

Board of Zoning Appeals Members

District 1: Beverly Williams
District 2: Kemesha Lowery
District 3:
District 4: Miller DeVenny
District 5: Darrell Reid, Vice-Chair
District 6: Mike Couch
District 7: Frances Liu, Chair

**County Attorney**

John K. DuBose III

Clerk to Board of Zoning Appeals

Mika Garris

Development Services Director

Rox Burhans

March 2, 2021

6:00 PM

**101 North Main Street
Lancaster, SC 29720**

**LANCASTER COUNTY BOARD OF ZONING
APPEALS**

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

AGENDA

1. **Call to Order Regular Meeting - Chair**
2. **Roll Call**
3. **Approval of the Agenda - Board of Zoning Appeals**
4. **Citizen's Comments**

[While in-person Citizens Comments are not currently suspended, due to public health and safety considerations and the need for continued social distancing, the County is strongly encouraging citizen input and comments be submitted in writing prior to the meeting. Comments may be submitted via mail to ATTN: Sherrie Simpson, Post Office Box 1809, Lancaster, SC, 29721, by email to Sherrie Simpson at ssimpson@lancastersc.net or by online submission by selecting the "Citizens Comments" quick link located on the County website homepage at <https://www.mylancastersc.org/> Comments must be no longer than approximately 3 minutes when read aloud. Comments received will be acknowledged during the Citizens Comments portion of the meeting. Comments will need to be received prior to 4:00 p.m. on the day of the meeting. Please use the same link above in order to submit input/comments for Public Hearings.]

5. **Approval of Minutes**

- a. February 2, 2021 - Regular Minutes

6. **Public Hearing Items**

- a. VAR-2021-0014 - Lane

Application by Lucy and William Lane, requesting a variance from Section 12, Setbacks and Yards, of Lancaster County Ordinance No. 2015-1346. The subject property is located at 1048 Castle Road, Indian Land, SC (TM# 0010N-0A-126.00) in a Planned Development District (PDD).

- b. VAR-2021-0256 - Lidl

Application by Donna Zielinski, St. Clair Signs, requesting a Variance from Unified Development Ordinance Section 7.4.5.A. The subject property is located at 9990 Charlotte Highway, Indian Land, SC (TM# 0005-00-101.01) in the General Business (GB) District.

7. **New Business**

8. **Adjourn**

Please note that the Board of Zoning Appeals makes the final decision on all items.

Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in advance of this meeting. Lancaster County Board of Zoning Appeals agendas are posted at the Lancaster County Administration Building and are available on the Website: www.mylancastersc.org

*Meetings are live streamed and can be found by using the following link:
<https://www.youtube.com/channel/UCgSIMrcYjcYcu1m-e6TV54w>*

Agenda Item Summary

Ordinance # / Resolution #:

Contact Person / Sponsor:

Department: Board of Zoning Appeals

Date Requested to be on Agenda: 3/2/2021

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description

February 2, 2021 - Regular Minutes

Upload Date

2/22/2021

Type

Exhibit



MEMBERS OF LANCASTER COUNTY BOARD OF ZONING APPEALS

BEVERLY WILLIAMS, DISTRICT 1
KEMESHA LOWERY, DISTRICT 2
VACANT, DISTRICT 3
MILLER DEVENNY, DISTRICT 4
DARRELL REID, DISTRICT 5
MIKE COUCH, DISTRICT 6
FRANCES LIU, DISTRICT 7

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

FEBRUARY 2, 2021

Members Present: Frances Liu, Darrell Reid, Beverly Williams, Mike Couch. A quorum of Lancaster County Board of Zoning Appeals was present for the meeting.

Members Absent: Kemesha Lowery

Others Present: Robert Tefft, Senior Planner; Mika Garriss, Zoning Secretary; Daniel Plyler, County Attorney.

Members of the press were not present. All adjacent property owners were notified by certified mail. A notice was published in the local newspaper to include meeting place, date, time and the agenda and a copy on file.

Call Meeting to Order

Chair Liu called the meeting to order at 6:05 PM.

Approval of Agenda

Member Couch moved to approve the agenda, which was seconded by Member Williams. Motion passed by 4-0.

Approval of Minutes from January 5, 2021

Member Reid moved to approve the minutes, which was seconded by Member Couch. Motion passed by 4-0.

Public Hearing Items

VAR-021-0014

Application by Lucy and William Lane, requesting a variance from Section 12, Setbacks and Yards, of Lancaster County Ordinance No. 2015-1346. The subject property is located at 1048 Castle Road, Indian Land, SC (TM# 0010N-0A-126.00) in a Planned Development District (PDD).

Robert Tefft, Senior Planner, provided an overview of the variance request consistent with the staff report.

Chair Liu asked staff if letter or calls were received on this matter.

Mr. Tefft stated that no letters or calls were received expressing any position on the matter.

William Lane, homeowner, discussed each of the required variance criteria and how he believed that his proposal was in compliance.

Chair Liu opened the public hearing and with there being no one to speak on the item, closed the public hearing.

Member Couch asked the homeowner if it would be feasible to reduce or move the proposed building so as not to encroach into the setback.

Mr. Lane suggested he could eliminate the pool and rotate the porch, but that he would still likely need some amount of relief.

Member Couch suggested that it was the applicants' contractor whom was steering the need for the variance

Mr. Lane stated that his contractor is building what he has asked him to build.

Member Couch and Mr. Lane discussed possible variations to the proposal that may satisfy both Mr. Lane's needs, as well as the requirements for a variance.

Chair Liu and Mr. Lane discussed further options for the proposal by turning the addition so as to be parallel to the house.

Member Reid discussed the open space to the rear and side of the property.

Mr. Lane noted that there is a stream past the rear property line within the common open space and a sewer easement along the side of the property.

Chair Liu asked Mr. Lane if he was aware of the setback requirements when purchasing the property.

Mr. Lane noted that he was aware of the requirements, but noted that he purchased the land prior to a final survey being performed.

Member Couch asked about the status of the swimming pool.

Mr. Lane answered that he would eliminate the pool if he could get the relief needed.

Chair Liu discussed with County Attorney Plyler how to handle the request and motion without knowing exact dimensions.

Chair Liu, Member Williams and Mr. Lane all continued to discuss possible reconfigurations of the project.

Chair Liu, County Attorney Plyler and Mr. Lane all discussed providing revisions to be heard at a later meeting.

Member Couch and Mr. Lane continued discussion of possible setbacks and dimensions of the property.

Chair Liu reminded Mr. Lane that with the revisions he should minimize the requested variance as much as possible.

Chair Liu asked for a motion to table the item.

Member Couch moved to table the request until the Boards meeting of March 2, 2021, which was seconded by Member Reid. Motion passed unanimously.

New Business:

Mr. Tefft provided an update on next month's agenda to include a variance for Lidl at 9990 Charlotte Highway, as well as a Special Exception for a campground at 5897 Goldmine Hwy.

Mr. Tefft began a discussion with the Board regarding variance criteria for the purposes of training.

County Attorney Plyler suggested that this discussion did not need to occur on the record and suggested that the Board adjourn the meeting and then continue with the training discussion.

Adjournment:

With there being no further business, Member Williams moved to adjourn the meeting, which was seconded by Member Couch. Motion passed unanimously. The Board of Zoning Appeals adjourned at 6:43 PM.

CHAIR

ZONING OFFICIAL

Agenda Item Summary

Ordinance # / Resolution #:

Contact Person / Sponsor:

Department: Board of Zoning Appeals

Date Requested to be on Agenda: 3/2/2021

Issue for Consideration:

Points to Consider:

See Staff Report.

Recommendation:

See Staff Report.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	2/22/2021	Planning Staff Report
Ex 1: Application	2/22/2021	Exhibit
Ex 2: Location / Zoning Map	1/14/2021	Exhibit
Ex 3: Property Report	1/14/2021	Exhibit
Ex 4: Deed	1/14/2021	Exhibit
Ex 5: Ordinance	1/14/2021	Exhibit

REQUEST: Application by Lucy and William Lane, requesting a variance from Section 12, Setbacks and Yards, of Lancaster County Ordinance No. 2015-1346. The subject property is located at 1048 Castle Road, Indian Land, SC (TM# 0010N-0A-126.00) in a Planned Development District (PDD).

PROPERTY LOCATION: 1048 Castle Road (Queensbridge subdivision)

TAX MAP NUMBER: 0010N-0A-126.00

ZONING DISTRICT: Planned Development District (PDD)

OWNER / APPLICANT: Lucy and William Lane

OVERVIEW:

History

A public hearing on this request was held by the Board at its meeting of February 2, 2021. The Board discussed having the proposed porch addition reoriented so that it ran parallel to the residence rather than perpendicular to the residence. The applicant agreed that this could be done; however all parties were uncertain as to exactly what the resulting setback for this change. Accordingly, the Board and applicant agreed to table this request until the Board's meeting of March 2, 2021 so as to give the applicant time to revise the proposal, determine the setback for the addition, and what amount of variance, if any, would be necessary.

On February 15, 2021, the applicant submitted a revised site plan to the Planning Department for consideration by the Board which addresses those items discussed at the prior meeting.

Background

The subject property is approximately 0.24 acres in size and is located on the south side of Castle Road within the Queensbridge neighborhood. The property is a part of a Planned Development District (PDD-26) approved by Ordinance No. 2015-1346 in 2015 consisting of 411 acres to be potentially comprised of approximately 1,110 single- and multi-family dwellings, as well as approximately 900,000 square feet of various office/medical/retail development. The various components of the overall development are within "Villages" each of which have their own unique development standards. The subject property is located within Village B, which was identified as being a single-family village and, pursuant to Ordinance No. 2015-1346, Section 12, requires a minimum rear yard setback of 25 feet.

Accordingly to the survey submitted as part of this application, the existing single-family dwelling is setback 38.1 feet from the rear property line. The applicant is proposing to construct a covered porch to the rear of this dwelling. The covered porch would extend 12 feet from the rear of the dwelling and encroach between 15 inches and 42 inches into the rear yard setback. As such, the proposed variance would reduce the minimum required rear yard setback from 25 feet to 21.5 feet.

Summary of Adjacent Zoning and Uses

	Zoning District	Use
North	PDD	Open Space
South	PDD	Open Space
East	PDD	Open Space
West	PDD	Single-Family Detached Dwelling

PUBLIC COMMENT:

Since the original meeting on February 2, 2021, staff has not received any letters or emails in support or opposition to this variance request.

RELATION TO THE UNIFIED DEVELOPMENT ORDINANCE:

Lancaster County Ordinance No. 2015-1346, Section 12

Section 12. Setbacks and Yards. (a) All lots within PDD-26 shall meet or exceed the following setback and yard requirements from a public right of way:

Land Use	Min. Setback	Min. Side Yard	Min. Rear Yard
Single Family Village "A, B, C, & D"	20'	7'	25'

UDO Section 9.2.12.A, Purpose/Limitations

- 1. Purpose:** The variance process administered by the Board of Zoning Appeals is intended to provide limited relief from the requirements of this ordinance in those cases where strict application of a particular requirement will create a practical difficulty or unnecessary hardship prohibiting the use of the land in a manner otherwise allowed under this ordinance.
- 2. Financial Hardship Not Sufficient Ground for Variance:** It is not intended that variances be granted merely to remove inconveniences or financial burdens that the requirements of this ordinance may impose on property owners in general or to increase the profitability of a proposed development.
- 3. Use Variances Not Permitted:** In no event shall the Board of Zoning Appeals grant a variance which would allow the establishment of a use which is not otherwise allowed in a land development district or which would change the land development district classification or the district boundary of the property in question. Nor shall the Board grant a variance which would allow the establishment of a use set forth herein as requiring certain conditions or standards under conditions or standards less than those minimums.
- 4. Authority Limited to this Ordinance/ Conflicts with other Laws Prohibited:** In no event shall the Board of Zoning Appeals grant a variance which would conflict with the International Building Code, as amended, or any other state code unless otherwise authorized by duly enacted applicable laws and regulations.

UDO Section 9.2.12.C.2, Standard of Review

- a. General Variance Requests:** The Board of Zoning Appeals shall not grant a variance unless and until it makes all of the following findings:
 - i. That there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this ordinance;
 - ii. That if the applicant complies with the provisions of the ordinance, the property owner seeking the variance can secure no reasonable return from, or make no reasonable use of his property;

- iii. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings located in the same land development district;
 - iv. That the variance will not materially diminish or impair established property values within the surrounding area;
 - v. That the special conditions and circumstances referenced in iii, above, result from the application of this ordinance and not from the actions of the applicant;
 - vi. That the variance is in harmony with the general purpose and intent of this ordinance and preserves its spirit;
 - vii. That the variance is the minimum necessary to afford relief; and
 - viii. That the public health, safety and general welfare have been assured and substantial justice has been done.
-

ATTACHMENTS:

- 1. Variance Application
 - 2. Location / Zoning Map
 - 3. Property Report
 - 4. Deed
 - 5. Ordinance
-

STAFF CONTACT:

Robert G. Tefft, Senior Planner
rtefft@lancastersc.net | 803-416-9394



BOARD OF ZONING APPEALS VARIANCE APPLICATION

IF YOU REQUIRE ASSISTANCE WITH THIS APPLICATION, PLEASE CONTACT OUR OFFICE AT 803-416-9777. THE COMPLETED APPLICATION, THE APPLICATION FEE OF \$325.00, AND ALL ADDITIONAL MATERIALS ARE REQUIRED TO BE SUBMITTED.

THE FOLLOWING INFORMATION MUST BE PROVIDED FOR THE REQUEST:

PROPERTY INFORMATION:

TAX MAP NUMBER: 0010N-0A-126.00
STREET ADDRESS: 1048 CASTLE ROAD
CITY/ STATE/ ZIP CODE: INDIAN LAND, S.C. 29707
LOT DIMENSIONS/ LOT AREA: 130' x 91.92' PLAT BOOK/PAGE: 2018 PAGE 164-165
CURRENT ZONING CLASSIFICATION: PDD

PROPERTY OWNER OF RECORD:

NAME: WILLIAM A. LANE AND LUCY A. LANE.
ADDRESS: 1048 CASTLE ROAD
CITY/STATE/ZIP CODE: INDIAN LAND, SC. 29707 TELEPHONE/FAX NUMBER: 704-578-8528
EMAIL ADDRESS: WLANE1989@gmail.com
SIGNATURE OF OWNER/ DATE: Will A. Lane 12/30/2020

I HAVE APPOINTED THE INDIVIDUAL OR FIRM LISTED BELOW AS MY REPRESENTATIVE IN CONJUNCTION WITH THIS MATTER RELATED TO THE BOARD OF ZONING APPEALS.

AGENT OF OWNER:

NAME: _____
ADDRESS: _____
CITY/STATE/ZIP CODE: _____ TELEPHONE/FAX NUMBER: _____
EMAIL ADDRESS: _____
SIGNATURE OF AGENT/ DATE: _____
SIGNATURE OF OWNER/ DATE: _____

VARIANCE APPLICATION

DATE FILED: _____ APPLICATION NO. _____

1. APPLICANT HEREBY APPEALS TO THE BOARD OF ZONING APPEALS FOR A VARIANCE FROM THE STRICT APPLICATION TO THE PROPERTY DESCRIBED IN THE NOTICE OF APPEAL (FORM 1) OF THE FOLLOWING PROVISIONS TO THE UNIFIED DEVELOPMENT ORDINANCE:

PLANNED DEVELOPMENT DISTRICT. Sect 12 ORD 2015-1346

SO THAT A ZONING PERMIT MAY BE ISSUED TO ALLOW USE OF THE PROPERTY IN A MANNER SHOWN ON THE ATTACHED PLOT PLAN, DESCRIBED AS FOLLOWS:

REQUEST A VARIANCE OF THE 25 FOOT MIN. REAR YARD SETBACK TO ACCOMMODATE A PORCH DESCRIBED IN THE ATTACHED DOCUMENTS.

FOR WHICH A ZONING OFFICIAL HAS DENIED A PERMIT ON THE GROUNDS THAT THE PROPOSAL WOULD BE IN VIOLATION OF THE CITED SECTION (S) OF THE UNIFIED DEVELOPMENT ORDINANCE.

PERMIT HAS BEEN APPROVED

2. THE APPLICATION OF THE ORDINANCE WILL RESULT IN UNNECESSARY HARDSHIP, AND THE STANDARDS FOR A VARIANCE SET BY STATE LAW AND THE ORDINANCE ARE MET BY THE FOLLOWING FACTS:

- i. THAT THERE ARE PRACTICAL DIFFICULTIES OR UNNECESSARY HARDSHIPS IN THE WAY OF CARRYING OUT THE STRICT LETTER OF THIS ORDINANCE;

THE ORDINANCE IS MEANT TO PROVIDE A BUFFER (INTERNAL) BETWEEN RESIDENCES. THE SUBJECT PROPERTY REAR YARD DOES NOT ADJOIN ANY RESIDENCE, BUT DOES AN AREA RESTRICTED FROM DEVELOPMENT. (SEE BELOW AND PROPERTY SITE PLANS).

- ii. THAT IF THE APPLICANT COMPLIES WITH THE PROVISIONS OF THE ORDINANCE, THE PROPERTY OWNER SEEKING THE VARIANCE CAN SECURE NO REASONABLE RETURN FROM, OR MAKE NO REASONABLE USE OF HIS PROPERTY;

THE MINIMUM REAR SETBACK LIMITS IMPROVEMENTS TO THE REAR OF THE RESIDENCE TO 1/3 OF THE REAR YARD.

- iii. THAT SPECIAL CONDITIONS AND CIRCUMSTANCES EXIST WHICH ARE PECULIAR TO THE LAND, STRUCTURE OR BUILDING INVOLVED AND WHICH ARE NOT APPLICABLE TO OTHER LANDS, STRUCTURES OR BUILDINGS LOCATED IN THE SAME LAND DEVELOPMENT DISTRICT;

THE RESIDENCE BACKS UP TO A DRY POND (ETHAN'S FUR POND) AND IS ADJACENT TO A HED/SPLINER BUFFER LINE. THEREFORE PER SECTION 16(C) OF THE ORDINANCE (ORD. NO. 2015-1346) STRICT ADHERANCE TO THE BUFFER SERVE NO MEANINGFUL PURPOSE.

- iv. THAT THE VARIANCE WILL NOT MATERIALLY DIMINISH OR IMPAIR ESTABLISHED PROPERTY VALUES WITHIN THE SURROUNDING AREA;

THE 100 FOOT HED/SPLINER BUFFER LINE AND AREA CREATED BY THE DRY POND SERVE AS AN ACCEPTABLE BUFFER AND DOES NOT DIMINISH OR IMPAIR PROPERTY VALUES OF NEIGHBORING RESIDENCES.

- v. THAT THE SPECIAL CONDITIONS AND CIRCUMSTANCES REFERENCED IN III, ABOVE, RESULT FROM THE APPLICATION OF THIS ORDINANCE AND NOT FROM THE ACTIONS OF THE APPLICANT;

Application of this Ordinance requires a buffer between residential properties. In the subject case there are no adjoining residential properties.

- vi. THAT THE VARIANCE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ORDINANCE AND PRESERVES ITS SPIRIT;

THE VARIANCE WOULD PERMIT THE ADDITION WHICH WILL COMPLIMENT THE EXISTING STRUCTURE WITH A SIMILAR ROOF LINE. IF IT WERE NOT FOR THE LOCATION OF THE RESIDENCE WITH THE NATURAL AND MAN MADE BUFFER, THE DEDUCTION THE VARIANCE WOULD NOT PRESERVE THE SPIRIT OF THE ORDINANCE.

- vii. THAT THE VARIANCE IS THE MINIMUM NECESSARY TO AFFORD RELIEF; AND

THE VARIANCE TO THE MINIMUM REAR YARD SETBACK WILL PERMIT AN ADDITIVE ADDITION THAT COMPLIMENTS THE RESIDENCE AND WILL NOT DIMINISH OR IMPAIR ESTABLISHED PROPERTY VIEWS OR VALUES.

- viii. THAT THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE HAVE BEEN ASSURED AND SUBSTANTIAL JUSTICE HAS BEEN DONE

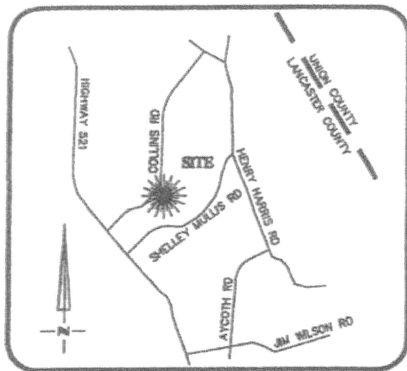
THE SUBJECT PROPERTY'S LOCATION AS DESCRIBED ABOVE WILL BEAR NO NEGATIVE IMPACT TO ADJACENT PROPERTY OWNERS. IN CONSIDERATION OF THE EVIDENCE PRESENTED, THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE HAVE BEEN ASSURED AND SUBSTANTIAL JUSTICE HAS BEEN DONE.

3. THE FOLLOWING DOCUMENTS ARE SUBMITTED IN SUPPORT OF THIS APPLICATION: (A PLOT PLAN MUST BE SUBMITTED)

① EXISTING / PROPOSED SITE PLAN, ② HOA APPROVAL, ③ DRAWING, ④ PHOTO OF PORCH AT PREVIOUS RESIDENCE, ⑤ PHOTOS OF YARD VIEW AND BACK OF HOME.

Date: 12/30/2020

Applicant Signature: Debra R. R.



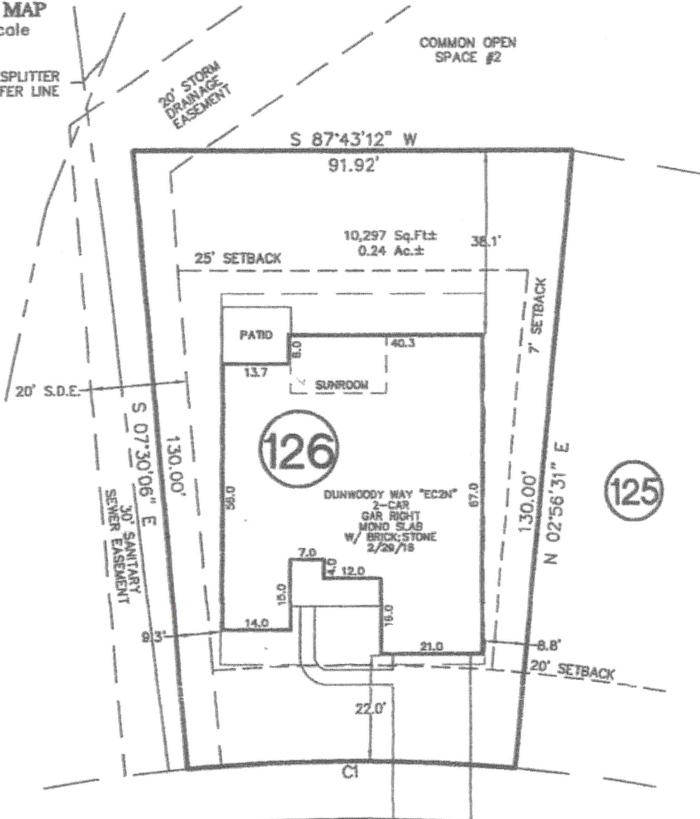
VICINITY MAP
Not To Scale

PROPOSED IMPERVIOUS SURFACE AREA	
DESCRIPTION	AREA
PATIO/AC	171 S.F.±
DRIVEWAY & LEADWALKS	461 S.F.±
PROPOSED 4' CITY S/W	0 S.F.±
DRIVEWAY WITHIN R/W ASSUMED 12' TO BOC	194 S.F.±
TOTAL (PROPOSED)=	826 S.F.±

100' HEELSPLITTER
BUFFER LINE

20' STORM
DRAINAGE
EASEMENT

COMMON OPEN
SPACE #2



BK. 2018 PG. 164-165

#1048 CASTLE ROAD

50' PUBLIC R/W

** Existing **

CURVE TABLE				
CURVE	BEARING	CHORD	LENGTH	RADIUS
C1	N87°43'12"E	68.26	68.35	375.00

NOTE:

1. BUILDER ASSUMES RESPONSIBILITY FOR GRADING LOT AND/OR DESIGNING STEPS, PORCHES, DECKS, ETC. AS NECESSARY TO PREVENT ENCROACHMENT INTO SETBACKS.
2. HOUSE DIMENSIONS AND OPTIONS SHOULD BE VERIFIED WITH CONTRACTOR PRIOR TO CONSTRUCTION.
3. SETBACKS/ EASEMENTS SHOULD BE VERIFIED WITH DEVELOPER AND LOCAL OFFICIALS PRIOR TO CONSTRUCTION.
4. THIS IS A CONCEPTUAL DRAWING AND CONTENTS SHOWN HEREON ARE SUBJECT TO CHANGE UPON FINAL CONSTRUCTION.

NOTE:

ALL LOTS ARE SUBJECT TO PUBLIC UTILITY EASEMENTS (P.U.E.). 20' IN WIDTH TOTAL ALONG REAR AND FRONT LOT LINES AND 5' ON EACH SIDE OF SIDE LOT LINES

PARCEL ID: 0010N-0A-126.00

REV. # DATE COMMENTS

REV. #	DATE	COMMENTS

THIS DRAWING DOES NOT
REFLECT AS-BUILT INFORMATION

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES

HOUSE LOCATION PLOT PLAN FOR

LOT 126, QUEENSBRIDGE, PHASE 2B MAP 1

Indian Land Township, Lancaster County, South Carolina

PROPERTY OF: PULTE HOMES / CENTEX HOMES

BOOK 2018 PAGE 164-165 DEED REFERENCE

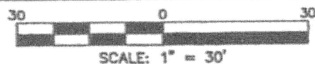
DRAWN BY: CRP

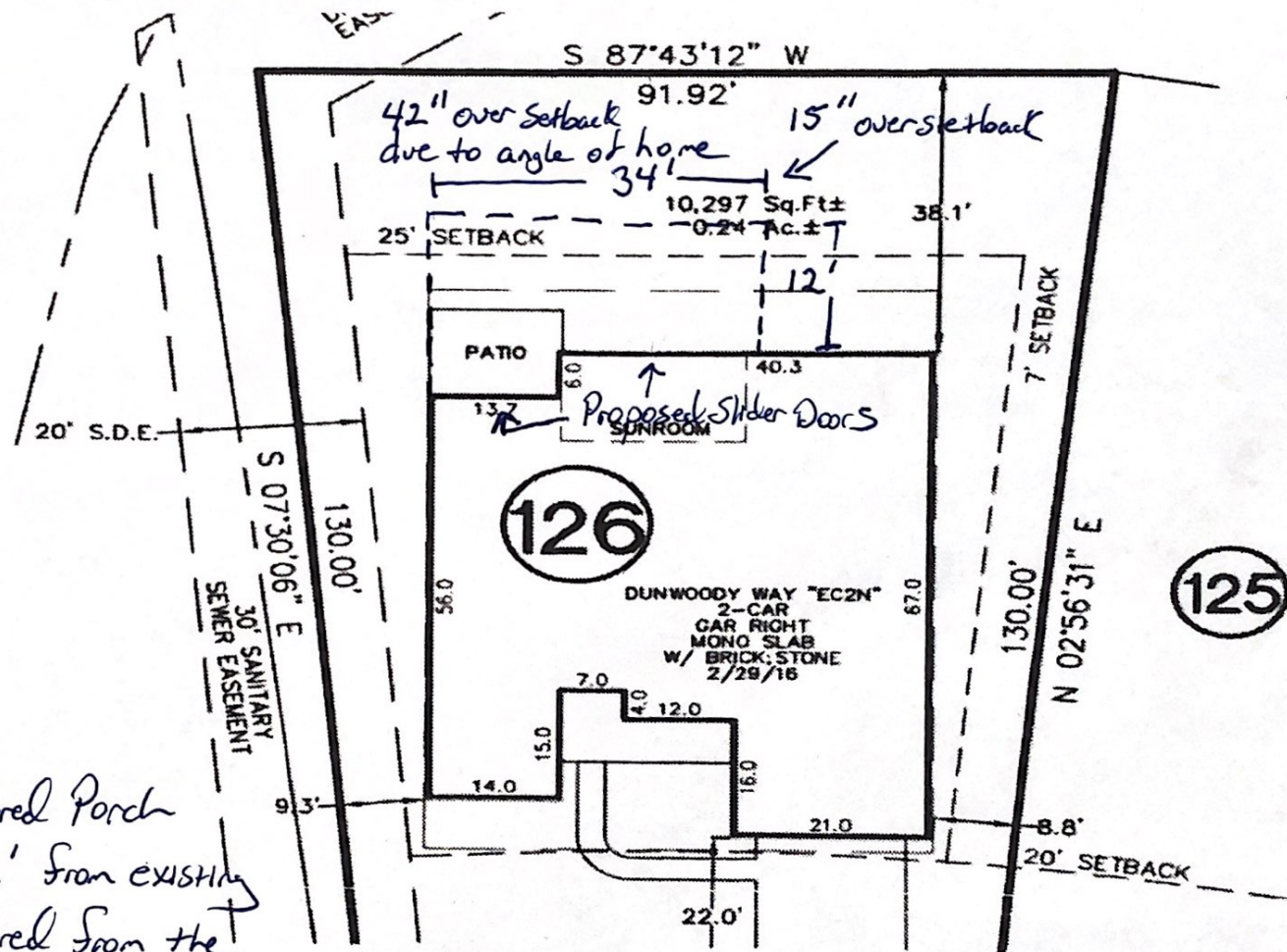
DATE: FEBRUARY 28, 2019

EASTOVER
LAND SURVEYING COMPANY, P.A.

LAND SURVEYORS - PLANNERS
10430 PARK ROAD, SUITE #300
CHARLOTTE, NORTH CAROLINA 28210
PHONE (704) 927-8080
FAX (980) 309-0842

ENVELOPE:
A





* Proposed Covered Porch to extend 12' from existing home as measured from the exterior wall of existing Sunroom.

* Setback relief request is 42" on one side and 15" on the other. (See above) The reason for the two separate measurements is because of the angle at which the home was built relative to the property lines.









Location Map

Map Date: January 11, 2021

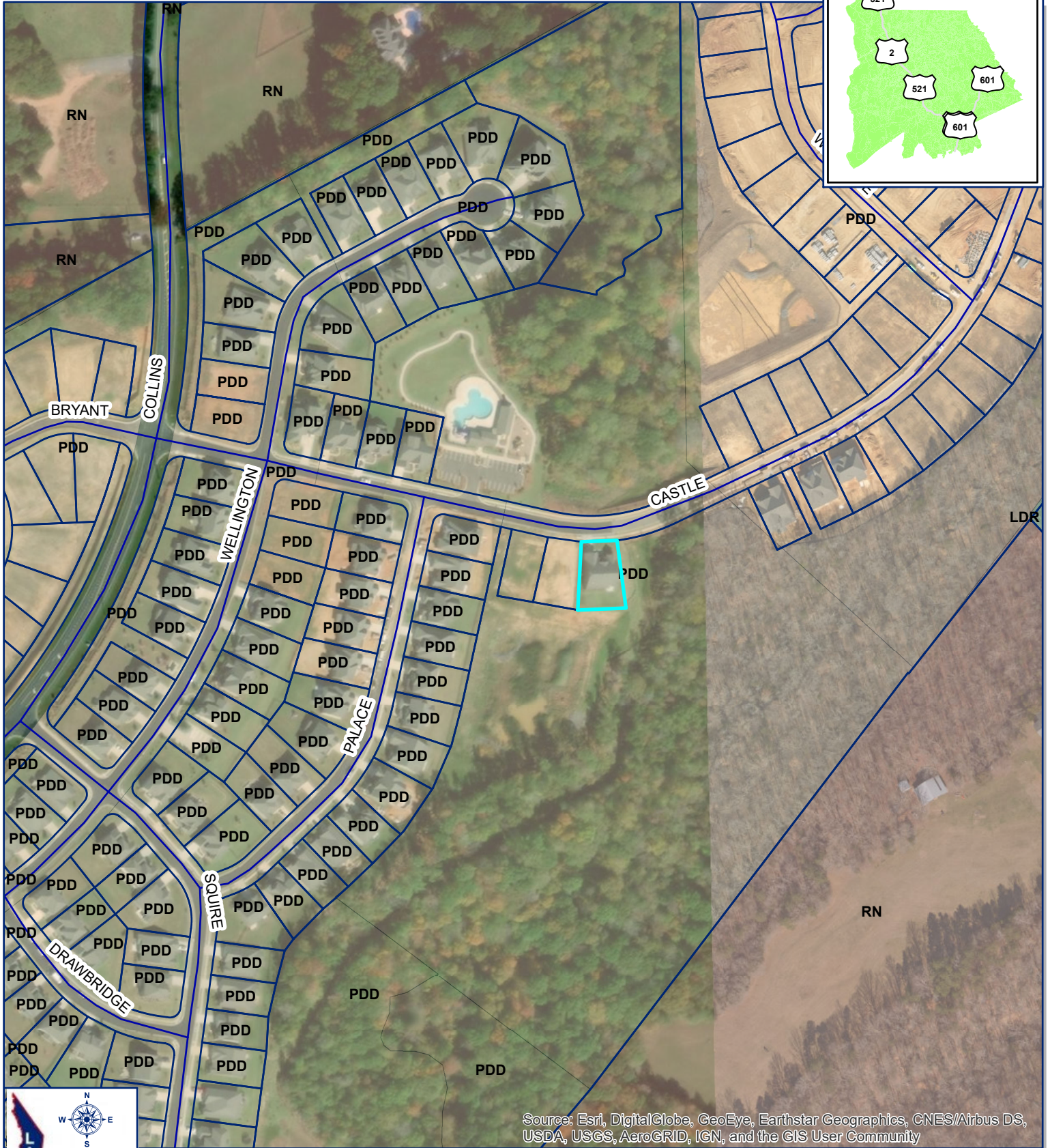
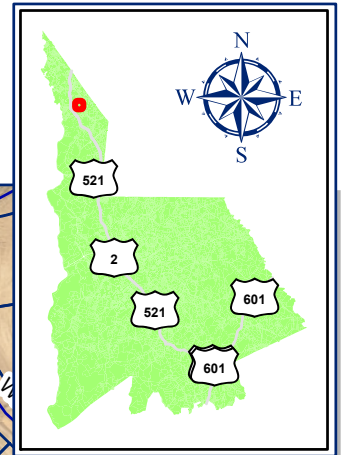
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Case Number: VAR-021-0014

Proposal: Variance from Section 12, Setbacks and Yards, of Lancaster County Ordinance No. 2015-1346.

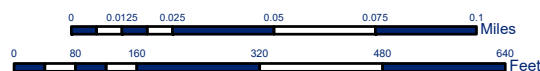
Tax Map #: 0010N-0A-126.00

Applicant: Lucy and William Lane



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

The County of Lancaster provides this data for reference only. All data must be field verified before the information is used for design/project work. The County of Lancaster is not responsible or liable for any inaccuracies. Any design using this data is at users' sole risk. Also note that information is subject to change at any time.



Parcel Summary

Parcel ID

Account #

Millage Group

Land Size

Location Address

Zoning

Neighborhood

Property Usage

Plat Book/Page

Block # / Lot #

0010N-0A-126.00
96812
01 - County - County - (1)
1 LOT
1048 CASTLE RD , Indian Land

(Note: Not to be used on legal documents)
75
Qualified Residential (QR)
2018/164
126/2B

Scanned Property Card

Property Card

Note: Property Cards are current as of 4/1/2020 and are no longer updated

Owner Information

LANE WILLIAM A
1048 CASTLE RD
INDIAN LAND SC 29707

LANE LUCY A
1048 CASTLE RD
INDIAN LAND SC 29707

Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth	AgUse Value
QualRes (QR)	1.00	LOT	SITE	0	0	\$281
QualRes (QR)	1.00	LOT	SITE	0	0	\$0

Building Information

Building ID

Style

Gross Sq Ft

Finished Sq Ft

Stories

Condition

Interior Walls

Exterior Walls

Year Built

Garage

Porch

Effective Year Built

Foundation

Roof Type

Roof Coverage

Flooring Type

Heating Type

Bedrooms

Full Bathrooms

Half Bathrooms

3/4 Bathrooms

Grade

Grade Description

Number of Fire Pl

Unit Description

56387
Single Family Dwelling / 37
4,834
4,050
1 Story
Good
DRY WALL
Brick with 25% Stone
2019

2019
Continuous Slab
Gable
Composition
Carpet with 30% Hardwood
Pack Heat\Cool

3
1
0
B+10

0

RoomsBedrooms

Code	Description	Sketch Area	Finished Area	Perimeter
02	BRK GAR FIN	484	0	88
06	COVERED PRCH	132	0	56
FUS	FIN UP STORY	1,360	1,360	0
50	ONE STORY	2,690	2,690	242
26	SLAB	168	0	52
TOTAL		4,834	4,050	438

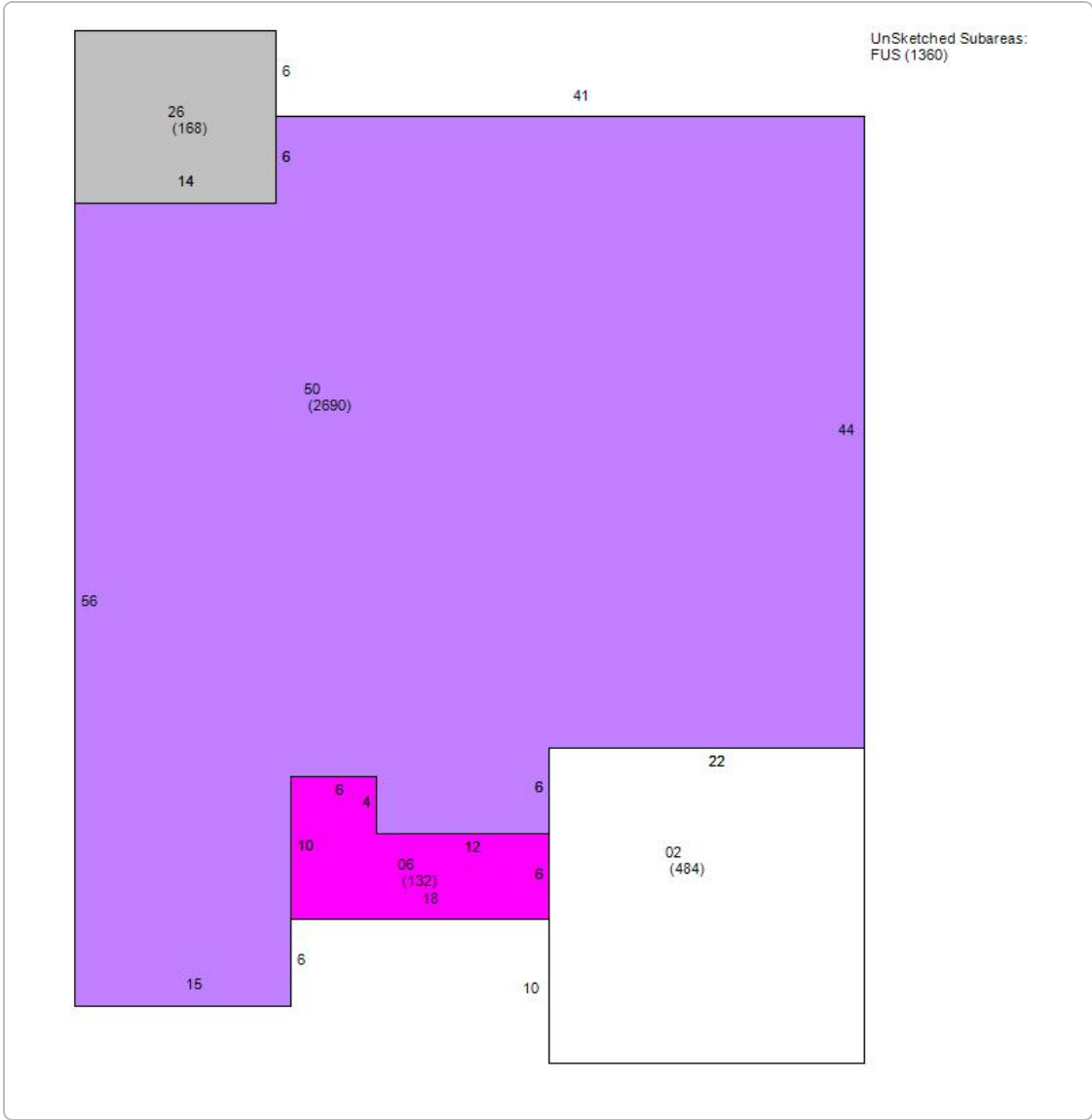
Sales Information

Sale Date	Sale Price	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/17/2019	\$520,715	DEED	1276	262	Unqualified - NEW CONSTRUCTION	Improved	PULTE HOME COMPANY LLC	LANE WILLIAM A
5/10/2017	\$1,683,000	DEED	1052	125	Qualified	Improved	ILTCP INC	PULTE HOME COMPANY LLC
2/19/2014	\$0	DEED	789	167	Unqualified - CORRECTIVE DEED	Improved	ILTCP INC	ILTCP INC
7/31/2013	\$1,778,241	DEED	745	297	Qualified	Improved	WELLS FARGO BANK TRUSTEE STEWART W CRAMER 111	ILTCP INC
7/16/2013	\$10	DEED	742	162	Unqualified - INTER-COMPANY TRANSFER	Improved	WACHOVIA BANK, N A TRUSTEE ETAL	WELLS FARGO BANK TRUSTEE STEWART W CRAMER 111
6/18/2013	\$0	DEED	738	8	Unqualified - NON ATI	Improved	WACHOVIA BANK, N A ETAL	WACHOVIA BANK N A TRUSTEE ETAL

Assessed Values

	2020	2019
Market Land Value	\$75,000	\$14,400
+ Market Improvement Value	\$409,100	\$0
+ Market Misc Value	\$0	\$0
= Total Market Value	\$484,100	\$14,400
Taxable Land Value	\$75,000	\$14,400
+ Taxable Improvement Value	\$409,100	\$0
+ Taxable Misc Value	\$0	\$0
- Ag Credit Value	\$0	\$0
= Total Taxable Value	\$484,100	\$14,400
Assessed Land Value	\$3,000	\$864
+ Assessed Improvement Value	\$16,364	\$0
+ Assessed Misc Value	\$0	\$0
= Total Assessed Value	\$19,364	\$864

Sketches



No data available for the following modules: Commercial Building Information, Mobile Home Information, Accessory Information, Photos.

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RECORDED THIS 23rd DAY
OF OCTOBER, 2019
IN BOOK 00 PAGE 00

LANCASTER COUNTY ASSESSOR
Tax Map:
0010N 0A 126 00


Auditor, Lancaster County, SC

After recording, Return to: Prepared by:
LANDO LAW FIRM, LLC
6277-600 Carolina Commons Drive
PMB #210
Fort Mill, South Carolina 29707

2019015656
 DEED
RECORDING FEES \$15.00
STATE TAX \$1354.60
COUNTY TAX \$573.10
PRESENTED & RECORDED:
10-15-2019 12:30 PM
Brittany Grant
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: CANDICE PHILLIPS DEPUTY
BK:DEED 1276
PG:262-265

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 17th day of September 2019, by and between PULTE HOME COMPANY, LLC, a Michigan Limited Liability Company, an entity legally converted from Pulte Home Corporation, a Michigan Corporation, as party of the first part, hereinafter referred to as "Grantor," and William A. Lane and Lucy A. Lane, as joint tenants with right of survivorship and not as tenants in common, of 1048 Castle Road, Indian Land, SC 29707 (address) as party of the second part, hereinafter referred to as "Grantee," the words "Grantor" and "Grantee" to include the successors and assigns of the parties hereto.

WITNESSETH:

WHEREAS, the parties hereto are mutually obligated unto the other by virtue of that certain Purchase Agreement ("Agreement") dated February 23, 2019; and

WHEREAS, Grantee is obligated under the Agreement to purchase a certain tract of real property known as Lot 126 of Queensbridge development from Grantor upon Grantor's preparation and completion of certain improvements to the property; and,

WHEREAS, the parties are in agreement that the above referenced real property has been improved by Grantor as required in the Agreement, and that Grantee is now obligated to purchase same.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Five Hundred Twenty Thousand Seven Hundred Fifteen and 00/100 (\$520,715.00) Dollars in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee, all of its right, title, and interest in and to that certain tract of real property ("Property") described or depicted in Exhibit "A," which

is attached hereto and incorporated herein by this reference, together with all rights of ways or easements appurtenant to the Property.

The Property is hereby conveyed to the Grantee subject to the following easements, conditions, restrictions, or exceptions, all of which are excepted from the warranties contained hereinafter:

- (i) Taxes and special assessments are not yet and due and payable for the 2019 tax year; and
- (ii) Assessments, patent reservations, covenants, conditions, restrictions, rights of way, and easements first appearing of record prior to the date hereof; and
- (iii) Water rights and the riparian rights of others; and
- (iv) All matters of survey shown on plats of record recorded prior to the date hereof; and
- (v) Other matters appearing of record prior to the date hereof not adversely affecting the marketability of the Property.

The above recitals are incorporated herein by this reference.

TO HAVE AND TO HOLD the Property, subject to the above easements, restrictions, and exceptions, together with any and all of the rights, members and appurtenances thereof, the same being, belonging or in anywise appertaining to, the only proper use, benefit and use of the Grantee forever, as joint tenants with right of survivorship and not as tenants in common

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto the Grantee against the claims of all persons whomsoever claiming by, through or under Grantor, but against no others.

[SIGNATURE PAGE TO FOLLOW]

WITNESS the Hand and Seal of Pulte Home Company, LLC, a Michigan Limited Liability Company, f/k/a Pulte Home Corporation, a Michigan Corporation this 4th day of September, 2019.

Signed, Sealed and Delivered
in the presence of

Sandra French
Witness No. 1

Deborah A Steele
Witness No. 2 (NOTARY)

Pulte Home Company, LLC, a Michigan Limited Liability Company, f/k/a Pulte Home Corporation, a Michigan Corporation

BY: Fred Matrulli
Name: Fred Matrulli
Title: VP of Land Acquisitions

State of North Carolina
County of Union

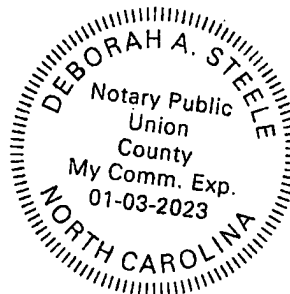
I, Deborah A Steele, a Notary Public for the said County and State, do hereby certify that Fred Matrulli VP of Land Acquisitions personally appeared before me this day and acknowledged that (s)he is the VP of Land Acquisitions of Pulte Home Company, LLC, a Michigan Limited Liability Company, f/k/a Pulte Home Corporation, a Michigan Corporation, and that by authority duly given and as the act of such entity, (s)he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official seal, this the 4th day of September, 2019.

Deborah A Steele Notary Public

Deborah A Steele
Notary's Printed or Typed Name

My Commission Expires:

January 3, 2023



“Exhibit A”

All that certain piece, parcel or lot of land, lying, being and situate in Indian Land Township, Lancaster County, State of South Carolina and being shown and as Lot 126, Queensbridge Subdivision, Phase 2 shown on plat recorded in Plat Book: 2018 Page:164, in the Office of the Clerk of Court for Lancaster County, South Carolina, which plat is incorporated herein by reference, and having such metes, bounds, courses, and distances as by reference to said plat will more fully appear.

Derivation: This being a portion of the property conveyed to Pulte Home Company, LLC recorded in Book 1052 at Page 125 in the Office of the Clerk of Court for Lancaster County, South Carolina.

Property Address: 1048 Castle Road, Indian Land, SC 29707

is not utilized, as determined with reference to approved site plans for all areas within the Component, the unused density shall revert to the Master Developer for allocation to any other Component.

(2) As used in this subsection, "Assignment of Property Owner Rights" means a written instrument in recordable form by which the property owner assigns its rights as property owner under this ordinance to another person or entity with respect to a particular Component designated in the Assignment of Property Owner Rights. The Assignment of Property Owner Rights may include such limitations on the assignee as the property owner desires including, without limitation, restrictions on the type of units that may be constructed within a Component, the location where those units may be constructed within the Component, the number of units of a particular type that may be constructed within the Component, the minimum lot requirements for the Component (including requirements for setback, lot area, building height, lot width, buffers, and number of units per lot). All restrictions contained within the Assignment of Property Owner Rights are binding on the assignee and each person who ultimately owns any real estate within the designated Component. Any such limitations shall be in addition to any private contractual restrictions placed upon all or any part of any Component by the property owner.

(3) The Property Owner shall issue a certificate stating the maximum development intensity allowable on any tract within the Property consistent with this ordinance prior to the sale of any such parcels or before building permits are issued for that specific area of the property. The certificate will state the number of dwelling units and/or the amount, in acres, of Commercial, Retail, or Office uses, as applicable, that may be developed on the applicable various tracts. The property owner must file a copy of the certificate with the Planning Department. The County shall be responsible for creating and maintaining a record of the number of dwelling units and/or acres allocated to each tract as well as the total number of dwelling units or floor area actually constructed on each tract.

Section 12. Setbacks and Yards. (a) All lots within PDD-26 shall meet or exceed the following setback and yard requirements from a public right of way:

Land Use	Min. Setback	Min. Side Yard	Min. Rear Yard
Single Family Village "A, B, C, & D"	20'	7'	25'
Multi-Family Village "E"	20'	7'	25'
Mixed Use Village "F"	25'	5'	15'
Flex/Office/ Commercial/ Retail Village "G"	25'	5'	15'
Hospital or Medical Institutional Living/	25'	5'	15'

Office Village "H"	25'	5'	15'
Park/Open Space	20'	10'	20'

(b) The setbacks on internal private roads and parking within a commercial, office, or institutional use development will have no setback requirements.

(c) Eaves, cornices, chimneys, gutters, vents and other minor architectural features may project up to 24" into the setback area.

(d) HVAC equipment may encroach 4' into side or rear yards. HVAC units shall be located on opposite sides of the lots for adjacent homes, in prevention of HVAC units being located next to each other.

(e) Alley product is allowed in Village "D" with the 60 min lot width. If alley loaded product is utilized in Village "D" the rear yard shall be 10' from the edge of the alley for those lots.

(f) Setbacks along a private road within a residential/ multi family use shall be measured from the back of curb.

Section 13. Building Height. (a) Maximum building heights must comply with the UDO unless otherwise authorized in this item:

Land Use	Maximum Building Height
Single Family Village "A, B, C, & D"	35'
Multi-Family Village "E"	35'
Mixed Use Village "F"	50'
Flex/Office/Commercial/Retail Village "G"	50'
Hospital or Medical Institutional Living/ Office Village "H"	50'
Park/Open Space	N/A

(b) A sprinkler system is required for non-residential structures greater than 35 feet in height. No structure may be over 50' in height unless approval is obtained from the county Fire Marshal and Building Official.

Section 14. Lot Size. (a) All lots shall have the minimum number of square feet (sf) indicated in the following table:

Land Use	Minimum Lot Size*
Single Family Village "A, B, C, & D"	7,800 S.F. (detached)

Agenda Item Summary

Ordinance # / Resolution #:

Contact Person / Sponsor:

Department: Board of Zoning Appeals

Date Requested to be on Agenda: 3/2/2021

Issue for Consideration:

Points to Consider:

See Staff Report

Recommendation:

N/A

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	2/8/2021	Planning Staff Report
Ex 1: Application	2/8/2021	Exhibit
Ex 2: Location / Zoning Map	2/8/2021	Exhibit
Ex 3: Property Report	2/8/2021	Exhibit
Ex 4: Ordinance	2/8/2021	Exhibit
Ex 5: Deed	2/8/2021	Exhibit

REQUEST: Application by Donna Zielinski, St. Clair Signs, requesting a Variance from Unified Development Ordinance Section 7.4.5.A. The subject property is located at 9990 Charlotte Highway, Indian Land, SC (TM# 0005-00-101.01) in the General Business (GB) District.

PROPERTY LOCATION: 9990 Charlotte Highway

TAX MAP NUMBER: 0005-00-101.01

ZONING DISTRICT: General Business (GB)

APPLICANT: Donna Zielinski, St. Clair Signs

PROPERTY OWNER: Lidl US Operations, LLC (3500 S. Clark Street, Arlington, VA 22202)

OVERVIEW:

History

At its meeting of November 4, 2020, the Board of Zoning Appeals (BZA) discussed a proposed variance with regard to signage for this same property. While the variance was tabled until and ultimately denied at the meeting of December 1, 2020, the BZA did suggest that the applicant may want to consider reducing the size of the sign, as well as locating the sign to a more appropriate location on the building. The BZA felt that the location of the proposed sign (if the intent is to attract customers whom may not know what Lidl is) does not make sense given the limited visibility of the sign on the south elevation and that customers would already be on the site when they see the signage.

Background

The subject property is located on the east side of Charlotte Highway, approximately 580 feet north of Red Ventures Drive. The property, which is zoned General Business (GB) District, was developed as Lidl in 2017 and currently has three attached signs.

Request

The existing 67.29 square foot cabinet sign on the east end of the south façade will remain as-is. In addition to this sign will be a new 33.2 square foot internally-illuminated channel letter sign consisting of two row of text reading "FOOD MARKET." This will increase the total amount of signage on this façade to 100.49 square feet.

Pursuant to Unified Development Ordinance (UDO) Section 7.4.5.A, the maximum area for a wall sign in the GB District is 50 square feet or 1 square foot per linear foot of building wall, whichever is greater, but not to exceed 75 square feet. Accordingly, the applicant has requested a variance to increase the maximum allowed size of the attached sign on the south façade from 75 square feet to 100.49 square feet, which is an increase of 74.63% over the established maximum.

It is noted that the existing signage on the east and west façades will not be modified with this variance.

Summary of Adjacent Zoning and Uses

	Zoning District	Use
North	Regional Business (RB)	Retail
South	Mixed Use (MX)	Vacant
East	Regional Business (RB)	Retail
West	General Business (GB)	Retail and Restaurant

RELATION TO THE UNIFIED DEVELOPMENT ORDINANCE:

UDO Section 7.4.3, Computation of Signage Measurements

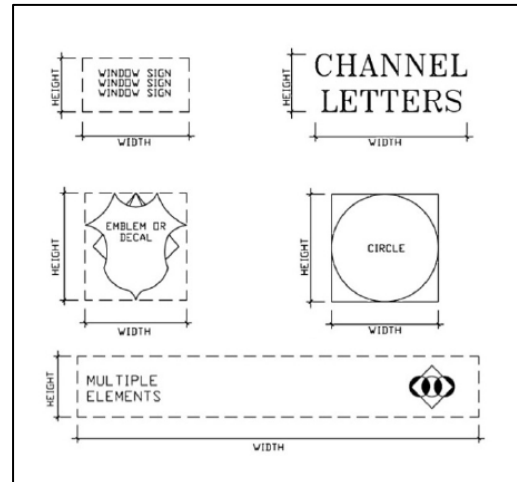
A. Computation of Sign Area

1. The area of a sign face shall be deemed to be the entire area within the smallest square or rectangle that will encompass the extreme limits of the writing, representation, emblem, or other display on the sign as illustrated at right.

UDO Section 7.4.5, Signage Standards by Category

Signage shall be permitted subject to the standards in the tables below. Additional standards for specific signage types are outlines in Section 7.4.5.C.

A. Attached Sign Standards



	Permitted Location	Maximum Area	Maximum Height	Other Requirements	Maximum Number
Wall Signs	LI, HI, GB, RB	50 sf OR 1 sf per linear foot of building wall, whichever is greater. 75 sf building max.	No sign shall extend above the roofline	12 inch maximum protrusion	None. May not exceed maximum calculated square footage on any wall (cannot move allotment from one wall to another)

UDO Section 9.2.12.A, Purpose/Limitations

1. **Purpose:** The variance process administered by the Board of Zoning Appeals is intended to provide limited relief from the requirements of this ordinance in those cases where strict application of a particular requirement will create a practical difficulty or unnecessary hardship prohibiting the use of the land in a manner otherwise allowed under this ordinance.
2. **Financial Hardship Not Sufficient Ground for Variance:** It is not intended that variances be granted merely to remove inconveniences or financial burdens that the requirements of this ordinance may impose on property owners in general or to increase the profitability of a proposed development.
3. **Use Variances Not Permitted:** In no event shall the Board of Zoning Appeals grant a variance which would allow the establishment of a use which is not otherwise allowed in a land development district or which would change the land development district classification or the district boundary of the property in question. Nor shall the Board grant a variance which would allow the establishment of a use set forth herein as requiring certain conditions or standards under conditions or standards less than those minimums.

- 4. Authority Limited to this Ordinance/ Conflicts with other Laws Prohibited:** In no event shall the Board of Zoning Appeals grant a variance which would conflict with the International Building Code, as amended, or any other state code unless otherwise authorized by duly enacted applicable laws and regulations.

UDO Section 9.2.12.C.2, Standard of Review

- a. General Variance Requests:** The Board of Zoning Appeals shall not grant a variance unless and until it makes all of the following findings:
- i. That there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this ordinance;
 - ii. That if the applicant complies with the provisions of the ordinance, the property owner seeking the variance can secure no reasonable return from, or make no reasonable use of his property;
 - iii. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings located in the same land development district;
 - iv. That the variance will not materially diminish or impair established property values within the surrounding area;
 - v. That the special conditions and circumstances referenced in iii, above, result from the application of this ordinance and not from the actions of the applicant;
 - vi. That the variance is in harmony with the general purpose and intent of this ordinance and preserves its spirit;
 - vii. That the variance is the minimum necessary to afford relief; and
 - viii. That the public health, safety and general welfare have been assured and substantial justice has been done.
-

ATTACHMENTS:

1. Variance Application
 2. Location / Zoning Map
 3. Property Report
 4. Ordinance
 5. Deed
-

STAFF CONTACT:

Robert G. Tefft, Senior Planner
rtefft@lancastersc.net | 803-416-9394



**BOARD OF ZONING APPEALS
VARIANCE APPLICATION**

IF YOU REQUIRE ASSISTANCE WITH THIS APPLICATION, PLEASE CONTACT OUR OFFICE AT 803-416-9777. THE COMPLETED APPLICATION, THE APPLICATION FEE OF \$325.00, AND ALL ADDITIONAL MATERIALS ARE REQUIRED TO BE SUBMITTED.

THE FOLLOWING INFORMATION MUST BE PROVIDED FOR THE REQUEST:

PROPERTY INFORMATION:

TAX MAP NUMBER: 0005-00-101.01
STREET ADDRESS: 9990 Charlotte Hwy
CITY/ STATE/ ZIP CODE: Indian Land
LOT DIMENSIONS/ LOT AREA: 4.312 acres PLAT BOOK/PAGE: 2015/783
CURRENT ZONING CLASSIFICATION: GB - General Business

PROPERTY OWNER OF RECORD:

NAME: Lidl US Operations
ADDRESS: 3500 S Clark Street
CITY/STATE/ZIP CODE: Arlington, VA 22202 TELEPHONE/FAX NUMBER: 571-429-2043
EMAIL ADDRESS: barry.kelly@lidle.us
SIGNATURE OF OWNER/ DATE: see attached

**I HAVE APPOINTED THE INDIVIDUAL OR FIRM LISTED BELOW AS MY REPRESENTATIVE IN CONJUNCTION WITH THIS MATTER
RELATED TO THE BOARD OF ZONING APPEALS.**

AGENT OF OWNER:

NAME: Donna w/St. Clair Signs
ADDRESS: 1334 Miller Rd
CITY/STATE/ZIP CODE: Greenville, SC 29607 TELEPHONE/FAX NUMBER: 864-244-0040
EMAIL ADDRESS: donna@stclairsigns.com
SIGNATURE OF AGENT/ DATE: Donna Zielinski 2/1/2021
SIGNATURE OF OWNER/ DATE: see attached

VARIANCE APPLICATION

DATE FILED: _____ APPLICATION NO. _____

1. APPLICANT HEREBY APPEALS TO THE BOARD OF ZONING APPEALS FOR A VARIANCE FROM THE STRICT APPLICATION TO THE PROPERTY DESCRIBED IN THE NOTICE OF APPEAL (FORM 1) OF THE FOLLOWING PROVISIONS TO THE UNIFIED DEVELOPMENT ORDINANCE:

Per sign code 7.4 A. the UDO district allows 50 sq.ft. OR 1 sq.ft. per linear ft of building wall, whichever is greater. 75 sq.ft. maximum

SO THAT A ZONING PERMIT MAY BE ISSUED TO ALLOW USE OF THE PROPERTY IN A MANNER SHOWN ON THE ATTACHED PLOT PLAN, DESCRIBED AS FOLLOWS:

asking for permission to add "Food Market" letterset to the left elevation which faces Charlotte Hwy.

FOR WHICH A ZONING OFFICIAL HAS DENIED A PERMIT ON THE GROUNDS THAT THE PROPOSAL WOULD BE IN VIOLATION OF THE CITED SECTION (S) OF THE UNIFIED DEVELOPMENT ORDINANCE.

The proposed letterset is 33 sq.ft. It was reduced in size from 61.1 sq.ft. which was denied at a previous variance meeting.

2. THE APPLICATION OF THE ORDINANCE WILL RESULT IN UNNECESSARY HARDSHIP, AND THE STANDARDS FOR A VARIANCE SET BY STATE LAW AND THE ORDINANCE ARE MET BY THE FOLLOWING FACTS:

- i. THAT THERE ARE PRACTICAL DIFFICULTIES OR UNNECESSARY HARDSHIPS IN THE WAY OF CARRYING OUT THE STRICT LETTER OF THIS ORDINANCE;

In order to compete with well known competitors in the area it needs to be clear to our potential customers, that Lidl is a food market. This is the brand size, shape and location of the wall signs which are consistent across South Carolina and other states.

- ii. THAT IF THE APPLICANT COMPLIES WITH THE PROVISIONS OF THE ORDINANCE, THE PROPERTY OWNER SEEKING THE VARIANCE CAN SECURE NO REASONABLE RETURN FROM, OR MAKE NO REASONABLE USE OF HIS PROPERTY;

Potential customers are not aware that Lidl is a Food Market, which has the potential of revenue loss.

- iii. THAT SPECIAL CONDITIONS AND CIRCUMSTANCES EXIST WHICH ARE PECULIAR TO THE LAND, STRUCTURE OR BUILDING INVOLVED AND WHICH ARE NOT APPLICABLE TO OTHER LANDS, STRUCTURES OR BUILDINGS LOCATED IN THE SAME LAND DEVELOPMENT DISTRICT;

There are no obvious identifiers on the structure facing the highway. Whereas other businesses in the area are well known and obvious what the business purpose is.

- iv. THAT THE VARIANCE WILL NOT MATERIALLY DIMINISH OR IMPAIR ESTABLISHED PROPERTY VALUES WITHIN THE SURROUNDING AREA;

Adding extra sq.ft. of signage would not affect nearby property values.

- v. THAT THE SPECIAL CONDITIONS AND CIRCUMSTANCES REFERENCED IN III, ABOVE, RESULT FROM THE APPLICATION OF THIS ORDINANCE AND NOT FROM THE ACTIONS OF THE APPLICANT;

- vi. Lidl did not do anything to deliberately cause this circumstance. Lidl's branding accounts for the logo + channel letter set on the short side of the building. In this instance it has been recommended to separate the 2 signs for better visibility and install "Food Market" on the left side of the building.
THAT THE VARIANCE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ORDINANCE AND PRESERVES ITS SPIRIT;

Lidl is doing somewhat of a rebranding. As some people do not know what is is, adding Food Market will bring in revenue for the surround area.

- vii. THAT THE VARIANCE IS THE MINIMUM NECESSARY TO AFFORD RELIEF; AND

The letters are 1.6" in height and will be stacked for better visibility and the flow of the signage on the building elevation.

- viii. THAT THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE HAVE BEEN ASSURED AND SUBSTANTIAL JUSTICE HAS BEEN DONE

We know we are over on sq.ft., but with the new branding, it will by no means be detrimental to the surrounding area.

3. THE FOLLOWING DOCUMENTS ARE SUBMITTED IN SUPPORT OF THIS APPLICATION: (A PLOT PLAN MUST BE SUBMITTED)
application, plot plan, multiple photos

Date: 1-27-21

Applicant Signature: _____

Christopher Seltz
Christopher Seltz
Director of Procurement



LIDL US LLC, 3500 S Clark Street, Arlington, VA 22202

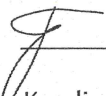
Date: 8/27/2020

RE: Letter of authorization for LiDL #1015 – Indian Land, SC

To Whom It May Concern

This letter provides notice as the owner or landlord that Federal Heath and its agents (St. Clair Signs) is authorized to secure a sign permit at the property located at LiDL 9990 Charlotte Hwy, Indian Land, SC 29707.

This letter is limited to the provision stated within. The scope of the work and fee schedules are provided for in a separate agreement.

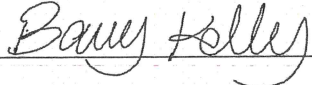
By:  _____

Name: Karolin Jean - Procurement Manager

Address: Lidl US, LLC
3500 S Clark Street
Arlington, VA 22202

Phone: (703) 965-2773

Email: karolin.jean@lidl.us

By:  _____

Name: Barry Kelly - Sr. Procurement Manager

Address: Lidl US, LLC
3500 S Clark Street
Arlington, VA 22202

Phone: (571) 429-2043

Email: barry.kelly@lidl.us

LIDL US, LLC



SIDE ELEVATION - EXISTING



SIDE ELEVATION - PROPOSED



VISUAL COMMUNICATIONS
www.FederalHeath.com

1128 Beville Road, Suite E Daytona Beach, FL 32114
(386) 255-1901 Fax (386) 258-0211

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Building Quality Signage Since 1901

Revisions:

R1 BW 12.14.20 Reposition sign B & change to white faces.

R2 VA 12.17.20 Revised Sign B-FM Channel Letters to 1.5"

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date:

Landlord Approval/Date:

Account Rep: MATT SMITH

Project Manager: MARYLOU KIRBY

Drawn By: VIRGO ARAGONES / JK

Underwriters Laboratories Inc. ELECTRICAL TO USE UL LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:

LIDL
FOOD MARKET

9990 CHARLOTTE HWY
INDIAN LAND, SC 29707

Job Number: 23-59519-10

Date: 01-21-2020

Sheet Number: 2 of 5

Design Number: 23-59519-10 R2

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent. ©FHSC

PART # LETTERS
LI4024LD.0FML

FIELD SURVEY REQUIRED
PRIOR TO RELEASE TO
ENGINEERING / MANUFACTURING



SIDE VIEW

CL-RIGHT-A/WALL

Internally Illuminated Channel Letters | 33 Sq.Ft.

Scale: 3/8" = 1'-0"

ONE (1) REQ'D.

Faces: 3/16" #7328 White Acrylic.

Returns: 5" Deep Aluminum Painted As Per Color Chart w/ Matching Trim Cap.

Internal Illumination: RED LED Units Powered By Remote Power Supplies.

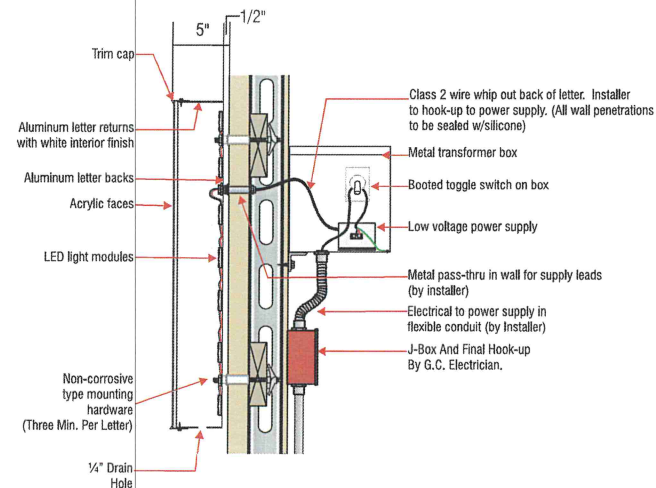
Mounting: Remote Mount.

Color Specifications:

- Paint - Trim Cap & Returns To Match: Red PMS 485c
- #7328 White Acrylic

SLOAN LED LOW VOLTAGE LIGHTING SYSTEM

U.L. LISTED CLASS 2 - CONFORMS TO U.L. 48 and NEC 600 CODE



SECTION DETAIL - L.E.D. ILLUMINATED LETTERS W/TRIM CAP

NOTE: SPECIFIC MATERIAL THICKNESSES FOR THIS SIGN TYPE WILL BE DETERMINED BASED ON MANUFACTURING STANDARDS

Installation Notes:

- GC to provide 20 amp, 120 volt circuit in conduit through wall.
- 18" of conduit & wiring to be extended past the outside wall.
- Junction Box to be located inside.
- Customer to provide blocking, Access and Primary power within 5'(ft) of sign.
- Customer to seal only sign related penetrations above the roof and through membrane roofing or equivalent.
- FH to provide brackets attached to sign, lag bolts, washers & locknuts.
- FH to leave electrical leads rolled up inside cabinet so installer can decide on site where the best, least visible place is to exit the cabinet.

INSTALLATION OF THIS SIGN SHALL CONFORM TO ARTICLE 600 OF THE NEC, UL 48 AND OR OTHER APPLICABLE LOCAL CODES, INCLUDING THE PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH, AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) OF THE NEC.

LOGO = 4.4 amps | CHANNEL LETTERS = 2.4 amps

ELECTRICAL REQUIREMENTS

Total: 6.8 Amps

of 120V, 20A Circuits Req'd T.B.D.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND

REFER TO PAGE 1 FOR ADDITIONAL ELECTRICAL AND INSTALLATION INFORMATION & REQUIREMENTS



1128 Beville Road, Suite E Daytona Beach, FL 32114
(386) 255-1901 Fax (386) 258-0211

Manufacturing Facilities:
Oceanside, CA - Dallas, TX - Jacksonville, TX
Dayton, OH - Racine, WI
Other Locations:
Oceanside, CA - Las Vegas, NV - Laughlin, AZ
Isidro Falls, ID - Elbert, TX - Jacksonville, TX - San Antonio, TX
Houston, TX - Corpus Christi, TX - Indianapolis, IN
Louisville, KY - Knoxville, TN - Graton, WI - Delaware, OH
Wilkesboro, IL - Tunica, MS - Atlanta, GA
Tampa, FL - Daytona Beach, FL - Orlando, FL
Building Quality Signage Since 1901

Revisions:

R1 BW 12.14.20 Reposition sign B & change to white faces.

R2 VA 12.17.20 Revised Sign B-FM Channel Letters to 1.5'

Colors Depicted in This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date:

Landlord Approval/Date:

Account Rep: MATT SMITH

Project Manager: MARYLOU KIRBY

Drawn By: VIRGO ARAGONES / JK

UL Underwriters Laboratories Inc. (NFC) ELECTRICAL TO USE UL LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:

LIDL
FOOD MARKET

9990 CHARLOTTE HWY
INDIAN LAND, SC 29707

Job Number: 23-59519-10

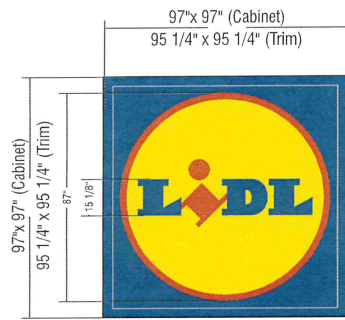
Date: 01-21-2020

Sheet Number: 4 of 5

Design Number: 23-59519-10 R2

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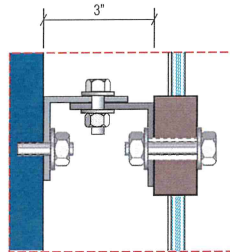
EXISTING - NO CHANGE



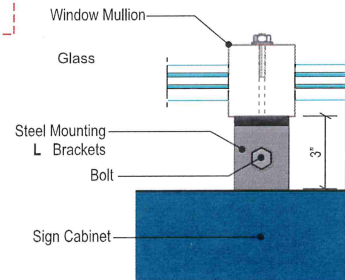
2.5 Meter Wall Sign



Side View



Mounting Detail
Scale: N.T.S.



Top Mounting Detail
N.T.S

WS-2.5A/Glass

S/F INTERNALLY ILLUMINATED WALL SIGN | 67.37 SQ.FT.

Scale: 1/4" = 1'-0"

TWO (2) EXISTING - NO CHANGE

Specifications: Wall Sign

1. Facade Materials: Mullion / Glass
2. 0.080" Aluminum sign cabinet painted to match PMS 541 Blue
3. Metal retainers painted to match PMS 541 Blue
4. (1) Thermoformed 0.117" Duraplex modified acrylic face (See Face Layout for details) w/ second surface translucent graphics (See Color Specifications for details on face color)
5. Sign cabinet contains White LEDs and transformers
6. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
7. Primary electrical feed
8. Mounting bracket (See Mounting Detail)

Face Color Specifications (2nd Surface Vinyl):

- PMS 2945 Blue C ("L", "D", "I" & Background)
- PMS 485 Red C ("I" & Circle Border)
- PMS Yellow C (Circle)

INSTALLATION OF THIS SIGN SHALL CONFORM TO ARTICLE 600 OF THE NEC, UL 48 AND OR OTHER APPLICABLE LOCAL CODES, INCLUDING THE PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH, AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) OF THE NEC.

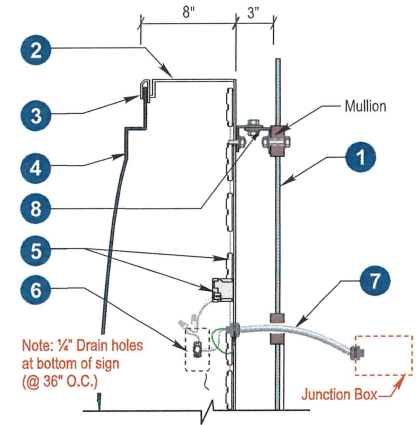
ELECTRICAL REQUIREMENTS

Total: 2.2 Amps

of 120V, 20A Circuits Req'd T.B.D.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND

REFER TO PAGE 1 FOR ADDITIONAL ELECTRICAL AND INSTALLATION INFORMATION & REQUIREMENTS



Section @ S/F Wall Sign (w/ Mounting Detail)

Not to Scale

Fabrication Notes:

- Sign Faces Provided By Others.

Installation Notes:

- GC to provide 20 amp, 120 volt circuit in conduit through mullion. 18" of conduit & wiring to be extended past the outside mullion. Junction box to be located inside.
- GC to provide & install the brackets to the curtain wall.
- GC to provide SS bar, SS bar fasteners & lag screw w/ lock washer.
- FH to provide brackets attached to sign, lag bolts, washers & locknuts.
- Installer to mount sign to pre-installed brackets.
- FH to leave electrical leads rolled up inside cabinet so installer can decide on site where the best, least visible place is to exit the cabinet.

Electrical:

Natural White Street Fighter LED Modules (PL-OP2-SF3-P-NW)
60w Transformers (PL-PS 60-12) @ 1.2 amps each
Temperature: 6000K

(1) 20 amp 120V Circuit Req.



VISUAL COMMUNICATIONS
www.FederalHeath.com

1129 Beville Road, Suite E Daytona Beach, FL 32114
(386) 255-1901 Fax (386) 258-0211

Manufacturing Facilities:
Oceanside, CA - Eureka, TX - Jacksonville, TX
Daytona, OH - Racine, WI
Office Locations:
Oceanside, CA - Las Vegas, NV - Laughlin, AZ
Tolano, TX - Eureka, TX - Jacksonville, TX - San Antonio, TX
Houston, TX - Corpus Christi, TX - Indianapolis, IN
Louisville, KY - Knoxville, TN - Grafton, NH - Delaware, OH
Wilmington, IL - Tunica, MS - Atlanta, GA
Tampa, FL - Daytona Beach, FL - Orlando, FL

Building Quality Signage Since 1901

Revisions:

R1 BW 12.14.20 Reposition sign B & change to white faces.

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match

Client Approval/Date:

Landlord Approval/Date:

Account Rep: MATT SMITH

Project Manager: MARYLOU KIRBY

Drawn By: VIRGO ARAGONES / JK

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Project / Location:



9990 CHARLOTTE HWY
INDIAN LAND, SC 29707

Job Number: 23-59519-10

Date: 01-21-2020

Sheet Number: 3 of 5

Design Number: 23-59519-10 R1

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**FIELD SURVEY REQUIRED
PRIOR TO RELEASE TO
MANUFACTURING**



REPLACEMENT FACES FOR EXISTING D/F RULON MONUMENT SIGN
SCALE: 1/2" = 1'-0" **FACE: 25 SQ FT** QTY: TWO (2) FACES

Specifications:

1. - (2) thermoformed .177" duraplex modified acrylic faces with second surface translucent graphics

Face Color Specifications (2nd Surface Vinyl):

- 3M 3630-167 BRIGHT BLUE ("L", "D", "I")
- 3M 3630-143 POPPY RED ("I" & FOOD MARKET)
- 3M 3630-20 WHITE
- 3M 3630-015 YELLOW



VISUAL COMMUNICATIONS
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(386) 255-1901 Fax (386) 258-0211

Manufacturing Facilities:
Oceanside, CA • Eufaula, TX • Jacksonville, TX
Delaware, OH • Racine, WI
Office Locations:
Oceanside, CA • Las Vegas, NV • Laughlin, AZ
Tahoe Falls, ID • Eufaula, TX • Jacksonville, TX • San Antonio, TX
Houston, TX • Corpus Christi, TX • Indianapolis, IN
Louisville, KY • Knoxville, TN • Griffin, GA • Delaware, OH
Wilmette, IL • Tunica, MS • Atlanta, GA
Tampa, FL • Daytona Beach, FL • Orlando, FL

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Project / Location:



9990 CHARLOTTE HWY
INDIAN LAND, SC 29707

Job Number: 23-59519-10

Date: 01-21-2020

Sheet Number: 5 Of 5

Design Number: 23-59519-10 R1

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Google Maps 10052 Charlotte Hwy



Image capture: Jan 2019 © 2020 Google

Fort Mill, South Carolina



Street View













Location Map

Map Date: February 3, 2021

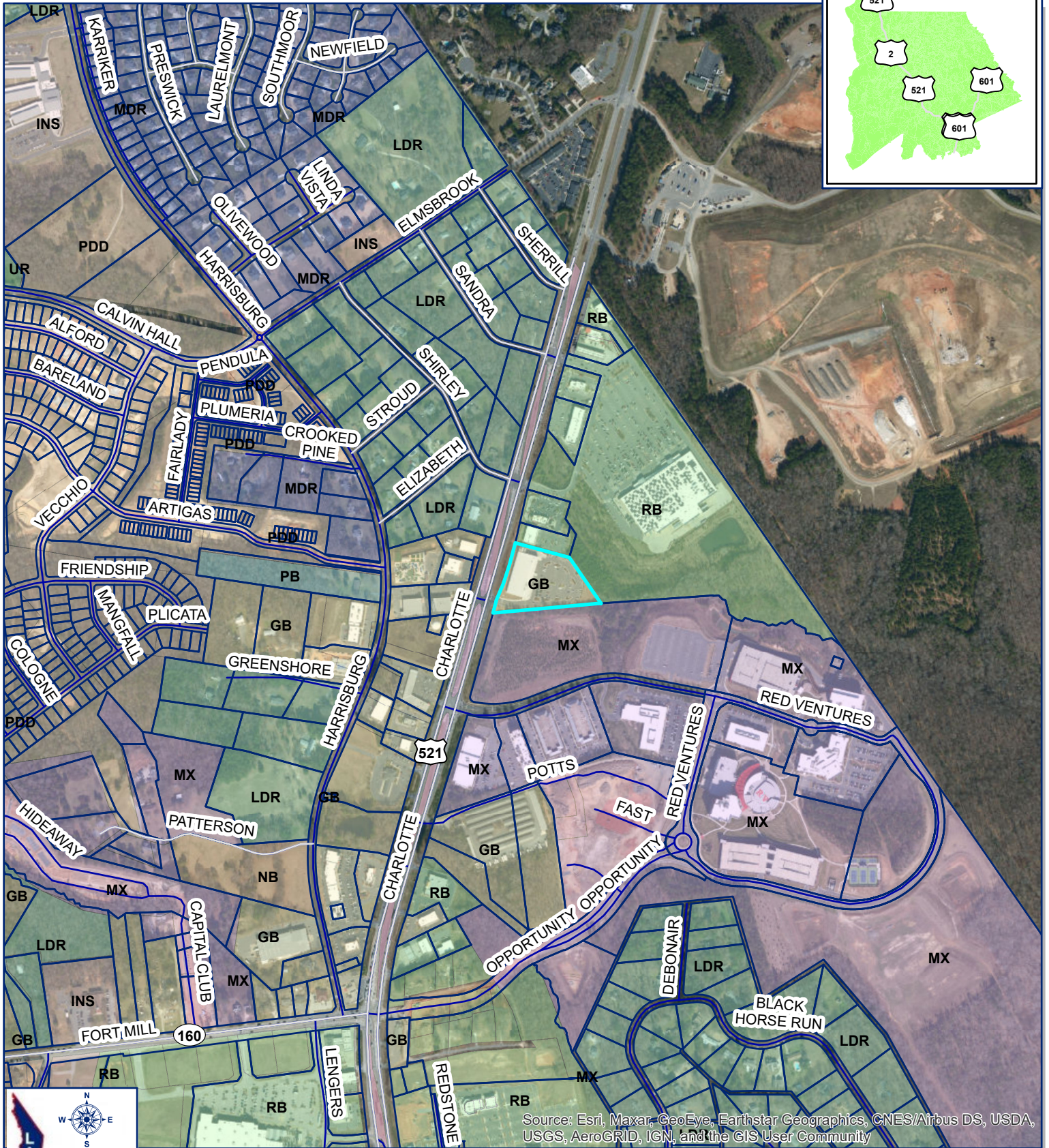
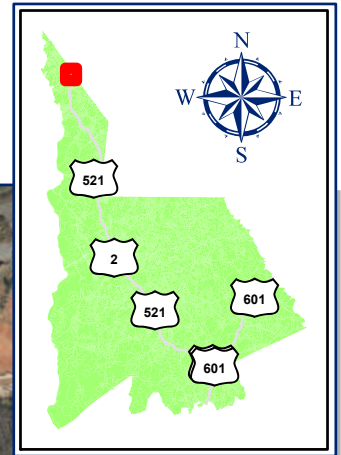
Map Created by: RT

Case Number: VAR-2021-0256

Proposal: from Unified Development Ordinance Section 7.4.5.A.

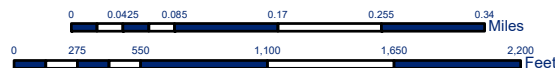
Tax Map #: 0005-00-101.01

Applicant: Donna Zielinski, St. Clair Signs



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

The County of Lancaster provides this data for reference only. All data must be field verified before the information is used for design/project work. The County of Lancaster is not responsible or liable for any inaccuracies. Any design using this data is at users' sole risk. Also note that information is subject to change at any time.





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Lancaster County, SC

Parcel Summary

Parcel ID 0005-00-101.01
Account # 67496
Millage Group 01 - County - County - (1)
Land Size 4.312 ACRES
Location Address 9990 CHARLOTTE HWY , Indian Land
Zoning GB : General Business
 (Note: Not to be used on legal documents)
Neighborhood Comm. on 521 in I.L.
Property Usage Non Qualified Commercial (NCOM)
Plat Book/Page 2015/783
Block # / Lot #



Scanned Property Card

Property Card

Note: Property Cards are current as of 4/1/2020 and are no longer updated

Owner Information

LIDL US OPERATIONS LLC
 3500 S CLARK STREET
 ARLINGTON VA 22202

ATTN:HQ REAL ESTATE DEPT
 3500 S CLARK STREET
 ARLINGTON VA 22202

Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth	AgUse Value
Comm (NCOM)	4.31	ACRES	SITE	0	0	\$0

Commercial Building Information

Style Supermarket (13-20 CLASS C AVG) / 38
Gross Sq Ft 35,509
Finished Sq Ft 35,426
Perimeter 892
Stories 01
Interior Walls
Exterior Walls with 25% Precast Pan
Quality C (C)
Roof Type
Roof Material
Exterior Wall1 Brick
Exterior Wall2 Precast Pan
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms 4
Half Bathrooms 0
Heating Type
Year Built 2017
Year Remodeled
Effective Year Built 2017
Condition

Code	Description	Sketch Area	Finished Area	Perimeter
04	CANOPY	83	0	44
50	ONE STORY	35,426	35,426	848
TOTAL		35,509	35,426	892

Accessory Information

Description	Year Built	Out Building Type	Size	Quantity	Units	Grade
SURFACE PARK	0	SURFACE PARK (73)	0 x 0	0	180 LEN	

Sales Information

Sale Date	Sale Price	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/4/2015	\$0	DEED	931	294	Unqualified - QUIT CLAIM	Improved	LIDL US OPERATIONS LLC	LIDL US OPERATIONS LLC
12/4/2015	\$2,300,000	DEED	931	288	Unqualified - SOLD DOES NOT MATCH APPRAISAL RECORD	Improved	MCGAUGHY CHARLES W II, TRUSTEE	LIDL US OPERATIONS LLC
2/23/2009	\$0	DEED	520	68	Unqualified - NON ATI	Improved	MCGAUGHY CHARLES W II, TRUSTEE	MCGAUGHY CHARLES W II, TRUSTEE
2/23/2009	\$0	DEED OF DIST	506	302	Unqualified - NON ATI	Improved	MCGAUGHY CHARLES W II, TRUSTEE	MCGAUGHY CHARLES W II, TRUSTEE
2/23/2009	\$0	DEED OF DIST	506	298	Unqualified - NON ATI	Improved	RIMAR ANDREW H & CAROL ANN	MCGAUGHY CHARLES W II, TRUSTEE
2/14/1991	\$40,000		R009	0048	Unqualified - CASH AND OTHER CONSIDERATIONS	Improved	RIMAR ANDREW H & CAROL ANN	RIMAR ANDREW H & CAROL ANN

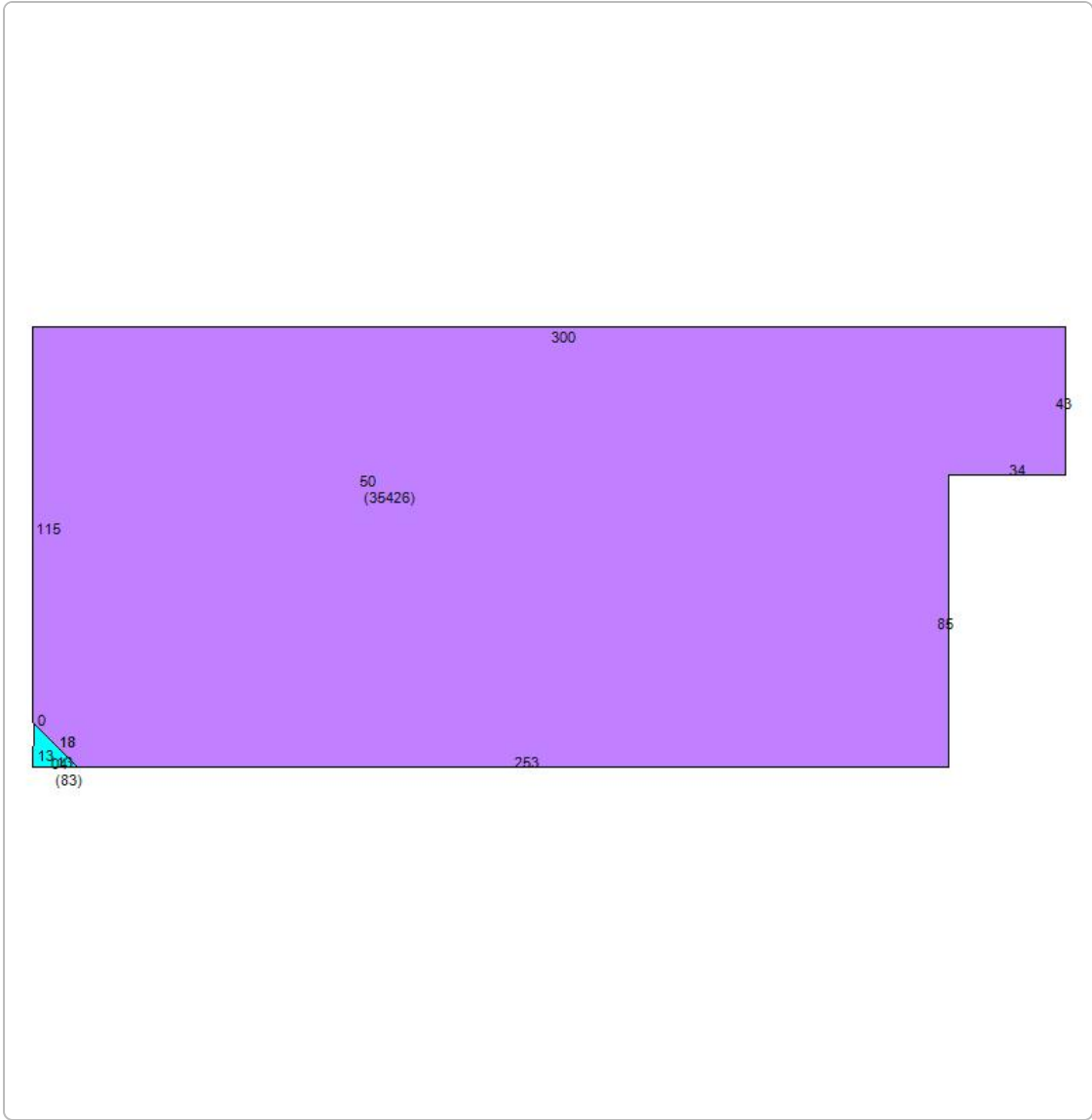
Assessed Values

	2020	2019	2018	2017
Market Land Value	\$2,156,100	\$2,156,100	\$2,156,100	\$2,156,100
+ Market Improvement Value	\$2,179,800	\$2,179,800	\$2,179,800	\$0
+ Market Misc Value	\$201,600	\$201,600	\$201,600	\$0
= Total Market Value	\$4,537,500	\$4,537,500	\$4,537,500	\$2,156,100
Taxable Land Value	\$2,156,100	\$2,156,100	\$2,156,100	\$2,156,100
+ Taxable Improvement Value	\$2,179,800	\$2,179,800	\$2,179,800	\$0
+ Taxable Misc Value	\$201,600	\$201,600	\$201,600	\$0
- Ag Credit Value	\$0	\$0	\$0	\$0
= Total Taxable Value	\$4,537,500	\$4,537,500	\$4,537,500	\$2,156,100
Assessed Land Value	\$129,366	\$129,366	\$129,366	\$129,366
+ Assessed Improvement Value	\$130,788	\$130,788	\$130,788	\$0
+ Assessed Misc Value	\$12,096	\$12,096	\$12,096	\$0
= Total Assessed Value	\$272,250	\$272,250	\$272,250	\$129,366

Photos



Sketches



No data available for the following modules: Building Information, Mobile Home Information.

The data contained on this site is intended for information purposes only. It is based on the best information available at the time of posting and is not warranted. The data may not reflect the most current records.

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[Version 2.3.105](#)



- To improve pedestrian and traffic safety;
- To minimize the possible adverse effect of signs on nearby public and private property; and
- To enable the fair and consistent enforcement of these sign regulations.

7.4.2 APPLICABILITY

A. UDO ZONING PERMIT REQUIRED

Unless otherwise provided by this ordinance, no sign may be constructed, erected, placed, moved, enlarged, illuminated, or substantially altered within the County unless and until a UDO Zoning Permit has been obtained and the provisions of this section have been met. Additional permits may be necessary pursuant to the regulations in the state building code or other sections of this ordinance. No Zoning Permit shall be issued until a completed application, accompanied by the appropriate fee from the "Official Fee and Charge Schedule" for Lancaster County, has been filed with, reviewed, and approved by the Administrator.

B. ALTERATION OF SIGN FACE

Repainting of a sign, if in conformance with the applicable standards of this chapter, shall be considered maintenance or repair and shall not require a permit. The changing of tenant name panels on multiple-tenant development signage shall not require a permit.

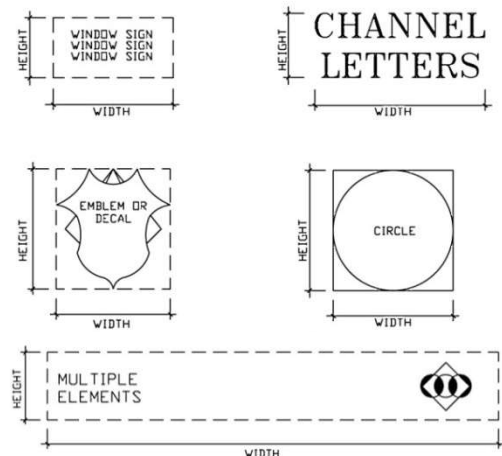
C. HISTORIC SIGNS

The restoration and preservation of signs over 50 years old shall not require a Zoning Permit; however such signs may not be enlarged, moved, illuminated, or otherwise altered except in conformance with an approved Zoning Permit and the provisions of this section.

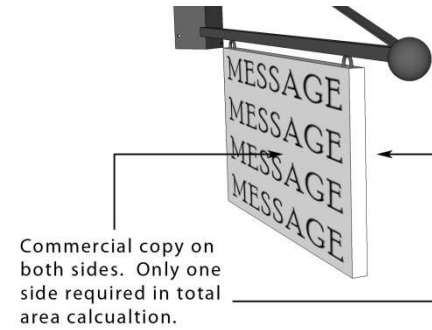
7.4.3 COMPUTATION OF SIGNAGE MEASUREMENTS

A. COMPUTATION OF SIGN AREA

1. The area of a sign face shall be deemed to be the entire area within the smallest square or rectangle that will encompass the extreme limits of the writing, representation, emblem, or other display on the sign as illustrated at right.
2. The area shall also include any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed.



3. Frames or structural members not bearing informational or representational matter shall not be included in computation of the area of a sign face.
4. All sides of a multi-sided sign shall be included in the computation of area, except that the total area of a two-sided back-to-back sign shall only be calculated as the area of one of the sides as illustrated at right.



B. COMPUTATION OF HEIGHT

The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be the higher of the established grade after any construction (exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign), or the elevation of the nearest point of the crown of the nearest abutting street.

C. COMPUTATION OF SETBACK

Unless specifically stated otherwise, setbacks are measured from the nearest point on the sign to the nearest point on a property line, zoning boundary, use, or structure, as appropriate.

7.4.4 GENERAL PROVISIONS

A. STANDARDS APPLICABLE TO ALL PERMITTED SIGNS

1. **Location:** Unless specifically provided otherwise elsewhere in this section, all permitted signs shall adhere to the following provisions:
 - a. All signs regulated by this ordinance shall be on-premises signs located on private property.
 - b. Permitted signs shall always be located outside of the street right-of-way and required sight triangles.
 - c. Permitted signage shall be located behind sidewalk areas except where encroachments are permitted.
 - d. No new freestanding sign shall be placed within 20 feet of an existing freestanding sign on an adjoining lot.
2. **Sign Encroachments:** Where awning signs, projecting/suspended signs, and marquee signs are permitted, they may project over the sidewalk to within 18 inches of the curbline provided that such signs shall maintain a minimum clearance of 8 feet above the sidewalk.
3. **Removal of Dated Signs:** Any sign face or message relating to a business or other use located on the same lot shall be removed by the owner within 30 days after vacating the premises of this particular business.
4. **Noncommercial Messages:** Any sign, display, or device allowed under this chapter may contain, in lieu of any other copy, any otherwise lawful noncommercial message.

7.4.5 SIGNAGE STANDARDS BY CATEGORY

Signage shall be permitted subject to the standards in the tables below. Additional standards for specific signage types are outlined in Section 7.4.5.C.

A. ATTACHED SIGN STANDARDS

	Permitted Location	Maximum Area	Maximum Height	Other Requirements	Maximum Number
A. Wall Signs	AR, RR, RN, LDR, MDR, HDR, UR, RUB, PB, HDR (non-residential uses only, but not Home Occupations)	30 sq ft OR 1 sq ft per linear ft of building wall, whichever is greater. 50 sq ft building maximum	No sign shall extend above the roofline	12 inch maximum protrusion	None. May not exceed maximum calculated square footage on any wall (cannot move allotment from one wall to another)
	NB, INS, RMX, MX, IMX	30 sq ft OR 1 sq ft per linear ft of building wall, whichever is greater. 50 sq ft building maximum.			
	LI, HI, GB, RB	50 sq ft OR 1sq ft per linear ft of building wall, whichever is greater. 75 sq ft building maximum.			
B. Window Signs	All businesses, except Home Occupations, with at least 30 linear feet of windows fronting on a public right-of-way	50% of the gross glass area on any one side of the first floor of a building	n/a	Signs shall not be illuminated except for neon lettering on window signs	n/a
C. Awning Signs	All businesses, except Home Occupations, on first floor awnings only	50% of the awning area	n/a	Signs shall not be illuminated	1 per public entrance
D. Theatre Marquee Signs	Theatres only	100 sq ft	May not exceed the maximum height for the zoning district	Such signs must be perpendicular to the facade of the building, or at a 45 degree angle from the corner of the building	1 per theatre
E. Projecting / Suspended Signs	All businesses except Home Occupations	4 sq ft per side	No sign shall extend above roofline	All lettering and graphics shall be permanent	1 per public entrance
F. Address / Tenant Identification Signs	All Districts	6 sq ft per tenant	n/a	Signs on mailboxes and newspaper tubes may be located in the right-of-way as per applicable postal regulations Street numbers (only) may be painted on the curb	1 per public entrance

Charles Morgan

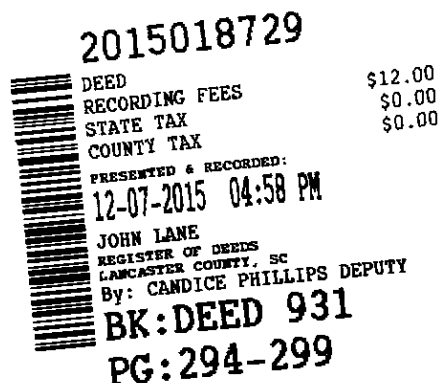
Auditor, Lancaster County, SC

Prepared by:

William C. Tindal
Francis Bell Law Firm, LLC
312 North Main Street
Lancaster, SC 29720

When Recorded Return To:

Zack Morgan, Esquire
McGuireWoods LLP
201 North Tryon Street, Suite 3000
Charlotte, NC 28202



STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

QUITCLAIM
TITLE TO REAL ESTATE

WHEREAS, by Limited Warranty Title to Real Estate recorded contemporaneously herewith, Grantor has conveyed the Premises to Grantee;

WHEREAS, Grantee has requested that Grantor execute and deliver this Quitclaim Title to Real Estate to convey Grantor's interest, if any, in and to the Premises with reference to the legal description of the Premises set forth in Exhibit A hereto;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that CHARLES W. MCGAUGHY, II, as Trustee of the Rimar Trust FBO Philbrook V Rimar UA dated May 6, 1997, having an address of 310 S. Main Street, Lancaster, SC 29720 ("Grantor"), for and in consideration of [see Affidavit of Value attached hereto] to Grantor in hand paid at and before the sealing of these presents by LIDL US OPERATIONS, LLC, a Delaware limited liability company, having an address of 1500 Sunday Drive, Suite 101, Raleigh, NC 27607 ("Grantee"), has granted, bargained, quitclaimed and released, and by these presents does, grant, bargain, quitclaim and release, unto the said Grantee, its Successors and Assigns forever, the following described property, to wit (the "Premises"):

See Exhibit A attached hereto and incorporated herein by this reference for a description of the Premises.

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

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned, unto the said Grantee, its Successors and Assigns, forever, without any representation or warranty by Grantor.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

WITNESS the Grantor's Hand and Seal this 4 day of December, 2015.

Signed, sealed and delivered
in the presence of:

Patti S. Evans

Witness

Print Name: Patti S. Evans



CHARLES W. MCGAUGHY, II, TRUSTEE

William C. Tindal

Witness

Print Name: William C. Tindal

STATE OF SOUTH CAROLINA)

)

ACKNOWLEDGMENT

COUNTY OF LANCASTER)

)

PERSONALLY APPEARED before me the undersigned witness and made oath that he/she saw the within named, Charles W. McGaughy, II, as Trustee, sign, seal and as his act and deed, deliver the within written Quitclaim Title to Real Estate, and that he/she with the other witness(es) witnessed the execution thereof.

Patti S. Evans

Witness

SWORN to before me this

2nd day of December, 2015.

William C. Tindal

Notary Public for State of South Carolina

Print Name: William C. Tindal

My Commission Expires: 5/3/2022

EXHIBIT A

Description of the Premises

All that certain piece, parcel or lot of land lying, being and situate in Lancaster County, South Carolina, located at 9990 Charlotte Highway, Fort Mill, SC 29707 and containing 4.312 acres, said acreage being shown, described and designated on plat of survey entitled "Final Plat of: Rimar Trust Properties PIN: 0005-00-101.00 & 0005-00-101.01, 99990 Charlotte Hwy, Fort Mill, SC 29707," made by John M. Story, RLS-19020, of The Survey Company, Inc. as issued October 13, 2015 and recorded October 14, 2015 in Plat Book 2015, page 783 in the Office of the Register of Deeds for Lancaster County, South Carolina, which plat is by reference made a part hereof.

DERIVATION: Not necessary for Quitclaim Title to Real Estate; see recitals.

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

AFFIDAVIT

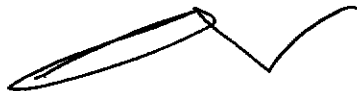
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is 4.32+/- acres of land located at or near 9990 Charlotte Highway, Indian Land, South Carolina, bearing Lancaster County Tax Map Numbers 0005-00-101.00 and 0005-00-101.01 and is being transferred by Charles W. McGaughy, II, as Trustee, to **LIDL US OPERATIONS, LLC**, a Delaware limited liability company, on December 4, 2015.
3. Check one of the following: The deed is
 - (a) ___ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) ___ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) X exempt from the deed recording fee because: see exemption (12).
(If exempt, please skip items 4-7 and go to item 8.)
4. Check one of the following if either item 3(a) or 3(b) above has been checked.
 - (a) ___ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$__.
 - (b) ___ The fee is computed on the fair market value of the realty which is \$_____.
 - (c) ___ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$_____.
5. Check YES ___ or NO ___ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES", the amount of the outstanding balance of this lien or encumbrance is \$_____.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: \$ _____-0-
 - (b) Place the amount listed in item 5 above here: \$ _____-0-
(If no amount is listed, place zero here.)
 - (c) Subtract Line 6(b) from Line 6(a) and
place the result here: \$ _____-0-

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee is:
\$ -0-.

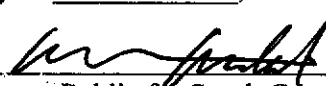
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.

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



CHARLES W. MCGAUGHY, II, as Trustee
of the Rimar Trust FBO Philbrook V Rimar UA dated
May 6, 1997

SWORN to before me this 2nd
day of December, 2015.


Notary Public for South Carolina
Print Name: William C. Tindal
My Commission Expires: 5/3/2022
(SEAL)

INFORMATION

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

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);

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