

Sumter City-County Planning Commission

February 26, 2025

SN-24-02, Champion Ln (County)

I. THE REQUEST

Applicant: Frank & Maggie Byrd

Request: Approval to change the name of a Private Road.

County Council District: District 1

Location: Located in the Wedgefield area of unincorporated Sumter County off of Cane Savannah Rd. near the intersection of McLaurin Rd. and Cane Savannah Rd.

Present Street Name: Champion Lane

Proposed Street Name: Matriarch Lane

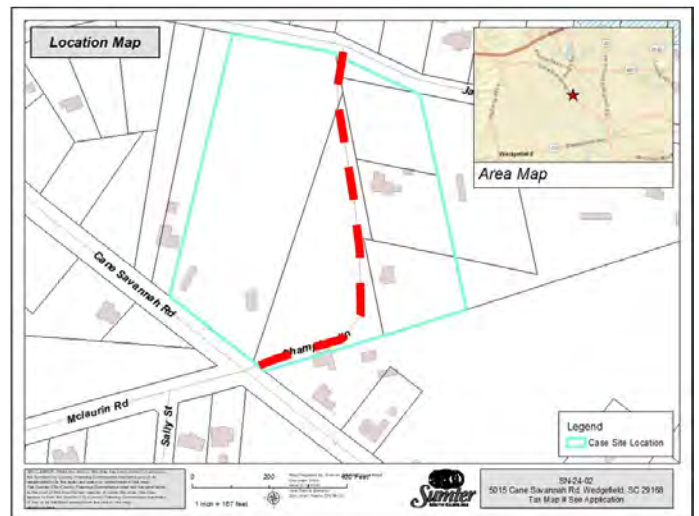
II. BACKGROUND

The applicant is requesting to change the name of a private road from Champion Ln. to Matriarch Ln. As shown in the location map to the right, the +/- 1,011 ft private road is located in the Wedgefield area of unincorporated Sumter County off of Cane Savannah Rd. Champion Ln. is near the intersection of McLaurin Rd. and Cane Savannah Rd.; Champion Ln. is highlighted with the red dashed line in the graphic to the right.

A previous request was heard and denied by the Planning Commission on August 28, 2024 under Case# SN-24-01.

The applicant has brought forward new information since the initial denial that includes signatures from owners with mailing addresses off of Champion Ln., as well as additional background information. The Zoning Administrator made of formal written determination that the new information provided was sufficient to allow for a new request and public hearing in front of the Planning Commission for the proposed street name change.

Per available GIS data and field observation, Champion Ln. is a private dirt drive that runs from Cane Savannah Rd., across 3 separate tax parcels, to James Haskell Rd. However, staff notes that a physical barrier has been erected to prevent full vehicular cut through access between Cane Savannah Rd. and



James Haskell Rd. Champion Ln. is +/- 1,000 ft. in length, with 85-90% of this length located on property owned by the applicant.

There are 2 existing dwellings that use Champion Ln. addresses. Signed consent for the name change has been obtained from Helen Olden for property at 5075 Champion Ln., and signed consent from Miriam Blair has been obtained for property at 5055 Champion Ln. It is noted that Miriam Blair is 1 individual out of 5 with ownership interest in the property at 5055 Champion Ln. in accordance with the Probate Court Deed of Distribution recorded at DB: 1205 Pages: 2849 – 2853 at the Sumter County Register of Deeds.

| OWNER NAME | ADDRESS | TMS# |
|-----------------------|-------------------|---------------|
| Helen Olden | 5075 Champion Ln. | 157-00-03-038 |
| Miriam Blair, et. al. | 5055 Champion Ln. | 157-00-03-039 |



Figure 1: Layout Diagram

In addition to the signed consent signatures, the applicant has also submitted a signed easement agreement from 1969 for use of ten ft. drive (now known is Champion Ln.) to James Olden (Deceased)

and Helen Olden. The easement agreement was for access to the property at 5075 Champion Ln. No recording information for this agreement could be located.

Exhibits attached to this report are summarized via the table below:

| Exhibit Reference Table | |
|-------------------------|---|
| Exhibit 1 | Auditor of approval for use of Matriarch Ln. |
| Exhibit 2 | Consent Signatures for Champion Ln. addressed property |
| Exhibit 3 | Applicant background summary and other supporting documentation |
| Exhibit 4 | 1969 Easement Agreement |
| Exhibit 5 | December 3, 2024 Notice of Zoning Determination |

Under *Article 8.e.12.c* of the Sumter County Zoning and Development Standards Ordinance, street names shall be subject to the approval of the Sumter County Auditor’s Office and the Planning Commission. In addition, SC Code 6-29-1200(c) states: *On the name being change, after reasonable opportunity for a public hearing, the planning commission shall issue its certificate designating the change, which must be recorded in the office of the register of deeds or clerk of court, and the name changed and certified is the legal name of the street or road.*

Additionally, state law provides guidance to Planning Commissions for Street Name Changes. SC Code 6-29-1200(b) states a commission may change the name of a street/road in the following circumstances:

1. *When there is duplication of names or other conditions which tend to confuse the traveling public or the delivery of mail, orders, or messages;*
2. *When it is found that a change may simplify marking or giving of directions to persons seeking to locate addresses or;*
3. *Upon any other good and just reason that may appear to the commission*

The Auditor’s office has approved the name according to its naming convention procedures. In addition, both the E-911 operations and County Mapping services approved the proposed street name, “Matriarch.”.

III. STAFF RECOMMENDATION

The applicant submitted the appropriate approval documents from the Sumter County Auditor’s Office along with approval of E-911 and County Mapping. The applicant has obtained written consent from both properties that have Champion Ln. addresses. It is noted that there appear to be multiple owners for the property at 5055 Champion Ln.

IV. DRAFT MOTIONS

- A. I move the Sumter City-County Planning Commission **approve** SN-24-02, to rename from Champion Ln to Matriarch LN. in concurrence with the approval granted by the Sumter County Auditor’s Office.

B. I move the Sumter City-County Planning Commission **deny** SN-24-02, to rename from Champion Ln to Matriarch LN. in concurrence with the approval granted by the Sumter County Auditor's Office.

C. I move the Sumter City-County Planning Commission enter an alternate motion for SN 24-02.

V. PLANNING COMMISSION – February 26, 2024

APPLICATION FOR STREET NAME
(REVISED NOVEMBER 1998)

SECTION 1: SIGNATURE OF ALL PROPERTY OWNERS

SIGNATURE

Draggie Byrd

DATE

7-8-24

INITIALS

YRB

*PERSON TURNING IN FORM

*SIGNATURE

[Signature]

(757)580-1192
PHONE #

7/8/2024
DATE

SECTION 2: SUGGESTED ROAD NAMES PLEASE PRINT

- *1. ~~FORCILLIETTER LANE~~
- 2. ~~WAYMAKER LANE~~
- 3. ~~GOLDEN LANE~~

- 4. ~~GATHERS LANE~~
- 5. ~~GARDENIA LANE~~
- 6. ~~KAPRI LANE~~

CIRCLE: RD - LN - ST - CR - CT

① Matriarch Lane

TOWN: WEDGEFIELD

(ex. REMBERT, SUMTER, DALZELL etc)

SECTION 3: TO BE COMPLETED BY AUDITORS OFFICE

OFFLO

NAME APPROVED: _____

TM #: 157-00-09-037

APPROVED BY: _____

DATE: _____

MAPPING:

INITIAL

ESB

DATE

7-11-24

E-911 CO-ORDINATOR:

KD

7-11-24

CC: PUBLIC WORKS, ROD

PW _____ ROD _____
CARDS: _____

Auditors: CB 7-11-24

Approved name

BACKGROUND IN SUPPORT OF PETITION FOR STREET NAME CHANGE

This discussion is in reference to changing the name of a private driveway located in Wedgefield, SC and at the cross section of Cane Savannah and McLaurin Roads. The current name of the private driveway is Champion Lane. The proposed name of the private driveway is **Matriarch Lane**. Involved in this discussion are the following Tax Map Parcels: #1570003036, #1570003037, #1570003038, and #1570003039.

Over the past more than fifty years, land formerly owned by Richard Thompson and/or Abraham Praylou was sold as Parcels #1570003036, #1570003038, and #1570003039. With the sale of Parcel #1570003036 to Mary Gathers, a ten-foot-wide strip of land to the south of the parcel was set aside to be used by Richard Thompson and Abraham Praylou as a private roadway for access to other plots of land owned to the east of parcel #1570003036.

Richard Thompson and/or Abraham Praylou sold parcel #1570003038 to James and Helen Olden and parcel #1570003039 to Maggie Conyers. Limiting the size of each parcel to approximately one acre, the sale of those two parcels caused residual portions of land to be left unused. These unused portions of land would later become cojoined with the aforementioned ten-foot section south of parcel #1570003036 to become parcel #1570003037. Effectively, parcel #1570003037 should have been known as, labeled as, and used as Champion Lane.

Unfortunately, a family member of the owners of adjacent parcel #1570003040 built a house in the early 1970's that encroaches on both parcels #1570003036 and #1570003037. The location of the encroaching house is 4995 Cane Savannah Road. This encroachment caused the aforementioned private driveway (aka Champion Lane) to shift northward onto parcel #1570003036. CHAMPION LANE currently runs through Parcel 1570003036. Parcel #1570003036 was sold at a Tax Sale and is currently owned by Maggie O. Byrd. Maggie O. Byrd is the daughter of Helen G. Olden (Parcel #1570003038). Helen G. Olden is the person who originally chose the CHAMPION LANE name in honor of a former "Matriarch" of the neighborhood.

As of October 4, 2024, Champion Lane currently serves as access to parcel #1570003038 owned by Helen G. Olden, residing at 5075 Champion Lane, and parcel #1570003039 which contains a vacant house owned by Mariam Blair and listed as 5055 Champion Lane.

PETITION

I am submitting this petition to change the private driveway currently named CHAMPION LANE to **Matriarch Lane** in honor of the current, and any future, matriarchs of the neighborhood.



Overview



Legend

- Parcel
- Addresses
- Roads

| | | | | | |
|-----------------------|---|-------------------|-----|---------------|----------------------|
| Parcel ID | 1570003040 | Alternate ID | n/a | Owner Address | HOLMAN LOUISE MURRAY |
| Sec/Twp/Rng | n/a | Class | n/a | | 12611 RAIA LANE |
| Property Address | 4995 CANE SAVANNAH RD(4955-4985) | Approximate Acres | | | HOUSTON TX 77071 |
| District | TAX DISTRICT TWO | | | | |
| Brief Tax Description | ZZ5-200 12.50 AC 4955-4995 CANE SAVANNAH R (Note: Not to be used on legal documents) | | | | |

Date created: 6/29/2024
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 GEOSPATIAL

ATTACHMENT 1



Overview



Legend

- Parcel
- Addresses
- Roads

| | | | | | |
|-----------------------|---|-------------------|-----|---------------|---------------------------|
| Parcel ID | 1570003037 | Alternate ID | n/a | Owner Address | FORFEITED LAND COMMISSION |
| Sec/Twp/Rng | n/a | Class | n/a | | 13 E CANAL ST |
| Property Address | 0 TR 2 | Approximate Acres | | | SUMTER SC 29150 |
| District | TAX DISTRICT TWO | | | | |
| Brief Tax Description | TR 2 Z27-82 | | | | |
| | (Note: Not to be used on legal documents) | | | | |

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ATTACHMENT 2



Overview



Legend

- Parcel
- Addresses
- Roads

| | | | | | |
|-----------------------|---|-------------------|-----|---------------|-------------------------|
| Parcel ID | 1570003036 | Alternate ID | n/a | Owner Address | BYRD MAGGIE O |
| Sec/Twp/Rng | n/a | Class | n/a | | 4464 SMOKEY LAKE DRIVE |
| Property Address | 0 CANE SAVANNAH RD | Approximate Acres | | | VIRGINIA BEACH VA 23462 |
| District | TAX DISTRICT TWO | | | | |
| Brief Tax Description | Z17-98 2.50 ACS CANE SAVANNAH RD | | | | |
| | (Note: Not to be used on legal documents) | | | | |

Date created: 6/29/2024
 Last Data Uploaded: 6/29/2024 2:56:37 AM

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STATE OF SOUTH CAROLINA

COUNTY OF SUMTER

KNOW ALL MEN BY THESE PRESENTS, That I, Richmond Thompson, for and in consideration of One (\$1.00) Dollar and other valuable consideration, do hereby grant unto James Olden and Helen Olden a right of way over and across a ten foot drive leading from the southwestern corner of parcel of land shown on plat by H.S. Willson, H.L.S., dated June 5, 1968, and recorded in Plat Book Z-26, page 51, office of C.C.C.P. for Sumter County; said ten foot drive to project as shown on said plat southwardly to a point of intersection with South Carolina Road No. 370 and be of uniform width of ten feet for the full length thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of Aug. A.D. 1969.

Richmond Thompson (19)
Richmond Thompson
Rich

IN THE PRESENCE OF:

[Signature]
Viola J. McFaddin

STATE OF SOUTH CAROLINA

COUNTY OF SUMTER

Personally appeared before me Viola J. McFaddin who being duly sworn, states that she saw the within named Richmond Thompson sign, seal and as his act and deed deliver the foregoing Right of Way Conveyance, and that she with Morris D. Mazursky witnessed the execution thereof.

SWORN to before me this 8th day of Aug. A.D. 1969.

Viola J. McFaddin

[Signature] (19)
NOTARY PUBLIC for South Carolina

My commission expires: Jan. 1, 1971



Sumter City-County

Planning Department

DERON L. MCCORMICK
CITY MANAGER

HELEN M. ROODMAN
PLANNING DIRECTOR

GARY M. MIXON
COUNTY ADMINISTRATOR

NOTICE OF ZONING DETERMINATION

DATE: December 3, 2024

SUBJECT: Notice of Zoning Determination for Street Name Change Request

You are receiving this notice because you are listed as either the owner of record or the primary contact for property that is within notification area for property subject to a formal zoning determination. The subject of this zoning determination pertains to a request to change the name of Champion Ln., a private unpaved street in unincorporated Sumter County located near the intersection of Cane Savannah Rd. and McLaurin Rd.

A formal request (Case# SN-24-01) to change the name of this private road from *Champion Ln. to Matriarch Ln.* was **denied** by the Sumter City-County Planning Commission (the “Planning Commission”) on August 28, 2024, after a required public hearing on the matter.

The applicants for the denied request have provided new and/or corrected information either not considered or not fully considered at the time of the denial decision. The Zoning Ordinance does not provide clear guidance on how to handle such situations. **This determination provides the needed direction on how to proceed now that new and/or corrected information has been provided.**

Applicable Ordinance Discussion

Pursuant to *SC Code 6-29-1200 (c)*, the designated planning commission for a city or county governmental entity is responsible for providing final approval for street name changes after reasonable opportunity for a public hearing has been provided.

Pursuant to *Article 1.f.* of the Sumter County Zoning & Development Standards Ordinance (the “Zoning Ordinance”), the Sumter City-County Planning Commission (the “Planning Commission”) is the designated local planning commission having jurisdiction over the unincorporated areas of Sumter County.

The following actions can be taken if a request is denied by the Planning Commission.

1. Pursuant to *Article 1.g.5.d.* of the Zoning Ordinance, the Planning Commission may reconsider any review (it undertakes) when so requested by Sumter County Council. The phrase “when so requested by Sumter County Council” implies a majority vote of Sumter County Council.
2. Pursuant to *Article 1.g.5.e.2.* of the Zoning Ordinance, the property owner whose land is the subject of a decision of the Planning Commission, may file an appeal to Circuit Court within 30 days actual notice of a decision. Such an appeal may be filed with a request for pre-litigation mediation.

Note: The above actions assume no substantive change pertaining to the request.

Note: There are additional provisions pertaining to rehearing denied rezoning requests that are not relevant to this situation.

Pursuant to *Article 1.d.1* & *Article 1.p.1.* of the Zoning Ordinance, the Zoning Administrator has the duty to enforce and implement the Zoning Ordinance. This includes making necessary administrative interpretations to provisions of the Zoning Ordinance.

Determination

While clear direction exists on remedies/actions available to an applicant aggrieved by a Planning Commission decision, there is not clear direction on how to proceed when new and/or corrected information is brought forward after a denial decision has been made.

The following determinations have been made by the Zoning Administrator.

1. **An affirmative finding has been made that the new and/or corrected information submitted is sufficient to allow for a new request (and public hearing) to change the name for Champion Ln.**
2. **Public notice on a new street name change application will occur separately from this determination.**

Note: Any person aggrieved by this administrative *decision* may appeal the decision to the Zoning Board of Appeals consistent with *Article 1.i.2* of the Zoning Ordinance. Appeals must be filed with the required \$100.00 fee within thirty (30) days of the mailing date of this letter.

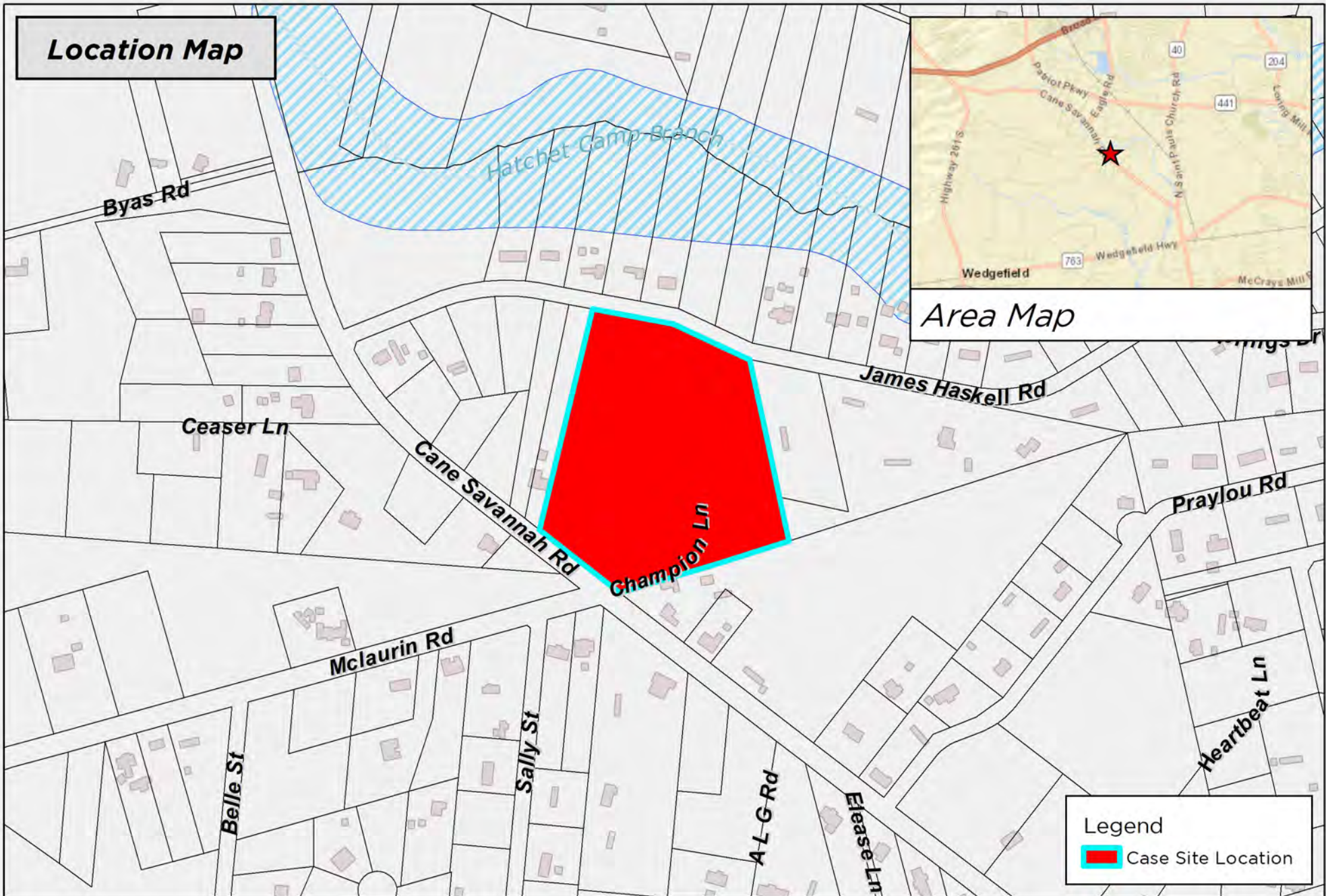
Note: Public records associated with this request are available in accordance with Freedom of Information Act (FOIA) requirements.

The Sumter County Zoning & Development Standards Ordinance can be accessed via the link below:


<https://www.sumtersc.gov/planning/ordinances>

Please contact the Planning Department at 803-774-1660 or via email at planningdepartment@sumtersc.gov with any questions.

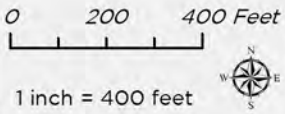
Location Map



Area Map

Legend
 Case Site Location

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter-City County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter-City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter-City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.



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Date: 2/4/2025
User Name: crobbins
Document Name: SN-24-02



SN-24-02
5015 Cane Savannah Rd, Wedgefield, SC 29168
Tax Map # See Application