

Planning Commission Members

District 1: Jason Cavalier
District 2: Yokima Cureton
District 3: Lynette Hinson
District 4: Judianna Tinklenberg
District 5: Shelly Richards, Chair
District 6: Sheila Hinson
District 7: Frances Liu



County Attorney
Ginny L. Merck-Dupont

Secretary to Planning Commission
Mara Mata

Planning Director
April Williams

**January 8, 2026
5:00 PM**

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

WORKSHOP AGENDA

[IGNORE_INDENT]

1. Call to Order Regular Meeting

2. New Business

a. SD-2024-1350 Riverside Single Family aka Riverside Manor

Application by Coulston Development on behalf of owners B & C Land Farming LLC for a Preliminary Plat for 251.42 acres at and surrounding 4602 Riverside Road (TM 0028-00-038.00) for a single-family residential development of 133 lots (a/k/a Riverside Single-Family)

b. SD-2023-1869 Barberville Commercial

Application by Moody Group/Jan Ringeling on behalf of Barberville Developers LLC and Martin Senior and Associates LLC for a Preliminary Plat for five parcels totaling 10.92 acres located at the northwest corner of Barberville Road and Fort Mill Highway (TM #s 0006-00-057.00, 0006-00-058.00, 058.01, 058.02, 058.03), in order to create a multi-parcel commercial development with central shared access.

c. RZ-2025-2810 EMS Facility

Application by Greg Bass on behalf of Lancaster County for a rezoning of 1.745 acres located at 9070 Van Wyck Rd (TM 0022-00-007.02) from Medium Density Residential (MDR) to Institutional (INS) District, in order to construct a new EMS Station.

3. Other

a. Continuing Education Training: John DeLoach

4. Adjournment

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://lancastercsc.portal.civicclerk.com/>.

Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in advance of this meeting. Lancaster County Council agendas are posted at the Lancaster

County Administration Building and are available on the
Website: <https://www.lancastercountysc.gov/>

Meetings are livestreamed and can be found by using the following link:
<https://www.youtube.com/@LancasterCoSCGov/streams>

[IGNORE_INDENT]

Agenda Item Summary

Ordinance # / Resolution # : N/A
Contact Person / Sponsor:
Department: Planning
Date Requested to Be on Agenda: 1/8/2026

Information to Show on Agenda Below Title:
No Council Action Required

Proposal:

Property Details:

Statutory Notices:

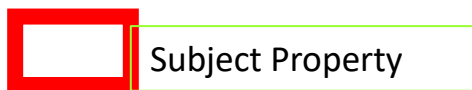
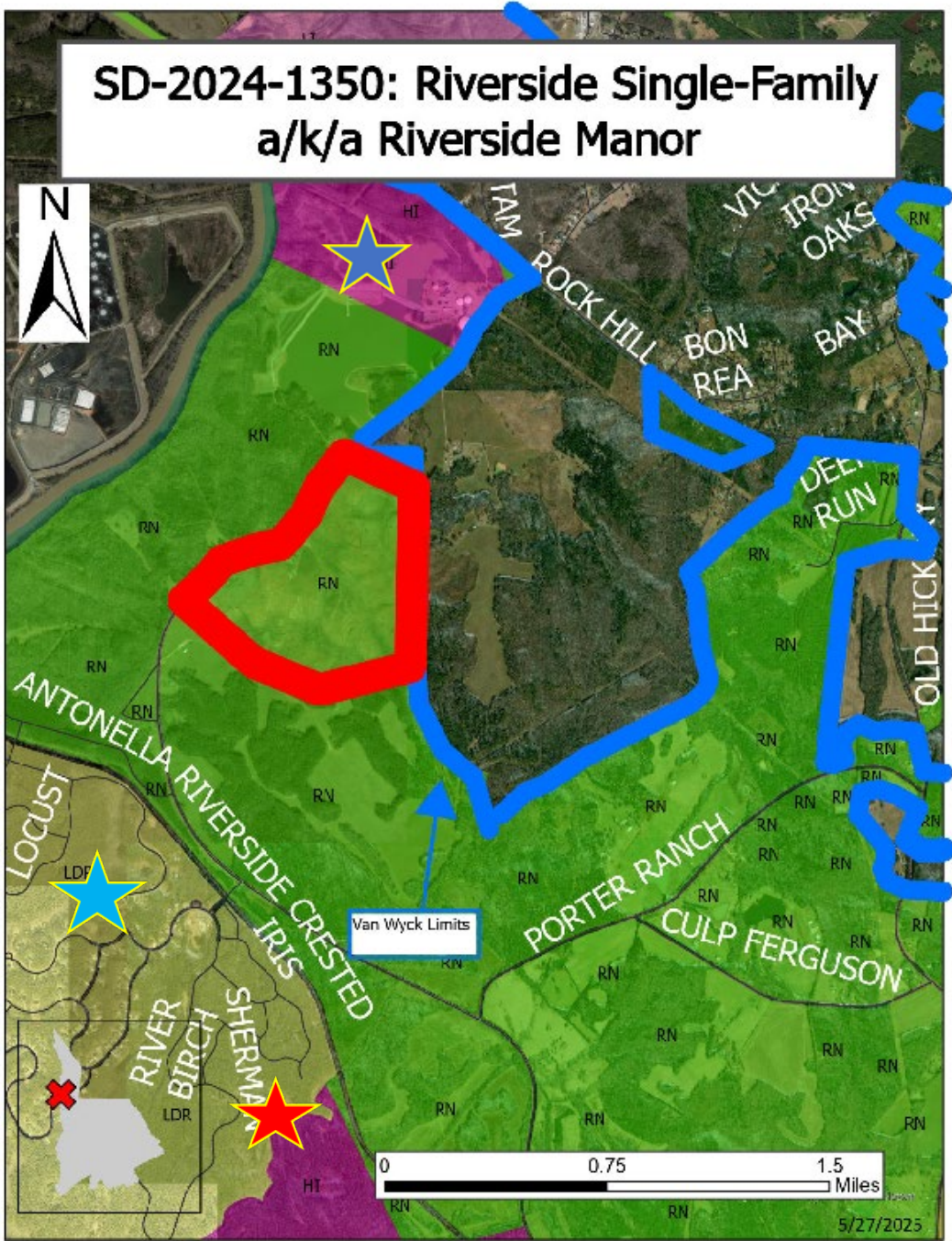
Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

Recommendation:

Attachments:

1. Riverside Manor map frame
2. SubdivisionMajorPreliminaryPlatApplication__Redacted
3. Revised Preliminary Plat 8-2025
4. TIA ApprovedLetter_638947368210095557
5. TRC Comment letter 8-18-2025
6. Deed 1315_218
7. Plat 15876



Proposal:
TM 0028-00-038.00 Rezoning
Preliminary Plat

-  Riverchase Development
-  Landsford Industrial Park
-  LCWSD Treatment Plant



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721

Phone: 803.285.6005, planning@lanastercountysc.net

www.mylanastersc.org

MAJOR SUBDIVISION PRELIMINARY PLAT

WHEN TO USE THIS PROCESS:

Use the attached checklist for subdivisions that

- Create 6 or more lots for any type of development; or
- Create new streets or alleys; or
- Increase the number of lots in a major subdivision previously approved by Lancaster County

APPLICATION AND APPROVAL PROCESS

- **Sketch Plan Application:** Complete the Sketch Plan review process prior to submission of a Major Subdivision Preliminary Plat. Sketch Plans are usually a one-sheet conceptual drawing. Refer to the **Sketch Plan Checklist** for additional information.
- **Required Pre-Application Conference:** Please call to schedule a Pre-Application Conference prior to submitting a Preliminary Plat application. The conference will be used to provide an overview of applicable standards and the approval process, as well as additional feedback on your sketch.
- **Traffic Impact Analysis:** Submit a TIA to County and SCDOT for review and Approval. This process is initiated by submitting a scoping request to County and SCDOT for approval prior to TIA preparation. Please note TIAs are reviewed on behalf of the County by consulting traffic engineers. Applicants are responsible for payment of consultant's fees prior to TIA review, based on an estimate prepared by County Engineering staff.

Prepare the Preliminary Plat using the attached checklist (see below) and the current UDO available on our website. Project can be submitted online by creating an account at <https://evolvepublic.infovisionsoftware.com/lanaster/?portal=project>

SUBMIT THE FOLLOWING ITEMS FOR PLAN REVIEW:

- Application with contact and project information (see p. 2)
- Fees: After submitting documents, you will receive an email with fees due and forms of payment accepted, along with a link to online payment portal. Plans will not be routed for review until payment and hard copies are received (if needed- see below).
- Two (2) paper copies of Preliminary Plat and Supporting Data is required for all submittals over 10 pages.

Plans will be reviewed by County staff and a notice of revision, if required, will be sent to the designated contact person. Prior to the Planning Commission meeting, staff will review the plan with the Technical Review Committee. After Planning Commission approves the plat, you will receive a notification that you can print the stamped digital set from Evolve Project Portal. Upon the approval of a Preliminary Plat, detailed plans for street construction, utility line installations, and similar approvals shall be included in detailed **Civil Construction Plans**.

PROJECT INFORMATION

Project Address/Location: Riverside Road Near Intersection with Rock Hill Highway

Tax Map ID/Parcel No.: 0028-00-038.00

Project Description: 133 Lot Single-Family Residential Subdivision

Applicant Name: Coulston Development

Address: 8231 Regent Parkway, Fort Mill, SC 29715

Phone: 704-507-2177 Email: [REDACTED]

Property Owner Name: B&C Land Farming LLC

Address: 2627 Brekonridge Centre Dr., Monroe, NC 28110

Phone: _____ Email: _____

Other Project Contacts

Name: Frances Yarbrough, PE

Address: _____

Phone: 980-321-5450 Email: [REDACTED]

Name: Claire Folk, PE

Address: 230 E. Peterson Dr., Suite B, Charlotte, NC 28217

Phone: 980-312-5450 Email: [REDACTED]

Applicant Signature:  Date: _____

Owner Signature:  Date: _____

Owner Signature: _____ Date: _____

(For additional owners, attach copies of this page with required signatures)

PRELIMINARY PLAT CHECKLIST

The following identifies information required on Preliminary Plat drawings; however, this checklist should not be used as a substitute to reviewing the UDO.

GENERAL PROJECT INFORMATION:

Please identify the following general information on the site plan drawing either within a notes section or on the plat drawing itself, as appropriate.

1. Proposed name of project.
2. Name, mailing address, email address, and phone number of the owner and/or developer and designer of the site plan.
3. Map scale using appropriate engineer's scale, north arrow, and date.
4. Vicinity map (1" = 1 mile min. scale).
5. Total acreage to be developed.
6. Boundaries of the tract to be developed with all bearings and distances. At least two points of the survey must be tied to SC geodetic control points [See State Plane Coordinate Checklist]
7. Proposed use of all lots to be used. See "zoning considerations" section above. Be sure to designate any lots proposed to be used for uses other than single-family residential.
8. Tax map number.
9. Zoning district classification and, if applicable, overlay zone(s).
10. Land use, zoning district classification, and tax map number of adjacent properties, names of adjacent developments, and owners of adjoining parcels.
11. Total number of lots and layout of all lots, including building setback lines, scaled dimensions, area in square feet, lot numbers (if multiple lots), and utility easements with width and use.
12. Location and dimensions of all proposed buildings including number of stories and total square footage by use.
13. Building setbacks and proposed impervious surface calculation.
14. In case of re-subdivision, submit a copy of existing plat.

EXISTING CONDITIONS:

Please identify the following existing conditions on the plan drawing that may be located on the subject property or adjacent areas.

1. Topography by contours at vertical intervals of not more than five feet. All elevations shall refer to Mean Sea Level Datum (if available).
2. Show location and right-of-way of existing streets, curb cuts, and driveways within 300 feet of the site.
3. Show location and footprint of existing buildings on adjacent parcels.
4. Show location of railroads and utility lines either on or adjacent to the property to be developed. Specify whether utility lines are in easements or rights-of-way and show location of poles/towers.
5. Size and location of existing sewers, water mains, storm drains, culverts or other underground facilities within the street or within the right-of-way of streets or roads

adjoining the tract. Show ditches, swales, and drainage easements adjacent to the proposed project.

6. Location, size, and use of any existing structures on the subject property that will remain on the site
7. Location of city limit lines, if adjacent to subject property.
8. Show location of nearest hydrant. Spacing should be 500 feet single-family residential (this distance is measured in the direction of fire truck travel).
9. The Fire Department will need access to within 150 feet of all points of the building.
10. Location of land subject to flooding and nearest 100-year flood zone and elevation.
11. Location of existing or planned public parks, schools, greenways, trails, or other major public amenity located within ½ mile of the development site.

ENVIRONMENTAL CONSIDERATIONS:

ENVIRONMENTALLY SENSITIVE LANDS

1. Depict any water resources subject to the UDO Chapter 8, Natural Resources Protection, and comply with all requirements laid out in the aforementioned section.
2. Depict any prohibitive/severe steep slope areas (greater than or equal to 3H:1V) and take into account the limitations on disturbance when designing the project.
3. Depict stormwater management areas.

TREE RETENTION

1. Identify tree canopy retention areas.
2. Show trees that require protection.

LANDSCAPING

- Show landscaping for required site landscaping areas.

OPEN SPACE

1. Indicate if all or a portion of the site has been designated as an Open Space.
2. Calculate required common open space acreage.
3. Show any trails and greenways on the Lancaster County Carolina Thread Trail Master Plan that developer is required to construct.
4. Show all existing or planned public parks, schools, greenways, existing trails, or other major public amenities within ½ mile of the site, and pedestrian connections provided by the developer to those areas.

INFRASTRUCTURE CONSIDERATIONS:

GRADING, STORMWATER, AND UTILITY SYSTEM

Please identify the following proposed grading, stormwater, and utility system improvements.

1. Preliminary plan for sanitary sewers showing the location of manholes and points of discharge. Indicate direction of flow.
2. Preliminary plan for storm sewer system showing the location of outlets and direction of flow.
3. Preliminary plan of water supply system
4. All proposed easements.
5. Submit written verification to serve from all non-county utility service providers (gas, telephone, cable, and water and sewer district).
6. Proposed major contour changes in areas where substantial cut and/or fill is to be done.

Roads, Bridges, and Public Ways (UDO 6.13, pg. 21)

General design criteria are explained in two primary places in the UDO—Chapter 6 and Appendix C. Please refer to both when designing the community. The below is a brief summary of some of the “big picture” points, but those two sections in the Zoning Ordinance have many other requirements to which you will need to refer.

1. Connectivity is required within the neighborhood, and between the neighborhood and adjacent neighborhoods or other lands. Additionally, a second entrance is required for more than 100 units.
2. Traffic calming measures such as minimum street widths, short block lengths, on-street parking, controlled intersections, and roundabouts should be used per the UDO.
3. Sidewalks are required both internally, and in some cases, externally to the development and must be at least five feet wide.
4. Street trees are required to be planted in accordance with the UDO.
5. See Chapter 6: Subdivision and Infrastructure Standards and Appendix C – Manual of Specifications and Standard Details (MSSD), generally for road specifications, cross sections, and other important information. For example:
 - a. Cul-de-sacs should be avoided except as described in the UDO.
 - b. Gated communities have additional requirements as laid out in the UDO.
 - c. Curb and gutter requirements are applicable in some districts as designated in the UDO.
6. Traffic Impact Analysis, refer to Chapter 6, Subdivision and Infrastructure Standards.

LOT DESIGN

Identify a lot configuration that complies with the following standards.

1. Lot designed to comply with the UDO design requirements
 - a. Lots cannot be divided by City limit lines or zoning districts.
 - b. Through lots are prohibited.

- c. Flag lots are prohibited except where they are necessary to eliminate access onto arterial or collector roadways.
- d. Side lot lines must be at right angles to straight street lines and radial to curved sidewalk and street lines.

USE-SPECIFIC STANDARDS

The UDO has standards associated with specific uses in order to minimize negative impacts and/or to help shape the design of a specific use. Design the proposed site plan in compliance with any applicable use-specific standards.

OVERLAY DISTRICTS

If an overlay district exists, be sure to address the applicable standards for it in the site design.

- ☐ **McWhirter Field Aviation Overlay** Please refer to the UDO for allowed uses and associated development criteria.
- ☐ **Carolina Heelsplitter Overlay**
- ☐ **Carolina Thread Trail Overlay**
- ☐ **Highway Corridor Overlay**
- ☐ **Equestrian Oriented Subdivision Overlay**



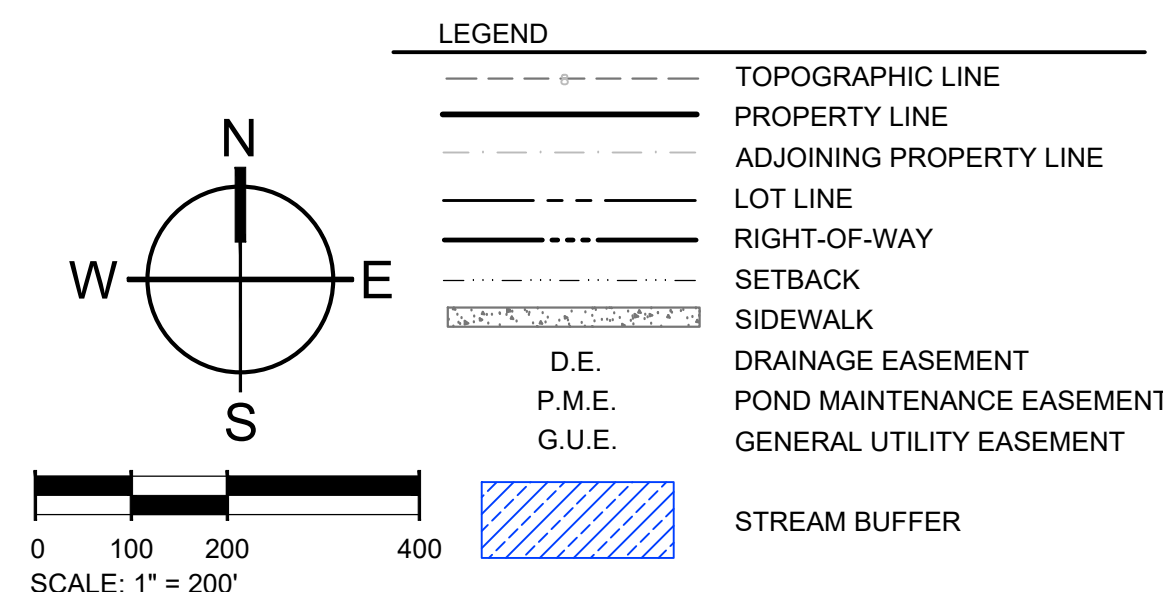
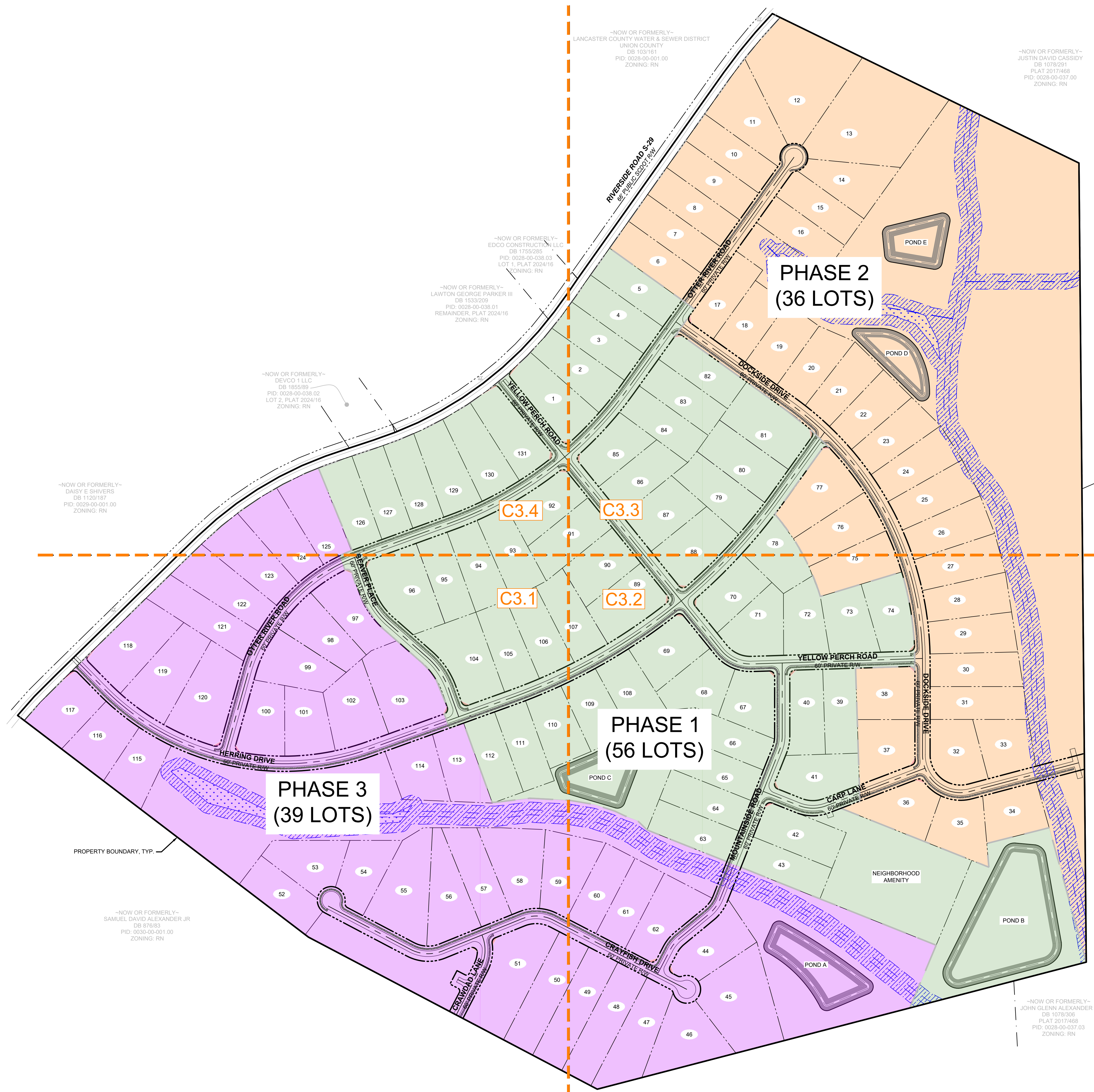
**PRELIMINARY PLAT
RIVERSIDE MANOR
COULSTON DEVELOPEMENT
LANCASTER COUNTY, SC**

SW+ PROJECT: 11563
DATE: 4/28/2025
DRAWN BY: ELP
CHECKED BY: FTY

REVISION HISTORY	
A	6/6/2025
B	8/6/2025

OVERALL
PRELIMINARY
PLAT

C2.0





Lancaster County
Planning Department
P. O. Box 1809
Lancaster, SC 29721
803.285.6005
planning@lancastercountysc.net

July 17, 2025

Nicholas Burns
Impact Designs, Inc.
172 Williamson Road, PO Box 3728
 Mooresville, NC 28117

Project Number	20241350
Project Name	Riverside Single Family a/k/a Riverside Manor
Location	4602 Riverside Road
Stage	Traffic Impact Analysis
Parcel(s)	0028-00-038.00
Status	Approved

Dear: Nicholas Burns

We have completed our review. The comments listed on the attached report must be addressed with a response letter.

Once revised plans are received, they will be submitted to staff for review.

Please be aware that plans will not be routed for review without a response letter

Sincerely,

A handwritten signature in black ink that reads "Chanda Kirkland".

Chanda Kirkland, Development Service Coordinator
Lancaster County Government
101 N Main St
Lancaster, SC 29720
P: (803) 416-9390

Plan Review Comments

County Engineer - Stephen Blackwelder - 8035482406
sblackwelder@lanastercountysc.gov

Approved

Review Comments:

We accept this TIA but have concerns regarding the intersection of Riverside Road and SC 5 at full build out condition. SCDOT is planning an intersection upgrade project, but we are unaware of their timeframe. Our understanding is that they plan to build a signalized intersection with left turn lanes on all approaches and an eastbound right turn lane on SC 5. The improvement needs to be in place prior to full build out which we acknowledge is hard for the developer to control.

Planning - -

Review Comments:



Lancaster County
Planning Department
P. O. Box 1809
Lancaster, SC 29721
803.285.6005
planning@lancastercountysc.net

August 18, 2025

Claire Folk
SeamonWhiteside
230 E PETERSON DR, STE B
Charlotte, NC 28217

Project Number	20241350
Project Name	Riverside Single Family a/k/a Riverside Manor
Location	4602 Riverside Road
Stage	Preliminary Plat
Parcel(s)	0028-00-038.00
Status	Not Approved

Dear: Claire Folk

We have completed our review of the plan identified above. The comments listed on the attached report must be addressed and revised plans submitted with a response letter.

If the attached comments require changes to the plans, please submit the requisite number of sets, along with a pdf of the plan set on a CD, to the Lancaster County Planning Department.

Once revised plans are received, they will be submitted to staff for review.

Please be aware that plans will not be routed for review without a response letter

Sincerely,

Plan Review Comments

County Engineer - Stephen Blackwelder - 8035482406
sblackwelder@lanastercountysc.gov

Approved

Review Comments:

E911 Address - Sandra Burton - (803) 416-9325
sburton@lanc911.com

Approved

Review Comments:

No issues noted.

Fire Marshal - Mike Magette - 8032838888
jmagette@lanastercountysc.gov

Approved

Review Comments:

LC Water & Sewer District - Erin Evans - 8032856919
eevans@lcwasd.org

Approved

Review Comments:

Planning - Matthew Blaszyk - 803-285-6005
mblaszyk@lanastercountysc.gov

Not Approved

Review Comments:

This plan meets the requirements of the UDO. The final determination of this Preliminary Plat will be by the Planning Commission on 8/19/2025.

LC School District - Jonathan Duke - 803-416-8010
john.duke@lcsd.k12.sc.us

Not Approved

Review Comments:

Due to currently approved residential projects in progress, existing schools will be at or near student capacity.

SCDOT - David Gamble - (803) 385-4280
GambleDD@scdot.org

Conditional

Review Comments:

- 1) A SCDOT encroachment permit will be required for this project.
- 2) The proposed access locations shall not be considered approved until sight distance and spacing requirements are met.

Impact Fee - Chanda Kirkland - 803-416-9390
ckirkland@lanastercountysc.gov

Approved

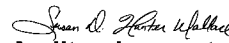
Review Comments:

Project is located inside the Van Wyck Fire District.
Impact fees will apply.
Impact fees are paid at the time of Building Permit.

LANCASTER COUNTY ASSESSOR
Tax Map:
0028 00 038 00

*Title Not Examined by
Trimnal & Myers, LLC*

RECORDED THIS 16th DAY
OF MARCH, 2020
IN BOOK 00 PAGE 00


Auditor, Lancaster County, SC

LANCASTER COUNTY, SC	
2020004149	DEED
RECORDING FEES	\$15.00
STATE TAX	\$3543.80
COUNTY TAX	\$1499.30
PRESENTED & RECORDED	
03-13-2020	12:48:10 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: STEPHANIE KNIGHT	
BK:DEED 1315 PG:218-219	

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT **Funderburk Investments, LLC** (hereinafter called "Grantor") in the State aforesaid, for and in consideration of the sum of **One Million Three Hundred Sixty Two Thousand Seven Hundred Thirty Seven and 00/100 (\$1,362,737.00)**, to it paid by **B & C Land Farming, LLC** (hereinafter called "Grantee") in the State aforesaid (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these Presents (do(es) grant, bargain, sell and release, unto the said:

B & C Land Farming, LLC Their Heirs and/or Assigns Forever:

All those certain pieces, parcels or tracts of land situate, lying, and being in Lancaster County, South Carolina, designated as Tracts B, D and E as shown on plat made by Wm. Charles Hendley Surveying, RLS, on July 17, 1995 recorded as Plat No. 15876 recorded on August 24, 1995 in the Office of the Clerk of Court for Lancaster County, South Carolina. For a more complete description reference to said plat is craved.

TMS# 0028-00-038.00

Derivation This being a portion of the property conveyed to Funderburk Investments, LLC by Deed recorded on October 12, 2009 in Deed Book 535 at Page 275 in the Office of the Register of Deeds for Lancaster County, South Carolina.

Grantee's Address: 2027 Brekonridge Centre Drive, Monroe NC 28110

This conveyance is made subject to all existing easements, restrictions, rights of way and/or encroachments.

TOGETHER will all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said **GRANTEE**, Their Heirs and/or Assigns forever.

AND the said **GRANTOR** do hereby bind themselves and their heirs and/or assigns to warrant and forever defend all and singular the said premises unto the said **GRANTEE**, Their

Heirs and/or Assigns, against Himself and His Heirs and/or Assigns and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our Hand(s) and Seal(s) this 12 day of March, in the year of our Lord 2020.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Funderburk Investments, LLC

[Signature]
Witness #1

BY: [Signature]
David M. Funderburk

[Signature]
Witness #2

IT'S: Member

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

ACKNOWLEDGEMENT

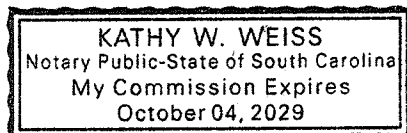
I, Kathy W. Weiss, Notary Public for the State of SC,

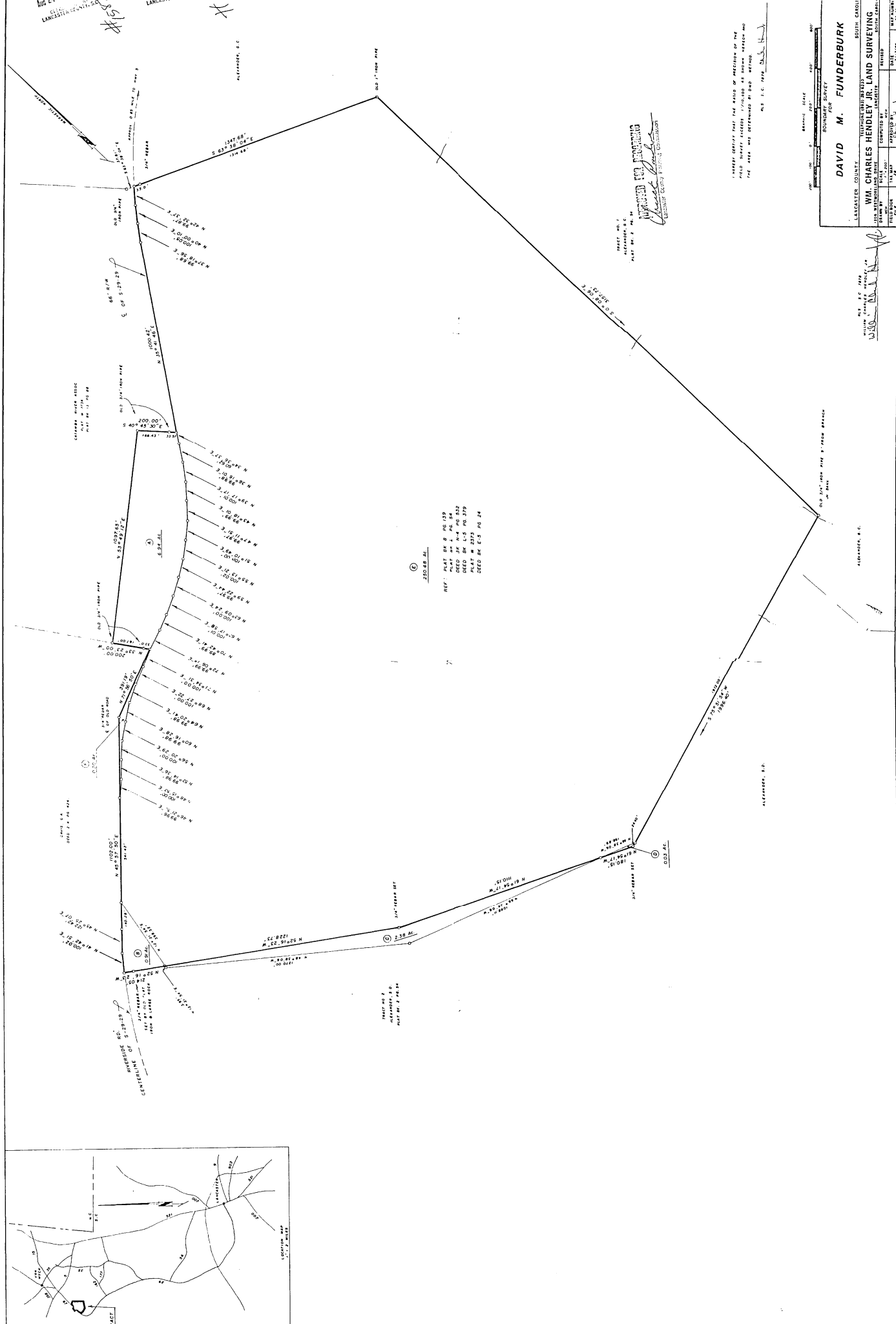
do hereby certify that **GRANTOR(S)** personally appeared before me this day and acknowledged the due execution of the foregoing deed.

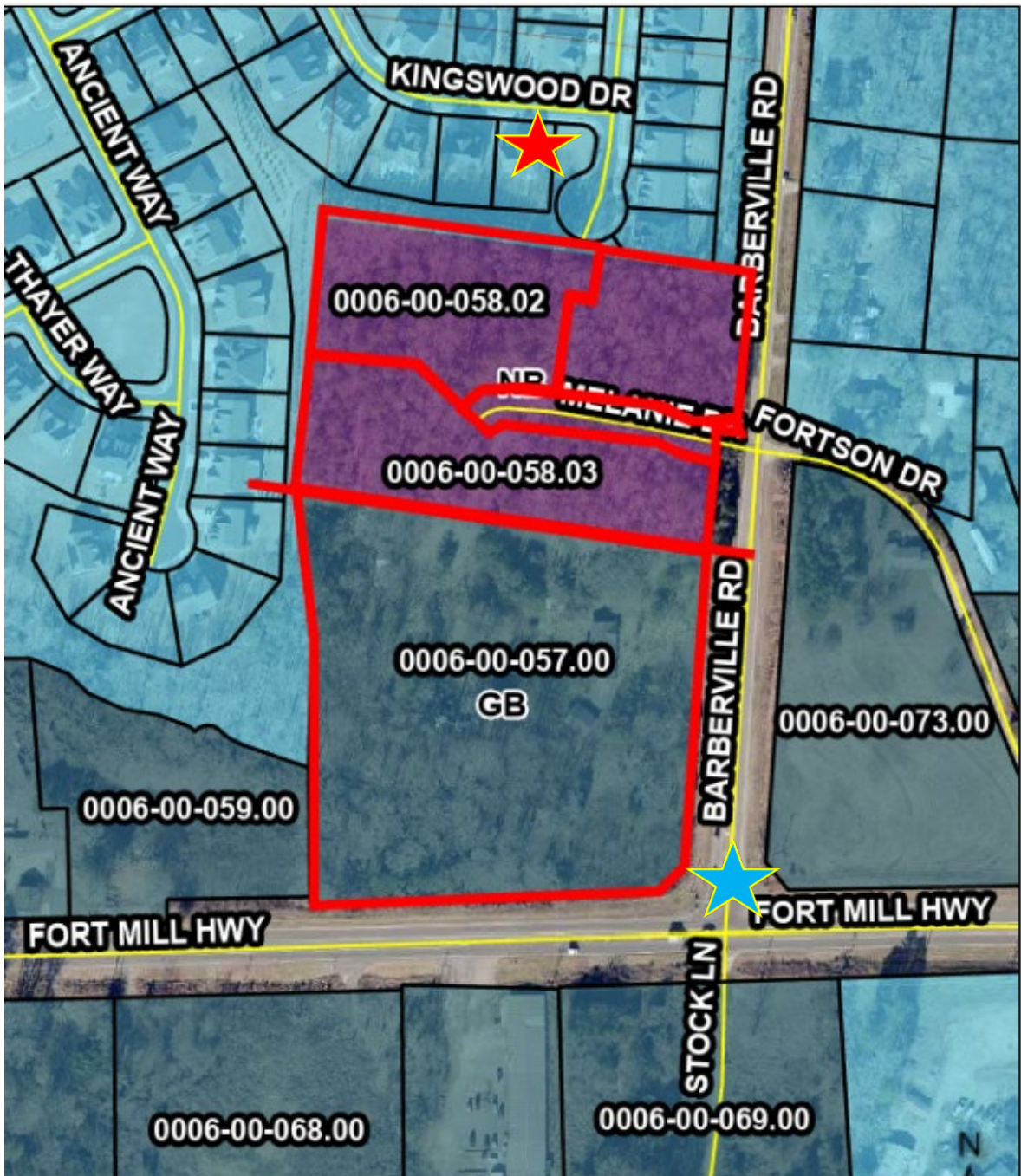
Sworn before me this 12th day
of March, 2020.

[Signature]
Notary Public for the State of South Carolina

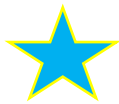
My Commission Expires: 10 / 4 / 2029







Proposal:
Preliminary Plat (Commercial)



Intersection: Ft Mill Hwy
and Barberville Rd



Subject Property



Barber Rock Development



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanastercsc.org

MAJOR SUBDIVISION PRELIMINARY PLAT

WHEN TO USE THIS PROCESS:

Use the attached checklist for subdivisions that

- Create 6 or more lots for any type of development; or
- Create new streets or alleys; or
- Increase the number of lots in a major subdivision previously approved by Lancaster County

APPLICATION AND APPROVAL PROCESS

- **Sketch Plan Application:** Complete the Sketch Plan review process prior to submission of a Major Subdivision Preliminary Plat. Sketch Plans are usually a one-sheet conceptual drawing. Refer to the **Sketch Plan Checklist** for additional information.
- **Required Pre-Application Conference:** Please call to schedule a Pre-Application Conference prior to submitting a Preliminary Plat application. The conference will be used to provide an overview of applicable standards and the approval process, as well as additional feedback on your sketch.
- **Traffic Impact Analysis:** Submit a TIA to County and SCDOT for review and Approval. This process is initiated by submitting a scoping request to County and SCDOT for approval prior to TIA preparation. Please note TIAs are reviewed on behalf of the County by consulting traffic engineers. Applicants are responsible for payment of consultant's fees prior to TIA review, based on an estimate prepared by County Engineering staff.

Prepare the Preliminary Plat using the attached checklist (see below) and the current UDO available on our website. Project can be submitted online by creating an account at <https://evolvepublic.infovisionsoftware.com/lanaster/?portal=project>

SUBMIT THE FOLLOWING ITEMS FOR PLAN REVIEW:

- Application with contact and project information (see p. 2)
- Fees: After submitting documents, you will receive an email with fees due and forms of payment accepted, along with a link to online payment portal. Plans will not be routed for review until payment and hard copies are received (if needed- see below).
- Two (2) paper copies of Preliminary Plat and Supporting Data is required for all submittals over 10 pages.

Plans will be reviewed by County staff and a notice of revision, if required, will be sent to the designated contact person. Prior to the Planning Commission meeting, staff will review the plan with the Technical Review Committee. After Planning Commission approves the plat, you will receive a notification that you can print the stamped digital set from Evolve Project Portal. Upon the approval of a Preliminary Plat, detailed plans for street construction, utility line installations, and similar approvals shall be included in detailed **Civil Construction Plans**.

1/2022

1

PROJECT INFORMATIONProject Address/Location: 9831 Barberville Road and Adjacent Property (No Assigned Address)Tax Map ID/Parcel No.: 0006-00-057.00 and 0006-00-058.00Project Description: Commercial Business Park with Private Road and 8 developable lotsApplicant Name: Moody Group (Jan Ringeling)Address: 10700 Sikes Place, Suite 280 Charlotte NC 28277

Phone: [REDACTED] Email: [REDACTED]

Property Owner Name: (1) Barberville Developers LLC / (2) Martin Senior and AssociatesAddress: 3007 Cedric Court | Fort Mill, SC 29715 226 Baldwin Avenue | Charlotte, NC 28204

Phone: [REDACTED] Email: [REDACTED]

Other Project ContactsName: OAK Engineering, PLLC (Greg Welsh, PE)Address: 4929 Monroe Road | Charlotte NC 28205

Phone: [REDACTED] Email: [REDACTED]

Name: _____

Address: _____

Phone: _____ Email: _____

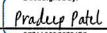
Applicant Signature: _____

DocuSigned by:

 8AC02FB5E9784A4
 Moody Group

Date: 5/20/2024

(1) Owner Signature: _____

DocuSigned by:

 0273F80C0734E9
 Barberville Developers, LLC

Date: 5/20/2024

(2) Owner Signature: _____

DocuSigned by:

 0044902A1C3E3
 Martin Senior and Associates

Date: 5/20/2024

(For additional owners, attach copies of this page with required signatures)

PRELIMINARY PLAT CHECKLIST

The following identifies information required on Preliminary Plat drawings; however, this checklist should not be used as a substitute to reviewing the UDO.

GENERAL PROJECT INFORMATION:

Please identify the following general information on the site plan drawing either within a notes section or on the plat drawing itself, as appropriate.

1. **Proposed name of project.**
2. **Name, mailing address, email address, and phone number of the owner and/or developer and designer of the site plan.**
3. **Map scale using appropriate engineer's scale, north arrow, and date.**
4. **Vicinity map (1" = 1 mile min. scale).**
5. **Total acreage to be developed.**
6. **Boundaries of the tract to be developed with all bearings and distances. At least two points of the survey must be tied to SC geodetic control points [See State Plane Coordinate Checklist]**
7. **Proposed use of all lots to be used. See "zoning considerations" section above. Be sure to designate any lots proposed to be used for uses other than single-family residential.**
8. **Tax map number.**
9. **Zoning district classification and, if applicable, overlay zone(s).**
10. **Land use, zoning district classification, and tax map number of adjacent properties, names of adjacent developments, and owners of adjoining parcels.**
11. **Total number of lots and layout of all lots, including building setback lines, scaled dimensions, area in square feet, lot numbers (if multiple lots), and utility easements with width and use.**
12. **Location and dimensions of all proposed buildings including number of stories and total square footage by use.**
13. **Building setbacks and proposed impervious surface calculation.**
14. In case of re-subdivision, submit a copy of existing plat. N/A

EXISTING CONDITIONS:

Please identify the following existing conditions on the plan drawing that may be located on the subject property or adjacent areas.

1. **Topography by contours at vertical intervals of not more than five feet. All elevations shall refer to Mean Sea Level Datum (if available).**
2. **Show location and right-of-way of existing streets, curb cuts, and driveways within 300 feet of the site.**
3. **Show location and footprint of existing buildings on adjacent parcels.**
4. **Show location of railroads and utility lines either on or adjacent to the property to be developed. Specify whether utility lines are in easements or rights-of-way and show location of poles/towers.**
5. **Size and location of existing sewers, water mains, storm drains, culverts or other underground facilities within the street or within the right-of-way of streets or roads**

adjoining the tract. Show ditches, swales, and drainage easements adjacent to the proposed project.

6. Location, size, and use of any existing structures on the subject property that will remain on the site
7. Location of city limit lines, if adjacent to subject property. N/A
8. Show location of nearest hydrant. Spacing should be 500 feet single-family residential (this distance is measured in the direction of fire truck travel).
9. The Fire Department will need access to within 150 feet of all points of the building.
10. Location of land subject to flooding and nearest 100-year flood zone and elevation. N/A
11. Location of existing or planned public parks, schools, greenways, trails, or other major public amenity located within ½ mile of the development site.

ENVIRONMENTAL CONSIDERATIONS:

ENVIRONMENTALLY SENSITIVE LANDS

1. Depict any water resources subject to the UDO Chapter 8, Natural Resources Protection, and comply with all requirements laid out in the aforementioned section.
2. Depict any prohibitive/severe steep slope areas (greater than or equal to 3H:1V) and take into account the limitations on disturbance when designing the project.
3. Depict stormwater management areas.

TREE RETENTION

1. Identify tree canopy retention areas. N/A
2. Show trees that require protection. N/A

LANDSCAPING

- Show landscaping for required site landscaping areas.

OPEN SPACE

1. Indicate if all or a portion of the site has been designated as an Open Space. N/A
2. Calculate required common open space acreage. N/A
3. Show any trails and greenways on the Lancaster County Carolina Thread Trail Master Plan that developer is required to construct. N/A
4. Show all existing or planned public parks, schools, greenways, existing trails, or other major public amenities within ½ mile of the site, and pedestrian connections provided by the developer to those areas. N/A

INFRASTRUCTURE CONSIDERATIONS:**GRADING, STORMWATER, AND UTILITY SYSTEM**

Please identify the following proposed grading, stormwater, and utility system improvements.

1. Preliminary plan for sanitary sewers showing the location of manholes and points of discharge. Indicate direction of flow.
2. Preliminary plan for storm sewer system showing the location of outlets and direction of flow.
3. Preliminary plan of water supply system
4. All proposed easements.
5. Submit written verification to serve from all non-county utility service providers (gas, telephone, cable, and water and sewer district).
6. Proposed major contour changes in areas where substantial cut and/or fill is to be done.

Roads, Bridges, and Public Ways (UDO 6.13, pg. 21)

General design criteria are explained in two primary places in the UDO—Chapter 6 and Appendix C. Please refer to both when designing the community. The below is a brief summary of some of the “big picture” points, but those two sections in the Zoning Ordinance have many other requirements to which you will need to refer.

1. Connectivity is required within the neighborhood, and between the neighborhood and adjacent neighborhoods or other lands. Additionally, a second entrance is required for more than 100 units.
2. Traffic calming measures such as minimum street widths, short block lengths, on-street parking, controlled intersections, and roundabouts should be used per the UDO.
3. Sidewalks are required both internally, and in some cases, externally to the development and must be at least five feet wide.
4. Street trees are required to be planted in accordance with the UDO.
5. See Chapter 6: Subdivision and Infrastructure Standards and Appendix C – Manual of Specifications and Standard Details (MSSD), generally for road specifications, cross sections, and other important information. For example:
 - a. Cul-de-sacs should be avoided except as described in the UDO.
 - b. Gated communities have additional requirements as laid out in the UDO.
 - c. Curb and gutter requirements are applicable in some districts as designated in the UDO.
6. Traffic Impact Analysis, refer to Chapter 6, Subdivision and Infrastructure Standards.

LOT DESIGN

Identify a lot configuration that complies with the following standards.

1. Lot designed to comply with the UDO design requirements
 - a. Lots cannot be divided by City limit lines or zoning districts.
 - b. Through lots are prohibited.

- c. **Flag lots are prohibited except where they are necessary to eliminate access onto arterial or collector roadways.**
- d. **Side lot lines must be at right angles to straight street lines and radial to curved sidewalk and street lines.**

USE-SPECIFIC STANDARDS

The UDO has standards associated with specific uses in order to minimize negative impacts and/or to help shape the design of a specific use. Design the proposed site plan in compliance with any applicable use-specific standards.

OVERLAY DISTRICTS

If an overlay district exists, be sure to address the applicable standards for it in the site design.

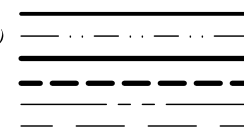
- ☐ **McWhirter Field Aviation Overlay** Please refer to the UDO for allowed uses and associated development criteria.
- ☐ **Carolina Heelsplitter Overlay**
- ☐ **Carolina Thread Trail Overlay**
- ☒ **Highway Corridor Overlay**
- ☐ **Equestrian Oriented Subdivision Overlay**

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	205.00'	116.60'	S14°13'00"E	115.03'	32°35'19"
C2	125.00'	7.12'	S28°52'47"E	7.12'	3°15'44"
C3	125.00'	56.22'	S14°21'47"E	55.75'	25°46'15"
C4	75.00'	38.00'	N15°58'39"W	37.60'	29°01'59"
C5	255.00'	35.14'	N26°33'46"W	35.11'	7°53'46"
C6	255.00'	115.12'	N09°40'53"W	114.15'	25°52'00"
C7	206.00'	13.90'	S14°15'55"E	8.99'	2°30'00"
C8	156.00'	13.90'	S10°27'48"E	13.89'	5°06'15"
C9	206.00'	5.39'	S29°45'39"E	5.39'	1°30'00"
C10	106.00'	9.25'	S03°58'40"E	9.25'	5°00'00"
C11	49.00'	69.40'	S39°05'43"W	68.74'	81°08'46"
C12	25.00'	26.47'	S49°19'51"W	25.25'	60°40'31"
C13	76.00'	12.18'	S14°24'01"W	12.17'	9°11'08"
C14	49.00'	51.88'	N49°20'09"E	49.49'	60°39'55"
C15	25.00'	35.41'	N39°05'43"E	35.52'	81°08'46"
C16	125.00'	37.16'	N76°57'56"W	37.02'	17°01'53"
C17	148.00'	37.69'	N75°44'46"W	37.59'	14°35'32"
C18	25.00'	24.38'	S69°01'10"W	23.43'	55°52'38"
C19	75.00'	23.14'	N69°01'10"E	70.28'	55°52'38"
C20	176.00'	44.82'	S75°44'46"E	44.70'	14°35'32"
C21	75.00'	22.29'	S76°57'56"E	22.21'	17°01'53"
C22	25.00'	14.89'	S24°01'10"W	14.67'	34°07'22"
C23	205.00'	17.64'	S04°32'34"W	17.63'	4°55'48"
C24	255.00'	16.72'	N05°07'47"E	16.71'	3°45'21"
C25	75.00'	44.67'	N24°01'10"E	44.01'	34°07'22"
C26	194.00'	18.95'	N65°39'04"W	18.95'	5°35'51"
C27	142.50'	36.29'	N75°44'46"W	36.19'	14°35'32"
C28	125.00'	37.16'	N76°57'56"W	37.02'	17°01'53"
C29	125.00'	31.84'	N75°44'46"W	31.75'	14°35'32"
C30	175.00'	44.57'	S75°44'46"E	44.45'	14°35'32"
C31	75.00'	22.29'	S76°57'56"E	22.21'	17°01'53"

LEGEND:

D.B. - DEED BOOK
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EIM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
M.B. - MAP BOOK
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
PC - PIER
R/W - RIGHT-OF-WAY
(T) - TOTAL
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETBACK

MAJOR SUBDIVISION PLAT
BARBERVILLE COMMERCIAL MAP 2

BARBERVILLE ROAD
INDIAN LAND TOWNSHIP, LANCASTER COUNTY, S.C.
DEED REFERENCE: 1529-36; 1715-201
MAP REFERENCE: 2025-18

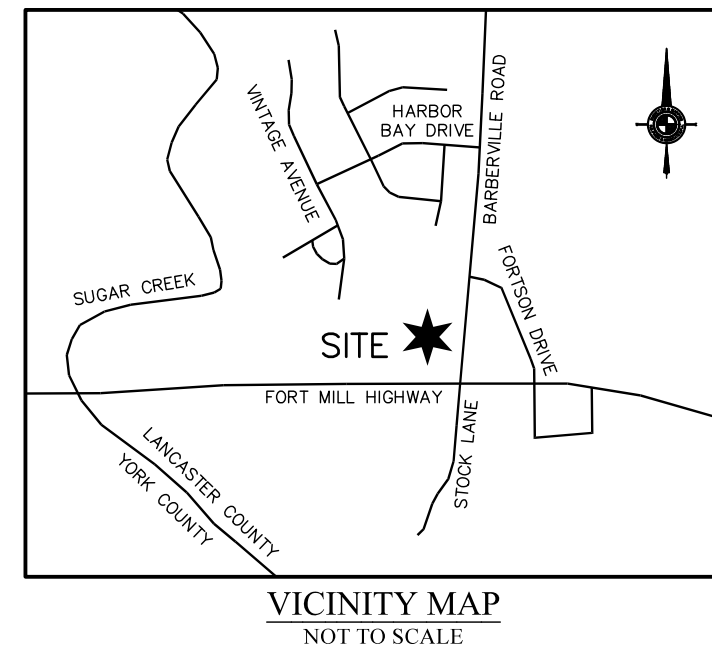
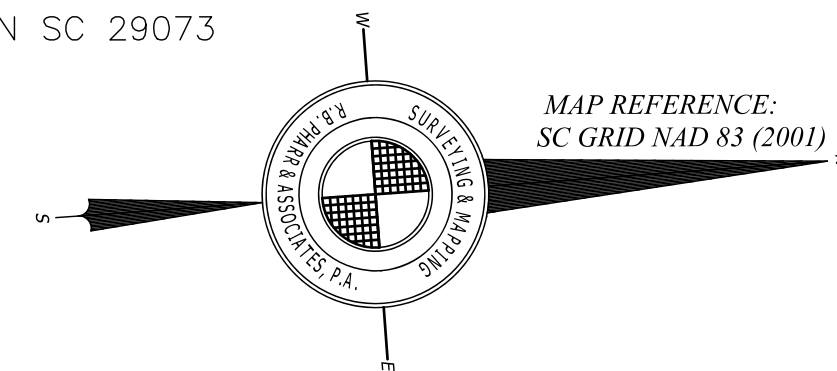
TAX PARCEL NO: 0006-00-057.00; 0006-00-058.00; 058.01; 058.02; 058.03

TOTAL AREA: 475,712 SQ. FT. OR 10.9208 ACRES

PRELIMINARY
FOR REVIEW AND APPROVAL

OWNERS:

MARTIN SR. AND ASSOCIATES LLC
226 BALDWIN AVENUE, CHARLOTTE NC 28204
BARBERVILLE DEVELOPERS, LLC
317 RUTH VISTA ROAD, LEXINGTON SC 29073



LINE TABLE:

LINE	BEARING	DISTANCE
L1	S01°28'40"E	55.13'
L2	S01°28'38"E	39.08'
L3	S88°31'40"W	6.50'
L4	S88°31'40"W	6.50'
L5	S88°31'40"W	24.00'
L6	S88°31'40"W	13.00'
L7	N01°28'38"W	39.08'
L8	N01°28'40"W	55.13'
L9	S15°30'55"E	23.29'
L10	S29°00'39"E	30.08'
L11	S06°28'40"E	9.23'
L12	S01°28'40"E	7.74'
L13	N88°31'20"E	6.00'
L14	S01°28'40"E	12.00'
L15	S88°31'20"W	6.00'
L16	S43°31'40"W	5.33'
L17	S88°31'40"W	8.00'
L18	N43°31'40"E	14.67'
L19	N01°28'40"W	41.28'
L20	S01°28'40"E	2.70'
L21	S18°59'35"W	34.23'
L22	S88°59'00"W	19.00'
L23	N88°32'09"E	24.24'
L24	N19°00'12"E	39.65'
L25	N01°28'40"W	2.70'
L26	S33°35'50"W	15.38'
L27	S88°28'04"W	14.98'
L28	N07°20'52"W	35.45'
L29	N85°28'52"W	9.73'
L30	N68°27'00"W	48.77'
L31	N48°55'09"W	50.00'
L32	S68°27'00"E	31.10'
L33	N85°21'09"W	1.25'
L34	N62°51'09"W	36.13'
L35	N68°27'00"W	28.51'
L36	S53°29'06"W	21.44'
L37	S15°30'55"E	2.40'
L38	N85°28'52"W	19.46'
L39	N68°27'00"W	21.64'
L40	N83°02'32"W	21.92'
L41	S83°02'32"E	19.10'
L42	S68°27'00"E	21.64'
L43	S85°28'52"E	50.93'

FORT MILL HIGHWAY (SC 160)
D.B. 708, PG. 105, D.B. PROJECT NO. 5429(007)
SCDD FILE NO. 29.03125A

CERTIFICATE OF APPROVAL:

THE SUBDIVISION PLAT HEREON HAS BEEN FOUND TO COMPLY WITH THE LANCASTER COUNTY LAND DEVELOPMENT REGULATIONS AND HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF COURT.

PLANNING DIRECTOR DATE

CERTIFICATION OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED. I HEREBY CONSENT TO THE SUBDIVISION AND EASEMENTS AS SHOWN HEREON.

DATE PRINTED OWNER NAME SIGNATURE

DATE PRINTED OWNER NAME SIGNATURE

SURVEYOR'S CERTIFICATE:

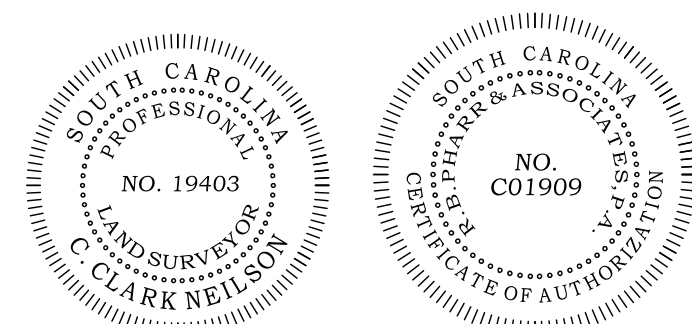
STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (MAP BOOK 2025-18); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000 LINEAR FEET; THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 19TH DAY OF DECEMBER, A.D., 2025.

THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A CORRIDOR OR MINOR DIVISION THAT HAS AN OVERLAP THAT REGULATES PARCELS OF LAND.

PRELIMINARY
FOR REVIEW AND APPROVAL

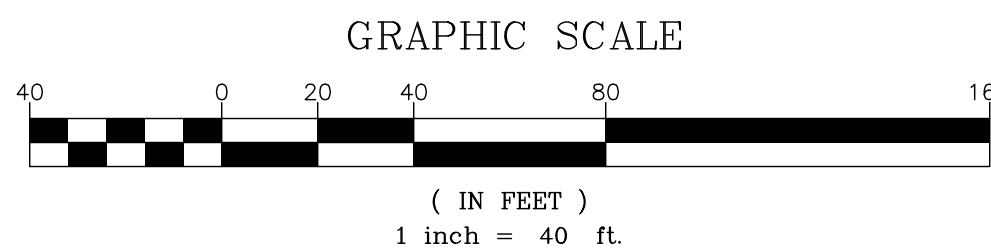
C. CLARK NELSON DATE

P.S. L-3212
UNCLERKING@RPHARR.COM



BARBERVILLE ROAD (S24)
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
SC DOT FILE NO. 29.031125A
D.B. 593, PG. 318

NGS MONUMENT "SCOTTS"
NO. 63(2001) COORDINATES
N1153.18441
E2,043.14285



FLOOD CERTIFICATION:

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MAY 16, 2017.
MAP NUMBER: 45057C0020E, ZONE "X"

CREW:	DRAWN:	REVISED:
RBP	KPM	
R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING		
969 E. 7TH ST., #100 SCALE:	CHARLOTTE, N.C. 28204 DATE:	TEL. (704) 376-2186 JOB NO.
1" = 40'	DEC 19, 2025	97128B

NOTES:

- ALL CORNERS ARE NEW 1/2" IRON ROD UNLESS OTHERWISE SHOWN HEREON.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT BY PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.
- PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT PROPERTIES INTO 7 PARCELS AND COMMON OPEN SPACE. ALSO CREATE MELANIE LANE, PUBLIC UTILITY EASEMENTS, BMP MAINTENANCE EASEMENT, A PUBLIC ACCESS EASEMENT AND SETBACKS AS SHOWN HEREON.

COS 1

M.B. 2019, PG. 577

BONTERRA BUILDERS, LLC

D.B. 894, PG. 258

PARCEL ID:

0006-00-053.03

COS 2

M.B. 2019, PG. 210

BONTERRA BUILDERS, LLC

D.B. 894, PG. 258

PARCEL ID:

0006-00-053.03

ZONING DISCLAIMER

SUBJECT PROPERTY ZONED: NB (NEIGHBORHOOD BUSINESS DISTRICT) & GB (GENERAL BUSINESS DISTRICT)
ZONING RESTRICTIONS AS PER ZONING ORDINANCE.

FOR FURTHER INFORMATION CONTACT THE LANCASTER COUNTY PLANNING DEPARTMENT AT 803-285-6005.

GPS CERTIFICATION

I, C. CLARK NELSON, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- CLASS OF SURVEY: A1:10.000
- POSITIONAL ACCURACY: NORTH=0.02795, EAST=0.0025, VERT=0.0018
- TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
- DATE OF SURVEY: APRIL 7, 2022
- DATUM/EPOCH: NAD83/CONUS(2011), NAVD83
- LOCALIZATION: 1D: ZONE
- SC 3900
- PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "SCOTTS"
- GEOID MODEL: GEOID16CONUS
- COMBINED GRID FACTOR: 1.000000
- UNITS: INTERNATIONAL FEET

COS 1

M.B. 2019, PG. 210

BONTERRA BUILDERS, LLC

D.B. 894, PG. 258

PARCEL ID:

0006-00-053.03

Signature C Mung

Return to: **Auditor, Lancaster County, SC**
Law Offices of Katharine S. Walker, PC
319 S. Sharon Amity Rd., Ste. 230 **LANCASTER COUNTY ASSESSOR**
Charlotte, NC 28211 **Tax Map:**
(704) 548-7900 **0006 00 058 00**

LANCASTER COUNTY, SC	
2022004397	DEED
RECORDING FEES	\$15.00
STATE TAX	\$4192.50
COUNTY TAX	\$1773.75
PRESENTED & RECORDED	
03-15-2022	04:31:52 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: PAM FAULKENBERRY	
BK:DEED 1529	PG:36-42

Space above this line for recording information

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER) **TITLE TO REAL ESTATE**

KNOW ALL MEN BY THESE PRESENTS that **BARBERVILLE INVESTMENTS LLC**, a South Carolina limited liability company, herein referred to as Grantor, for and in consideration of the sum of **ONE MILLION SIX HUNDRED TWELVE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$1,612,500.00)** to it paid by **MARTIN SR. AND ASSOCIATES, LLC**, a North Carolina limited liability company duly authorized to do business in South Carolina, herein referred to as Grantee, in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto said Grantee, their heirs, successors, and assigns forever:

All that certain piece, parcel or tract of land lying, being and situated in Indian Land Township, Lancaster County, South Carolina and being more particularly described as follows: Beginning at a stake on Barber Road at a point 529 feet from the middle of S. 89 Highway and 160 (where Barber enters said S.C. Highway 160) and running thence N 8 - 41 E 400 feet along Barber Road to a stake; thence N 77 - 30 W 600 feet to a stake; thence S 8 - 41 W 400 feet to a stake; thence S 77 - 30 W 600 feet to a stake on Barber Road, the point of beginning. Said tract herein conveyed contains 5.5 acres, more or less and being more specifically shown on a plat prepared to L.E. Carothers, Surveyor, and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina in Plat Book 6, at Page 32.

LESS AND EXCEPT that 0.125 acre portion of the property deeded to the South Carolina Department of Transportation in Deed Book 593, Page 318 of the Lancaster County Registry.

DERIVATION: BARBERVILLE INVESTMENTS LLC, a South Carolina limited liability company acquired the above-described property under Deed from ANNE B. GASPER dated 11-25-2020, recorded 11-30-2020 in Record Book 1387 at Page 99.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions of record, including matters shown on recorded plats.

Grantee's Address: c/o M3 Real Estate Group
226 Baldwin Avenue
Charlotte NC 28204

Tax/Map No. 0006-00-058.00

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident of appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, its heirs and assigns forever.

AND THE GRANTOR does hereby bind Grantor's successors, executors and the administrators, to warrant and forever defend all and singular the said premises unto the said Grantee, its heirs and assigns, against Grantor and Grantor's successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

[Remainder of Page Intentionally Left Blank – Signature Page Follows]

WITNESS our Hand and Seal this 15th day of March 2022.

Signed, Sealed and Delivered in the Presence of:

#1 Kimberly Dixon
Witness (may be notary)

#2 Kathleen
Witness

#1 Kimberly Dixon
Witness (may be notary)

#2 Kathleen
Witness

#1 Kimberly Dixon
Witness (may be notary)

#2 Kathleen
Witness

#1 Kimberly Dixon
Witness (may be notary)

#2 Kathleen
Witness

P. Pradeep (SEAL)

Pradeep Reddy Patel,
Member/Manager of Barberville
Investments LLC

Swamyathan Kuppaswamy (SEAL)

Swamyathan Kuppaswamy,
Member/Manager of Barberville
Investments LLC

Venkateswara Rao Suryadevara (SEAL)

Venkateswara Rao Suryadevara,
Member/Manager of Barberville
Investments LLC

Vishnu Keesara (SEAL)

Vishnu Keesara,
Member/Manager of Barberville
Investment LLC

[Remainder of Page Intentionally Left Blank – Notary Acknowledgement Follows]

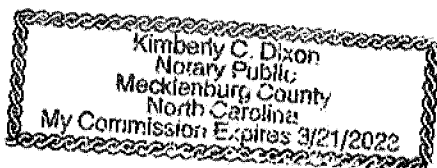
STATE OF NORTH CAROLINA)

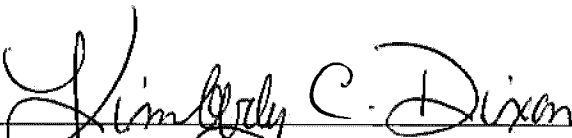
)

COUNTY OF MECKLENBURG)

On this the 15th day of March, 2022, before me, the undersigned Notary Public, personally appeared Venkateswara Rao Suryadevara, Member/Manager of Barberville Investments LLC, who acknowledged that he executed the foregoing Title To Real Estate for the uses and purposes stated therein.

(SEAL)




Notary Public for North Carolina
My Commission Expires: 3/21/23

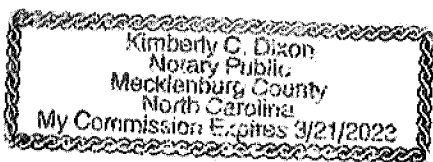
STATE OF NORTH CAROLINA)

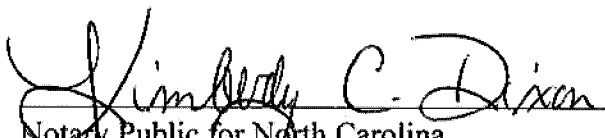
)

COUNTY OF MECKLENBURG)

On this the 15th day of March, 2022, before me, the undersigned Notary Public, personally appeared Vishnu Keesara, Member/Manager of Barberville Investment LLC, who acknowledged that he executed the foregoing Title To Real Estate for the uses and purposes stated therein.

(SEAL)




Notary Public for North Carolina
My Commission Expires: 3/21/23

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is 9901 Barberville Rd, Indian Land, SC 29707 in Lancaster County, South Carolina, Tax Map Number is 0006-00-058.00 and was transferred by Barberville Investments LLC, to Martin Sr. and Associates, LLC, a North Carolina limited liability company duly authorized to do business in South Carolina, on March 15, 2022.
3. The deed is subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
4. The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$1,612,500.00.
5. Check Yes___or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here:	<u>\$ 1,612,500.00</u>
(b) Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)	<u>-0-</u>
(c) Subtract Line 6(b) from Line 6(a) and place result here:	<u>\$ 1,612,500.00</u>
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ 5,966.25.
8. As required by Code Section 12-24-70, we state that we are the responsible people who were connected with the transaction as: Authorized Member Managers of Barberville Investments LLC.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

[Remainder of Page Intentionally Left Blank – Signatures and Notary follow]

P. Pradeep

Pradeep Reddy Patel, Member/Manager of
Barberville Investments LLC
Responsible Person Connected with the Transaction

Swamy

Swamy Nathan Kuppuswamy, Member/Manager
of Barberville Investments LLC
Responsible Person Connected with the Transaction

Venkateswara Rao

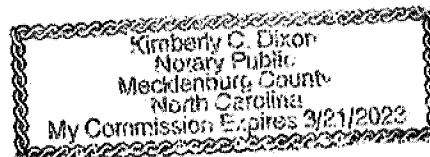
Venkateswara Rao Suryadevara, Member/Manager
of Barberville Investments LLC
Responsible Person Connected with the Transaction

Vishnu Keesara

Vishnu Keesara, Member/Manager of
Barberville Investment LLC
Responsible Person Connected with the Transaction

SWORN to before me this 15
day of March, 2022.

Kimberly C. Dixon
Notary Public for North Carolina
My Commission Expires: 3/21/23



Stephanie C. Knight

Auditor, Lancaster County, SC

Katharine S. Walker
K.S. Walker Law Group
319 S. Sharon Amity Rd Ste 230
Charlotte, NC 28211

LANCASTER COUNTY ASSESSOR

Tax Map:

0006 00 057 00

LANCASTER COUNTY, SC	
2023012500	DEED
RECORDING FEES	\$15.00
EXEMPT	
PRESENTED & RECORDED	
10-03-2023	12:18:47 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: STEPHANIE KNIGHT	
BK:DEED 1715	PG:201-205

-----[space above line reserved for recording]-----

STATE OF SOUTH CAROLINA

QUITCLAIM DEED

COUNTY OF LANCASTER

KNOW ALL MEN BY THESE PRESENTS, that **LEWIS JAMES PLYLER, JR.** ("Grantor"), for Zero consideration, does hereby remise, release and forever quitclaim unto **BARBERVILLE DEVELOPERS, LLC**, a South Carolina limited liability company ("Grantee"), all of Grantor's right, title and interest, if any, in and to the following described property ("Premises"):

See Exhibit A attached hereto for legal description

DEREVATION: Being a portion or all the real property conveyed to Lewis J. Plyler, Jr. by Deed of Distribution from the Estate of Lewis James Plyler, Sr., which estate was administered in the Probate Court for Lancaster County, SC in File #2018ES2900516, dated August 28, 2019, and recorded on August 30, 2019 in Deed Book 1265 at Page 233 in the Lancaster County Clerk of Court. Being a portion of all the real property conveyed to Lewis J. Plyler, Jr. by Deed of Distribution from the Estate of Madreth Carnes Plyler, which estate was administered in the Probate Court for Lancaster County, SC in File #2013ES2900070, dated January 5, 2013 and recorded on May 13, 2014 in Deed Book 796 at Page 59 in the Lancaster County Clerk of Court.

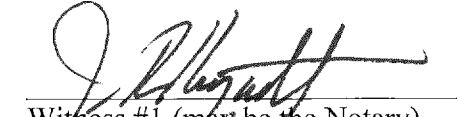
Tax Parcel No: 0006-00-057.00

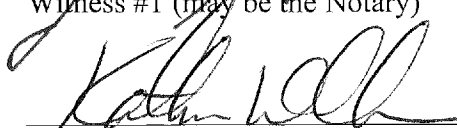
Address of Grantee: 317 Ruth Vista Road
Lexington, SC 29073

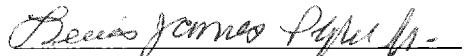
TO HAVE AND TO HOLD, all and singular the said premises abovementioned, unto the said **BARBERVILLE DEVELOPERS, LLC**, a South Carolina limited liability company, their heirs and assigns, forever.

IN WITNESS WHEREOF, **LEWIS JAMES PLYLER, JR.** has hereunto set his hand and seal on this the 2 day of October, 2023.

Signed, sealed and delivered
in the presence of:


Witness #1 (may be the Notary)


Witness #2

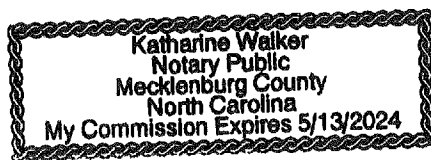
 (SEAL)
LEWIS JAMES PLYLER, JR.

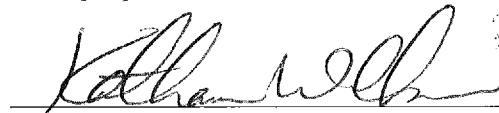
STATE OF NORTH CAROLINA)
)
COUNTY OF MECKLENBURG)

ACKNOWLEDGMENT

On this the 2 day of October, 2023, before me, the undersigned Notary Public, personally appeared **LEWIS JAMES PLYLER, JR.**, he executed the foregoing Quitclaim Deed for the uses and purposes stated therein.

(SEAL)




Notary Public for Mecklenburg County NC

My Commission Expires: 5/13/2024

EXHIBIT A

Being all of that certain tract or parcel of land located in the Town of Fort Mill, Indian Land Township, Lancaster County, South Carolina, and being more particularly described as follows:

BEGINNING at a new 1/2" iron rod set on the western margin of Barberville Road, (S-42), (a 130-foot public right-of-way), said iron being located at the southeastern corner of the Martin Sr. and Associates property as described in Deed Book 1529, Page 36 of the Lancaster County Public Registry;

thence with the margin of Barberville Road, South 04°05'52" West, 422.25 feet to a new 1/2" iron rod set at the intersection of the right-of-way of Barberville Road and the northern margin of Fort Mill Highway (SC 160),

(a 130-foot public right-of-way);

thence with the margin of Fort Mill Highway, the following two (2) bearings and distances:

- 1) South 46°13'06" West, 73.99 feet to a new 1/2" iron rod set;
- 2) South 88°31'40" West, 420.28 feet to a new 1/2" iron rod set at the southeast corner of the Dennis G. Pistolis property as described in Deed Book 393, Page 342 and being depicted on Map Book 2007, page 399 of said registry;

thence with the line of Dennis G. Pistolis, North 01°27'51" West, 174.99 feet to a new 1/2" iron rod set at the southeast corner of the Bonterra Builders, LLC property as described in Deed Book 894, Page 258 and being depicted on Map Book 2015, page 230 of said registry;

thence with the line of Bonterra Builders, LLC, North 07°20'51" West, passing an existing 1" iron pipe at 116.25 feet, a total distance of 390.21 feet to an existing iron rod found at the southwest corner of the property of Martin Sr. and Associates property as described in Deed Book 1529, Page 36 of said registry;

thence with the line of Martin Sr. and Associates, South 81°57'56" East, 563.64 feet to the **POINT AND PLACE OF BEGINNING**, having an area of 260,423 square feet or 5.9785 acres, as shown on a survey by R. B. Pharr & Associates, P. A., dated May 17, 2022, Job No. 94151.

STATE OF SOUTH CAROLINA }
COUNTY OF LANCASTER }

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property was transferred by Lewis James Plyler, Jr.
to Barberville Developers, LLC on October 2, 2023.

3. Check one of the following: The deed is

- (A) ☐ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
- (B) ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.
- (C) ☒ exempt from the deed recording fee because (See Information section of affidavit): #12 (Explanation required)
(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

Check Yes ☐ or No ☐

4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):

- (A) ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of -\$0.00-.
- (B) ☐ The fee is computed on the fair market value of the realty which is _____.
- (C) ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check YES ☐ or NO ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is _____.

6. The deed recording fee is computed as follows:

- (A) Place the amount listed in item 4 above here: \$0.00
- (B) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
- (C) Subtract Line 6(b) from Line 6(a) and place the result here: \$0.00

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is:
\$0.00

8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as:

Grantor

9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

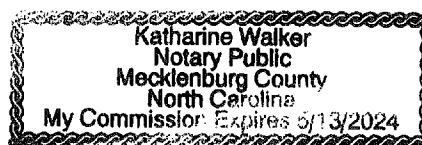
Lewis James Plyler Jr.
Responsible Person Connected with the Transaction

Lewis James Plyler Jr.
Print or Type Name Here

Sworn this 2 day of October 2023

Katharine Walker
Notary Public for MECKLENBURG NC

My Commission Expires: May 13, 2024



INFORMATION

Except as provided in this paragraph, the term “value” means “the consideration paid or to be paid in money or money’s worth for the realty.” Consideration paid or to be paid in money’s worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership, interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money’s worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, “value” means the realty’s fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee’s interest in the partnership or trust. A “family partnership” is a partnership whose partners are all members of the same family. A “family trust” is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. “Family” means the grantor and the grantor’s spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A “charitable entity” means an entity which may receive deductible contributions under section 170 of the Internal revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings;
- (14) transferring realty from an agent to the agent’s principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

Agenda Item Summary

Ordinance # / Resolution # : N/A
Contact Person / Sponsor:
Department: Planning
Date Requested to Be on Agenda: 1/8/2026

Information to Show on Agenda Below Title:

Proposal:

Property Details:

Statutory Notices:

Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

Recommendation:

Attachments:

1. RZ EMS map frame
2. ZoningMapAmendmentApplication_EMS
3. Deed 1671_318
4. Plat 2022-403

RZ-2025-2810
EMS Facility



Proposal:
Rezoning MDR to INS



Macedonia Baptist Church
Treetops Development



Subject Property



Planning Department

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

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- Deed and survey plat or boundary survey
- Fees associated with review
- Applicants may create an account to submit projects online at:
<https://evolvepublic.infovisionsoftware.com/lancaster/>.

GENERAL INFORMATION

Property Address _9070 Van Wyck Rd_____

City _Lancaster_____ State _SC__ Zip _29720_____ Tax Parcel ID _0022-00-007.02__

Current Zoning _MDR_____ Current Use _Empty Lot _____

Proposed Zoning _INS_____ Total Acres _1.745_____

Project Description_The county would like to construct a new 4-bay, 24/7 EMS Station on this
lot_____

Surrounding Property Description _Agricultural Residential District (AR) Currently vacant wooded
lots surround the property. Across the street is a 55+ neighborhood (Tree Tops)_____

CONTACT INFORMATION

Applicant Name __Greg Bass (on behalf of Lancaster County)_____

Address _1228 Colonial Commons, Ste 207_____

City _Lancaster_____ State _SC__ Zip _29720_____ Phone _803-283-0574_____

Email: _gbass@lancastercountysc.gov_____

Owner Name: _Lancaster County_____

Address: _101 North Main St._____

City: _Lancaster_____ State: _SC__ Zip: _29720_ Phone: _803-416-9508_____

Email: _gbass@lancastercountysc.gov_____

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 understand that falsifying any information herein may result in rejection or denial of this request.

Greg Bass
Applicant

17 December 2025
Date

Mark Wells - Lancaster County Administrator
Property Owner(s)

12-17-2025
Date

Attach owner's notarized written authorization with property information if the applicant is not the owner.

SCHEDULE/PROCESS

1. Submit Application

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- After preliminary review, staff will determine when the case can be scheduled for a hearing with Planning Commission.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund. Public notice is published a minimum of 15 days prior to the public hearing.
- Rezoning Application Fees -- single parcel up to one acre: \$250.00
- -- single parcel, one acre to ten (10) acres: \$435.00
- -- multiple parcels up to 10 acres: \$610.00
- -- single or multiple, every acre over 10 acres add \$50.00

2. Planning Commission

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

3. County Council

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

RECORDED THIS 3rd DAY
OF JULY, 2023
IN BOOK 00 PAGE 00

Suzette C. Murphy

Auditor, Lancaster County, SC

LANCASTER COUNTY GIS
Tax Map:
0022 00 007 02

WHEN RECORDED RETURN TO:

St. Amand & Efird PLLC (JSE)
3315 Springbank Lane, Suite 308
Charlotte, North Carolina 28226

LANCASTER COUNTY, SC	
2023006772	DEED
RECORDING FEES	\$15.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
05-31-2023	01:09:28 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: CANDICE PHILLIPS	
BK:DEED 1671 PG:318-323	

STATE OF SOUTH CAROLINA)

COUNTY OF LANCASTER)

TITLE TO REAL ESTATE
(Limited Warranty)

KNOW ALL MEN BY THESE PRESENTS, that **LENNAR CAROLINAS, LLC**, a Delaware limited liability company having an address of 6701 Carmel Road, Suite 425, Charlotte, North Carolina 28226 ("**Grantor**"), in the State aforesaid, for good and valuable consideration to it in hand paid at and before the sealing of these Presents by **LANCASTER COUNTY** ("**Grantee**"), in the State aforesaid, the receipt whereof is hereby acknowledged, has, subject to the Permitted Exceptions (as hereinafter defined), granted, bargained, sold and released, and by these presents does grant, bargain, sell, and release, subject to the Permitted Exceptions, unto Grantee, the following described property (the "**Property**"), to-wit:

SEE **EXHIBIT "A"** ATTACHED HERETO AND INCORPORATED HEREIN

Address of Grantee: Lancaster County
101 North Main Street
Lancaster, South Carolina 29720
Attn: Clerk to Council

THIS CONVEYANCE IS MADE SUBJECT TO (i) ad valorem taxes for the year 2022 and all subsequent years, (ii) matters affecting title to the Property as would be shown on a current and accurate survey of the Property (including encroachments), (iii) easements, covenants, restrictions and conditions of record, and rights-of-way of public and private streets and roads, (iv) all easements, restrictions and rights-of-way as may be apparent from an inspection of the Property, and (v) all zoning, subdivision, land use and other laws, regulations or ordinances applicable to the Property (collectively, the "**Permitted Exceptions**").

TOGETHER WITH, all and singular, the rights, members, hereditaments and appurtenances to the Property belonging or in any way incident or appertaining, including but not limited to, all improvements of any nature located on the Property and all easements and rights-of-way appurtenant thereto.

TO HAVE AND TO HOLD, all and singular, the said Property before mentioned, subject to the Permitted Exceptions, unto the said Grantee, its successors and assigns, forever.

AND, subject to the Permitted Exceptions, Grantor does hereby bind itself and its successors to warrant and forever defend, all and singular, the said Property unto Grantee, its successors and assigns, against Grantor and its successors and assigns, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, under or through Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor, has caused this Deed to be executed and has adopted as its seal the word "SEAL" appearing beside its name, this sealed instrument being executed and delivered on this 26th day of May, 2023.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

GRANTOR:

LENNAR CAROLINAS, LLC,
a Delaware limited liability company

[Signature]
Witness #1

By: [Signature] (SEAL)
Mark Henninger, Vice President

[Signature]
Witness #2

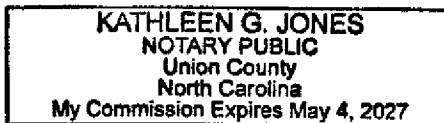
STATE OF North Carolina
COUNTY OF Mecklenburg

ACKNOWLEDGMENT

I, the undersigned Notary Public for Union County, do hereby certify that Mark Henninger, as Vice President of Lennar Carolinas, LLC, who is personally known to me, or who was proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 26 day of May, 2023.

(affix notarial stamp below)



[Signature]
Notary Public

Kathleen G. Jones
Print Name

My Commission Expires: 5/4/27

Exhibit "A"

Legal Description

ALL that piece, parcel, or tract of land consisting of 1.745 acres, more or less, as shown on plat entitled "TREE TOPS DEDICATION PLAT OF PID 0022-00-007.00 TO LANCASTER COUNTY & SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION" prepared by James E. Safrit, dated August 29, 2022 and recorded in the Office of the Register of Deeds for Lancaster County in Plat Book 2022, Page 403, which plat is incorporated herein by reference and made a part of this description.

DERIVATION: This being a portion of the property conveyed to Lennar Carolinas, LLC by deed from Thompson Child & Family Focus dated June 10, 2015 and recorded June 10, 2015 in Book 881, Page 193, in the Office of the Register of Deeds for Lancaster County, South Carolina.

TMS No.: 0022-00-007.00

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The Property being transferred is located in Lancaster County, South Carolina and bears TMS No.: 0022-00-007.00 as more particularly described on **Exhibit "A"** attached hereto and incorporated herein by deed from Lennar Carolinas, LLC to Lancaster County on May 26, 2023.
3. Check one of the following: The deed is:
 - (a) ☐ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) ☒ exempt from the deed recording fee because (*see # 2 on Information section of Affidavit*):
Transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts
(*If exempt, please skip items 4, 6, and 7, and go to item 8 of this affidavit*)
If exempt under exemption #14 as described in the information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes ☐ or No ☐
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - (a) ☐ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of
 - (b) ☐ The fee is computed on the fair market value of the realty which is \$ _____
 - (c) ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is: \$ _____
5. Check Yes ☐ or No ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), and lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract between the lienholder and the buyer existing before the transfer) If "Yes," the amount of the outstanding balance of this lien or encumbrance is: \$ _____
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: _____
 - (b) Place the amount listed in item 5 above here (if no amount place zero) _____
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: _____
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: **Grantor**
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

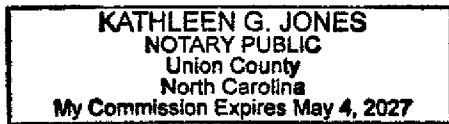
SUBSCRIBED AND SWORN to before me this

26 day of May, 2023.

Kathleen G. Jones
Notary Public

My Commission Expires: 5/4/27

[affix notarial stamp below]



LENNAR CAROLINAS, LLC,
a Delaware limited liability company

By:

Mark Henninger
Mark Henninger, Vice President

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty," Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

1. transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
2. transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
3. that are otherwise exempted under the laws and Constitution of this State or of the United States;
4. transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
5. transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
6. transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
7. that constitute a contract for the sale of timber to be cut;
8. transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
9. transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
10. transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
11. transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
12. that constitute a corrective deed or a quit claim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quit claim deed;
13. transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagee or deed pursuant to foreclosure proceedings;
14. transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty; or
15. transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

