

Planning Commission Members

District 1: Vacant
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

**March 17, 2026
6:00 PM**

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

AGENDA

- 1. Call to Order Regular Meeting**
- 2. Approval of the Agenda**
- 3. Approval of Minutes**

- a. February 17, 2026 Regular Minutes
- b. March 5, 2026 Workshop Minutes

4. Citizens Comments

[Lancaster County welcomes comments and input from citizens. However, because items before the Planning Commission may not move forward to the County Council, citizens are best served speaking during the Public Hearing for each individual item. Please sign up for comments under the Public Hearing Item about which you wish to speak. If you are here to speak on more than one item, please sign up under each item you wish to discuss. The Chair will call your name to speak during the Public Hearing portion of discussion of that item as listed on the agenda.]

5. Executive Session

- a. Receipt of legal advice subject to the attorney-client privilege regarding contractual matters related to the Impact Fee Study. -

6. Public Hearing Items for Recommendations to Council

a. RZ-2025-2735: Roberts

Application by Charles Roberts to rezone approximately 1.5 acres at 1553 Pageland Highway (TM 0068L-0D-004.00) from General Business (GB) to Low Density Residential (LDR) District, to resolve non-conforming residential Use.

b. RZ-2026-0152: Project Magic

Application by DPR Design and JPR Investments LLC for a rezoning for 43.61 acres at 9257 Charlotte Hwy (TM 0008-00-069.00), from Low Density Residential (LDR) to

Regional Business (RB) district, to allow development as commercial and office space.

7. Public Hearing Items for Planning Commission Decision

a. SD-2024-1114: The Pointe (Commercial Preliminary Plat)

Application by Point SC LLC and Raghunadha Kotha for a Commercial Preliminary Plat for 44.25 acres comprising multiple parcels at Charlotte Highway near the intersection of Dogwood Acres Rd (TM 0008-00-071.01, 0008-00-071.10, 0008-00-072.00, 0008-00-072.01, 0008-00-074.00, 0008-00-074.01, 0008-00-074.02 and 0008-00-077.00) in order to create a 12-parcel commercial subdivision.

8. Status of Items Tabled, Recommended, Deferred, or Held

a. SD-2023-0867 Catawba Ridge (Edgewater)

Application by ESP Associates and Catawba Ridge Holdings LLC for a preliminary plat for 840 acres north of Great Falls Highway (TMs 0128-00-012.00 & 0126-00-048.00), for a residential community of 1,438 lots. Applicant has requested indefinite hold while revisions and Traffic Impact Analysis are completed. -

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 six 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, 0006-00-058.01, 0006-00-058.02, 0006-00-058.03), in order to create a multi-parcel commercial development with central shared access.

9. Other

10. 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>

Agenda Item Summary

Ordinance # / Resolution # : N/A

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 3/17/2026

Information to Show on Agenda Below Title:

Proposal:

Property Details:

Property Location:

Current Zoning District:

Proposed Zoning District:

Applicant:

Council District:

Statutory Notices:

Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

Recommendation:

Attachments:

1. 2-17 PC Regular Minutes Draft



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

JASON CAVALIER, DISTRICT 1
T. YOKIMA CURETON, DISTRICT 2
LYNETTE HINSON, DISTRICT 3
JUDIANNA TINKLENBERG, DISTRICT 4
CHAIR: MICHELLE RICHARDS, DISTRICT 5
SHEILA HINSON, DISTRICT 6
FRANCES LIU, DISTRICT 7
SECRETARY: MARA MATA

MINUTES
Lancaster County Planning Commission
February 17, 2026, 6:00 p.m.

Chairman Richards called the meeting to order at 6:00 p.m.

1. Roll Call: Quorum is present (6 Commissioners)

Commissioners Present:

Jason Cavalier, Dist. 1
T. Yokima Cureton, District 2
Lynette Hinson, District 3

Judianna Tinklenberg, Dist. 4
Michelle Richards, Dist. 5
Sheila Hinson, Dist. 6

Absent: Frances Liu

Staff Present:

April Williams, Planning Director
Matthew Blaszyk, Planner
Jennifer Bryan, Planning Technician

Corey Barnes, Planner
Kirsten Willis, Planner
Mara Mata, Administrative Assistant

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

Prayer and Pledge of Allegiance..... Lynette Hinson

THE FOLLOWING IS A SUMMARY OF PROCEEDINGS. IT IS NOT A VERBATIM TRANSCRIPT.

2. APPROVE AGENDA

Chairman Richards called for a motion to approve the Agenda.
Motion to Approve by J. Cavalier; 2nd by Y. Cureton.

Vote: 6:0. Motion approved unanimously.

3. APPROVE MINUTES

a. January 20, 2026 Regular Minutes

Chairman Richards called for a motion to approve January 20, 2026 Regular Minutes as written. Motion to approve by Y. Cureton; 2nd by J. Cavalier.

Commissioner Cavalier motioned to amend the January 20, 2026 Minutes:

Change his vote from “opposed” to “abstained” for the Chair and Vice-Chair elections.

To add his statement for the record under the discussion for the November 16th, 2025 minutes.

Motion to approve amended minutes by J. Cavalier; 2nd by S. Hinson.

Called vote: 6:0. **Motion approved unanimously.**

b. February 5, 2026 Workshop Meeting Minutes

Chairman Richards called for a motion to approve February 5, 2026 Workshop Meeting Minutes as written. Motion to approve by J. Cavalier; 2nd by Y. Cureton.

Called vote: 5:0. **Motion approved unanimously. S. Hinson abstained.**

Chairman Richards opened the floor to comments from the public.

4. CITIZEN’S COMMENTS [see Sign-In sheet attached]

No citizens signed up.

5. PUBLIC HEARING ITEMS FOR RECOMMENDATION TO COUNCIL

a. CU-2025-2644: Nechyporuk/Fort Mill Hwy

Application by Volodymyr Nechyporuk and Thomas Frizzi for a Conditional Use Permit for Unit B at 1081 Fort Mill Hwy (p/o TM # 0006-00-068.01) for a proposed Minor Maintenance & Repair (Auto).

Staff Presentation: Kirsten Willis presented the application consistent with the staff report.

Staff Recommendations: Approval.

Questions to staff:

The Commission had no questions or concerns to share.

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

No citizens signed up.

Chairman Richards closed Public hearing and called for a motion on item **CU-2025-2644**.

Motion to approve by Y. Cureton; 2nd by J. Cavalier.

Discussion:

The Commission had no questions or concerns to share.

Roll Called vote: 6:0. **Motion is approved unanimously.**

JASON CAVALIER	FOR	JUDIANNA TINKLENBERG	FOR
T. YOKIMA CURETON	FOR	CHAIR: MICHELLE RICHARDS	FOR
LYNETTE HINSON	FOR	SHEILA HINSON	FOR

The item will be referred to County Council for final decision, and applicant will be informed of time and date.

6. NON-HEARING ITEMS

a. NRN-2026-0011: New Road Names- February Group

February Group Submittal, new road names from E911 Addressing via Preliminary Plats and Civil Plans, pursuant to Sec. 6.4.11 of the Unified Development Ordinance.

Staff Presentation: Jennifer Bryan presented the applications consistent with the staff report.

Staff Recommendations: Approval.

Questions To staff:

The Commission had no questions or concerns to share.

No public hearing is required.

Chairman Richards called for a motion on item **NRN-2026-0011**.

Motion to approve by L. Hinson; 2nd by Y. Cureton.

Discussion:

The Commission had no questions or concerns to share.

Called vote: 6:0. **Motion is approved unanimously.**

The Planning Commission has final approval of new road names.

7. Status of Items Tabled, Recommended, Deferred, or Held

a. SD-2023-0867 Catawba Ridge (Edgewater)

Application by ESP Associates and Catawba Ridge Holdings LLC for a preliminary plat for 840 acres north of Great Falls Highway (TMs 0128-00-012.00 & 0126-00-048.00), for a residential community of 1,438 lots. Applicant has requested indefinite hold while revisions and Traffic Impact Analysis are completed.

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 six 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, 0006-00-058.01, 0006-00-058.02, 0006-00-058.03), in order to create a multi-parcel commercial development with central shared access.

8. OTHER

a. Discussion of Planning Commission's CIP Projects

The Commission and April Williams discussed ranking the projects by priority and whether County Council had voted for the subcommittee for workforce housing.

9. ADJOURN

Motion to adjourn by J. Cavalier; 2nd by Y. Cureton. Motion approved by unanimous consent. Meeting adjourned at 6:20 p.m.

ATTACHMENT:

Sign-In Sheets

SIGN IN ONLY IF YOU WISH TO SPEAK



MB2
2/17/25

**PLANNING COMMISSION
Public Hearing Sign In Sheet**

Item 3: CITIZEN'S COMMENTS

General Comments or comments on matters not on tonight's agenda.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, February 17, 2026

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

**THIS SIGN IN IS ONLY FOR MATTERS NOT ON
TONIGHT'S AGENDA.**

PLEASE PRINT

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4.

SIGN IN ONLY IF YOU WISH TO SPEAK



**PLANNING COMMISSION
Public Hearing Sign In Sheet**

MR
2/17/26

Item 5a: CU-2025-2644 Nechyporuk/Fort Mill Hwy

Application by Volodymyr Nechyporuk and Thomas Frizzi for a Conditional Use Permit for Unit B at 1081 Fort Mill Hwy (p/o TM # 0006-00-068.01) for a proposed Minor Maintenance & Repair (Auto).

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, February 17, 2026

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

PLEASE PRINT

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ATTACHMENT:
Revised CIP Proposals

REVISION: FY2027 Planning Commission Capital Improvement Plan

Request: Project 1 – EMS Microhub

Original submitted 1/29/2026

Original Submitter: Yokima Cureton

Revision Discussion: Planning Commission

Original Submission Location: Panhandle

Revision: In light of current development of Van Wyck EMS location, alternative locations are suggested. Due to rapid growth in Panhandle and Greater Lancaster additional hubs will be needed. Consideration should be given to expansion of existing facilities such as Hwy 521 Training Center, or upfit of existing buildings.

- Second Panhandle Location
- Hwy 521 Near Roselyn

Priority: MUST HAVE

Initial Capital Investment (2026): \$1.0–\$1.2 million

Capital Asset Type: Land + Building / Building Improvements

Useful Life: 40+ years (expandable)

Project Description & Need Fulfilled :

Lancaster County's Panhandle area has experienced sustained residential growth that has **outpaced the geographic distribution of emergency medical services**. This imbalance is exacerbated by increasing congestion along Highway 521, which is not scheduled for widening for approximately a decade.

This project proposes a **modular EMS micro-hub**, intentionally designed as a **deployment asset**, not a traditional full-scale station. The initial build includes:

- 2–3 ambulance bays
- Crew rest and supply staging
- Modular construction allowing future vertical or lateral expansion
- Strategic land acquisition sized to support long-term growth

This approach directly addresses **service proximity**, which is the core operational challenge — not simply staffing or equipment.

Expected Community Benefit

Immediate Benefits

- Reduced EMS response times in the County's fastest-growing area
- Improved patient outcomes and survivability
- Increased reliability of emergency services despite congestion

REVISION: FY2027 Planning Commission Capital Improvement Plan

Request: Project 1 – EMS Microhub

Original submitted 1/29/2026

Operational Benefits

- Reduced staff fatigue, overtime, and burnout
- Improved deployment efficiency without requiring new road capacity
- Strengthened resilience of public safety operations

Community Confidence

- Highly visible commitment to public safety
- Reinforces trust during a period of rapid growth

ROI & Fiscal Value

Operational ROI

- Avoids escalating overtime and attrition costs
- Improves workforce retention in a high-stress service area
- Defers the need for a larger, more expensive station until demand truly requires it

Capital ROI

- Long-lived, adaptable asset with expansion optionality
- Land acquisition locks in future value and avoids cost escalation
- Modular construction reduces upfront capital risk

Strategic ROI

- Buys time while transportation infrastructure lags behind growth
- Preserves County flexibility in future capital decisions

Risk of Inaction

- Continued degradation of EMS response times as congestion worsens
- Increased exposure to life-safety risk and reputational harm
- Higher future capital costs due to land price escalation
- Increased staff burnout and turnover

Inaction converts a manageable investment into an emergency response — at significantly higher cost.

REVISION: FY2027 Planning Commission Capital Improvement Plan

Request: Project 1 – EMS Microhub

Original submitted 1/29/2026

Comprehensive Plan Alignment

This project advances:

- **Community Facilities Element** (emergency medical services and public safety)
- **Priority Investment Element**, by directing limited funds to the highest-risk growth area
- **Resiliency Element**, by strengthening emergency response under congestion and growth pressure

PROJECT 1: Panhandle EMS Micro-Hub + Strategic Land Acquisition

Capital Asset Categories (Applicable)

√ Land

- Acquisition of strategically located parcel(s)
- Future-proofed site sizing for expansion

√ Building or Construction

- Modular EMS facility
- Ambulance bays, crew rest, supply staging
- Designed for long-term useful life and expansion
- **Alternative: upfit or expansion of existing facilities/properties**

√ Equipment

- EMS-related operational equipment (as part of deployment readiness)
- Technology and systems required for EMS operations

√ Professional Services

- Site selection and due diligence
- Design and engineering (modular layout, expansion planning)

√ Furniture, Fixtures & Equipment (FF&E)

- Crew furnishings
- Storage systems
- Interior operational fixtures

√ Other (as applicable)

- Permitting
- Utility connections
- Site preparation and minor relocations

REVISION: FY2027 Planning Commission Capital Improvement Plan

Request: Project 1 – EMS Microhub

Original submitted 1/29/2026

Strategic Alignment Categories (Applicable)

√ Public Safety (*Primary*)

- Directly improves EMS response times and service reliability

√ Infrastructure

- Adds essential public safety infrastructure in a high-growth area

√ High Performance

- Improves operational efficiency and staff deployment
- Reduces overtime and burnout

√ Resource Optimization

- Modular, phased investment avoids overbuilding
- Maximizes impact per capital dollar

√ Strategic Alignment

- Directly implements Comprehensive Plan priorities
- Aligns service delivery with growth patterns

REVISION: FY2027 Planning Commission Capital Improvement Plan
Request: Project 2 – Workforce/Affordable Housing Land Control Fund
Original submitted 1/29/2026

Original Submitter: Yokima Cureton

Revision Discussion: Planning Commission

Revision: In light of current development of Housing Committee per recommendation of the Comprehensive Plan, this proposal should be linked to the new Committee. Consideration should be given to what role the Committee will play in the administration and disposition of this fund.

Priority: MUST HAVE

Initial Capital Investment (2026): \$750,000 – \$1.0 million

Capital Asset Type: Land **Useful Life:** Indefinite (appreciating public asset)

Project Description & Need Fulfilled

Lancaster County’s housing challenge is fundamentally a **land control challenge**. As growth accelerates, land prices escalate faster than wages, displacing essential workers and increasing commute distances, congestion, and service delivery strain.

This project establishes a **County-controlled land acquisition fund** to:

- Purchase 2–3 strategically located parcels near services and employment
- Prevent speculative price escalation
- Position the County as a leverage partner — not a housing developer
- Enable future workforce and affordable housing through nonprofit, LIHTC, and public-private partnerships

Expected Community Benefit

Workforce Stability

- Retains essential workers (EMS, fire, law enforcement, educators, healthcare)
- Reduces commute distances and congestion

Economic Development

- Supports employer recruitment and retention
- Stabilizes the local labor market

Community Outcomes

- Encourages mixed-income development
- Reduces long-term service and infrastructure strain

REVISION: FY2027 Planning Commission Capital Improvement Plan
Request: Project 2 – Workforce/Affordable Housing Land Control Fund
Original submitted 1/29/2026

ROI & Fiscal Value

Leverage ROI

- County land contributions routinely unlock **4x–10x** external capital
- One-time land investment avoids ongoing operating subsidies

Transportation & Infrastructure ROI

- Fewer vehicle miles traveled
- Reduced congestion pressure on County and state roadways
- Improved EMS routing efficiency

Long-Term Fiscal ROI

- Appreciating asset
- Avoids future crisis-driven housing interventions
- Preserves policy flexibility

Risk of Inaction

- Permanent loss of land opportunity
- Workforce displacement and longer commutes
- Increased congestion and EMS response challenges
- Higher long-term public costs with fewer available tools

Inaction guarantees higher cost with diminished leverage.

Comprehensive Plan Alignment

This project directly supports:

- **Housing Element** (workforce and affordable housing strategies)
- **Economic Development Element** (labor force stability)
- **Priority Investment Element**, by proactively addressing future infrastructure and service demand

REVISION: FY2027 Planning Commission Capital Improvement Plan
Request: Project 2 – Workforce/Affordable Housing Land Control Fund
Original submitted 1/29/2026

Capital Asset Categories (Applicable)

√ **Land** *(Primary)*

- Acquisition of 2–3 strategically located parcels
- Long-term public land control

√ **Professional Services**

- Site evaluation and due diligence
- Legal structuring of land control agreements
- RFP development for future partnerships

√ **Other**

- Closing costs
- Title, survey, and environmental assessments

(Note: No building or FF&E in initial phase — intentionally deferred for leverage and fiscal discipline.)

Strategic Alignment Categories (Applicable)

√ **Quality Development** *(Primary)*

- Enables intentional, mixed-income development
- Prevents speculative, uncoordinated growth

√ **Infrastructure**

- Aligns housing location with existing services and facilities

√ **Resource Optimization**

- One-time land investment leverages multiple funding sources
- Avoids recurring subsidy costs

√ **High Performance**

- Stabilizes workforce supporting County operations and employers

√ **Strategic Alignment**

- Directly supports Housing, Economic Development, and Priority Investment elements of the Comprehensive Plan

10-YEAR PRIORITY INVESTMENT SCHEDULE (2026–2035) Year	EMS Micro-Hub	Housing Land Fund	Strategic Outcome
2026	Land acquisition + modular hub	Establish fund + initial parcels	Immediate life-safety improvement + land control
2027	Operational optimization	Hold land, issue RFP framework	Service stabilization + leverage prep
2028	Facility expansion (if needed)	Developer selection	Growth accommodated without crisis
2029	Capacity refinement	Vertical housing development	Workforce stabilization

Together, these projects:

- Protect lives
- Preserve affordability
- Reduce future capital exposure
- Align land use with service delivery
- Deliver measurable value under tight fiscal constraints

Agenda Item Summary

Ordinance # / Resolution # : N/A

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 3/17/2026

Information to Show on Agenda Below Title:

Proposal:

Property Details:

Property Location:

Current Zoning District:

Proposed Zoning District:

Applicant:

Council District:

Statutory Notices:

Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

Recommendation:

Attachments:

1. 3-5-36 Planning Commission Workshop Draft Minutes



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

**March 5, 2026 5:00 P.M.
MINUTES**

Chairman Richards called the meeting to order at 5:03 p.m.

1. Roll Call:

Commissioner's Present:

T. Yokima Cureton, District 2
Judianna Tinklenberg, Dist. 4
Sheila Hinson, Dist. 6

Lynette Hinson, District 3
Michelle Richards, Dist. 5
Frances Liu, Dist. 7

T. Yokima Cureton was present via phone call.

Staff Present:

April Williams, Planning Director
Matthew Blaszyk, Planner
Jennifer Bryan, Planning Technician
Tracy Rabon, Procurement Director

Corey Barnes, Planner
Kirsten Willis, Planner
Mara Mata, Admin Assistant

The following press were notified of the meeting by email in accordance with the Freedom of Information Act: The Lancaster News, Kershaw News Era, The Rock Hill Herald, The Fort Mill Times, Cable News 2, Channel 9, and the local Government Channel.

2. New Business

a. RZ-2025-2735: Roberts

Application by Charles Roberts to rezone approximately 1.5 acres at 1553 Pageland Highway (TM 0068L-0D-004.00) from General Business (GB) to Low Density Residential (LDR) District, to resolve non-conforming residential Use.

Staff Presentation: Jennifer Bryan

Discussion:

- Years of residency

b. RZ-2026-0152: Project Magic

Application by DPR Design and JPR Investments LLC for a rezoning for 43.61 acres at 9257 Charlotte Hwy (TM 0008-00-069.00), from Low Density Residential (LDR) to Regional Business (RB) district, to allow development as commercial and office space.

Staff Presentation: Dr. Kirsten Willis

Discussion:

- Purpose of rezoning
- Economic Development's role with project
- Number of businesses on property
- No site plan review has been done as it is not required in this stage
- Concerns over lack of information and the possible intentions of the developer
- Economic Development will likely announce name at 2nd reading
- Commissioners requested more information from Economic Development
- Front of site is 5-8 feet higher than road
- Uses allowed in RB
- Adjacent property zoning
- Project is behind Commissioner Tinklenberg's home
- Traffic accidents within proposed area
- Proposed streetlights in TIA belonging to projects nearby
- TIA will be needed in further steps

c. SD-2024-1114: The Pointe (Commercial Preliminary Plat)

Application by Point SC LLC and Raghunadha Kotha for a Commercial Preliminary Plat for 44.25 acres comprising multiple parcels at Charlotte Highway near the intersection of Dogwood Acres Rd (TM 0008-00-071.01, 0008-00-071.10, 0008-00-072.00, 0008-00-072.01, 0008-00-074.00, 0008-00-074.01, 0008-00-074.02 and 0008-00-077.00) to create a 12-parcel commercial subdivision.

Staff Presentation: Matthew Blaszyk

Discussion:

- No current uses decided on
- This project has an infrastructure plan, conceptual landscape plan, and they are working on submitting a conceptual lighting plan

Item SD-2024-1114 tabled at 5:21 PM while preliminary site plan was printed for hand-outs, please see in attachments

Item SD-2024-1114 brought back for discussion at 5:41 PM

- Near Project Magic
- Access roads and stub-out

Discussion on item SD-2024-1114 Continued:

- Stub-out to adjacent property
- TIA
- Commissioners requested a comparison of projects nearby on one page
- Dogwood Acres
- Hotel 521

3. Other:

a. Discussion of RFP Applicants for County Impact Fee Study

- April Williams explained that the normal review process was changed to add the Commissioners in, however, Procurement was unaware and continued the process as normal, which does not allow external review. The proposals were graded internally, and she explained the two options moving forward:
 1. Allow procurement to award the RFP based on the internal review and allow the study to begin immediately
 2. Schedule and Executive Session at the March 17th Planning Commission meeting for the Commissioner's to review the RFP's and decide
- Concern over reviewing in Executive Session
- Commissioners would have had to review in Executive Session either way, due to not having access to review system
- Commissioner Liu stated, for the record, "...It sounds to me like Dennis wanted us to be included in this along the way, rather than, at the last moment, "here you go, pick one." And if that's the way it is, I-my feeling right now is, I don't want any part of it."
- April Williams replied that the Commission is being included, and the process would not have changed. This review must be done in Executive Session.
- Tracy Rabon, Procurement Director, explained that external review is against state and county code, and internal reviewers would grade proposals or continue to interviews, but a decision was made to include the Commission.
- Possibility of signing a confidentiality agreement for reviewing outside of Executive Session
- Timeframe in Executive Session
- It is conflict of interest for reviewers to grade the proposals and vote to approve the applicant
- Commission will review the grades and vote on applicants in Executive Session
- Full review process of proposal
- Timeline for RFP study is included in the proposals

4. Adjourn

Chairman Richards motioned to adjourn.

Meeting was adjourned at 6:01 PM

Attachment:

Reference Guide for Planning
Commission Members

Quick Reference Guide

2026



Commonly Used District Standards

DISTRICT	DENSITY	SETBACKS	OSP/PARK SPACE	LOT WIDTH
AR / RR / RN	1.0/acre	f:40' / s:20' / r:25'	---	130'
LDR	1.5/acre	f:40' / s:20' / r:25'	10% / 5%	90' W&S / 130' Septic
MDR	2.5/acre	f:30' / s:10' / r:25'	20% / 5%	70' W&S / 130' Septic
NB	---	f:25' / s:10' / r:10'	---	100'
GB / RB	---	f:50' / s:15' / r:15'	---	100'

Overlay District Standards

HIGHWAY CORRIDOR (HCO)	
Location	Hwy. 521 (North of Hwy. 75) / Hwy. 160
Exemptions	Single-Family Residential
Setback	50' front setback
Buffer	25' landscape buffer
Hierarchy	1. DA/PDD 2. Overlay 3. UDO

Commission Items

RECOMMENDATION / DECISION ITEMS	
New Road Names	Decision
Preliminary Plats	Decision
Rezoning	Recommendation
Conditional Use	Recommendation
Text/Comp Plan Amendments	Recommendation

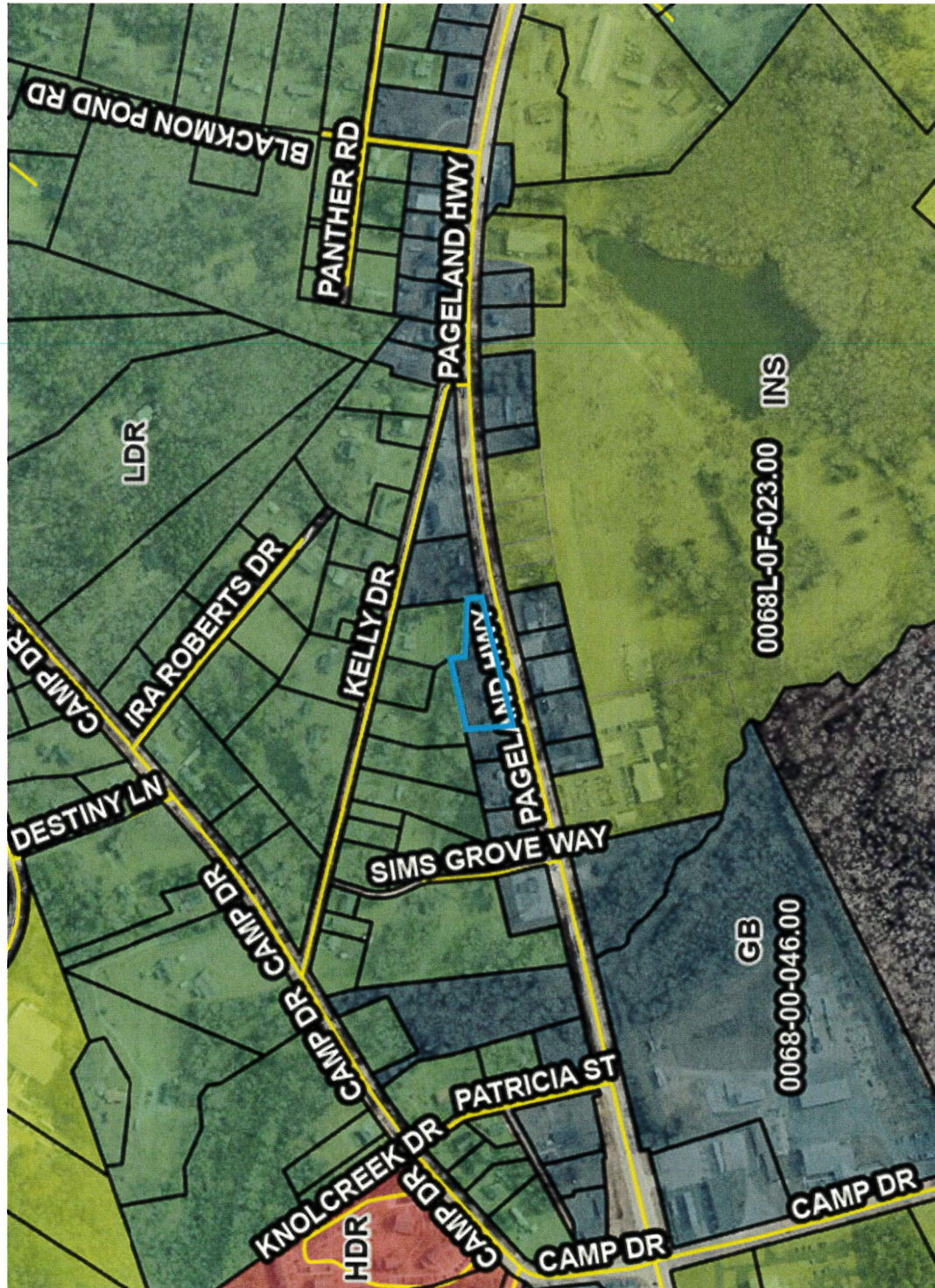
Traffic Impact Analysis

Peak Hour Trips	50 Trips
Payment	Developer is responsible
Reviewer	County Engineer / SCDOT
Timeline	Prior to Civil Plan Approval

Land Use	50 Peak Hour Trips
Single Family Home - Detached	45 units
Apartments	75 units
Condominiums / Townhomes	95 units
Mobile Home Park	85 units
Shopping Center - Gross Leasable Area	3,000 sq. ft.
Fast Food Restaurant w/ Drive Thru	1,500 sq. ft.
Gas Station w/ Convenience Store	4 fueling positions
Banks w/ Drive In	1,000 sq. ft.
General Office	33,500 sq. ft.
Medical / Dental Office	14,500 sq. ft.
Research & Development	35,500 sq. ft.
Light Industrial / Warehousing	92,500 sq. ft.
Manufacturing Plant	72,000 sq. ft.

Attachment:

Use Chart and Map for RZ-2025-2735
Roberts



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

USE TYPES	RURAL						TRANSITIONAL						SPECIAL						NEIGHBORHOOD					
	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF		
A. RESIDENTIAL																								
Dwelling - Single Family	P	P	P	-	P	P	P	P	-	-	-	-	-	-	-	-	P	-	P	P	-	-		
Dwelling - Two Family	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	-	-	-	5.2.1		
Dwelling – Three Family, Four Family	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.3		
Dwelling - Townhome	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	P	P	P	P	P	-		
Dwelling - Multifamily	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	PR	PR	PR	-	5.2.2		
Dwelling - Accessory	PR	PR	PR	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	-	-	-	5.2.3		
Halfway Homes	-	-	-	-	-	-	-	-	-	SE	-	SE	-	-	-	-	-	-	-	-	-	5.2.4		
Live-Work Units	-	-	-	PR	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	PR	5.2.5		
Manufactured Housing	PR	PR	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.6		
Manufactured Home Park	SE	-	-	-	SE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.6		
Residential/Family Care Home (5 or fewer residents)	P	P	P	-	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-		
Residential Care Facilities (6 or more residents)	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.2.8		
B. LODGING																								
Bed and Breakfast Homes (up to 8 rooms)	PR	PR	PR	PR	-	PR	-	PR	PR	-	-	PR	-	-	-	-	PR	PR	-	PR	PR	5.3.1		
Bed and Breakfast Inn (up to 12 rooms)	-	-	-	-	-	-	-	-	PR	-	-	PR	-	-	-	-	-	-	-	PR	PR	5.3.1		
Boarding or Rooming House	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	5.3.2		
Campground	SE	SE	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	-	-	5.3.3		
Dormitory	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-		
Fraternity/Sorority House	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-		
Hotel/Motel	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	-		
C. OFFICE/SERVICE																								
ATM	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	-		
Banks, Credit Unions, Financial Services	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	-		
Business Support Services	-	-	-	-	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	-		
Crematoria	-	-	-	-	-	-	-	-	-	-	CU	-	-	CU	-	-	-	-	-	-	-	5.4.1		
Dry Cleaning and Laundry Services	-	-	-	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	P	P	-		
Funeral Homes	-	-	-	P	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	P	P	-		
Home Occupation	PR	PR	PR	-	PR	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	PR	PR	PR	5.4.2		
Kennels, Indoor	PR	PR	PR	PR	-	-	-	-	PR	PR	PR	PR	-	PR	-	-	-	-	-	PR	PR	5.4.3		
Kennels, Outdoor	PR	PR	CU	PR	-	-	-	-	-	-	CU	CU	-	CU	-	-	-	-	-	-	-	5.4.4		
Medical Clinic	-	-	-	PR	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	5.4.5		

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL				TRANSITIONAL				SPECIAL				NEIGHBORHOOD								
	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	IMX	REF
C. OFFICE/SERVICES (CONTINUED)																					
Personal Services	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P
Personal Services, Restricted	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	5.4.6
Post Office	-	-	-	P	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	P	
Professional Services	-	-	-	P	-	-	-	P	P	P	P	P	-	P	-	-	-	-	-	P	
Small Equipment Repair/Rental	-	-	-	P	-	-	-	-	-	P	P	-	-	P	-	-	-	-	-	P	
Veterinary Clinic	-	-	-	P	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	P	-
D. COMMERCIAL/ENTERTAINMENT																					
Alcoholic Beverage Sales Store	-	-	-	P	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	P	
Amusements, Indoor	-	-	-	P	-	-	-	-	-	P	P	-	-	P	-	-	-	-	-	P	
Amusements, Outdoor	-	-	-	PR	-	-	-	-	-	-	CU	-	-	CU	-	-	-	-	-	-	5.5.1
Bar/Tavern/Brew Pub	-	-	-	CU	-	-	-	-	-	CU	PR	-	-	-	-	-	-	-	-	PR	5.5.2
Billiard/Pool Hall	-	-	-	CU	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
Brewery	-	-	-	P	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	
Distillery	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	-	-	
Food Truck	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	PR	5.5.3
General Commercial	-	-	-	PR	-	-	-	-	PR-	PR	PR	-	-	-	-	-	-	-	-	PR	5.5.4
Night Club	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	
Outside Sales	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	5.5.5
Outside Sales, Sidewalk Sales	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	5.5.6
Pawnshops	-	-	-	PR	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	5.5.7
Racetrack	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	-	-	-	-	-	5.5.8
Restaurant	-	-	-	PR	-	-	-	-	CU	PR	PR	PR	-	-	-	-	-	-	-	PR	5.5.9
Riding Stables	P	P	P	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	
Sexually Oriented Business/Adult Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	5.5.10
Shooting Range, Indoor	-	-	-	PR	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	5.5.11
Shooting Range, Outdoor	SE	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	-	-	-	-	-	5.5.12
Theater, Indoor Movie or Live Performance	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	
Theater, Outdoor (Amphitheater)	PR	-	-	PR	-	-	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	PR	5.5.13

P – Permitted by Right **PR** – Permitted with Review **CU** – Conditional Use Required **SE** – Special Exception Required

Lancaster County Unified Development Ordinance – Use Table

Lancaster County Unified Development Ordinance – Use Table																						
USE TYPES	RURAL					TRANSITIONAL							SPECIAL					NEIGHBORHOOD				
	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
E: CIVIC	PR	PR	PR	PR	-	PR	PR	-	PR	PR	PR	PR	-	-	-	-	-	PR	-	-	PR	5.6.1
Cemetery (3 acre minimum)	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	
Conference/Convention Center	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	
Cultural or Community Facility	-	-	-	P	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	P	P	
Event Venue/Banquet Hall	P	P	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.6.2
Places of Assembly	PR	PR	PR	PR	CU	CU	PR	PR	PR	PR	PR	PR	-	PR	-	-	-	CU	-	CU	CU	5.6.3
Private Recreation Facilities	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.6.4
Public Recreation Facilities	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	-	-	PR	PR	PR	PR	PR	5.6.5
Public Safety Station	P	P	P	P	-	-	-	P	P	P	P	P	-	P	P	-	-	-	-	P	P	
Sports Arena/Stadium (4,000 or more seats)	-	-	-	-	-	-	-	-	-	-	CU	CU	-	CU	-	-	-	-	-	-	CU	5.6.6

F. EDUCATIONAL/INSTITUTIONAL	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Child/Adult Day Care Home (5 or fewer persons)	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	-	-	-	PR	PR	-	PR	PR	5.7.1
Child/Adult Day Care Home (6 or more persons)	-	-	-	-	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.7.2
College/University	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	P	P	-
Community Support Facility	-	-	-	PR	-	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	-	5.7.3
Correctional Institution	-	-	-	-	-	-	-	-	-	-	-	CU	-	SE	SE	-	-	-	-	-	-	5.7.4
Day Treatment Center	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	-	-	-	-	-	-	-	5.7.5
Hospital	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-	-
Operations, Maint., and Fleet Service Facility	-	-	-	SE	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	-	PR	5.7.6
Schools – Elementary and Secondary	PR	PR	PR	PR	-	PR	CU	CU	CU	CU	CU	PR	-	-	-	-	CU	CU	CU	CU	CU	5.7.7
Schools – Vocational/Technical	-	-	-	P	-	-	-	-	P	P	P	P	-	P	P	-	-	-	-	P	P	-
Studio – Art, dance, martial arts, music	P	-	-	P	-	-	-	P	P	P	P	P	-	P	-	-	-	-	-	P	P	-

G: AUTOMOTIVE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RWX	MX	IMX	REF
Drive-Thru/Drive-In Facility	-	-	-	PR	-	-	-	-	CU	PR	PR	-	-	PR	PR	-	-	-	-	PR	PR	5.8.1
Electric Vehicle Charging Stations	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.8.2
Heavy Equipment/Manufactured Home Rental/Sales/Repair	-	-	-	-	-	-	-	-	-	-	SE	-	-	PR	PR	-	-	-	-	-	-	5.8.3
Parking Lot/Structure – Principal Use	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	PR	PR	5.8.4
Vehicle Rental/Leasing/Sales	-	-	-	PR	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	CU	CU	5.8.5
Vehicle Services – Minor Maintenance/Repair	-	-	-	P	-	-	-	-	CU	CU	PR	-	-	PR	PR	-	-	-	-	CU	CU	5.8.6
Vehicle Services – Major Repair/Body Work	-	-	-	PR	-	-	-	-	-	CU	PR	-	-	PR	PR	-	-	-	-	-	-	5.8.7

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PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

USE TYPES	RURAL					TRANSITIONAL					SPECIAL					NEIGHBORHOOD						
	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
H. INDUSTRY/WHOLESALE/STORAGE	-	-	-	P	-	-	-	-	-	P	P	-	-	P	P	-	-	-	-	P	P	-
Artist Studio/Light Manufacturing Workshops	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-
Industry, Light	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-
Industry, Heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industry, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	5.9.1
Junkyard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.9.2
Landfill – Class One	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.9.16
Landfill – Class Two	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	-	-	-	-	-	-	5.9.3
Landfill – Class Three	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.9.4
Mining - Major In-Depth Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	P	-	-	-	-	-	5.9.5/6
Mining - Minor Surface Resource Extraction	PR	PR	PR	PR	-	-	-	-	-	PR	PR	PR	-	PR	PR	P	-	-	PR	PR	PR	5.9.6/7
Private Recycling Collection Stations	-	-	-	-	-	-	-	-	-	-	-	PR	-	PR	PR	-	-	-	-	-	-	5.9.8
Public Recycling and Waste Collection Facilities	-	-	-	PR	-	-	-	-	-	-	-	PR	-	PR	PR	-	-	-	-	-	-	5.9.9
Research and Development Facilities	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	-	-	-	-	-	P	-
Storage – Outdoor Storage Yard	-	-	-	-	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	5.9.10
Storage – Self Service (Mini)	-	-	-	-	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	5.9.11
Storage – Warehouse Indoor	-	-	-	-	-	-	-	-	-	CU	PR	-	-	PR	PR	-	-	-	-	-	PR	5.9.12
Storage – Warehouse Indoor, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	5.9.13
Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	-	PR	-	-	P	P	-	-	-	-	-	P	5.9.14
Wholesaling and Distribution, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	5.9.15

I. AGRICULTURE		AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Agriculture and Crop Production/Harvesting		P	P	P	P	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	
Agricultural Support Services/Nurseries		P	P	P	P	-	-	-	-	P	P	P	-	-	P	P	-	-	-	-	-	P	
Agritourism		P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Animal Production/General Farms		PR	PR	PR	PR	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.1
Animal Production Facilities, Non-Swine		PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.2
Animal Production Facilities, Swine		SE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.3
Apiculture (Bee Keeping)		P	P	P	P	-	P	-	-	P	-	-	P	P	-	-	-	-	-	-	-	P	
Backyard Pens/Coops		P	P	P	P	-	P	PR	PR	-	-	-	PR	-	-	-	-	-	-	-	-	PR	5-10.4

Lancaster County Unified Development Ordinance – Use Table

P – Permitted by Right

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CU – Conditional Use Required

SE – Special Exception Required

USE TYPES	RURAL								TRANSITIONAL								SPECIAL								NEIGHBORHOOD							
	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF										
I. AGRICULTURE (CONTINUED)																																
Commercial Stables	P	P	P	P	-	-	-	-	P	P	P	-	-		-	-	-	-	-	-	-	-										
Ecotourism	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-										
Farmer's Markets and Roadside Stands	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR										
Forestry	P	P	P	P	-	P	-	-	-	P	P	P	P	P	P	P	-	-	-	-	-	-										
Gardens (Community and Private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	P	P										
Wineries	PR	PR	PR	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-										

J. INFRASTRUCTURE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Airstrip/Airport	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	PR	-	-	-	-	-	-	5.11.1
Geothermal Energy Systems	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.11.2
Solar Energy Systems	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.11.3
Solar Farms	CU	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.11.4
Utilities – Class 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities – Class 2	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities – Class 3	P	P	-	-	-	-	-	-	-	-	-	PR	-	P	P	-	-	-	-	-	-	5.11.6
Wireless Communication Facility (Concealed)	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	PR	5.11.5
Wireless Communication Facility (Up to 60.00')	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	PR	5.11.5
Wireless Communication Facility (60.01' to 199.99')	SE	SE	SE	SE	SE	SE	SE	PR	PR	PR	PR	PR	-	PR	PR	PR	SE	SE	SE	SE	SE	5.11.5
Wireless Communication Facility (200' and Over)	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	SE	-	-	-	-	-	5.11.5

K. OTHER	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Temporary Uses	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.12

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CU – Conditional Use Required

SE – Special Exception Required

(Ord. No. 2017-1468, 9.25.17; Ord. No. 2018-1492, 2.12.18; Ord. No. 2018-1494, 3.12.18; Ord. No. 2018-1519, 7.16.18; Ord. No. 2019-1607, 10.14.19; Ord. No. 2019-1620, 12.9.19; Ord. No. 2019-1634, 1.27.20; Ord. No. 2020-1645, 2.24.20; Ord. No. 2020-1698, 12.14.20; Ord. No. 2021-1708, 04.12.21)

USE COMPARISON KEY:

LDR Uses	
GB Uses	
Both LDR & GB	

Attachment:

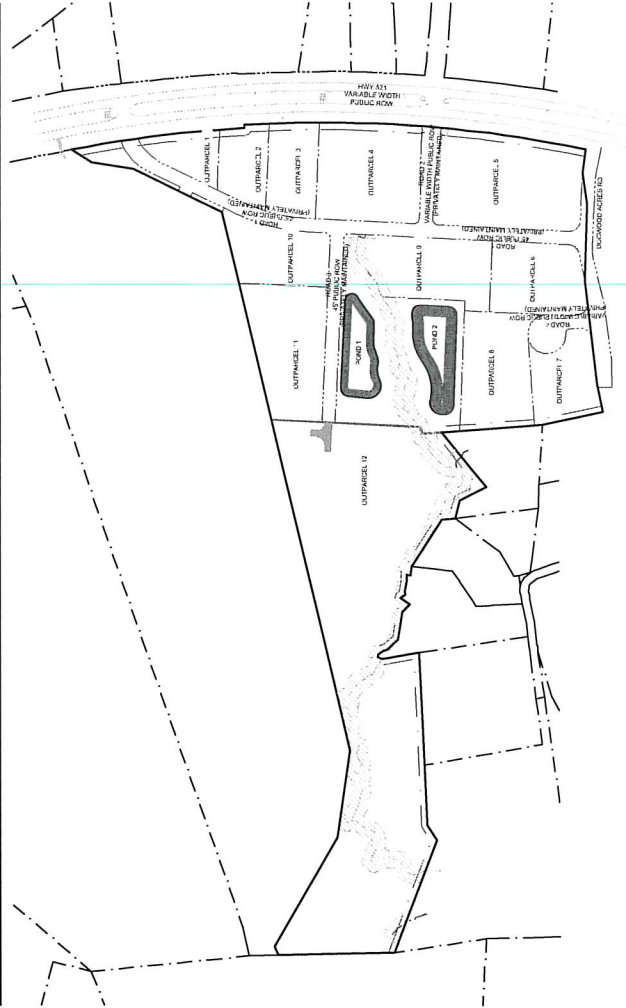
SD-2024-1114 The Pointe Preliminary
Plat

THE POINTE MASTER INFRASTRUCTURE

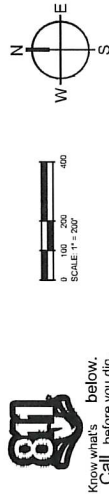
LANCASTER COUNTY, SOUTH CAROLINA

TMS# 0008-00-071.01, 0008-00-071.10, 0008-00-072.00, 0008-00-072.01,
0008-00-074.00, 0008-00-074.01, 0008-00-074.02, 0008-00-077.00

SITE OVERVIEW



Sheet Number	Sheet Title
01	Overview
02	Site Plan
03	Grading Plan
04	Drainage Plan
05	Utility Plan
06	Planting Plan
07	Lighting Plan
08	Signage Plan
09	Security Plan
10	Access Plan
11	Construction Plan
12	Final Plan



PROJECT CONTACTS

DESIGNER:
POINT SC, LLC
1028 PAXTON RUN ROAD
CHARLOTTE, NC 28277
CONTACT: BRIAN M. ROLLAR
EMAIL: BROLLAR@PROJ-A-INC.COM

OWNER:
SEAMON WHITESIDE & ASSOCIATES, INC.
1028 PAXTON RUN ROAD
CHARLOTTE, NC 28277
CONTACT: RAGHUNADHA KOTHA
EMAIL: RAGHUNADHA@SMAIL.COM

UTILITY CONTACTS:
LANCASTER COUNTY WATER AND SEWER DISTRICT
PHONE: (803) 285-6005
CONTACT: JAMES HAWTHORNE
EMAIL: JHAWTHORNE@LANCASTERCOUNTY.GOV

LANDSCAPE ARCHITECT:
SEAMON, WHITESIDE & ASSOCIATES, INC.
230 E. PETERSON DRIVE, SUITE B
CHARLOTTE, NC 28211
PHONE: (803) 312-5490
EMAIL: FYARBROUGH@SEAMONWHITESIDE.COM

SITE LOCATION MAP



PROJECT DESCRIPTION

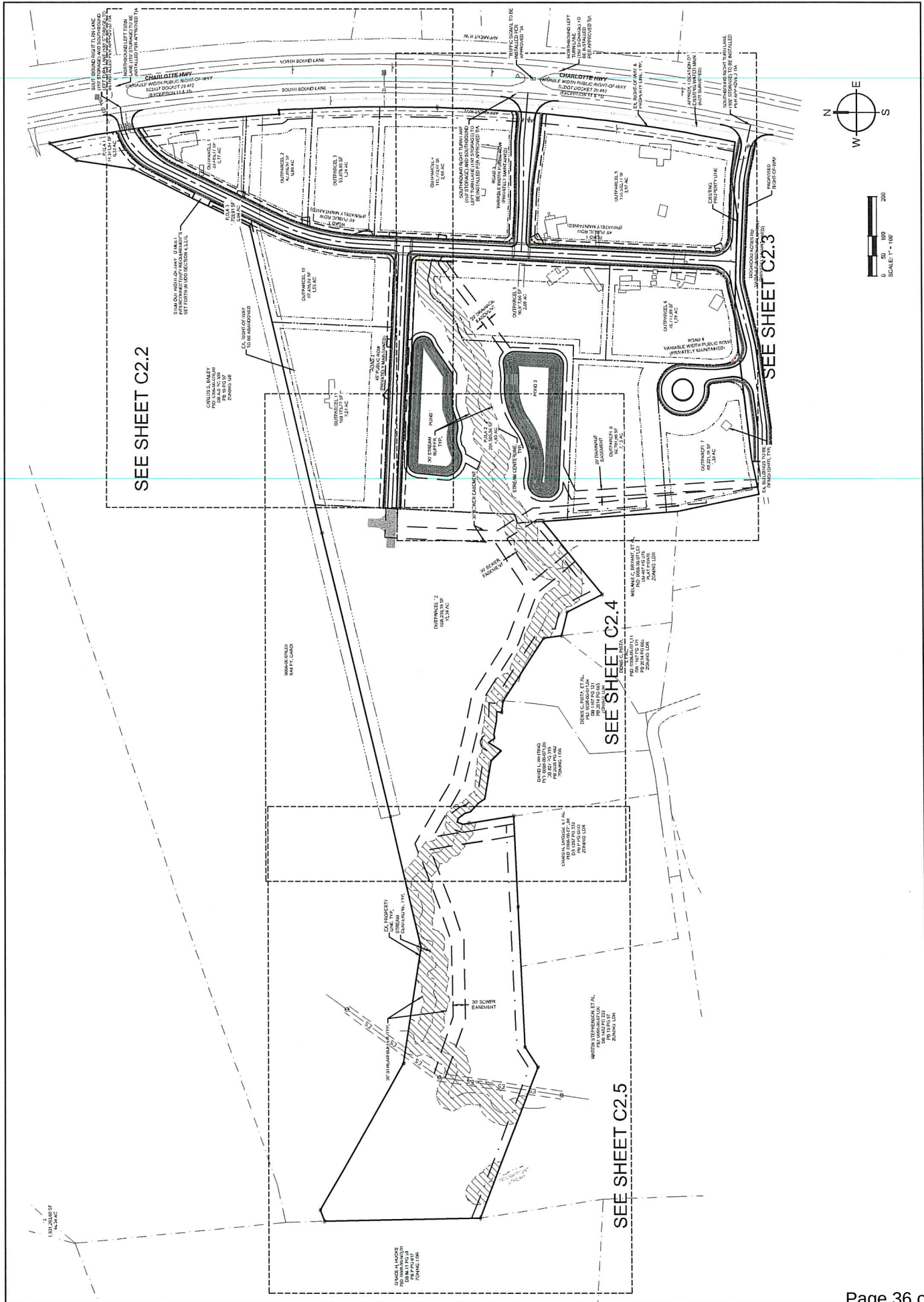
POINT SC, LLC IS PROPOSING TO DEVELOP THE POINTE-MASTER INFRASTRUCTURE INTO A 44-ACRE, 12 PARCEL SUBDIVISION FOR COMMERCIAL USE IN LANCASTER COUNTY, SC.

GENERAL NOTES

- EXISTING CONDITIONS SHOWN ARE ON DATA. BOUNDARY, TOPOG, AND UTILITY SURVEY IS UNDERWAY AND WILL BE PROVIDED PRIOR TO PRELIMINARY PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PERIMETER BOUNDARY PROPERTY CORNERS AND VERIFYING BOUNDARY DATA AGAINST CONSTRUCTION PLANS AND OR ELECTRONIC FILE INFORMATION PROVIDED TO THE CONTRACTOR.
- PRIOR TO STARTING CONSTRUCTION, INCLUDING LAND OBTAINING ACTIVITIES, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXISTING UTILITY LOCATIONS AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES. ANY DISCREPANCIES OR CONFLICTS IDENTIFIED DURING VERIFICATION OF EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RESOLVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTIVE WORK OR DAMAGES THAT ARE A RESULT OF THE CONTRACTOR NOT VERIFYING EXISTING CONDITIONS AND THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

SOUTH CAROLINA - DRAWING LEGEND

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PRELIMINARY PLAT NOTES

1. THE DRAWING IS A PRELIMINARY PLAT AND IS NOT FOR RECORDATION OF CONVEYANCE.
2. THE POINT-MASTER INFRASTRUCTURE INCLUDES THE INSTALLATION OF INFRASTRUCTURE PARCELS TO BE DEVELOPED SEPARATELY.
3. AREA OF THE POINT = 44.31 AC
4. THE PROPERTY IS BOUNDED BY THE 100' WIDE HIGHWAY CORRIDOR OVERLAY DISTRICT SETBACKS TO BE DEVELOPED SEPARATELY.
5. ELOOD ZONES:
ZONE X
FOR FUTURE OUTPARCEL DEVELOPMENT (NO USES PROPOSED WITH THE SCOPE OF THIS PRELIMINARY PLAT)
6. WATER SYSTEM TO BE OPERATED & MAINTAINED BY LANCASTER COUNTY WATER AND SEWER DISTRICT.
7. ALL AREAS DESIGNATED BY "P.O.A." SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
8. PRIVATE DESIGN ELEMENTS FOR DECORATIVE STREET TREATMENTS, LANDSCAPING OR SIGNAGE IN RIGHT-OF-WAY AND PROPERTY OWNER OR DEVELOPER INITIATED BUFFER YARDS ARE TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
9. PROPERTY IS ZONED GENERAL BUSINESS (GB). WITHIN HIGHWAY CORRIDOR OVERLAY DISTRICT.
10. NEIGHBORLY UTILITY EASEMENT (ALL LIES TO BE PLACED ALONG THE OUTSIDE OF ALL INDIVIDUAL PARCELS).
11. STREET ADJACENCIES TO BE CONFINED WITH LANCASTER COUNTY STREET AT TIME OF FINAL PLAT.
12. APPLICABLE DETERMINATION FOR WETLANDS AND STREAMS AND ANY IMPACTS TO WATERS OF THE STATE TO BE REVIEWED BY U.S. ARMY CORPS OF ENGINEERS.
13. STREET TREES TO BE PLANTED IN ACCORDANCE WITH LANCASTER COUNTY CODE SECTION 7.1.3.
14. STREET LIGHTS WILL BE REQUIRED AS PART OF THIS DEVELOPMENT PER LUDO SECTION 6.3.
15. FUTURE BUILDINGS PROPOSED FOR ALL OUTPARCELS SHALL MEET THE BUILDING FUTURE LANDSCAPING STANDARDS SET FORTH IN LUDO SECTION 7.1.3.1.
16. LANDSCAPE STRIP RECOMMENDATIONS FOR ALL OUTPARCELS SHALL MEET THE PERIMETER CORRIDOR FRONTAGE BUFFER A CONTINUOUS EVERGREEN SHRUB SCREEN IS REQUIRED WITH A MINIMUM HEIGHT OF 6' AT MATURITY. SUCH PERIMETER SCREENS MAY BE PENETRATED FOR INGRESS/EGRESS, INCLUDING 3' MIN. CLEAR AND SHARED DRIVEWAYS.
17. NO MORE THAN 40' FEET ON CENTER, NO LESS THAN ONE TREE PLANTING AREA SHALL BE PROVIDED FOR EVERY 10 PARKING SPACES. A TREE PLANTING AREA SHALL BE PROVIDED AT THE END OF EACH DRIVEWAY. EACH TREE PLANTING AREA SHALL BE EDGED WITH A CURB AT LEAST 6" INCHES IN HEIGHT. EACH TREE PLANTING AREA SHALL BE PLANTED WITH ONE CANOPY TREE, ONE SHRUB, AND ONE TURF GRASS. OR OTHER GROUND COVER SO THAT NO PORTION OF THE TREE PLANTING AREA SHALL CONTAIN BARE SOIL.
18. TREE PRESERVATION: ALL REQUIRED SETBACKS AND BUFFER YARDS SHALL BE USED AS AN ALTERNATIVE TO DODGING 30' ALL TREES WITH BRANCH OR TRUNK GREATER THAN 4" INCHES IN DBH. PROTECTION OF EXISTING TREES: PROTECTION SHALL BE PROVIDED AROUND TREE CANOPIES AND SHALL COMPLY WITH THE PROVISIONS SET FORTH IN CHAPTER 7 OF THE LUDO.

PARCEL LINE TABLE			
Line #	Beginning	Length	Ending
1	100' 00" 00" 00"	100' 00" 00" 00"	100' 00" 00" 00"
2	100' 00" 00" 00"	100' 00" 00" 00"	100' 00" 00" 00"
3	100' 00" 00" 00"	100' 00" 00" 00"	100' 00" 00" 00"
4	100' 00" 00" 00"	100' 00" 00" 00"	100' 00" 00" 00"
5	100' 00" 00" 00"	100' 00" 00" 00"	100' 00" 00" 00"
6	100' 00" 00" 00"	100' 00" 00" 00"	100' 00" 00" 00"
7	100' 00" 00" 00"	100' 00" 00" 00"	100' 00" 00" 00"
8	100' 00" 00" 00"	100' 00" 00" 00"	100' 00" 00" 00"
9	100' 00" 00" 00"	100' 00" 00" 00"	100' 00" 00" 00"
10	100' 00" 00" 00"	100' 00" 00" 00"	100' 00" 00" 00"

PARCEL CAPACITY TABLE			
Line #	Length	Width	Area
1	100' 00" 00" 00"	100' 00" 00" 00"	100' 00" 00" 00"
2	100' 00" 00" 00"	100' 00" 00" 00"	100' 00" 00" 00"
3	100' 00" 00" 00"	100' 00" 00" 00"	100' 00" 00" 00"
4	100' 00" 00" 00"	100' 00" 00" 00"	100' 00" 00" 00"
5	100' 00" 00" 00"	100' 00" 00" 00"	100' 00" 00" 00"
6	100' 00" 00" 00"	100' 00" 00" 00"	100' 00" 00" 00"
7	100' 00" 00" 00"	100' 00" 00" 00"	100' 00" 00" 00"
8	100' 00" 00" 00"	100' 00" 00" 00"	100' 00" 00" 00"
9	100' 00" 00" 00"	100' 00" 00" 00"	100' 00" 00" 00"
10	100' 00" 00" 00"	100' 00" 00" 00"	100' 00" 00" 00"

THE POINTE ACREAGE CHART	
OUTPARCEL 1 AREA (AC)	0.77
OUTPARCEL 2 AREA (AC)	0.90
OUTPARCEL 3 AREA (AC)	2.00
OUTPARCEL 4 AREA (AC)	2.00
OUTPARCEL 5 AREA (AC)	3.97
OUTPARCEL 6 AREA (AC)	1.76
OUTPARCEL 7 AREA (AC)	1.38
OUTPARCEL 8 AREA (AC)	2.11
OUTPARCEL 9 AREA (AC)	2.00
OUTPARCEL 10 AREA (AC)	1.60
OUTPARCEL 11 AREA (AC)	2.61
OUTPARCEL 12 AREA (AC)	13.34
TOTAL OUTPARCEL AREA (AC)	35.90
P.O.A. 1 AREA (AC)	0.31
P.O.A. 2 AREA (AC)	0.30
P.O.A. 3 AREA (AC)	0.30
TOTAL P.O.A. AREA (AC)	0.91
PR. RIGHT OF WAY AREA (AC)	3.73
P.O.A. TO BE DEDICATED (AC)	0.13
TOTAL AREA (AC)	44.34

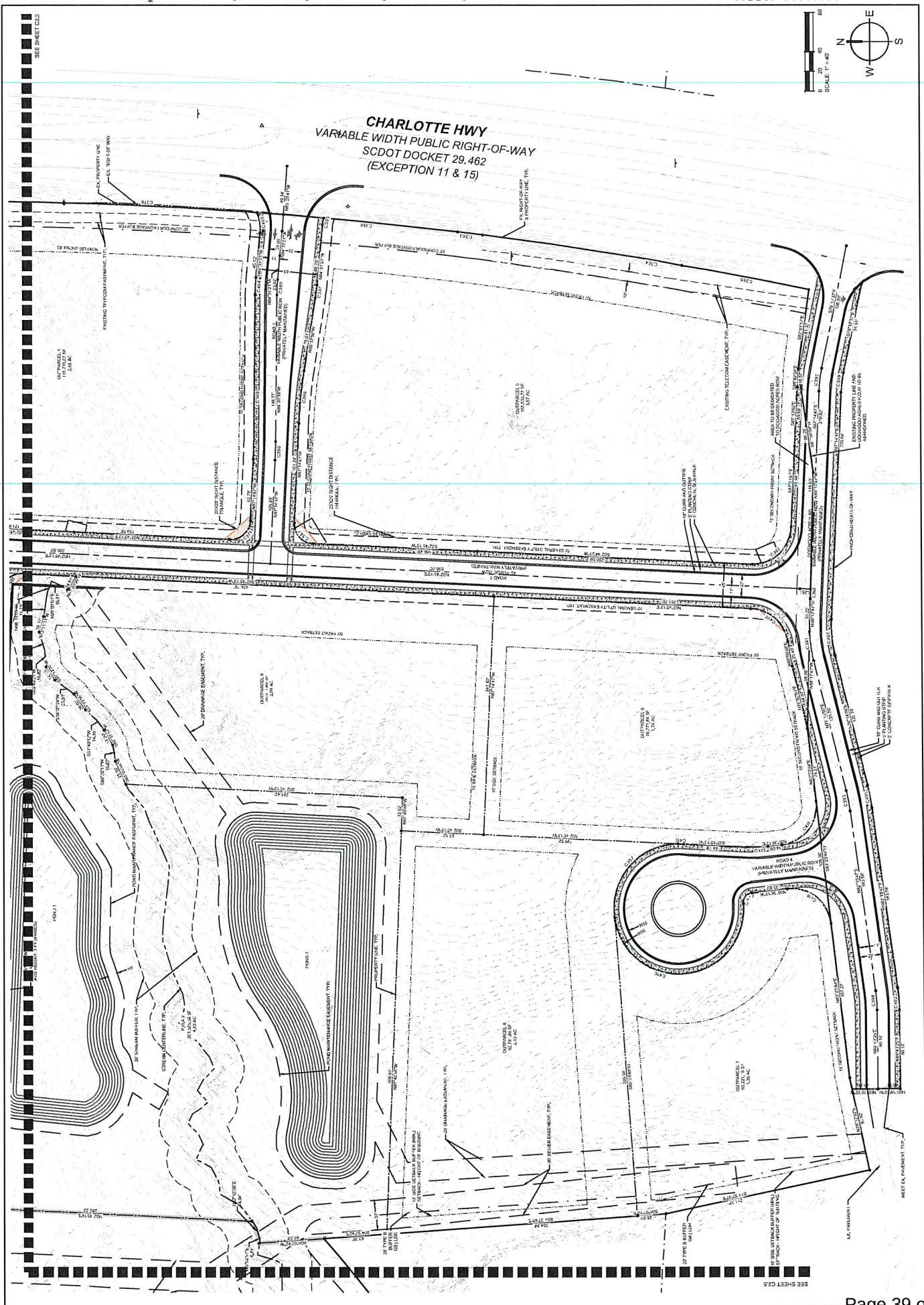
PER SCDHEC REQUIREMENTS, WET POUNDS ARE DESIGNED TO CATCH THE FIRST 75% OF RUNOFF FROM THE ENTIRE AREA DRAINING TO THE POND AND REDUCED TO 10% OF THE ORIGINAL VOLUME.

PRELIMINARY WATER QUALITY CALCULATIONS

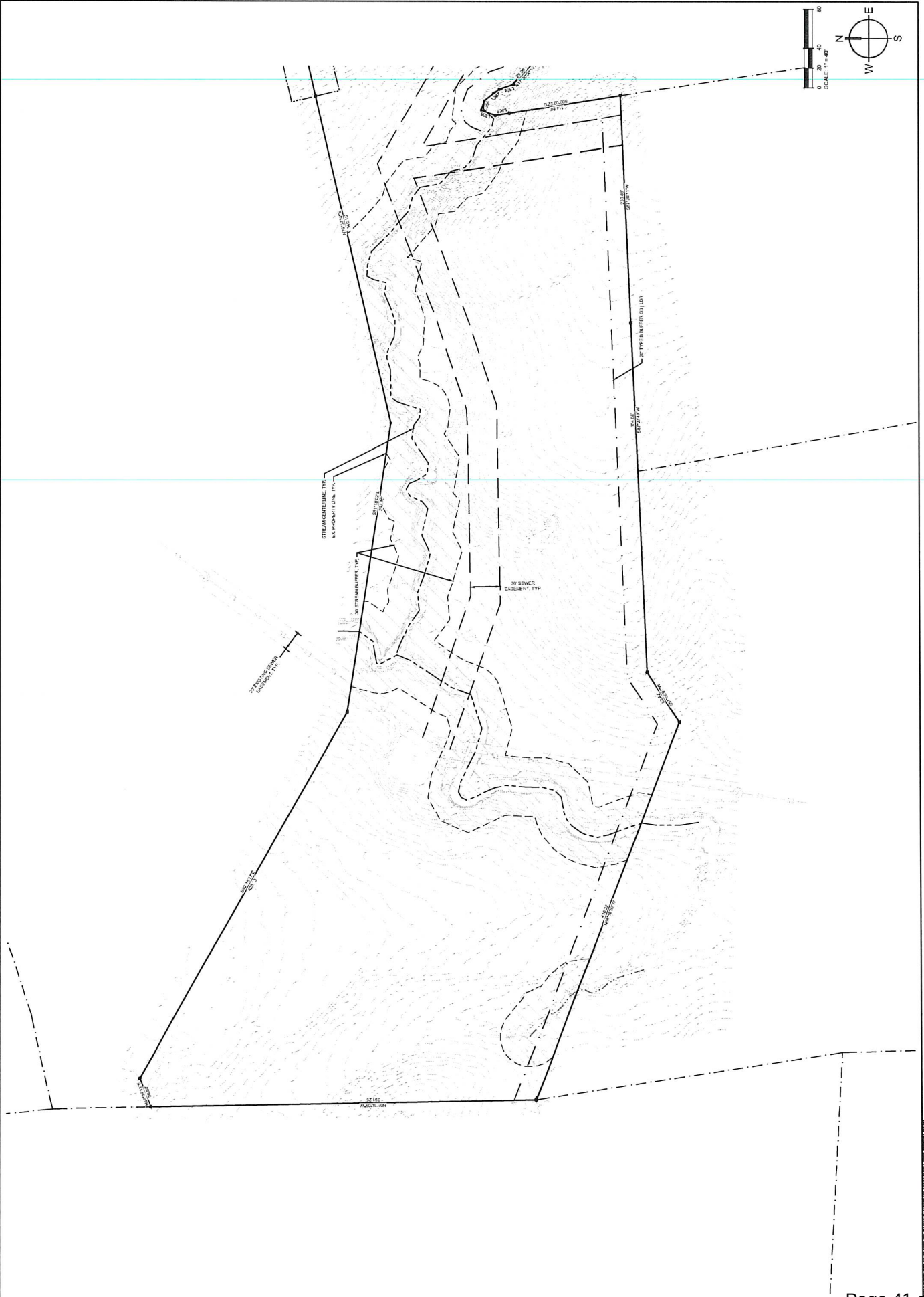
POND 1

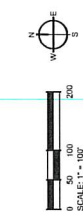
CONTRIBUTING WATERSHED AREA = 8.46 AC X 0.25" = 0.21 AC-FT

CONTRIBUTING WATERSHED AREA = 15.86 AC X 0.50" = 0.79 AC-FT



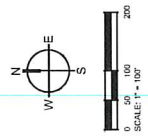








EXISTING UTILITY NOTE
 THE LOCATION OF EXISTING UTILITIES IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED. THE LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED. THE LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED.




 Know what's below.
 Call before you dig.

Agenda Item Summary

Ordinance # / Resolution # : N/A
Contact Person / Sponsor:
Department: Planning
Date Requested to Be on Agenda: 3/17/2026

Information to Show on Agenda Below Title:
Referral to County Council for hearing and final decision

Proposal:

Property Details:

Statutory Notices:

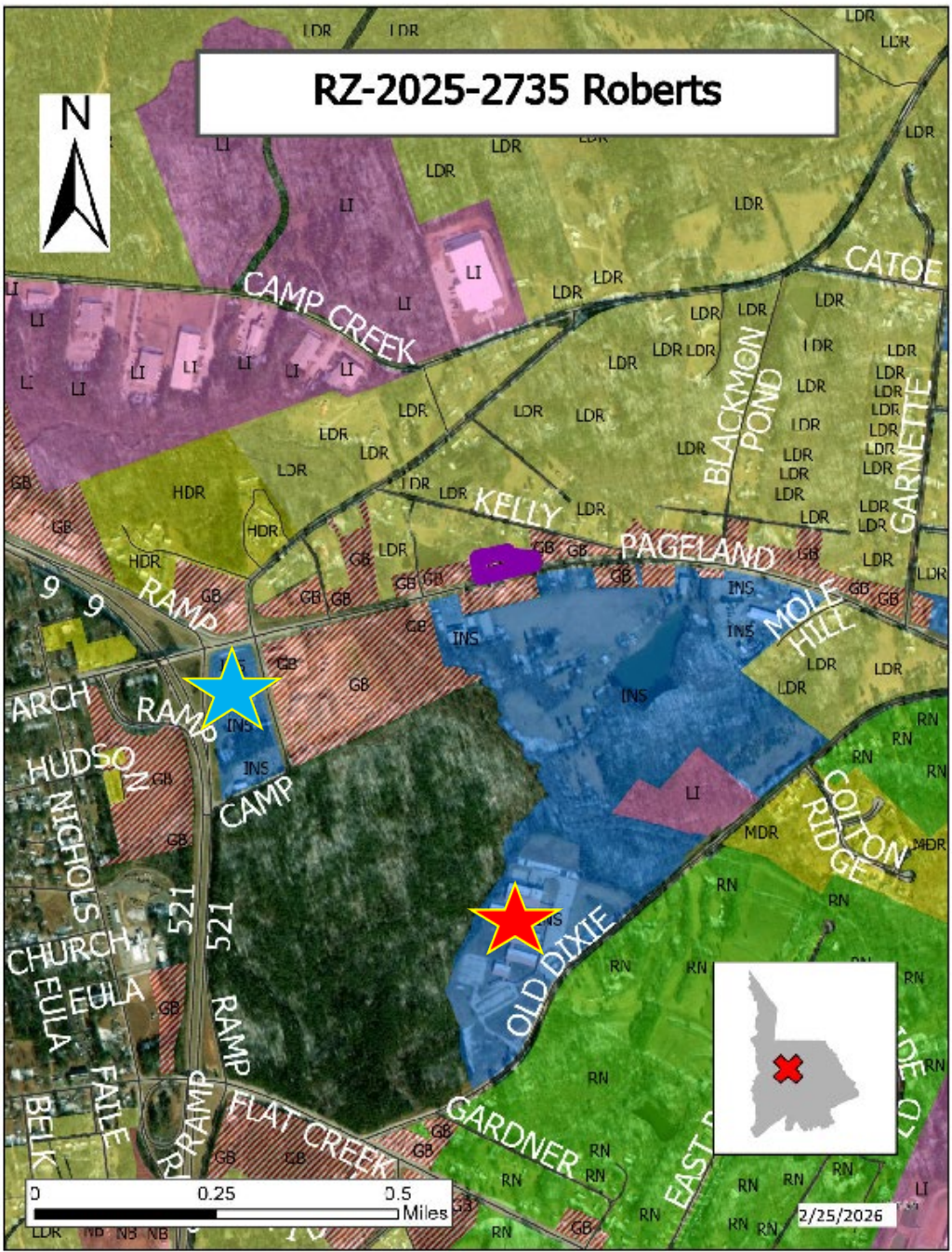
Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

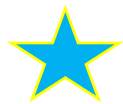
Recommendation:

Attachments:

1. Roberts map frame
2. RZ-2025-2735 Roberts Staff Report
3. Roberts ZoningMapAmendmentApplication__Redacted
4. Roberts Deed 198_158 (2003)
5. Roberts Plat 2-147 (1946) Lots 111-113
6. Use Table Comparison LDR & GB



Proposal:
Rezoning GB to LDR



LC Water & Sewer



AR Rucker Middle School



Subject Property

PROPOSAL: Request to rezone 1.5 acres

PROPERTY LOCATION: 1553 Pageland Highway (TM 0068L-OD-004.00)

CURRENT ZONING DISTRICT: General Business (GB)

PROPOSED ZONING DISTRICT: Low Density Residential (LDR)

APPLICANT: Charles Roberts

COUNCIL DISTRICT: District 3, Billy Mosteller

STATUTORY NOTICES: Published hearing notice The Lancaster News 02/28/2026
Posted signs 03/02/2026
Mailed notices 02/27/2026
Agenda published 03/10/2026 and posted in Lobby

OVERVIEW:

Proposal

The applicant is proposing rezone approximately 1.5 acres at 1553 Pageland Highway (TM 0068L-OD-004.00) from General Business (GB) to Low Density Residential (LDR) District, to resolve non-conforming residential Use.

Site Information

This property is located east of the city of Lancaster on Pageland Highway, across from the location of the new County Detention Center project.

The parcel is currently zoned General Business (GB). The existing use is non-conforming residential. The property was rezoned to General Business along with some adjacent properties fronting Pageland Highway during zoning changes adopted under the new Unified Development Ordinance, despite being the site of an occupied residence. The owner wishes to continue the residential use, and is unable to secure a permit to build a storage shed on the property as that would be considered an expansion of the non-conforming use.

Summary of Adjacent Zoning and Uses

The subject property is surrounded by GB Commercial and non-conforming residential, LDR, and Institutional zoned properties.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	LDR	Residential
South	Lancaster County	GB and INS	Commercial, Non-conforming residential, and Institutional
East	Lancaster County	GB	Non-conforming residential
West	Lancaster County	GB	Non-conforming residential

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently in the **General Business** District. Pursuant to UDO Chapter 2.3, the GB District *“...is generally located on thoroughfares and provides opportunities for the provision of offices, services, and retail goods in proximity to generally auto- dependent, community neighborhoods. The regulations for this district are intended to accommodate the predominately auto- oriented pattern of existing development while encouraging the transition to pedestrian-friendly, mixed-use areas that avoid strip commercial development.”*

Requested LDR

Pursuant to UDO Chapter 2.3, the LDR 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.”*

RELATIONSHIP TO PUBLIC PLANS

The Future Land Use Category of the subject properties is **“Growth Area”**. The newly adopted comprehensive Plan states that **Growth Areas** *“are intended to designate areas where growth should occur based on the availability of supportive infrastructure and land. These areas are intended to support suburban scale residential development along with supportive commercial development at major crossroads and along arterial streets and thoroughfares.”*

The requested LDR District is compatible with the existing and historical use of the property as well as the Future Land Use Category of **“Growth”** and the overall Lancaster 2040 Comprehensive Plan.

Infrastructure Considerations

Transportation

The closest traffic count station to the subject site is approximately 0.47 miles east on Pageland Highway at Mole Hill Road. The Station has at least three years of traffic counts and the average daily trips (ADT) number information has been pulled directly from the SC DOT Traffic Data Public Mode Map. The data shows the traffic counts have not deviated significantly, but have decrease slightly since 2022.

Station Id: 29-0156 Description: US Hwy 521 Hwy 9 ByP E), SC9 Bus to S-36 (Potter Rd)			
	2024	2023	2022
AADT	10,700	11,100	10,900
Combo Unit AADT	499	517	556
Truck %	10%	10%	13%

Access

The subject property has road frontage on Pageland Highway.

Public Utilities

LCWSD water and sewer service is provided.

Public Schools

Elementary: Clinton Elementary School

Middle: AR Rucker Middle School

High: Lancaster High School

Converting the subject property from General Business to Low Density Residential has no bearing on additions to the schools, as the existing use is residential.

Public Safety

Fire District: Camp Creek (Volunteer) Station 4

Fire Station Location: 2386 Camp Creek Rd, Lancaster, SC, approximately 2.3 miles from subject property

Closest EMS Station: EMS Station 1, 2006 Pageland Hwy, Lancaster, SC, approximately 1.05 miles from subject property

PHOTOS OF PROJECT AREA:



Residence at 1553 Pageland Highway



Facing east on Pageland Highway

Aerial View of Subject Property



ALIGNMENT WITH THE COMPREHENSIVE PLAN

The proposed rezoning is compatible with the range of development outlined in the Future Land Use Map in the 2040 Comprehensive Plan.

STAFF RECOMMENDATION:

Staff: Staff recommends **approval** of this rezoning request because it aligns with existing use and the Future Land Use Category goals.

ATTACHMENTS:

1. Location Map/ Zoning Map
2. Rezoning Application
3. Recorded Plat
4. Recorded Deed

STAFF CONTACT:

Jennifer Bryan, Planning Technician
jbryan@lanastercountysc.gov
803-416-9433



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanastersc.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/lanaster/>.

GENERAL INFORMATION

Property Address 1553 PAGELAND HWY
City LANCASTER State SC Zip 29720 Tax Parcel ID 6068L-00-001.00
Current Zoning General Business Current Use Residential
Proposed Zoning LDR Total Acres 1.08
Project Description BUILDING A METAL CARPORT
24 W X 9 H X 25 L ON A
CONCRETE SLAB

Surrounding Property Description Residential + business
this is his home property

CONTACT INFORMATION

Applicant Name CHARLES ROBERTS
Address 1553 PAGELAND HWY
City LANCASTER State SC Zip 29720 Phone [REDACTED]
Email: [REDACTED]
Owner Name: CHARLES ROBERTS
Address: 1553 PAGELAND HWY
City: LANCASTER State: SC Zip: 29720 Phone: [REDACTED]
Email: [REDACTED]

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.

Chad Robel
Applicant

12/10/2025
Date

Chad Robel
Property Owner(s)

12/10/2025
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.

FILED, RECORDED, INDEXED
 06/13/2003 04:35PM
 Rec Fee: 10.00 St Fees: 193.70
 Co Fee: 81.95 Pages: 2
 Register of Deeds
 LANCASTER COUNTY, SC

State of South Carolina
 County of Lancaster



TITLE TO REAL ESTATE

Know All Men by These Presents, That Catherine L. Hinson, Dixie Carol Polk and Troy Mitchell Lisenby

hereinafter referred to as grantor for and in consideration of the sum of **Seventy Four Thousand Five Hundred and no/100ths (\$74,500.00)**-----Dollars

to grantor paid by **Charles R. Roberts**
 1523 Smokey Starnes Rd.
 Lancaster, SC 29720

ASSESSOR'S OFFICE

Received 10-18-03
 Tax Map Code 68L-D-4.00
 Or Portion Of _____

hereinafter referred to as grantee, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee and grantee's heirs, successors and assigns, the following described property, to wit:

All those pieces, parcels or lots of land, lying, being and situate in Gills Creek Township, State and County aforesaid, numbered and designated as Lots 111, 112, and 113 as shown by plat of Glenn Plyler Farm as surveyed by D.S. DuBose, C.E and L.S. March 1, 1946, said plat being recorded in the Clerk of Courts Office for Lancaster County in Plat Book 2 page 147. Reference to said plat being craved for a minute description by courses and distances.

ALSO: All those certain pieces, parcels or lots of land, with buildings and improvements thereon, lying, being and situate in Gills Creek Township, Lancaster County, South Carolina, designated as Lots Numbers 114, 115, 116, 117, 118, and 119 on a plat of subdivision of lands know as the Glenn Plyler Farm, dated March 1, 1946, made by D.S. DuBose, Surveyor, and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina in Plat Book 2 page 147. Reference to said plat is craved for a more minute description.

ALSO: All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Lancaster, located just east of Lancaster, between Kelly Drive and South Carolina Highway 9, in Gills Creek Township, designated as Tract No. 2 on plat made by Jack Smith, RLS, on December 14, 1982, recorded in the Office of the Clerk of Court for Lancaster County, South Carolina as Plat No. 5792. For a more complete description reference to said plat is craved.

ALSO: All that piece, parcel or lot of land, lying, being and situate in Gills Creek Township, Lancaster County, South Carolina being designated as Lot No. 3 on plat of survey made by James B. Baker, RLS, March 18, 1957, and recorded in Plat Book 9 page 30 for which reference is hereby made for a more minute description. Being bounded North by Lots No. 1 and 2, lands of Bessie A. Ashe and Annie A. Gaskin; East by lands now or formerly of Glenn Plyler; South by South Carolina Highway 9; and West by lands now or formerly of Glenn Plyler.

For derivation, see Deed of Distribution, Estate of Thelma R. Lisenby, Roll No. 2003ES2900078, to Catherine L. Hinson, Dixie Carol Polk, and Troy Mitchell Lisenby dated June 13, 2003 and recorded June 13, 2003 in Deed Book 198 Page 155 in the Register of Deeds Office, Lancaster County, South Carolina.

TAM#68L-D-4

The within described property is conveyed subject to existing easements and rights of way, whether of record or not, and to restrictions, if any, appearing in the chain of title which said restrictions, if any, are not intended to be reimposed hereby.

TOGETHER with 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 premises before mentioned unto the said grantee and grantee's Heirs, Successors and Assigns forever.

And grantor does hereby bind grantor's Heirs, Successors, Executors and Administrator to warrant and forever defend all and singular the said premises unto the said grantee and grantee's Heirs, Successors and Assigns, against grantor and whomsoever lawfully claiming or to claim, the same or any part thereof.

WITNESS the Grantor's Hand and Seal this 13 day of June, 2003,

and in the two hundred and twenty-seventh year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the Presence of

194 R. Fox
Witness

Michelle S. Craft
Witness

John R. Martin
Witness

Nanette Price
Witness

Catherine L. Hinson (Seal)
Catherine L. Hinson

Troy Mitchell Lisenby (Seal)
Troy Mitchell Lisenby

Dixie Carol Polk (Seal)
Dixie Carol Polk

STATE OF NORTH CAROLINA, County of Mecklenburg

I, the undersigned notary public, do hereby certify that Dixie Carol Polk, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this the 10th day of June, 2003.

Ronda W. McGold
Notary Public of North Carolina
My Commission Expires: **MY COMMISSION EXPIRES August 19, 2007**

STATE OF SOUTH CAROLINA, County of Lancaster

I, the undersigned notary public, do hereby certify that the above named Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this the 13 day of June, 2003.

Michelle S. Craft (Seal)
Notary Public of South Carolina
My Commission Expires: 1-25-05

RKF

State of South Carolina,
County of Lancaster

Catherine L. Hinson, Dixie Carol Polk and
Troy Mitchell Lisenby
To

Charles R. Roberts

TITLE TO REAL ESTATE

I hereby certify that the within Deed was filed
for record in my office at M. o'clock
on the day of June,
2003, and was immediately entered upon
the proper indexes and duly recorded in Book
of Deeds, page

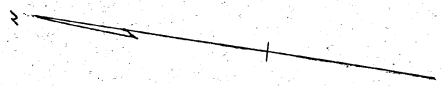
Clerk of Court of Common Pleas and General
Sessions of Register Mesne Conveyance for
the State and County aforesaid.

I hereby certify that the within Deed has been
Page 134 day of June,
A.D. 2003, Recorded in Book 0
Of Deeds, page 201

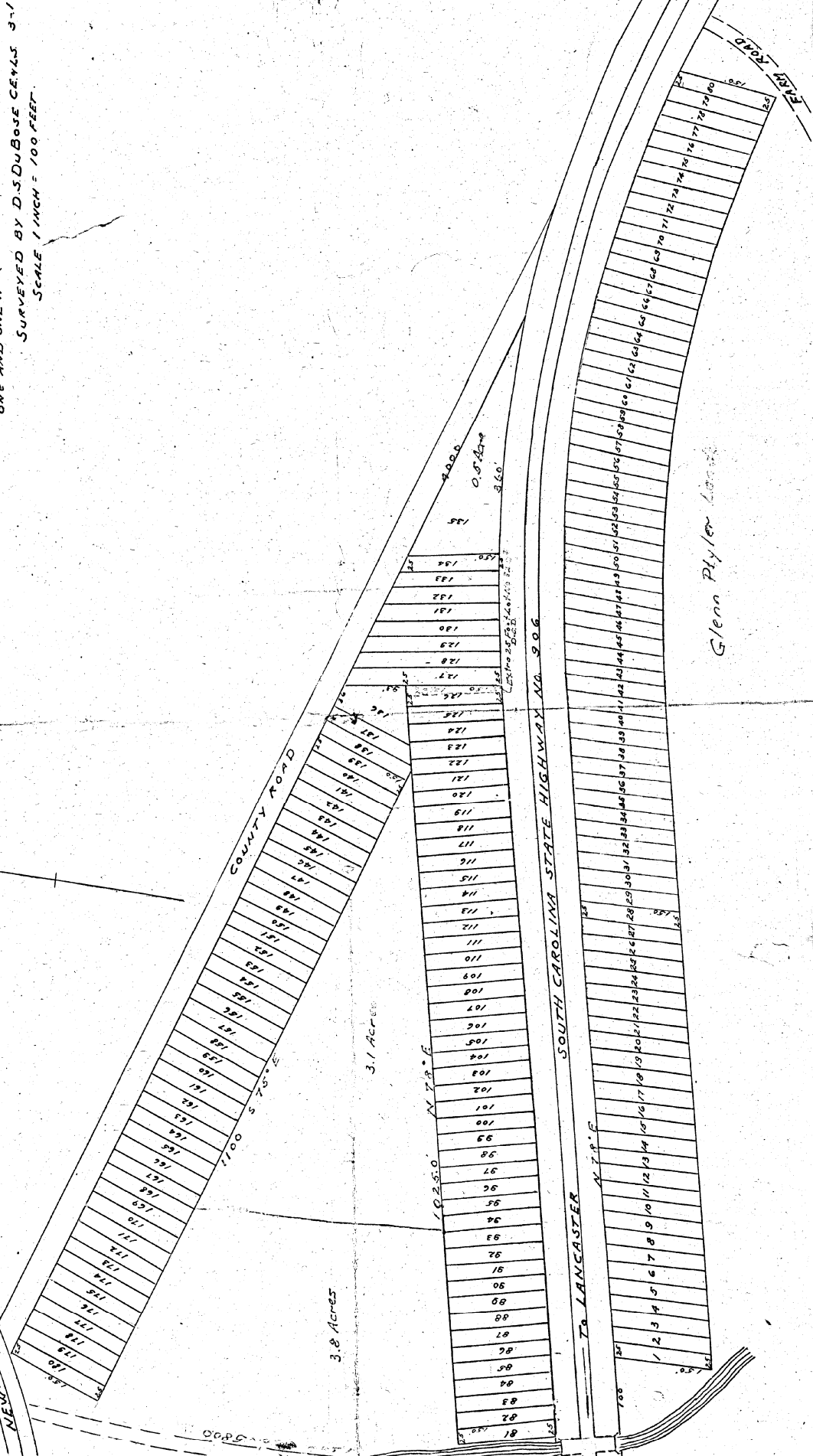
Charles R. Roberts Auditor
of the State and County aforesaid.

PB 2/147

SUB-DIVISION OF GLENN RLYLER FARM
LOCATED ON SOUTH CAROLINA STATE HWY 906,
ONE AND ONE-HALF MILES EAST OF LANCASTER, S.C.
SURVEYED BY D.S. DUBOSE CEVLS 9-1-1946
SCALE 1 INCH = 100 FEET.



NEW CUT HIGHWAY



Filed 2 P. M. March 7, 1946

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

USE TYPES	RURAL					TRANSITIONAL						SPECIAL						NEIGHBORHOOD					REF
A. RESIDENTIAL	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX		
Dwelling - Single Family	P	P	P	-	P	P	P	P	-	-	-	-	-	-	-	-	P	-	P	P	-		
Dwelling - Two Family	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	-	-	-		5.2.1
Dwelling - Three Family, Four Family	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-		5.2.3
Dwelling - Townhome	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	P	P	P	P	P		
Dwelling - Multifamily	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	PR	PR	PR	-		5.2.2
Dwelling - Accessory	PR	PR	PR	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	-	-	-		5.2.3
Halfway Homes	-	-	-	-	-	-	-	-	-	SE	-	SE	-	-	-	-	-	-	-	-	-		5.2.4
Live-Work Units	-	-	-	PR	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	PR		5.2.5
Manufactured Housing	PR	PR	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		5.2.6
Manufactured Home Park	SE	-	-	-	SE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		5.2.6
Residential/Family Care Home (5 or fewer residents)	P	P	P	-	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	P	P		
Residential Care Facilities (6 or more residents)	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR		5.2.8
B. LODGING	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX		
Bed and Breakfast Homes (up to 8 rooms)	PR	PR	PR	PR	-	PR	-	PR	PR	-	-	PR	-	-	-	-	PR	PR	-	PR	PR		5.3.1
Bed and Breakfast Inn (up to 12 rooms)	-	-	-	-	-	-	-	-	PR	-	-	PR	-	-	-	-	-	-	-	PR	PR		5.3.1
Boarding or Rooming House	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-		5.3.2
Campground	SE	SE	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	-	-		5.3.3
Dormitory	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-		
Fraternity/Sorority House	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-		
Hotel/Motel	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P		
C. OFFICE/SERVICE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX		
ATM	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P		
Banks, Credit Unions, Financial Services	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P		
Business Support Services	-	-	-	-	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P		
Crematoria	-	-	-	-	-	-	-	-	-	-	CU	-	-	CU	-	-	-	-	-	-	-		5.4.1
Dry Cleaning and Laundry Services	-	-	-	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	P	P		
Funeral Homes	-	-	-	P	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	P	P		
Home Occupation	PR	PR	PR	-	PR	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	PR	PR	PR		5.4.2
Kennels, Indoor	PR	PR	PR	PR	-	-	-	-	PR	PR	PR	PR	-	PR	-	-	-	-	-	PR	PR		5.4.3
Kennels, Outdoor	PR	PR	CU	PR	-	-	-	-	-	-	CU	CU	-	CU	-	-	-	-	-	-	-		5.4.4
Medical Clinic	-	-	-	PR	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR		5.4.5

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					
C. OFFICE/SERVICES (CONTINUED)	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Personal Services	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Personal Services, Restricted	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	5.4.6
Post Office	-	-	-	P	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	P	P	
Professional Services	-	-	-	P	-	-	-	P	P	P	P	P	-	P	-	-	-	-	-	P	P	
Small Equipment Repair/Rental	-	-	-	P	-	-	-	-	-	P	P	-	-	P	-	-	-	-	-	P	P	
Veterinary Clinic	-	-	-	P	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	P	P	-

D. COMMERCIAL/ENTERTAINMENT	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Alcoholic Beverage Sales Store	-	-	-	P	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	P	-	
Amusements, Indoor	-	-	-	P	-	-	-	-	-	P	P	-	-	P	-	-	-	-	-	P	P	
Amusements, Outdoor	-	-	-	PR	-	-	-	-	-	-	CU	-	-	CU	-	-	-	-	-	-	-	5.5.1
Bar/Tavern/Brew Pub	-	-	-	CU	-	-	-	-	-	CU	PR	-	-	-	-	-	-	-	-	PR	-	5.5.2
Billiard/Pool Hall	-	-	-	CU	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	
Brewery	-	-	-	P	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	P	
Distillery	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	-	-	-	
Food Truck	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	PR	PR	5.5.3
General Commercial	-	-	-	PR	-	-	-	-	PR-	PR	PR	-	-	-	-	-	-	-	-	PR	PR	5.5.4
Night Club	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	
Outside Sales	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.5
Outside Sales, Sidewalk Sales	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.6
Pawnshops	-	-	-	PR	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	-	5.5.7
Racetrack	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	-	-	-	-	-	-	5.5.8
Restaurant	-	-	-	PR	-	-	-	-	CU	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.9
Riding Stables	P	P	P	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	
Sexually Oriented Business/Adult Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.5.10
Shooting Range, Indoor	-	-	-	PR	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	5.5.11
Shooting Range, Outdoor	SE	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	-	-	-	-	-	-	5.5.12
Theater, Indoor Movie or Live Performance	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	
Theater, Outdoor (Amphitheater)	PR	-	-	PR	-	-	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	PR	PR	5.5.13

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL					TRANSITIONAL						SPECIAL						NEIGHBORHOOD					
E. CIVIC	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF	
Cemetery (3 acre minimum)	PR	PR	PR	PR	-	PR	PR	-	PR	PR	PR	PR	-	-	-	-	-	PR	-	-	PR	5.6.1	
Conference/Convention Center	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P		
Cultural or Community Facility	-	-	-	P	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	P	P		
Event Venue/Banquet Hall	P	P	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.6.2	
Places of Assembly	PR	PR	PR	PR	CU	CU	CU	PR	PR	PR	PR	PR	-	PR	-	-	-	CU	-	CU	CU	5.6.3	
Private Recreation Facilities	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.6.4	
Public Recreation Facilities	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	-	-	PR	PR	PR	PR	PR	5.6.5	
Public Safety Station	P	P	P	P	-	-	-	P	P	P	P	P	-	P	P	-	-	-	-	P	P		
Sports Arena/Stadium (4,000 or more seats)	-	-	-	-	-	-	-	-	-	-	CU	CU	-	CU	-	-	-	-	-	-	CU	5.6.6	

F. EDUCATIONAL/INSTITUTIONAL	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Child/Adult Day Care Home (5 or fewer persons)	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	-	-	-	PR	PR	-	PR	PR	5.7.1
Child/Adult Day Care Home (6 or more persons)	-	-	-	-	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.7.2
College/University	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	P	P	
Community Support Facility	-	-	-	PR	-	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	-	5.7.3
Correctional Institution	-	-	-	-	-	-	-	-	-	-	-	CU	-	SE	SE	-	-	-	-	-	-	5.7.4
Day Treatment Center	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	-	-	-	-	-	-	-	5.7.5
Hospital	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-	
Operations, Maint., and Fleet Service Facility	-	-	-	SE	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	-	PR	5.7.6
Schools – Elementary and Secondary	PR	PR	PR	PR	-	PR	CU	CU	CU	CU	CU	PR	-	-	-	-	CU	CU	CU	CU	CU	5.7.7
Schools – Vocational/Technical	-	-	-	P	-	-	-	-	P	P	P	P	-	P	P	-	-	-	-	P	P	
Studio – Art, dance, martial arts, music	P	-	-	P	-	-	-	P	P	P	P	P	-	P	-	-	-	-	-	P	P	

G. AUTOMOTIVE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Drive-Thru/Drive-In Facility	-	-	-	PR	-	-	-	-	CU	PR	PR	-	-	PR	PR	-	-	-	-	PR	PR	5.8.1
Electric Vehicle Charging Stations	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.8.2
Heavy Equipment/Manufactured Home Rental/Sales/Repair	-	-	-	-	-	-	-	-	-	-	SE	-	-	PR	PR	-	-	-	-	-	-	5.8.3
Parking Lot/Structure – Principal Use	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	PR	PR	5.8.4
Vehicle Rental/Leasing/Sales	-	-	-	PR	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	CU	CU	5.8.5
Vehicle Services – Minor Maintenance/Repair	-	-	-	P	-	-	-	-	CU	CU	PR	-	-	PR	PR	-	-	-	-	CU	CU	5.8.6
Vehicle Services – Major Repair/Body Work	-	-	-	PR	-	-	-	-	-	CU	PR	-	-	PR	PR	-	-	-	-	-	-	5.8.7

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					REF
H. INDUSTRY/WHOLESALE/STORAGE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	
Artist Studio/Light Manufacturing Workshops	-	-	-	P	-	-	-	-	-	P	P	-	-	P	P	-	-	-	-	P	P	
Industry, Light	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Industry, Heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	
Industry, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	5.9.1
Junkyard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.9.2
Landfill – Class One	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.9.16
Landfill – Class Two	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	-	-	-	-	-	-	5.9.3
Landfill – Class Three	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.9.4
Mining - Major In-Depth Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	P	-	-	-	-	-	5.9.5/6
Mining - Minor Surface Resource Extraction	PR	PR	PR	PR	-	-	-	-	-	PR	PR	PR	-	PR	PR	P	-	-	PR	PR	PR	5.9.6/7
Private Recycling Collection Stations	-	-	-	-	-	-	-	-	-	-	-	PR	-	PR	PR	-	-	-	-	-	-	5.9.8
Public Recycling and Waste Collection Facilities	-	-	-	PR	-	-	-	-	-	-	-	PR	-	PR	PR	-	-	-	-	-	-	5.9.9
Research and Development Facilities	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	-	-	-	-	-	P	
Storage – Outdoor Storage Yard	-	-	-	-	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	5.9.10
Storage – Self Service (Mini)	-	-	-	-	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	5.9.11
Storage – Warehouse Indoor	-	-	-	-	-	-	-	-	-	CU	PR	-	-	PR	PR	-	-	-	-	-	PR	5.9.12
Storage – Warehouse Indoor, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	5.9.13
Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	-	PR	-	-	P	P	-	-	-	-	-	P	5.9.14
Wholesaling and Distribution, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	5.9.15

I. AGRICULTURE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Agriculture and Crop Production/Harvesting	P	P	P	P	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	
Agricultural Support Services/Nurseries	P	P	P	P	-	-	-	-	P	P	P	-	-	P	P	-	-	-	-	-	P	
Agritourism	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Animal Production/General Farms	PR	PR	PR	PR	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.1
Animal Production Facilities, Non-Swine	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.2
Animal Production Facilities, Swine	SE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.3
Apiculture (Bee Keeping)	P	P	P	P	-	P	-	-	P	-	-	P	P	-	-	-	-	-	-	-	P	
Backyard Pens/Coops	P	P	P	P	-	P	PR	PR	-	-	-	PR	-	-	-	-	-	-	-	-	PR	5.10.4

Lancaster County Unified Development Ordinance – Use Table

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					
I. AGRICULTURE (CONTINUED)	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Commercial Stables	P	P	P	P	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	
Ecotourism	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Farmer's Markets and Roadside Stands	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	
Forestry	P	P	P	P	-	P	-	-	-	P	P	P	P	P	P	P	-	-	-	-	-	
Gardens (Community and Private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	P	
Wineries	PR	PR	PR	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

J. INFRASTRUCTURE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Airstrip/Airport	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	PR	-	-	-	-	-	-	5.11.1
Geothermal Energy Systems	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.11.2
Solar Energy Systems	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.11.3
Solar Farms	CU	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.11.4
Utilities – Class 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities – Class 2	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities – Class 3	P	P	-	-	-	-	-	-	-	-	-	PR	-	P	P	-	-	-	-	-	-	5.11.6
Wireless Communication Facility (Concealed)	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	PR	5.11.5
Wireless Communication Facility (Up to 60.00')	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	PR	5.11.5
Wireless Communication Facility (60.01' to 199.99')	SE	SE	SE	SE	SE	SE	SE	PR	PR	PR	PR	PR	-	PR	PR	PR	SE	SE	SE	SE	SE	5.11.5
Wireless Communication Facility (200' and Over)	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	SE	-	-	-	-	-	5.11.5

K. OTHER	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Temporary Uses	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.12

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

(Ord. No. 2017-1468, 9.25.17; Ord. No. 2018-1492, 2.12.18; Ord. No. 2018-1494, 3.12.18; Ord. No. 2018-1519, 7.16.18; Ord. No. 2019-1607, 10.14.19; Ord. No. 2019-1620, 12.9.19; Ord. No. 2019-1634, 1.27.20; Ord. No. 2020-1645, 2.24.20; Ord. No. 2020-1698, 12.14.20; Ord. No. 2021-1708, 04.12.21)

USE COMPARISON KEY:

LDR Uses	
GB Uses	
Both LDR & GB	

--	--

Agenda Item Summary

Ordinance # / Resolution # : N/A
Contact Person / Sponsor:
Department: Planning
Date Requested to Be on Agenda: 3/17/2026

Information to Show on Agenda Below Title:
Referral to County Council for hearing and final decision

Proposal:

Property Details:

Statutory Notices:

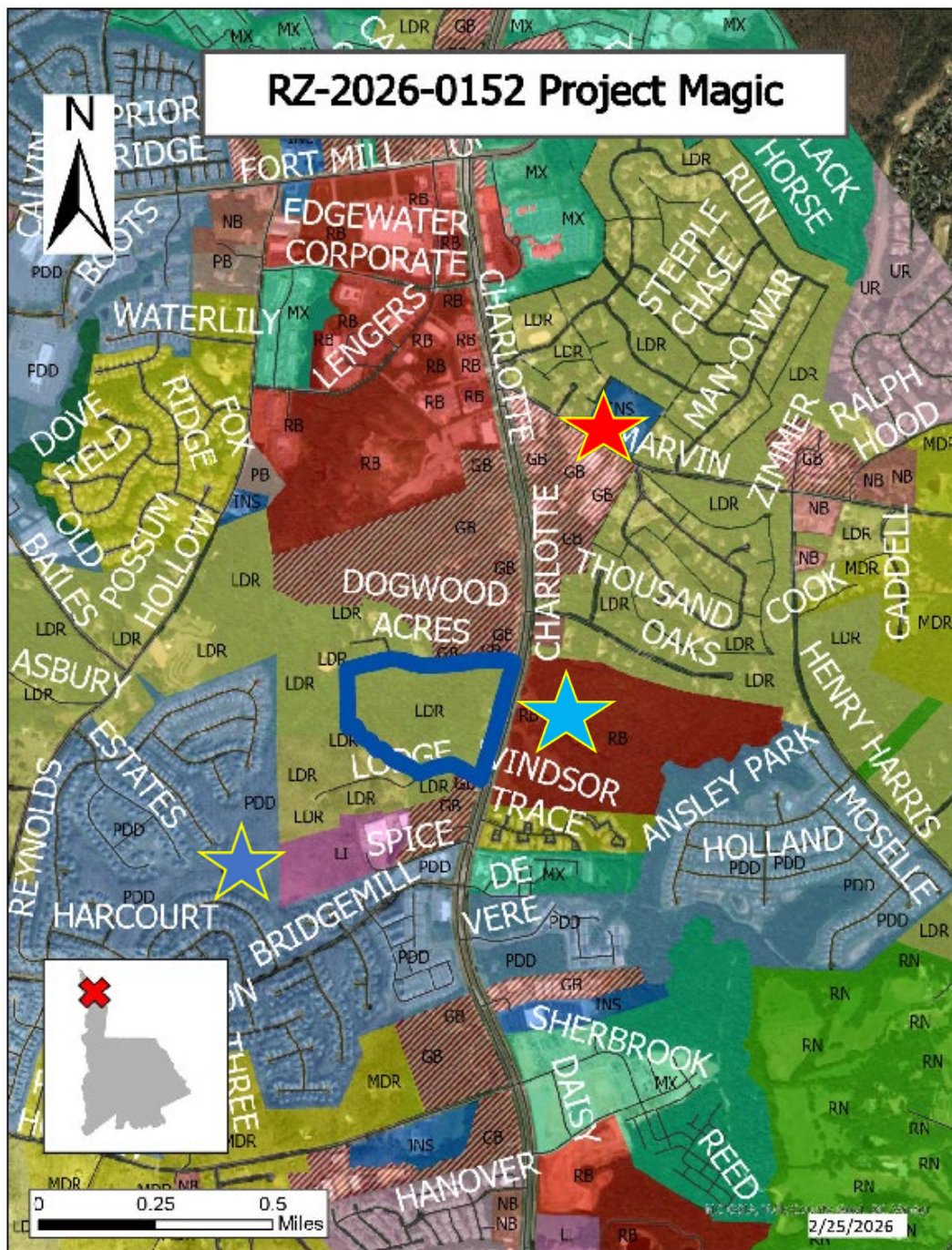
Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

Recommendation:

Attachments:

1. RZ Project Magic map frame
2. Staff Report PC Final
3. Project Magic 521_ Rezoning Application_Redacted
4. UDO Provisions & Procedures
5. Use Chart
6. Economic Development Email
7. Deed 1243_182 JRA Investments
8. Plat 19-97 Projec Magic



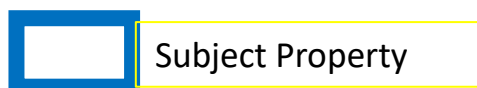
Proposal:
Rezoning LDR to RB



MUSC Proposed Site



Pleasant Valley Baptist Church



Subject Property



Bridgemill Development

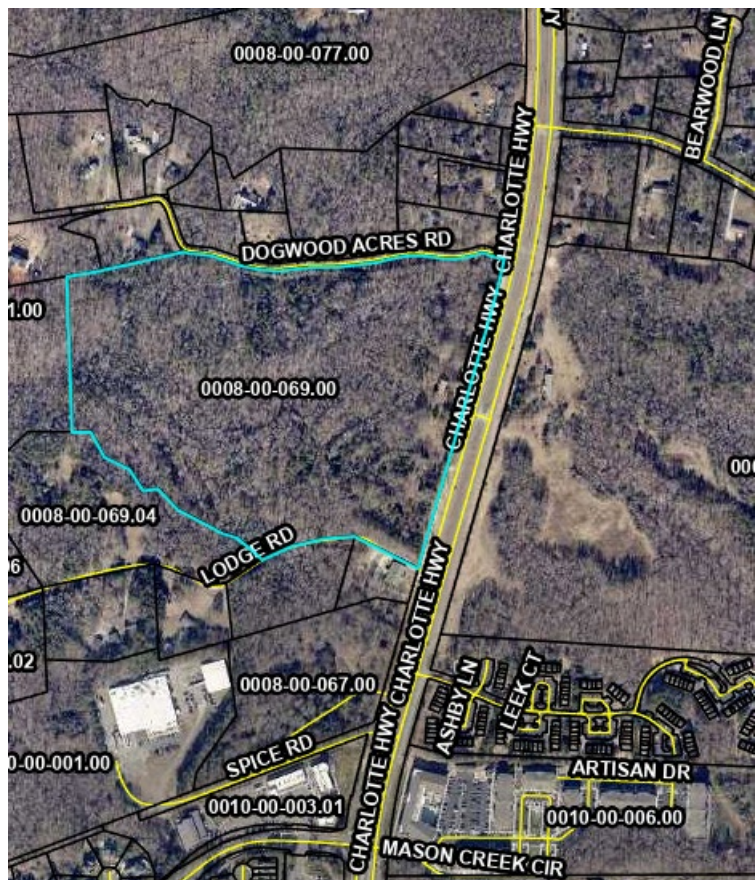
Proposal:	Request to rezone one parcel totaling approximately 43.61 acres. The purpose of this request is to allow the construction of a commercial.
Property Location:	9257 Charlotte Hwy. (TM# 0008-00-069.00)
Current Zoning District:	Low Density Residential (LDR)
Proposed Zoning District:	Regional Business (RB)
Applicants:	DPR Design on behalf of JRA Investments LLC
Council District:	District 4, Jose Luis
Statutory Notices:	Hearing notice published in The Lancaster News 02/28/26 Signs posted 02/20/26 Mailed notices 02/26/26 Posted agenda in lobby 03/10/26

Overview

The applicant is requesting the rezoning of one parcel totaling 43.61 acres from **Low Density Residential (LDR)** to **Regional Business (RB)**. The purpose of this rezoning is to allow development of an anchor corporate office/warehouse type facility with supporting commercial development on the road frontage. The transitional Low Density Residential district does not allow any type of commercial development, while the transitional district of Regional Business allows diverse development across all use types except for residential, agricultural and lodging.

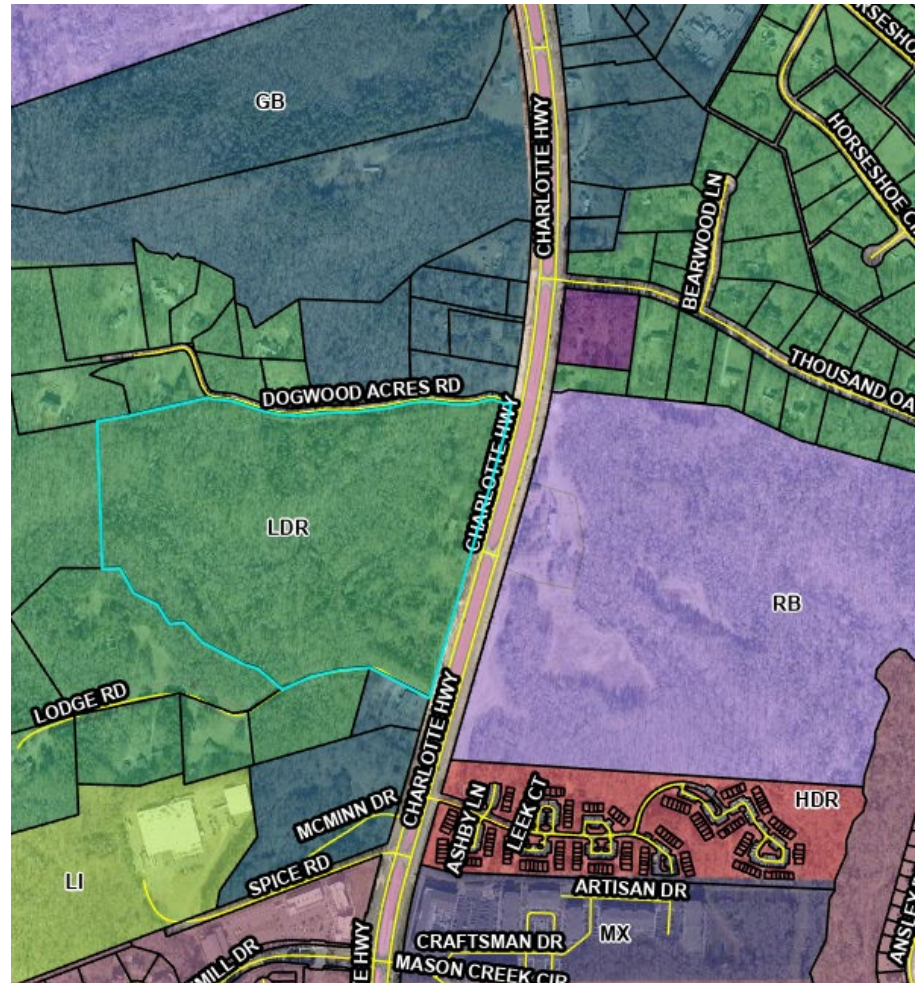
Site Information

The subject property is located on Charlotte Highway. It is undeveloped and mostly wooded. Adjacent areas include the Ansley Park and Bridgemill PDDs, the Windsor Trace development, and a short distance north being the commercial development including KFC, Quik Trip, Aldi, Dollar Tree and others.



Analysis & Findings

The figure to the right shows the surrounding zoning districts from the subject parcels. Transitional districts include Low Density Residential (**LDR**), General Business (**GB**), Regional Business (**RB**), Neighborhood Business (**NB**), Special districts include, Light Industrial (**LI**), Neighborhood districts include High Density Residential (**HDR**), and Mixed Use (**MX**) and two Planned Development Districts (**PDD**) where the zoning code was created by the developer. The HDR community is identified as Windsor Trace, and PDDs are Bridgemill and Ansley Park communities.



The chart below shows the surrounding zoning districts and uses which align with the area.

	Jurisdiction	Zoning District	Use
North	Lancaster County	GB / LDR / RB / NB	Undeveloped / Residential / Commercial
South	Lancaster County	GB / PDD / LI / MX / LDR	Multi-Family / Bridgemill / Commercial
East	Lancaster County	RB / HDR / PDD	MUSC / Ansley Park / Windsor Trace
West	Lancaster County	LDR / PDD	Undeveloped / Bridgemill

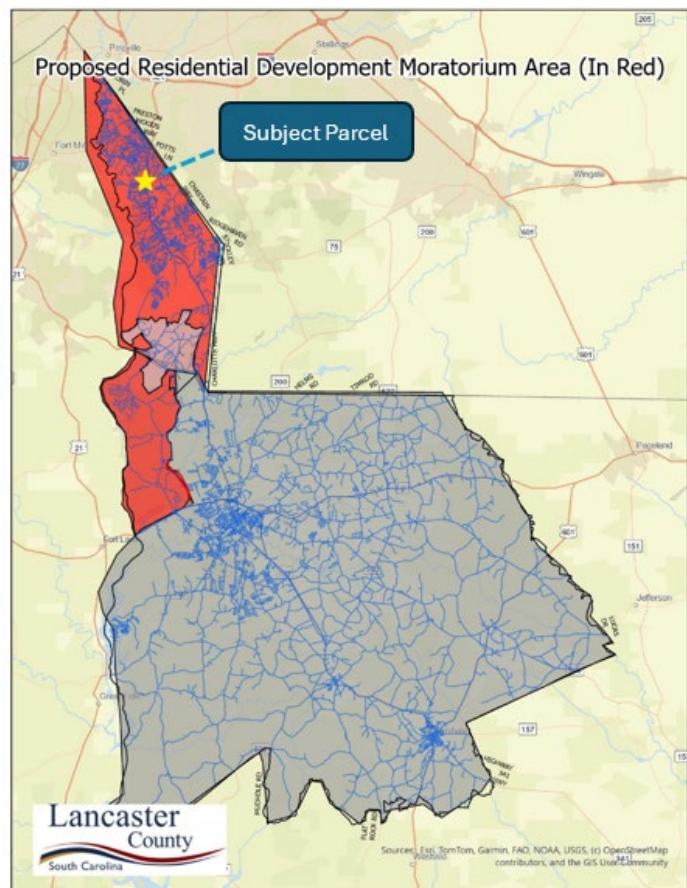
Current Uses / Proposed Uses

The subject parcel is currently zoned Low Density Residential (**LDR**) with this request being to re-zone to Regional Business (**RB**). LDR and RB are both considered “Transitional Districts” under the current UDO. While not specifically defined within the Lancaster County UDO, a transitional district is professionally understood and applied as an intermediary zoning classification between differing land uses. Although distinct in character, both districts function within this transitional framework. Regional business is defined as being, “generally located on the major thoroughfares in the community and provides opportunities for the provision of offices, services, and retail goods to meet the surrounding region. The regulations for this district are intended to accommodate the predominately auto-oriented pattern of existing development until such time that transportation network is retrofitted to accommodate more urban development patterns” (p. 19, 2022 UDO). Attached to this staff report is the Use Chart that details permitted, permitted with review, conditional uses, and special exception uses within the Regional Business district.

Moratorium

Ordinance 2025-1992, accepted and enacted on October 13, 2025, imposed a nine-month moratorium for all zoning approvals, residential development, construction permits, site plan approvals, and other official county action that would authorize or permit development or construction of new single-family residential subdivisions or multi-family residential. The subject parcel does lie in the moratorium zone, however, due to its commercial nature this request has been reviewed and deemed permissible to be heard by Planning Commission via the Development Services Director of Lancaster County.

Upon successful re-zoning, development will still follow standard commercial building process and minor or major subdivision process should the applicant pursue it.



Pictures of Subject Parcel



Facing Site on Charlotte Hwy.

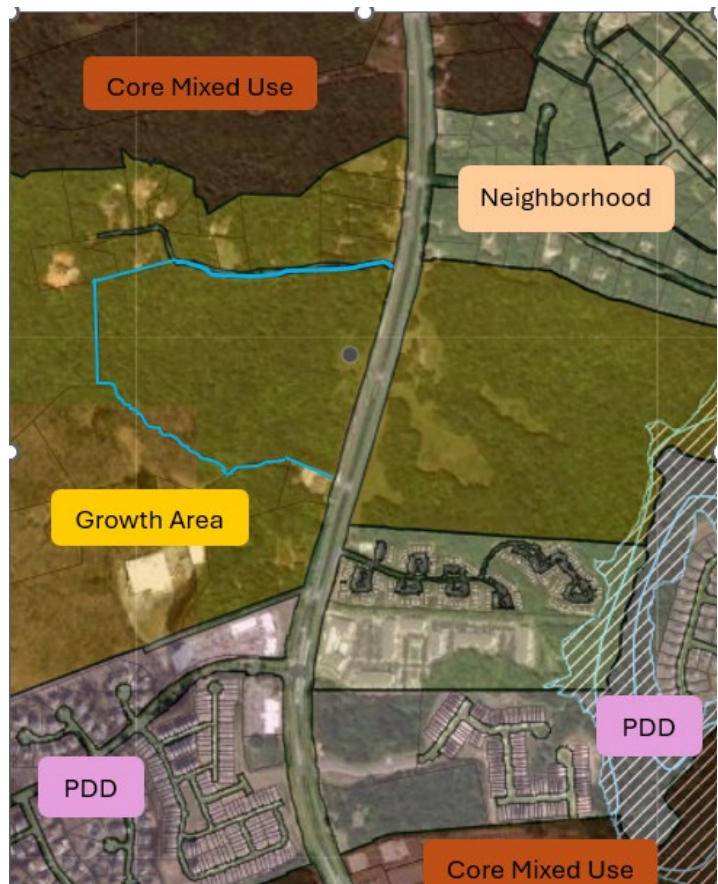


Facing North on Charlotte Hwy.

Alignment with Comprehensive Plan

The subject parcel lies in the “**Growth Area**” Future Land Use Designation in the 2040 Comprehensive Plan. This designation is “intended to designate areas where growth should occur based on the availability of supportive infrastructure and land. These areas are intended to support suburban scale residential development along with supportive commercial development at major crossroads and along arterial streets and thoroughfares. Supportive infrastructure required to provide development includes adequate roadways, water and sewer availability, school capacity, emergency services, and similar services. (p. 34, 2040 Comprehensive Plan).”

This request aligns within the Future Land Use Designation within the 2040 Comprehensive Plan.



Panhandle goal, PA 1.1, was implemented to drive development to decided “growth areas”. This request aligns with this goal as this land is designated growth area.

PA 1.1						
Direct new development into growth areas identified on the Future Land Use Map.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

Planning Commission Workshop Meeting 03/05/2026

Commissioners Liu and Tinklenberg requested more information via concept/sketch plans or communication from the applicant as they are residents in the area and are less inclined to look on this request favorably due to lack of plans/information being provided.

- Amy Carnes (Economic Development) provided some information via email that is attached to this report.

Planning Commission Meeting 03/17/2026

Additional UDO Provisions / Application Requirements

Chapter 9.2.15 (p. 326, 2022 UDO) details application procedures that are required to request a Zoning Map Amendment. Those are attached to this report for review and to confirm all pre-application and pre-hearing requirements have been met.

Staff Recommendation

Staff recommends *approval* of this rezoning request.

Attachments:

1. Rezoning Application
2. Location Map / Zoning Map
3. Deeds
4. Plat of Record
5. UDO Application Provisions/Procedures
6. Use Chart
7. Attached email chain from Economic Development

Staff Contact:

Kirsten Willis, Planner

kwillis@lancastercountysc.gov | 803-285-6005



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanastersc.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/lanaster>.

GENERAL INFORMATION

Property Address 9257 Charlotte Hwy
City Indian Land State SC Zip 29707 Tax Parcel ID 0008-00-069.00
Current Zoning LDR Current Use Vacant
Proposed Zoning Regional Business (RB) Total Acres 43.61
Project Description Proposed rezoning for 43.61 acres from LDR to RB. The property is located
along Charlotte Hwy (521) and between Dogwood Acres Rd and Lodge Road.

Surrounding Property Description The north side of Dogwood Acres is being redeveloped into
a mixed use development and zoned GB. Directly across from this property is a medical development
by MUSC Health zoned RB. The south property borders Lodge Road with a lodge and single
family homes, zoned GB and LDR. The west side is a stream and a large amount of topography change.

CONTACT INFORMATION

Applicant Name DPR Design
Address 919 Berryhill Road Ste 101
City Charlotte State NC Zip 28208 Phone [REDACTED]
Email: [REDACTED]
Owner Name: JRA Investments, LLC
Address: 852 Gold Hill Rd, Unit 201
City: Fort Mill State: SC Zip: 29708 Phone: [REDACTED]
Email: [REDACTED]

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.

Applicant

2026.01.28

Date

Property Owner(s)

01/27/2026

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.

JRA Investments, LLC
852 Gold Hill Rd., Unit #201
Fort Mill, SC 29708

01-27-2026

Lancaster County Planning Dept.

101 N Main St.

Lancaster, SC 29721

re: Parcel #0008-00-069.0, 9257 Charlotte Highway, Indian Land SC 29707

To Whom it May Concern

Please accept this correspondence as an acknowledgement that JRA Investments, LLC authorizes DPR Design, of 919 Berryhill Rd, Charlotte, NC 28208 to act as our agent for the rezoning process of Parcel #0008-00-069.0, 9257 Charlotte Highway Indian Land SC 29707.

Sincerely



Jasmine Nassri Karasek

Partner

JRA Investments, LLC

State of South Carolina

Acknowledgement

County of York

I, the undersigned Notary Public, do hereby certify that the foregoing instrument was acknowledged before me this 27th day of January and the document was executed by the above named

Jasmine Nassri Karasek of his/her own free will.

Witness my hand and seal this 27th day of January ~~2025~~ 2026 26.



Notary Public

ROSELLE A. GRONSKE
Notary Public, State of South Carolina
My Commission Expires 1/6/2033

9.2.15 Text Amendments & Rezonings

A. Application Procedures

1. Process Type: Legislative.

2. Applicants: Map or text amendments may be submitted by any of the following:

- The County Council.
- The Planning Commission.
- The Board of Zoning Appeals.
- *The Planning Department*

Application submitted to Planning Dept. January 28th, 2026

- Any owner of property within the land use jurisdiction of the County.

3. Pre-Application Procedure: Before filing a petition of an amendment, an applicant (if an owner requesting a map amendment) shall meet with the Administrator to discuss the proposed amendment or request and to become more familiar with the applicable requirements and approval procedures of the County. *Pre-Submittal Meeting held January 13th @ 11:00am with Planning Department.*

4. Content of Application: A petition for an amendment to the County's official land development map or text shall be filed on a form provided by the Administrator. Such a petition shall contain all the information required on the form and must be determined to be complete by the Administrator prior to advancing it through the review process. *Application submitted to Planning Dept. December 28, 2026, and is attached.*

5. Determination of Completeness: Staff shall review an application for amendment to determine if it is complete. If an application is complete, the Administrator shall schedule the matter for consideration at a meeting of the Planning Commission. The Administrator shall prepare a staff report and recommendation on the matter. *Pre-submittal was held on January 13th, fee was paid January 30th and scheduled for the next available Planning Commission meeting, per application deadline, being March 17th, 2026.*

B. REVIEW BY PLANNING COMMISSION

1. Public Notification (Prior to Planning Commission): Levels 1 and 2 are required for all amendments to the UDO. Level 3 is required for all amendments to the UDO that involve a specific parcel of land. Such actions include, but are not limited to, map amendments (rezonings), amendments to zoning district boundaries, and the application of new overlay zones. *Statutory notice dates are listed via staff report.*

2. Neighborhood Meeting: Optional. *No neighborhood meeting was held.*

3. Consideration by Planning Commission: The Planning Commission shall conduct a public hearing and receive public input on the proposed amendment and shall provide a written recommendation to the County Council regarding whether to approve or deny each proposed amendment within 35 days of its first consideration on the matter. The recommendation shall address consistency with the Comprehensive Plan and other matters deemed appropriate by the Commission. A recommendation for denial of the petition shall not preclude consideration or approval of the proposed amendment by the County Council. *Application review including Planning Commission's recommendation will be scheduled for County Council at first available meeting, likely April 13th, 2026.*

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

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					REF
A. RESIDENTIAL	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Dwelling - Single Family	P	P	P	-	P	P	P	P	-	-	-	-	-	-	-	-	P	-	P	P	-	
Dwelling - Two Family	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	-	-	-	5.2.1
Dwelling - Three Family, Four Family	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.3
Dwelling - Townhome	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	P	P	P	P	P	
Dwelling - Multifamily	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	PR	PR	PR	-	5.2.2
Dwelling - Accessory	PR	PR	PR	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	-	-	-	5.2.3
Halfway Homes	-	-	-	-	-	-	-	-	-	SE	-	SE	-	-	-	-	-	-	-	-	-	5.2.4
Live-Work Units	-	-	-	PR	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	PR	5.2.5
Manufactured Housing	PR	PR	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.6
Manufactured Home Park	SE	-	-	-	SE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2.6
Residential/Family Care Home (5 or fewer residents)	P	P	P	-	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	P	P	
Residential Care Facilities (6 or more residents)	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.2.8
B. LODGING	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Bed and Breakfast Homes (up to 8 rooms)	PR	PR	PR	PR	-	PR	-	PR	PR	-	-	PR	-	-	-	-	PR	PR	-	PR	PR	5.3.1
Bed and Breakfast Inn (up to 12 rooms)	-	-	-	-	-	-	-	-	PR	-	-	PR	-	-	-	-	-	-	-	PR	PR	5.3.1
Boarding or Rooming House	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	5.3.2
Campground	SE	SE	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	-	-	5.3.3
Dormitory	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
Fraternity/Sorority House	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
Hotel/Motel	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P	
C. OFFICE/SERVICE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
ATM	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Banks, Credit Unions, Financial Services	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Business Support Services	-	-	-	-	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	P	P	
Crematoria	-	-	-	-	-	-	-	-	-	-	CU	-	-	CU	-	-	-	-	-	-	-	5.4.1
Dry Cleaning and Laundry Services	-	-	-	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	P	P	
Funeral Homes	-	-	-	P	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	P	P	
Home Occupation	PR	PR	PR	-	PR	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	PR	PR	PR	5.4.2
Kennels, Indoor	PR	PR	PR	PR	-	-	-	-	PR	PR	PR	PR	-	PR	-	-	-	-	-	PR	PR	5.4.3
Kennels, Outdoor	PR	PR	CU	PR	-	-	-	-	-	-	CU	CU	-	CU	-	-	-	-	-	-	-	5.4.4
Medical Clinic	-	-	-	PR	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	5.4.5

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL					TRANSITIONAL						SPECIAL						NEIGHBORHOOD					
C. OFFICE/SERVICES (CONTINUED)	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M		UR	HDR	RMX	MX	IMX	REF
Personal Services	-	-	-	P	-	-	-	-	P	P	P	P	-	P	-	-	-	-	-	-	P	P	
Personal Services, Restricted	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	5.4.6
Post Office	-	-	-	P	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	-	P	P	
Professional Services	-	-	-	P	-	-	-	P	P	P	P	P	-	P	-	-	-	-	-	-	P	P	
Small Equipment Repair/Rental	-	-	-	P	-	-	-	-	-	P	P	-	-	P	-	-	-	-	-	-	P	P	
Veterinary Clinic	-	-	-	P	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	-	P	P	-
D. COMMERCIAL/ENTERTAINMENT	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M		UR	HDR	RMX	MX	IMX	REF
Alcoholic Beverage Sales Store	-	-	-	P	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	P	-	
Amusements, Indoor	-	-	-	P	-	-	-	-	-	P	P	-	-	P	-	-	-	-	-	-	P	P	
Amusements, Outdoor	-	-	-	PR	-	-	-	-	-	-	CU	-	-	CU	-	-	-	-	-	-	-	-	5.5.1
Bar/Tavern/Brew Pub	-	-	-	CU	-	-	-	-	-	CU	PR	-	-	-	-	-	-	-	-	-	PR	-	5.5.2
Billiard/Pool Hall	-	-	-	CU	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	
Brewery	-	-	-	P	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	P	
Distillery	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	-	-	-	-	
Food Truck	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	-	PR	PR	5.5.3
General Commercial	-	-	-	PR	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	-	PR	PR	5.5.4
Night Club	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	-	-	-	-	-	
Outside Sales	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	5.5.5
Outside Sales, Sidewalk Sales	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	5.5.6
Pawnshops	-	-	-	PR	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	-	-	-	5.5.7
Racetrack	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	-	-	-	-	-	-	-	5.5.8
Restaurant	-	-	-	PR	-	-	-	-	CU	PR	PR	PR	-	-	-	-	-	-	-	-	PR	PR	5.5.9
Riding Stables	P	P	P	P	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
Sexually Oriented Business/Adult Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	-	5.5.10
Shooting Range, Indoor	-	-	-	PR	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	-	5.5.11
Shooting Range, Outdoor	SE	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	-	-	-	-	-	-	-	5.5.12
Theater, Indoor Movie or Live Performance	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	P	P	
Theater, Outdoor (Amphitheater)	PR	-	-	PR	-	-	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.5.13

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL					TRANSITIONAL							SPECIAL					NEIGHBORHOOD					
E. CIVIC	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF	
Cemetery	PR	PR	PR	PR	-	PR	PR	-	PR	PR	PR	PR	-	-	-	-	-	PR	-	-	PR	5.6.1	
Conference/Convention Center	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	P		
Cultural or Community Facility	-	-	-	P	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	P	P		
Event Venue/Banquet Hall	P	P	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.6.2	
Places of Assembly	PR	PR	PR	PR	CU	CU	CU	PR	PR	PR	PR	PR	-	PR	-	-	-	CU	-	CU	CU	5.6.3	
Private Recreation Facilities	-	-	-	PR	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.6.4	
Public Recreation Facilities	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	-	-	PR	PR	PR	PR	PR	5.6.5	
Public Safety Station	P	P	P	P	-	-	-	P	P	P	P	P	-	P	P	-	-	-	-	P	P		
Sports Arena/Stadium (4,000 or more seats)	-	-	-	-	-	-	-	-	-	-	CU	CU	-	CU	-	-		-	-	-	CU	5.6.6	
F. EDUCATIONAL/INSTITUTIONAL	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF	
Child/Adult Day Care Home (5 or fewer persons)	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	-	-	-	PR	PR	-	PR	PR	5.7.1	
Child/Adult Day Care Home (6 or more persons)	-	-	-	-	-	-	-	-	PR	PR	PR	PR	-	-	-	-	-	-	-	PR	PR	5.7.2	
College/University	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	P	P		
Community Support Facility	-	-	-	PR	-	-	-	-	-	PR	PR	PR	-	-	-	-	-	-	-	-	-	5.7.3	
Correctional Institution	-	-	-	-	-	-	-	-	-	-	-	CU	-	SE	SE	-	-	-	-	-	-	5.7.4	
Day Treatment Center	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	-	-	-	-	-	-	-	5.7.5	
Hospital	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-		
Operations, Maint., and Fleet Service Facility	-	-	-	SE	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	-	PR	5.7.6	
Schools – Elementary and Secondary	PR	PR	PR	PR	-	PR	CU	CU	CU	CU	CU	CU	-	-	-	-	CU	CU	CU	CU	CU	5.7.7	
Schools – Vocational/Technical	-	-	-	P	-	-	-	-	P	P	P	P	-	P	P	-	-	-	-	P	P		
Studio – Art, dance, martial arts, music	P	-	-	P	-	-	-	P	P	P	P	P	-	P	-	-	-	-	-	P	P		
G. AUTOMOTIVE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF	
Drive-Thru/Drive-In Facility	-	-	-	PR	-	-	-	-	CU	PR	PR	-	-	PR	PR	-	-	-	-	PR	PR	5.8.1	
Electric Vehicle Charging Stations	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.8.2	
Heavy Equipment/Manufactured Home Rental/Sales/Repair	-	-	-	-	-	-	-	-	-	-	SE	-	-	PR	PR	-	-	-	-	-	-	5.8.3	
Parking Lot/Structure – Principal Use	-	-	-	-	-	-	-	-	-	PR	PR	PR	-	PR	PR	-	-	-	-	PR	PR	5.8.4	
Vehicle Rental/Leasing/Sales	-	-	-	PR	-	-	-	-	-	PR	PR	-	-	-	-	-	-	-	-	CU	CU	5.8.5	
Vehicle Services – Minor Maintenance/Repair	-	-	-	P	-	-	-	-	CU	CU	PR	-	-	PR	PR	-	-	-	-	CU	CU	5.8.6	
Vehicle Services – Major Repair/Body Work	-	-	-	PR	-	-	-	-	-	CU	PR	-	-	PR	PR	-	-	-	-	-	-	5.8.7	

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					REF
H. INDUSTRY/WHOLESALE/STORAGE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Artist Studio/Light Manufacturing Workshops	-	-	-	P	-	-	-	-	-	P	P	-	-	P	P	-	-	-	-	P	P	
Industry, Light	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Industry, Heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	
Industry, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	-	-	-	-	5.9.1
Junkyard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.9.2
Landfill – Class One	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.9.16
Landfill – Class Two	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	-	-	-	-	-	-	5.9.3
Landfill – Class Three	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	-	-	-	-	-	-	5.9.4
Mining - Major In-Depth Resource Extraction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	P	-	-	-	-	-	5.9.5/6
Mining - Minor Surface Resource Extraction	PR	PR	PR	PR	-	-	-	-	-	PR	PR	PR	-	PR	PR	P	-	-	PR	PR	PR	5.9.6/7
Private Recycling Collection Stations	-	-	-	-	-	-	-	-	-	-	-	PR	-	PR	PR	-	-	-	-	-	-	5.9.8
Public Recycling and Waste Collection Facilities	-	-	-	PR	-	-	-	-	-	-	-	PR	-	PR	PR	-	-	-	-	-	-	5.9.9
Research and Development Facilities	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	-	-	-	-	-	P	
Storage – Outdoor Storage Yard	-	-	-	-	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	5.9.10
Storage – Self Service (Mini)	-	-	-	-	-	-	-	-	-	PR	PR	-	-	PR	PR	-	-	-	-	-	-	5.9.11
Storage – Warehouse Indoor	-	-	-	-	-	-	-	-	-	CU	PR	-	-	PR	PR	-	-	-	-	-	PR	5.9.12
Storage – Warehouse Indoor, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	5.9.13
Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	-	PR	-	-	P	P	-	-	-	-	-	P	5.9.14
Wholesaling and Distribution, Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	PR	PR	-	-	-	-	-	-	5.9.15

I. AGRICULTURE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Agriculture and Crop Production/Harvesting	P	P	P	P	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	
Agricultural Support Services/Nurseries	P	P	P	P	-	-	-	-	P	P	P	-	-	P	P	-	-	-	-	-	P	
Agritourism	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Animal Production/General Farms	PR	PR	PR	PR	-	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.1
Animal Production Facilities, Non-Swine	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.2
Animal Production Facilities, Swine	SE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.10.3
Apiculture (Bee Keeping)	P	P	P	P	-	P	-	-	P	-	-	P	P	-	-	-	-	-	-	-	P	
Backyard Pens/Coops	P	P	P	P	-	P	PR	PR	-	-	-	PR	-	-	-	-	-	-	-	-	PR	5.10.4

P – Permitted by Right

PR – Permitted with Review

CU – Conditional Use Required

SE – Special Exception Required

Lancaster County Unified Development Ordinance – Use Table

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					
I. AGRICULTURE (CONTINUED)	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Commercial Stables	P	P	P	P	-	-	-	-	P	P	P	-	-		-	-	-	-	-	-	-	
Ecotourism	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Farmer's Markets and Roadside Stands	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	
Forestry	P	P	P	P	-	P	-	-	-	P	P	P	P	P	P	P	-	-	-	-	-	
Gardens (Community and Private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	P	
Wineries	PR	PR	PR	PR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
J. INFRASTRUCTURE	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Airstrip/Airport	-	-	-	-	-	-	-	-	-	-	-	PR	-	-	PR	-	-	-	-	-	-	5.11.1
Geothermal Energy Systems	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.11.2
Solar Energy Systems	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.11.3
Solar Farms	CU	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.11.4
Utilities – Class 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities – Class 2	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities – Class 3	P	P	-	-	-	-	-	-		-	-	PR	-	P	P	-	-	-	-	-	-	5.11.6
Wireless Communication Facility (Concealed)	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	PR	5.11.5
Wireless Communication Facility (Up to 60.00')	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	-	PR	PR	PR	PR	PR	PR	PR	PR	5.11.5
Wireless Communication Facility (60.01' to 199.99')	SE	SE	SE	SE	SE	SE	SE	PR	PR	PR	PR	PR	-	PR	PR	PR	SE	SE	SE	SE	SE	5.11.5
Wireless Communication Facility (200' and Over)	-	-	-	-	-	-	-	-	-	-	-	-	-	SE	SE	SE	-	-	-	-	-	5.11.5
K. OTHER	AR	RR	RN	RUB	MH	LDR	MDR	PB	NB	GB	RB	INS	OSP	LI	HI	M	UR	HDR	RMX	MX	IMX	REF
Temporary Uses	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	5.12

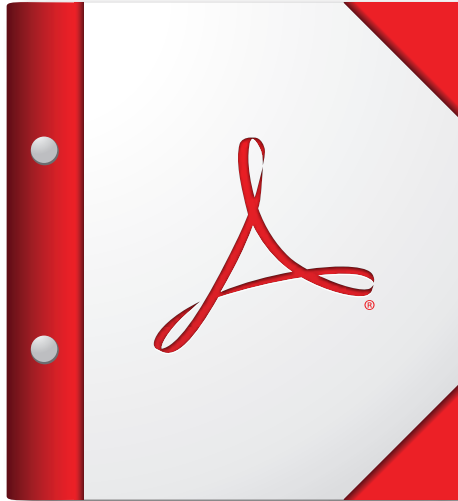
P – Permitted by Right

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SE – Special Exception Required

(Ord. No. 2017-1468, 9.25.17; Ord. No. 2018-1492, 2.12.18; Ord. No. 2018-1494, 3.12.18; Ord. No. 2018-1519, 7.16.18; Ord. No. 2019-1607, 10.14.19; Ord. No. 2019-1620, 12.9.19; Ord. No. 2019-1634, 1.27.20; Ord. No. 2020-1645, 2.24.20; Ord. No. 2020-1698, 12.14.20; Ord. No. 2021-1708, 04.12.21)



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RECORDED THIS 21st DAY
OF JUNE, 2019
IN BOOK 00 PAGE 00

Auditor, Lancaster County, SC

Susan D. Hunter Walker

2019008723
DEED
RECORDING FEES \$13.00
STATE TAX \$0.00
COUNTY TAX \$0.00
PRESENTED & RECORDED:
06-20-2019 02:11 PM
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: CANDICE PHILLIPS DEPUTY
BK:DEED 1243
PG:182-188

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

TITLE TO REAL ESTATE

WHEREAS, M. Lavinia Davidson conveyed a certain parcel of land, the remainder of which is described in Exhibit A attached hereto, to Frank Parks Stephenson, Jr. and Ida S. Stephenson by way of deed recorded in Book Y-4, Page 600; and

WHEREAS, Frank Parks Stephenson, Jr. died testate on August 3, 1986, leaving Ida S. Stephenson as his sole devisee, his estate having been probated in Lancaster County, South Carolina; and

WHEREAS, Ida S. Stephenson died testate on September ____, 2009, leaving Derryl E. Stephenson as her sole devisee, her Will having been filed of record in Lancaster County, South Carolina; and

WHEREAS, Derryl E. Stephenson sold a larger parcel of property, which was intended to contain the subject property herein, to Jalal and Nayer Nassri; and

WHEREAS Nayer Nassri died testate, devising her interest in the larger parcel to Jalal Nassri, with her estate being probated in York County, South Carolina; and

WHEREAS Jalal Nassri conveyed his interest in the larger parcel to JRA Investments, LLC by deed recorded in Book 1150, Page 339; and

Deed of Derryl E. Stephenson

WHEEREAS it is the intent of Derryl E. Stephenson, Jalal Nassri and JRA Investments to clear title to the remaining portion of the certain parcel described hereinabove by way of this deed, conveying title to the now current owner with the consent of the intermediate owner of the property, who is a principal of the current property owner;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That I, Derryl E. Stephenson, (hereinafter referred to as "Grantor"), for and in consideration of the sum of ONE DOLLAR and the correction of title, to me in hand paid at and before the sealing of these presents by JRA Investments, LLC, 852 Gold Hill Rd, Unit 201, Fort Mill SC 29708 (hereinafter referred to as "Grantee"), in the State aforesaid (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said Grantee, his heirs and assigns:

SEE ATTACHED EXHIBIT A

The above-described property is conveyed subject to all easements, rights of way or restrictions appearing of record in the chain of title or visible on an actual, physical inspection of the subject premises.

TOGETHER with 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, its successors and assigns forever.

And the said Grantor does hereby bind himself, his heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns, against himself and his heirs, Executors and Administrators, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

Deed of Derryl E. Stephenson

5 IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this day of ~~April~~ JUNE, in the year of our Lord two thousand and nineteen.

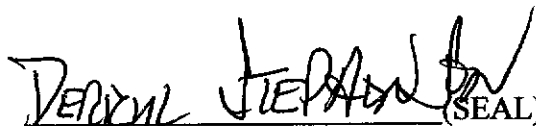
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

 _____

Witness

 _____

Witness/Notary

 (SEAL)

Derryl Stephenson

STATE OF _____)

COUNTY OF _____)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 5 day of ~~April~~ JUNE, 2019, by the Grantor.

_____(SEAL)

Notary Public

My Commission Expires: _____

Deed of Derryl E. Stephenson

—————> See Attachment

All that certain piece, parcel or lot of land, lying, being and situate on the western side of U.S. Highway No. 521 in Indian Land Township, Lancaster County, South Carolina, containing two and forty-five one hundred (2.45) acres, more or less and more particularly descried on a Plat of Survey made by White and Marett, Surveyors, dated March 10, 1949, as follows, to wit: Beginning at a point in the center of U.S. Highway No. 521 and running thence N. 75 W. 591.3 feet to a stake; thence 17 E. 318.5 feet to a stake near a small gulley; thence S. 40 E. 156.3 feet to a two inch post oak; thence with a gulley S. 47 E. 195.4 feet to a stake; thence S. 80 ½ E. 123.4 feet to the center of said highway; thence with the center of the highway N. 15 ½ E. 441.7 feet to the point of beginning.

Less and Except a portion of:

5.000 acres and the improvements thereon surveyed by J.C. Crumpler, S.C. Registered Land Surveyor, and being more particularly shown and described on plat of survey dated December 20, 2000, recorded as Plat No. 2000-774 in the Office of the Clerk of Court for Lancaster County, South Carolina, which plat is by reference incorporated herein.

This being the remainder of the property conveyed to Frank Parks Stephenson, Jr. and Ida S. Stephenson by deed of M. Lavinia Davidson dated May 12, 1949 and recorded in Book Y3, Page 600 on July 16, 1949. Frank Parks Stephenson died testate on August 3, 1986 leaving Ida S. Stephenson as his sole devisee. His estate was probated in the Lancaster County, South Carolina Probate Court. Ida S. Stephenson died testate on September 13, 2009 leaving Derryl Stephenson as her sole devisee. Her estate was probated in the Lancaster County, South Carolina Probate Court.

All-purpose Acknowledgment California only

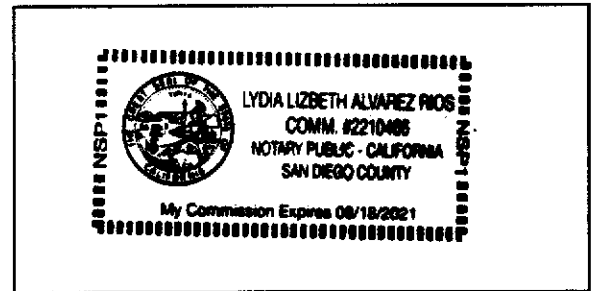
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San DiegoOn 06/05/2019 before me, Lydia Lizbeth Alvarez Rios (here insert name and title of the officer),personally appeared Derryll Eugene Stephenson

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



Notary Seal

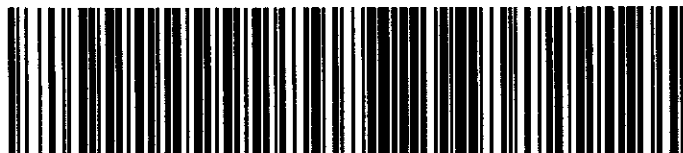
WITNESS my hand
and official seal.

Signature [Handwritten Signature]**For Bank Purposes Only**

Description of Attached Document

Type or Title of Document Title To Real EstateDocument Date 06/05/2019 Number of Pages 5

Signer(s) Other Than Named Above _____



FO01-000DSG5350CA-01

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 properties being transferred located at or near 9257 Charlotte Hwy, Indian Land, SC (0008-00-069.00 portion of larger whole parcel deed to clear title only in Name of JRA Investments, LLC).
3. Check one of the following: The deed is
 - (a) X 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 Information Section of affidavit): #8 (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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ 0.00 – Deed to Clear Title only
- (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 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. (This includes, pursuant to Code Section 12-59-140(E)(6), any 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 or agreement between the lien holder 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: 0.00

(b) Place the amount listed in item 5 above here: 0.00
(If no amount is listed, place zero here.)

(c) Subtract Line 6(b) from Line 6(a) and place
result here: 0.00

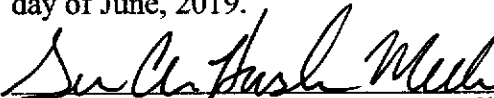
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:
\$ 0.00.

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

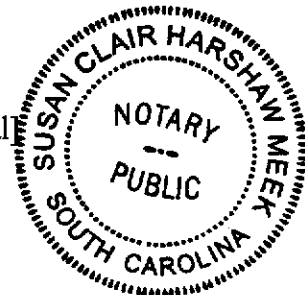
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.


Thomas C. Jeter III [SEAL]

SWORN to before me this 20
day of June, 2019.


Printed Name of Notary: Susan Clair Harshaw Meek
Notary Public for South Carolina
My Commission Expires: 4/23/2023

[Notary Seal]



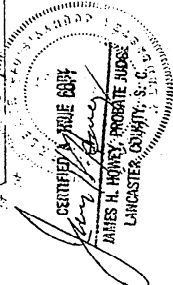
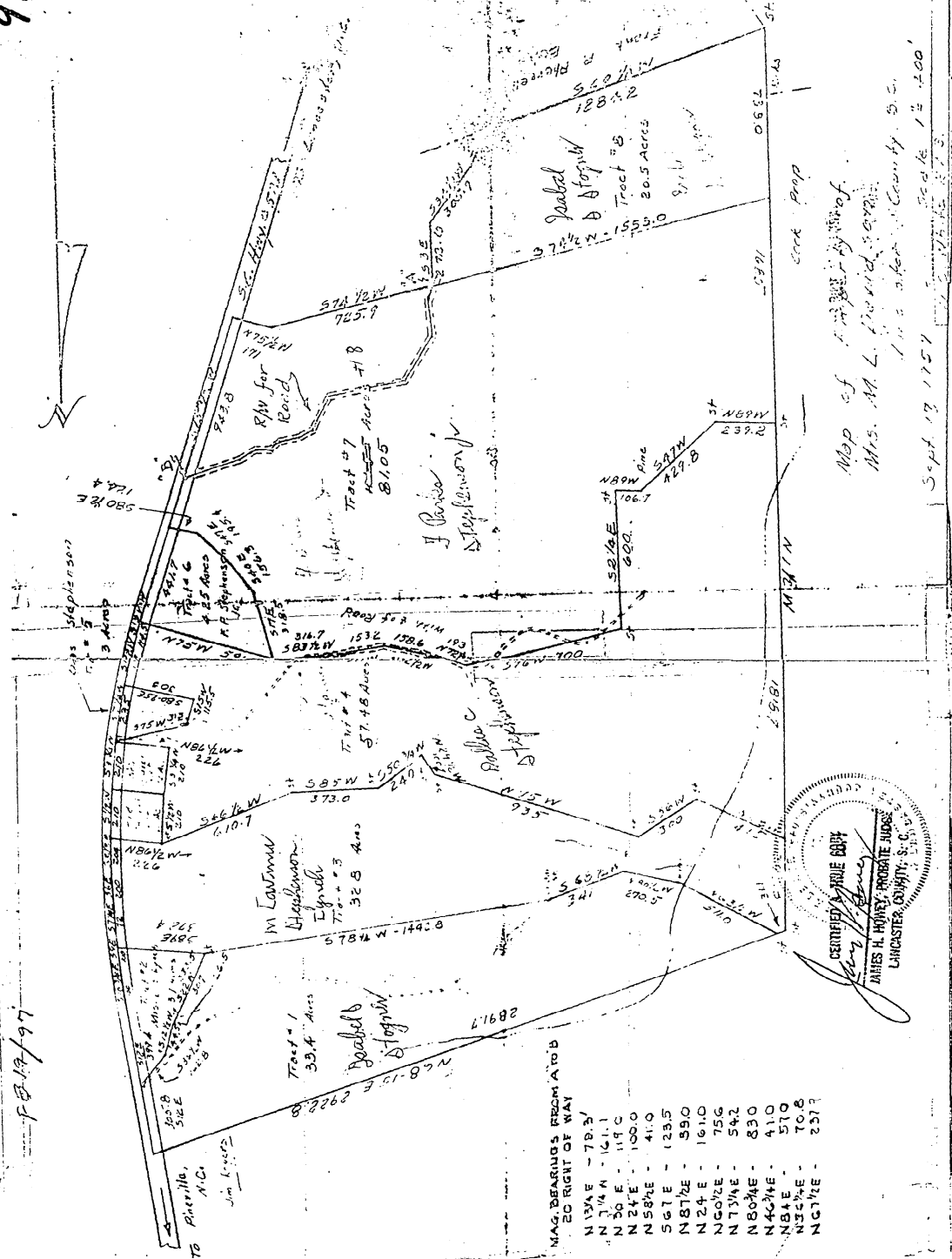
INFORMATION

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 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 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; and
- (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 take functional control of electric transmission assets as defined in the Federal Power Act.



MAG. BEARINGS FROM A TO B
20 RIGHT OF WAY

N 13° 14' E	- 79.3'
N 71° 14' A	- 16.1'
N 30° E	- 11.9'
N 24° E	- 100.0'
N 58° 12' E	- 41.0'
S 67° E	- 123.5'
N 87° 12' E	- 99.0'
N 24° E	- 16.10'
N 60° 12' E	- 75.6'
N 73° 14' E	- 54.2'
N 80° 14' E	- 83.0'
N 40° 14' E	- 41.0'
N 81° E	- 57.0'
N 32° E	- 70.8'
N 67° 12' E	- 237.9'

Rec. March 2nd, 1970. Marion E. McElroy.
Clerk of Court

Agenda Item Summary

Ordinance # / Resolution # : N/A
Contact Person / Sponsor:
Department: Planning
Date Requested to Be on Agenda: 3/17/2026

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

Proposal:

Property Details:

Statutory Notices:

Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

Recommendation:

Attachments:

1. The Pointe map frame
2. SD-2024-1114 The Pointe Final Staff Report
3. Application (Redacted)
4. 10816 Preliminary Plat 2026-03-06
5. TRC_ConditionalLetter 3-6-2026
6. TIA Executive Summary
7. Tree Type Attachment
8. Capstone Deed 1729_270 (2023 -077.00)
9. Capstone deed 1851_121 (6 parcels)
10. Plat 3395 (1978 -071.01)

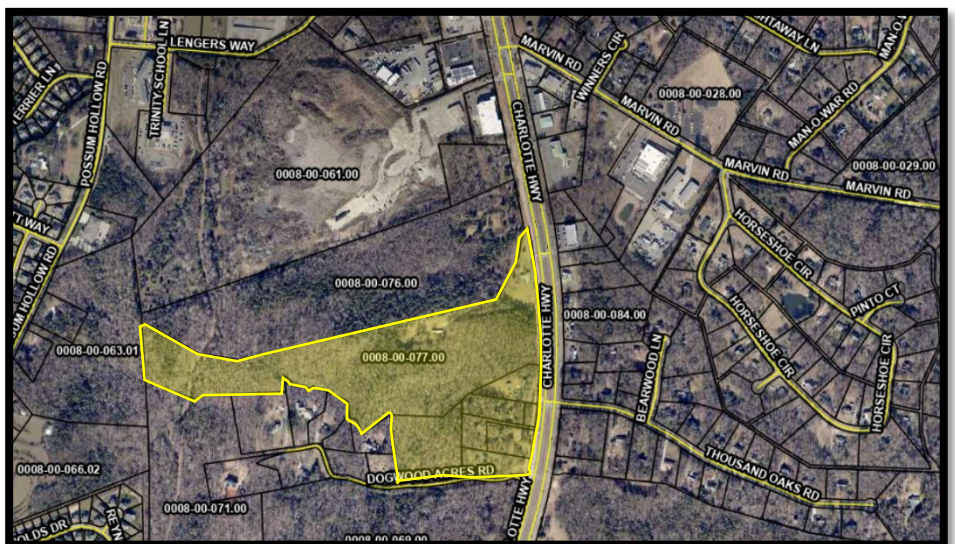
11. Plat 19-97 1970

Proposal:	Preliminary Plat for 44.25 acres for a multi-lot commercial development
Property Location:	Charlotte Highway. (TMs# 0008-00-071.01, 0008-00-071.10, 0008-00-072.00, 0008-00-072.01, 0008-00-074.00, 0008-00-074.01, 0008-00-074.02, 0008-00-077.00
Zoning District:	General Business (GB)
Applicant:	Point SC LLLC
Property Owner	Raghunadha Kotha
Council District:	District 4, Jose Luis
Statutory Notices:	Hearing notice published in The Lancaster News 2/28/26 Signs posted 2/20/26 Mailed notices 2/27/26 Posted agenda in lobby 3/10/2026

Overview & Background

Site Information

The subject property is located along Charlotte Highway, and its southern border runs along Dogwood Acres Road. The site totals 44.54 acres and currently comprises 12 total parcels. The property is located along Charlotte Highway and the southern border runs along Dogwood Acres Road.



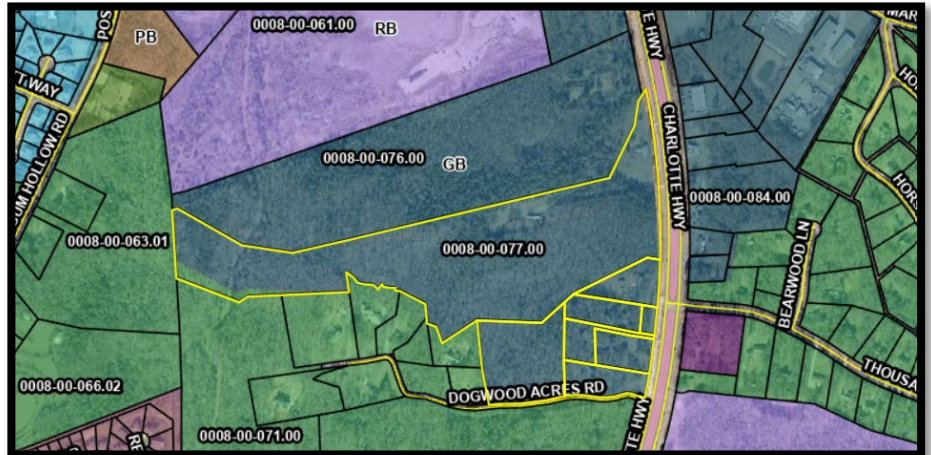
Existing Conditions

Existing non-conforming residential structures are currently located on the subject properties and will be demolished if this project is approved. Large sections of the subject parcels are currently forested.

Analysis & Findings

Zoning

These parcels are currently zoned General Business as depicted on the zoning map. The General Business district is, “generally located on thoroughfares and provides opportunities for the provision of offices, services and retail goods in proximity to the generally auto-dependent community neighborhoods. The regulations for this district are intended to accommodate the predominately auto-oriented pattern of existing development while encouraging the transition to pedestrian friendly, mixed-use areas that avoid strip commercial development” (UDO 2.3)



Comprehensive Plan

GROWTH AREA

Growth Areas are intended to designate areas where growth should occur based on the availability of supportive infrastructure and land. These areas are intended to support suburban scale residential development along with supportive commercial development at major crossroads and along arterial streets and thoroughfares. Supportive infrastructure required to provide development includes adequate roadways, water and sewer availability, school capacity, emergency services, and similar services.

CORE MIXED USE

The Core Mixed Use category is intended to facilitate the ongoing development of the primary urban centers in the Panhandle. These areas should accommodate a wide range of higher density housing, as well as major commercial and mixed use developments. These areas should help to support a transition to a more “urban” environment over time, with improved transportation connections, greater walkability, and more amenities for residents.



Comprehensive Plan Goals

PA 1.1						
Direct new development into growth areas identified on the Future Land Use Map.						
Growth	Balance	Vibrance	Service	Sustainability	Prosperity	Mobility

The chart below identifies the surrounding zoning districts and existing land uses:

Surrounding Property	Jurisdiction	Zoning District	Use
North	Lancaster County	General Business	Nonconforming Residential
South	Lancaster County	LDR	Residential
East	Lancaster County	GB/NB/LDR	Commercial and Residential
West	Lancaster County	LDR	Residential

Pictures of Subject Parcel



Facing North on Charlotte Highway.



Facing South on Charlotte Highway

Technical Review Committee (TRC)

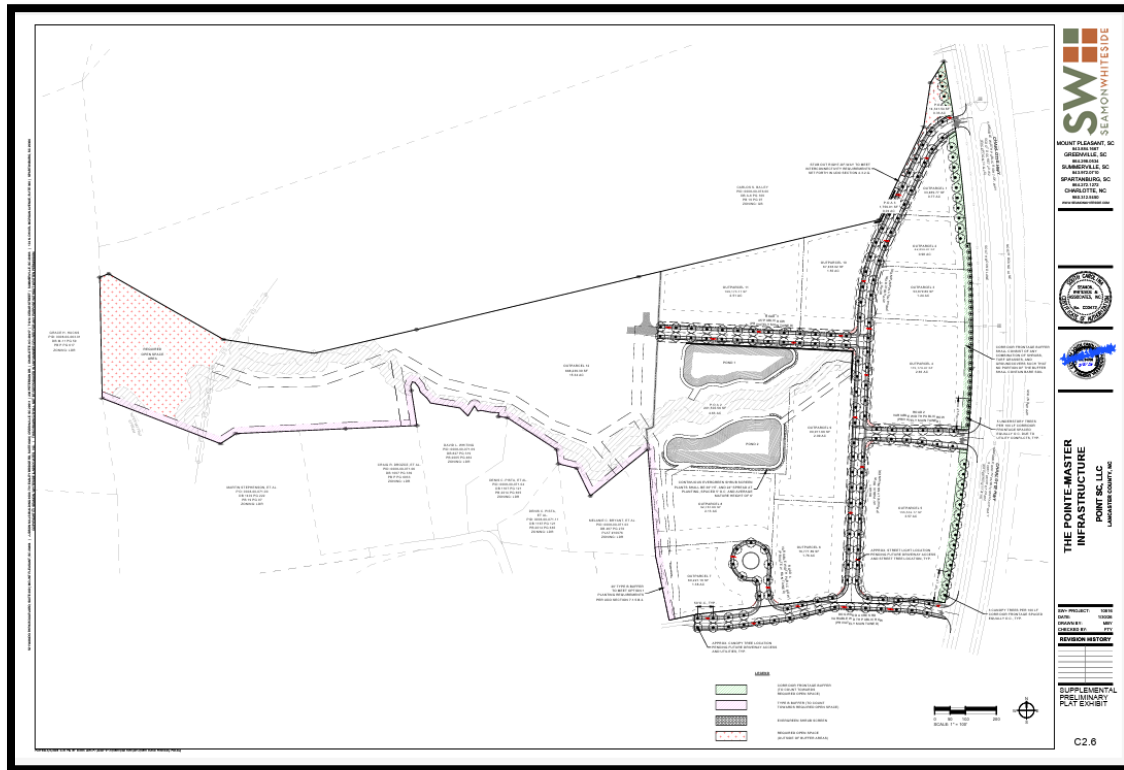
The chart provided identifies the current status of the Technical Review Committee (TRC) review. All departments have approved the preliminary plat except SCDOT who gave conditional approval. Commentary from SCDOT's conditional approval provides guidance during the civil stage does not require the plans to be resubmitted for further review.

Department	Status
County Engineer	Approved
E911 Address	Approved
Fire Marshal	Approved
LC Water & Sewer District	Approved
Planning	Approved
LC School District	No Review Needed
SCDOT	Conditional
Impact Fee	Approved
Traffic Impact Analysis	Approved

Development Summary

Site Acreage	44.54 acres
Proposed Lots	12
Project Overview	Commercial Subdivision
Streets	Privately Maintained

Conceptual Landscaping and Lighting Plan



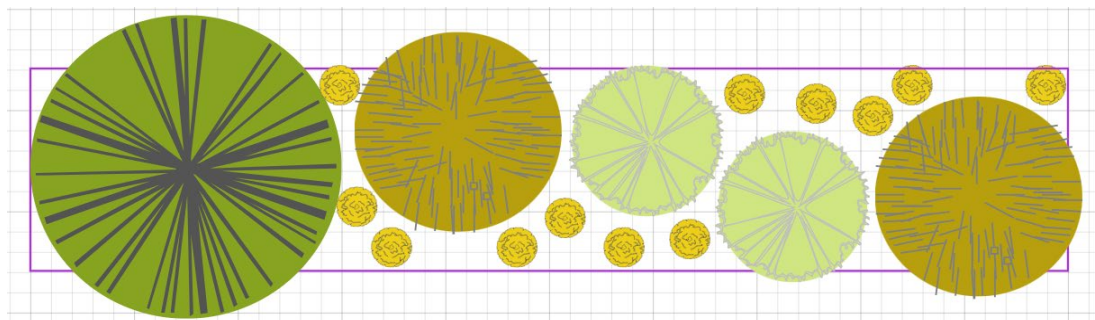
The developer has stated that they will utilize the 20ft Type B Buffer. will be utilized. Additionally, a “*Tree Type Attachment*” has also been included at the end of this report to define the types listed in the minimum plantings, (e.g. evergreen, canopy, understory).

	Adjacent Zoning District					
	AR, RR, RM, OSP, MH, LDR, MDR, HDR	UR, RMX, INS	NC, GB	MX, IMX, PB, NB, GB	RB	LI, HI, M
AR, RR, RN, OSP, MH, LDR, MDR, HDR	X	X	X	X	C*	C*
UR, RMX, INS**	A	X	X	X	X	X
NB, GB**	B	A	X	X	X	X
MX, IMX, PB, NB, GB	A	A	X	X	X	X
RB	C	C	B	A	X	X
LI, HI, M	C	C	C	C	B	X
* Only required where adjacent, more intense use is pre-existing and no equivalent buffer is provided on the adjacent property						X = No Buffer Required
** Only multifamily and non-residential uses shall provide buffers between adjacent single family uses in detached homes						

Type B Buffer Yard Options	Minimum Depth	Minimum Plantings per 100 linear feet	Wall, Fence, or Berm	Required Opacity
Option 1	20 feet	2 Evergreen Trees 1 Canopy Tree 2 Understory Trees 12 Evergreen Shrubs	Not Required	Semi-opaque (i.e., having only seasonal horizontal openings not exceeding 10% of the total width from the ground to a height of 8 feet within 2 years of planting)
Option 2	10 feet	1 Evergreen Tree 1 Canopy Tree 3 Understory Trees 24 Evergreen Shrubs	Not Required	

A visual is included below to depict what options one. These are to scale and would be repeated every 100 linear feet.

Option 1:



Traffic Counts:

The closest SCDOT trip count station is station number 29-0128 located 1.45 miles from the subject parcel adjacent to the Lidl and across from Phantom Fireworks.

	2024	2023	2022
AADT	31,000	32,300	37,300
Single Unit AADT	580	604	1223
Combo Unit AADT	195	203	388
Truck %	3%	2%	4%

Public Safety

Fire District: Indian Land Station 2
Fire Station Location: 9370 Possum Hollow Rd
Closest EMS Station: EMS Station 4/9 9576 Old Bailes Rd

Traffic Impact Analysis

The traffic impact analysis (TIA) was submitted to the County's third-party traffic engineer Infrastructure Consulting & Engineering (ICE) for review. The TIA was approved by the County and ICE in February of 2025. The TIA executive summary has been attached to this report.

Staff Recommendation

Staff recommend *approval* as all outstanding TRC comments have been addressed.

Attachments:

1. Preliminary Plat Application
2. Preliminary Plat
2. Location Map / Zoning Map
3. TRC Review Letter
4. Tree Type Listing
5. TIA Executive Summary

Staff Contact:

Matthew Blaszyk
Planner

mblaszyk@lancastercountysc.gov

803-285-6005



Planning Department

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

Phone: 803.285.6005, planning@lancastercountysc.net

www.mylancastersc.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/lancaster/?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: Charlotte Highway 521 near the intersection of Dogwood Acres Rd
0008-00-071.01, 0008-00-071.10, 0008-00-072.00, 0008-00-072.01,
Tax Map ID/Parcel No.: 0008-00-074.00, 0008-00-074.01, 0008-00-074.02, 0008-00-077.00
Project Description: 12 Parcel subdivision for commercial use

Applicant Name: Point SC LLC
Address: 10126 Paxton Run Road, Charlotte, NC 28277
Phone: [REDACTED] Email: [REDACTED]

Property Owner Name: Raghunadha Kotha
Address: 10126 Paxton Run Rd, Charlotte NC 28277
Phone: [REDACTED] Email: [REDACTED]

Other Project Contacts

Name: Frances Yarbrough, PE
Address: 230 E. Peterson Dr., Suite B, Charlotte, NC 28217
Phone: [REDACTED] Email: [REDACTED]

Name: Claire Folk, PE
Address: 230 E. Peterson Dr., Suite B, Charlotte, NC 28217
Phone: [REDACTED] Email: [REDACTED]

Applicant Signature:  Date: 01/30/26

Owner Signature:  Date: 01/30/2026

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.

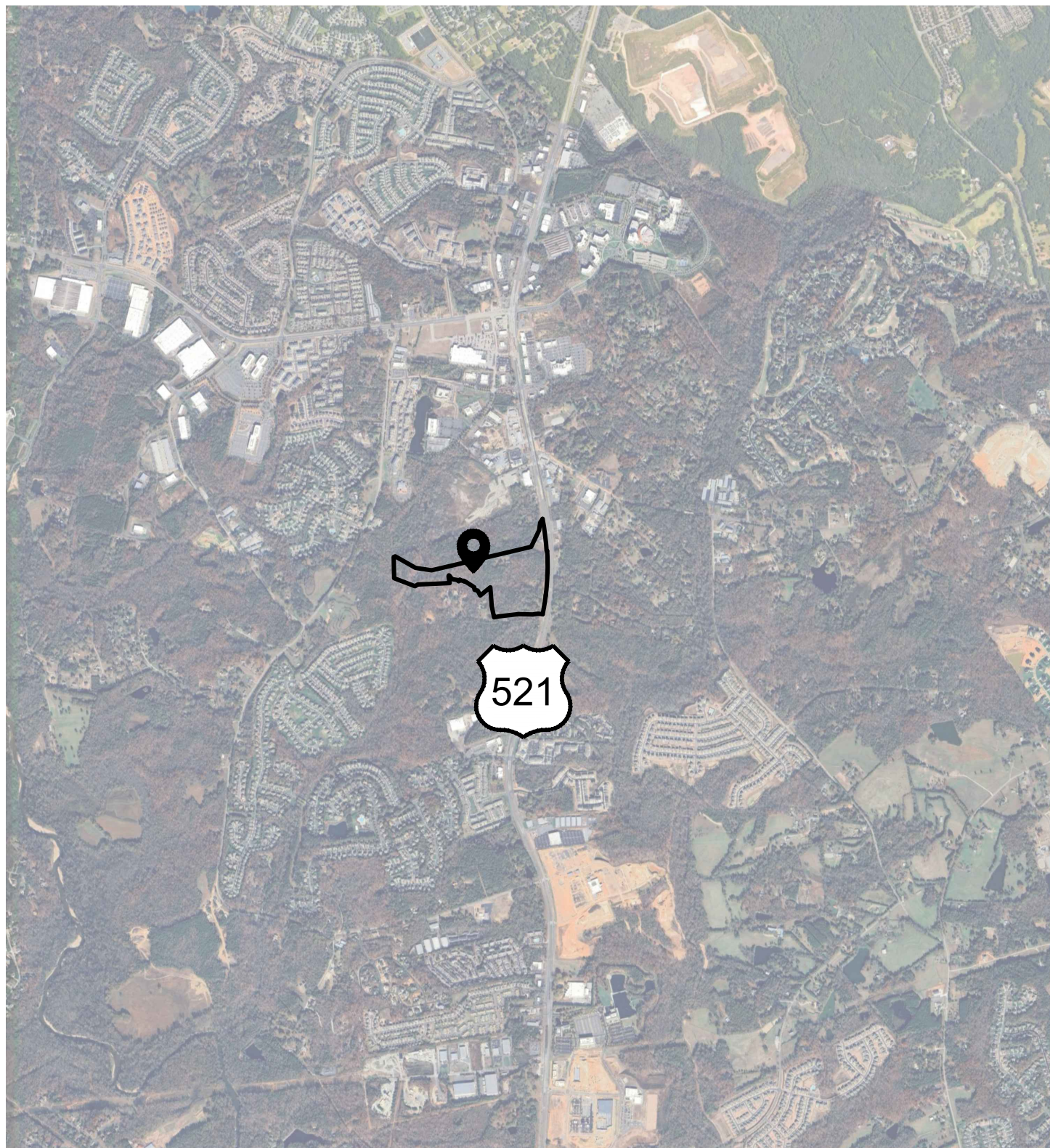
USE-SPECIFIC STANDARDS

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.

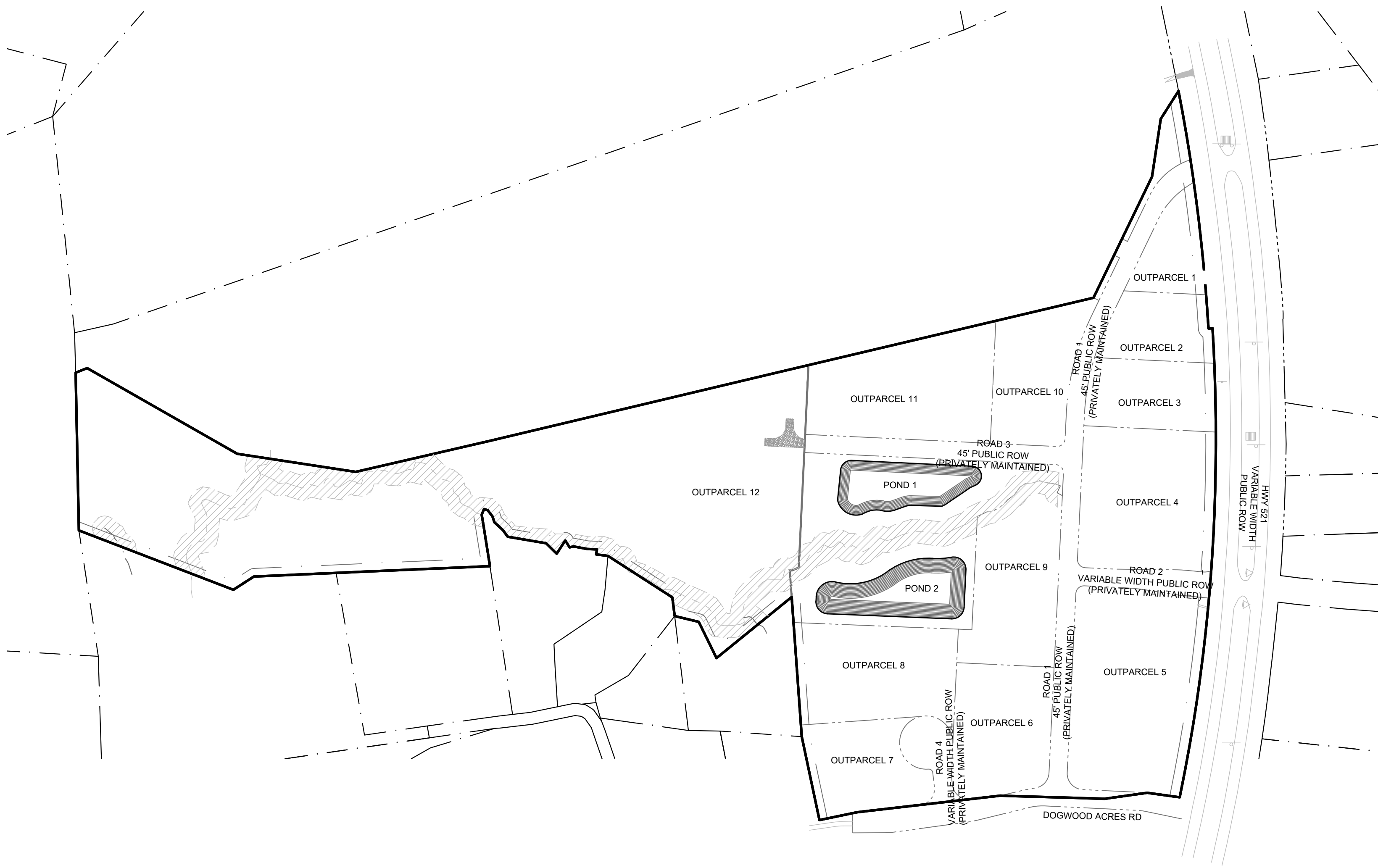
- ☐ **McWhirter Field Aviation Overlay** Please refer to the UDO for allowed uses and associated development criteria.
- ☐ **Carolina Heelsplitter Overlay**
- ☐ **Carolina Thread Trail Overlay**
- ☐ **Highway Corridor Overlay**
- ☐ **Equestrian Oriented Subdivision Overlay**



POINT SC, LLC IS PROPOSING TO DEVELOP THE POINTE - MASTER INFRASTRUCTURE INTO A 44-ACRE, 12 PARCEL SUBDIVISION FOR COMMERCIAL USE IN LANCASTER COUNTY, SC.

PROJECT SURVEY INFORMATION AND CONTRACTOR VERIFICATION REQUIREMENTS

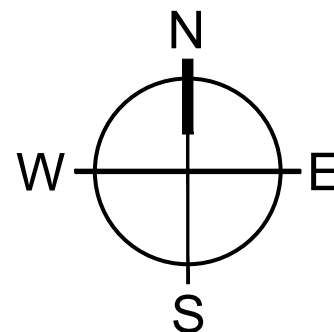
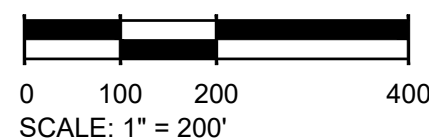
1. EXISTING CONDITIONS SHOWN ARE GIS DATA, BOUNDARY, TOPO, AND UTILITY SURVEY IS UNDERWAY AND WILL BE PROVIDED PRIOR TO PRELIMINARY PLAT
2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PERIMETER BOUNDARY PROPERTY CORNERS AND VERIFYING BOUNDARY DATA AGAINST CONSTRUCTION PLANS AND/OR ELECTRONIC FILE INFORMATION PROVIDED TO THE CONTRACTOR.
3. PRIOR TO STARTING CONSTRUCTION, INCLUDING LAND DISTURBING ACTIVITIES, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO TOPOGRAPHIC, TREE, STORM DRAINAGE FACILITIES, AND ALL UTILITIES. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THEREFORE, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES, ANY DISCREPANCIES OR CONFLICTS IDENTIFIED DURING VERIFICATION OF EXISTING CONDITIONS AND UTILITIES SHALL BE REPORTED TO THE OWNER AND ENGINEER, ANY COSTS ASSOCIATED WITH CORRECTIVE WORK OR DAMAGES THAT ARE A RESULT OF THE CONTRACTOR NOT VERIFYING EXISTING CONDITIONS AND THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WILL BE THE CONTRACTOR'S RESPONSIBILITY.



Sheet List Table	
Sheet Number	Sheet Title
C1.0	Titlesheet
C1.1	Legend & Revision Notes
C2.0	Overall Preliminary Plat
C2.1	Preliminary Plat Notes & Tables
C2.2	Preliminary Plat
C2.3	Preliminary Plat
C2.4	Preliminary Plat
C2.5	Preliminary Plat
C2.6	Supplemental Preliminary Plat Exhibit
C3.0	Overall Utility Plan



Know what's below.
Call before you dig.



DEVELOPER:
POINT SC, LLC
10126 PAXTON RUN ROAD
CHARLOTTE, NC 28277
PHONE: (704) 877-9154
CONTACT: BRIAN M. ROLLAR
EMAIL: BROLLAR@PROJ-X-INC.COM

OWNER:
RAGHUNADHA KOTHA
10126 PAXTON RUN ROAD
CHARLOTTE, NC 28277
PHONE: (408) 406-2006
CONTACT: RAGHUNADHA KOTHA
EMAIL: RAGHUNADHAK@GMAIL.COM

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
SEAMON, WHITESIDE & ASSOCIATES, INC
230 E. PETERSON DRIVE, SUITE B
CHARLOTTE, NC 28217
CONTACT: FRANCES YARBROUGH, PE
PHONE: (980) 312-5450
EMAIL: FYARBROUGH@SEAMONWHITESIDE.COM

UTILITY CONTACTS:
LANCASTER COUNTY WATER AND
SEWER DISTRICT
PHONE: (803) 285-6005
CONTACT: JAMES HAWTHORNE

MUNICIPALITY CONTACTS:
LANCASTER COUNTY PLANNING
DEPARTMENT
EMAIL: MBLASZYK@LANCASTERCOUNTY.GOV
CONTACT: MATTHEW BLASZYK

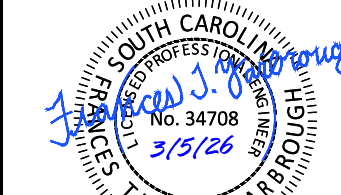
NOTE: THIS LEGEND DOES NOT APPLY TO 'EXISTING CONDITIONS' SHEET(S).
THOSE ARE SHOWN IN THE ORIGINAL FORMAT AS RECEIVED BY THE SURVEYOR

The logo for Seamon Whiteside, featuring a stylized 'SW' in green and orange, with the text 'SEAMON WHITESIDE' in green and orange to the right.A circular seal for Seamons, Whiteside & Associates, Inc. The outer ring contains the text "SOUTH CAROLINA" at the top and "CERTIFICATE OF AUTHORIZATION" at the bottom. The center of the seal contains the text "SEAMONS, WHITESIDE & ASSOCIATES, INC." and the number "No. C00472".



SW+ PROJECT: 10816
DATE: 1/30/26
DRAWN BY: MBY
CHECKED BY: FTY

C1.1



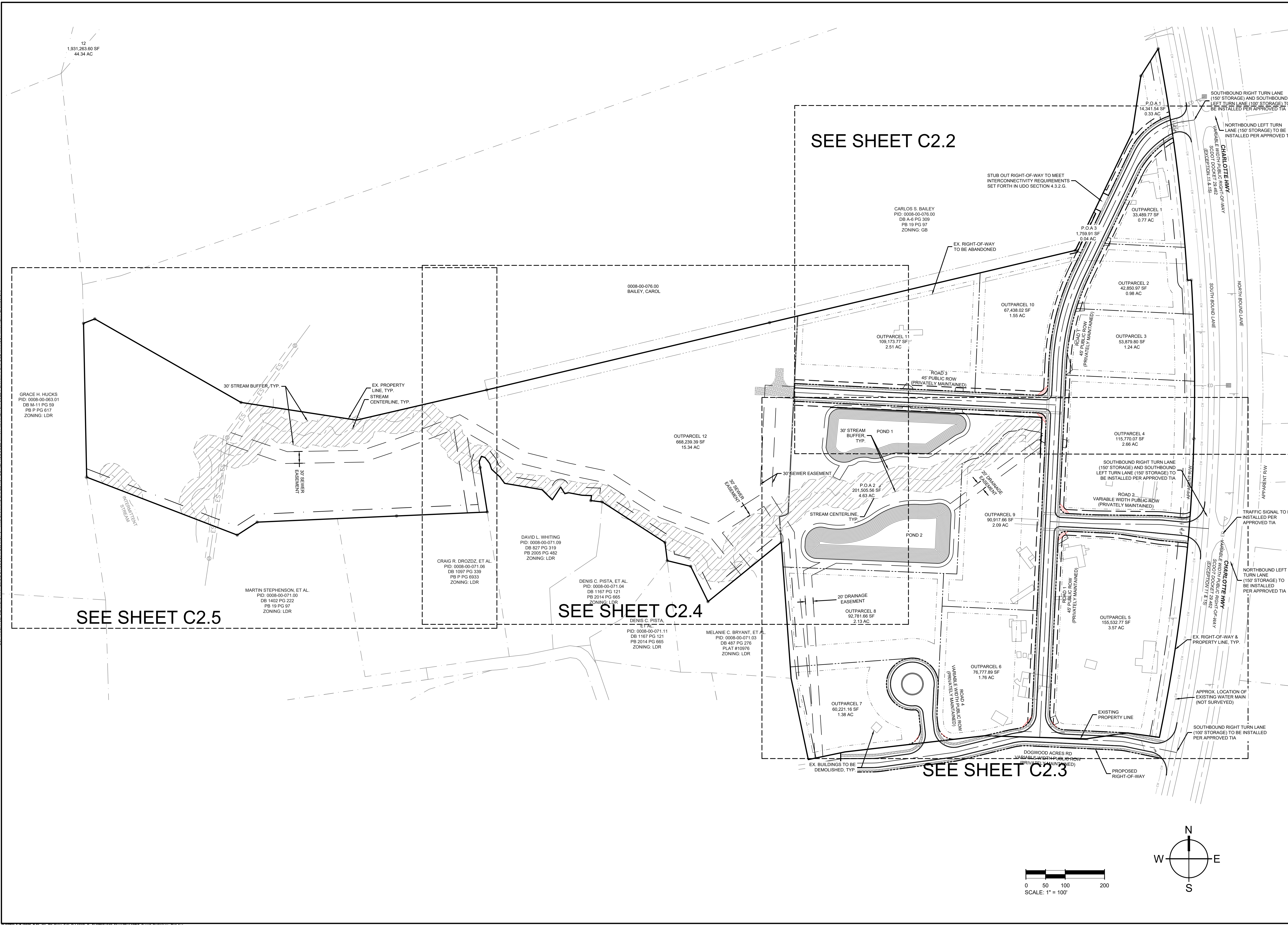
**THE POINTE-MASTER
INFRASTRUCTURE**

POINT SC, LLC
LANCASTER COUNTY, NC

REVISION HISTORY

OVERALL
PRELIMINARY
PLAT

C2.0



PARCEL CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C357	112.67	66.00	097.8134	S48°43'26"E	99.48
C358	250.04	622.50	023.0141	N14°15'39"E	248.36
C359	31.42	20.00	090.0000	N47°45'13"E	28.28
C362	60.45	40.00	086.5879	S43°57'08"E	54.86
C363	24.95	4325.02	000.3306	N07°02'00"E	24.95
C364	206.38	4325.02	002.7340	N08°33'56"E	206.38
C365	130.67	4325.02	001.7311	N10°47'53"E	130.67
C366	136.68	4325.02	001.8106	N05°57'46"E	136.67
C367	31.42	20.00	090.0000	S47°45'13"W	28.28
C369	166.70	21336.54	000.4477	N89°13'53"W	166.70
C371	31.42	20.00	090.0000	N42°14'47"W	28.28
C375	146.36	4533.65	001.8497	S00°42'38"W	146.36
C376	197.52	4325.02	002.6166	S02°50'04"W	197.50
C377	144.91	577.50	014.3773	N09°56'32"E	144.53
C379	170.44	4533.65	002.1540	S01°17'29"E	170.43
C380	87.11	4533.65	001.1008	S02°55'08"E	87.10
C381	83.78	4523.66	001.0612	S03°57'24"E	83.78
C383	87.05	577.50	008.6368	N21°26'58"E	86.97
C385	15.40	244.91	003.6021	N29°33'23"E	15.39
C386	279.97	4347.39	003.6898	S06°15'37"E	279.92
C387	241.00	600.00	023.0141	N14°15'39"E	239.39
C388	116.39	150.00	044.4586	N47°59'50"E	113.49
C389	15.78	187.50	004.8219	N86°56'00"W	15.77
C390	18.77	512.50	002.0980	N88°17'43"W	18.76
C391	29.73	150.00	011.3565	N81°54'42"E	29.68
C392	23.44	150.00	008.9527	S82°46'12"E	23.41
C393	21.05	200.00	006.0296	N79°14'53"E	21.04
C395	7.31	30.00	013.9543	N77°32'43"W	7.29
C396	53.71	490.00	006.2803	N84°06'22"W	53.68
C397	13.03	210.00	003.5564	N82°44'39"W	13.03
C398	19.53	150.00	007.4607	N85°59'36"E	19.52
C399	19.92	127.50	008.9527	S82°46'12"E	19.90
C400	36.76	127.50	016.5203	N84°29'37"E	36.64
C401	23.42	222.50	006.0296	N79°14'53"E	23.40
C402	22.46	172.50	007.4607	N85°59'36"E	22.45

PARCEL LINE TABLE		
Line #	Bearing	Length
L360	N88°17'47"W	9.69
L361	N02°45'13"E	10.82
L362	N08°17'35"E	12.74
L363	S76°49'31"W	10.22
L364	N32°08'56"W	20.01
L365	S21°45'34"W	15.19
L366	N71°35'13"W	9.81
L367	N37°57'22"W	19.13
L368	S09°43'30"E	14.58
L369	N18°02'18"W	15.49

PRELIMINARY PLAT NOTES:

1. THIS DRAWING IS A PRELIMINARY PLAT AND IS NOT FOR RECORDATION OR CONVEYANCE.
2. THE POINTE-MASTER INFRASTRUCTURE INCLUDES THE INSTALLATION OF INFRASTRUCTURE INCLUDING PUBLIC ROADS, STORM DRAINAGE, AND WATER AND SEWER. COMMERCIAL PARCELS TO BE DEVELOPED SEPARATELY.
3. AREA OF THE POINTE = 44.34 AC
4. THIS PROPERTY IS SHOWN ON TAX MAP TMS# 0008-00-071.01, 0008-00-071.10, 0008-00-072.00, 0008-00-072.01, 0008-00-074.00, 0008-00-074.01, 0008-00-074.02, 0008-00-077.00
5. FLOOD ZONES:
ZONE X
PER FEMA FIRM COMMUNITY PANEL # 45057C0076E, DATED MAY 16, 2017
6. WATER SYSTEM TO BE OPERATED & MAINTAINED BY LANCASTER COUNTY WATER AND SEWER DISTRICT.
7. SANITARY SYSTEM TO BE OPERATED & MAINTAINED BY LANCASTER COUNTY WATER AND SEWER DISTRICT.
8. ALL AREAS DESIGNATED BY "P.O.A." SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
9. PRIVATE DESIGN ELEMENTS FOR DECORATIVE STREET TREATMENTS, LANDSCAPING OR SIGNAGE IN RIGHT-OF-WAY AND PROPERTY OWNER OR DEVELOPER INITIATED BUFFER YARDS ARE TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
10. PROPERTY IS ZONED GENERAL BUISNESS (GB) , WITHIN HIGHWAY CORRIDOR OVERLAY DISTRICT.
11. 10' GENERAL UTILITY EASEMENT (G.U.E.) IS TO BE PLACED ALONG THE OUTSIDE OF ALL ROAD RIGHT-OF-WAY.
12. STREET ADDRESSES TO BE COORDINATED WITH LANCASTER COUNTY STAFF AT TIME OF FINAL PLAT.
13. JURISDICTIONAL DETERMINATION FOR WETLANDS AND STREAMS AND ANY IMPACTS TO WATERS OF THE STATE TO BE REVIEWED BY U.S. ARMY CORPS OF ENGINEERS.
14. STREET TREES TO BE PLANTED IN ACCORDANCE WITH LANCASTER COUNTY UDO SECTION 7.1.3.
15. STREET LIGHTS WILL BE REQUIRED AS PART OF THIS DEVELOPMENT PER UDO SECTION 6.3.
16. FUTURE BUILDINGS PROPOSED FOR ALL OUT PARCELS SHALL MEET THE BUILDING PERIMETER LANDSCAPING STANDARDS SET FORTH IN UDO SECTION 7.1.3.C.
17. FUTURE PARKING AREAS PROPOSED FOR ALL OUT PARCELS SHALL MEET THE PERIMETER LANDSCAPE STRIP REQUIREMENTS. THE PERIMETER LANDSCAPE STRIP SHALL BE A MINIMUM 8FT WIDTH ALONG ALL SIDES OF PARKING AREAS AND MAY NOT BE LOCATED WITHIN THE CORRIDOR FRONTAGE BUFFER. A CONTINUOUS EVERGREEN SHRUB SCREEN IS REQUIRED WITHIN THE PERIMETER LANDSCAPE STRIP AND MUST CONTAIN SHRUBS SPACED MIN. 5' ON CENTER, WITH A MIN. SPREAD OF 24", MIN. HEIGHT OF 36", AND WITH AN AVERAGE HEIGHT OF 6' AT MATURITY. SUCH PERIMETER SCREENS MAY BE PENETRATED FOR INGRESS/EGRESS, INCLUDING STUB OUT AND SHARED DRIVE EASEMENTS.
18. CANOPY TREES SHALL LINE THE PERIMETER OF ALL PARKING AREAS AND SHALL BE SPACED NO MORE THAN 40 FEET ON CENTER. NO LESS THAN ONE TREE PLANTING AREA SHALL BE PROVIDED FOR EVERY 10 PARKING SPACES. A TREE PLANTING AREA SHALL BE PROVIDED AT BOTH ENDS OF ALL PARKING AISLES. EACH TREE PLANTING AREA SHALL BE A MINIMUM OF 200 SF AND NO LESS THAN 10 FEET WIDTH, AND SHALL BE EDGED WITH A CURB AT LEAST 6 INCHES IN HEIGHT. EACH TREE PLANTING AREA SHALL BE PLANTED WITH ONE CANOPY TREE. IN ADDITION TO THE TREE REQUIREMENT, EACH TREE PLANTING AREA SHALL CONSIST OF ANY COMBINATION OF SHRUBS, TURF GRASS, OR OTHER GROUND COVER SO THAT NO PORTION OF THE TREE PLANTING AREA SHALL CONTAIN BARE SOIL.
19. TREE PRESERVATION: ALL REQUIRED SETBACKS AND BUFFER YARDS SHALL BE USED AS TREE PRESERVATION AREAS. ALL CANOPY TREES WITH A DBH GREATER THAN 24 INCHES SHALL BE INCORPORATED INTO THE SITE PLAN UNLESS THERE IS NO SUITABLE ALTERNATIVE TO DOING SO. ALL TREES WITH 24 INCH DBH OR GREATER THAT ARE REMOVED SHALL BE REPLACED WITH ANOTHER SIMILAR TREE ELSEWHERE ON THE PARCEL. TO ENSURE PROTECTION OF EXISTING TREES, PROTECTION SHALL BE PROVIDED AROUND TREE PRESERVATION AREAS AND SHALL COMPLY WITH THE PROVISIONS SET FORTH IN CHAPTER 7 OF THE UDO.
20. DEVELOPMENT WITHIN THIS PLAT SHALL BE GENERALLY CONSISTENT WITH THE LAND USES AND DEVELOPMENT PROGRAM EVALUATED IN THE APPROVED TRAFFIC IMPACT ANALYSIS (TIA) FOR THE POINTE MIXED-USE DEVELOPMENT. ANY SUBSTANTIAL CHANGE IN LAND USE INTENSITY OR TRAFFIC GENERATION BEYOND THAT EVALUATED IN THE APPROVED TIA MAY REQUIRE ADDITIONAL REVIEW/APPROVAL BY THE COUNTY.

PER SCDHEC REQUIREMENTS, WET PONDS ARE DESIGNED TO CATCH THE FIRST 1/2" OF RUNOFF FROM THE ENTIRE AREA DRAINING TO THE POND AND RELEASE IT OVER AT LEAST A 24-HOUR PERIOD.

PRELIMINARY WATER QUALITY CALCULATIONS:

POND 1
CONTRIBUTING WATERSHED AREA: 9.46 AC. X 0.5"= 0.39 AC.-FT

POND 2
CONTRIBUTING WATERSHED AREA: 15.80 AC. X 0.5"= 0.66 AC.-FT

LOT DEVELOPMENT:

ZONING: GB, WITHIN HIGHWAY CORRIDOR OVERLAY DISTRICT

SETBACKS:

MIN. FRONT = 50'
MIN. REAR = 15'
MIN. SIDE = 15'
MAX. BUILDING HEIGHT = 35' OR 3 STORIES
MIN. PERVIOUS SURFACE REQUIREMENT = 24%
MIN LOT WIDTH AT FRONT SETBACK = 100'

PERVIOUS SURFACE CALCULATION:

REQUIRED: 24% (MIN.)
PROVIDED: 94.6%

OPEN SPACE:

REQUIRED: 10% (MIN.)
PROVIDED: 11.3% (4.99 AC.)

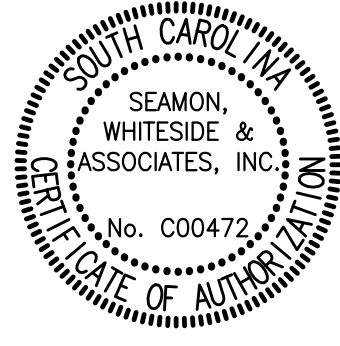
PARKING REQUIREMENTS:

POTENTIAL USES:
*FOR FUTURE OUTPARCEL DEVELOPMENT (NO USES PROPOSED WITH THE SCOPE OF THIS PRELIMINARY PLAT)
GENERAL COMMERCIAL: 1 SPACE PER 250 SF
RESTAURANT: 1 SPACE PER 75 SF OF INDOOR SEATING AREA
ALL OTHER COMMERCIAL USES: 1 SPACE PER 400 SF
MEDICAL CLINIC: 1 SPACE PER 350 SF
ALL OTHER OFFICE/SERVICE USES: 1 SPACE PER 500 SF
CHILD/ADULT DAY CARE CENTER (6+ PERSONS): 1 PER 500 SF
VEHICLE SERVICES (MINOR MAINTENANCE/REPAIR): 1 SPACE PER GAS PUMP AND REPAIR BAY

THE POINTE ACREAGE CHART	
OUTPARCEL 1 AREA (AC.)	0.77
OUTPARCEL 2 AREA (AC.)	0.98
OUTPARCEL 3 AREA (AC.)	1.24
OUTPARCEL 4 AREA (AC.)	2.66
OUTPARCEL 5 AREA (AC.)	3.57
OUTPARCEL 6 AREA (AC.)	1.76
OUTPARCEL 7 AREA (AC.)	1.38
OUTPARCEL 8 AREA (AC.)	2.13
OUTPARCEL 9 AREA (AC.)	2.09
OUTPARCEL 10 AREA (AC.)	1.55
OUTPARCEL 11 AREA (AC.)	2.51
OUTPARCEL 12 AREA (AC.)	15.34
TOTAL OUTPARCEL AREA (AC.)	35.98
P.O.A. 1 AREA (AC.)	0.33
P.O.A. 2 AREA (AC.)	4.63
P.O.A. 3 AREA (AC.)	0.04
TOTAL P.O.A. AREA (AC.)	5.00
PR. RIGHT OF WAY AREA (AC.)	3.23
R.O.W. TO BE DEDICATED (AC.)	0.13
TOTAL AREA (AC.)	44.34



MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM



THE POINTE-MASTER
INFRASTRUCTURE
POINT SC, LLC
LANCASTER COUNTY, NC

SW+ PROJECT: 10816
DATE: 1/30/26
DRAWN BY: MBY
CHECKED BY: FTY

REVISION HISTORY

PRELIMINARY
PLAT NOTES &
TABLES

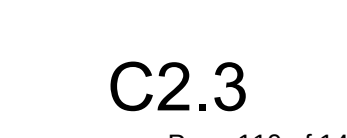


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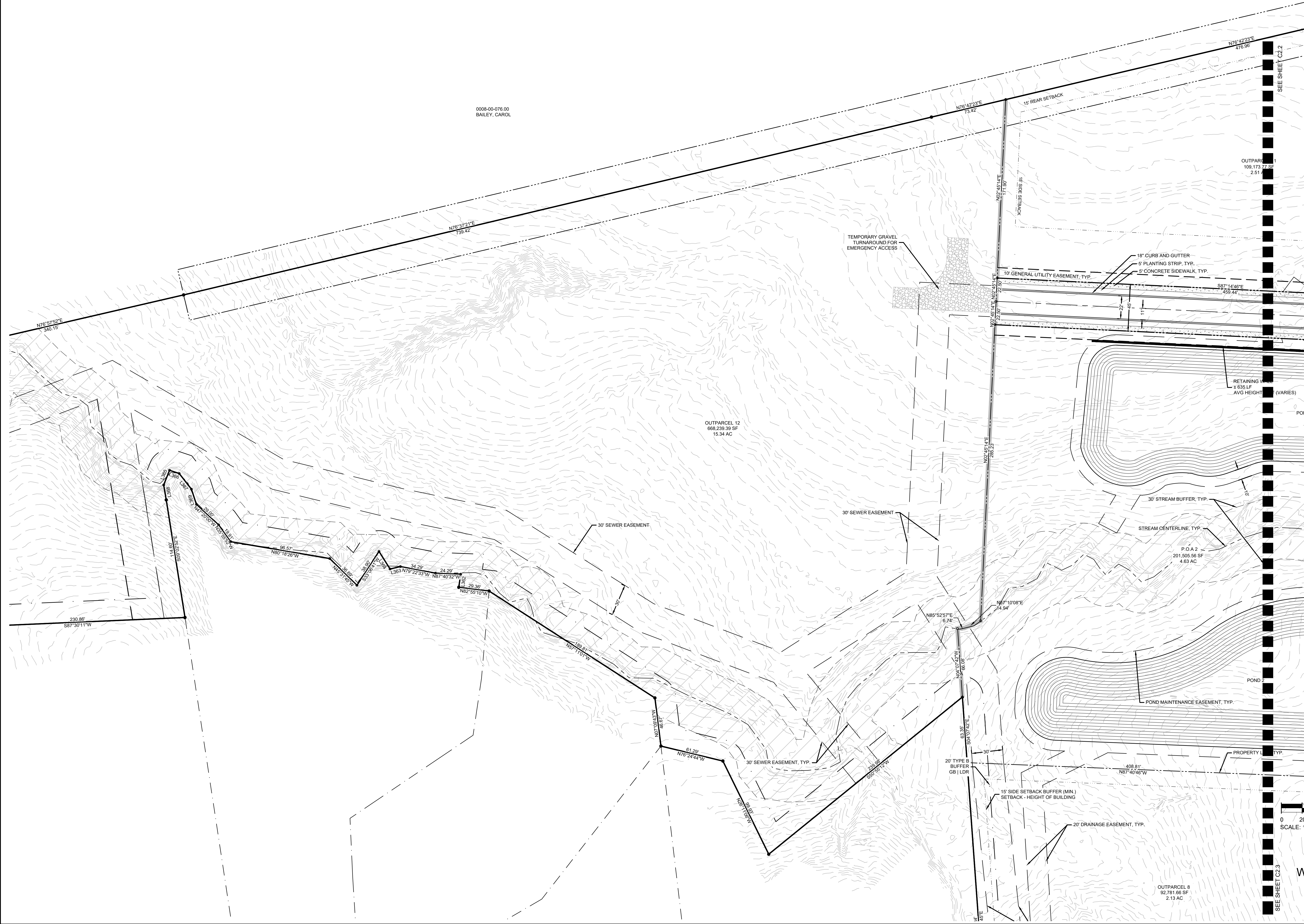
REVISION HISTORY

PRELIMINARY
PLAT

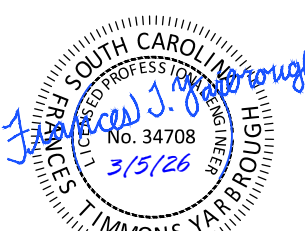
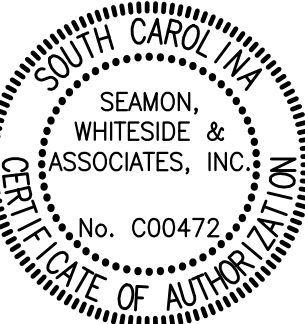
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501 WINDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29564 | JUDSON MILLS BUILDING 6000, 7th FLOOR | PROJECT: SUITE 6000 (GREENVILLE, SC 29611) | 230 PETERSBORO | CHARLOTTE, NC 28207 | 701N CEDAR STREET | SUMMERVILLE, SC 29586 | 101N DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29306
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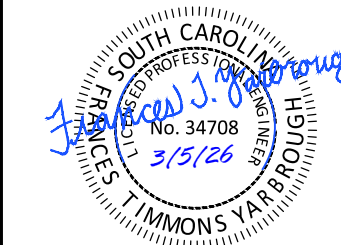
THE POINTE-MASTER
INFRASTRUCTURE
PLAT
POINT SC, LLC
LANCASTER COUNTY, NC

SW+ PROJECT: 10816
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REVISION HISTORY	

PRELIMINARY
PLAT

C2.4



**THE POINTE-MASTER
INFRASTRUCTURE**

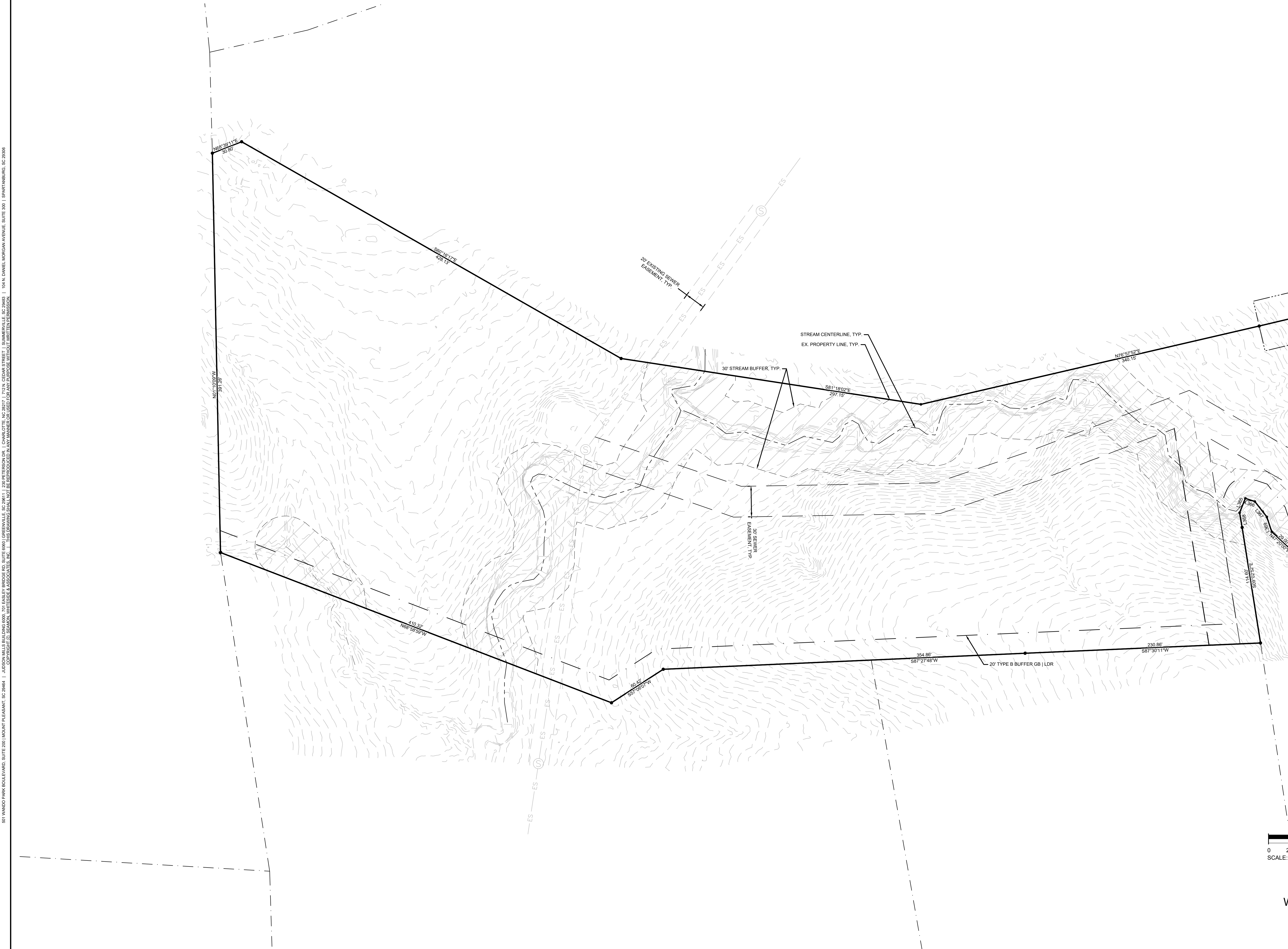
POINT SC, LLC
LANCASTER COUNTY, NC

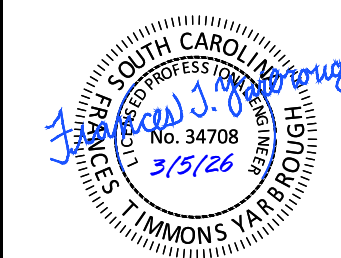
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REVISION HISTORY

PRELIMINARY
PLAT

C2.5





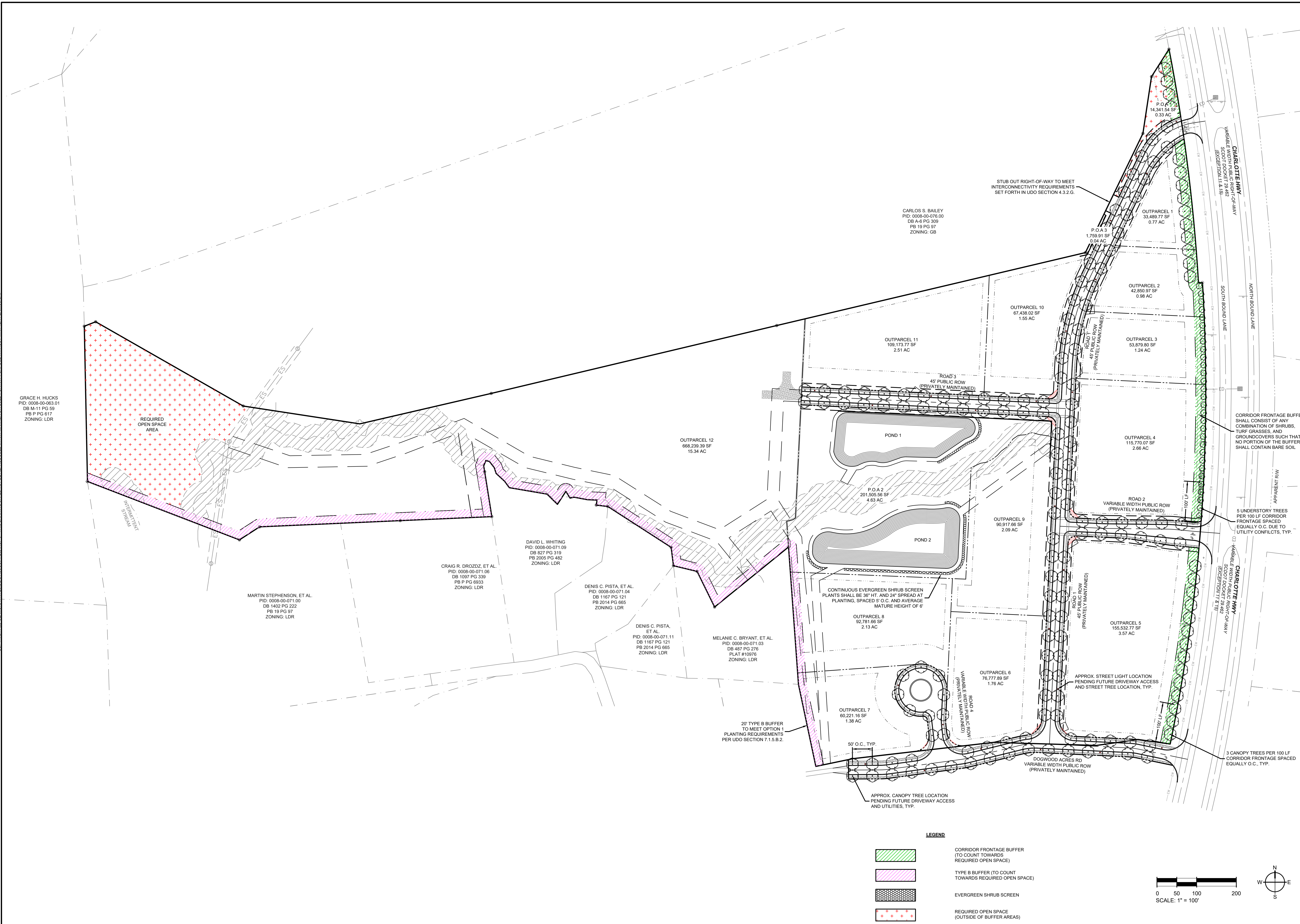
**THE POINTE-MASTER
INFRASTRUCTURE**

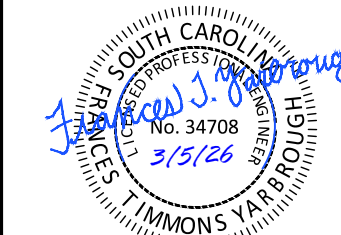
POINT SC, LLC
LANCASTER COUNTY, NC

SW+ PROJECT: 10816
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SUPPLEMENTAL
PRELIMINARY
PLAT EXHIBIT

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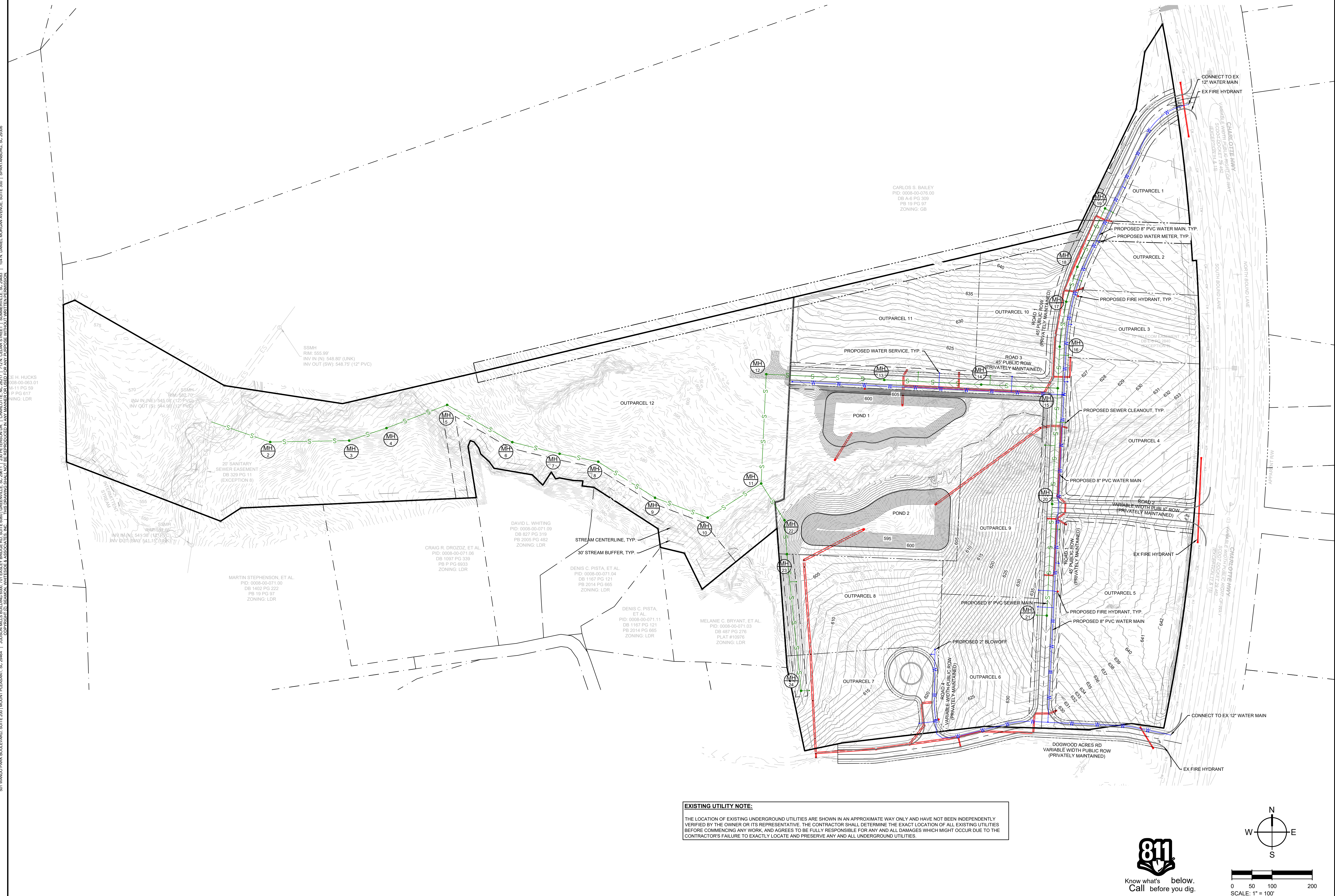
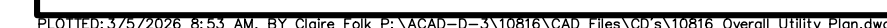
**THE POINTE-MASTER
INFRASTRUCTURE
POINT SC, LLC
LANCASTER COUNTY, NC**

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DATE: 01/30/26
DRAWN BY: MBY
CHECKED BY: FTY

REVISION HISTORY

OVERALL UTILITY PLAN

C3.0





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

March 06, 2026

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

Project Number	20241114
Project Name	The Pointe-Master Infrastructure
Location	9425 Charlotte Hwy, Indian Land
Stage	Preliminary Plat
Parcel(s)	
Status	Conditional

Dear: Claire Folk

This letter is to confirm CONDITIONAL APPROVAL of your Preliminary Plat plans by the Lancaster County Technical Review Committee (TRC).

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:

1. During the Civil Phase, a CAD file, in the State Plane Coordinate System of 1983, needs to be submitted to addresser@lanc911.com. Please send in a version around 2010 and no 3D.
2. The name, The Pointe Master, is acceptable. It will be placed on hold for this development.
3. Please submit a list of road names to be considered for this subdivision to addresser@lanc911.com. They will need to be compared to roads names within Lancaster County along with surrounding counties. They cannot be similar in sound or spelling for 911 purposes. Road names must be vetted prior to the project going before the Planning Commission as they must sign off on the new road names. Once road names are approved in the vetting stage, a road name application will need to be completed with a \$250 fee for each road. I will send this form once names are vetted. All roads, including alleys, must be named.

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

Approved

Review Comments:

LC Water & Sewer District - James Hawthorne - (803) 285-6919
jhawthorne@lcwasd.org

Approved

Review Comments:

Engineer to submit preliminary construction plans to LCWSD for review and approval prior to civil plans being submitted to the County.

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

Approved

Review Comments:

Advisory Comments:

For the Vehicle Services – Minor Maintenance/Repair use type, a Conditonal Use would be required.

All buildings shall front onto a public or private street, or share a frontage line with a square or other similar common open space. The front facade of buildings shall be generally parallel to front property lines when placed along the corridor right-of-way (UDO 4.3.2.F.1).

When fronting the corridor right-of-way, buildings shall have access from the front and rear of the building (UDO 4.3.2.F.1.c).

Variation in architecture and materials is required. There shall be no large expanse of blank exterior walls along the corridor. Variation in exterior walls may be achieved through the use of windows, projections, recesses, columns, horizontal and vertical offsets, awnings, canopies, or other architectural features. Rooflines of buildings adjacent to the corridor shall also be varied to add interest and complement the character of surrounding development and neighborhoods. Variation in rooflines may be achieved through the use of gables, eaves, parapets, cupolas, or other architectural features (UDO 4.3.2.F.3).

Buildings, signs, walls, and other structures within the Highway Corridor Overlay District shall be constructed using quality finish materials (i.e., brick, wood, masonry, stone, concrete siding, or stucco). In general, the use of vinyl, tin, metal, and masonry block (except split face/decorative masonry) shall be prohibited on the exterior walls of any building located within this district. Metal is permissible if in combination with other building materials for use as trim, windows, doors, roofing, other architectural elements, and signs. All sides of the building shall comply with this requirement except any side of a building that is not visible from any point on an adjoining road right-of-way. Sides of the building that are screened with landscaping, a fence, or some combination of the two shall be considered to be visible from an adjoining street and must comply with the requirements of the Highway Corridor Overlay District. (UDO 4.3.2.F.4.a).

Fencing shall be of durable construction using quality material (i.e., brick, stone, other masonry, wood, metal, decorative vinyl, or any combination thereof). The finished side of the fence shall face the corridor right-of-way or other adjacent property. Chain link, welded or woven wire, and other similar fencing are not permitted in the Highway Corridor Overlay District, unless their use is for sports fields and recreational complexes. In such conditions, the fencing shall be color coated with a manufacturer applied finish. Finish color must be approved by the Technical Review Committee. Such fencing may also be permitted for temporary use during construction and site development provided it is removed or replaced with a compliant material upon completion of construction. This requirement is for aesthetic purposes only and is not associated with building code requirements or standards. (UDO 4.3.2.F.4.b).

Sidewalks and Connectivity (UDO 4.3.2.F.5.a) : At a minimum, sidewalks shall comply with the construction requirements set forth in Appendix C of the UDO;

Sidewalks shall be located to allow pedestrians to safely move from their vehicles to the building

Sidewalks shall connect to existing pedestrian circulation of adjacent parcels where not restricted by topography or other existing site features

When adjacent to a residential use district, sidewalks shall be provided to allow pedestrian access to and from a commercial retail development

Sidewalks shall be required on both sides of public or private streets within a commercial retail development.

For buildings fronting on the corridor, off-street surface parking shall be located primarily to the rear of the building it serves. Side yard parking is permissible and shall occupy no more than 45 percent of the principle corridor frontage line.(UDO 4.3.2.G.1)

Uninterrupted areas of parking areas shall be limited in size. Parking areas with more than 20 space[s] shall be broken by buildings and/or landscape features as outlined in Section 4.3.2.K.6 (UDO 4.3.2.G.1.b)

Off-street loading and unloading areas shall comply with the provisions set forth in Chapter 7 and shall be screened from view from all residential use districts and public rights-of-way using an opaque screen (UDO 4.3.2.G.4).

Signage standards in the HCOD can be found in section 4.3.2.H of the UDO.

Lighting standards can be found in section 4.3.2.I of the UDO.

Containers, dumpsters, mechanical equipment, and similar structures shall be located to the rear and/or side of the building they serve. New utility boxes shall also be located to the rear and/or side of the building they serve (UDO 4.3.2.J.3.a)

All containers, dumpsters, mechanical equipment, utility boxes, and similar structures shall be screened from view from all adjacent properties, residential use districts, and public right-of-way using an opaque screen (UDO 4.3.2.J.3.b)

Roof-top mounted mechanical equipment shall be screened to their full height by a parapet or other structure that is complementary to the building in material and color. Ground-mounted mechanical equipment shall be screened to their full height on all sides using an opaque screen (UDO 4.3.2.J.3.c).

Permanent barricades shall be provided at the end of all street stubs (6.4.2.A.2).

Bike parking standards can be found in section 7.2.6 of the UDO.

A perimeter landscape strip with a minimum width of 8 feet shall be required on all sides of parking areas. This area shall not be located within the required Corridor Frontage Buffer (UDO 4.3.2.J.6.a.i)

A continuous evergreen shrub screen is required within the perimeter landscape strip. Evergreen shrubs shall be at least 36 inches in height with a minimum spread of 24 inches at time of planting, and shall be spaced no more than 5 feet on center. Shrubs shall have an average mature height of 6 feet. A masonry wall, 3 feet above ground level, may be used in place of a continuous evergreen shrub screen. Such perimeter screen may be penetrated for ingress/egress, including stub out and shared drive easements (UDO 4.3.2.J.6.a.ii)

Canopy trees shall line the perimeter of all parking areas and shall be spaced no more than 40 feet on center. At installation, canopy trees shall have a minimum caliper of 2.5 inches when measured 6 inches above ground with a minimum height of 10-12 feet. Where overhead utility lines exist, understory trees shall be planted instead and shall be spaced no more than 25 feet on center. Understory trees shall have a minimum caliper of 2.5 inches when measured 6 inches above ground with a minimum height of 8-10 feet. All trees shall have all limbs trimmed at least 6 feet above ground level (UDO 4.3.2.J.6.a.iii)

No less than a minimum of one tree planting area shall be provided for every 10 parking spaces. Additionally, a tree planting area shall be provided at both ends of all parking aisles. Each tree planting area shall be a minimum of 200 square feet in area, being at least 10 feet in width, and shall be edged with a curb at least 6 inches in height. Each tree planting area shall be planted with one canopy tree shall have a minimum caliper of 2.5 inches when measured 6 inches above ground with a minimum height of 10-12 feet. Where overhead utility lines exist, understory trees shall be planted instead and shall have a minimum caliper of 2.5 inches when measured 6 inches above ground with a minimum height of 8-10 feet. In addition to the tree requirement, each tree planting area shall consist of any combination of shrubs, turf grass, or other ground cover so that no portion of the tree planting area shall contain bare soil. Where sight lines may not permit shrubs, tree planting areas shall contain turf grass or other ground cover. Shrubs in tree planting areas shall be maintained at a maximum height of 30 inches. All trees shall have all limbs trimmed at least 6 feet above ground level (UDO 4.3.2.J.6.a.iv)

(UDO 4.3.2.L.2) Tree Preservation: All required setbacks and buffer yards shall be used as tree preservation areas. The provisions set forth in Chapter 7 of the UDO, retention and protection of large trees, shall be required for all development within the Highway Corridor Overlay District. In addition, all canopy trees with a diameter breast height (DBH) greater than 24 inches shall be incorporated into the site plan unless there is no suitable alternative due to unavoidable grading or because of required configuration of a street, driveway, sidewalk, permitted sign, essential utility, or buildings. The following shall also apply:

Such trees may only be removed under one or more of the following conditions: The tree is unhealthy, diseased, or dead

The tree causes a safety hazard to nearby buildings or pedestrian or vehicular circulation

The tree is of a species that may drop debris or sap that can significantly affect property

The tree is interfering with an existing underground utility line

The tree is located within the building envelope as determined by building placement standards within the UDO

The tree is causing significant structural damage to a building or other similar structure; and/or It is necessary to allow construction of a street or driveway essential for access to a parcel.

To ensure protection of existing trees, protection shall be provided around tree preservation areas and shall comply with the provisions set forth in Chapter 7 of the UDO;

The mitigation requirements set forth in Chapter 7 of the UDO shall apply. Any canopy trees with a diameter (DBH) greater than 24 inches that are removed shall also be replaced with another similar tree elsewhere on the parcel. Any replacement tree within the Highway Corridor Overlay District shall have a minimum caliper of 2.5 inches when measured 6 inches above ground with a minimum height of 10-12 feet (UDO 4.3.2.L.2.c).

Building perimeter landscaping standards can be found in section 7.1.3.C of the UDO.

Review Comments:

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

Conditional

Review Comments:

-SCDOT encroachment permit will be required.

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

Approved

Review Comments:

Service impact fees will be due prior to Building permit issuance.

Traffic Impact Analysis - Corey Barnes - 803-416-9394
cdbarnes@lanastercountysc.gov

Approved

Review Comments:

The Traffic Impact Analysis has been approved to proceed with development per Lancaster County Planning.

EXECUTIVE SUMMARY

This report has been updated to address comments received from the South Carolina Department of Transportation (SCDOT) and Lancaster County.

Purpose of Report and Study Objectives

This report presents the results of a Traffic Impact Analysis (TIA) prepared for the proposed development, The Pointe, located along west side of Charlotte Highway (U.S. Route 521) and north of Dogwood Acres Road in Indian Land, South Carolina.

The site traffic anticipated to be generated by The Pointe is anticipated to exceed Lancaster County and South Carolina Department of Transportation (SCDOT) thresholds for a required TIA. This study was prepared in accordance with the *Lancaster County Unified Development Ordinance (UDO)*, Section 6.8 Transportation Impact Analysis Guidelines and Chapter 6 – Traffic Impact Studies of the *SCDOT Access and Roadside Management Standards*.

Site Location and Study Area

The Pointe is a mixed-use commercial development located along the west side of Charlotte Highway (U.S. Route 521) and north of Dogwood Acres Road in Indian Land, South Carolina. The study area was selected based on the intersections within the vicinity of the site that have the potential to be affected by the proposed development site traffic. The general limits of the study area analyzed with this report are the Charlotte Highway corridor from the Marvin Road to the Bridgemill Drive intersections.

Description of Proposed Project

The Pointe mixed-use commercial development, and the project is proposed to be completed in three (3) development phases with an anticipated buildout year of 2026 (Phase 1), 2027 (Phase 2), and 2028 (Phase 3). Phase 1 is anticipated to include a mix of uses including up to a 3,000 square feet (SF) quick lube vehicle shop, 6,000 SF of fast food restaurant space with drive throughs, 14,600 SF of retail space, 10,800 SF of high-turnover restaurant space, 10,800 SF of fast casual restaurant space, 33,600 SF of medical office space, a 90-room hotel, a 33,750 SF self-storage facility, and a 12,950 SF day care center. Phase 2 is proposed to include an additional 9,000 SF of retail space, 7,100 SF of high-turnover restaurant space, and 7,000 SF of fast casual restaurant space. Phase 3 is proposed to include a continuing care retirement community with 215 dwelling units (DU).

Access to the site is proposed via two connections on Charlotte Highway (signalized intersection and full access) and two full access connections on Dogwood Acres Road. In addition, the existing right-in / right-out access restrictions at Dogwood Acres Road at Charlotte Highway will be maintained. It is anticipated that all proposed site access connections will be constructed in Phase 1.

Conclusions and Recommendations

The conclusions and recommendations of this Traffic Impact Analysis are as follows:

1. The Pointe development is proposed mixed use development that is anticipated to be completed in three build phases. Phase 1 is anticipated to be completed in 2026 and is expected to include a 3,000 SF quick lube vehicle shop, a total of 6,000 SF of fast food restaurant with drive-through, a total of 10,800 SF of high-turnover restaurant space, a total of 10,800 SF of fast casual restaurant space, a total of 14,600 SF of retail, a total of 33,600 SF of medical office, a 90-key hotel, a 33,750 SF self-storage facility, and a 12,950 SF day care center. Phase 2 is anticipated to be completed in 2027 and is expected to include a total of 9,000 SF of retail, 7,100 SF of high-turnover restaurant space, and 7,000 SF of fast casual restaurant space. Phase 3 is anticipated to be completed in 2028 and is expected to include a continuing care retirement community with 215 total dwelling units.
2. The results of the existing baseline (2024 Existing) conditions indicate that all of the study intersections currently operate at overall acceptable LOS “D” or better during the weekday AM and PM peak hours.
3. Under future background conditions (Buildout Year Plus 1 Year per Lancaster County UDO) without the proposed development (2027 No-Build, 2028 No-Build, 2029 No-Build). The signalized intersections within the study are anticipated to operate at acceptable levels of service through the 2028 future year (2028 No-Build). In the 2029 future background year (2029 No-Build), the overall level of service at the intersection of Charlotte Highway and Marvin Road is anticipated to degrade to LOS “E”.
4. The proposed access plan for the site includes four driveway locations. Site Access A is proposed as a full access signalized intersection on Charlotte Highway at Thousand Oaks Drive. Site Access B is proposed as a full access unsignalized intersection on Charlotte Highway at 9456 Charlotte Highway (Gateway Driveway). Site Access C and D are proposed full access unsignalized intersections on Dogwood Acres Road.
5. Based on the ITE Trip Generation Manual, the proposed development is anticipated to generate 503 new external AM peak hour trips (305 in and 207 out) and 568 new external PM peak hour trips (271 in and 298 out) in 2027 Build Phase 1. In 2028 Build Phase 2, The Pointe is anticipated to generate 611 total external AM peak hour trips (360 in and 251 out) and 669 total external PM peak hour trips (332 in and 337 out). In 2029 Build Phase 3, The Pointe is anticipated to generate 649 total external AM peak hour trips (386 in and 263 out) and 653 total external PM peak hour trips (313 in and 340 out).
6. The results of the future 2027 analyses with the buildout of the Phase 1 development (2027 Build Phase 1) indicate that delays would generally increase at the study

intersections along the Charlotte Highway corridor. It is noted that at the intersection of Charlotte Highway and Marvin Road, the intersection begins to operate at overall capacity LOS "E" during the PM peak hour.

7. The results of the future 2028 analyses with the buildout of the Phase 2 development (2028 Build Phase 2) indicate that delays would generally continue to increase at the study intersections along the Charlotte Highway corridor. At the intersection of Charlotte Highway and Marvin Road, the intersection is anticipated to continue operating at overall capacity LOS "E" during the PM peak hour.
8. The results of the future 2029 analyses with the buildout of the Phase 3 development (2029 Build Phase 3) indicate that delays would generally continue to increase at the study intersections along the Charlotte Highway corridor. At the intersection of Charlotte Highway and Marvin Road, the intersection is anticipated to continue to degrade to LOS "F" during the PM peak hour.
9. Based on Lancaster County UDO traffic impact mitigation guidance the intersection of Charlotte Highway and Marvin Road meets the thresholds for mitigation. In order to restore levels of service and delays, **it is recommended that the minor street approaches of the intersection are reconfigured to remove the existing split phase operation at this intersection of Charlotte Highway and Marvin Road during 2027 Build Phase 1.** The removal of the minor street split phasing is anticipated to restore the intersection to acceptable levels of service in the 2029 No-Build and the Phase 1, 2, and 3 buildout scenarios. **It is noted that the recommendation to remove the existing split phase is also a proposed improvement recommended to be completed by the Costco at Indian Land development, and it is anticipated this improvement will be completed before the buildout of The Pointe Phase 1.** Therefore, no improvements are recommended to be completed by The Pointe at the intersection of Charlotte Highway and Marvin Road. If the removal of the minor street split phasing is not completed by Costco at Indian Land prior to beginning The Pointe Phase 2, a revised TIA may be necessary.
10. **It is recommended that Site Access A is constructed at the intersection of Charlotte Highway and Thousand Oaks Drive to form the 4th leg of the intersection and the intersection is converted to a signalized intersection in 2027 Build Phase 1. In addition, it is recommended that a southbound left turn lane with 150 FT of storage, a southbound right turn lane with 150 FT of storage, and a northbound left turn lane with 150 FT of storage are installed during 2027 Build Phase 1. Additionally, the Site Access A approach should be constructed with a left-through lane with a minimum of 150 FT of storage and a right turn lane.** Based on a preliminary signal warrant analysis of the anticipated peak hour volumes at the intersection, it is anticipated that the traffic signal will be warranted during the buildout of Phase 1. Traffic volumes should be monitored throughout Phase 1 to determine when the signal is warranted for installation. **A Signal Warrant Analysis (SWA) is recommended to be completed at the intersection of Charlotte Highway and Site Access A when the necessary traffic volumes to warrant**

signalization are believed to be present.

11. **To facilitate access to the development site, it is recommended that a southbound right turn lane with 100 FT of storage is constructed on Charlotte Highway at Dogwood Acres Road during 2027 Build Phase 1.**
12. The signalized intersection of Charlotte Highway and Bridgemill Drive signalized intersection is anticipated to operate at overall acceptable levels of service during all future No-Build and Build phases. **No improvements are recommended to be completed by The Pointe at the intersection.**
13. **At the intersection of Charlotte Highway and Site Access B / 9456 Charlotte Highway, it is recommended that a southbound right turn lane with 100 FT of storage, a northbound left turn lane with 150 FT of storage, and a southbound left turn lane with 150 FT of storage are constructed on Charlotte Highway during 2027 Build Phase 1. In addition, it is recommended that Site Access B is constructed with a through-left lane and a right turn lane at the eastbound approach of the intersection.**
14. **It is recommended that Site Access C be constructed on Dogwood Acres Road with one ingress and one egress lane during 2027 Build Phase 1.**
15. **It is recommended that Site Access D be constructed on Dogwood Acres Road with one ingress and one egress lane during 2027 Build Phase 1.**
16. **It is recommended that Dogwood Acres Road is improved to the Lancaster County local street standard from Charlotte Highway to the proposed Site Access D location on Dogwood Acres Road.**
17. **It is recommended that all required turn lanes are constructed with appropriate tapers per SCDOT Roadway Design Manual guidance. In addition, it is recommended the left turn lanes recommended for installation on Charlotte Highway at Site Access A / Thousand Oaks Road and Site Access B / Gateway Driveway are constructed as offset left turn lanes.**
18. **A Recommended Improvement Figure is shown in Figure 27 for the future 2027 Build Phase 1 conditions.** It is noted that no additional offsite or site access improvements are recommended in the 2028 Build Phase 2 and 2029 Build Phase 3 conditions.
19. **An analysis of the proposed access locations on Charlotte Highway (Access A, Access B, Dogwood Acres Road) indicates sufficient intersection sight distance is available for the access locations.** Due to the reconfiguration necessary for Dogwood Acres Road, the sight distance for the Dogwood Acres Road (Access C, Access D) will be confirmed during site permitting, and it is noted the access locations / road reconfiguration will be constructed to meet intersection sight distance requirements for Access C and Access D.

Canopy Trees Common Name	Scientific Name
Red Maple	Acer rubrum
Sugar Maple	Acer saccharinum
River Birch	Betula nigra
Bitternut Hickory	Carya cordiformis
Pecan	Carya illinoensis
Shagbark Hickory	Carya ovata
Chinese Chestnut	Castanea mollissima
Sugar Hackberry	Celtis laevigata
Common Hackberry	Celtis occidentalis
Beech	Fagus grandifolia
White Ash	Fraxinus americana
Green Ash	Fraxinus pennsylvanica
Ginkgo	Ginkgo biloba 'Fairmont' or 'LakeView'
Kentucky Coffeetree	Gymnocladus dioica
Chinese Flame Tree	Koelreuteria bipinnata
Tulip poplar	Liriodendron tulipifera
Cucumber Magnolia	Magnolia acuminata
Dawn Redwood	Metasequoia glyptostroboides
London Planetree	Platanus x acerifolia
Sawtooth Oak	Quercus acutissima
White Oak	Quercus alba
Scarlet Oak	Quercus coccinea
Southern Red Oak	Quercus falcata
Laurel Oak	Quercus hemisphaerica
Overcup Oak	Quercus lyrata
Water Oak	Quercus nigra
Nuttall Oak	Quercus nuttallii
Pin Oak	Quercus palustris
Willow Oak	Quercus phellos
Red Oak	Quercus rubra

Shumard Oak	Quercus shumardii
Black Oak	Quercus velutina
Japanese Pagoda Tree	Sophora japonica
Bald Cypress	Taxodium distichum
Little Leaf Linden	Tilia cordata
Lacebark Elm	Ulmus parvifolia
Japanese Zelkova	Zelkova serrata
Understory Trees Common Name	Scientific Name
Trident Maple	Acer buergerianum
Amur Maple	Acer ginnala
Paperbark Maple	Acer griseum
Japanese Maple	Acer palmatum
Serviceberry	Amelanchier arborea
Eastern Redbud	Cercis canadensis
Chinese Redbud	Cercis chinensis
Chinese Fringetree	Chionanthus retusus
Fringetree	Chionanthus virginicus
Flowering Dogwood	Cornus florida
Rutger's Hybrid Dogwood	Cornus x 'Cultivar'
Smoketree	Cotinus coggygia
Washington Hawthorn	Crataegus phaenopyrum
Green Hawthorne	Crataegus viridis 'Winter King'
Carolina Silverbell	Halesia carolina
Golden Rain Tree	Koelreuteria paniculata
Crape Myrtle	Lagerstroemia indica, Lagerstroemia x fauriei
Star magnolia	Magnolia stellata
Saucer Magnolia	Magnolia x soulangeana
Japanese Flowering Crabapple	Malus floribunda
Flowering Crabapple	Malus hybrida
Wax Myrtle	Myrica cerifera
Sourwood	Oxydendrum arboreum

Chinese Pistache	Pistacia chinensis
Purpleleaf Plum	Prunus cerasifera 'Pissardii'
Kwanzan Cherry	Prunus serrulata 'Kwanzan'
Weeping Cherry	Prunus subhirtella pendula
Okame Cherry	Prunus x incam 'Okame'
Yoshino Cherry	Prunus x yedoensis
Chinese Elm	Ulmus parvifolia
Evergreen Trees (Large Maturing) Common Name	Scientific Name
Deodar Cedar	Cedrus deodara
Japanese Cedar	Cryptomeria japonica
Savannah Holly	Ilex x attenuata 'Savannah'
Eastern Red Cedar	Juniperus virginiana
Southern Magnolia	Magnolia grandiflora
Shortleaf Pine	Pinus echinata
Loblolly Pine	Pinus taeda
Japanese Black Pine	Pinus thunbergiana
Laurel Oak	Quercus laurifolia
Green Giant Arborvitae	Thuja (standishii x plicata) 'Green Giant'
American Arborvitae	Thuja occidentalis
Canadian Hemlock	Tsuga canadensis
Carolina Hemlock	Tsuga caroliniana
Evergreen Trees (Small Maturing) Common Name	Scientific Name
Hinoki Falsecypress	Chamaecyparis obtusa 'Filicoides'
Foster Holly	Ilex x attenuate 'Fosteri'
American Holly	Ilex opaca
Greenleaf Holly	Ilex opaca 'Greenleaf'
Yaupon Holly	Ilex vomitoria
'Emily Bruner' Holly	Ilex x 'Emily Bruner'
Nellie Stevens Holly	Ilex x 'Nellie R. Stevens'
Holly (large cultivars/varieties)	Ilex x 'Cultivar'
Little Gem Magnolia	Magnolia grandiflora 'Little Gem'

Virginia Pine	Pinus virginiana
Carolina Cherry Laurel	Prunus caroliniana
Emerald Arborvitae	Thuja occidentalis 'Emerald'
Shrubs (Under 6 feet) Common Name Scientific Name	
Glossy Abelia	Abelia x grandiflora
Wintergreen Barberry	Berberis julianae
Japanese Barberry	Berberis thunbergii
Purple Beautyberry	Callicarpa dichotoma
Flowering Quince	Chaenomeles speciosa
Japanese Falsecypress	Chamaecyparis pisifera 'Cultivar'
Spreading Euonymus	Euonymus kiautschovicus
Smooth Hydrangea	Hydrangea arborescens
Bigleaf Hydrangea	Hydrangea macrophylla
Oakleaf Hydrangea	Hydrangea quercifolia
Mountain Hydrangea	Hydrangea serrata
Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'
Chinese Holly	Ilex cornuta 'Cultivar'
Convexa Japanese Holly	Ilex crenata 'Convexa'
Japanese Holly	Ilex crenata 'Cultivar'
Little Leaf Japanese Holly	Ilex crenata 'Microphylla'
Roundleaf Japanese Holly	Ilex crenata 'Rotundifolia'
Dwarf Yaupon Holly	Ilex vomitoria 'Stokes Dwarf'
Chinese Juniper	Juniperus chinensis 'Cultivar'
Juniper	Juniperus sp.
Pfitzer Juniper	Juniperus x pfitzeriana
Drooping Leucothoe	Leucothoe fontanesiana
Leatherleaf Mahonia	Mahonia bealei
Nandina	Nandina domestica 'Cultivar'
Japanese Andromeda	Pieris japonica
Narrow Leaved English Laurel	Prunus laurocerasus 'Angustifolia'
India Hawthorn	Raphiolepis indica

Yeddo Hawthorn	Rhaphiolepis umbellata
Glenn Dale Azalea	Rhododendron x 'Cultivar'
Gunrei Satzuki Azalea	Rhododendron x 'Cultivar'
Kaempferi Azalea	Rhododendron kaempferi
Reeves' Spirea	Spiraea cantoniensis
Thunberg's Spirea	Spiraea thunbergii
Japanese Yew	Taxus cuspidata
Sandankwa Viburnum	Viburnum suspensum
Shrubs (Over 6 Feet) Common Name Scientific Name	
Aucuba	Aucuba japonica
Butterfly Bush	Buddleia davidii
Camellia	Camellia japonica
Sasanqua Camellia	Camellia sasanqua
Cleyera	Cleyera japonica
Twig Dogwood	Cornus sericea
Thorny Elaeagnus	Elacagnus pungens
Winged Euonymus	Euonymus alatus
Greenspire Euonymus	Euonymus japonica
Border Forsythia	Forsythia x intermedia
Vernal Witch Hazel	Hamamelis vernalis
Common Witch Hazel	Hamamelis virginiana
Hybrid Witch Hazel	Hamamelis x intermedia
Panicle Hydrangea	Hydrangea paniculata
English Holly	Ilex aquifolium
Burford Holly	Ilex cornuta 'Burfordii'
Chinese Holly	Ilex cornuta 'Cultivar'
Japanese Holly	Ilex crenata 'Cultivar'
Hetzi Japanese Holly	Ilex crenata 'Hetzii'
Inkberry Holly	Ilex glabra
Lusterleaf Holly	Ilex latifolia
Yaupon Holly	Ilex vomitoria

Emily Bruner Holly	Ilex x 'Emily Bruner'
Small Anise Tree	Illicium parviflorum
Chinese Juniper	Juniperus chinensis 'Cultivar'
Hollywood Juniper	Juniperus chinensis 'Kaizuka'
Laurel	Laurus nobilis
Loropetalum	Loropetalum chinense
Star Magnolia	Magnolia stellata
Wax Myrtle	Myrica cerifera
Northern Bayberry	Myrica pensylvanica
Japanese Pittosporum	Pittosporum tobira
Podocarpus	Podocarpus macrophyllus maki
English Laurel	Prunus laurocerasus
Indian Azalea	Rhododendron indica
Bridalwreath Spirea	Spiraea prunifolia 'Plena'
Vanhoutte Spirea	Spiraea x vanhouttei
Oriental Arborvitae	Thuja orientalis
Doublefile Viburnum	Viburnum plicatum f. tomentosum
Leatherleaf Viburnum	Viburnum rhytidophyllum
Laurustinus Viburnum	Viburnum tinus
Judd Viburnum	Viburnum xjuddii

K. IMPERVIOUS SURFACE STANDARDS The amount of on-site impervious surface areas shall be limited to the prescribed ratios set forth in Chapters 2, 3, and 8 of the UDO.

L. OPEN SPACE AND TREE PRESERVATION

- 1. Open Space:** A minimum of 10 percent of the site must be devoted to usable open space which may include greens, unaltered natural features, or other similar areas not covered by impervious surface as required in Chapters 2, 3, and 8 of the UDO. Required setbacks and buffer yards may be included in calculating this requirement. The Administrator may reduce this requirement for parcels 5 acres or less on a case-by-case basis. All open space shall be clearly labeled as such on any plans submitted for County review;
- 2. Tree Preservation:** All required setbacks and buffer yards shall be used as tree preservation areas. The provisions set forth in Chapter 7 of the UDO, retention and protection of large trees, shall be required for all development within the Highway Corridor Overlay District. In addition, all canopy trees with a diameter breast height (DBH) greater than 24 inches shall be incorporated into the site plan unless there is no suitable alternative due to unavoidable grading or because of required configuration of a street, driveway, sidewalk, permitted sign, essential utility, or buildings. The following shall also apply:

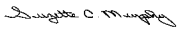
LANCASTER COUNTY ASSESSOR
Tax Map:
0008 00 077 00

LANCASTER COUNTY, SC	
2023014456	DEED
RECORDING FEES	\$15.00
STATE TAX	\$9380.80
COUNTY TAX	\$3968.80
PRESENTED & RECORDED	
11-17-2023	11:45:16 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: DAVID HUGHES	
BK:DEED 1729	PG:270-274

RECORDED THIS 9th DAY
OF JANUARY, 2024
IN BOOK 00 PAGE 00

Prepared by:
Morton & Gettys, LLC
Attn: R. Heath Myers, Esq.
331 E. Main Street, Suite 300
Rock Hill, SC 29731

After Recording Return to Grantee:
Apex Retail, LLC
10126 Paxton Run Road
Charlotte, NC 28277


Auditor, Lancaster County, SC

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 16th day of November, 2023, by and between MARGARET L. ADAMS, AS TRUSTEE OF THE LAVINIA STEPHENSON LYNCH REVOCABLE LIVING TRUST A/K/A THE LAVINIA STEPHENSON LYNCH LIVING TRUST DATED AUGUST 2, 2011, a South Carolina resident, as party of the first part, hereinafter collectively referred to as "Grantor," and APEX RETAIL, LLC, a South Carolina limited liability company, as party of the second part, hereinafter referred to as "Grantee," the words "Grantor" and "Grantee" to include the successors and assigns of each of the parties hereto.

KNOW ALL MEN BY THESE PRESENTS THAT, FOR AND IN CONSIDERATION of [See attached Affidavit], and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does, subject to the exceptions, limitations, and other matters set forth below, grant, bargain, sell and convey unto Grantee, and the heirs, legal representatives, successors and assigns of Grantee, all of Grantor's right, title, and interest in and to the real property described upon Exhibit A (attached hereto and incorporated by this reference), together with any and all improvements affixed thereto and lying thereupon, and further together with any and all appurtenances thereto (with the foregoing being, collectively, the "Property").

The Property is hereby conveyed to the Grantee subject to ad valorem taxes for the 2024 tax year and subsequent tax years, which constitute a lien but are not yet due and payable, matters which would be disclosed upon a current and accurate ALTA survey or physical inspection of the Property, matters of zoning, and easements, rights-of-way, restrictions, conditions, and other matters which are of record (excluding mortgages and other monetary liens) in the Lancaster County, South Carolina, real estate records.

AND IT IS THE INTENT OF THE GRANTOR THAT NONE OF THE ABOVE MATTERS AND EXCEPTIONS SHALL BE DEEMED AS BEING IMPOSED OR RE-IMPOSED UPON THE PROPERTY BY VIRTUE OF THE MAKING HEREOF.

TO HAVE AND TO HOLD the Property, together with any and all improvements, buildings, and fixtures located thereon and all rights, hereditaments, and appurtenance thereunto belonging or appertaining, subject, however, to the above easements, restrictions, exceptions, and other matters, unto the Grantee, and its successors and assigns, forever, IN FEE SIMPLE.

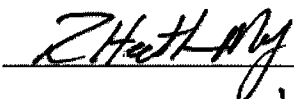
AND GRANTOR SHALL WARRANT and defend the right and title to the Property unto the Grantee, and its successors and assigns, forever, against the claims of all persons whomsoever claiming by, through or under Grantor, subject to the limitations and exceptions contained herein, but against no others.

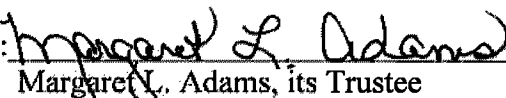
IN WITNESS WHEREOF, Grantor has signed and sealed this deed as of the day and year first above written.

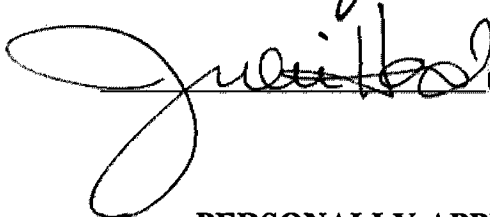
Signed, sealed and delivered
in the presence of:

GRANTOR:

**The Lavinia Stephenson Lynch Revocable Living
Trust a/k/a the Lavinia Stephenson Lynch
Living Trust dated August 2, 2011**

 (W-1)

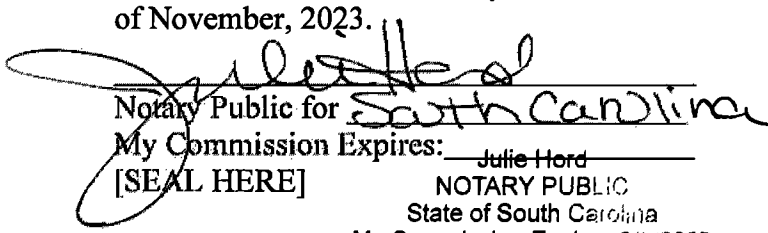
By: 
Margaret L. Adams, its Trustee

 (W-2)

ACKNOWLEDGEMENT

PERSONALLY APPEARED before me Margaret L. Adams, as Trustee of the Lavinia Stephenson Lynch Revocable Living Trust a/k/a the Lavinia Stephenson Lynch Living Trust dated August 2, 2011, who, after being duly sworn, acknowledged his execution of the within Special Warranty Deed for the uses and purposes mentioned therein.

SWORN to before me this 14 day
of November, 2023.


Notary Public for South Carolina

My Commission Expires: _____

[SEAL HERE]

Julie Hord

NOTARY PUBLIC

State of South Carolina

My Commission Expires 2/9/2027

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

TRACT 1:

ALL that certain piece, parcel or tract of land lying, being and situate on the West side of U.S. Highway No. 521, about twenty-two miles North of the Town of Lancaster, in Indian Land Township, Lancaster County, South Carolina, containing 3.7 acres, more or less, and is more particularly described by courses and distances on a Plat of Survey made by W.C. White, Surveyor, dated August 31, 1953, recorded in Plat Book 7, at Page 36 in the Office of the Register of Deeds for Lancaster County, South Carolina; Reference is hereby made to said plat, which is incorporated herein, for a more particular description of the exact metes, bounds, and location of said property.

This being a portion of the property conveyed to The Lavinia Stephenson Lynch Revocable Living Trust by virtue of Deed from Lavinia Stephenson Lynch recorded September 11, 2011, in Book 131, at Page 238, in the Office of the Register of Deeds for Lancaster County, South Carolina, and further conveyed to the Lavinia Stephenson Lynch Revocable Living Trust a/k/a the Lavinia Stephenson Lynch Living Trust dated August 2, 2011, by virtue of Quit-Claim Deed from Beverly Jean Lynch and Margaret Wade Lynch a/k/a Margaret L. Adams, recorded November ~~14~~, 2023, in Book ~~1728~~, at Page ~~148~~,
aforementioned records.

AND ALSO:

TRACT 2:

ALL that certain piece, parcel or tract of land lying, being and situate in Indian Land Township, Lancaster County, South Carolina, on the West side of Highway Number 521, containing 32.8 acres, more or less, designated as Tract Number Three on a Plat of Subdivision entitled "Map of Property of Mrs. M. Lavinia Davidson," dated September 17, 1957, made by W.C. White, Surveyor, recorded in Plat Book 19, at Page 97 in the Office of the Register of Deeds for Lancaster County, South Carolina; Reference is hereby made to said plat, which is incorporated herein, for a more particular description of the exact metes, bounds, and location of said property.

LESS AND EXCEPT: That certain property conveyed by Deed of Lavinia S. Lynch to Dallas Stephenson dated January 5, 1984, and recorded January 6, 1984, in Book E-6, at Page 5671, in the Register of Deeds for Lancaster County, South Carolina.

This being a portion of the property conveyed to The Lavinia Stephenson Lynch Revocable Living Trust by virtue of Deed from Lavinia Stephenson Lynch recorded September 11, 2001, in Book 131, at Page 238 in the Office of the Register of Deeds for Lancaster County, South Carolina.

AND ALSO:

TRACT 3:

All that certain piece, parcel, or tract of land, being situate in Indian Land Township, Lancaster County, South Carolina, west of U.S. Highway 521, North of the City of Lancaster, being shown and designated at Lot 3 (0.78 acres) on a plot of survey entitled "Lavinia S. Lynch" dated October 18, 1982, made by

Bradford M. Hucks & Son, recorded as Plat # 6195 in the Office of the Register of Deeds for Lancaster County, South Carolina; Reference is hereby made to said plat, which is incorporated herein, for a more particular description of the exact metes, bounds, and location of said property.

Derivation: This being the identical property conveyed to Lavinia S. Lynch by virtue of Deed from Dallas Stephenson recorded January 6, 1984, in Book E-6, at Page 5670, in the Office of the Register of Deeds for Lancaster County, South Carolina.

Lancaster County Tax Map and Parcel No.: 0008-00-077.00

STATE OF SOUTH CAROLINA)

COUNTY OF LANCASTER)

AFFIDAVIT

1. I have read the information on this affidavit and I understand such information.

2. The property being transferred is an interest in the real property known as bearing tax map parcel number 0008-00-077.00, and was transferred by Margaret L. Adams, as Trustee of the Lavinia Stephenson Lynch Revocable Living Trust a/k/a the Lavinia Stephenson Lynch Living Trust dated August 2, 2011, Grantor, to Apex Retail, LLC, Grantee on November 16, 2023.

3. The transaction was (check one):

- (a) ☒ subject to the deed recording fee as a transfer for consideration paid or to be paid in 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) ☐ The above transaction is exempt, or partially exempt, from the recording fee as set forth in S.C. Code Ann. Section 12-24-10, *et seq.* because the deed is _____.

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

- (a) ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$3,608,000.00.
(b) ☐ The fee is computed on the fair market value of this realty which is \$ _____.
(c) ☐ The fee is computed based 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: \$N/A.

6. The deed recording fee is computed as follows:

- | | | |
|-----|--|------------------------|
| (a) | Place the amount listed in item 4 above here: | <u>\$3,608,000.00</u> |
| (b) | Place the amount listed in item 5 above here: | <u>\$ 0.00</u> |
| (c) | Subtract line 6(b) from line 6(a) and place result here: | <u>\$ 3,608,000.00</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: \$13,349.60.

As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as an officer of the Grantor. I further 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.

GRANTOR:

The Lavinia Stephenson Lynch Revocable Living Trust a/k/a
The Lavinia Stephenson Lynch Living Trust dated August 2, 2011

By: Margaret L. Adams
Margaret L. Adams, its Trustee

SWORN to before me this 14 day of November, 2023.

Notary Public for South Carolina

My commission expires: _____

[SEAL]

Julie Ford
NOTARY PUBLIC

State of South Carolina

Commission Expires 2/9/2027

LANCASTER COUNTY, SC
2024013498 DEED
RECORDING FEES \$15.00
EXEMPT
PRESENTED & RECORDED
11-01-2024 12:28:21 PM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER, COUNTY SC
By: TERRY PARKMAN
BK:DEED 1851 PG:121-133

RECORDED THIS 12th DAY
OF NOVEMBER, 2024
IN BOOK 00 PAGE 00

LANCASTER COUNTY ASSESSOR

Tax Map:

0008 00 071 01
0008 00 072 00
0008 00 072 01
0008 00 074 00
0008 00 074 01
0008 00 074 02

August C. Mung
Auditor, Lancaster County, SC

LANCASTER COUNTY, SC
2023010254 DEED
RECORDING FEES \$15.00
STATE TAX \$7930.00
COUNTY TAX \$3355.00
PRESENTED & RECORDED
08-15-2023 01:30:40 PM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER, COUNTY SC
By: CANDICE PHILLIPS
BK:DEED 1698 PG:193-205

**re-recorded to correct
Grantor name to Finley**

PREPARED BY:

MICHAEL JOHNSON, P.C. AND ASSOCIATES
1201 CAROLINA PLACE SUITE 103
FORT MILL, SC 29708

SPACE ABOVE THIS LINE RESERVED FOR RECORDING INFORMATION

THE STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

)
)
) TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That, we, DONALD CHESSE and PHYLLIS CHESSE, BETTY P. COONEY, HELEN J. PRESSLEY, DONALD L. PRESSLEY, BRENDA K. LITTLE and BOBBY D. LITTLE, DENNIS J. LITTLE, PHYLLIS A. MELTON, JONATHAN S. *Finley* and REBECCA J. *Finley*, BRIAN STEPHENSON *Aka Alan Brian Stephenson* and MARTIN STEPHENSON, herein referred to as the Grantors, for and in consideration of the sum of Three Million Fifty Thousand and 00/100 Dollars (\$3,050,000.00) to us paid by CAPSTONE COMMONS, LLC, a South Carolina limited liability company, hereinafter Grantee, in the State aforesaid, the receipt and sufficiency whereof are hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantee, their heirs, successors and assigns forever all of Grantors' interest in the following described property:

See attached for Legal Descriptions

TAX MAP NUMBER: 0008-00-071.01; 0008-00-072.00; 0008-00-072.01,
0008-00-074.00, 0008-00-074.01, and 0008-00-074.02

GRANTEE'S ADDRESS: 10126 Paxton Run Road, Charlotte, NC 28277

This conveyance is made subject to easements, restrictions, covenants, and conditions of record, including matters shown on recorded plats.

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

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

AND THE GRANTORS do hereby bind Grantors heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantees, their heirs and assigns, against the Grantors and the Grantors' heirs and against every person whomsoever lawfully claiming or to claim, the same or any part thereof.

WITNESS our Hands and Seals this 3rd day of August, 2023.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Gwen Jonesyoshi
Witness

Donald Chess
DONALD CHESS

A. J. Brock
Witness

Phyllis Chess
PHYLLIS CHESS

THE STATE OF SOUTH CAROLINA

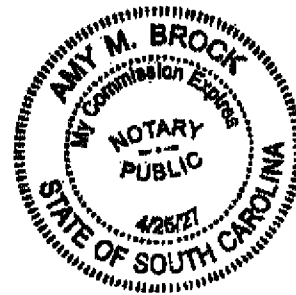
COUNTY OF YORK

)
)
)
ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 3rd day of August, 2023, by the Grantor(s), DONALD CHESS and PHYLLIS CHESS.

SWORN to before me this 3rd day of August 2023

A. J. Brock (L.S.)
Notary Public for South Carolina
Commission Expires: 4/25/27



SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness

Witness

Betty P. Cooney
BETTY P. COONEY

Helen J. Pressley
HELEN J. PRESSLEY

Don L. Pressley
DONALD L. PRESSLEY

Brenda K. Little
BRENDA K. LITTLE

Bobby D. Little
BOBBY D. LITTLE

Dennis J. Little
DENNIS J. LITTLE

Phyllis A. Melton
PHYLLIS A. MELTON

Jonathan S. Finley
JONATHAN S. FINLEY

Rebecca J. Finley
REBECCA J. FINLEY

Brian Stephenson
BRIAN STEPHENSON

aka Alan Brian Stephenson

THE STATE OF SOUTH CAROLINA

COUNTY OF YORK

)
)
) ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 11 day of August, 2023, by the Grantor(s), BETTY P. COONEY, HELEN J. PRESSLEY, DONALD L. PRESSLEY, BRENDA K. LITTLE and BOBBY D. LITTLE, DENNIS J. LITTLE, ~~PHYLLIS A. MELTON~~, JONATHAN S. FINELY and REBECCA J. FINELY, and BRIAN STEPHENSON. MS
aka Alan Brian Stephenson

SWORN to before me this 11 day of August, 2023

[Signature] (L.S.)
Notary Public for South Carolina

Commission Expires: 7-16-24

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Gwen Tomaszewski
Witness

Ag. LeBrock
Witness

Betty P. Cooney

Helen J. Pressley

Donald J. Pressley

Brenda K. Little

Bobby D. Little

Dennis J. Little

Phyllis A. Melton

Jonathan S. Finley

Rebecca J. Finley

Alan Brian Stephenson

Martin Stephenson
Martin Stephenson

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

Steven J. Jones
Witness
Ally M. Brock
Witness

BETTY COONEY

HELEN J. PRESSLEY

DONALD PRESSLEY

BRENDA K. LITTLE

BOBBY D. LITTLE

DENNIS J. LITTLE

Phyllis A. Melton
PHYLLIS A. MELTON

JONANTHAN S. FINLEY

REBECCA J. FINLEY

ALAN BRIAN STEPHENSON

MARTIN STEPHENSON

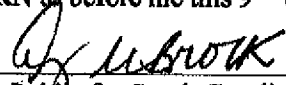
)
THE STATE OF SOUTH CAROLINA

COUNTY OF YORK

) **ACKNOWLEDGMENT**
)

The foregoing instrument was acknowledged before me this 9th day of August, 2023, by the Grantor(s), **MARTIN STEPHENSON AND PHYLLIS MELTON.**

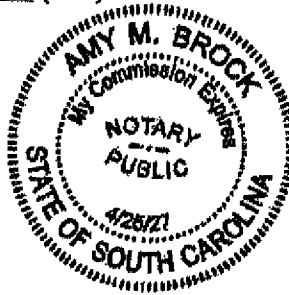
SWORN to before me this 9TH day of August 2023



Notary Public for South Carolina

Commission Expires: 04-25-2027

(L.S.)



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 at 8.58 ACRES CHARLOTTE HIGHWAY INDIAN LAND, SC 29707, bearing LANCASTER County Tax Map Number , and was transferred CAPSTONE COMMONS, LLC on August 11, 2023, 0008-00-071.01; 0008-00-072.00; 0008-00-072.01, 0008-00-074.00, 0008-00-074.01, and 0008-00-074.02
3. Check one of the Following: The Deed is

- (a) XX 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 Information section of this affidavit);

(If exempt, please skip items 4-7, and go on 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 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) XX The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$3,050,000.00.
- (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 XX 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: N/A.

6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: \$3,050,000.00
- (b) Place the amount listed in item 5 above here: \$ 0.00
(If no amount is listed, place zero here.)
- (c) Subtract line 6(b) from line 6(a) and place result here: \$3,050,000.00

7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$11,285.00.

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

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.

SWORN to before me this 11th day of August, 2023

Amy M. Brook
Notary Public for South Carolina
My Commission Expires: 4/25/27

Robert M. Johnson, Jr.
Responsible Person Connected with the Transaction
Print or type the above name here

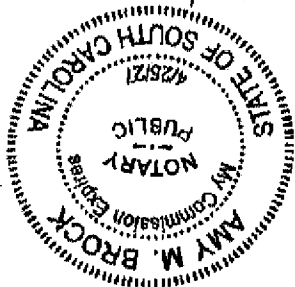


EXHIBIT "A"

LEGAL DESCRIPTION

TRACT 1 (9313 CHARLOTTE HWY, INDIAN LAND, SC, 29720; TMS: 0008-00-071.01):

ALL that certain piece, parcel or lot of land lying and being situate in Indian Land Township, Lancaster County, South Carolina, approximately 19 miles north of the City of Lancaster, South Carolina, on the western side of United States Hwy No. 521, approximately 1 mile south of its intersection with South Carolina Hwy No. 160, such parcel containing 2.04 acres and fronting for a distance of 133.77 feet on U. S. Hwy No. 521, and being more particularly shown on a plat of survey prepared by Jack Smith, S.C.R.L.S., dated February 14, 1978, recorded as Plat. No. 3395, in the Office of the Clerk of Court for Lancaster County, South Carolina, which plat is incorporated by reference in this deed for a more particular description of the property hereby conveyed.

LESS, HOWEVER, that portion of the above-described premises lying within the bounds of the widened right of way of U.S. Hwy #521 obtained by the South Carolina Hwy Department or any other governmental agency by recent condemnation proceedings.

TOGETHER WITH, all that certain piece, parcel or lot of land lying and being situate in Indian Land Township, Lancaster County, South Carolina, adjoining other property of Melton, the perimeter boundaries of which are shown on a boundary survey prepared by A. Alan Wallwork, SCRLS, dated September 1, 1993, to which plat reference is hereby made, as follows: Beginning at an iron at the existing Chess-Melton joint corner of James M. Little and Melton, 268.93 feet, more or less, west of the right of way of U.S. Highway 521, thence with the existing Chess-Melton line N 77-36-13 W 99.10 feet to a point; thence S 87-07-31 W 55.47 feet to an old iron, corner of Melton, Stephenson, and Chess; thence a new line, S 79-47-11 E 155.00 feet to a point; thence N 2-16-10 W 9.00 feet to the point of beginning.

AND, all that certain piece, parcel or lot of land lying and being situate in Indian Land Township, Lancaster County, South Carolina, adjoining other property of Melton, the perimeter boundaries of which are shown on a boundary survey prepared by A. Alan Wallwork, SCRLS, dated September 1, 1993, to which plat reference is hereby made, as follows: Beginning at an iron at the existing Chess-Melton joint corner of James M. Little and Melton, 268.93 feet, more or less, west of the right of way of U.S. Highway 521, thence with the old Little-Melton line S 74-21-31 E 92.90 feet to an old iron; thence a new line N 79-47-11 E 90.53 feet to a point; thence N 2-16-10 W 9.00 feet to the point of beginning.

THE FOREGOING PROPERTY ALSO BEING DESCRIBED AS (*Surveyed Legal Description*):

BEING ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND SITUATE, LYING AND BEING WEST OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521), INDIAN LAND TOWNSHIP, LANCASTER COUNTY, SOUTH CAROLINA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE APPROXIMATE CENTERLINE INTERSECTION OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521) AND DOGWOOD ACRES ROAD, N 64° 26' 46" W FOR A DISTANCE OF 90.22 FEET TO A #5 REBAR IN THE WESTERN RIGHT OF WAY OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521) AND THE NORTHERN RIGHT OF WAY OF DOGWOOD ACRES ROAD, BEING THE TRUE POINT OF BEGINNING. THENCE WITH THE RIGHT OF WAY OF DOGWOOD ACRES ROAD, N 82° 01' 17" W FOR A DISTANCE OF 81.21 FEET TO A 1" PIPE. THENCE CONTINUING WITH SAID RIGHT OF WAY, S 81° 56' 09" W FOR A DISTANCE OF 106.28 FEET TO A 3/4" PIPE (DISTURBED). THENCE CONTINUING WITH SAID RIGHT OF WAY, N 88° 17' 47" W FOR A DISTANCE OF 259.60 FEET TO A 3/4" PIPE IN THE LINE OF MARTIN AND BRIAN STEPHENSON (DB A6 PG 307). THENCE WITH THE LINE OF MARTIN AND BRIAN STEPHENSON, N 04° 02' 03" W FOR A DISTANCE OF 181.92 FEET TO A 3/4" PIPE. THENCE, S 87° 45' 44" E FOR A DISTANCE OF 64.67 FEET TO A 1/2" PIPE BEING THE COMMON CORNER OF MARTIN AND BRIAN STEPHENSON AND HUEY B. AND PHYLLIS P. MELTON (DB G10 PG 216). THENCE WITH THE LINE OF HUEY B. AND PHYLLIS

P. MELTON, N 86° 58' 39" E FOR A DISTANCE OF 52.54 FEET TO A #5 REBAR. THENCE WITH AFORESAID LINE, S 82° 03' 52" E FOR A DISTANCE OF 101.46 FEET TO A #4 REBAR BEING THE COMMON CORNER OF HUEY B. AND PHYLLIS P. MELTON AND DENNIS J. LITTLE (DB 97 PG 248). THENCE WITH THE LINE OF DENNIS J. LITTLE, S 77° 12' 29" E FOR A DISTANCE OF 93.01 FEET TO A 3/4" PIPE. THENCE CONTINUING WITH THE AFORESAID LINE, S 82° 31' 49" E FOR A DISTANCE OF 175.64 FEET TO A #5 REBAR IN THE WESTERN RIGHT OF WAY OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521) ALSO BEING A CURVE. SAID CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 130.68 FEET, HAVING A RADIUS OF 4,325.02 FEET, AND WHOSE LONG CHORD BEARS S 10° 47' 54" W FOR A DISTANCE OF 130.68 FEET RETURNING TO THE TRUE POINT OF BEGINNING, AND CONTAINING 74,885 SQUARE FEET, 1.720 ACRES MORE OR LESS.

Derivation: This being the same property conveyed to Donald B. Chess and wife, Phyllis A. Chess by (a) Deed from Michael G. Paris recorded June 9, 1980, in Book D-6, Page 4905 of the aforesaid registry, (b) Quitclaim Deed from Huey B. Melton and wife, Phyllis P. Melton, dated March 25, 1994, and recorded April 15, 1994, in Book D-12, Page 270 of the aforesaid registry, and (c) Quitclaim Deed from James M. Little and Edith G. Little, recorded April 15, 1994, in Book D-12, Page 273 in the Lancaster County Clerk of Court's Office.

It is the intent of this conveyance to convey all of Lancaster County Parcel # 0008-00-071.01.

Property Address: 9313 Charlotte Hwy, Indian Land, SC, 29720

TMS: 0008-00-071.01

TRACT 2 (9325 CHARLOTTE HWY, INDIAN LAND, SC, 29720; TMS: 0008-00-072.00);

All that certain piece, parcel or lot of land containing 1.24 acres, more or less, with improvements thereon, lying, being and situate in Indian Land Township, Lancaster County, South Carolina, and being described as follows: BEGINNING at a point on the western side of U.S. Highway 521 at common line of Donald B. Chess, running thence with Highway 521, N 11 16 27 E 206.51 feet to a point; thence N 80 24 17 W 177.88 feet to a point; thence N 10 14 41 E 33.76 feet to a point; thence N 86 39 02 W 127.83 feet to a point; thence S 02 116 08 E 150.07 feet to a point; thence S 74 18 39 E 92.92 feet to a point; thence S 79 44 44 E 176.04 feet to the beginning.

LESS AND EXCEPT therefrom that property conveyed by deed recorded April 15, 1994, in Book D-12, at Page 273.

THE FOREGOING PROPERTY ALSO BEING DESCRIBED AS (*Surveyed Legal Description*):

BEING ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND SITUATE, LYING AND BEING WEST OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521), INDIAN LAND TOWNSHIP, LANCASTER COUNTY, SOUTH CAROLINA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A #5 REBAR AT THE WESTERN RIGHT OF WAY OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521) ALSO BEING THE NORTHEAST CORNER OF A PARCEL OF LAND OWNED BY HUEY B. AND PHYLLIS P. MELTON, S 07° 02' 00" W A DISTANCE OF 24.95 FEET TO A #5 REBAR ALONG THE WESTERN RIGHT OF WAY OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521) BEING THE TRUE POINT OF BEGINNING. THENCE WITH SAID RIGHT OF WAY (A CURVE), SAID CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 206.38 FEET, HAVING A RADIUS OF 4,325.02 FEET, AND WHOSE LONG CHORD BEARS S 08° 33' 56" W OR A DISTANCE OF 206.36 FEET TO A #5 REBAR. THENCE, N 82° 31' 49" W FOR A DISTANCE OF 175.64 FEET TO A 3/4" PIPE IN THE LINE OF DONALD B. AND PHYLLIS A. CHESS (DB D6 PG 4905), (PASSING THROUGH A #5 REBAR AT 5.01 FEET). THENCE WITH SAID LINE, N 77° 12' 29" W FOR A DISTANCE OF 93.01 FEET TO A #4 REBAR BEING THE COMMON CORNER OF DONALD B. AND PHYLLIS A. CHESS AND HUEY B. AND

PHYLLIS P. MELTON (DB G10 PG 216, DB D12 PG 267). THENCE WITH THE LINE OF HUEY B. AND PHYLLIS P. MELTON, N 04° 56' 46" W FOR A DISTANCE OF 150.36 FEET TO A #4 REBAR. THENCE WITH SAID LINE, S 89° 24' 40" E FOR A DISTANCE OF 127.83 FEET TO A #5 REBAR FOUND IN A GRAVEL DRIVE. THENCE WITH SAID LINE, N 07° 11' 55" E FOR A DISTANCE OF 33.68 FEET TO A #4 REBAR. THENCE WITH SAID LINE, S 80° 43' 53" E FOR A DISTANCE OF 73.73 FEET TO A #5 REBAR. THENCE S 84° 49' 38" E A DISTANCE OF 104.17 FEET TO A #5 REBAR RETURNING TO THE TRUE POINT OF BEGINNING, AND CONTAINING 53,621 SQUARE FEET, 1.231 ACRES MORE OR LESS.

Derivation: This being the same property conveyed to Betty P. Cooney, Helen J. Pressley, Donald L. Pressley, Phyllis A. Melton, Dennis J. Little and Bobby D. Little, as heirs of the Estate of Edith Pauline Simpson Little (DOD: September 15, 2009; Estate File No. 2009-ES-29-407), by Deed of Distribution recorded April 13, 2011, in Book 611, Page 96 in the Lancaster County Clerk of Court's Office.

It is the intent of this conveyance to convey all of Lancaster County Parcel # 0008-00-072.00.

Property Address: 9325 Charlotte Hwy, Indian Land, SC, 29720

TMS: 0008-00-072.00

TRACT 3 (9327 CHARLOTTE HWY, INDIAN LAND, SC, 29720; TMS: 0008-00-072.01):

All that certain piece, parcel or lot of land containing 1.00 acre, more or less, lying, being and situate in Indian Land Township, Lancaster County, South Carolina and being described as follows: BEGINNING at a point on the western side of US Highway 521 at common line of Spring Hill AME Zion Church, running thence with US Highway 521 southeast for 25.00 feet to a point at common line of grantors; thence N 81 36 31 W 104.08 feet; N 78 42 W 211.96 feet to a point; thence S 1 44 07 E 211.56 feet to a point; thence N 79 47 11 W 152.98 feet to a point; thence N 1 35 21 W 180.31 feet; N 0 10 19 E 59.35 feet to a point; thence S 78 42 E 368.21 feet; S 81 36 31 E 104.06 feet to the point of beginning; all of which is more accurately shown on a Plat of Property of Huey B. Melton and Phyllis P. Melton prepared by A. Alan Wallwork, R.L.S., on September 23, 1991 and recorded as Plat #12043, Office of the Clerk of Court for Lancaster County, South Carolina.

LESS AND EXCEPT therefrom that property conveyed by deed recorded April 15, 1994, in Book D-12, at Page 270.

THE FOREGOING PROPERTY ALSO BEING DESCRIBED AS (*Surveyed Legal Description*):

BEING ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND SITUATE, LYING AND BEING WEST OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521), INDIAN LAND TOWNSHIP, LANCASTER COUNTY, SOUTH CAROLINA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE APPROXIMATE CENTERLINE INTERSECTION OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521) AND THOUSAND OAKS ROAD, S 32° 09' 22" W FOR A DISTANCE OF 195.71 FEET TO A #5 REBAR IN THE WESTERN RIGHT OF WAY OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521) BEING THE TRUE POINT OF BEGINNING. THENCE WITH SAID RIGHT OF WAY (A CURVE), SAID CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 24.95 FEET, HAVING A RADIUS OF 4,325.02 FEET, AND WHOSE LONG CHORD BEARS S 07° 02' 00" W FOR A DISTANCE OF 24.95 FEET TO A #5 REBAR IN THE LINE OF DENNIS J. LITTLE (DB 97 PG 248, DB 493 PG 232, DB 611 PG 96). THENCE WITH SAID LINE, N 84° 49' 38" W FOR A DISTANCE OF 104.17 FEET TO A #5 REBAR. THENCE WITH SAID LINE, N 80° 43' 53" W FOR A DISTANCE OF 73.73 FEET TO A #4 REBAR. THENCE WITH SAID LINE, S 07° 11' 55" W FOR A DISTANCE OF 33.68 FEET TO A #5 REBAR FOUND IN A GRAVEL DRIVE. THENCE WITH SAID LINE, N 89° 24' 40" W FOR A DISTANCE OF 127.83 FEET TO A #4 REBAR. THENCE WITH SAID LINE, S 04° 56' 46" E

FOR A DISTANCE OF 150.36 FEET TO A #4 REBAR IN THE COMMON LINE OF DENNIS J. LITTLE AND DONALD B. AND PHYLLIS A. CHESS (DB D6 PG 4905). THENCE WITH THE LINE OF DONALD B. AND PHYLLIS A. CHESS, N 82° 03' 52" W FOR A DISTANCE OF 101.46 FEET TO A #5 REBAR. THENCE WITH SAID LINE, S 86° 58' 39" W FOR A DISTANCE OF 52.54 FEET TO A ONE-HALF INCH PIPE ALSO BEING THE COMMON CORNER OF DONALD B. AND PHYLLIS A. CHESS AND MARTIN AND BRIAN STEPHENSON (DB A6 PG 307, DB 1402 PG 222). THENCE WITH THE LINE OF MARTIN AND BRIAN STEPHENSON, N 04° 16' 52" W FOR A DISTANCE OF 180.23 FEET TO A ONE-HALF INCH PIPE. THENCE CONTINUING WITH AFFORESAID LINE, N 02° 33' 53" W FOR A DISTANCE OF 59.42 FEET TO A #4 REBAR BEING THE COMMON CORNER OF MARTIN AND BRIAN STEPHENSON AND JONATHAN S. AND REBECCA J. FINLEY (DB X11 PG 211). THENCE WITH THE LINE OF JONATHAN S. AND REBECCA J. FINLEY, S 81° 24' 36" E FOR A DISTANCE OF 368.15 FEET TO A ONE INCH IRON ROD, BEING THE COMMON CORNER OF JONATHAN S. AND REBECCA J. FINLEY AND BETTY COONEY AND DALLAS CULP STEPHENSON (DB 578 PG 220, DB 1402 PG 287). THENCE WITH THE LINE OF BETTY COONEY AND DALLAS CULP STEPHENSON, S 84° 31' 20" E FOR A DISTANCE OF 104.16 FEET TO A #4 REBAR, RETURNING TO THE TRUE POINT OF BEGINNING, AND CONTAINING 48,268 SQUARE FEET, 1.108 ACRES MORE OR LESS.

Derivation: This being the same property conveyed to Phyllis P. Melton, as the sole heir of the Estate of Huey Baskin Melton (DOD: July 19, 2005; Estate File No. 2005-ES-29-286), by Deed of Distribution recorded March 8, 2006, in Book 324, Page 320 in the Lancaster County Clerk of Court's Office.

It is the intent of this conveyance to convey all of Lancaster County Parcel # 0008-00-072.01.

Property Address: 9327 Charlotte Hwy, Indian Land, SC, 29720

TMS: 0008-00-072.01

TRACT 4 (9359 CHARLOTTE HWY, INDIAN LAND, SC, 29720; TMS: 0008-00-074.00):

All that certain piece, parcel, lot or tract of land lying, being and situate in Lancaster County, S. C. and being shown and designated as a 1.487 acre tract on plat of Brenda Little and Bobby Daren Little by Hucks and Associates, Inc. dated May 29, 1995 and recorded as Plat No. 15687 in the Office of the Clerk of Court for Lancaster County, S. C. and being more particularly described according to said plat as follows, to wit: Beginning at a point on U. S. Hwy #521, joint front corner of the within property and property of Dennis H. Moore and running thence with the dividing line between said lots N. 85-35-32 W. 496.33 feet to a point; thence N. 64-37-30 E. 421.01 feet to a point; thence S. 85-29-30 E. 121.74 feet to a point; thence S. 01-53-17 W. 209.11 feet to the point of beginning. Being the identical property conveyed to Granter herein by deed of Vernon McManus, Selling Officer dated January 5, 1989, and recorded January 6, 1989, in Deed Book D-8, page 190.

THE FOREGOING PROPERTY ALSO BEING DESCRIBED AS (*Surveyed Legal Description*):

BEING ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND SITUATE, LYING AND BEING WEST OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521), INDIAN LAND TOWNSHIP, LANCASTER COUNTY, SOUTH CAROLINA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE CENTERLINE INTERSECTION OF CHARLOTTE HIGHWAY AND THOUSAND OAKS ROAD N 71° 50' 32" W AT DISTANCE OF 89.72 FEET TO A #5 REBAR AT THE WESTERN RIGHT OF WAY OF CHARLOTTE HIGHWAY (A VARIABLE WIDTH R/W), BEING THE TRUE POINT OF BEGINNING. THENCE, N 83° 54' 12" W FOR A DISTANCE OF 110.69 FEET TO #5 REBAR IN THE COMMON LINE OF BETTY COONEY AND DALLAS CULP STEPHENSON (DB 578 PG 220, DB 1402 PG 287), AND JONATHAN S. FINLEY AND REBECCA J. FINLEY (DB X11 PG 211). THENCE ALONG THE LINE OF JONATHAN S. FINLEY AND REBECCA J. FINLEY N 83° 50' 32" W FOR A DISTANCE OF 386.69 FEET TO A #5 REBAR IN

THE COMMON LINE OF THE LAVINIA STEPHENSON LYNCH REVOCALBE LIVING TRUST (DB 131 PG 238). THENCE WITH SAID LINE, N 66° 24' 08" E FOR A DISTANCE OF 421.27 FEET TO A #5 REBAR. THENCE CONTINUING WITH SAID LINE, S 83° 31' 22" E FOR A DISTANCE OF 119.83 FEET TO A #4 REBAR IN THE WESTERN RIGHT OF WAY OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521), BEING THE BEGINNING OF A CURVE. SAID CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 208.65 FEET, HAVING A RADIUS OF 4,325.02 FEET, AND WHOSE LONG CHORD BEARS S 02° 54' 29" W FOR A DISTANCE OF 208.63 FEET RETURNING TO THE TRUE POINT OF BEGINNING, AND CONTAINING 64,647 SQUARE FEET, 1.485 ACRES MORE OR LESS.

Derivation: This being the same property conveyed to Bobby Daren Little and Brenda K. Little by Deed from James M. Little, recorded June 5, 1995, in Book D-13, Page 124 in the Lancaster County Clerk of Court's Office.

It is the intent of this conveyance to convey all of Lancaster County Parcel # 0008-00-074.00.

Property Address: 9359 Charlotte Hwy, Indian Land, SC, 29720

TMS: 0008-00-074.00

TRACT 5 (9343 CHARLOTTE HWY, INDIAN LAND, SC, 29720; TMS: 0008-00-074.01):

All that certain piece, parcel or lot of land containing 1.624 acres, more or less, lying, being and situate in Indian Land Township, Lancaster County, South Carolina, and being described as follows: BEGINNING at a point at the common line of grantor and Spring Hill AME Zion Church, said point being 109.77 feet northwest of the western edge of right of way for U. S. Hwy 521, and running thence with the common line of Spring Hill AME Zion Church, S 1 52 30 W 195.89 feet to a point; thence N 83 12 W 368.18 feet to a point; thence N 4 19 W 182.09 feet to a point; thence S 85 38 E 386.83 feet to the point of beginning, all of which is more accurately shown on a Plat of Property of Betty P. Gay, prepared by Bobby J. Raye, R.L.S., on February 8, 1990 and recorded as Plat No. 10719, Office of the Clerk of Court for Lancaster County, S.C.

Together with a fifteen (15) foot easement or right of way for ingress and egress from U.S. Hwy 521 for a distance of 159.77 feet all of which is more accurately shown on the above referenced plat and Plat No. 717; see Deed Book H-6 page 11 recorded April 22, 1966, Office of the Clerk of Court for Lancaster County, South Carolina.

THE FOREGOING PROPERTY ALSO BEING DESCRIBED AS (*Surveyed Legal Description*):

BEING ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND SITUATE, LYING AND BEING WEST OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521), INDIAN LAND TOWNSHIP, LANCASTER COUNTY, SOUTH CAROLINA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A POINT IN THE WESTERN RIGHT OF WAY OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521), N 83° 54' 12" W A DISTANCE OF 110.69 FEET TO A #5 REBAR IN THE COMMON LINE OF THE BETTY COONEY AND DALLAS CULP STEPHENSON (DB 578 PG 220) AND BOBBY D. AND BRENDA K. LITTLE (DB D13 PG 124) BEING THE TRUE POINT OF BEGINNING. THENCE WITH THE LINE OF BETTY COONEY & DALLAS CULP STEPHENSON, S 03° 40' 11" W FOR A DISTANCE OF 195.87 FEET TO 1" IRON ROD BEING THE COMMON CORNER OF THE AFFORSAID OWNER AND HUEY B. AND PHYLLIS P. MELTON (DB G10 PG 216, DB D12 PG 267). THENCE WITH THE LINE OF HUEY B. AND PHYLLIS P. MELTON, N 81° 24' 36" W FOR A DISTANCE OF 368.15 FEET TO A #5 REBAR. THENCE, N 02° 29' 13" W FOR A DISTANCE OF 182.13 FEET TO A #5 REBAR IN THE SHARED LINE OF BOBBY D. AND BRENDA K. LITTLE. THENCE WITH SAID LINE S 83° 50' 32" E A DISTANCE OF 386.69 FEET TO A #5 REBAR, RETURNING THE TRUE POINT OF BEGINNING, AND CONTAINING 70,733 SQUARE FEET, 1.623 ACRES MORE OR LESS.

Derivation: This being the same property conveyed to Jonathan S. Finley and Rebecca J. Finley by Deed from Betty G. Cooney f/k/a Betty P. Gay, dated January 3, 1994, and recorded January 3, 1994, in Book X-11, Page 211 in the Lancaster County Clerk of Court's Office.

It is the intent of this conveyance to convey all of Lancaster County Parcel # 0008-00-074.01.

Property Address: 9343 Charlotte Hwy, Indian Land, SC, 29720

TMS: 0008-00-074.01

TRACT 6 (164 CHARLOTTE HWY, INDIAN LAND, SC 29720; TMS: 0008-00-074.02):

All that certain piece, parcel or lot of land in Indian Land Township in the County and State aforesaid lying on the West side of the Charlotte or Steele Creek Road beginning at a stone and running thence N. 87 W. 316.25 feet to a stone; N- 3 E. 316.25 feet to the beginning, bound South, West and North by lands of D.C. Wolf and east by said road containing one acre.

THE FOREGOING PROPERTY ALSO BEING DESCRIBED AS (*Surveyed Legal Description*):

BEING ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND SITUATE, LYING AND BEING WEST OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521), INDIAN LAND TOWNSHIP, LANCASTER COUNTY, SOUTH CAROLINA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE INTERSECTION OF CHARLOTTE HIGHWAY AND THOUSAND OAKS ROAD N 71° 50' 32" W A DISTANCE OF 89.72 FEET TO A POINT IN THE WESTERN RIGHT OF WAY OF CHARLOTTE HIGHWAY (U.S. HIGHWAY 521), BEING THE TRUE POINT OF BEGINNING. THENCE WITH THE WESTERN RIGHT OF WAY OF CHARLOTTE HIGHWAY (BEING A CURVE) SAID CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 194.59, HAVING A RADIUS OF 4,325.02 FEET, AND WHOSE LONG CHORD BEARS S 05° 34' 45" W FOR A DISTANCE OF 194.57 FEET A #5 REBAR IN THE LINE OF PHYLLIS P. MELTON (DB G10 PG 216). THENCE WITH SAID LINE N 84° 31' 20" W FOR A DISTANCE OF 104.16 FEET TO A 1" IRON ROD IN THE COMMON LINE OF PHYLLIS P. MELTON AND JONATHAN S. FINLEY AND REBECCAS J. FINLEY (DB X11 PG 211). THENCE WITH THE LINE OF JONATHAN S. FINLEY AND REBECCA J. FINLEY, N 03° 40' 11" E FOR A DISTANCE OF 195.87 FEET TO A #5 REBAR IN THE COMMON LINE OF JONATHAN S. FINLEY AND REBECCA J. FINLEY AND BOBBY D AND BRENDA K. LITTLE. THENCE WITH SAID LINE S 83° 54' 12" E A DISTANCE OF 110.69 FEET (PASSING THROUGH A #5 REBAR AT 109.93 FEET) RETURNING TO A POINT IN THE WESTERN RIGHT OF WAY OF CHARLOTTE HIGHWAY, BEING THE TRUE POINT OF BEGINNING AND CONTAINING 21,106 SQUARE FEET, 0.485 ACRES MORE OR LESS.

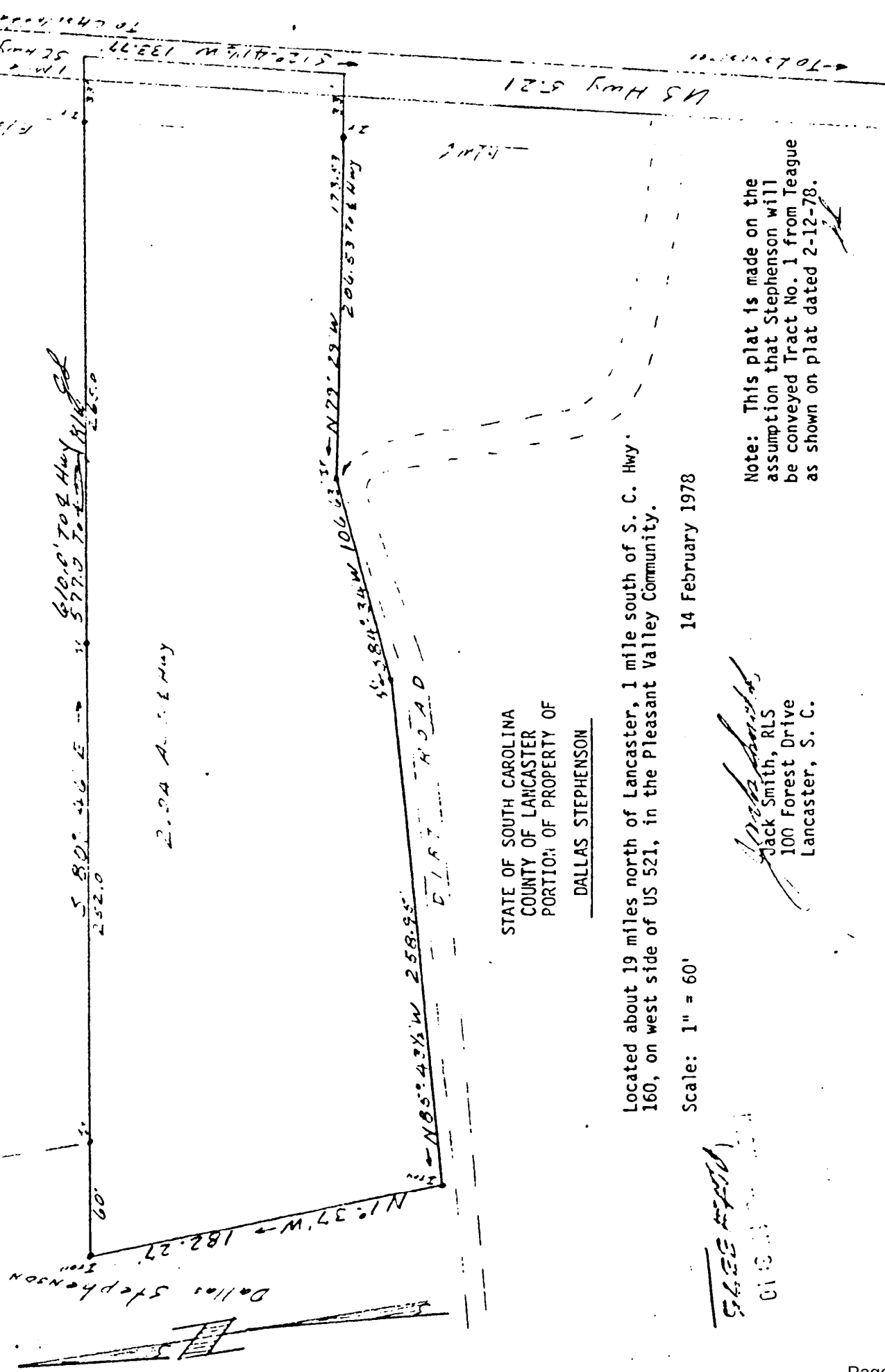
Derivation: This being the same property conveyed to Martin Stephenson and Brian Stephenson (a 50% interest), as the heirs of the Estate of Dallas Culp Stephenson (DOD: January 17, 2011; Estate File No. 2011-ES-29-519), by Deed of Distribution recorded January 29, 2021, in Book 1402, Page 287 in the Lancaster County Clerk of Court's Office, and by Deed from the Honorable Kenneth G. Goode Judge, Sixth Judicial Circuit to Betty Cooney (a 50% interest), recorded September 11, 2008, in Book 483, Page 267 in the aforesaid registry; see also Judgment Roll No. 2007-CP-29-292 and Judgment recorded in Book J08, Page 1428.

It is the intent of this conveyance to convey all of Lancaster County Parcel # 0008-00-074.02.

Property Address: 164 Charlotte Hwy, Indian Land, SC 29720

TMS: 0008-00-074.02

Bill & Joan Teague



STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER
PORTION OF PROPERTY OF
DALLAS STEPHENSON

Located about 19 miles north of Lancaster, 1 mile south of S. C. Hwy 160, on west side of US 521, in the Pleasant Valley Community.

14 February 1978

Scale: 1" = 60'

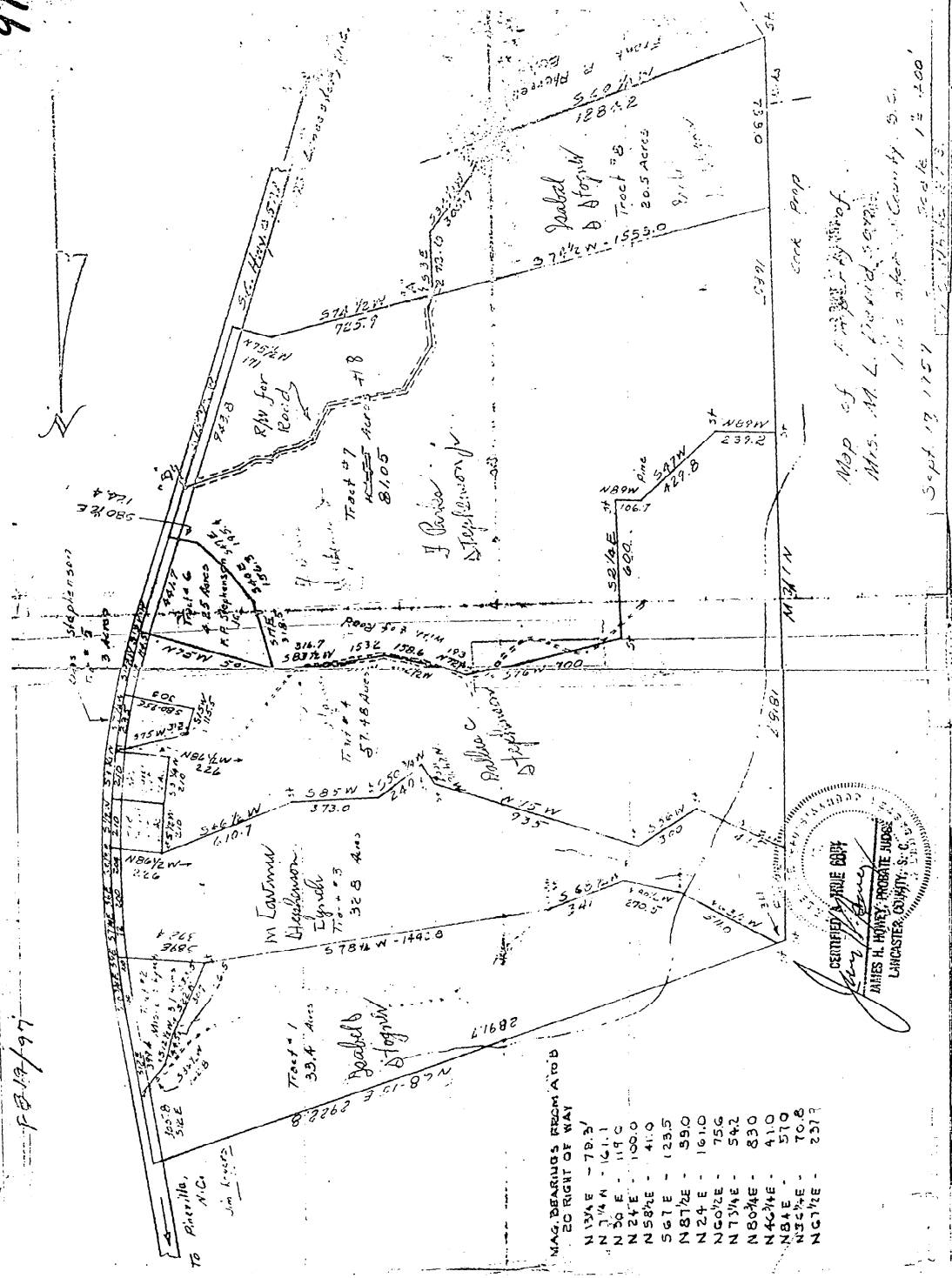
Note: This plat is made on the assumption that Stephenson will be conveyed Tract No. 1 from Teague as shown on plat dated 2-12-78.

Jack Smith
Jack Smith, RLS
100 Forest Drive
Lancaster, S. C.

Dallas Stephenson
Dallas Stephenson

97

PB 17/97



Rec. March 2nd, 1970. Marion E. McElroy
Clerk of Court