



CHARLES. K. DEESE
JAMES FAULKENBERRY
MARK BOLAND
AARON FENDER
JOSHUA PANGLE

**MINUTES OF THE LANCASTER COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING**

December 2, 2025, at 6:00 PM

1. Roll Call/Call to Order

Board Members present: Quorum is present (5 Board Members)

Charles Deese Mark Boland Aaron Fender James Faulkenberry Joshua Pangle

Staff: Allison Hardin, Development Services Director
Mara Mata, Administrative Assistant
Shannon Catoe, Zoning Administrator
Julie Faile, Depuy Zoning Administrator
Mika Garris, Zoning Technician
Andy Rowe, Lead Code Enforcement Officer

Staff were sworn in.

Members of the press were notified in advance but were not present. All adjacent property owners were notified by mail. A notice of public hearing was published in the Lancaster News at least 15 days prior to the meeting. The agenda was posted on the County website and posted in the lobby of the Administration Building one week prior to the meeting. A copy of the agenda is on file.

THE FOLLOWING IS A SUMMARY ONLY; IT IS NOT A VERBATIM TRANSCRIPT.

Chairman Deese called the meeting to order at 6:04 p.m.

2. Approval of Agenda

J. Faulkenberry moved to Approve the Agenda; Second by **M. Boland**.

Vote: 5:0. The motion was approved by unanimous consent.

3. **Approval of Minutes**

- a. Minutes of 11/4/2025 Meeting.
- b. Call for a motion. Motion to approve as written by **J. Faulkenberry**; Second by **A. Fender**.

Vote: 5:0 Minutes are approved unanimously.

4. **Public Hearing Items**

Chairman Deese discussed Legal Notice, the Board of Zoning Appeal's duties, and general instructions for the meeting.

a. BZA-2025-2088 Nunns/Boron

Application by Emily Brown Law LLC on behalf of David & Tamara Boron at 7940 Green Pond Rd (TM 0014-00-010.05) to appeal a Home Occupation Permit granted to adjacent property owners George & Jessica Nunns, 7965 Green Pond Road (TM 0014-00-010.04)

Staff Presentation: Allison Hardin presented the application consistent with the staff report. Staff Recommendations: Appeal not recommended.

Questions to Staff:

Chairman Deese and Allison Hardin discussed the timeline for an appeal. The appeal was sent 5 days late.

Comment from applicant(s):

Tammy Boron (Indian Land) was sworn in. She shared her reasons for requesting the appeal. Please see attached documents she has provided.

David Boron (Indian Land) was sworn in. He shared his reasons for requesting the appeal. Please see attached documents he has provided.

Emily Brown (Rock Hill) was sworn in. She is representing David and Tamara Boron in this case. She shared the reasons the appeal was requested. Please see attached photos she has provided.

George Nunns (Indian Land) was sworn in. He rebutted some of the points outlined in the appeal request, and stated the appeal was sent in after the deadline.

Public Hearing: (See attachments: Sign-in Sheets)

1. Tyler Dolge (Indian Land) was sworn in. He signed up for the original meeting on 11-4-2025, please see attached documents. He shared his concerns over this appeal and the problems occurring due to neighborly disputes.
2. A member of the public who signed up for the original meeting was not present. Please see attached documents.

Questions From Commissioners:

Board Member Pangle and Allison Hardin discussed Green Pond Rd.

Chairman Deese and Allison Hardin discussed the deed and plat regarding Green Pond Rd.

Board Member Faulkenberry, Allison Hardin, and Board Member Pangle discussed the easement placement on the plat.

Board Member Boland and David Boron discussed the images he has provided.

Chairman Deese closed Public hearing and called for a motion on item **BZA-2025-2088 Nunns/Boron.**

Per UDO 9.2.14.C, THE BOARD HAS CONDUCTED A FORMAL REVIEW, AND ACTION IS REQUIRED. BOARD MEMBERS, DO WE HAVE A MOTION TO:

- Reverse the original decision or permit
- Affirm the original decision or permit, wholly or in part, or
- Modify the contested decision or permit
- Continue to a later meeting

Motion to reverse the original decision by **J. Faulkenberry**; 2nd by **M. Boland**.

Discussion:

The board members had no comments or concerns to share.

Called vote: 2:3. Motion is denied. **J. Faulkenberry, A. Fender, and C. Deese opposed.**

STAFF WILL PREPARE AN ORDER FORMALIZING THE DECISION, AND THE ORDER WILL BE ISSUED TO THE INTERESTED PARTIES WITHIN 30 DAYS.

b. VAR-2025-2354 Aballe

Application by Gianni & Courtney Aballe for a Variance from UDO Sec 8.7.1 & 8.7.2: Stormwater Conveyance Systems to allow construction of a pool encroaching into the drainage easement on property at 6512 Ancient Way, Indian Land (TM-0006J-0B057.00)

Staff Presentation: Allison Hardin presented the application consistent with the staff report. Staff Recommendations: Variance not recommended.

Questions to Staff:

The board members had no comments or concerns to share.

Comment from applicant(s):

Gianni Aballe (Indian Land) was sworn in. He discussed why the variance appeal was requested.

Courtney Aballe (Indian Land) was sworn in. She gave some background to the appeal.

Public Hearing: (See attachments: Sign-in Sheets)

1. None.

Questions from Commissioners:

Board Member Pangle and Gianni Aballe discussed whether the pool itself or walkway would be encroaching. The foundation would run into the drainage.

Gianni Aballe stated the pool contractor and engineer claimed this would not affect the drainage, flow, or neighboring properties.

Board Member Boland, Gianni and Courtney Aballe discussed the construction of the pool and whether it was a swell or a pipe in the way. Gianni Aballe stated it was both. The contractor suggested a wall along the pool to mitigate drainage damage.

Chairman Deese, Board Member Pangle, Allison Hardin, Gianni and Courtney Aballe discussed the inclusion of the plat map of the draining pipe.

Board Member Faulkenberry, Chairman Deese, Board Member Boland and Allison Hardin discussed other options for the applicants.

Allison Hardin stated for the record, "I apologize for whoever told you that Lancaster County doesn't care about the storm water easements. We do. Even though they're private, they're part of a public, uh, they're part of the conveyance of water from the public street to the water um, to the um, the river. And the county doesn't maintain the system, the HOA does, but we depend on it to work in order to keep flooding from other places. Thank you for letting me say that."

This was said in response to Courtney Aballe's statement from her original comment. She stated she had spoken to a Zoning employee and was told Lancaster County does not own the drain and does not care what they do.

Discussion:

Board Member Faulkenberry and Chairman Deese discussed the applicants' other options. Board Member Boland reminded the board that it was there to decide, not solve a problem. He stated the applicants can take these options into consideration.

Chairman Deese, Board Member Gianni and Courtney Aballe discussed changing their plans for the pool swell location, as well as the surrounding structures in the yard.

Chairman Deese closed Public hearing and called for a motion on item **VAR-2025-2354 Aballe**.

Motion to approve by **M. Boland**; 2nd by **J. Pangle**.

I. THAT THERE ARE EXTRAORDINARY AND EXCEPTIONAL CONDITIONS PERTAINING TO THE PARTICULAR PROPERTY

Roll Call:

Charles Deese **Agree**

James Faulkenberry **Agree**

Mark Boland **Agree**

Aaron Fender **Agree**

Joshua Pangle **Agree**

II. THAT THESE CONDITIONS DO NOT GENERALLY APPLY TO OTHER PROPERTY IN THE VICINITY

Roll Call:

Charles Deese **Disagree**

James Faulkenberry **Disagree**

Mark Boland **Disagree**

Aaron Fender **Disagree**

Joshua Pangle **Disagree**

III. THAT BECAUSE OF THESE CONDITIONS, THE APPLICATION OF THE ORDINANCE TO THE PARTICULAR PROPERTY WOULD EFFECTIVELY PROHIBIT OR UNREASONABLY RESTRICT THE UTILIZATION OF THE PROPERTY

Roll Call:

Charles Deese **Agree**

James Faulkenberry **Agree**

Mark Boland **Disagree**

Aaron Fender **Agree**

Joshua Pangle **Disagree**

IV. THAT THE AUTHORIZATION OF A 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

Roll Call:

Charles Deese **Disagree**

James Faulkenberry **Disagree**

Mark Boland **Disagree**

Aaron Fender **Disagree**

Joshua Pangle **Disagree**

IF ANY OF THE 4 VARIANCE CRITERIA ARE DENIED BY A MAJORITY VOTE, THE VARIANCE IS DENIED.

Variance failed on Criteria II and IV.

Motion is denied.

STAFF WILL PREPARE AN ORDER FORMALIZING THE DECISION, AND THE ORDER WILL BE ISSUED TO THE INTERESTED PARTIES WITHIN 30 DAYS.

5. Other

- a. Jennifer Bryan stated that there is nothing on the agenda next month.
- b. Allison Hardin discussed the Zoning department taking over BZA meetings.
- c. UDO meeting on 12-3-2025 and what is being discussed.

Chairman Deese and Allison Hardin discussed having a meeting in January.

Allison Hardin thanks the Technical Review Committee staff for helping a project become compliant, instead of having it come before the BZA or court.

Chairman Deese and the board members agreed to meet for every meeting on the 2026 schedule.

Joshua Pangle and Allison Hardin discussed who to contact in case of absence.

6. Adjournment:

With there being no further business, motion to adjourn by **M. Boland** ; Second by **J. Pangle** .
The motion was approved by unanimous consent. **Adjourned at 8:02 PM.**

ATTACHMENT:

Sign-In Sheet from 11-4-2025 BZA meeting

SIGN IN ONLY IF YOU WISH TO SPEAK



BOARD OF ZONING APPEALS
Public Hearing Sign In Sheet

Item 4a: BZA-2025-2088 Nunns/Boron

Application by Emily Brown Law LLC on behalf of David & Tamara Boron at 7940 Green Pond Rd (TM 0014-00-010.05) to appeal a Home Occupation Permit granted to adjacent property owners George & Jessica Nunns, 7965 Green Pond Road (TM 0014-00-010.04)

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, November 4th, 2025

Citizens are allowed 3 minutes per person to speak. Everyone speaking before the Board will be required to do so in a civil manner. The Board will not tolerate personal attacks on individual Board Members, County Staff, or any person or group. Racial slurs will not be permitted. The Board Member's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

✓ 1.	Tyler Dodge
✓ 2.	Mark White
3.	

ATTACHMENT:

Sign-In Sheets

SIGN IN ONLY IF YOU WISH TO SPEAK



**Board of Zoning Appeals
Public Hearing Sign In Sheet**

Item 4a: BZA-2025-2088 Nunns/Boron

Application by Emily Brown Law LLC on behalf of David & Tamara Boron to appeal a Home Occupation Permit granted to adjacent property owners George & Jessica Nunns, 7965 Green Pond Road (TM 0014-00-010.04) (Deferred from 11/4/2025).

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, December 2, 2025

Citizens are allowed 3 minutes per person to speak. Everyone speaking before the Board will be required to do so in a civil manner. The Board will not tolerate personal attacks on individual Board members, County Staff or any person or group. Racial slurs will not be permitted. The Board's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

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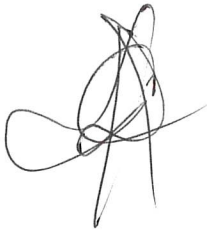
SIGN IN ONLY IF YOU WISH TO SPEAK

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17.

SIGN IN ONLY IF YOU WISH TO SPEAK

Lancaster County

South Carolina



Board of Zoning Appeals Public Hearing Sign In Sheet

Item 4b: VAR-2025-2354: Aballe

Application by Gianni & Courtney Aballe for a Variance from UDO Sec 8.7.1 & 8.7.2: Stormwater Conveyance Systems to allow construction of a pool encroaching into the drainage easement on property at 6512 Ancient Way, Indian Land (TM-0006J-0B-057.00).

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, December 2, 2025

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PLEASE PRINT

✓ 1.	Gianni Aballe (APPLICANT)
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4.	

SIGN IN ONLY IF YOU WISH TO SPEAK

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ATTACHMENT:

Documents Given by David and Tamara Boron

December 2, 2025

Dear Members of the Committee,

Thank you for your time and consideration. We are submitting this packet to respectfully request the revocation of the home occupation permit issued to George Nunns at 7965 Green Pond Road.

The enclosed summary outlines the key issues: the easement is limited to residential ingress and egress, yet our 15-foot portion has been used for continuous commercial delivery traffic. Since May 2025, we have documented hundreds of deliveries—far exceeding what is normal or permissible for a home occupation—and this activity has created noise, erosion, safety hazards, and direct impacts to our animals and property.

We have invested heavily in our seven-acre equine property, and the volume of commercial traffic, speeding, and misuse of the easement has significantly diminished our quiet enjoyment and created ongoing risks. The business activity occurring at 7965 Green Pond Road, including thousands of online sales, is not compatible with the rural residential district and does not meet home occupation requirements.

Our request is simply to restore appropriate residential use, prevent continued misuse of our private property, and protect the rural character of the neighborhood.

Thank you for your attention to this matter.

Respectfully,

David and Tammy Boron

Purpose

- We respectfully request revocation of the home occupation permit for **George Nunns**.
- Our goal is to protect our property, animals, and the rural character of our neighborhood.

Easement & Property Rights

- The easement is strictly for **ingress/egress for residential use**, not commercial traffic.
- All deliveries to 7965 Green Pond Road use **our 15-foot portion**; the other 15-foot easement has never been used.
- Since May 2025, cameras have recorded **hundreds of deliveries**, often speeding, including FedEx, UPS, Amazon, DHL, USPS, and other fleet vehicles.
- Delivery logs and images are included in the packet.

Impact on Property & Animals

- We purchased a **seven-acre equine property** consistent with rural zoning and invested heavily in improvements.
 - Commercial traffic, noise, dust, and erosion from deliveries have **significantly reduced our quiet enjoyment**.
 - Protective measures required: gravel mitigation, pasture protection, and a **265-foot privacy fence**.
 - One horse sustained a tendon injury; gravel from the easement could not be ruled out as a factor.
-
- Speeding and reckless driving continue despite law enforcement guidance.

Business Activity

- Permit application submitted under **George Nunns** for "online sales only."
- Public records: owner of **Restoration Golfware LLC** at 7965 Green Pond Road.
- Public pages advertise golf club restoration; eBay account "**golfcustomsolution15**" shows **22,000+ items sold** as of 11/28/25.
- This level of commercial activity is incompatible with a rural residential district.

Delivery Volume

- Average American household: 167 packages/year (~3 per week).
- Nunns household: ~21 packages/week (~1,008/year), excluding FedEx Ground deliveries we asked to stop.
- Traffic from this business **exceeds what is permissible for a home occupation**, creating safety risks and property damage.

Zoning & Compliance Concerns

- Home occupation regulations require compliance with all conditions, proper use of property, and limits on traffic/noise.
- Ongoing violations include:
 - Misuse of a private residential easement
 - Excessive commercial traffic
 - Damage to property and risk to animals

Request

- Revoke the home occupation permit to:

- Stop the misuse of private property
- Restore rural residential use
- Protect animals, property, and neighborhood character



1

Filing ID: 200513-1020260

Filing Date: 05/12/2020

Nov 19 2025

REFERENCE ID: 2070796

STATE OF SOUTH CAROLINA
SECRETARY OF STATE

Mark Hammond
SECRETARY OF STATE OF SOUTH CAROLINA

ARTICLES OF ORGANIZATION
Limited Liability Company – Domestic

The undersigned delivers the following articles of organization to form a South Carolina limited liability company pursuant to S.C. Code of Laws Section 33-44-202 and Section 33-44-203.

1. The name of the limited liability company (Company ending must be included in name*)

Restoration Golfware llc

*Note: The name of the limited liability company must contain one of the following endings: "limited liability company" or "limited company" or the abbreviation "L.L.C.", "LLC", "L.C.", "LC", or "Ltd. Co."

2. The address of the initial designated office of the limited liability company in South Carolina is
7965 Green Pond Road

(Street Address)

fort mill, South Carolina 29707

(City, State, Zip Code)

3. The initial agent for service of process is

George Nunns

(Name)

(Signature of Agent)

And the street address in South Carolina for this initial agent for service of process is:
7965 Green Pond Road

(Street Address)

Fort Mill

(City)

South Carolina 29707

(Zip Code)

4. List the name and address of each organizer. Only one organizer is required, but you may have more than one.

(a)

George Nunns

(Name)

7965 Green Pond Road

(Street Address)

fort mill, South Carolina 29707

(City, State, Zip Code)

Nov 19 2025

REFERENCE ID: 2070796

Mark Hammond
SECRETARY OF STATE OF SOUTH CAROLINA

Restoration Golfware llc

Name of Limited Liability Company

(b)

(Name)

(Street Address)

(City, State, Zip Code)

5. ☐ Check this box only if the company is to be a term company. If the company is a term company, provide the term specified. _____

6. ☐ Check this box only if management of the limited liability company is vested in a manager or managers. If this company is to be managed by managers, include the name and address of each initial manager.

(a)

(Name)

(Street Address)

(City, State, Zip Code)

(b)

(Name)

(Street Address)

(City, State, Zip Code)

7. ☐ Check this box only if one or more of the members of the company are to be liable for its debts and obligations under Section 33-44-303(c). If one or more members are so liable, specify which members, and for which debts, obligations or liabilities such members are liable in their capacity as members. This provision is optional and does not have to be completed.

8. Unless a delayed effective date is specified, these articles will be effective when endorsed for filing by the Secretary of State. Specify any delayed effective date and time _____.

CERTIFIED TO BE A TRUE AND CORRECT COPY
AS TAKEN FROM AND COMPARED WITH THE
ORIGINAL ON FILE IN THIS OFFICE

Nov 19 2025

REFERENCE ID: 2070796


SECRETARY OF STATE OF SOUTH CAROLINA

Restoration Golfware LLC

Name of Limited Liability Company

9. Any other provisions not consistent with law which the organizers determine to include, including any provisions that are required or are permitted to be set forth in the limited liability company operating agreement may be included on a separate attachment. Please make reference to this section if you include a separate attachment.

10. Each organizer listed under number 4 must sign.

George Nunns

Signature of Organizer

Date: 05/12/2020

Signature of Organizer

Date: _____

In order to maintain existing auto-oriented commercial and industrial areas, and conventionally-develop residential subdivisions, there are hereby continued several base districts with the designations and general purposes listed under each and the specifically permitted uses, special uses, and dimensional standards included. The mixed-use base districts are established to support pedestrian and employment centers in accordance with the adopted Comprehensive Plan.

DISTRICT STANDARDS
2.3 DISTRICTS

BASE DISTRICT	DESCRIPTION
Agricultural Residential District (AR)	The Agricultural Residential District is established as a district in which the principal uses of the land are restricted due to lack of available utilities, unsuitable soil types, steep slopes, or for the protection of prime agricultural lands.
Rural Residential District (RR)	The Rural Residential District is established as a district where the principal use of the land is for large rural living tracts of property with an abundance of open space, agricultural lands, and a high degree of separation between buildings.
Rural Neighborhood District (RN)	The Rural Neighborhood District is established to protect the residential character of communities and neighborhoods in the rural area at a density of 1.0 dwelling unit per acre. The district is intended to promote rural living, protect farmland, and to maintain the low density residential.
Rural Business District (RUB)	The Rural Business District is established for rural crossroads that represent the small nodes of commercial activity along rural highways. This district will accommodate small-scale businesses, such as gas stations, convenience stores, or restaurants, and serve some daily needs of the surrounding rural population.
Manufactured Home District (MH)	The Manufactured Home District accommodates manufactured homes in a variety of settings, including manufactured home parks, manufactured home subdivisions, and a single-lot mobile home district.
Low Density Residential District (LDR)	The Low Density Residential District is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 1.5 dwelling units per acre. Intended to act as a transitional zoning district between rural living and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.
Medium Density Residential District (MDR)	The Medium Density Residential District is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 2.5 dwelling units per acre. Intended to act as a transitional zoning district between rural and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.

JN

Jessica and George >

take a week due to recent weather... Our plat and deed are showing 30' ft proposed easement. **The county has been very helpful and kind.** They left it as we would need to retain an attorney if Sam decides to file a civil suit for landlocked necessity. Nothing on our documents state an egress/ingress to their land. I'm not sure if your easement states specific utility vs. egress/ingress. **She also mentioned that because county does not do the maintenance, the entire strip is considered basically a private drive.** It's another challenge with what we are looking at as to why this would be civil. So, unfortunately, nothing new from my search yet, but also nothing that shows we have to roll over.

+ Text Message • SMS



October 3, 2024 - Text



Gravel spilling into pasture

1:58



May 23

3:11 PM

HDR



Thames Veterinary Service

3510 Catawba River Rd
Fort Lawn, SC 29714
(803)230-0117

CUSTOMER ORDER NO.

DATE

NAME

ADDRESS

PAYMENT METHOD

- ☐ CREDIT CARD ☐ CHECK
☐ MONEY ORDER ☐ CASH

PURPOSE OF PAYMENT

- ☐ RENT ☐ GOODS
☐ DEPOSIT ☐

AMOUNT DUE

THIS PAYMENT

BALANCE DUE

SOLD BY

CASH

C.O.D.

CHARGE

ON ACCOUNT

QTY

DESCRIPTION

PRICE

AMOUNT

post 24 hrs.
pain proximal flexor tendons - just
distal to carpus -

T. 98.0

Diff - tendons

2 Grams initial dose
1 Gram but every 12 hrs

Keep bandaged, to U.S.

Trip 10

Even 125

1200 Banned 20

Bandages 35

4 MISD

2 Feed Esc 60

Rx But But 45

\$255.00

TOTAL

No. 6051

Bugs 325
Tucker-550

DATE ~~4~~ ~~1~~ ~~1~~ ~~25~~

Tammy Brown

ADDRESS

BALANCE DUE

ON ACCOUNT

AMOUNT

DESCRIPTION	PRICE	AMOUNT
Breps - Fehel foot & tendon sprung & unna bone - Walking sound no pain on palpation, swelling still around tendon		
15. - mid cannon. SET = edged & elevated		
x - Continue LG foot twice a day x 7, Keep leg bandaged, Hand walking.		
16. Ker - 1100 lbs - FET 550		
To do 2x dose Safeguard daily x 5		
17th - missing molars top & bottom		
Few teeth Syndrome		
BLS 5/19 - Suggest D try to take off hay see if helps stool H ₂ O.		

To put on
card. already
in record

7-10	7-10
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Rec'd by Brgo 175

45

1. <u>1.1</u> 2. <u>1.2</u> 3. <u>1.3</u> 4. <u>1.4</u> 5. <u>1.5</u> 6. <u>1.6</u> 7. <u>1.7</u> 8. <u>1.8</u> 9. <u>1.9</u> 10. <u>1.10</u> 11. <u>1.11</u> 12. <u>1.12</u> 13. <u>1.13</u> 14. <u>1.14</u> 15. <u>1.15</u> 16. <u>1.16</u> 17. <u>1.17</u> 18. <u>1.18</u> 19. <u>1.19</u> 20. <u>1.20</u> 21. <u>1.21</u> 22. <u>1.22</u> 23. <u>1.23</u> 24. <u>1.24</u> 25. <u>1.25</u> 26. <u>1.26</u> 27. <u>1.27</u> 28. <u>1.28</u> 29. <u>1.29</u> 30. <u>1.30</u> 31. <u>1.31</u> 32. <u>1.32</u> 33. <u>1.33</u> 34. <u>1.34</u> 35. <u>1.35</u> 36. <u>1.36</u> 37. <u>1.37</u> 38. <u>1.38</u> 39. <u>1.39</u> 40. <u>1.40</u> 41. <u>1.41</u> 42. <u>1.42</u> 43. <u>1.43</u> 44. <u>1.44</u> 45. <u>1.45</u> 46. <u>1.46</u> 47. <u>1.47</u> 48. <u>1.48</u> 49. <u>1.49</u> 50. <u>1.50</u> 51. <u>1.51</u> 52. <u>1.52</u> 53. <u>1.53</u> 54. <u>1.54</u> 55. <u>1.55</u> 56. <u>1.56</u> 57. <u>1.57</u> 58. <u>1.58</u> 59. <u>1.59</u> 60. <u>1.60</u> 61. <u>1.61</u> 62. <u>1.62</u> 63. <u>1.63</u> 64. <u>1.64</u> 65. <u>1.65</u> 66. <u>1.66</u> 67. <u>1.67</u> 68. <u>1.68</u> 69. <u>1.69</u> 70. <u>1.70</u> 71. <u>1.71</u> 72. <u>1.72</u> 73. <u>1.73</u> 74. <u>1.74</u> 75. <u>1.75</u> 76. <u>1.76</u> 77. <u>1.77</u> 78. <u>1.78</u> 79. <u>1.79</u> 80. <u>1.80</u> 81. <u>1.81</u> 82. <u>1.82</u> 83. <u>1.83</u> 84. <u>1.84</u> 85. <u>1.85</u> 86. <u>1.86</u> 87. <u>1.87</u> 88. <u>1.88</u> 89. <u>1.89</u> 90. <u>1.90</u> 91. <u>1.91</u> 92. <u>1.92</u> 93. <u>1.93</u> 94. <u>1.94</u> 95. <u>1.95</u> 96. <u>1.96</u> 97. <u>1.97</u> 98. <u>1.98</u> 99. <u>1.99</u> 100. <u>1.100</u>	1. <u>1.1</u> 2. <u>1.2</u> 3. <u>1.3</u> 4. <u>1.4</u> 5. <u>1.5</u> 6. <u>1.6</u> 7. <u>1.7</u> 8. <u>1.8</u> 9. <u>1.9</u> 10. <u>1.10</u> 11. <u>1.11</u> 12. <u>1.12</u> 13. <u>1.13</u> 14. <u>1.14</u> 15. <u>1.15</u> 16. <u>1.16</u> 17. <u>1.17</u> 18. <u>1.18</u> 19. <u>1.19</u> 20. <u>1.20</u> 21. <u>1.21</u> 22. <u>1.22</u> 23. <u>1.23</u> 24. <u>1.24</u> 25. <u>1.25</u> 26. <u>1.26</u> 27. <u>1.27</u> 28. <u>1.28</u> 29. <u>1.29</u> 30. <u>1.30</u> 31. <u>1.31</u> 32. <u>1.32</u> 33. <u>1.33</u> 34. <u>1.34</u> 35. <u>1.35</u> 36. <u>1.36</u> 37. <u>1.37</u> 38. <u>1.38</u> 39. <u>1.39</u> 40. <u>1.40</u> 41. <u>1.41</u> 42. <u>1.42</u> 43. <u>1.43</u> 44. <u>1.44</u> 45. <u>1.45</u> 46. <u>1.46</u> 47. <u>1.47</u> 48. <u>1.48</u> 49. <u>1.49</u> 50. <u>1.50</u> 51. <u>1.51</u> 52. <u>1.52</u> 53. <u>1.53</u> 54. <u>1.54</u> 55. <u>1.55</u> 56. <u>1.56</u> 57. <u>1.57</u> 58. <u>1.58</u> 59. <u>1.59</u> 60. <u>1.60</u> 61. <u>1.61</u> 62. <u>1.62</u> 63. <u>1.63</u> 64. <u>1.64</u> 65. <u>1.65</u> 66. <u>1.66</u> 67. <u>1.67</u> 68. <u>1.68</u> 69. <u>1.69</u> 70. <u>1.70</u> 71. <u>1.71</u> 72. <u>1.72</u> 73. <u>1.73</u> 74. <u>1.74</u> 75. <u>1.75</u> 76. <u>1.76</u> 77. <u>1.77</u> 78. <u>1.78</u> 79. <u>1.79</u> 80. <u>1.80</u> 81. <u>1.81</u> 82. <u>1.82</u> 83. <u>1.83</u> 84. <u>1.84</u> 85. <u>1.85</u> 86. <u>1.86</u> 87. <u>1.87</u> 88. <u>1.88</u> 89. <u>1.89</u> 90. <u>1.90</u> 91. <u>1.91</u> 92. <u>1.92</u> 93. <u>1.93</u> 94. <u>1.94</u> 95. <u>1.95</u> 96. <u>1.96</u> 97. <u>1.97</u> 98. <u>1.98</u> 99. <u>1.99</u> 100. <u>1.100</u>
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$\frac{1}{2}$	$\frac{1}{2}$
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Tucker & Evans	40
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E. W. Tamm

15

5/1/20	100
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FD # 550

TOTAL

No. 3864



Green Pond Road



National Shipping & Package Delivery Statistics

The long-term trend is for the average American to receive more packages every year.

- The average American household received 167 packages in 2024, up 1.21% YoY.
- U.S. package deliveries totaled 165 parcels per household in 2023.
- Americans receive packages at a 52.4% higher rate than the global average.
- Parcels-per-person increased 1.54% from 2023 to 2024 (from 65 to 66 packages per person).
- The average cost per package was \$9.08 in 2024, down 0.44% YoY.
- From 2017 to 2021, the average cost per package decreased 3.65% to \$8.66.

* Pitney Bowes Parcel Shipping Index



View of shop from easement

October security camera delivery logs 68 deliveries

logs do not account for shared drive traffic by neighbors which is typically 8-12 cars per day
George speeding is when he leaves for FedEx package pick up at Walgreens
FedEx ground stopped delivering in May reducing deliveries by 1 per day

October 2 - 4 deliveries

2:09 USPS speeding,

2:30 Penske Rental Van - Amazon,

3:07 FedEx,

4:04 George speeding,

5:02 Amazon speeding,

October 3 - 2 deliveries

9:27 George speeding,

2:27 George speeding,

4:36 Amazon and USPS same time,

5:45 George speeding,

6:03 George speeding

October 4 - 2 deliveries

1:19 George speeding,

4:01 George speeding,

4:09 USPS,

4:30 Truck with trailer

October 6 - 2 deliveries

3:59 Amazon truck,

4:29 George speeding,

5:47 George speeding,

6:54 USPS

October 7 - 3 deliveries

2:00 Amazon flex,

3:47 UPS,

4:34 George speeding,

5:02 USPS,

6:12 George speeding

October 8 - 1 delivery

11:24 USPS,
4:28 George speeding,
5:33 George speeding

October 9 - 4 deliveries

3:22 am Amazon flex,
4:16 Amazon,
4:35 George speeding,
4:44 UPS,
5:23 George speeding,
5:36 USPS

October 10 - 1 delivery

12:40 USPS,
4:31 George speeding,
5:29 George speeding

October 11 - 4 deliveries

1:41 Amazon flex,
3:54 George speeding,
5:01 USPS,
5:04 USPS,
7:25pm Amazon truck

October 13 - 4 deliveries

3:07am Amazon van,
4:42 Amazon Budget Rental Van, 2:17 Amazon flex speeding,
5:48 UPS,
6:33 George speeding,
6:06 George speeding

October 14 - 3 deliveries

6:02 George speeding,
6:39 George speeding,
6:36 USPS,
6:13 Amazon truck,
6:17 UPS,
6:34 George speeding,
6:34 George speeding

October 15 - 3 deliveries

7:35am Amazon flex,

3:01 Amazon truck speeding, 4:32 George speeding,

4:49 USPS special delivery

5:26 George speeding

October 16 - 2 deliveries

2:25 USPS,

4:36 George speeding,

5:29 George speeding,

4:31 UPS

October 17 - 2 deliveries

3:55am Tractor Trailer,

2:52 USPS,

4:42 George speeding,

3:20 George speeding

October 18 - 2 deliveries

5:06 USPS,

7:16pm Amazon Budget rental Van

October 19 Sunday - 1 delivery

2:55 Budget Van Amazon

October 20 - 3 deliveries

0:57 Amazon flex,

1:31 USPS special delivery

1:51 UPS,

1:39 George speeding,

1:18 George speeding

October 21 - 2 deliveries

1:07 Amazon flex,

1:21 USPS,

1:19 George speeding,

1:06 George speeding

October 22 - 3 deliveries

2:16 USPS,

3:40 FedEx, also turned around in our driveway,
4:29 Amazon speeding,
6:30 George speeding

October 23 - 3 deliveries

12:28 USPS,
4:06 UPS,
4:37 George speeding,
5:19 George speeding,
7:32pm Amazon flex

October 24 - 4 deliveries

2:06 USPS,
4:36 George speeding,
5:32 George speeding,
3:23 UPS,
7:06 Amazon flex,
4:11am Amazon flex

October 25 - 2 deliveries

12:48 George speeding,
2:23 Amazon Truck,
5:26 USPS

October 27 - 2 deliveries

3:48 George speeding,
:13 USPS,
5:22 Budget Van Amazon speeding

October 28 - 3 deliveries

0:08 George speeding,
2:02 USPS,
2:06 George speeding,
:01 UPS,
3:26 Amazon flex,
:37 George speeding,
:55 George speeding

October 29 - 2 deliveries

10 UPS,

4:50 USPS,

5:30 George speeding

October 30 - 2 deliveries

4:03 UPS speeding,

4:51 George speeding,

5:41 USPS,

5:43 George speeding,

5:48 George speeding

October 31 - 3 deliveries

2:29 FedEx speeding,

3:06 UPS turned around in our driveway,

4:53 USPS

November security camera delivery logs 61 deliveries

- logs do not account for shared drive traffic by neighbors which is typically 8-12 cars in / out per day
- George speeding is when he leaves for FedEx package pick up at Walgreens
- FedEx ground stopped delivering in May reducing deliveries by 1 per day.

November 1 - 2 deliveries

11:18 George speeding,

12:10 Amazon flex speeding,

1:57 George speeding, (lizards) 5:14 USPS

November 2

heavy neighbor traffic

November 3 - 2 deliveries

3:06 UPS speeding,

4:32 George speeding,

3:28 USPS

November 4th - 6 deliveries

1:15 UPS speeding,

2:27 Amazon flex,

4:11 Amazon Van,

1:22 George speeding,

1:33 USPS,

3:12 George speeding,

3:18 Amazon flex,

3:53 Amazon flex

November 5 - 3 deliveries

1:42 USPS,

3:59 Amazon truck,

4:33 George speeding,

5:23 Amazon van,

6:07 George speeding

November 6 - 2 deliveries

10:54 UPS,

11:25 USPS special delivery

4:39 George speeding,
5:26 George speeding,

November 7th - 5 deliveries

10:37 Amazon flex,
12:39 UPS,
2:56 Amazon Van speeding,
4:50 Amazon flex,
5:35 George speeding,
5:59 USPS

November 8 - 1 delivery

5:17 USPS special delivery

November 10 - 2 deliveries

11:40 FedEx speeding,
4:37 George speeding,
5:28 George speeding,
5:55 USPS

November 11 - 2 Deliveries

2:56 UPS
3:16 USPS
4:51 George speeding,
5:57 George speeding

November 12 - 1 delivery

3:46 George speeding,
4:30 George speeding,
4:22 USPS,
4:40 George speeding,
4:38 George speeding

November 13 - 1 delivery

4:36 USPS,
4:43 George speeding,
4:31 George speeding

November 14 - 3 deliveries

4:30 UPS,

4:14 USPS
4:46 George speeding,
5:33 George speeding,
7:44 Amazon flex (after hours)

November 15 - 2 deliveries

3:24 George speeding,
12:02 George speeding,
12:34 George speeding,
1:06 Amazon truck,
4:04 USPS,
4:11 George speeding

November 16 - 1 delivery

4:37 Amazon truck speeding

November 17 - 2 deliveries

4:41 George speeding,
5:08 UPS,
5:50 USPS special delivery

November 18 - 1 delivery

4:43 George speeding,
4:56 USPS,
5:23 George speeding,
5:53 George speeding

November 19 - 1 delivery

4:42 USPS
4:41 George speeding,
4:54 George speeding

November 20 - 2 deliveries

4:51 UPS,
4:56 USPS,
4:42 George speeding,
4:16 George speeding

November 21 - 1 delivery

4:46 USPS,

4:39 George speeding,
7:32 George speeding,
8:06 George speeding

November 22 - 3 deliveries

11:59 George speeding,
2:11 George speeding,
2:13 Amazon van,
2:49 USPS speeding,
5:07 Amazon truck turning around

November 23 Sunday - 1 delivery

7:29pm Amazon truck

November 24 - 3 deliveries

10:07 Emily Brown atty visits, 12:59 USPS special delivery
2:26 FedEx speeding,
4:34 George speeding,
5:28 George speeding,
6:55 Amazon budget van

November 25 - 4 deliveries

3:23 George speeding,
3:29 George speeding,
2:40 USPS,
2:59 Amazon van,
4:39 Amazon,
4:44 George speeding,
4:58 Amazon truck speeding, 5:31 George speeding

November 26 - 3 deliveries

2:55 USPS speeding,
3:04 George speeding,
3:07 USPS speeding,
3:57 Lester trespassing,
3:04 Amazon truck speeding, 7:29 George speeding,
3:07 George speeding

November 27 Thanksgiving

3:50 George speeding,

November 28 - 4 deliveries

10:37 UPS,

1:36 Amazon budget van,

1:51 Amazon truck speeding,

4:19 George speeding,

5:04 George speeding,

5:20 USPS

November 29 - 3 deliveries

8:34 USPS,

10:42 George speeding,

12:09 USPS,

3:11 Amazon flex speeding

November 30

3:04 AM George speeding

7:25 AM George speeding

1:37



77

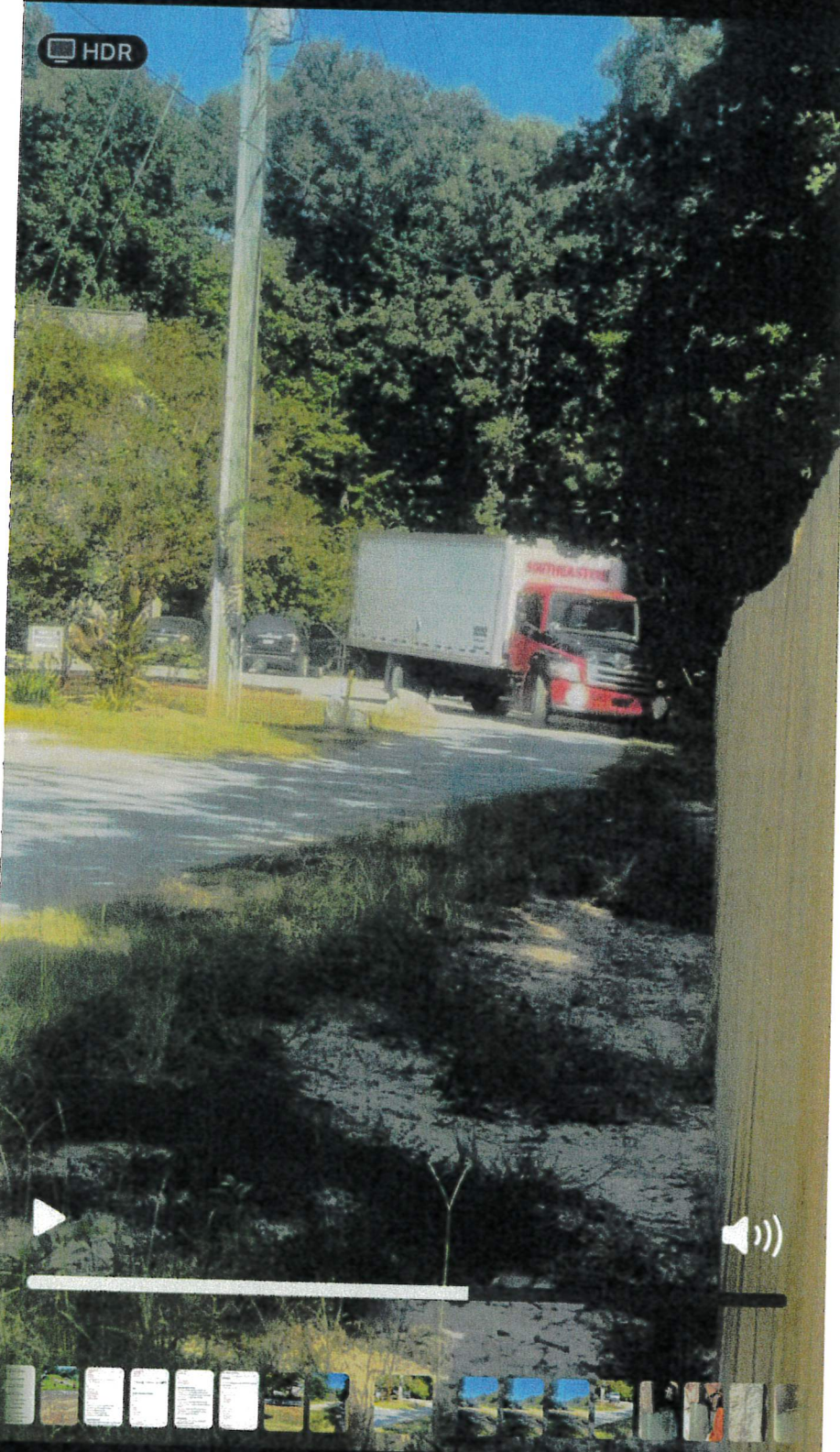


September 16

12:12 PM



HDR



6:15

100

eBay online shopping
& selling

Open in the eBay app

OPEN

Shipping, returns, and payments

X

Shipping

Delivery to 29707-7611

Shipping options

\$18.56 delivery in 2-4 days

UPS Ground

Est. delivery: Get it between
Tue, Dec 2 and Thu, Dec 4

\$33.35 delivery in 2-4 days

USPS Priority Mail®

Est. delivery: Get it between
Tue, Dec 2 and Thu, Dec 4

\$67.00 delivery in 2-3 days

UPS Next Day Air Saver®

Est. delivery: Get it between
Tue, Dec 2 and Wed, Dec 3

\$56.05 delivery in 2-3 days

USPS Priority Mail Express®

Est. delivery: Get it between
Tue, Dec 2 and Wed, Dec 3

Location

Fort Mill, South Carolina,
United States

2-year protection plan from Allstate

\$21.99



ebay.com



6:45

50



+1 (847) 804-3224

iMessage

Thu, Apr 24 at 9:03 AM

Hi Dave, I got your message about not going on the property. We will comply Fedex Ground. Hope you guys get this worked out.

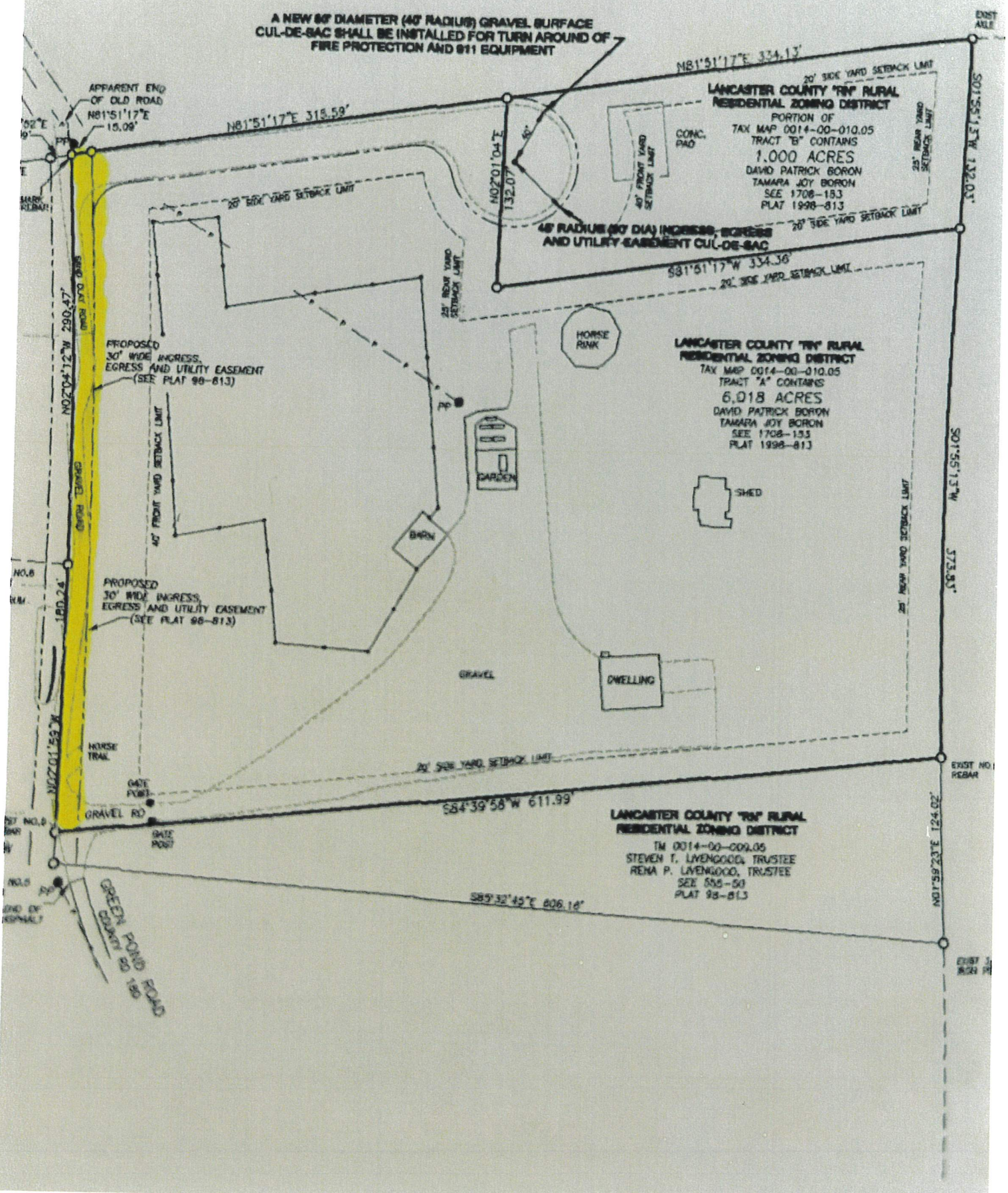
Thank you

Delivered

The sender is not in your contact list.

* Screen shot of text from Fed Ex who I stopped multiple times for speeding to & from 7965







15 ft Easement on Private Drive



Restoration Golfware updated their profile picture.

Jan 30, 2018 · 🌐

Hi, I'm **Giorgio Nunns**, owner of **Restoration Golfware**. I've been an avid golfer and involved in the golf industry for most of my life. **We specialize in making the very best restored to like new (and sometimes better than new) putters and irons.**

Typical customer requests are to fix blemishes and to polish or refinish a putter head w premium exterior coatings. These can be anything from mild to wild. Our customers typically have a new or different grip added and custom paint or sight lines added at the same time. Check out our picture galleries for examples.



facebook.com



✱ Screen shot of facebook Page

Giorgio Nunns

428 friends

Restoration Golfware

 Add friend

 Message

...

Posts

Photos

Reels

Details

 Lives in Fort Mill, South Carolina

 From Indianapolis, Indiana

 Pronounces name JOH-rjee-OH
NUNZ

... See Giorgio's About Info

* Screen shot of Facebook page

7:08

100

ebay



golfcustomsolution

n15

99.5% positive feedback

22K items sold

3.9K followers



Shop

Sale

About

Feedback

About us

Location: **United States**

Member since: **Dec 06, 2015**

Seller: golfcustomsolution15

* ebay Screen shot

?

Do you like our store experience?







ATTACHMENT:

Photos Given by Emily Brown, representative of David
and Tamara Boron





ATTACHMENT:

Lancaster County Meeting and Holiday Schedule for
2026

Lancaster County Meeting and Holiday Schedule

Anyone requiring special services to attend any meeting should contact 803-285-1565 at least 24 hours in advance of the meeting.

County Council meets the second and fourth Monday in the County Administration Building, Council Chambers, 101 N. Main Street, Lancaster, South Carolina at 6:00 p.m. ***Please Note: There is only one meeting scheduled in July. It will be the 3rd Monday.**

January	Monday	January 12, 2026	June	Monday	June 8, 2026
	Wednesday	January 21, 2026		Monday	June 22, 2026
	-All Day Retreat		July	Monday	July 20, 2026
	Monday	January 26, 2026		*Changed to the 3rd Monday of the month*	
	Thursday	January 29, 2026	August	Monday	August 10, 2026
	-All Day Retreat			Monday	August 24, 2026
February	Monday	February 9, 2026	September	Monday	September 14, 2026
	Monday	February 23, 2026		Monday	September 28, 2026
March	Monday	March 9, 2026	October	Monday	October 12, 2026
	Monday	March 23, 2026		Monday	October 26, 2026
April	Monday	April 13, 2026	November	Monday	November 9, 2026
	Monday	April 27, 2026		Monday	November 23, 2026
May	Monday	May 11, 2026	December	Monday	December 14, 2026
	**Tuesday	May 26, 2026		Monday	MEETING CANCELLED
	Original date falls on an observed holiday				

The Committee of the Whole meets on the Wednesday following the 1st Council Meeting of the month in the County Administration Building, Council Chambers, 101 N. Main Street, Lancaster, South Carolina at 4:00 p.m., and at other times as called by the Chair.

January	Wednesday	January 14, 2026	July	Wednesday	July 22, 2026
			Changed to the 3rd Monday of the month		
February	Wednesday	February 11, 2025	August	Wednesday	August 12, 2026
March	Wednesday	March 11, 2026	September	Wednesday	September 16, 2026
April	Wednesday	April 15, 2026	October	Wednesday	October 14, 2026
May	Wednesday	May 13, 2026 (*1:00pm)	November	Wednesday	November 18, 2026
June	Wednesday	June 10, 2026		**Original date falls on an observed holiday**	
			December	Wednesday	December 16, 2026

Lancaster County Council Workshops / Budget meetings in the County Administration Building, Council Chambers, 101 N. Main Street, Lancaster, South Carolina.

April Presentation	Wednesday	April 1, 2026 – Council Workshop – Department, Operating Budget, Personnel YTD Projection			
		1-5pm			
April	Wednesday	April 15, 2026 – Council Workshop – Department and Capital Improvement Plan (CIP) Presentation			
		1-5pm			
May	Wednesday	May 6, 2026 – Council Special Meeting – Administrator's Recommended Budget Presentation			
		1-5pm			

Lancaster County Intergovernmental Agencies meet quarterly in February, May, August, and November in the Historic Courthouse, 100 North Main Street, Lancaster, South Carolina at Noon.

February	Friday	February 6, 2026	August	Friday	August 7, 2026
May	Friday	May 1, 2026	November	Friday	November 6, 2026

The Lancaster County Community Outreach and Engagement Advisory Committee meets the third Thursday of each month in the County Administration Building, Administration Conference Room, 101 N. Main Street, Lancaster, South Carolina at 6:00 p.m.

January	Thursday	January 15, 2026	July	Thursday	July 16, 2026
February	Thursday	February 19, 2026	August	Thursday	August 20, 2026
March	Thursday	March 19, 2026	September	Thursday	September 17, 2026
April	Thursday	April 16, 2026	October	Thursday	October 15, 2026
May	Thursday	May 21, 2026	November	Thursday	November 19, 2026
June	Thursday	June 18, 2026	December	Thursday	December 17, 2026

The Lancaster County Fire Commission meets the first Thursday of each month in the Emergency Operations Center, 111 Covenant Place, Lancaster, South Carolina at 7:00 p.m.

January	Thursday	January 8, 2026	February	Thursday	February 5, 2026
Original date falls on an observed holiday			March	Thursday	March 5, 2026

December	Work Session	Thursday	December 3, 2026
	Regular Meeting	Tuesday	December 15, 2026

The Van Wyck Fire Protection District Fee Board meets on the second Thursday of each month at the Van Wyck Fire Station, 4455 Old Hickory Road, Lancaster, South Carolina at 7:00 pm.

January	Thursday	January 8, 2026	July	Thursday	July 9, 2026
February	Thursday	February 12, 2026	August	Thursday	August 13, 2026
March	Thursday	March 12, 2026	September	Thursday	September 10, 2026
April	Thursday	April 9, 2026	October	Thursday	October 8, 2026
May	Thursday	May 14, 2026	November	Thursday	November 12, 2026
June	Thursday	June 11, 2026	December	Thursday	December 10, 2026

The Lancaster County Board of Zoning Appeals meets on the first Tuesday of each month in the County Administration Building, Council Chambers, 101 N. Main Street, Lancaster, South Carolina at 6:00 p.m.

January	Tuesday	January 6, 2026	July	Tuesday	July 7, 2026
February	Tuesday	February 3, 2026	August	Tuesday	August 4, 2026
March	Tuesday	March 3, 2026	September	Tuesday	September 1, 2026
April	Tuesday	April 7, 2026	October	Tuesday	October 6, 2026
May	Tuesday	May 5, 2026	November	Tuesday	November 3, 2026
June	Tuesday	June 2, 2026	December	Tuesday	December 1, 2026

The following Boards or Commissions meet at the call of the Chair:

Lancaster County Board of Assessment Appeals
Lancaster County Transportation Commission
Keep Lancaster County Beautiful Committee
International Code Board of Appeals

HOLIDAY OBSERVANCES FOR THE YEAR 2026

Holiday	Date Observed
New Year's Day	Thursday, January 1, 2026
Martin Luther King Day	Monday, January 19, 2026
Easter Monday	Monday, April 6, 2026
Memorial Day	Monday, May 25, 2026
Independence Day	Friday, July 3, 2026
Labor Day	Monday, September 7, 2026
Veterans Day	Wednesday, November 11, 2026
Thanksgiving Day Day After Thanksgiving	Thursday, November 26, 2026 and Friday, November 27, 2026
Christmas Holiday	Thursday, December 24, 2026 Friday, December 25, 2026 Monday, December 28, 2026
New Year's Day	Friday, January 1, 2027

ATTACHMENT:

Lancaster County 2026 Holiday Calendar

HOLIDAY OBSERVANCES FOR THE YEAR 2026

Holiday	Date Observed
New Year's Day	Thursday, January 1, 2026
Martin Luther King Day	Monday, January 19, 2026
Easter Monday	Monday, April 6, 2026
Memorial Day	Monday, May 25, 2026
Independence Day	Friday, July 3, 2026
Labor Day	Monday, September 7, 2026
Veterans Day	Wednesday, November 11, 2026
Thanksgiving Day Day After Thanksgiving	Thursday, November 26, 2026 and Friday, November 27, 2026
Christmas Holidays	Thursday, December 24, 2026 Friday, December 25, 2026 Monday, December 28, 2026
New Year's Day	Friday, January 1, 2027