

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

April 2, 2026
5:00 PM

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

WORKSHOP AGENDA

1. Call to Order Regular Meeting

2. New Business

a. CU-2026-0168: Mohammad

Application by Arafath Mohammad and Waxlan Ivestment LLC for a Conditional Use permit for parcel of 4.7 acres at 10935 Harrisburg Road (TM 0003-00-048.00) to allow the property to be used as a Place of Assembly.

b. RZ-2026-0409: Freeman

Application by Russell Freeman and Paws In the Panhandle Inc to rezone 0.61 acre portion of TM 0049-00-037.00 from Low Density Residential (LDR) to Medium Density Residential (MDR), in order to allow the acreage to be conjoined to his existing adjacent lot (TM 0049K-0A-050.00) at 4059 Flint Drive.

c. RZ-2026-0322: Lopez/Steele St

Application by Jose Lopez to rezone a parcel of 0.335 acres located at 1824 Steele Street (TM 0086C-0N-003.01) from Manufactured Home (MH) to Professional Business (PB), in order to allow renovation and use of existing non-conforming multi-family units.

d. RZ-2026-0308: Rollins

Application by Nicholas Rollins, McTann LLC and Cauthen & Patterson LLC to rezone a parcel of 2.14 acres at Shelton Street near the intersection of Jubilee Ln (TM 0087J-0A-012.00) from General Business (GB) to Professional Business (PB), in order to remedy the non-conforming use of existing multi-family units.

e. NRN-2026-0402: Hillview Acres Drive

Application by Lisa Giovaniello for Hillview Acres LLC to name a private drive at and adjacent to new parcels platted off Ander Vincent Road at TM 0020-00-020.01. The driveway is located approximately 0.22 miles south of the intersection with Outlaw Ave. Application pursuant to Sec. 6.11.4.G of the Unified Development Ordinance. The name of the private drive is Hillview Acres Drive.

f. NRN-2026-0417: Legacy Pointe Place

Application by Legacy Pointe Indian Land, LLC and E911 Addressing via Preliminary Plats or Civil Plans to name a private road, pursuant to Sec.6.4.11 of the Unified Development Ordinance. The proposed road name is Legacy Pointe Place.

3. Other

a. CAPITAL IMPROVEMENT PLAN:

Discussion of FY2021-2031 Capital Improvement Plan and associated funding requests for FY2027, in alignment with the provisions of the Comprehensive Plan.

4. Adjournment

Recommendations made at this meeting are tentatively scheduled for consideration by County Council in the following month. County Council agendas are posted online at <https://lancastercosc.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: 4/2/2026

Information to Show on Agenda Below Title:

Proposal:

Property Details:

Statutory Notices:

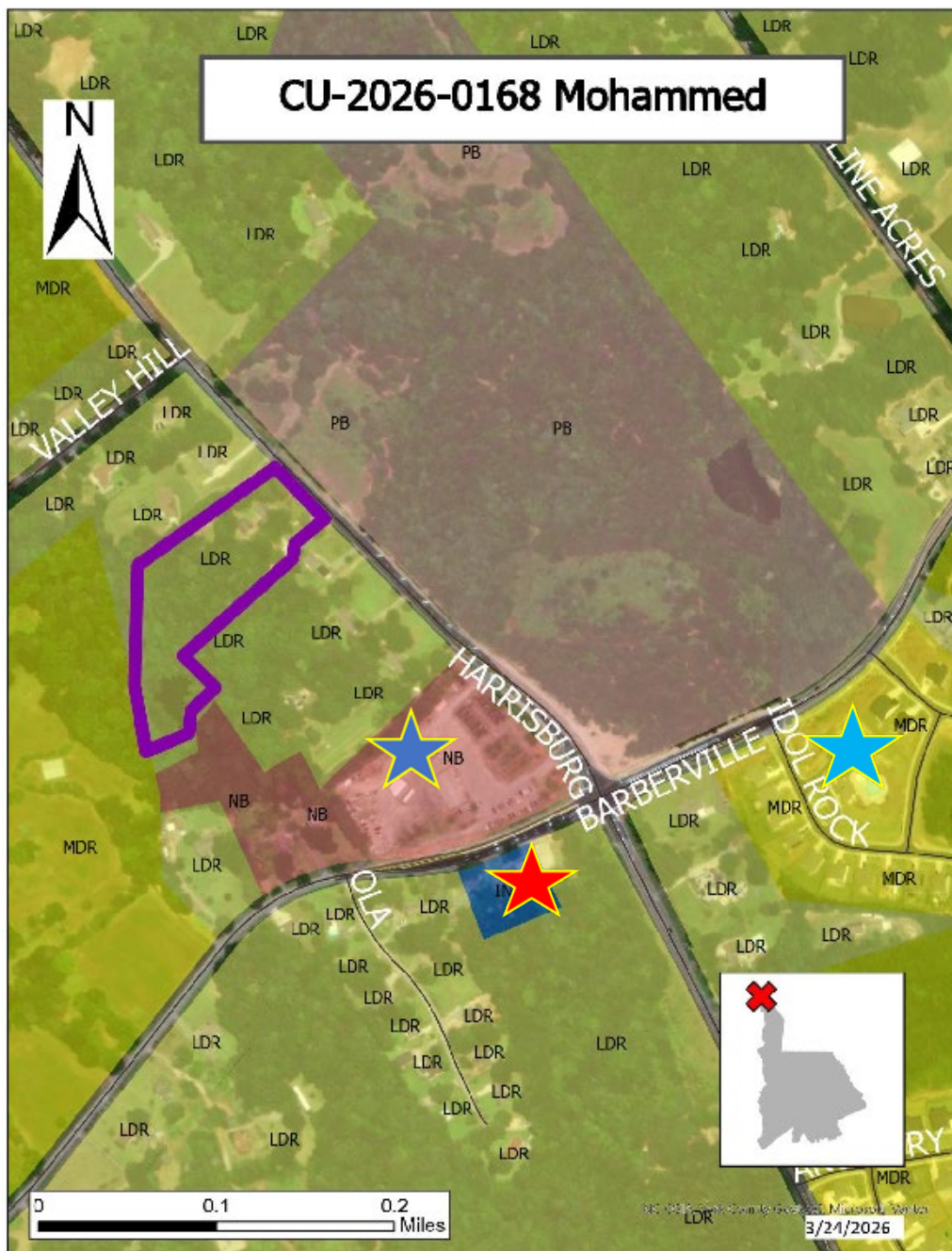
Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

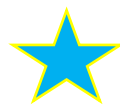
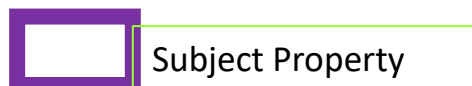
Recommendation:

Attachments:

1. CU Mohammad Map Frame
2. CU Mohammed Application Redacted P
3. Conditional Use Sketch Plan
4. Applicable UDO Provisions
5. Deed 2015_195



Proposal:
Conditional Use:
Place of Assembly



Covington North Development



Indian Hill AME Zion Church



Shamrock Landscaping



Planning Department

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

Phone: 803.285.6005, planning@lancastercountysc.net

www.mylancastersc.org

CONDITIONAL USE APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- All items noted on the Conditional Use Plan Checklist
- Fees associated with review

GENERAL INFORMATION

Property Address 10935 Harrisburg Road

City Indian Land State SC Zip 29707 Tax Parcel ID 003-00-048.00

Current Zoning Low density residential Current Use Single family residential

Total Acres 4.7 Acres Surrounding Property Description Residential

Proposed Conditional Use Mosque/church

CONTACT INFORMATION

Applicant Name Arafath Mohammad

Address 10935 Harrisburg Road

City Indian Land State SC Zip 29707 Phone [REDACTED]

Fax [REDACTED] Email [REDACTED]

Property Owner Name Waxlan Investment LLC, Arafath Mohammad

Address 10935 Harrisburg Road

City Indian Land State SC Zip 29707 Phone [REDACTED]

Fax [REDACTED] Email [REDACTED]

APPLICATION CERTIFICATIONS

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 further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

Arafath Mohammad *Arafath Mohammad* 3.3.026
Applicant Date

Arafath Mohammad *Arafath Mohammad* 3.3.2026
Property Owner(s) Date

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

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

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.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Conditional Use Application Fee - \$325.00

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 a resolution for approval.
- Subsequent to County Council action, notice of action will be provided to the applicant,

CONDITIONAL USE PLAN CHECKLIST

X The size of the plan and number of copies should conform to the following: Eight copies that are 24" x 36" (full size) and Two copies that are 11" x 17" (reduced size).

X A descriptive location of the property and vicinity map at a scale of not less than one inch equals one mile.

X Proposed name of the development.

X The date of the survey or plan.

X All plans shall be embossed with the seal and signature of the engineer/surveyor responsible for the work.

X A graphic scale and numerical scale shall be shown on the plan.

X The North arrow shall be shown and be accurately correlated with the courses with indications as to whether it is true, magnetic or grid.

X Total acreage and boundaries of the development shall be shown on the plan.

X All existing and proposed uses of land throughout the tract shall be shown on the plan.

Will be shown on the construction plans X Topography of the site with a contour interval of not more than 5 feet shall be shown on plan.

Dimensions and elevations will be shown on the construction plans X Typical arrangement of existing and proposed buildings and structures, including dimensions, elevations, uses, and setbacks shall be shown on the plan.

X Location of adjoining property lines and existing buildings shall be shown on the plan.

X The names of adjacent landowners, lot and/or block numbers, highways, streets, and named waterways shall be shown.

X All property lines shall be defined by course and horizontal distance. All property lines shall be plotted to the scale shown in the title.

X All easements and rights-of-way of existing and proposed buildings and structures shall be shown and shall include their widths and center lines.

X All existing street intersections shall be shown on the plan.

X Proposed parking areas and traffic circulation shall be shown on the plan.

X Exact ratio of impervious surfaces to lot area shall be shown.

X At a minimum the plan shall include basic landscape information such as the location and dimension of required buffer yards.

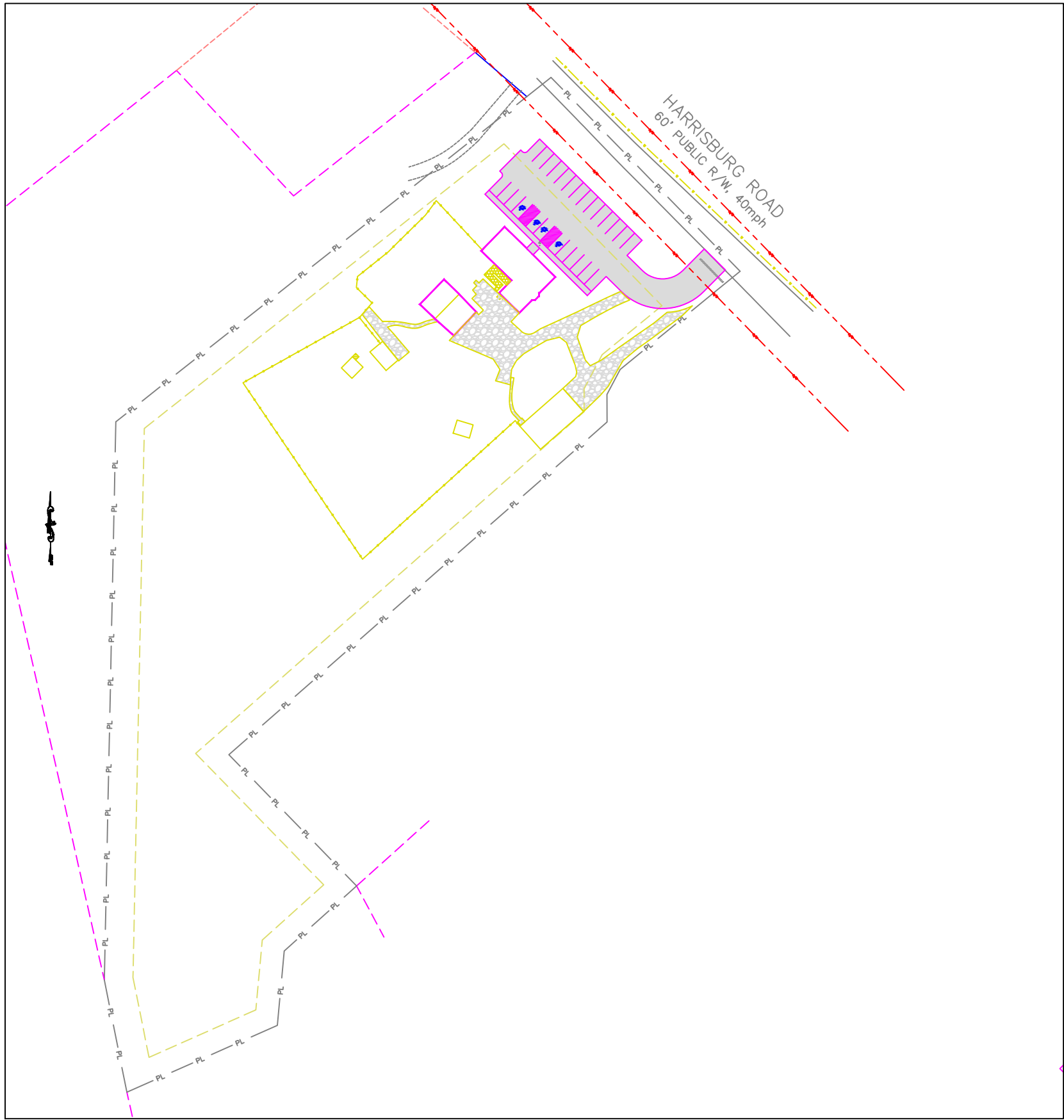
- Please note that upon approval of a conditional use, the applicant shall subsequently submit a site plan to The Lancaster County Planning Department for review. This site plan shall conform to the site plan process as enumerated in UDO Section 9.2.9 (Site Plan Process Chart)

CHURCH / MOSQUE
10935 Harrisburg Road
Indian Land, SC 29707
PID 003-00-048.00

PLAN for CONDITIONAL USE

I have placed my signature and seal on the design documents submitted signifying that I accept responsibility for the design of the system. Further, I certify to the best of my knowledge and belief that the design is consistent with the requirements of Title 48, Chapter 14 of the Code of Laws of SC, 1976 as amended, pursuant to Regulation 72-300 et seq. (if applicable), and in accordance with the terms and conditions of SCR100000
Dmitry Shklovsky, P.E.

SHEET NUMBER	SHEET TITLE	REVISION DATE
1	COVER	
2	EXISTING CONDITIONS	
3	SITE PLAN	



REVISION

ALL PRO DEVELOPMENT INC
Mr. Angelo Tillman
4331 Rolling Acres Road,
Charlotte, NC 28213
Phone: (704) 805-3047
Email: angeltillman@bellsouth.net

CHURCH / MOSQUE
10935 Harrisburg Road
Indian Land, SC 29707
PID 003-00-048.00

COVER SHEET

SCALE: H: = N/A V: = N/A
DATE: March 2026



Dmitry Shklovsky, PE
4 Dartmoor Dr., Mandaplan, NJ 07726
E-mail: davshkl@gmail.com
(m): 704/497-0081

Sheet #
C1.0

NOTES :

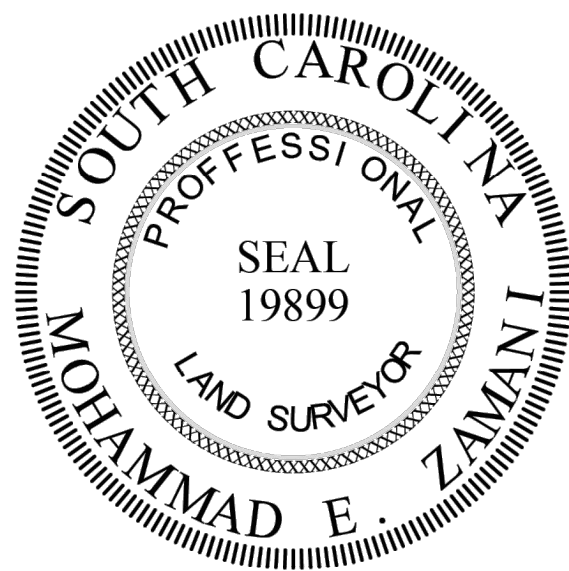
1. AREA COMPUTED BY COORDINATE METHOD.
2. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RIGHT-OF-WAYS.
3. SUBJECT TRACT IS NOT LOCATED IN A SPECIAL FLOOD ZONE.
4. ALL DISTANCES SHOWN ARE HORIZONTAL MEASUREMENTS.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATIONS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS HAVE BEEN MADE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
6. PARCEL: 0003-00-048.00, REFERENCE: DB 1533-243
7. THIS SURVEY DOES NOT CREATE A NEW LOT LINE OR PARCEL.

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.96	N51°37'19"E
L2	30.08	S50°40'24"W
L3	105.48	S50°40'24"W
L4	24.76	S27°50'17"W
L5	24.12	S00°03'52"E
L6	65.33	S05°20'14"W

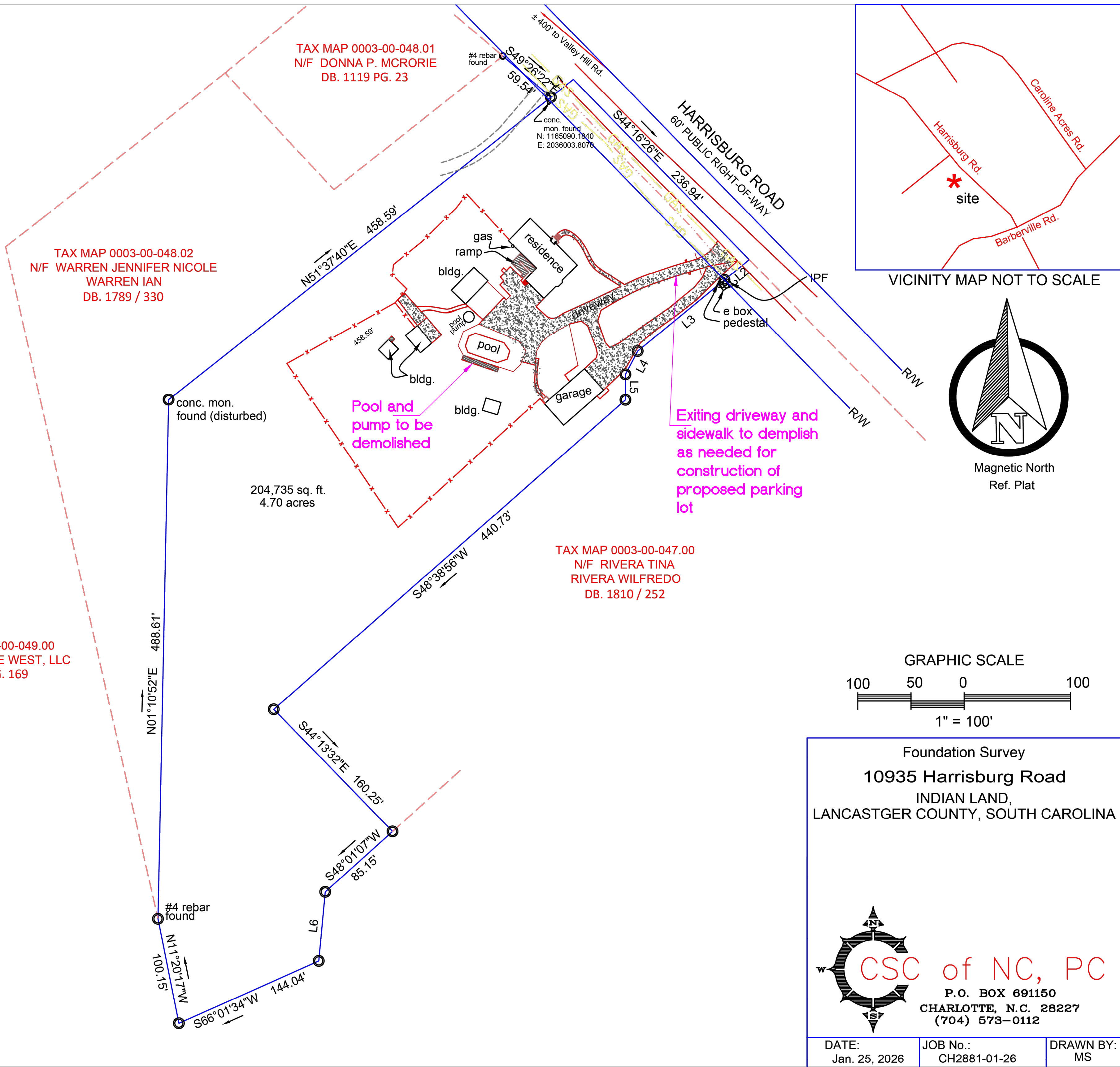
LEGEND

- IPF IRON PIN FOUND
IPS IRON PIN SET
 POWER POLE
—P— POWER LINE
—X— FENCE

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



M.E. ZAMANI S.C.R.L.S. 19899



REVISION

ALL PRO DEVELOPMENT INC
Mr. Angelo Tillman
4331 Rolling Acres Road,
Charlotte, NC 28213
Phone: (704) 805-3047
Email: angeltillman@bellsouth.net

CHURCH / MOSQUE
10935 Harrisburg Road,
Indian Land, SC 29707
PID 003-00-048.00

EXISTING CONDITIONS

DATE: January 2026

SCALE: H: N/A
V: N/A

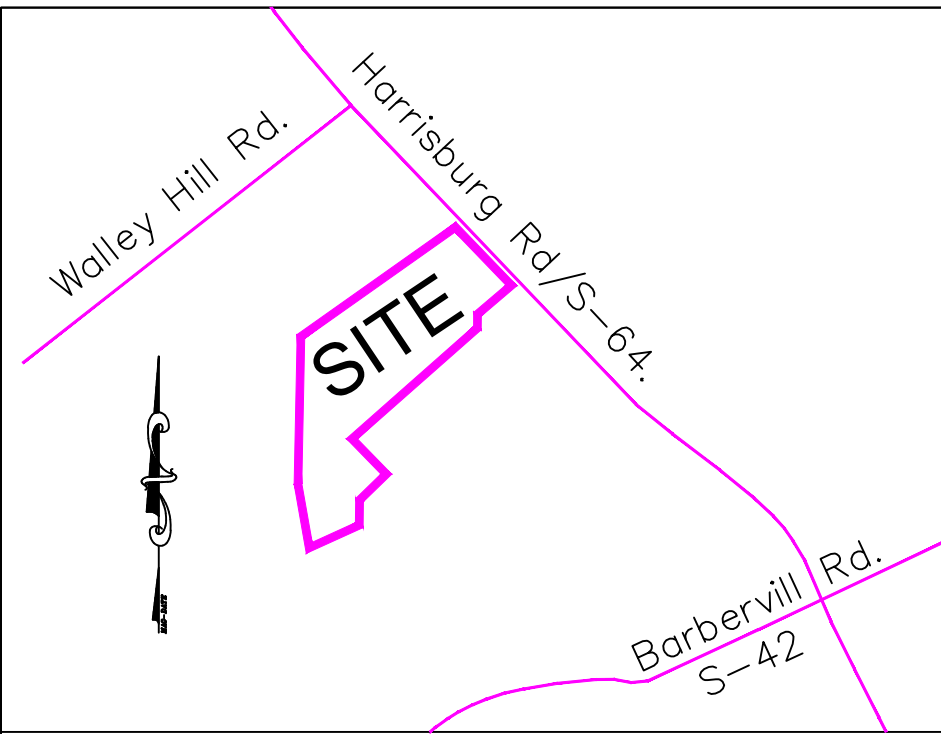


Dmitry Shklovsky, P.E.
4 Dartmoor Dr., Manalapan, NJ 07726
E-mail: davshtk@gmail.com
ph. 704/497-0081
fax 1-206/888-4992

Sheet #

C-2

DATE: July 5, 2022
JOB No.: CH2537-07-22
DRAWN BY: MS



VICINITY MAP NOT TO SCALE

PROJECT DESCRIPTION

- Two existing buildings (as labeled) will be converting to church / mosque use. Size of the assembly hall will be determined later.
- Proposed parking lot to build as shown.
- Existing impervious area - 16,621 sqft
impervious area to be demolished - 3,808 sqft
impervious area proposed - 11,573 sqft
impervious area after construction - 24,386 sqft
- Public sewer is not available.
- Public water is available
- All Accessibility requirements must comply with 2021 IBC and 2017 ICC ANSI 117.1 Accessibility Standard.
- Grading plan with all elevations and slopes required will be produced as part of creation of construction plans.

TAX MAP 0003-00-049.00
N/F PROVIDENCE WEST, LLC
DB /P/ 785 PG. 169
Zoning: Medium density residential

TAX MAP 0003-00-048.00
Pettus Janice S Trustee
DB/P/ 1789 / 330
Zoning: Low density residential
4.70 Acres

TAX MAP 0003-00-047.00
N/F RIVERA TINA
RIVERA WILFREDO
DB/P/ 1810 / 252
Zoning: Low density residential

TAX MAP 0003-00-046.03
Pettus John Walter
DB/P/ 1774 / 107
Zoning: Low density residential

TAX MAP 0003-00-046.04
CMP Properties LLC
DB /P/ 1219 / 325
Zoning: Low density residential

TAX MAP 0003-00-048.02
N/F WARREN JENNIFER NICOLE
WARREN IAN
DB/P/ 1789 / 330
Zoning: Low density residential

TAX MAP 0003-00-048.01
N/F DONNA P. MCKORRE
DB 1119 PG. 23

PARCEL 020-01-05-091

#4 rebar found

20' Side setback
20' buffer "B"

25' Rear setback
20' buffer "B"

Concrete monument
(disturbed)

Residential building
to be used as
church/mosque
1,200 sqft

Residential building
to be used as
church/mosque
3,400 sqft

Proposed ramp,
runs should not
exceed 1:12

Proposed parking

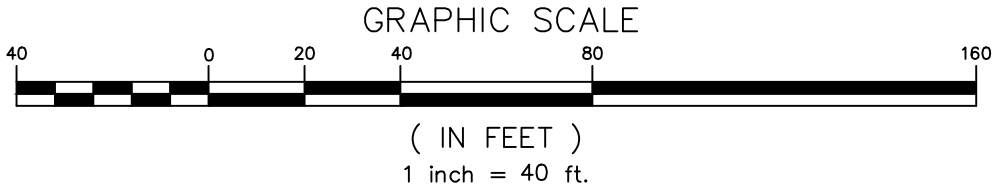
Concrete monument

#4 rebar found

Proposed Fire Hydrant

HARRISBURG ROAD
60' PUBLIC R/W, 40mph

Existing 16" WL



REVISION

ALL PRO DEVELOPMENT INC
Mr. Angelo Tillman
4331 Rolling Acres Road,
Charlotte, NC 28213
Phone: (704) 605-3047
Email: angeltillman@bellsouth.net

CHURCH / MOSQUE 10935 Harrisburg Road Indian Land, SC 29707 PID 003-00-048.00	SKETCH PLAN	DATE: March 2026
SCALE: H: 1" = 40' V: = N/A		



Dmitry Shklovsky, PE
4 Dartmoor Dr., Mandalapan, NJ 07726
E-mail: davshtk@gmail.com
ph. 704/497-0081
fax 1-206/888-4992

5.6.3 PLACES OF ASSEMBLY [AR, RR, RN, RUB, MH, LDR, MDR, PB, NB, GB, RB, INS, LI, HDR, MX, IMX]

A. In the MX and IMX Districts *Not applicable – parcel is not zoned MX/IMX*

1. Prohibited Except as an Accessory Use: Places of Assembly are prohibited from operating in a commercial or mixed-use building type except as an accessory use (less than 50 percent of the total first floor area) to an otherwise permitted use. All such operations shall be to the rear of the structure away from the public frontage or in upper stories. The use of upper stories is not limited.

2. Operating Hours: Commercial uses related to Places of Assembly (e.g., bookstores) must be open for business during typical business hours (from 8 AM to 5 PM on regular nonholiday weekdays) in order to be considered as a primary use.

B. In all Districts: Places of Assembly shall be buffered from adjoining residential uses with a Type B buffer in accordance with Section 7.1.5. (Ord. No. 2018-1520, 7.16.18)
Applicant is aware of requirement and has notated such requirement on the sketch plan that will go through the review process before plan approval is provided.

LANCASTER COUNTY ASSESSOR

Tax Map:

0003 00 048 00

0003 00 047 01

LANCASTER COUNTY, SC	
2026000858	DEED
RECORDING FEES	\$15.00
STATE TAX	\$1943.50
COUNTY TAX	\$822.25
PRESENTED & RECORDED	
01-20-2026	04:31:14 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
BY: TERRY PARKMAN	
BK:DEED 2015 PG:195-201	

Prepared By and Return to:

MCNAUGHT & CLEMENTS, PLLC
14045 Ballantyne Corp. Place, Suite 500A
CHARLOTTE, NC 28277

RECORDED THIS 22nd DAY
OF JANUARY, 2026
IN BOOK 00 PAGE 00

Augusta C. Murphy
Auditor, Lancaster County, SC

(Please do not write above this line – Reserved for Register of Deeds Office)

STATE OF SOUTH CAROLINA)

COUNTY OF LANCASTER)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Janice S. Pettus, Trustee of the Sweetgum Escape Trust dated September 30, 2020, hereinafter Grantor**, for and in consideration of the sum of SEVEN HUNDRED FORTY SEVEN THOUSAND FIVE HUNDRED AND 00/100(\$747,500.00), unto us paid by **Waxlan Investments, LLC hereinafter 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**, their heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion, the following described property, to wit:

See Attached Exhibit A
See Attached Exhibit B-Memorandum of Trust

Tax Map #: 0003-00-048.00

Property Address: 10935 Harrisburg Road, Indian Land, SC 29707

Grantee(s) Address: 1030 Cherry Laurel Drive, Waxhaw, NC 28173

THIS CONVEYANCE IS MADE SUBJECT TO easements and restrictions of record and otherwise affecting the property.

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**, their heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion.

AND Grantors do hereby bind themselves and their heirs and assigns, to warrant and forever defend all and singular the said premises unto the said **Grantee**, their heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion against the Grantors' heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF our Hands and Seals this 20 day of January 2026.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Meghan Reynolds
1st Witness

Janice S. Pettus
Janice S. Pettus, Trustee

[Signature]
2nd Witness/Notary

North
STATE OF ~~SOUTH~~ CAROLINA)
COUNTY OF Mecklenburg)

ACKNOWLEDGMENT

THE foregoing instrument was acknowledged before me by Janice S. Pettus, Trustee of the Sweetgum Escape Trust dated September 30, 2020 on this 20 day of January, 2026.

[Signature] (SIGNATURE AND SEAL)
Notary Public for North Carolina
My commission expires: 5-21-2028

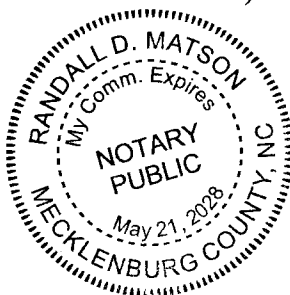


Exhibit "A"

BEING ALL OF TRACT 1 CONTAINING 4.687 ACRES AS SHOWN IN PLAT
BOOK 2021, PAGE 217 OF THE LANCASTER COUNTY, SOUTH
CAROLINA REGISTRY.

DERIVATION: THIS BEING THE SAME PROPERTY CONVEYED TO
GRANTOR DATED, MARCH 25, 2022 AND RECORDED ON MARCH 28,
2022 IN BOOK 1533 AT PAGE 243 IN THE OFFICE OF THE CLERK OF
COURT FOR LANCASTER COUNTY, SOUTH CAROLINA.

Exhibit "B"

Memorandum of Trust

Grantor: Janice S. Pettus, Trustee of the Sweetgum Escape Trust dated September 30, 2020

Name of Trust: Janice S. Pettus, Trustee of the Sweetgum Escape Trust dated September 30, 2020

Date of Trust: September 30, 2020

Current Trustees(s): Janice S. Pettus

Address of Trust: 10935 Harrisburg Road, Fort mill, SC 29707

The undersigned trustee(s) does hereby confirm the existence of the within described Trust and certify the following:

1. The undersigned is/are all of the currently serving trustee(s).
2. The Trust is in full force and effect and has not been revoked, terminated or otherwise amended in any manner which would cause the representations in this Certification of Trust to be incorrect.
3. The above designated trustee(s) is/are fully empowered to act for said Trust and is/are properly exercising the trustee's authority under this Trust. No other trustee or other individual or entity is required to execute any document for the Trust.
4. The signature(s) of the above designated trustees are required for any action taken on behalf of the Trust.
5. To the undersigned's knowledge, there are no claims, challenges of any kind, or cause of action alleged, which contest or question the validity of the Trust or the trustee's authority to act for the Trust.
6. The trustees are authorized by the Trust Agreement to buy, sell, encumber, mortgage, pledge and otherwise deal with interests in real property.

IN WITNESS THEREOF: the undersigned, being all of the trustees, do hereby execute this Memorandum of Trust this 20 day of January, ~~2025~~ 2026 401

Witnesses:

Trustee(s):

Megyn Reynolds
[Signature]

Janice S. Pettus, Trustee
Janice S. Pettus, Trustee

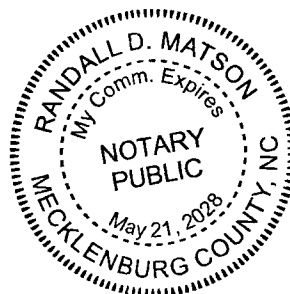
STATE OF NORTH CAROLINA)
COUNTY OF MECKLENBURG)

ACKNOWLEDGMENT

I, Randall D. Matson, do hereby certify that, **Janice S. Pettus, Trustee** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the day of January 20, ~~2025~~ 2026 401

[Signature] (SEAL)
Notary Public for North Carolina
My Commission Expires: 5-21-2028



STATE OF SOUTH CAROLINA }
COUNTY OF Lancaster }

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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

1. I have read the information on this affidavit and I understand such information.
2. The property was transferred by JANICE S PETTUS, TRUSTEE OF THE SWEETGUM ESCAPE TRUST
to WAXLAN INVESTMENTS LLC on January 20, 2026.

3. Check one of the following: The deed is

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

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

Check Yes ☐ or No ☐

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

- (A) ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$747,500.00.
- (B) ☐ The fee is computed on the fair market value of the realty which is _____.
- (C) ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

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

6. The deed recording fee is computed as follows:

- (A) Place the amount listed in item 4 above here: \$747,500.00
- (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 the result here: \$747,500.00

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is:
\$2,765.75

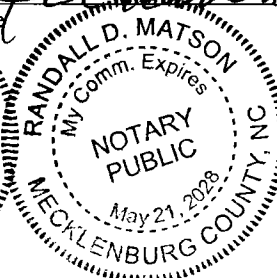
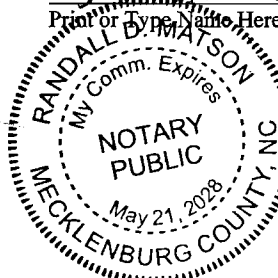
8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as:
Attorney

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

Sworn this 20 day of January, 2026
[Signature]
Notary Public for North Carolina
My Commission Expires: 05/21, 2028

Responsible Person Connected with the Transaction

Jonathan L. Chavert
Prior or Type Name Here



Agenda Item Summary

Ordinance # / Resolution # : N/A

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 4/2/2026

Information to Show on Agenda Below Title:

Proposal:

Property Details:

Statutory Notices:

Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

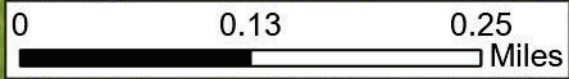
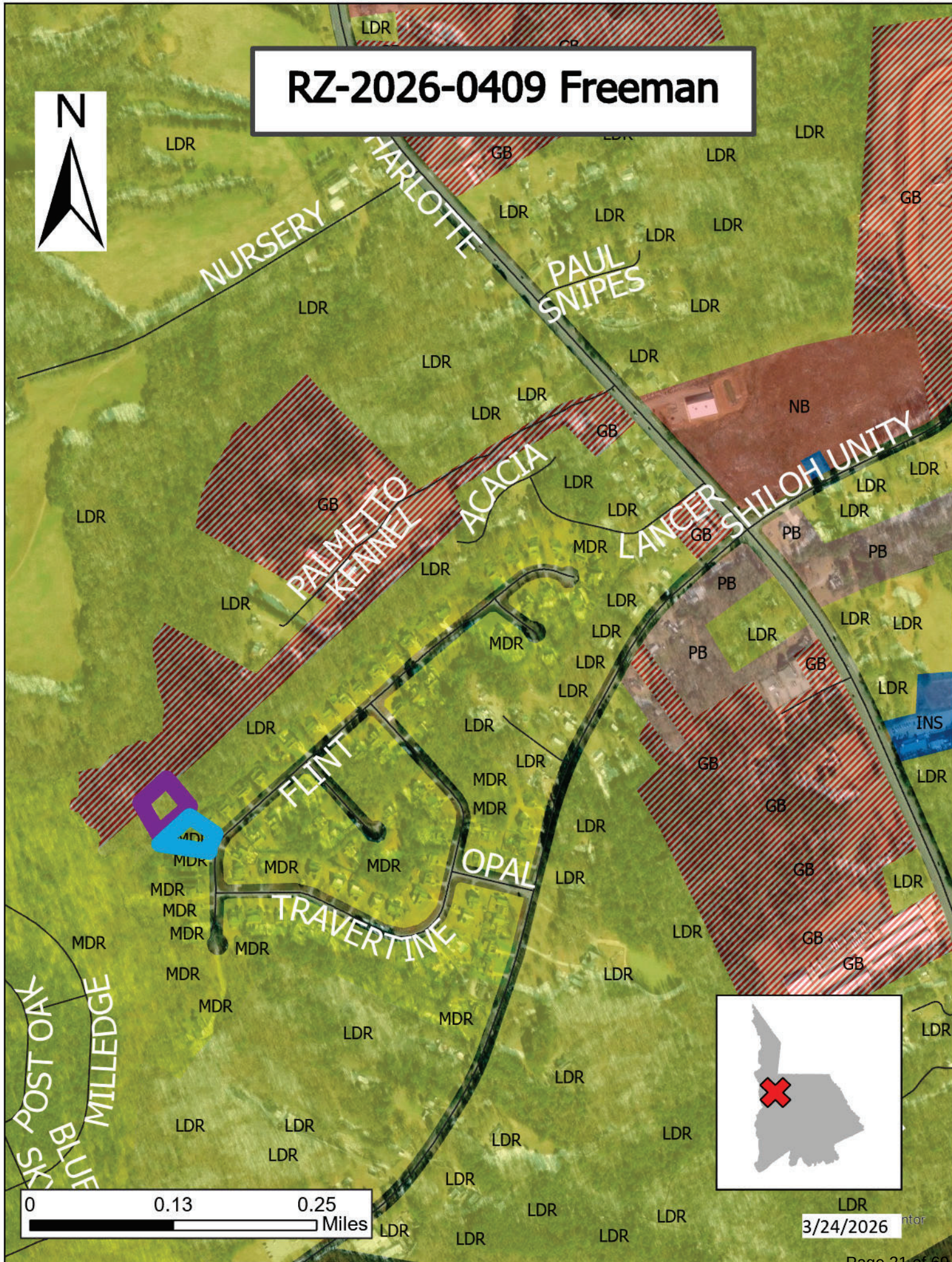
Points to Consider:

Recommendation:

Attachments:

1. Location Map
2. Freeman Rezoning Application_RedactedP
3. Proposed plat of acreage
4. Plat 2006 p 9 Lot 50
5. Deed 2020_212

RZ-2026-0409 Freeman



3/24/2026



Zoning pre-application meeting
JL Bryan 12/5/2025

Planning Department

\$250

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

EVOLVE
20260409

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 S/W of HWY 28 near Palmetto Kennel Lane
City LANCASTER State SC Zip 29720 Tax Parcel ID 0049-00-037.00 (P/O)
Current Zoning LDR Current Use vacant
Proposed Zoning MDR Total Acres 0.61 acres
Project Description owner wishes to sell 0.61 acres
to Adjacent neighbor, to be conjoined with his
existing lot.
Surrounding Property Description LDR and MDR Residential
with some vacant/agricultural

CONTACT INFORMATION

Applicant Name Russell Freeman Russell Freeman
Address 4059 Flint Drive
City Lancaster State SC Zip 29720 Phone: [REDACTED]
Email: [REDACTED]
Owner Name: Mrs. IN THE VANHANDLE Rescue & Adoption (Exec Dir)
Address: 222 PALMETTO KENNEL LANE
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.

x. Prinell Green
Applicant

2-24-26
Date

Maria Dwyer Bender
Property Owner(s) Robert Dr. The Penhandle
Rescue and Adoption

2-2-26
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.



Page 25 of 69

RECORDED THIS 9th DAY
OF FEBRUARY, 2026
IN BOOK 00 PAGE 00

Stephanie C. Knight

Auditor, Lancaster County, SC

LANCASTER COUNTY ASSESSOR
Tax Map:
0049K 0A 050 00

LANCASTER COUNTY, SC	
2026001642	DEED
RECORDING FEES	\$15.00
EXEMPT	
PRESENTED & RECORDED	
02-06-2026	01:18:18 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: STEPHANIE KNIGHT	
BK:DEED 2020	PG:212-215

Space above this line is intended for Recording Data

Return To:
Simpson Law Firm, LLC
1188 Stonecrest Blvd., Ste. 105
Fort Mill, South Carolina 29708

DEED PREPARED ONLY: TITLE CERTIFICATION NEITHER
REQUESTED NOR COMPLETED. NO RESPONSIBILITY ASSUMED
FOR CERTIFICATION OF TITLE, CLOSING TRANSACTION,
OR WITHHOLDING TAXES ON PAYMENTS TO NON-RESIDENTS.

STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

TITLE TO REAL ESTATE
QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **Teresa B. Freeman and Russell L. Freeman** (hereinafter known as "Grantor(s)"), in consideration of ***SEE AFFIDAVIT***, to the Grantor(s) in hand paid at and before the sealing of these presents, by **Russell Logan Freeman and Teresa B. Freeman, Trustees, or their successors in interest, of the Joint Revocable Trust of Russell Logan Freeman and Teresa B. Freeman, and any amendments or restatements thereto, u/t/d February 5, 2026,** (hereinafter called "Grantee(s)") in the State aforesaid, the receipt of which is hereby acknowledged, subject, however, to the limitations set out below, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee(s), their heirs and assigns, all of their right, title and interest the following described real property:

Property Address: 4059 Flint Drive, Lancaster, SC 29720

Grantee/Mailing Address: 4059 Flint Drive, Lancaster, SC 29720

More particularly described as follows:

See Attachment Exhibit "A".

DERIVATION: This being all or a portion of the same property conveyed to Grantor(s) herein by Deed and recorded on August 2, 2013, in Book 746, Pages 16-18 in the Office of the Register of Deeds for Lancaster County, South Carolina.

TMS/PARCEL NUMBER: 0049K-0A-050.00

THIS CONVEYANCE IS MADE SUBJECT TO ANY RESTRICTIONS, RESERVATIONS, AND AGREEMENTS, ZONING ORDINANCES OR EASEMENTS THAT MAY APPEAR OF RECORD

ON THE RECORDED PLATS OR PREMISES OR WITHIN THE CHAIN OF TITLE, AND IS MADE SUBJECT TO ALL MATTERS APPARENT UPON A REASONABLE INSPECTION OF THE PREMISES. NO NEW BOUNDARY LINES ARE CREATED BY THIS CONVEYANCE.

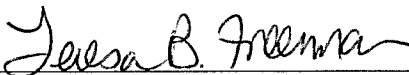
TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident appertaining;

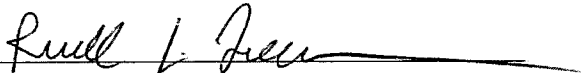
TO HAVE AND TO HOLD all singular the premises before mentioned unto the Grantees, and the Grantees' heirs and assigns forever. And the said Grantors do hereby bind Grantors and Grantors' Successors and Assigns, to warrant and defend all and singular the said premises unto the said Grantees, as aforesaid, its successors and assigns, against Grantors and the Successors and Assigns of the Grantor lawfully claiming, but against no others.

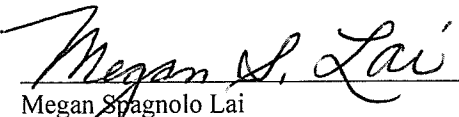
Any reference in this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

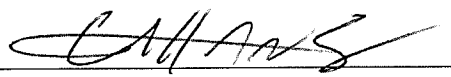
WITNESS, the Grantors, undersigned, have caused these presents to be executed by their hand and seal on, February 5, 2026.

SIGNED, SEALED AND DELIVERED
in the presence of:


Teresa B. Freeman


Russell L. Freeman


Megan Spagnolo Lai


Ethan Simpson

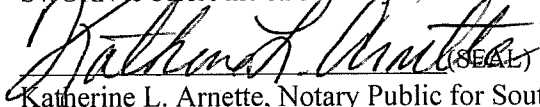
STATE OF SOUTH CAROLINA

COUNTY OF YORK

ACKNOWLEDGMENT

I, Katherine L. Arnette, a Notary Public for South Carolina, do hereby certify that the above GRANTOR(S) personally appeared before me this day and acknowledged the due execution of the foregoing document.

SWORN to before me on February 5, 2026.

 (SEAL)
Katherine L. Arnette, Notary Public for South Carolina
My Commission Expires on October 24, 2029.

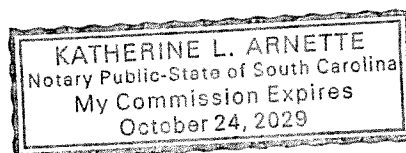


Exhibit A

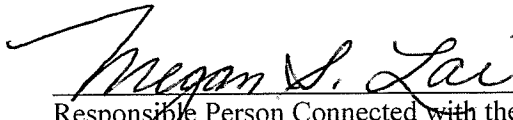
All that certain piece parcel or lot of land, together with all improvements located thereon, lying, being and situate in the County of Lancaster, South Carolina approximately three (3) miles north of Lancaster and being more particularly shown described and designated as Lot 50, on Plat of Survey entitled "Shiloh Commons Subdivision Phase III Final Plat" prepared by Phillip G. Smith, Professional Land Surveyor, dated August 5, 2005 and recorded in the Office of the Register of Deeds for Lancaster County in Plat Book 2006 at Page 9; reference to said plat is craved for a more minute description.

STATE OF SOUTH CAROLINA) AFFIDAVIT OF EXEMPT TRANSFER
COUNTY OF LANCASTER)

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

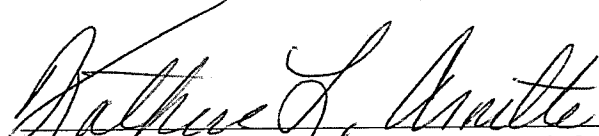
1. I have read the information on the back of this Affidavit and I understand such information.
2. The property being transferred is located at **4059 Flint Drive, Lancaster, SC 29720**, bearing LANCASTER County Tax Map Number **0049K-0A-050.00**, was transferred by **Teresa B. Freeman and Russell L. Freeman** to **Russell Logan Freeman and Teresa B. Freeman, Trustees, or their successor(s) in interest of the Joint Revocable Trust of Russell Logan Freeman and Teresa B. Freeman, and any amendments or restatements thereto, dated February 5, 2026, on February 5, 2026.**
3. The deed is exempt from the deed recording fee because (See information section of Affidavit):
8

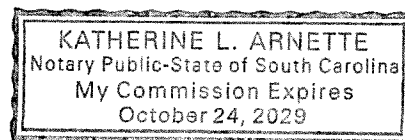
If exempt under exemption #14 described in the Information section of this affidavit, did the agent and principal relationship exist at the time of original sale and was the purpose of this relationship to purchase the realty? Check Yes___ or No___.
4. As required by Code Section 12-24-70, I state that I am the responsible person who was connected with the transaction as: **Megan Spagnolo Lai, Attorney.**
5. I understand that as 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.



Responsible Person Connected with the Transaction
Megan Spagnolo Lai

SWORN to before me on February 5, 2026


Katherine L. Arnette, Notary Public for South Carolina
My Commission Expires on October 24, 2029.



Agenda Item Summary

Ordinance # / Resolution # : N/A

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 4/2/2026

Information to Show on Agenda Below Title:

Proposal:

Property Details:

Statutory Notices:

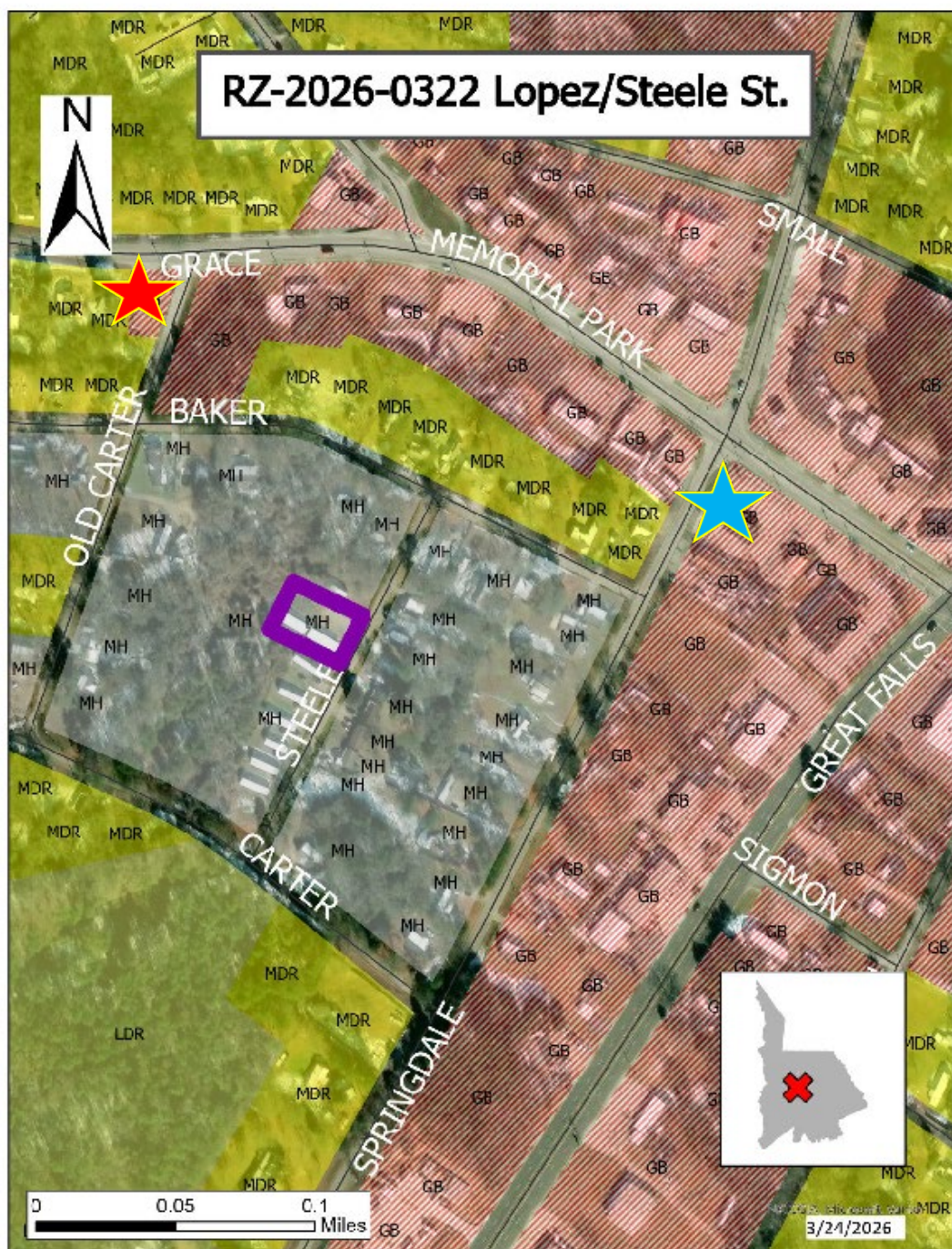
Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

Recommendation:

Attachments:

1. RZ Lopez- Steele St map frame
2. RZ Steele St-Lopez Redacted P
3. Deed 1688_42
4. Plat from Db Z-5 p 331
5. Use Chart



Proposal:
Rezoning MH to PB



Shrimp Boat Restaurant



The Wing Spot Restaurant



Subject Property



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanastercsc.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 1824 Steele St
City Lancaster State SC Zip 29720 Tax Parcel ID 0086C-DN-00301
Current Zoning MA Current Use Triplex
Proposed Zoning PB Total Acres N/A 0.335 ACRES
Project Description Currently 2 Structures with 3 units in
each building. Would like to keep as is.
Water and power is existing for this setup
Surrounding Property Description Single family homes across
streets

CONTACT INFORMATION

Applicant Name Jose Lopez
Address 3226 Shelby Dr
City Monroe State NC Zip 28110 Phone [REDACTED]
Email: [REDACTED]
Owner Name: u tr
Address: u cc
City: cc ll State: Zip: Phone:
Email: u tr

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

Josh Gay 10P6

Date

2/16/26

Property Owner(s)

Date

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

SCHEDULE/PROCESS

1. Submit Application

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- -- multiple parcels up to 10 acres: \$610.00
- -- single or multiple, every acre over 10 acres add \$50.00

2. Planning Commission

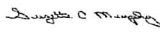
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- If applicant would like to request a special presentation, please notify the County Clerk @ (803) 416-9307 before 5:00pm on the first Monday of the month to make arrangements.

LANCASTER COUNTY ASSESSOR
Tax Map:
0086C ON 003 01
PREPARED BY TRIMNAL & MYERS, LLC

RECORDED THIS 19th DAY
OF JULY, 2023
IN BOOK 00 PAGE 00


Auditor, Lancaster County, SC

LANCASTER COUNTY, SC	
2023008919	DEED
RECORDING FEES	\$15.00
STATE TAX	\$234.00
COUNTY TAX	\$99.00
PRESENTED & RECORDED	
07-19-2023	10:42:10 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
BY: CANDICE PHILLIPS	
BK:DEED 1688 PG:42-43	

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT **Rony Geovanny Roca Gamez** (hereinafter called "Grantors") in the State aforesaid, for and in consideration of the sum of NINETY THOUSAND AND 00/100 (\$90,000.00) Dollars, to him paid by **Jose Saul Lopez** (hereinafter called "Grantee/s") in the State aforesaid (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these Presents (do(es) grant, bargain, sell and release, unto the said:

Jose Saul Lopez, his/their Heirs and/or Assigns Forever:

All that piece, parcel or lot of land, lying, being and situate with any and all improvements thereon, in Cane Creek Township, Lancaster County, South Carolina, near Gooch's Crossroads fronting on Steele Street, The same being Lot Number Four (4) as shown on a Plat by R.J. Iseley, made May 13, 1968 and recorded in Plat Book Z5 Page 331. Fronting One Hundred Feet 100" feet on Steele Street and a uniform depth of One Hundred Fifty 150" feet.

Being the property conveyed to Rony Geovanny Roca Gamez by Deed recorded September 17, 2020 in Deed Book 1364 Page 216 in the Register of Deeds Office for Lancaster, SC.

TMS# 0086C-0N-003.01

Grantee's Address: 3226 Shelby Dr. Monroe NC 28110

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

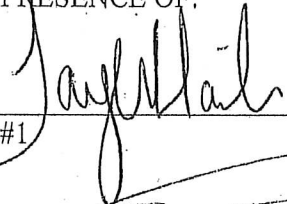
TOGETHER will all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

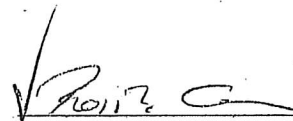
TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said **GRANTEE/S**, Their Heirs and/or Assigns forever.

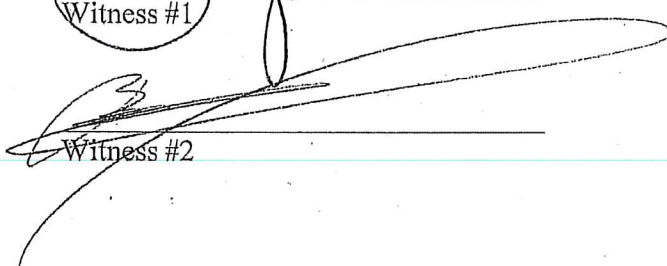
AND the said **GRANTOR/S** do hereby bind themselves and their heirs and/or assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE/S, Their Heirs and/or Assigns, against Themselves and Their Heirs and/or Assigns and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our Hand(s) and Seal(s) this 19th day of July in the year of our Lord 2023.

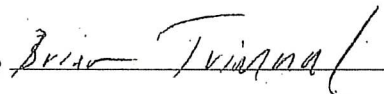
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:


Witness #1


Rony Geovanny Roca Gamez

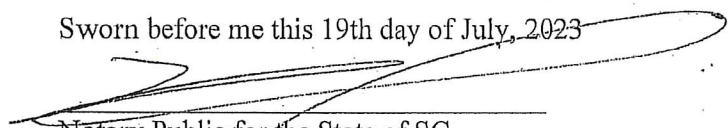

Witness #2

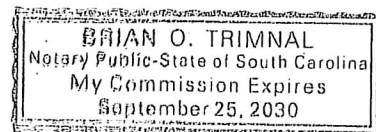
STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER) ACKNOWLEDGEMENT

I, , Notary Public for the State of SC,

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

Sworn before me this 19th day of July, 2023


Notary Public for the State of SC
My Commission Expires: 7/25/2030



TITLE TO REAL ESTATE

Form 14

The R. L. Bryan Company, Columbia, S. C.

State of South Carolina,

COUNTY OF LANCASTER



Know All Men by These Presents, That

I, Coyt Baker of Lancaster County

in the State aforesaid,

in consideration of the

sum of Five hundred & No/100 (\$500.00) Dollars

to me paid by Harold N. Shook

in the State aforesaid

have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said
Harold N. Shook, his heirs and assigns:

All that piece, parcel or lot of land, lying, being and situate in Cane Creek Township, Lancaster County, South Carolina, near Gooch's Cross Roads, fronting on Steele Street. The same being Lot 4 as shown on a plat by R. H. Iseley made May 13, 1968 and recorded in Deed Book 2-5 at page 331. Fronting 100 feet on Steele Street with a uniform depth of 150 feet. The same being a portion of the property deeded to the grantor by deeds from Mary Johnson McKinney recorded in the office of the Clerk of Court for Lancaster County, S. C., in Deed Book L-3 at page 429 and Deed book O-3 at page 127.

STATE OF SOUTH CAROLINA,
Lancaster COUNTY. }

PERSONALLY appeared before me Herbert M. Flack
and made oath that he saw the within-named Coyt Baker
sign, seal and, as his act and deed, deliver the within-written Deed for the uses and purposes therein men-
tioned and that he, with _____ witnessed the
execution thereof.

SWORN to before me this 27th

day of may, 1968

Herbert M. Flack (L. S.)
Notary Public of S. C.

Herbert M. Flack

STATE OF SOUTH CAROLINA,
Lancaster COUNTY. }

RENUNCIATION OF DOWER

I, _____, do hereby certify
unto all whom it may concern, that Mrs. Cleo H. Baker
the wife of the within-named Coyt Baker
did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely,
voluntarily and without any compulsion, dread, or fear of any person or persons whomsoever, renounce, release and for-
ever relinquish unto the within-named Harold N. Shook, his

_____ heirs
and assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises
within mentioned and released.

Given under my Hand and Seal, this 27

day of may

Anno Domini 1968

Herbert M. Flack (L. S.)
Notary Public of S. C.

Cleo H. Baker
Cleo H. Baker

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
Harold N. Shook, his

Heirs and Assigns forever.

And I do hereby bind myself and my Heirs, Executors
and Administrators, to warrant and forever defend all and singular the said premises unto the said
Harold N. Shook, his

Heirs and Assigns, against me and my Heirs and against every
person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS My Hand and Seal this 23rd day of May
in the year of our Lord one thousand nine hundred and sixty-eight
and in the one hundred and ninety-second year of the Sovereignty
and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF

Herbert M. Shook
Clarence Gray

Coyt Baker
Coyt Baker

(SEAL)

(SEAL)

COYT BAKER

N 62° 25' W - 150.0'

LOT 4

N 62° 25' W - 150.0'

LOT 3

S 62° 25' E - 150.0'

LOT 1

LOT 2

30' R/W

STEEL STREET

100.0'

100.0'

100.0'

150.0' R/W BAKER ST.

100.0'

200.0'

100.0'

N 27° 35' E - 200.0'

COYT BAKER

PLAT OF
PROPERTY OF

COYT BAKER

LOCATED

1.5 MILES. SOUTHWEST
OF

LANCASTER, S.C.

LANCASTER COUNTY

SCALE: 1" = 30'

MAY 13, 1969

SUBJECT TO C. H. F. L. S. 7

LANCASTER COUNTY ASSESSOR

Tax Map:

0086C 0N 003 01

PREPARED BY TRIMNAL & MYERS, LLC

RECORDED THIS 19th DAY
OF JULY, 2023
IN BOOK 00 PAGE 00

Augusta C. Murphy
Auditor, Lancaster County, SC

LANCASTER COUNTY, SC	
2023008919	DEED
RECORDING FEES	\$15.00
STATE TAX	\$234.00
COUNTY TAX	\$99.00
PRESENTED & RECORDED	
07-19-2023	10:42:10 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: CANDICE PHILLIPS	
BK:DEED 1688 PG:42-43	

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT **Rony Geovanny Roca Gamez** (hereinafter called "Grantors") in the State aforesaid, for and in consideration of the sum of NINETY THOUSAND AND 00/100 (\$90,000.00) Dollars, to him paid by **Jose Saul Lopez** (hereinafter called "Grantee/s") in the State aforesaid (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these Presents (do(es) grant, bargain, sell and release, unto the said:

Jose Saul Lopez, his/their Heirs and/or Assigns Forever:

All that piece, parcel or lot of land, lying, being and situate with any and all improvements thereon, in Cane Creek Township, Lancaster County, South Carolina, near Gooch's Crossroads fronting on Steele Street, The same being Lot Number Four (4) as shown on a Plat by R.J. Iseley, made May 13, 1968 and recorded in Plat Book Z5 Page 331. Fronting One Hundred Feet 100" feet on Steele Street and a uniform depth of One Hundred Fifty 150" feet.

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TMS# 0086C-0N-003.01

Grantee's Address:

3226 Shelby Dr. Monroe NC 28110

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

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

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

AND the said **GRANTOR/S** do hereby bind themselves and their heirs and/or assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE/S, Their Heirs and/or Assigns, against Themselves and Their Heirs and/or Assigns and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our Hand(s) and Seal(s) this 19th day of July in the year of our Lord 2023.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness #1

Witness #2

Rony Geovanny Roca Gamez

STATE OF SOUTH CAROLINA)

COUNTY OF LANCASTER)

ACKNOWLEDGEMENT

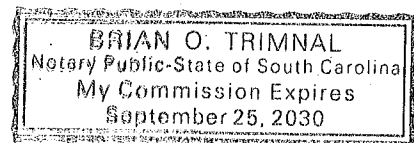
I, Brian Trimnal, Notary Public for the State of SC,

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

Sworn before me this 19th day of July, 2023

Notary Public for the State of SC
My Commission Expires:

7/25/2030



TITLE TO REAL ESTATE

Form 14

The R. L. Bryan Company, Columbia, S. C.

State of South Carolina,

COUNTY OF LANCASTER



Know All Men by These Presents, That

I, Coyt Baker of Lancaster County

in the State aforesaid,

in consideration of the

sum of Five hundred & No/100 (\$500.00) Dollars

to me paid by Harold N. Shook

in the State aforesaid

have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said
Harold N. Shook, his heirs and assigns:

All that piece, parcel or lot of land, lying, being and situate in Cane Creek Township, Lancaster County, South Carolina, near Gooch's Cross Roads, fronting on Steele Street. The same being Lot 4 as shown on a plat by R. H. Iseley made May 13, 1968 and recorded in Deed Book 2-5 at page 331. Fronting 100 feet on Steele Street with a uniform depth of 150 feet. The same being a portion of the property deeded to the garntor by deeds from Mary Johnson McKinney recorded in the office of the Clerk of Court for Lancaster County, S. C., in Deed Book L-3 at page 429 and Deed book O-3 at page 127.

STATE OF SOUTH CAROLINA, }

Lancaster COUNTY. }

PERSONALLY appeared before me Herbert M. Flack
and made oath that he saw the within-named Coyt Baker
sign, seal and, as his act and deed, deliver the within-written Deed for the uses and purposes therein men-
tioned and that he, with _____ witnessed the
execution thereof.

SWORN to before me this 27th

day of may, 1968

Herbert M. Flack (L. S.)
Notary Public of S. C.

Herbert M. Flack

STATE OF SOUTH CAROLINA, }

Lancaster COUNTY. }

RENUNCIATION OF DOWER

I, _____, do hereby certify
unto all whom it may concern, that Mrs. Cleo H. Baker
the wife of the within-named Coyt Baker
did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely,
voluntarily and without any compulsion, dread, or fear of any person or persons whomsoever, renounce, release and for-
ever relinquish unto the within-named Harold N. Shook, his

heirs

and assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises
within mentioned and released.

Given under my Hand and Seal, this 27

day of may

Anno Domini 1968

Herbert M. Flack (L. S.)
Notary Public of S. C.

Cleo H. Baker
Cleo H. Baker

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
Harold N. Shook, his

Heirs and Assigns forever.

And I do hereby bind myself and my Heirs, Executors
and Administrators, to warrant and forever defend all and singular the said premises unto the said
Harold N. Shook, his

Heirs and Assigns, against me and my Heirs and against every
person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS My Hand and Seal this 23rd day of May

in the year of our Lord one thousand nine hundred and sixty-eight

and in the one hundred and ninety-second year of the Sovereignty

and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF

Herbert M. Shook
Clarence Gray

Coyt Baker
Coyt Baker

(SEAL)

(SEAL)

COYT BAKER

N 62° 25' W - 150.0'

LOT 4

N 62° 25' W - 150.0'

LOT 3

S 62° 25' E - 150.0'

LOT 1

LOT 2

PLAT OF
PROPERTY OF

COYT BAKER

LOCATED

1.5 MILES SOUTHWEST

OF

LANCASTER, S.C.

LANCASTER COUNTY

SCALE: 1" = 30'

MAY 13, 1968

SUBJECT TO THE RIGHTS OF THE STATE

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

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					
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	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

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

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)

Agenda Item Summary

Ordinance # / Resolution # : N/A

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 4/2/2026

Information to Show on Agenda Below Title:

Proposal:

Property Details:

Statutory Notices:

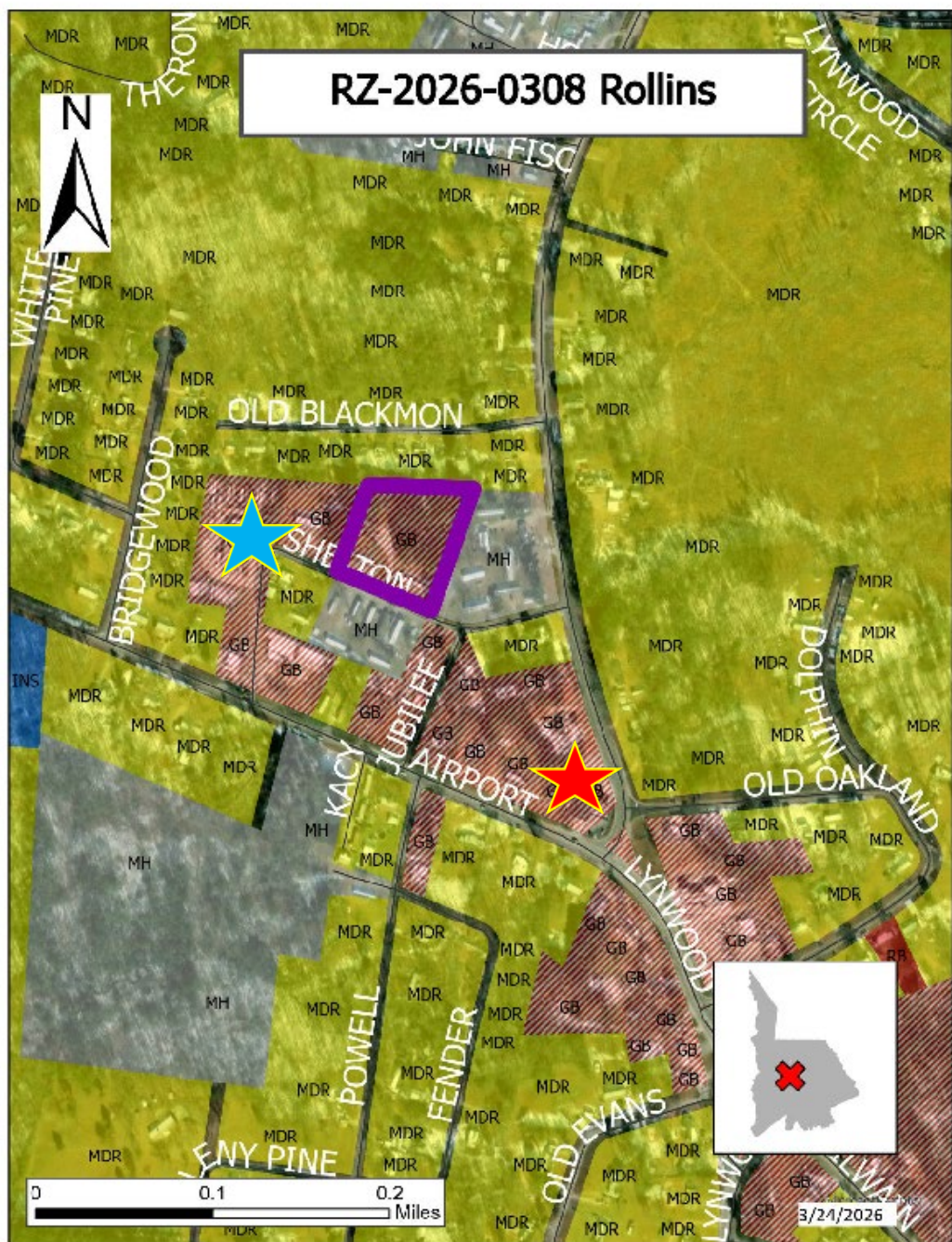
Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

Recommendation:

Attachments:

1. RZ Rollins map frame
2. Rollins RZ Application Redacted P
3. Rollins Deed DB 248 p 48
4. Rollins Plat 16721 (1996)
5. Use Chart



Proposal:
Rezoning GB to PB



Lancaster Tours/Clemmer's
Garage



Y&J Express Gas Station



Subject Property

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 Shelton St
City LANCASTER State SC Zip 29720 Tax Parcel ID 0087J-0A-012-00
Current Zoning GB General Business Current Use RENTAL PROPERTY
Proposed Zoning PB Professional Bus. Total Acres 2.14
Project Description (1) Triplex 2268 sq ft
(1) Triplex 2268 sq ft
(1) Duplex 1498 sq ft
Surrounding Property Description single family homes
mobile home park

CONTACT INFORMATION

Applicant Name Nicholas Rollins (Metan LLC)
Address 768 Belfast Ct
City Rock Hill State SC Zip 29730 Phone [REDACTED]
Email: [REDACTED]
Owner Name: Metan LLC & Cauthier & Patterson LLC
Address: 394 LANCASTER BYPASS EAST
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.

<u>Nichols & Wells</u>	<u>2-6-26</u>
Applicant	Date
<u>Metan LLC</u>	
<u>Nichols & Wells</u>	<u>2-6-26</u>
Property Owner(s)	Date
<u>Cauthen + Patterson LLC</u>	
<u>Randy Cauthen</u>	

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
08/13/2004 09:10AM
Rec Fee: 10.00 St Fees: 0.00
Co Fee: 0.00 Pages: 3
Register of Deeds
LANCASTER COUNTY, SC

State of South Carolina
County of Lancaster

} **TITLE TO REAL ESTATE**

Know All Men by These Presents, That

**Larry W. Cauthen and Richard L.
Patterson**

hereinafter referred to as grantor for and in consideration of the sum of **Five and no/100ths (\$5.00)**
Dollars-----

to grantor paid by **Cauthen & Patterson, LLC
394 Lancaster By-Pass East
Lancaster, SC 29720**

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:

ASSESSOR'S OFFICE

Received 8-16-04
Tax Map Code 133-41; 101B-A-4; 81P-EZ
Or Portion of 86A-B-1; 87J-A-12

(SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION)

RECORDED THIS 13th DAY
OF August, 2004
IN BOOK 0 PAGE C-01
Cheryl H Morgan
Auditor, Lancaster County, S. C.

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.

EXHIBIT 'A'

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Lancaster, on the North side of Shelton St., containing one and sixty-six hundredths (1.66) acres more or less, fronting south on Shelton St. being designated as Tract C on plat of Survey made by Jack Smith, RLS, dated January 16, 1966, entitled "Plat of Property of Larry W. Cauthen and Richard L. Patterson" and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina as Plat Number 16721.

Being a portion of the identical property conveyed to Larry W. Cauthen and Richard L. Patterson by Deed of Michael Robert Viglione recorded in Deed Book K-9 Page 35.

Tax Map 87J-A-12

ALSO: All that piece, parcel or lot of land with improvements thereon, consisting of a five room house, in Cane Creek Township, Lancaster County, fronting 120 feet on the southerly line of West Thomson Avenue, at its junction with North Patton Street, in Erwin Farm Subdivision being further described as Lot 27 in Block "W", as more clearly appears from a map of said Erwin Farms Subdivision, prepared January, 1952, and recorded in the Office of the Clerk of Court for Lancaster County in Plat Book 6 at page 87.

Being a portion of the property conveyed to Larry W. Cauthen and Richard L. Patterson by Deed of Robert L. Summers recorded May 30, 2002 in Deed Book 158 Page 293.

Tax Map 86A-B-001

ALSO: All that piece, parcel or lot of land with improvements thereon, consisting of a five room house, fronting 194.4 feet on the easterly line of Park Drive, southwesr of its junction with Oakland Avenue, in Poovey Farm South, Lancaster County, South Carolina containing .70 acres more or less; being designated as lot number 2 in Block "A" on map of said area, prepared November 1954 and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina in Plat Book 7 page 152.

Being the identical property conveyed to Larry W. Cauthen and Richard L. Patterson by Deed of Jackie Crenshaw, et al. recorded July 13, 1999 in Deed Book 51 Page 324.

Tax Map 81P-E-002

ALSO: All that certain piece, parcel or lot of land, together with the improvements thereon, lying, being and situate in Pleasant Hill Township, Lancaster County South Carolina, located approximately five (5) miles South of Lancaster about 1/2 mile east of Jones Cross-Roads, fronting on the west side of Woodland Way being designated as Lot No. 36 and the northern half of Lot 35 on plat of Woodland Hills, more particularly described on plat of survey entitled 'Plat Showing Property of Patton Wl Johnson and Sherry A. Johnson' dated February 8, 1993 made by Jack Smith, RLS, recorded as Plat No. 13274 in the Office of the Clerk of Court for Lancaster County, South Carolina, which plat is by reference made a part hereof.

Being the identical property conveyed to Larry W. Cauthen and Richard L. Patterson by Deed of Patton Williard Johnson and Sherry A. Johnson recorded in Deed Book D-12 Page 66.

Tax Map 109B-A-004

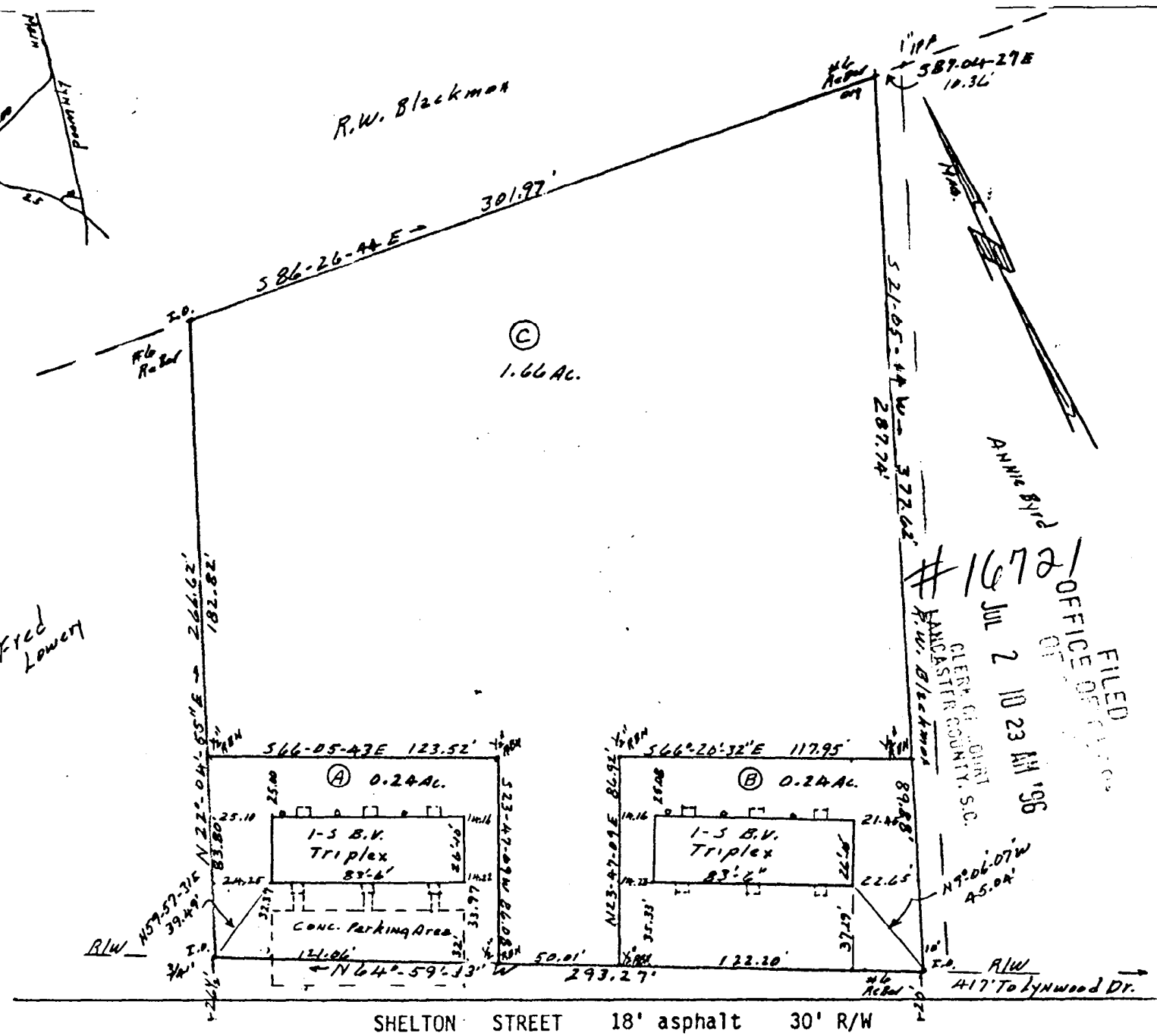
ALSO: All that certain piece, parcel or tract of land, lying, being and situate in Pleasant Hill Township, Lancaster County, South Carolina, about one (1) mile Northeast of the Town of Heath Springs, containing 4.6 acres, more or less, with improvements thereon, and being bounded and described as follows: on the Northwest by Highway #71; on the East and South by property of John H. and Joy D. Williams; less and except however that certain 1.39 acres more or less conveyed to Charles W. Arant by deed recorded in Deed Book K-9 at page 217.

Being the identical property conveyed to Larry W. Cauthen and Richard L. Patterson by Deed of Barry K. Sims, et al. recorded May 16, 1996 in Deed Book Y-13 Page 302.

Tax Map 133-00-041

R.W. Blackmon

Fred Lowery



FILED
OFFICE OF CLERK
JUL 2 10 23 AM '96
CLERK OF COUNTY, S.C.
#16721
R.W. Blackmon

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER
PLAT SHOWING PROPERTY OF

LARRY W. CAUTHEN and RICHARD L. PATTERSON

Located about 3 miles south of Lancaster, 417' west of Lynwood Drive, on north side of Shelton Street. Being the lands shown on Plat # 9235.

I certify there are no visible encroachments or projections other than shown, and this lot does not lie within a Flood Hazard Area.

Scale: 1" = 60'

16 January 1996

To the best of my knowledge, the survey shown hereon was made in accordance with the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets the requirements for a Class B survey as specified herein.

Jack Smith, RLS 3782
100 Forest Drive
Lancaster, S.C.

APPROVED FOR RECORDING
Bradley 7-2-96
Planning Official Date

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

USE TYPES	RURAL					TRANSITIONAL						SPECIAL					NEIGHBORHOOD					
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

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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	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

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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

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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

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(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)

Agenda Item Summary

Ordinance # / Resolution # : N/A

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 4/2/2026

Information to Show on Agenda Below Title:

Proposal:

Property Details:

Statutory Notices:

Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

Recommendation:

Attachments:

1. Lisa Giovanelli Application_Redacted
2. GIS Location
3. RecordedPlat2026p1073lots_



PLANNING COMMISSION
PO BOX 1809
Lancaster, SC 29721
Phone: (803) 285-6005
Fax: (803) 285-6007

****NEW ROAD NAME/CHANGE APPLICATION****

Please note: A fee of \$250.00 must be submitted with this application before it will be processed. Incomplete applications will be returned. The \$250.00 fee includes the cost of one road sign. New roads requiring more than one sign will require the \$250.00 fee plus \$50.00 for each additional sign.

Please provide the following **applicant** information as completely and accurately as possible.

Date of Application: Feb. 17, 2026

Name: Hillview Acres, LLC Address: 400 N Broome Street, Suite 400

City, State, Zip Code: Waxhaw, NC 28173

Telephone (H): _____ Telephone (W) or (Cell): [REDACTED]

Please provide the following **new road name** information as completely and accurately as possible.

Location of new road: Off Ander Vincent Road,
Indian Land, SC 29707

Road name as it exists now (if applicable): N/A

Proposed new road name (1st choice): Hillview Acres Drive

Proposed new road name (2nd choice): _____

Will this be a private road? Yes x NO _____

If applicable, do you plan on deeding this new road to the county in the future?

Yes _____ NO x

Please attach the following items to this application:

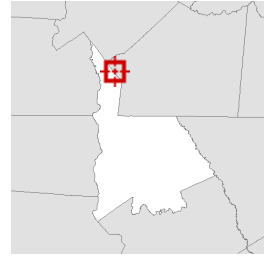
*A map to approximate scale depicting the location of the new road.

*A petition signed by at least 75% of the property owners with parcels having frontage on the affected road. *Hillview Acres, LLC is 100% owner*

Signature of Applicant: Lisa Giovanniello
Lisa Giovanniello



Overview



Legend

- Parcels
- Roads

Parcel ID	0020-00-020.01	Owner	HILLVIEW ACRES LLC	Last 2 Sales			
Class Code	Land Only		400 N BROOME STREET STE 400	Date	Price	Reason	Qual
Taxing District	County		WAXHAW, NC 28173	10/25/2024	\$655395	TRUE SALE	Q
	LANCASTER	Physical	RICHARDSON RD	n/a	0	n/a	n/a
Land Size	21.28	ACRES	Address				
			Assessed Value				

(Note: Not to be used on legal documents)

Date created: 3/31/2026

Last Data Uploaded: 3/31/2026 6:29:42 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

Agenda Item Summary

Ordinance # / Resolution # : N/A

Contact Person / Sponsor:

Department:

Date Requested to Be on Agenda: 4/2/2026

Information to Show on Agenda Below Title:

Proposal:

Property Details:

Statutory Notices:

Proposed Action Advances the Following Comprehensive Plan Guiding Principles:

Points to Consider:

Recommendation:

Attachments:

1. Legacy Pointe New Road Name App_Redacted
2. Legacy Pointe Site Plan



PLANNING COMMISSION
PO BOX 1809
Lancaster, SC 29721
Phone: (803) 285-6005
Fax: (803) 285-6007

****NEW ROAD NAME/CHANGE APPLICATION****

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Please provide the following **applicant** information as completely and accurately as possible.

Date of Application: 2/19/2025

Name: Legacy Pointe Indian Land, LLC Address: 19354 Watermark Dr. Suite 102

City, State, Zip Code: Cornelius, NC, 28031

Telephone (H): [REDACTED] Telephone (W) or (Cell): [REDACTED]

Please provide the following **new road name** information as completely and accurately as possible.

Location of new road: Located on south bound side of Charlotte Hwy directly across from The Arches Wy

Road name as it exists now (if applicable): _____

Proposed new road name (1st choice): Legacy Pointe Place

Proposed new road name (2nd choice): Legacy Pointe Lane

Will this be a private road? Yes ☒ NO ☐

If applicable, do you plan on deeding this new road to the county in the future?

Yes ☐ NO ☒

Please attach the following items to this application:

*A map to approximate scale depicting the location of the new road.

*A petition signed by at least 75% of the property owners with parcels having frontage on the affected road.

Signature of Applicant: Jamie Rolewicz

