 5  
PC#2021-11



2021 Aerial



0 30 60 120 Feet

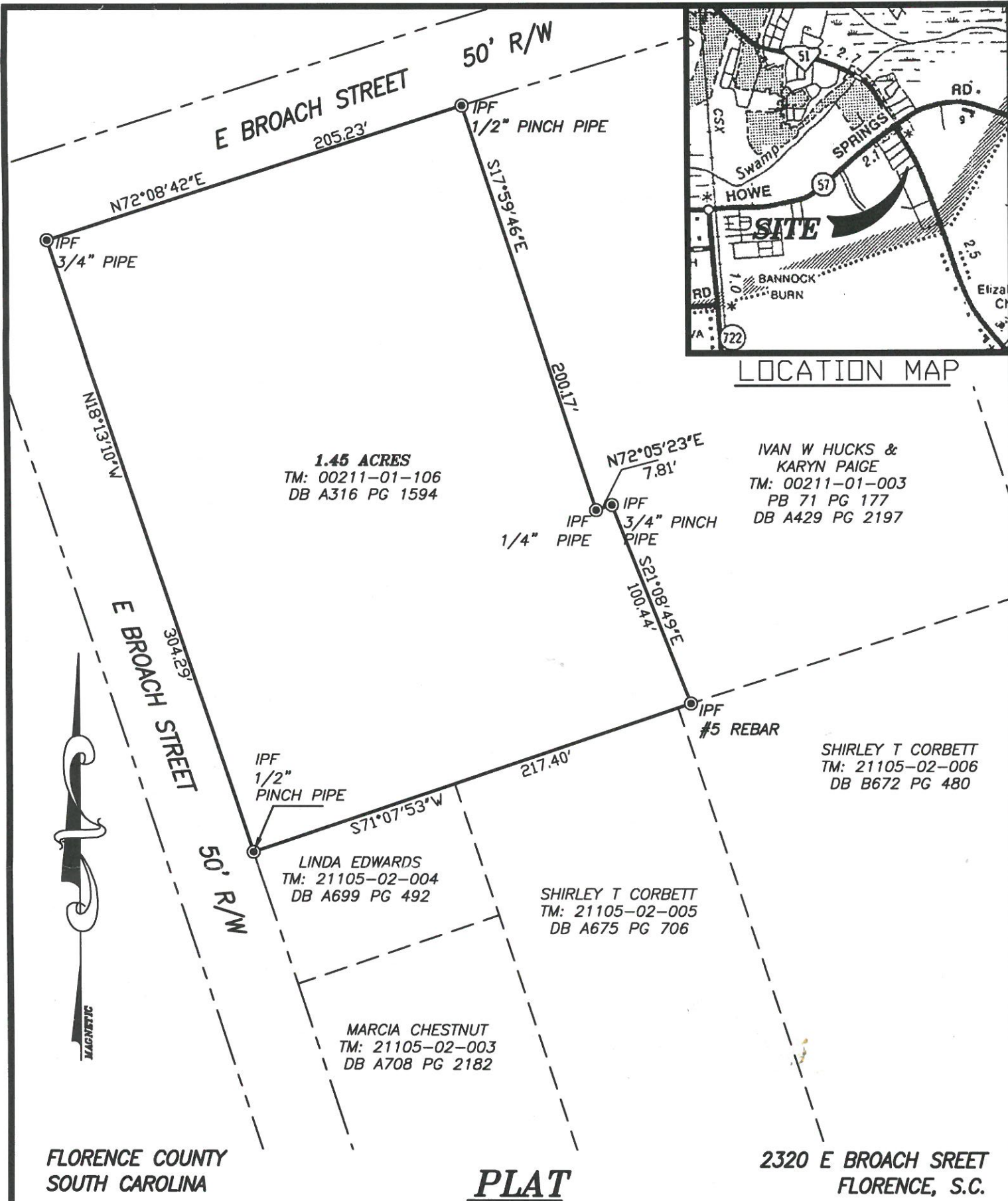
Florence County  
Planning Department  
Meeting Date:  
07/27/21

22



Council District 5  
PC#2021-11





OF 1.45 ACRES LOCATED SOUTH EAST OF THE CITY OF FLORENCE, FLORENCE COUNTY, SOUTH CAROLINA  
 BEING THAT PROPERTY SHOWN ON A PLAT OF 00211-01-106.  
 SURVEYED FOR:

NO IMPROVEMENTS LOCATED

**WENDELL CAIN**

THIS IS A RESURVEY OF AN EXISTING PARCEL.

DATE: MAY 26, 2021 JOB NO: 21142 FLD BK: N/A PAGE: N/A REF JOB NO: N/A TM#: 00211-01-106

I HEREBY STATE 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 "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. ALSO I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP 45041C0163E, EFFECTIVE DATE DEC. 16, 2014 AND FOUND THE SUBJECT PROPERTY TO NOT BE IN A FLOOD ZONE.

NOTE: THIS PROPERTY IS SUBJECT OF ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED OR UNRECORDED, THAT MAY APPLY. UNLESS NOTED HEREON THIS MAP DOES NOT ADDRESS ENVIRONMENTAL CONCERNS OR SUBSURFACE INVESTIGATION.

**NESBITT SURVEYING CO., INC.**  
 4340 ALLIGATOR ROAD  
 TIMMONSVILLE, S.C. 29161  
 PHONE (843) 346-3302  
 FAX (843) 346-5802  
 email davidn@nesbittsurveying.com

**SCALE 1" = 60 FT**

0 15 30 45 60 120  
 GRAPHIC SCALE

**JONATHAN W. NESBITT**  
 23 PLS NO 24770

**SOUTH CAROLINA**  
**NESBITT SURVEYING CO., INC.**  
**No. C01197**  
**CERTIFICATE OF AUTHORIZATION**



**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
TUESDAY, July 27, 2021  
PC#2021-12**

**SUBJECT:** Rezoning Request From R-1, Single-Family Residential District, To RU-1, Rural Community District.

**LOCATION:** 743 South Morris Street, Lake City SC

**TAX MAP NUMBER:** 00168, Block 31, Parcel 050

**COUNCIL DISTRICT(S):** 1; County Council

**OWNER OF RECORD:** Wallace L. Fryar, Jr. and Susan T. Fryar

**APPLICANT:** Wallace L. Fryar, Jr. and Susan T. Fryar

**LAND AREA:** Approximately 7.475 acres

**WATER/SEWER AVAILABILITY:** City of Lake City

**ADJACENT WATERWAYS/  
BODIES OF WATER:** None

**FLOOD ZONE:** None

**STAFF RECOMMENDATION:**

Staff recommends disapproval of the request. (See staff analysis point 3 and point 5.)

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:  
The subject property is currently residential and zoned R-1/RU-1, Single-Family Residential District/ Rural Community District. (Staff Note: Parcel is currently split-zoned)
2. Proposed Land Use and Zoning:  
The proposal is to rezone the subject property to RU-1, Rural Community District.  
The Future Land Use designation is Rural Preservation.
3. Surrounding Land Use and Zoning:  
North: Florence County, Vacant - R-1  
South: Florence County, Vacant - RU-1  
West: Florence County, Single-Family Residential - R-1/RU-1  
East: Florence County, Vacant - R-1/RU-1

The proposed rezoning does not align with the other parcels fronting Morris Street in the area.

4. Transportation Access and Circulation:

Present access to the property is by way of South Morris Street.

5. Traffic Review:

A traffic study was not required for this item, and the plans for future development are unknown pending this rezoning.

6. Chapter 30-Zoning Ordinance

The intent of the RU-1, Rural Community District is to sustain and support rural community centers as an integral part of the rural environment, serving the commercial, service, social, and agricultural needs of nearby rural residents.

**FLORENCE COUNTY COUNCIL MEETING:**

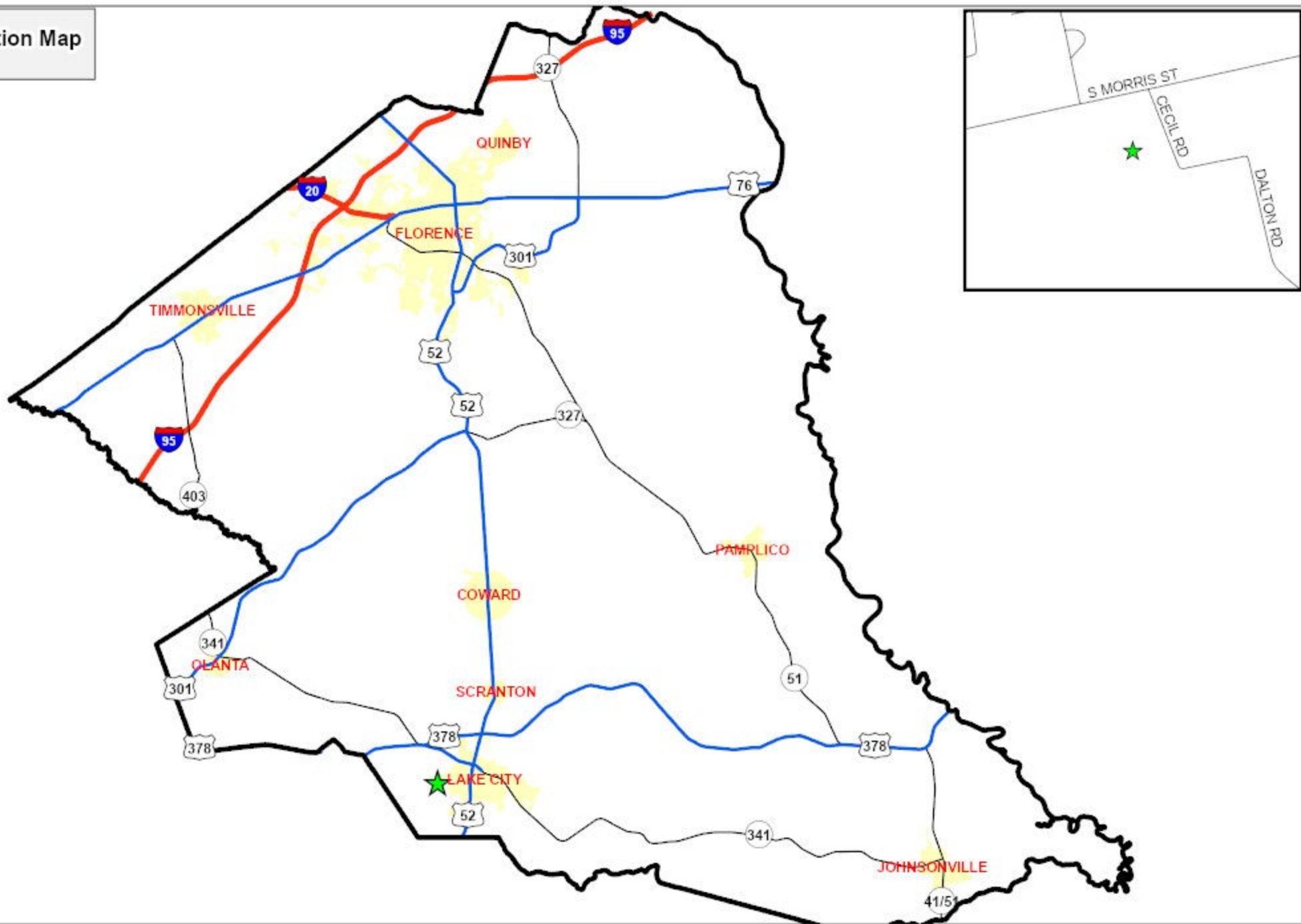
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**ATTACHMENTS:**

1. Location Map
2. Zoning Map
3. Aerial Map
4. Applicant Submitted Plat



Location Map

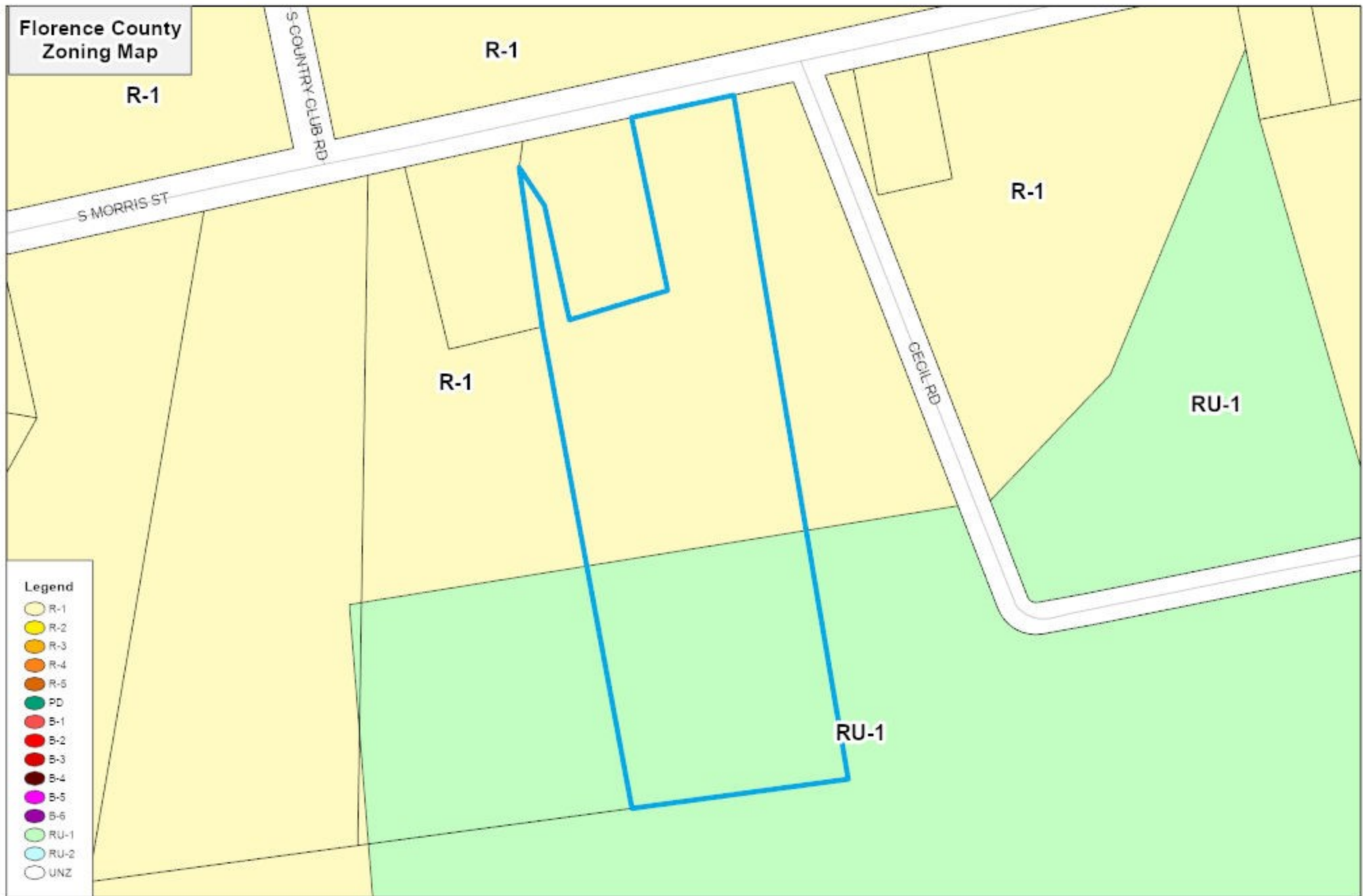


Florence County  
Planning Department  
Meeting Date:  
07/27/21



Council District 1  
PC#2021-12

**Florence County  
Zoning Map**



0 100 200 400 Feet

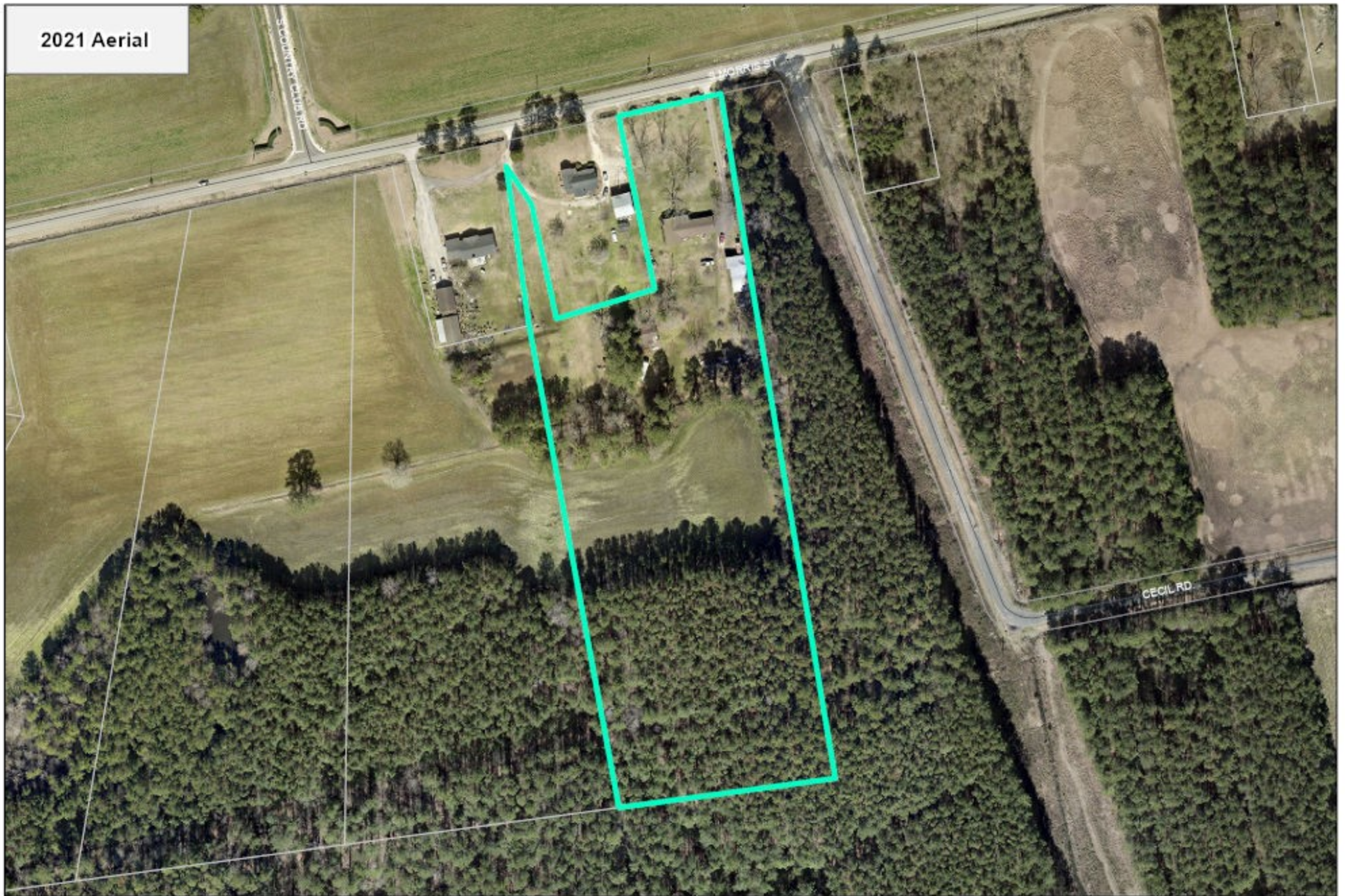
Florence County  
Planning Department  
Meeting Date:  
07/27/21



**Council District 1  
PC#2021-12**



2021 Aerial



0 100 200 400 Feet

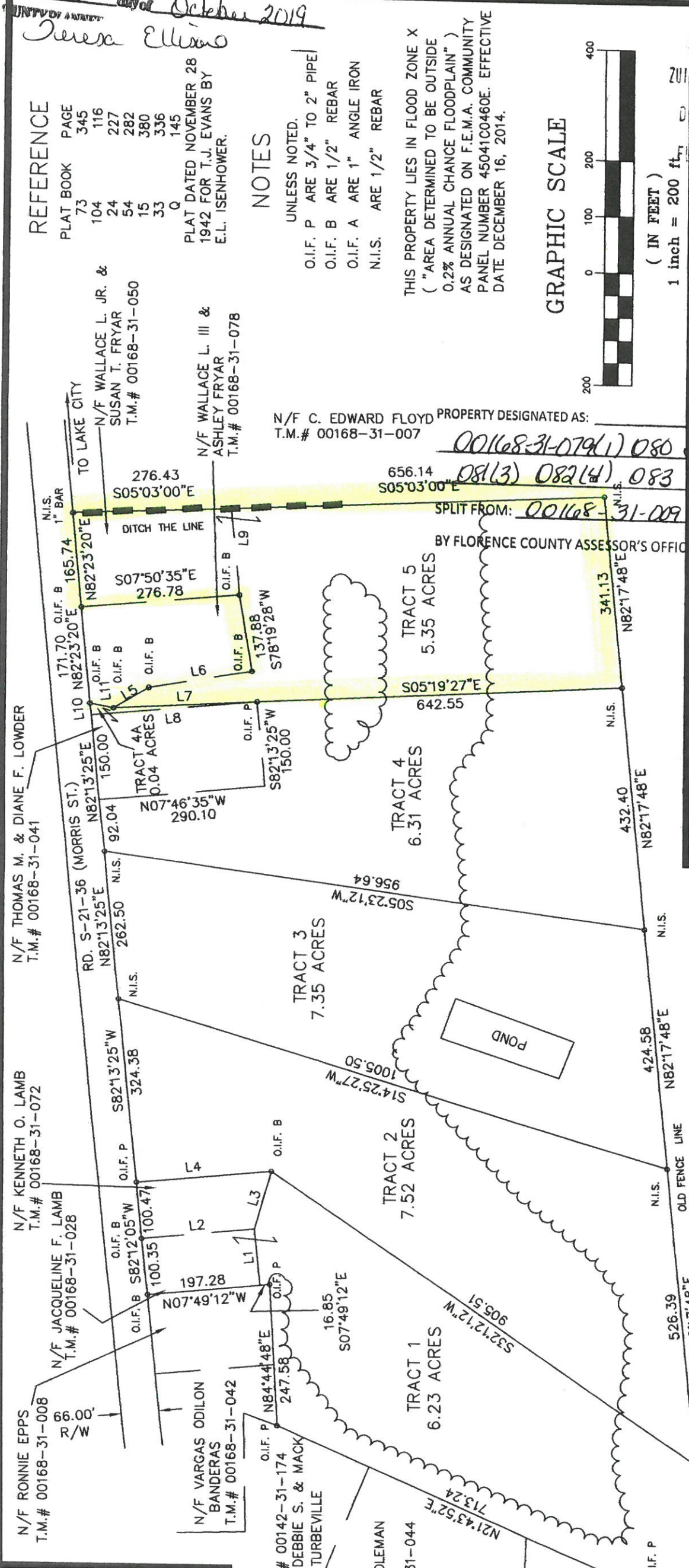
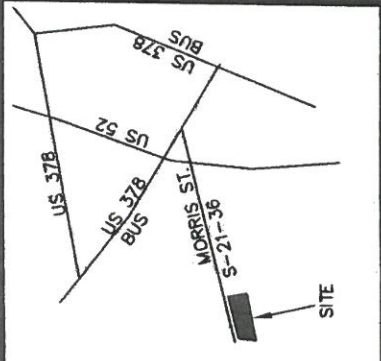
Florence County  
Planning Department  
Meeting Date:  
07/27/21

28



Council District 1  
PC#2021-12





REFERENCE

PLAT BOOK	PAGE
73	345
104	116
24	227
54	282
15	380
33	336
Q	145

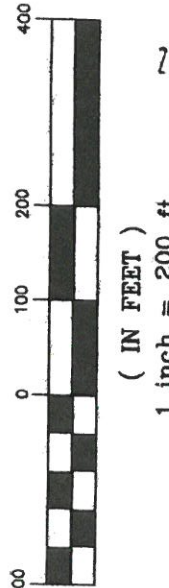
PLAT DATED NOVEMBER 28 1942 FOR T.J. EVANS BY E.L. ISENHOWER.

NOTES

- UNLESS NOTED.
- O.I.F. P ARE 3/4" TO 2" PIPE
- O.I.F. B ARE 1/2" REBAR
- O.I.F. A ARE 1" ANGLE IRON
- N.I.S. ARE 1/2" REBAR

THIS PROPERTY LIES IN FLOOD ZONE X ("AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN") AS DESIGNATED ON F.E.M.A. COMMUNITY PANEL NUMBER 45041C0460E. EFFECTIVE DATE DECEMBER 16, 2014.

GRAPHIC SCALE



FILED

COUNTY OF FLORENCE  
SCALE: 1" = 200'

PLAT

STATE OF SOUTH CAROLINA  
DATE: MARCH 8, 2018  
REVISED: SEPTEMBER 30, 2019

OF 6 TRACTS OF LAND LOCATED APPROXIMATELY 1.4 MILES WEST OF THE INTERSECTION OF U.S. ROUTE 52 AND ROAD S-21-36 (MORRIS STREET) ON ROAD S-21-36 WITH THE ABOVE SIZES, SHAPES, AND DIMENSIONS. THESE TRACTS ARE A DIVISION OF TAX MAP PARCEL 168-31-009.

SURVEYED FOR

ANNETTE F. BROWDER ETAL

SURVEYED BY JOHN L. JOHNSON R.L.S. AND P.E. NO. 0220  
3417 LAKE SHORE DRIVE FLORENCE, S.C. 29501

FILE NO. P-37-2019

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT 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 THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

LINE TABLE

LINE	LENGTH	BEARING
L1	100.22	S82°12'05"W
L2	197.28	S07°47'02"E
L3	107.68	N76°28'54"W
L4	236.42	S07°44'50"E
L5	71.73	S33°35'27"E
L6	183.05	N12°17'39"W
L7	250.68	S05°38'02"E
L8	290.10	S07°46'35"E
L9	152.26	N82°09'25"E
L10	20.57	N82°13'25"E
L11	41.15	S08°00'38"W

NOTES

- LINE AB WAS ESTABLISHED FROM PHYSICAL EVIDENCE OF POSSESSION FOUND IN THE FIELD.
- LINE 1 TO BE ABANDONED AT RECORDING OF FINAL PLAT.
- TRACT 1 TO BE COMBINED WITH T.M. # 00168-31-028.
- LINE 8 TO BE ABANDONED AT RECORDING OF FINAL PLAT.
- TRACT 4A TO BE COMBINED WITH T.M. # 00168-31-041.
- LINE 9 TO BE ABANDONED AT RECORDING OF FINAL PLAT.
- TRACT 5 TO BE COMBINED WITH T.M. # 00168-31-050.

ACQUISITION CHART

TRACT	WOODS	CLEARED	PROPERTY OWNER
1	1.64 ACRES	4.59 ACRES	JACQUELINE F. LAMB
2	2.02 ACRES	5.50 ACRES	ANNETTE F. BROWDER
3	3.40 ACRES	3.95 ACRES	JAMES D. & LINDA F. ROGERS
4	2.74 ACRES	3.57 ACRES	THOMAS M. & DIANE F. LOWDER
4A	0.04 ACRES	0.04 ACRES	THOMAS M. & DIANE F. LOWDER
5	2.08 ACRES	3.27 ACRES	WALLACE L. JR. & SUSAN T. FRYAR